

Exhibit B

July 24, 2023

Jennifer Clark, Director
City of Fresno Planning and Development Department
2600 Fresno Street
Fresno, California 93721

Subject: This is a formal appeal of the approval of Cannabis CUP No. P23-00801 that was granted on July 18th, 2023, by City of Fresno Planning and Development Department Director, Jennifer Clark.

I am appealing Cannabis CUP No. P23-00801 approval because:

1. it will create an unsafe environment for our community.
2. Not adequate parking and will impact families especially those who use the laundromat.
3. The location is next to a residential neighborhood with no barrier. (closest family home is 172 ft away)

My name is Linda Amparano and my relationship to the Pinedale community is that I have taken a leadership role for over 30 yrs. I worked for Clovis Unified for 20 yrs. (5 years at Kastner intermediate and 15 yrs. at Pinedale Elementary). I work with children and their families. I also partner with businesses, Nonprofits, Churches and City officials to ensure families needs are met. I have been steadfast in my commitment for the betterment of Pinedale for over 30 yrs. I have also been committed to our children so that they have a level playing field and have every opportunity to be the best they can be. I have also worked to ensure they have a safe community to live in. I have also invested in mentoring countless parents. I was raised in Pinedale from birth, moved out at 17 yrs old and came back to the community 30 yrs ago. My husband's family has also been here 6 generations. We have a Church, Pinedale Community Fellowship where my husband Pastors located at 7061 N. San Pablo. We rented until 2005 and then deepened our commitment to the community and built a home from the ground up at 7361 N. San Pablo. Our home is .2 of a mile away from Embarcs proposed location.

I work with many families in our community that frequent the Community Food Court where Embarc has applied to reside and a multitude of residents oppose the location. We cannot fathom the negative impact this will make in our Historic Community.

In reference to Finding **a** (Inserted bottom of letter) that there is not adequate parking. Clearly there is not enough parking per the pic on Embarcs application.(Below) This parking lot is almost full and Embarc isn't even open yet. They anticipate over 300 customers a day. Where will these customers park? What about the Mom who takes her laundry and her children to the laundromat next door? Does she park around the corner on the side street and carry her laundry and gather her children to make the trek to wash their clothes, while Embarcs customers are inundating the parking lot because someone wants to buy Marijuana products? This is our community! In Mr. Moore's presentation he admits Pinedale is not his demographics for customers, yet, our families will be displaced? Where is the justice and fairness with this decision?



This parking lot is always full without the proposed extra 20 patrons per hour plus their employees(this is a conservative number per Embarcs application).Mr. Moore mentioned in one of his presentations that he would acquiring an empty lot west of the shopping centers back parking lot to provide more parking. If this is allowed, Embar further infiltrates our community and will literally be next door to a family residence with many children. This isn't safe for families, and it is not ok! This is not a proper business placement!

Regarding Findings c & d (Inserted bottom of letter), the Fresno Police Department requires Dispensaries to have armed guards that are authorized to use deadly force (per Aegis website, the agency Embarc contracts with). This puts our community at great risk because of potential robberies. The Fresno P.D. requires this for good reason. Embarc is literally next door to a residential community with no barrier. As you exit the parking lot on the south side, you enter onto a residential street. This is unacceptable as a community member! Dispensaries should be away from family homes especially where children reside and should be in Business Parks or Industrial areas. If this dispensary is robbed and a chase ensues, it can very easily turn into a violent situation with undue and long lasting mental stress or could possible be catastrophic at worse. Embarc will be less than 172 ft. from the first Pinedale family residence, this is not only unsafe for that family, but it will also spill into our community. This risk is too high and not feasible to ensure the safety of community members.

For the above reasons stated, I appeal of the approval of Cannabis CUP No. P23-00801 that was granted on July 18th, 2023, by City of Fresno Planning and Development Department Director, Jennifer Clark.

Consumed by the call,



Linda Amparano
Pinedale Resident and Community Organizer
559-908-8195

CC: Andrew Janz, Fresno City Attorney

Finding a. The proposed use of a cannabis retail business is a permitted use in the CMX (Corridor/Center Mixed Use) zone district, subject to approval of a Conditional Use Permit, in accordance with Section 15-2739.B (Location and Design of. Retail Businesses) of the FMC. Other development standards, including parking, lighting, building materials, signage, landscaping, litter and graffiti and other applicable standards of Chapter 15 of the FMC have been incorporated and restated in the Conditions of Approval

Finding c: The proposed use will not be substantially adverse to the public health, safety, or general welfare of the community, nor be detrimental to surrounding properties or improvements;

Finding d: The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses in the vicinity; and,