

Re: Follow up to the City Council 2-17-26 meeting

From: Brian Comnes (bcomnes@yahoo.com)
To: tdubois@cityofsuttercreek.org
Cc: egunselman@cityofsuttercreek.org; jsierk@cityofsuttercreek.org; sfeist@cityofsuttercreek.org;
driordan@cityofsuttercreek.org; jswift@cityofsuttercreek.org
Bcc: lindarianda@sbcglobal.net; tzryan55@gmail.com; christymelton10@gmail.com; tlinde1213@gmail.com;
jmalamed@ledger.news; jmitchell@ledger.news
Date: Friday, February 20, 2026 at 10:34 AM PST

Thank you for your response. I do intend to take your advice about remaining involved with the dispensary issue.

Since the potential monetary benefits to Sutter Creek were the driving force behind your pursuit of the DA, it would be helpful to get an understanding early in the process about what are the bases for your assertions about them. Perhaps at this early stage, the assertions come from Embarc, and it was your intention to validate them at a later time after getting the go ahead from the Council.

I respectfully request you share the data I requested.

=====>> **Brian Comnes Sutter Creek, CA** <<=====

On Friday, February 20, 2026 at 10:02:15 AM PST, Tom Dubois <tdubois@cityofsuttercreek.org> wrote:

Thanks for your inquiry. We will be delving into the details as we work through any proposal the city receives, as directed by Council. I urge you to remain involved and to participate in the continued discussion.

To process building and development proposals, the city requires deposits. Staff bills time against those deposits.

Best,

Tom

On Fri, Feb 20, 2026 at 9:53AM Brian Comnes <bcomnes@yahoo.com> wrote:

Dear Mr. DuBois:

I read the Agenda packet and attended the Council meeting this week. Can you please shed some light for me on the derivation of some assertions in that report.

In your report you stated :

*"Cannabis dispensaries in **similar** markets create jobs for 25 - 30 employees and generate up to \$10M in revenue per year, after reaching operational maturity in a year or two". (emphasis added)*

What sources did you use to assert those numbers?

What was your basis for determining the similarity of markets to Sutter Creek.

"For Sutter Creek, this could represent hundreds of thousands of dollars annually in new general fund benefit fees, sales tax payments, and philanthropic giving."

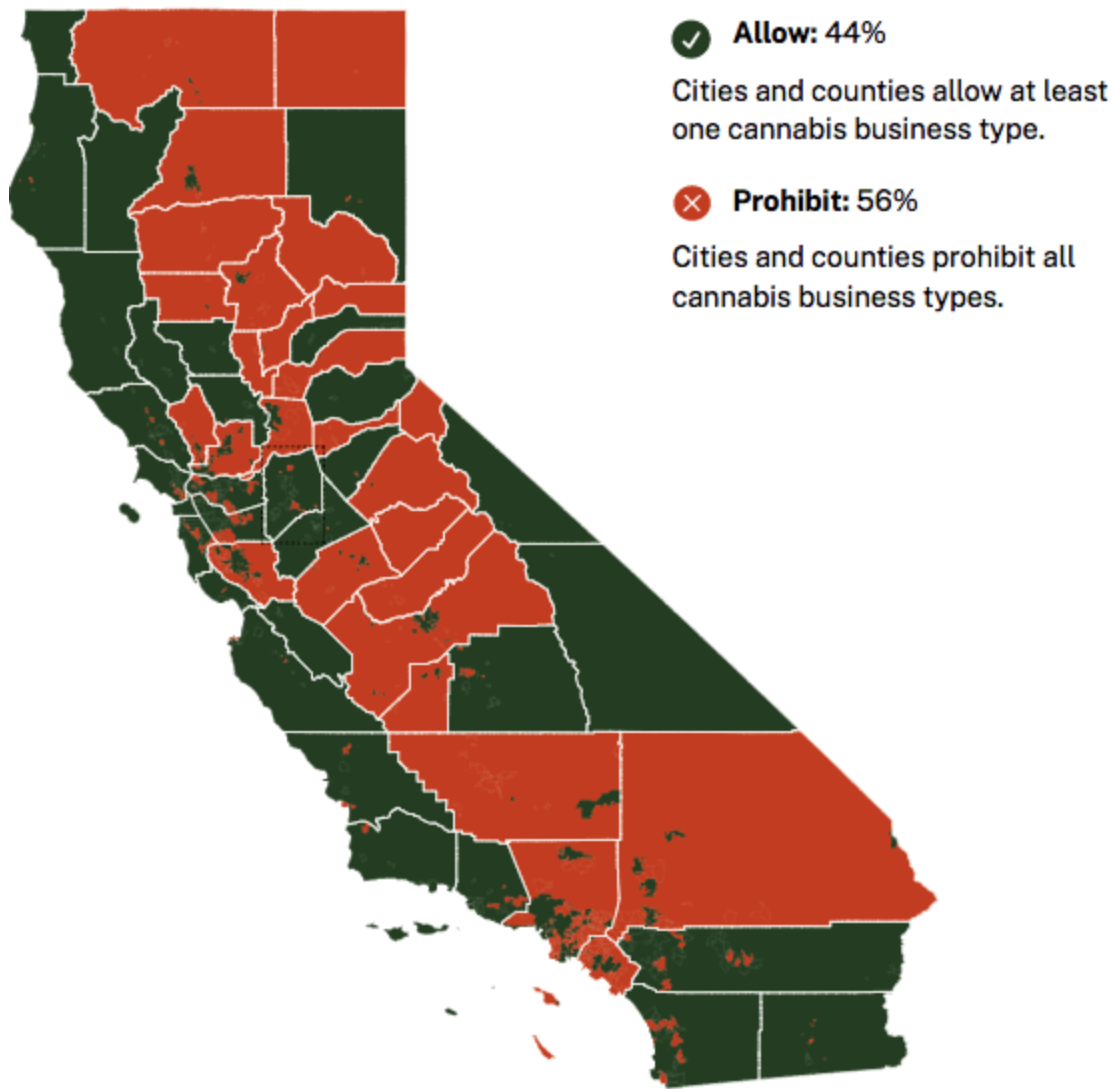
What data do you have that backs up the claim that "hundreds of thousands of dollars" could be achieved? The foundation for that number was not addressed in the Council meeting.

*"There is no cost to the City to explore this option. The applicant would be required to **fund all staff time and legal fees** associated with processing the application and **negotiating the agreement**. (emphasis added)*

Is Sutter Creek to be compensated for staff time used to develop the Development Agreement? Will they be charged should the Council decide not to proceed with the DA? At what rates?

"The cannabis market in California continues to evolve and mature. "

In fact the majority (53%) of California cities and counties still oppose dispensaries in their jurisdiction. The cannabis "desert" of which Embarc spoke is actually quite extensive. Here's a map from California's Cannabis Control Agency that illustrates my point.



Thank you for your attention to these questions.

Sincerely,
Brian Comnes
Sutter Creek CA

Mr. Dubois

===== >> **Brian Comnes Sutter Creek, CA** <<=====

| |
