

RAJWINDER KAUR BAL
BHUPINDER S BAL

MODESTO, CA 95354

366

11-4288/1210 4259

06/28/2022 Date

Pay to the Order of Modesto Gospel Mission \$ 1,000.00/100
One Thousand Dollars

WELLS FARGO Wells Fargo Bank, N.A. California wells Fargo.com

For Donation

MODESTO GOSPEL MISSION
Refuge • Recovery • Restoration



SCOTT PERNICE
Director of Development

MODESTO GOSPEL MISSION
Refuge • Recovery • Restoration

DONOR RECEIPT

TAKEN BY: _____ MGM STAFF
X _____
STAFF SIGNATURE

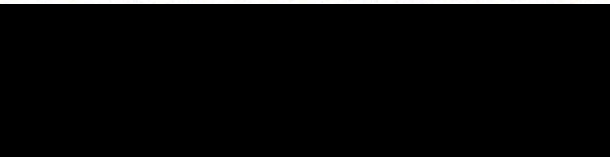
Donor Name: Rajwinder Bal Date: 06/28/2022

Address: [Redacted] City: Modesto State: CA Zip Code: 95354

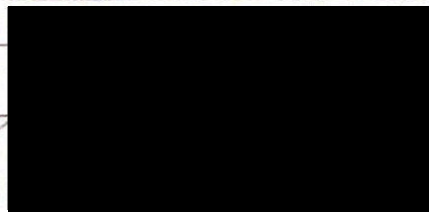
Email: [Redacted] Phone: [Redacted]

Donation of: One Thousand

Fair Market Value (Appraised by Donor): \$



X



RAJWINDER KAUR BAL
BHUPINDER S BAL

MODESTO, CA 95354

368

11-4288/1210 4259

06/28/2022

Date

Pay to the
Order of

Stanislaus Partners in Education

\$ 1,000.⁰⁰/₁₀₀

One Thousand

Dollars



Photo
Safe
Deposit
Details on back



Wells Fargo Bank, N.A.
California
wellsfargo.com



For Donation



Saundra Day
Assistant Superintendent
Educational Options
sday@stancoe.org

1325 H Street
Modesto, CA 95354
(209) 238-1508
Fax (209) 238-4203

Received
6.28.22
Saundra Day

RAJWINDER KAUR BAL
BHUPINDER S BAL

MODESTO, CA 95354

365

11-4288/1210 4259

06/28/2022
Date

Pay to the
Order of

King Kennedy Memorial Center
One Thousand

\$ 1,000.00/100

Dollars



Photo
Safe
Deposit
Details on back



Wells Fargo Bank, N.A.
California
wellsfargo.com

For

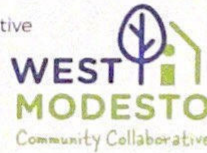
Donation

Perfecto P. Muñoz, MA, PhD, MPH
Executive Director

West Modesto Community Collaborative
601 S. Martin Luther King Dr.
Modesto, CA 95351

Phone: 209-522-6902
Cell Phone: 510-502-2657

E-mail: ppmunoz63@westmodestocollaborative.com



RAJWINDER KAUR BAL
BHUPINDER S BAL

MODESTO, CA 95354

367

11-4288/1210 4259

06/28/2022 Date

Pay to the Order of Children's Crisis Center \$ 1,000.00/100
One Thousand Dollars



Wells Fargo Bank, N.A.
California
wellsfargo.com

For Donation - Meal program

RECEIPT		DATE <u>06/28/2022</u>	No. <u>022719</u>
RECEIVED FROM <u>Rajwinder Kaur Bal & Bhupinder S Bal</u>		<u>\$1,000.00</u>	
		DOLLARS	
<input type="radio"/> FOR RENT		<u>donation-meal program check #367</u>	
<input type="radio"/> FOR			
ACCOUNT		<input type="radio"/> CASH	
PAYMENT		<input checked="" type="radio"/> CHECK	
BAL DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	
		FROM _____ TO _____	
		B _____	3-11



Hotwheel Foundation

6-26-22

Dear Bhupinder Bal,

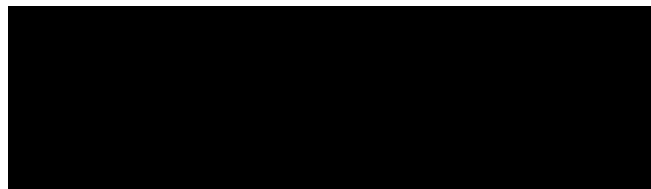
Hotwheel Foundation would like to thank you for your generous donation of \$1000.00 for the 1st Annual Martin Luther King Jr. Basketball Tournament.

Your donation was very helpful with a successful basketball turn out. We were able to maximize the supplies, equipment, and items needed to have a successful 1st Annual on 6-18-2022.

Thank you for your donation. Look forward to future endeavors.

Respectfully,

LaPrice Reynolds- Founder of Hotwheel Foundation



Doctor's Choice

Doctor's Choice has gotten an immeasurable amount of support from customers and nearby residents that want our business to move to 121 Phoenix Ave. Modesto, CA. 95354. Customers and residents have offered to write letters and were asked if there is anything they can do to show their support to the city. Unfortunately, not all supporters will be able to participate in the upcoming meeting, so we decided to take signatures for support.

Your signature below shows your support of Doctor's Choice Dispensary to move to 121 Phoenix Ave. Modesto, CA. 95354.

NAME	ADDRESS	SIGNATURE
Rashad Baker		
James Simpson		
Tristin Day		
ISAAC ALANIS		
CLIFTON STEWART		
Brandon Vernon		
Jack Sullivan		
Zach Rizzi		
Kenny Reynolds		
Aprille Adams		
Elisabeth Powell		
Devany Serices		

Doctor's Choice

Doctor's Choice has gotten an immeasurable amount of support from customers and nearby residents that want our business to move to 121 Phoenix Ave. Modesto, CA. 95354. Customers and residents have offered to write letters and were asked if there is anything they can do to show their support to the city. Unfortunately, not all supporters will be able to participate in the upcoming meeting, so we decided to take signatures for support.

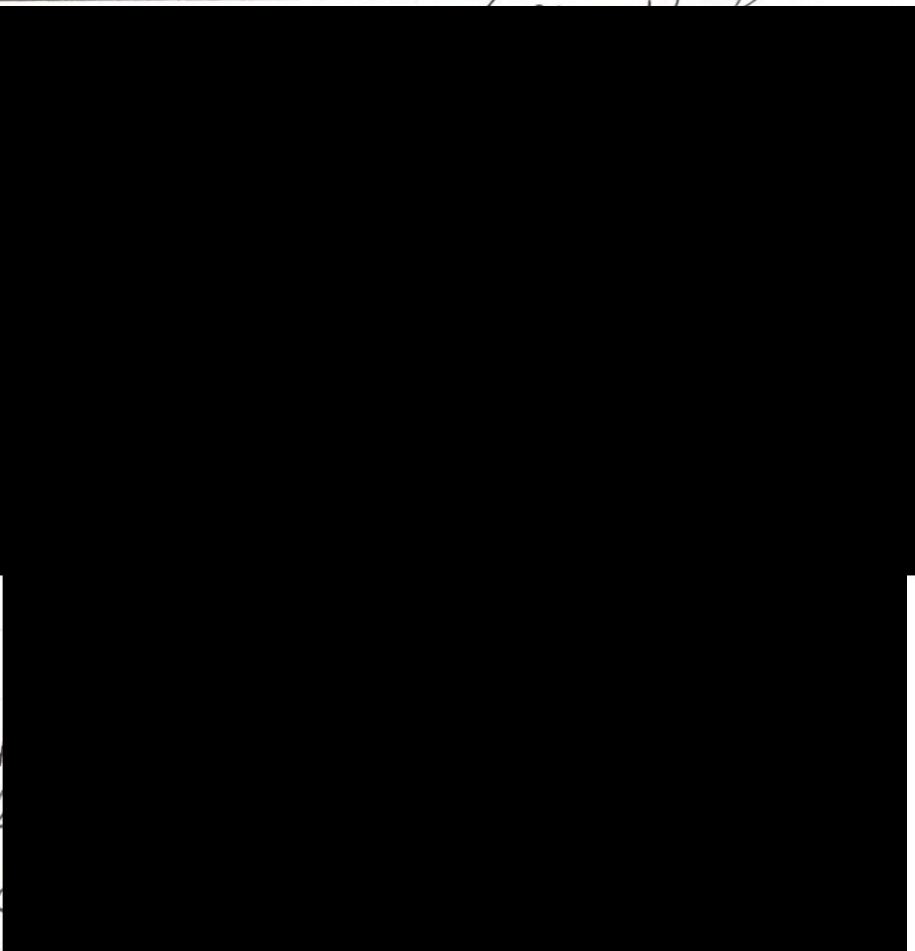

Your signature below shows your support of Doctor's Choice Dispensary to move to 121 Phoenix Ave. Modesto, CA. 95354.

NAME	ADDRESS	SIGNATURE
LIZ MUSSER		
Terri Mello		
MICHAEL RONTAL		
Francisco Lopez		
John Stemmer		
Berenice Correa		
DAN Poetas		
Melissa Bak		
Paul Walker		
Monica Sario		
Kyle McKinnis		
Moni Kow		

Doctor's Choice

Doctor's Choice has gotten an immeasurable amount of support from customers and nearby residents that want our business to move to 121 Phoenix Ave. Modesto, CA. 95354. Customers and residents have offered to write letters and were asked if there is anything they can do to show their support to the city. Unfortunately, not all supporters will be able to participate in the upcoming meeting, so we decided to take signatures for support.

Your signature below shows your support of Doctor's Choice Dispensary to move to 121 Phoenix Ave. Modesto, CA. 95354.

NAME	ADDRESS	SIGNATURE
Zacharia ^{Law}		
Amy Fant		
Dale Bowmah		
JEROME ADAMS		
Rigo Maldonado		
Raymond Alvarez		
Matt Ransaj		
Matthew Maxim		
SARAH ARRECHIB		
Claudia Carran		
Diana Shawa		
Trista Riddle		
Stephanie Wood		

Doctor's Choice

Doctor's Choice has gotten an immeasurable amount of support from customers and nearby residents that want our business to move to 121 Phoenix Ave. Modesto, CA. 95354. Customers and residents have offered to write letters and were asked if there is anything they can do to show their support to the city. Unfortunately, not all supporters will be able to participate in the upcoming meeting, so we decided to take signatures for support.

Your signature below shows your support of Doctor's Choice Dispensary to move to 121 Phoenix Ave. Modesto, CA. 95354.

NAME	ADDRESS	SIGNATURE
Swedda Hughes		
Stephen Hawthorne		
Tyson Loggins		
Shaville Coar		
ReDa Martin		
Robert Azevedo		
Rich King		
Ticks Sch		
Jason Beltr		
Edwards Gove		
Stephan Crowder		
Daniel Charron		

Doctor's Choice

Doctor's Choice has gotten an immeasurable amount of support from customers and nearby residents that want our business to move to 121 Phoenix Ave. Modesto, CA. 95354. Customers and residents have offered to write letters and were asked if there is anything they can do to show their support to the city. Unfortunately, not all supporters will be able to participate in the upcoming meeting, so we decided to take signatures for support.

Your signature below shows your support of Doctor's Choice Dispensary to move to 121 Phoenix Ave. Modesto, CA. 95354.

NAME	ADDRESS	SIGNATURE	
Amanda Henson		Jeremy Morris	
Jennifer Thomas			* Rosa Garcia
* Juan Perez			* JUAN Zuniga
Jerry Cameron			

City of Modesto
Community & Economic Development Department
P.O. Box 642
Modesto, CA 95354

VIA EMAIL

Sean Rando, Business Analyst; srando@modestogov.com

Cc: Steve Mitchell, Planning Manage;
smitchell@modestogov.com

To whom it may concern:

My name is Juan Zuniga and I live at [REDACTED] in Modesto, just west of the proposed Doctor's Choice cannabis store at 121 Phoenix Avenue. I have been informed by Mr. Bal, the owner of Phoenix Market, that my residence is within a sensitive distance of the site as defined by the City of Modesto, and that a waiver of the City's standard distance will be necessary for approval of Mr. Bal's store.

I am writing to express my support for the City granting this waiver and approving Mr. Bal's application for his store. My support is based on the way that Mr. Bal has conducted business at Phoenix Market, which not only presents no problems in the neighborhood, but is actually a pillar of support for our small community. Mr. Bal always treats his customers with kindness and respect and takes great care to make sure his business is run responsibly and with a high standard of professionalism.

Additionally, we have experienced zero disturbance from business activities at Phoenix Market because of the way it is operated, and also because the storefront is located on the next over from us. We also have our own backyard fence, as well as their rear fence separating my backyard from the back of their business.

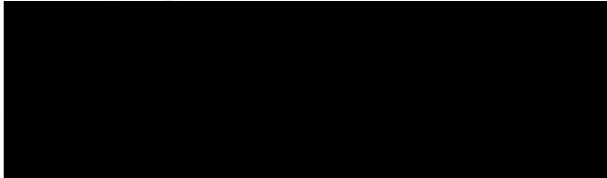
Mr. Bal has informed us of the nature of the proposed business operation for his cannabis store, including the security to be put in place, and the procedures in place to make sure it is run safely.

We have no concerns and fully support Mr. Bal's application.

Thank you for your consideration.

Sincerely,

Juan Zuniga



Sean Rando

From: Zach Drivon [REDACTED]
Sent: Thursday, October 13, 2022 2:28 PM
To: Sean Rando; ccmeetings@modestogov.com
Cc: Steve Mitchell; Mayor; Tony Madrigal; Rosa Escutia-Braaton
Subject: Endorsements for the Approval of DC Modesto, LLC at 121 Phoenix Ave Modesto - Letter of Support from Neighboring Resident subject of Location Waiver
Attachments: City of Modesto.pdf; Doctor's Choice.pdf; FILE_8646.pdf; HW TY DONATION LETTER .pdf; Donation Receipts.pdf; Boys And Girls Club Reciept (2).pdf

External Email: Please use caution when clicking links and/or opening attachments.

Good Afternoon Mr. Rando-

My apologies for the late correspondence.

I will be presenting this afternoon on behalf of DC Modesto, LLC's application for approval of the proposed cannabis retail storefront and location waiver for the property located at 121 Phoenix Avenue.

Attached you will find (2) sets of endorsements from residents of the neighborhood near the proposed facility, with a total of 53 signatures from community members endorsing the prospective approval of the application.

Additionally, you will find a letter of support signed by Juan Zuniga, who resides at [REDACTED] which property is the subject of the proposed location waiver necessary for approval of the application.

Finally, you will find documentation reflecting Doctor's Choice previous community benefit contributions provided to local non-profit organizations, which we will continue in the event of our prospective approval of the subject application.

Please include these in the materials to be considered at this afternoon's subcommittee meeting by the Committee members, who I've cc'd here, along with Mr. Mitchell.

We sincerely appreciate your consideration on our new project.

Best,

Zach Drivon, General Counsel
DC Modesto, LLC (DBA Doctor's Choice)

City Revenue Impact

Past

Months in
Operation:
12 months

Total City
Revenue:
\$35k a month,
\$420k a year

Present

Months not in
Operation:
7 months

Total Possible
Loss of City
Revenue: \$245k

Future

New Application
Timeline:
13 months

Projected City
Revenue: \$455k
at
Proposed Location

Sean Rando

From: Zach Drivon [REDACTED]
Sent: Thursday, October 13, 2022 3:17 PM
To: Sean Rando; ccmeetings@modestogov.com
Cc: Steve Mitchell; Mayor; Tony Madrigal; Rosa Escutia-Braaton
Subject: Re: Endorsements for the Approval of DC Modesto, LLC at 121 Phoenix Ave Modesto - Letter of Support from Neighboring Resident subject of Location Waiver
Attachments: City Revenue Impact - Doctor's Choice (1) (2).pdf

External Email: Please use caution when clicking links and/or opening attachments.

Hi All-

One last doc.

This is a graphic that illustrates:

1. Doctor's Choice Average Revenue formerly generated at 2903 Yosemite
2. The City's lost revenue over the last seven months with Doctor's Choice not in operation;
3. Anticipated City Revenue from the Proposed Operation

From: Zach Drivon
Sent: Thursday, October 13, 2022 2:27 PM
To: Sean Rando <srando@modestogov.com>; ccmeetings@modestogov.com <ccmeetings@modestogov.com>
Cc: Steve Mitchell <smitchell@modestogov.com>; mayor@modestogov.com <mayor@modestogov.com>; tmadrigal@modestogov.com <tmadrigal@modestogov.com>; rescutiabraaton@modestogov.com <rescutiabraaton@modestogov.com>
Subject: Endorsements for the Approval of DC Modesto, LLC at 121 Phoenix Ave Modesto - Letter of Support from Neighboring Resident subject of Location Waiver

Good Afternoon Mr. Rando-

My apologies for the late correspondence.

I will be presenting this afternoon on behalf of DC Modesto, LLC's application for approval of the proposed cannabis retail storefront and location waiver for the property located at 121 Phoenix Avenue.

Attached you will find (2) sets of endorsements from residents of the neighborhood near the proposed facility, with a total of 53 signatures from community members endorsing the prospective approval of the application.

Additionally, you will find a letter of support signed by Juan Zuniga, who resides at [REDACTED] which property is the subject of the proposed location waiver necessary for approval of the application.

Finally, you will find documentation reflecting Doctor's Choice previous community benefit contributions provided to local non-profit organizations, which we will continue in the event of our prospective approval of the subject application.

Please include these in the materials to be considered at this afternoon's subcommittee meeting by the Committee members, who I've cc'd here, along with Mr. Mitchell.

We sincerely appreciate your consideration on our new project.

Best,

Zach Drivon, General Counsel
DC Modesto, LLC (DBA Doctor's Choice)

October 20, 2022

Modesto City Council
1010 10th Street
Modesto, CA 95354

ATTN VIA EMAIL:

Mayor Sue Zwahlen
Rosa Escutia-Braaton, Member, District 1
Tony Madrigal, Member, District 2
Chris Ricci, Member, District 3
Jenny Kenoyer, Member, District 5
Vice Mayor David Wright, District 6
c/o Diane Nayares-Perez, City Clerk
dnayaresperez@modestogov.com

**RE: Project: DC Modesto LLC Relocation from 2309 Yosemite Blvd. to 121
Phoenix Avenue - Applicants Brief in Support of Staff/Cannabis
Committee Recommendation of Approval**

Mayor Zwahlen and Members of the Council-

On behalf of the Applicant, DC Modesto, LLC we offer the following as memoranda supporting Staff and Cannabis Committee Recommendation of Approval of the relocation of Doctor's Choice Modesto:

1. **Doctor's Choice Established 3-Year Track Record of Successful Operation at 2903 Yosemite Blvd.**

Applicants established operations at 2903 Yosemite Blvd. in 2019 and operated without issue until the landlord's termination of lease in November 2021. Doctor's Choice had NO significant regulatory violations, nor security breaches during this time-period. Moreover, applicant's operation was producing an average of approximately \$35,000.00 in City revenue per month from cannabis taxes.
(Please see DC Modesto City Revenue Impact Summary attached as 'Exhibit 1')

2. **Applicant Members (The Bal Family) have a 22-year history of positive relations with community members while operating retail business at the subject property – Phoenix Market**

For over two decades, the Bal Family has operated the Phoenix Market convenience store at the proposed location of DC Modesto LLC. As property owners and business operators, the Bal family has become a cornerstone of the community surrounding the

proposed location. The 53 endorsements for project approval from community members residing near the subject location speaks not only to the enthusiasm of the community at large for approval of the project, but also to the character and integrity of the applicants as individuals and business operators.

(Please See Neighborhood Approval Endorsements attached as 'Exhibit 2')

3. **Residence necessitating proximity waiver at [REDACTED] is not subject to disturbance from prospective operations at proposed retail location – resident Juan Zuniga has endorsed approval.**

The residence at [REDACTED] (subject of proximity waiver) is located across an alley to the rear of the proposed location, one block to the west, with its front door facing west, whereas the entry to the proposed location faces east, with customers to park at the storefront on the eastern side of the building. Furthermore, there are multiple barriers separating the structures, including a 6' fence securing the backyard of the residence, and an additional 6' fence securing the rear of the proposed location, which will be improved to an 8' wrought iron fence upon approval. Additionally, applicant was granted a location waiver at its former location with a residence located 90+ feet away on the condition that an 8' wrought iron fence be installed. This condition was met, and there was no interference with the subject residence during applicant's 3 years in operation at the former location. Finally, Juan Zuniga, who current resides at [REDACTED] has authored a letter expressing his full support for the project and Bal family's operation of the proposed cannabis retail storefront at 121 Phoenix Avenue.

(Please find Juan Zuniga Letter of Support attached as 'Exhibit 3')

4. **Proposed Location Allows Applicant and City to Maintain sole Retail Cannabis Store in the Area, maintain established customer base.**

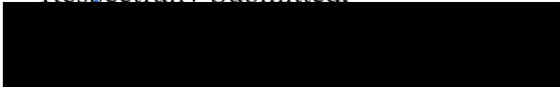
Given the close proximity of the proposed location from the former Doctor's Choice location, approval of relocation allows the applicant and City to maintain the only cannabis retail store east of McHenry Avenue, along with a loyal, established customer base. Continuing to maintain a retail location in this area not only avoids potential overconcentration of cannabis stores in the City's center but also allows existing customers in this area the benefit of an accessible location for their cannabis needs.

5. **Applicants have demonstrated strong Public Benefit Commitment with donations to several local non-profits serving the Modesto Community.**

Over the last three years in operation, applicants have generously supported several nonprofit organizations serving underprivileged residents of the City of Modesto including the Boys and Girls Club of Stanislaus, Modesto Gospel Mission, the Good Neighbor Program, as well as the first annual MLK basketball tournament held at MLK

park earlier this year. Approval of this application allows the continuing charitable activism of Doctor's Choice to benefit the City and its residents in addition to employment of residents and tax revenue created through its operation. (Attached please find Charitable Acknowledgments attached as 'Exhibit 4')

Respectfully Submitted,



Zach Drivon, General Counsel
DC Modesto, LLC

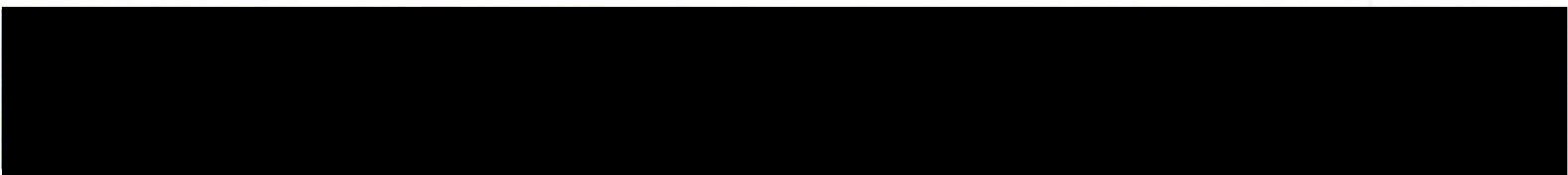


Exhibit 1:
DC Modesto - City Revenue Impact

City Revenue Impact

Past

Months in
Operation:
12 months

Total City
Revenue:
\$35k a month,
\$420k a year

Present

Months not in
Operation:
7 months

Total Possible
Loss of City
Revenue: \$245k

Future

New Application
Timeline:
13 months

Projected City
Revenue: \$455k
at
Proposed Location

Exhibit 2:
Neighborhood Approval Endorsements

Doctor's Choice

Doctor's Choice has gotten an immeasurable amount of support from customers and nearby residents that want our business to move to 121 Phoenix Ave. Modesto, CA. 95354. Customers and residents have offered to write letters and were asked if there is anything they can do to show their support to the city. Unfortunately, not all supporters will be able to participate in the upcoming meeting, so we decided to take signatures for support.

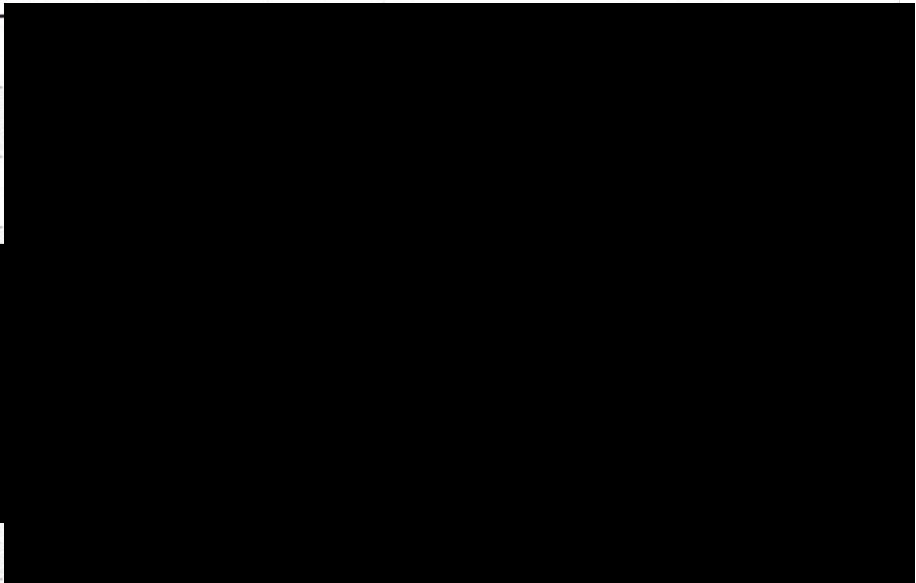
Your signature below shows your support of Doctor's Choice Dispensary to move to 121 Phoenix Ave. Modesto, CA. 95354.

NAME	ADDRESS	SIGNATURE
Swedda Hughes		
Stephen Hawthorn		
Tyson Loggins		
Shaville Coaric		
ReDa Martin		
Robert Azevedo		
Rich King		
Tickschil		
Jason Beltr		
Edwards Gomez		
Stephan Crowder		
Daniel Charron		

Doctor's Choice

Doctor's Choice has gotten an immeasurable amount of support from customers and nearby residents that want our business to move to 121 Phoenix Ave. Modesto, CA. 95354. Customers and residents have offered to write letters and were asked if there is anything they can do to show their support to the city. Unfortunately, not all supporters will be able to participate in the upcoming meeting, so we decided to take signatures for support.

Your signature below shows your support of Doctor's Choice Dispensary to move to 121 Phoenix Ave. Modesto, CA. 95354.

NAME	ADDRESS	SIGNATURE
Amanda Henson		Jeremy Morris
Jennifer Thomas		* Rosa Garcia
* Juan Perez		* JUAN Zuniga
Jerry Camacho		

Doctor's Choice

Doctor's Choice has gotten an immeasurable amount of support from customers and nearby residents that want our business to move to 121 Phoenix Ave. Modesto, CA. 95354. Customers and residents have offered to write letters and were asked if there is anything they can do to show their support to the city. Unfortunately, not all supporters will be able to participate in the upcoming meeting, so we decided to take signatures for support.

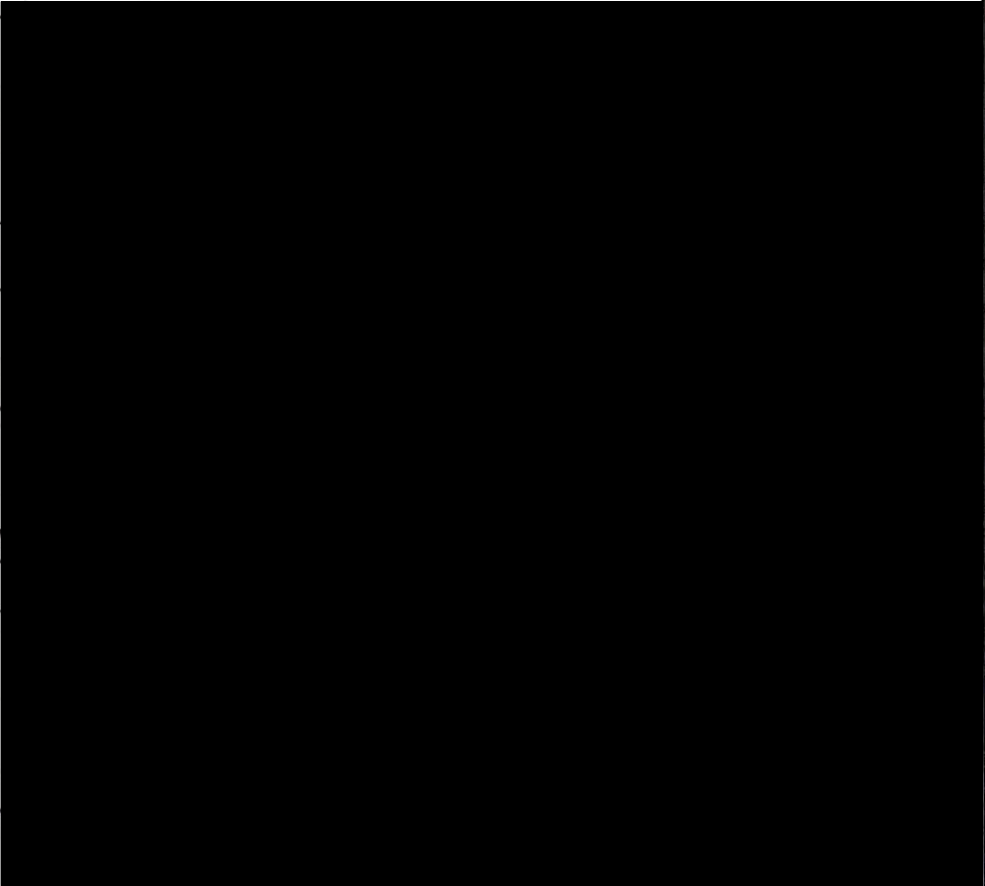
Your signature below shows your support of Doctor's Choice Dispensary to move to 121 Phoenix Ave. Modesto, CA. 95354.

NAME	ADDRESS	SIGNATURE
Rashad Baker		
James Simpson		
Tristin Day		
ISAAC ALANIS		
CLIFTON STEWART		
Brandon Vernon		
Jack Sullivan		
Zach Rizzi		
Kenny Reynolds		
Aprille Adams		
Elisabeth Powell		
Devany Senices		

Doctor's Choice

Doctor's Choice has gotten an immeasurable amount of support from customers and nearby residents that want our business to move to 121 Phoenix Ave. Modesto, CA. 95354. Customers and residents have offered to write letters and were asked if there is anything they can do to show their support to the city. Unfortunately, not all supporters will be able to participate in the upcoming meeting, so we decided to take signatures for support.

Your signature below shows your support of Doctor's Choice Dispensary to move to 121 Phoenix Ave. Modesto, CA. 95354.

NAME	ADDRESS	SIGNATURE
Liz Musser		Terri Mello
MICHAEL RONTAL		Francisco Lopez
John Stemmer		Berenice Correa
DAN Poetas		Melissa Bakke
Evelyn Koser		Monica Sario
Kyle McKinnis		Moni Kowen

Doctor's Choice

Doctor's Choice has gotten an immeasurable amount of support from customers and nearby residents that want our business to move to 121 Phoenix Ave. Modesto, CA. 95354. Customers and residents have offered to write letters and were asked if there is anything they can do to show their support to the city. Unfortunately, not all supporters will be able to participate in the upcoming meeting, so we decided to take signatures for support.

Your signature below shows your support of Doctor's Choice Dispensary to move to 121 Phoenix Ave. Modesto, CA. 95354.

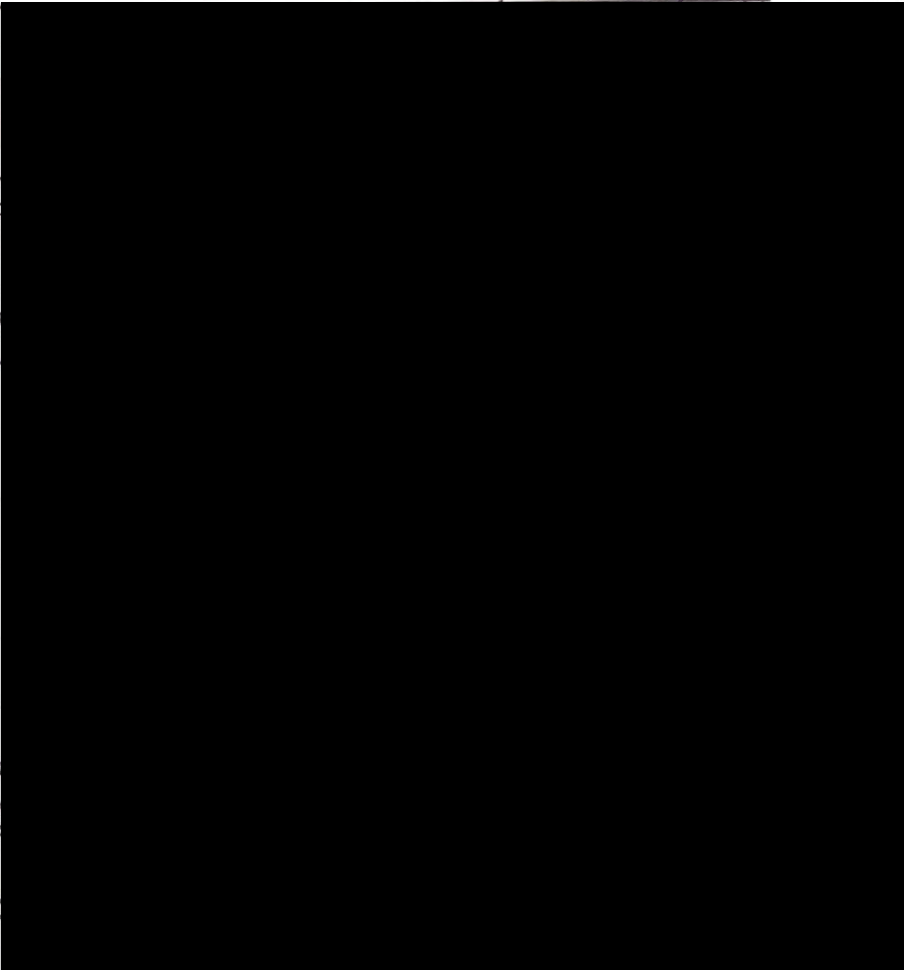
NAME	ADDRESS	SIGNATURE
Zacharia ^{Law}		
Amy Fant		
Dale Bowman		
JEROME ADAMS		
Rigo Maldonado		
Raymond Alvarez		
Matt Ransaj		
Matthew Maxim		
SARAH ARRECHIB		
Claudia Carran		
Diana Shawa		
Trista Riddle		
Stephanie Wood		

Exhibit 3:
Juan Zuniga Letter of Support

City of Modesto
Community & Economic Development Department
P.O. Box 642
Modesto, CA 95354

VIA EMAIL

Sean Rando, Business Analyst; srando@modestogov.com

Cc: Steve Mitchell, Planning Manage;
smitchell@modestogov.com

To whom it may concern:

My name is Juan Zuniga and I live at [REDACTED] in Modesto, just west of the proposed Doctor's Choice cannabis store at 121 Phoenix Avenue. I have been informed by Mr. Bal, the owner of Phoenix Market, that my residence is within a sensitive distance of the site as defined by the City of Modesto, and that a waiver of the City's standard distance will be necessary for approval of Mr. Bal's store.

I am writing to express my support for the City granting this waiver and approving Mr. Bal's application for his store. My support is based on the way that Mr. Bal has conducted business at Phoenix Market, which not only presents no problems in the neighborhood, but is actually a pillar of support for our small community. Mr. Bal always treats his customers with kindness and respect and takes great care to make sure his business is run responsibly and with a high standard of professionalism.

Additionally, we have experienced zero disturbance from business activities at Phoenix Market because of the way it is operated, and also because the storefront is located on the next over from us. We also have our own backyard fence, as well as their rear fence separating my backyard from the back of their business.

Mr. Bal has informed us of the nature of the proposed business operation for his cannabis store, including the security to be put in place, and the procedures in place to make sure it is run safely.

We have no concerns and fully support Mr. Bal's application.

Thank you for your consideration.

Sincerely,

Juan Zuniga

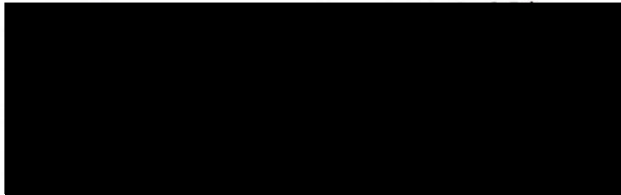


Exhibit 4:
Charitable Acknowledgements



BOYS & GIRLS CLUBS
OF STANISLAUS COUNTY

OFFICERS

Aaron West
Chair

Michael Gaffney
Vice-Chair

Cathy Gatewood
Treasurer

Chad Brown
Secretary

Janine McClanahan
Past-Chair

BOARD OF DIRECTORS

Jefferey Breeland

Trish Christensen

Katie Cosner

Kenni Friedman

Denise Goodell

Rachel Hernandez

Holley Howze

Warren Kirk

Charlie Nguyen

Joe Pope

Joanne Ramos

Cecil Russell

Mary Ann Sanders

Ulisses Vasquez

Laura Ward

PRESIDENT/CHIEF
EXECUTIVE OFFICER

Craig R. Orona

June 27, 2022

Doctor's Choice
Shan Bal
127 Phoenix Ave
Modesto, CA 95354

Dear Shan,

On behalf of the Boys & Girls Clubs of Stanislaus County and the hundreds of young people we continue to serve, we would like to thank you for supporting our organization.

Your gift of \$1,000 will enable us to continue to offer programming to the youth in our neighborhood community that needs us the most. For example, our youth enjoy working on art projects, playing sports, participating in group activities, while receiving adult guidance in a safe and nurturing environment.

We deeply appreciate your support during these challenging times. Because of you, and people like you, we are enabling the children and families in our community to grow stronger and more resilient in the face of adversity. Thank you for making a difference. Thank you for ensuring our youth have promising futures.

If you would like to learn more about Boys & Girls Clubs, please feel free to contact us any time at [REDACTED] or you can go on our website at www.BGCStanislaus.org.

Sincerely,

Craig R. Orona
President & CEO
Boys & Girls Clubs of Stanislaus County

Shan, thank you very much for your generous gift. Your support is greatly appreciated!

The Boys & Girls Clubs of Stanislaus County is a 501 (c)(3) nonprofit organization; [REDACTED] Your contribution is tax-deductible to the fullest extent allowed by law. No goods or services were provided in exchange for your generous financial donation.

RAJWINDER KAUR BAL
BHUPINDER S BAL

MODESTO, CA 95354

366

11-4288/1210 4259

06/28/2022 Date

Pay to the Order of Modesto Gospel Mission \$ 1,000.00/100
One Thousand Dollars

WELLS FARGO

Wells Fargo Bank, N.A.
California
wellsfargo.com

For Donation



SCOTT PERNICE
Director of Development



DONOR RECEIPT

MGM STAFF	
TAKEN BY:	_____
X	_____
STAFF SIGNATURE	

Donor Name: Rajwinder Bal Date: 06/28/2022

Address: _____ City: Modesto State: CA Zip Code: 95354

Email: _____

Donation of: One Thousand

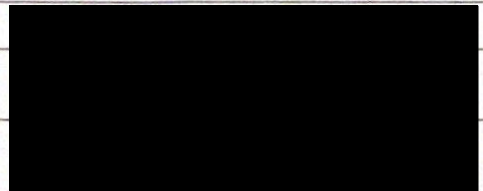
Fair Market Value (Appraised by Donor): \$ _____

1400 Yosemite Blvd.
Modesto, CA 95354
209.529.8259

Non-Profit Tax
ID# 94-6102833
Thank You!



X



RAJWINDER KAUR BAL
BHUPINDER S BAL

MODESTO, CA 95354

368

11-4288/1210-4259

06/28/2022

Date

Pay to the
Order of

Stanislaus Partners in Education

\$ 1,000.⁰⁰/₁₀₀

One Thousand

Dollars



Photo
Safe
Deposit
Details on back



Wells Fargo Bank, N.A.
California
wellsfargo.com



For Donation



Saundra Day
Assistant Superintendent
Educational Options
sday@stancoe.org

1325 H Street
Modesto, CA 95354
(209) 238-1508
Fax (209) 238-4203

Received
6.28.22
Saundra Day

RAJWINDER KAUR BAL
BHUPINDER S BAL
127 PHOENIX AVE
MODESTO, CA 95354

365

11-4288/1210 4259

06/28/2022
Date

Pay to the
Order of

King Kennedy Memorial Center
One Thousand

\$ 1,000.00/100

Dollars



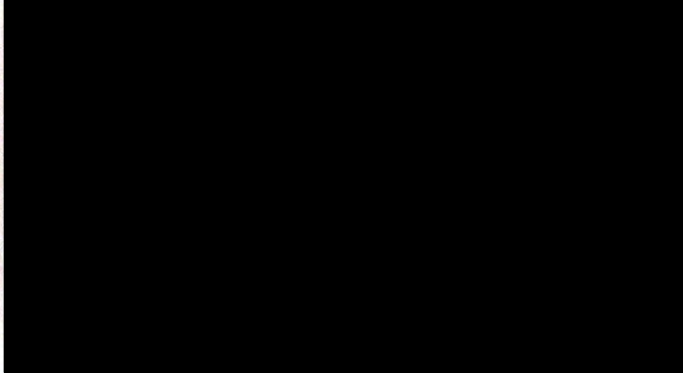
Photo
Safe
Deposit
Details on back



Wells Fargo Bank, N.A.
California
wellsfargo.com

For

Donation



RAJWINDER KAUR BAL
BHUPINDER S BAL

MODESTO, CA 95354

367

11-4288/1210 4259

06/28/2022 Date

Pay to the
Order of

Children's Crisis Center

\$ 1,000.00/100

One Thousand

Dollars



Photo Safe Depository
Check on back



Wells Fargo Bank, N.A.
California
wellsfargo.com

For

Donation - Meal program

RECEIPT

DATE 06/28/2022

No. 022719

RECEIVED FROM Rajwinder Kaur Bal & Bhupinder S Bal

\$1,000.00

DOLLARS

FOR RENT

FOR

donation-meal program check #367

ACCOUNT	
PAYMENT	
BAL DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM

TO

3-11

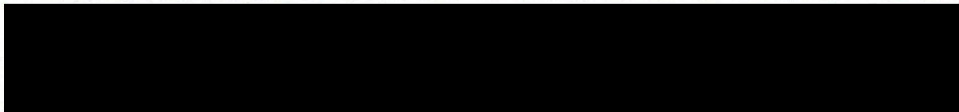
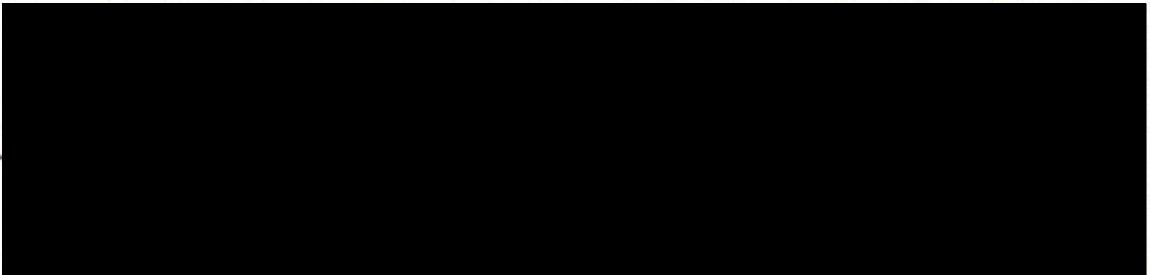
DOCTOR'S CHOICE

June 29, 2022

Dear City of Modesto,

As part of our Good Neighbor Program, we had someone that works with us on our other commercial properties, Joe Martinez, help maintain and upkeep the shopping center of our business. Joe was responsible for volunteering for an estimated 100-150 hours a year. This included cleaning the sidewalks and parking lots of our business and surrounding businesses in the shopping center. The type of work that was involved was blowing leaves, collecting trash, etc. He can be reached at [REDACTED]

For our new proposed location, we would like to follow the same plan. Although we own most of our shopping plaza, we can contribute by cleaning the whole area nearby as well as the alley that falls behind the building. This would make the alley safer and cleaner. Most of the work would be what we were doing at our previous location.





Hotwheel Foundation

6-26-22

Dear Bhupinder Bal,

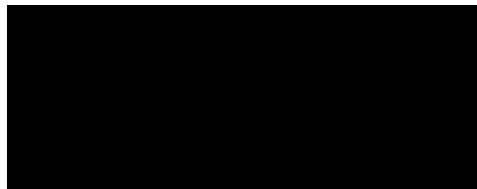
Hotwheel Foundation would like to thank you for your generous donation of \$1000.00 for the 1st Annual Martin Luther King Jr. Basketball Tournament.

Your donation was very helpful with a successful basketball turn out. We were able to maximize the supplies, equipment, and items needed to have a successful 1st Annual on 6-18-2022.

Thank you for your donation. Look forward to future endeavors.

Respectfully,

LaPrice Reynolds- Founder of Hotwheel Foundation



Sean Rando

From: Diane Nayares-Perez
Sent: Thursday, October 20, 2022 12:20 PM
To: Jose M. Sanchez; Joe Lopez; Sue Zwahlen; David Wright; Rosa Escutia-Braaton; Tony Madrigal; Chris Ricci; Jenny Kenoyer
Cc: Dana Sanchez; Andrea Cook; Jaylen French; Sean Rando; Scotty Douglass
Subject: FW: Brief in Support of Staff and Cannabis Committee Recommendation of Approval for Relocation of Doctor's Choice Modesto to 121 Phoenix Avenue
Attachments: DC Modesto LLC Brief in Support of Staff-Committee ROA 10.25.22.pdf

Please see correspondence from Zach Drivon, General Counsel for the applicant.

*Please also note his request to enter this correspondence for the hearing materials and relevant administrative record.

Diane Nayares-Perez, CMC
City Clerk's Office
1010 10th Street, Suite 6600
Modesto, CA 95354
(209) 577-5398



From: Zach Drivon [REDACTED]
Sent: Thursday, October 20, 2022 9:58 AM
To: Diane Nayares-Perez <dnayaresperez@modestogov.com>
Cc: [REDACTED]
Subject: Brief in Support of Staff and Cannabis Committee Recommendation of Approval for Relocation of Doctor's Choice Modesto to 121 Phoenix Avenue

Good Morning Ms. Nayares-Perez-

Attached please find a brief in support of the Modesto Cannabis Commission and Planning Department recommendation of approval of DC Modesto, LLC's relocation from 2309 Yosemite Blvd. to 121 Phoenix Avenue.

Please advance to members of Council and Staff for consideration at the upcoming City Council Hearing scheduled for 10/25.

Please enter this correspondence for the hearing materials and relevant administrative record.

Should you have any questions or concerns, please feel free to contact me at your convenience.

Best,

Zach Drivon, General Counsel
DC Modesto, LLC

Sean Rando

From: [REDACTED]
Sent: Tuesday, July 19, 2022 2:58 PM
To: Sean Rando
Cc: Mayor
Subject: Re: Objection - Cannabis Zoning – 2003 Yosemite Blvd. Modesto, CA 95354 (cannabis activity permit)
Attachments: 2007 BUSINESS LICENSE 6-30-2023.JPG

On Mon, Jul 18, 2022 at 2:37 PM shriram daycare [REDACTED] wrote:

----- Forwarded message -----
From: shriram daycare [REDACTED]
Date: Wed, Jul 13, 2022 at 11:13 AM
Subject: Re: Objection - Cannabis Zoning – 2003 Yosemite Blvd. Modesto, CA 95354 (cannabis activity permit)
To: <jbarrera@modestogov.com>

On Wed, Jul 13, 2022 at 11:07 AM shriram daycare [REDACTED] wrote:

----- Forwarded message -----
From: shriram daycare [REDACTED]
Date: Tue, Jun 28, 2022 at 3:27 PM
Subject: Re: Objection - Cannabis Zoning – 2003 Yosemite Blvd. Modesto, CA 95354 (cannabis activity permit)
To: Sue Zwahlen <szwahlen@modestogov.com>

Thank you very much.

On Tue, Jun 28, 2022 at 3:16 PM Sue Zwahlen <szwahlen@modestogov.com> wrote:

Thank you for this information. I will forward it to our City Manager.

Take care.

Sincerely,

Sue Zwañlen

Mayor of Modesto



From: shriram daycare [REDACTED]

Sent: Monday, June 27, 2022 4:57 PM

To: Planning Mailbox <planning@modestogov.com>; Jaylen French <jfrench@modestogov.com>; Mayor <mayor@modestogov.com>; Julia Maniscalco <jmaniscalco@modestogov.com>

Subject: Objection - Cannabis Zoning – 2003 Yosemite Blvd. Modesto, CA 95354 (cannabis activity permit)

DAYCARE CENTER
JAI SHRIRAM COMMUNITY AND DAYCARE CENTER

[REDACTED]
MODESTO, CALIFORNIA 95354-1102

[REDACTED]
September 26, 2022

Community & Economic Development
Department/Planning Division
City Council's or Cannabis Permit Review Committee's
Att: Jaylen French
1010 Tenth Street Suite 3300
Modesto, CA 95353

planning@modestogov.com
mayor@modestogov.com
tmadrigan@modestogov.com
cricci@modestogov.com
joelopez@modestogov.com

Re: Objection-Cannabis Zoning – 121 Phoenix Ave. Modesto, CA 95354 (cannabis activity permit)

Dear Mr. French and All Concerned:

I am the owner, Jai Shriram Community and Day Care Child Center, located at [REDACTED] Modesto, 95354 (business license copy, enclosed).

This correspondence is related to the pending application for cannabis activity permit at 121 Phoenix Ave Modesto, CA 95354. This property is less than ten (200) feet from my daycare child center. The City Council and Planning Commission is aware that Commercial Cannabis Zoning Code prohibits the operation and/or establishment of a cannabis retailer within 600 feet of a child care facility (commercial cannabis zoning - commercial cannabis activities will be allowed in specified zones subject to certain buffers. Buffers are 600 feet from schools, daycare establishments and youth centers, 200 feet from parks and libraries, and 100 feet from residential property. For further information regarding the buffer requirements, please visit the [City Clerk Archive PDF of 2018 Ordinances](#) and search for Ordinance 3684-C.S.).

This letter is my standing objection to any modification or waiver of the zoning code that would allow and/or permit the approval of 121 Phoenix Ave Modesto, CA 95354, location for a cannabis activity permit, as such would violate the required distance from this child daycare center. Such proximity will have negative impacts that would result in harm or likely harm to the health, safety, or welfare of nearby resident or tenant.

Sincerely,

[REDACTED]
[REDACTED]
NARINDER KUMAR



City of Modesto
P.O Box 3442
Modesto, CA 95353



THIS LICENSE IS EVIDENCE THAT THE FEES REQUIRED UNDER TITLE VI OF THE MUNICIPAL CODE HAVE BEEN PAID TO THE CITY OF MODESTO FOR THE CONDUCT AND OPERATION OF THE BUSINESS AT THE PREMISES, AND BY THE PERSON OR FIRM INDICATED BELOW.



JAI SHRIRAM COMMUNITY AND DAYCARE C



NON-TRANSFERABLE - VOID IF ALTERED

Business License Certificate

Account Number [REDACTED] Expiration Date 6/30/2023

THIS LICENSE SHALL NOT ENTITLE LICENSEE TO OPERATE THIS BUSINESS WITHOUT COMPLYING WITH ALL REQUIREMENTS OF THE MODESTO MUNICIPAL CODE AND ALL STATE FEDERAL LOCAL AND ANY OTHER APPLICABLE LAWS. IT HAS BEEN ISSUED WITHOUT VERIFICATION THAT THE LICENSEE IS SUBJECT TO OR EXEMPT FROM LICENSING BY THE STATE OF CALIFORNIA.

INFORMATIONAL

- * MUST BE DISPLAYED IN PUBLIC VIEW
- * NOT AN ENDORSEMENT BY THE CITY
- * VOID IF TAX PAYMENTS NOT KEPT CURRENT

DeAnna Christensen
DeAnna Christensen
DIRECTOR OF FINANCE

Starting January 1, 2021, Assembly Bill 1607 requires the prevention of gender-based discrimination of business establishments. A full notice is available in English or other languages by going to: <https://www.dca.ca.gov/publications/>

Owner(s)	NARINDER KUMAR
Business Location	[REDACTED] MODESTO, CA 95354-2913
Business Type	CHILD DAY CARE

Sean Rando

From: shriram daycare [REDACTED]
Sent: Thursday, September 29, 2022 1:24 PM
To: Sean Rando
Cc: Mayor
Subject: Re: Objection - Cannabis Zoning – 2003 Yosemite Blvd. Modesto, CA 95354 (cannabis activity permit)
Attachments: 121 phoenix ave letter and Business license (1).pdf 2.pdf; 121 phoenix ave letter and Business license (1).pdf

External Email: Please use caution when clicking links and/or opening attachments.

On Tue, Jul 19, 2022 at 2:58 PM shriram daycare [REDACTED] wrote:

On Mon, Jul 18, 2022 at 2:37 PM shriram daycare [REDACTED] wrote:

----- Forwarded message -----

From: shriram daycare [REDACTED]
Date: Wed, Jul 13, 2022 at 11:13 AM
Subject: Re: Objection - Cannabis Zoning – 2003 Yosemite Blvd. Modesto, CA 95354 (cannabis activity permit)
To: <jbarrera@modestogov.com>

On Wed, Jul 13, 2022 at 11:07 AM shriram daycare [REDACTED] wrote:

----- Forwarded message -----

From: shriram daycare [REDACTED]
Date: Tue, Jun 28, 2022 at 3:27 PM
Subject: Re: Objection - Cannabis Zoning – 2003 Yosemite Blvd. Modesto, CA 95354 (cannabis activity permit)
To: Sue Zwahlen <szwahlen@modestogov.com>

Thank you very much.

On Tue, Jun 28, 2022 at 3:16 PM Sue Zwahlen <szwahlen@modestogov.com> wrote:

Thank you for this information. I will forward it to our City Manager.

Take care.

Sincerely,

Sue Zwahlen

Mayor of Modesto



From: shriram daycare [REDACTED]

Sent: Monday, June 27, 2022 4:57 PM

To: Planning Mailbox <planning@modestogov.com>; Jaylen French <jfrench@modestogov.com>; Mayor <mayor@modestogov.com>; Julia Maniscalco <jmaniscalco@modestogov.com>

Subject: Objection - Cannabis Zoning – 2003 Yosemite Blvd. Modesto, CA 95354 (cannabis activity permit)

DATE OF MEETING:

October 13, 2022

OBJECTION TO RELOCATION

A location/zoning (Phoenix Avenue) that was never a part of nor an approved location in the cannabis permit process in 2018, now is somehow under consideration for a relocation from an **approved** location, as an evicted applicant with a pending violation case in district court to a **never-approved** (2018) location, using implied waivers applicable to approved location, 2039 Yosemite, despite no lack of available commercial property on Yosemite Blvd. only to favor them so they can operate in a residential area.

Stanislaus County Code Chapter 9.86 Medical Marijuana Dispensaries 9.86.030 Permit Required

F. 3. Each dispensary shall be located in a “C-2” general commercial or “M” industrial zone. Dispensaries are not permitted to be located or operate in any other zoning district.

TO: Cannabis Program and Permit Review Committee
Rosa Escutia-Braaton, Chair
Sue Zwahlen, Vice-Chair
Tony Madrigal, Member

DESCRIPTION:

Hearing to consider the relocation request of retail dispensary Doctor's Choice from 2039 Yosemite Boulevard to 121 Phoenix Ave and granting a residential proximity waiver and forwarding to Council for final action. (Funding Source: Cannabis Permit Application and Annual Permit Fees)

BACKGROUND:

Commercial Cannabis Businesses

In December 2017, the City Council adopted Ordinance 3684-C.S. legalizing certain commercial cannabis business operations, allowing up to ten (10) cannabis dispensaries with no limit on the number of non-dispensary businesses.

Doctor's Choice is one of the eight (8) currently licensed and permitted dispensaries approved within the City. Their **original location, approved by council** with a permit issued on December 19, 2018, is located at 2039 Yosemite Boulevard. The original lease term for this property commenced on December 1, 2018 and ended on November 30, 2021.

Doctor's Choice was **evicted**. Previous permit holder residential waiver requests were because there were not many commercial properties in unincorporated communities far away from homes in **designated cannabis zoned** locations. These were permit holders whose locations were in the **approved** designated areas close to residential structures. These were **not** relocations from an approved cannabis **zoned** location to a **not approved cannabis zoned** location, due to eviction or failure to renew lease.

The Bal family (Doctor's Choice) owns the 121 Phoenix Ave strip and is seeking approval and waiver to relocate from an **approved**, Type10 cannabis business permit (2039 Yosemite Blvd., 2018) location to a **not approved** Type10 cannabis business permit location, 2018. There is commercial property available near 2039 Yosemite Blvd. It was always the intent of Doctor's Choice to relocate to 121 Phoenix Ave. The eviction is/was a means to their desired end. Will the Permit Review Committee approve all future permit holder requests to relocate from approved cannabis permit locations to non-cannabis permit approved locations because the permit holder chooses not to renew their lease or gets evicted etc?

When presented with new lease terms by the property owner, Doctor's Choice opted to not renew the lease and pursue a new location that would be close in proximity to the area of their prior, approved location.

(121 Phoenix Ave) Close proximity location was never identified nor approved as a designated zone/location for a cannabis business permit location, 2018.

DISCUSSION:

Proposed Cannabis Retail location

The City's Cannabis Ordinance, codified in part in Modesto Municipal Code (MMC) section 10-3.703(a), requires retailer type 10 businesses to operate in commercial zone C-2, C-3, C-M, as well as industrial zone M-1 and M-2. The proposed location of 121 Phoenix Avenue is in a C-2 zone intended for general commercial purposes. MMC section 10-3.703(b) levies further requirements that no commercial cannabis land use shall be located within one hundred (100) feet of any residential use. The proposed relocation site is approximately eighty-nine (89) feet from a residential area located to the west of the property based on a proximity study.

Again, there are commercial spaces available near 2039 Yosemite Blvd. without any residential infringement. Why should the Review Committee be partial to a relocation request only because the applicant owns the **unapproved** property location?

The Cannabis Ordinance allows for the waiver of proximity requirements by the City Council, if an impassible physical barrier exists between the commercial cannabis businesses and the land use that is causing a proximity issue.

In December of 2018, during the original approval process for the eight (8) currently operating dispensaries, six (6) proposals requested waivers. **Modesto City Council Resolution No. 2018-566** approved the waivers for the six requestees with the requirement that the dispensaries construct an impassible physical barrier.

WHEREAS, the City Council Ad Hoc Cannabis Committee has recommended to the City Council approval of eight dispensary applications, taking into account issues related to the collective impact of having up to ten dispensaries Citywide, diversity of background, variety of operation sizes **and business locations, general neighborhood and safety impacts...**

WHEREAS, the City Council desires to award commercial cannabis dispensary permits to qualified operators at permitted locations who **will achieve compliance with state and local laws and regulations, Doctor's Choice was evicted and has an active pending case in District Court**, enhance the diversity of the City's economy, mitigate negative impacts, provide a variety of locations and types of cannabis dispensaries to the community, and best **promote the public health, safety, and general welfare of Modesto residents and businesses.**

Modesto City Council Resolution No. 2018-566 – Phoenix Ave nor 121 Phoenix Ave. was never a zoned or designated Cannabis Type10 location in 2018. Unlike other waiver requests, which were for zoned, approved, designated Cannabis permit locations. The implied waiver mention is inapplicable and wrong.

A waiver to the proximity requirements of the City's commercial cannabis ordinance is hereby granted for the dispensary locations requiring proximity waivers due to impassible physical barriers such as a building, sound wall, major street or highway. a. Any permit awarded that requires a proximity waiver, shall require a condition that an eight (8) foot masonry wall, or wall of a similar material, be constructed in a manner and location approved by the City.

BE IT FURTHER RESOLVED by the Council that pursuant to Modesto Municipal Code Section 10-3.704(f), City of Modesto Commercial Cannabis Permits are awarded for the following qualified dispensaries upon an adequate showing of full compliance with all City requirements:

- CR & D, Inc. 439 Maze Blvd.
- CV Wellness 426 McHenry Ave.
- **Doctor's Choice 2039 Yosemite Ave NOT, 121 Phoenix Ave.**

Doctor's Choice submitted revised security and site plans for the proposed site at 121 Phoenix Avenue to the City for review. These plans call for an 8-foot-high wrought iron fence with a locking gate to the rear of the business, which will provide the impassible physical barrier required in order for the Council to consider the proximity waiver. These plans were reviewed by the City's consultant HdL as well as various City departments and they were found to be compliant with all state and local regulations.

Addendum

Modesto City Council Resolution No. 2018-566 guidelines

A waiver to the proximity requirements of the City's commercial cannabis ordinance is hereby granted for the dispensary locations requiring proximity waivers due to impassible physical barriers **such as a building, sound wall, major street or highway.** a. Any permit awarded that requires a proximity waiver, shall require a condition that **an eight (8) foot masonry wall, or wall (an 8-foot-high wrought iron fence with a locking gate is similar to masonry)** of a similar material, be constructed in a manner and location approved by the City. 12/19/2018/CEDD

Masonry is the word utilized for development with mortar as a coupling material with singular units of blocks, stones, marbles, rocks, solid squares, tiles, and so forth.

Most of this information was provided to Mr. Rando during various conversations.

Thank you for your time and attention.
Amar Kumar.

Sean Rando

From: Raj Kumar [REDACTED]
Sent: Thursday, October 13, 2022 2:02 PM
To: Sean Rando; tonymadrigal@gmail.com
Cc: Mayor
Subject: Re: Doctor's choice documents
Attachments: Amended. Please share (attached) with the Committee Members and place in the record..pdf

External Email: Please use caution when clicking links and/or opening attachments.

On Tue, Jul 19, 2022 at 2:20 PM Sean Rando <srando@modestogov.com> wrote:

Thank you Mr. Kumar,

Did you have any luck tracking down a copy of the proposed new lease that is referenced in the attached letter from your attorney Lawrence T. Niermeyer? Based on the letter the new proposed lease agreement in question was provided to Doctor's Choice and their attorney in early November of 2021.

If you could please provide me a copy of this proposed lease as soon as you are able it will be greatly appreciated as this will be a key point of reference for the Council's decision making process.

Have a joyful day,



Sean M. Rando (he/him)

Community and Economic Development | Business Analyst

o. 209-577-5473

e. Srando@modestogov.com | w. modestogov.com

From: Raj Kumar [REDACTED]
Sent: Tuesday, July 19, 2022 11:56 AM
To: Sean Rando <srando@modestogov.com>
Subject: Re: Doctor's choice documents

On Mon, Jul 18, 2022 at 3:09 PM Sean Rando <srando@modestogov.com> wrote:

Excellent, thank you Mr. Kumar!

Have a joyful day,



Sean M. Rando (he/him)

Community and Economic Development | Business Analyst

o. 209-577-5473

e. Srando@modestogov.com | w. modestogov.com

From: Raj Kumar [REDACTED]
Sent: Monday, July 18, 2022 2:57 PM
To: Sean Rando <srando@modestogov.com>
Subject: Re: Doctor's choice documents

Good afternoon Mr Sean

Here is Judgement and evidence of damaged property and I will email you the rest of documents tomorrow morning.

Thanku

On Mon, Jul 18, 2022 at 1:17 PM Sean Rando <srando@modestogov.com> wrote:

Mr. Kumar,

In addition to the documentation below, can you please also forward me a copy of the proposed lease agreement that was forwarded to the owner's of Doctor's Choice on 11-15-2021?

Have a joyful day,



Sean M. Rando (he/him)

Community and Economic Development | Business Analyst

o. 209-577-5473

e. Srando@modestogov.com | w. modestogov.com

From: Sean Rando
Sent: Monday, July 18, 2022 9:52 AM
To: nadala4962@gmail.com
Subject: Doctor's choice documents

Good morning Mr. Kumar,

Thank you again for the phone conversation earlier. As we discussed if you could please email me the following documents at your earliest convenience:

- The judgement for the rent due to you
- Filing paperwork for the court case on the damages to your property
- Any other documentation that you feel would be helpful for council decision making purposes

Thank you again for your help with this process.

Have a joyful day,



Sean M. Rando (he/him)

Community and Economic Development | Business Analyst

o. 209-577-5473

e. Srando@modestogov.com | w. modestogov.com

Sean Rando

From: Getintouch Intouch [REDACTED]
Sent: Wednesday, October 12, 2022 9:54 PM
To: Sean Rando; Mayor; ccmeetings@modestogov.com; Tony Madrigal; Rosa Escutia-Braaton
Subject: inaccuracy CANNABIS PROGRAM AND PERMIT REVIEW COMMITTEE . Please forgive the intrusion. Email to ccmeetings@modestogov.com is returned as undeliverable

External Email: Please use caution when clicking links and/or opening attachments.

Hello,

Re: Hearing to consider the relocation request of retail dispensary Doctor's Choice from 2039 Yosemite Boulevard to 121 Phoenix Ave **and** granting a residential proximity waiver and forwarding to Council for final action.

City of Modesto
Committee Agenda
Report October 13, 2022
Date: August 16, 2022

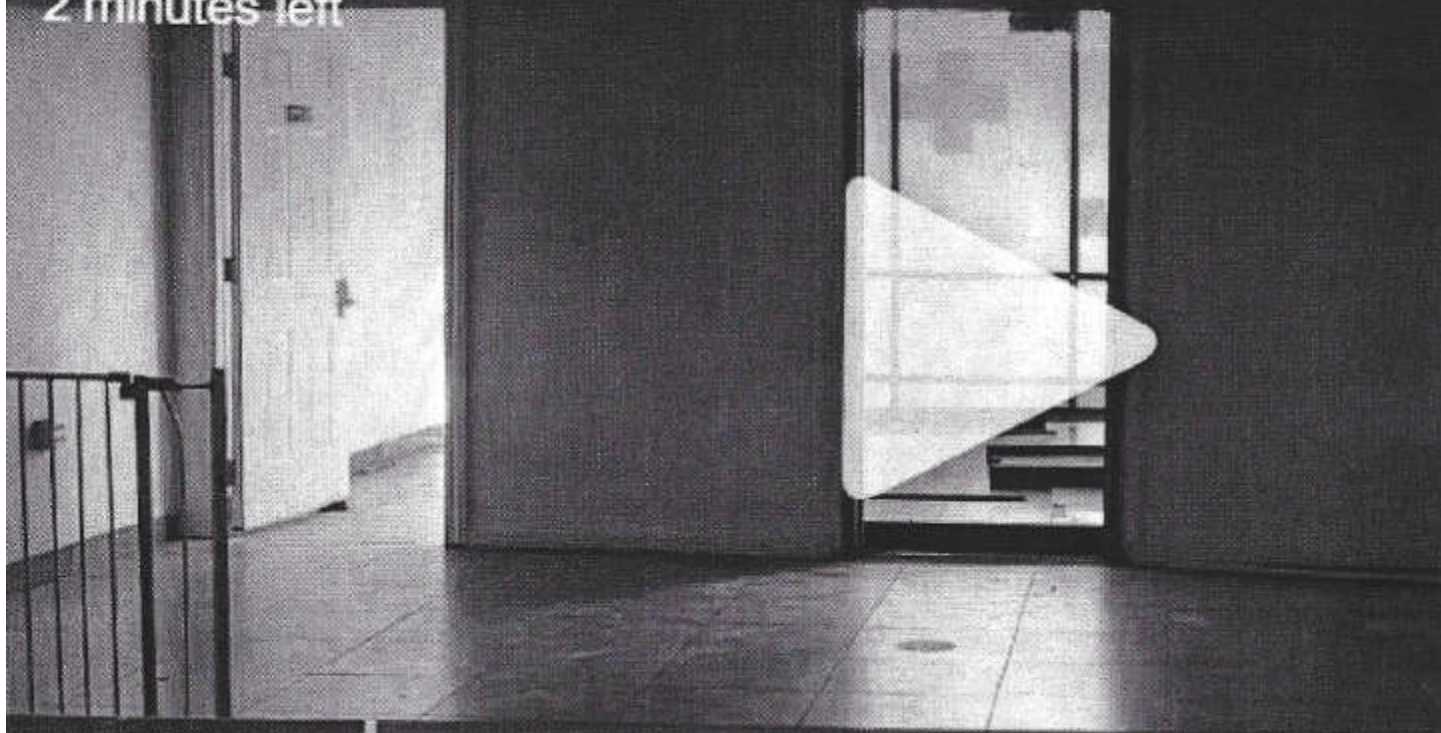
BACKGROUND: Disputed

The original lease term for this property commenced on December 1, 2018 and ended on November 30, 2021. When presented with new lease terms by the property owner, Doctor's Choice opted to not renew the lease and pursue a new location that would be close in proximity to the area of their prior, approved location.

*Doctor's never **intended** to renew their lease. It was always their plan **to move** from 2039 Yosemite Blvd. to 121 Phoenix Blvd. Doctor's Choice **was evicted**. The above is incorrect. Thank you, Amar Kumar.*

Modesto Cannabis Dispensary Destroyed

2 minutes left



**NEW
TONIGHT**

Business Eviction Back



BOYS & GIRLS CLUBS
OF STANISLAUS COUNTY

OFFICERS

Aaron West
Chair

Michael Gaffney
Vice-Chair

Cathy Gatewood
Treasurer

Chad Brown
Secretary

Janine McClanahan
Past-Chair

BOARD OF DIRECTORS

Jefferey Breeland

Trish Christensen

Katie Cosner

Kenni Friedman

Denise Goodell

Rachel Hernandez

Holley Howze

Warren Kirk

Charlie Nguyen

Joe Pope

Joanne Ramos

Cecil Russell

Mary Ann Sanders

Ulisses Vasquez

Laura Ward

PRESIDENT/CHIEF
EXECUTIVE OFFICER

Craig R. Orona

June 27, 2022

Doctor's Choice
Shan Bal

Modesto, CA 95354

Dear Shan,

On behalf of the Boys & Girls Clubs of Stanislaus County and the hundreds of young people we continue to serve, we would like to thank you for supporting our organization.

Your gift of \$1,000 will enable us to continue to offer programming to the youth in our neighborhood community that needs us the most. For example, our youth enjoy working on art projects, playing sports, participating in group activities, while receiving adult guidance in a safe and nurturing environment.

We deeply appreciate your support during these challenging times. Because of you, and people like you, we are enabling the children and families in our community to grow stronger and more resilient in the face of adversity. Thank you for making a difference. Thank you for ensuring our youth have promising futures.

If you would like to learn more about Boys & Girls Clubs, please feel free to contact us any time at [REDACTED] or you can go on our website at www.BGCStanislaus.org.

Craig R. Orona
President & CEO
Boys & Girls Clubs of Stanislaus County

Shan, thank you very much for your generous gift. Your support is greatly appreciated!

The Boys & Girls Clubs of Stanislaus County is a 501 (c)(3) nonprofit organization; [REDACTED] Your contribution is tax-deductible to the fullest extent allowed by law. No goods or services were provided in exchange for your generous financial donation.

Boys & Girls Clubs of Stanislaus County (209) 222-5826
819 17th Street Suite 300, Modesto, CA 95350
info@bgcstan.org
www.bgcstanislaus.org