

Carson City Planning Commissioners:

Sierra Well wishes to express its concern with the proposed expansion of Carson City's cannabis dispensary market. Specifically, Sierra Well is concerned whether or not this community is able to support another cannabis dispensary and what the addition of another cannabis sales outlet would do in a market that has yet to express any concern for being inadequately supplied with cannabis.

COVID and its impacts on our economy were felt statewide and the cannabis industry felt those impacts too, but that never stopped Sierra Well. Sierra Well adapted to a curbside model and met the cannabis community where it was at: to continue servicing the medical patients and recreational customers who needed us the most.

2022 may be the most challenging year to date when it comes to cannabis operations in Carson City. COVID and its impacts, the forced adaptations required of the cannabis industry, inflationary constraints, general labor force challenges, rising prices for the cost of goods and supplies, and increased industrywide regulatory expenses create a compounding, complex, and challenging environment for a cannabis licensee to operate in. Additionally, the opening of a competing cannabis operation in Mound House just 5 miles away has already caused a much more strained Carson City cannabis market that raises the question: what benefit is it to Carson City to allow another cannabis operator to open? As Sierra Well sees no demonstrated need for another cannabis dispensary in Carson City and with the inelastic nature of demand for cannabis, an additional cannabis dispensary is unlikely to increase local revenue generated by the sale of cannabis products. As a point in fact, the opposite is likely to occur if Carson City's cannabis market does reach a level of sales saturation. This has been seen in Clark County and other highly competitive cannabis markets across Nevada, where the addition of recreational dispensary licensees has not increased total sales.

Sierra Well is proud of its Carson City store and thinks of it as the heart and flagship of its Nevada operations, but it has been a long journey to get to this moment. From medical sales and concerns over patient rights, to communication with our local Sheriff's office, followed by an industry-lead education campaign that hired Marlene McNamara to help our employees achieve that higher level of security our community had asked for, Sierra Well and Carson City have done it together. In this way, Sierra Well would ask Carson City to do it with us together, again. If there is a question of updating some of Carson City's cannabis regulations, Sierra Well would like to have a seat at that table and advocate for changes to the code such as the addition of cannabis drive throughs or bigger store signs.

At this time, Sierra Well would ask that the Carson City Planning Commission dismiss the petition from Qualcan LLC as it appears to be insufficiently thought out and detrimental to the interests of Carson City as a whole. Conversely, Sierra Wellness would welcome a finalizing of the language around Carson City's curbside delivery policy as well as any discussion around drive through sales and larger signs for facilities.

Thank You,

Michael Livak
Chief Executive Officer
Sierra Wellness

Members of the Carson City Planning Commission,

It is with mild interest and general dissatisfaction that Green Thumbs Industries (GTI, dba Rise Carson City) learned of the proposal before the Carson City Planning Commission to amend the ordinance regarding cannabis retail store licensure in Carson City. This proposal would allow for the addition of one recreational-only cannabis retail store, in opposition to Carson City's previously stated position that it would only be allowing the operations of its medical and recreational cannabis stores, not the recreational-only licenses issued in 2018. Carson City stated this in ordinance, issued prior to the close of the licensing rounds of 2018, that clarified its intent to not allow the perfecting of any new recreational-only licenses. That ordinance announcement has been attached for clarification.

This is of interest to GTI because GTI is also the owner of Essence Henderson LLC, the winner of the third license, the first of the recreational-only license awarded in the 2018 state licensing round. Again, as one of the two owners of a recreational-only cannabis store certificate in Carson City, it is thought of as improper that we have had no opportunity to perfect that license, scope out properties, or allowed to follow through with our own due diligence when it comes to the development of our Carson City recreational license and did not seek to do so in respect for what our understanding of Carson City's wishes were: medical and recreational licenses only; no recreational-only license.

As there is no difference in the status of the license the applicants are asking to open compared to the license GTI also possesses, it is our opinion at this time the only determination, as seen in other jurisdiction in Nevada, is to refer back to the state licensing round of 2018 and the scores issued in that process to determine who is to be the "third" or "fourth" retail cannabis store within Carson City. As such, GTI is unaware why the applicant has asked for the activating of our "third" license in Carson City but at this time it is the opinion of GTI that we would much rather stick with the current status of cannabis in Carson City, "No recreational-only cannabis stores withing Carson City."

GTI has been the proud owner and operator of Rise Carson City since 2016 as Carson City's first medical marijuana dispensary. Since that day, we have grown with this community and have become welcome within it. As this is more than just a retail outlet but part of GTI's origin story, they have always felt a special connection to this community. Rise has always operated with Carson City in mind and have tried to give back in any way they have asked that starts with food banking and goes to participated as top contributor to the Carson City Boys and Girls Luau every year. So, we ask

this Commission to recognize this for what it is: planting a competitor a block away from our back door.

We previously asked and were told by members of the Board of Supervisors and by staff that at no time Carson City was considering cannabis expansion. If that has changed, we'd also ask for an expansion of zoning areas that allow for cannabis as we were previously limited to a selection of corridors where "medical marijuana sales" would previously be allowed. If there is to be an opening of Carson City's zoning code to allow for additional recreational-only cannabis operations we ask that it be a more informed and inclusive conversation.

Thank you,

Aaron Walden
Commercial General Manager
GTI, dba Rise Carson City



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

IMPORTANT NOTICE TO ALL PARTIES SEEKING TO LICENSE A NEW FACILITY FOR RETAIL SALES OF MARIJUANA IN CARSON CITY

To All Interested Parties:

Please be advised that the consolidated municipality of Carson City has recently adopted an ordinance which governs the local licensing of marijuana retail stores in Carson City. That ordinance, Bill No. 124 (Ordinance No. 2017-21) was effective on October 8, 2017 and can be viewed by using the following link:

https://library.municode.com/nv/carson_city/ordinances/code_of_ordinances?nodeId=856070

The ordinance requires a marijuana retail store to be jointly located with an existing medical marijuana dispensary in Carson City that is operating in good standing. Because Nevada law currently limits the number of registration certificates that may be issued for medical marijuana dispensaries within each county under NRS 453A.324 and Carson City already has met the statutory cap pursuant to this statutory limitation, the effect of Ordinance No. 2017-21 is that **no additional marijuana retail stores may be licensed in Carson City**. This ordinance was prepared with significant public input and adopted in accordance with state law and with Carson City's commitment to ensuring the proper balance between the community's concerns and the medical and retail marijuana industries.

Accordingly, please be aware that even if you obtain a state-issued license, Carson City staff are currently unable to process or issue any special use permit or business license to operate a marijuana retail store in Carson City.

For more information, please contact:

Nancy Paulson, Interim City Manager at:

npaulson@carson.org or by phone at 775-887-2100

Adriana Fralick, Interim Deputy City Manager at:

afalick@carson.org or by phone at 775-887-2100

Lee Plemel, Community Development Director at:

lplemel@carson.org or by phone at 775-887-2180

CITY MANAGER'S OFFICE • 201 N. Carson Street, Suite 2 • 89701 • (775) 887-2100

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2018 Retail Marijuana Store Application Scores and Rankings

Revised 4 pm 5/14/2019

Rank	Business Name	DBA/LOGO	Score	Conditional License Yes/No
1	ESSENCE REHENDSON, LLC		223.7	Yes
2	NEVADA ORGANIC REMEDIES, LLC		222.66	Yes
3	LOVE MOUNTAIN PARTNERS, LLC		214.50	Yes
4	TRANV098, LLC		196.49	No
5	CLARK NATURAL MEDICINAL SOLUTIONS, LLC		191.67	No
6	NVE NATURAL MEDICINAL SOLUTIONS, LLC		191.67	No
7	BIONOVA INNOVATIONS OF CARSON CITY, LLC		188.00	No
8	CLARK NMSP, LLC		178.84	No
9	D.LUX, LLC		150.49	No
10	CN LIGNESECO, INC		139.01	No
11	CARSON CITY AGENCY SOLUTIONS, LLC		128.67	No

Rank	Business Name	DBA/LOGO	Score	Conditional License Yes/No
NO APPLICATIONS RECEIVED				

Rank	Business Name	DBA/LOGO	Score	Conditional License Yes/No
1	ESSENCE REHENDSON, LLC		227.94	Yes
2	NEVADA ORGANIC REMEDIES, LLC		222.66	Yes
3	DEEP ROOTS MEDICAL, LLC		216.49	Yes
4	GREENWAY MEDICAL, LLC		213.37	Yes
5	GREENWAY MEDICAL, LLC		210.16	Yes
6	CLARK RIVER, LLC		209.66	No
7	QUALCAN, LLC		209.66	No
8	CIRCLE S FARMS, LLC		208.00	No
9	WSCC, INC		201.50	No
10	VEGAS VALLEY GROWERS		197.83	No
11	TRANV098, LLC		196.49	No
12	HARVEST OF NEVADA, LLC		195.01	No
13	RED EARTH, LLC		194.67	No
14	GRAVITAS NEVADA, LTD		194.66	No
15	CLARK NATURAL MEDICINAL SOLUTIONS, LLC		191.67	No
16	NVE NATURAL MEDICINAL SOLUTIONS, LLC		191.67	No
17	FRANKLIN BIO SCIENCE NV, LLC		190.66	No
18	GREEN THERAPEUTICS, LLC		188.34	No
19	NV 1480 PARTNERS, LLC		188.00	No
20	SERENITY WELLNESS CENTER, LLC		180.17	No
21	GUS NEVADA PARTNERS, LLC		180.17	No
22	CLARK NMSP, LLC		180.17	No
23	CLARK NATURAL MEDICINAL SOLUTIONS, LLC		178.84	No
24	NEVADA GROUP WELLNESS, LLC		178.83	No
25	WELLNESS & CAREGIVERS OF NEVADA N.V., LLC		178.18	No
26	GOOD CHEMISTRY NEVADA, LLC		172.16	No
27	TWELVE TWELVE, LLC		167.17	No
28	GLOBAL HARMONY, LLC		166.67	No
29	JUST QUALITY, LLC		166.34	No
30	ETW MANAGEMENT GROUP, LLC		163.43	No
31	GREEN LEAF FARMS, LLC		158.17	No
32	LIBRA WELLNESS		148.51	No
33	LIBRA WELLNESS		134.17	No
34	GREEN LEAF WELLNESS		133.34	No
35	GREENWAY HEALTH COMMUNITY, LLC		87.33	No

Rank	Business Name	DBA/LOGO	Score	Conditional License Yes/No
1	ESSENCE REHENDSON, LLC		227.94	Yes
2	NEVADA ORGANIC REMEDIES, LLC		222.66	Yes
3	DEEP ROOTS MEDICAL, LLC		216.49	Yes
4	HELPING HANDS WELLNESS CENTER, INC		216.49	Yes
5	GREENWAY MEDICAL, LLC		216.49	Yes
6	ROMBOUGH REAL ESTATE, INC		216.49	Yes
7	HEALTHY THOUGHTS		213.37	Yes
8	CLARK RIVER, LLC		210.16	Yes
9	WELLNESS CONNECTION OF NEVADA, LLC		208.00	Yes
10	CIRCLE S FARMS, LLC		208.00	Yes
11	QUALCAN, LLC		207.33	No
12	NM DEVELOPMENT COMPANY, INC		207.33	No
13	JAY, INC		207.33	No
14	WSCC, INC		200.83	No
15	ACRES MEDICAL, LLC		199.84	No
16	CLARK NATURAL MEDICINAL SOLUTIONS, LLC		199.84	No
17	VEGAS VALLEY GROWERS		197.83	No
18	NATURAL MEDICINE, LLC		197.83	No
19	TOIG, LLC		197.17	No
20	TRANV098, LLC		196.67	No
21	TRANV098, LLC		196.49	No
22	GRAVITAS HENDERSON, LLC		196.49	No
23	D.H. FLAMINGO, INC		196.01	No
24	HARVEST OF NEVADA, LLC		195.01	No
25	RED EARTH, LLC		194.67	No
26	STRIVE WELLNESS OF NEVADA, LLC		194.00	No
27	CLARK NATURAL MEDICINAL SOLUTIONS, LLC		191.67	No
28	NVE NATURAL MEDICINAL SOLUTIONS, LLC		191.67	No
29	FRANKLIN BIO SCIENCE NV, LLC		190.66	No
30	FLYERER WELLNESS, LLC		190.17	No
31	INVO FINE CANNABIS DISPENSARY, LLC		189.68	No
32	TRUCK COMPANIES 30 NV, LLC		189.33	No
33	NV 1480 PARTNERS, LLC		188.00	No
34	AGUA STREET, LLC		188.00	No
35	GREEN THERAPEUTICS, LLC		187.67	No
36	POLARIS WELLNESS CENTER, LLC		184.83	No
37	HIGH SIERRA HOLDINGS, LLC		184.83	No