

May 23, 2018



E-TRANSMITTAL/REGULAR MAIL

Mr. Duane Steele, Chairman
Contra Costa County Planning Commission
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

Re: Comment Letter to County File #ZT18-0003: Proposed Zoning Text Amendment for Adoption of a County Cannabis Ordinance Regulating the Establishment of Commercial Cannabis Uses in the unincorporated areas of the County

Chairman Steele and Planning Commissioners:

On behalf of the City of San Pablo City Council, I am writing to provide the City's comments regarding the proposed zoning text amendments for adoption of a County cannabis ordinance regulating the establishment of commercial cannabis uses in the unincorporated areas of the County.

As you may be aware, the City of San Pablo is bordered on three sides by County unincorporated land. The City respects the right of all jurisdictions to determine and regulate appropriate uses in zoning areas within their respective boundaries. However, when those uses, especially controversial uses, occur near another jurisdiction's boundaries, it is appropriate to consider impacts on those neighboring jurisdictions as well. The City Council has heard a variety of public concerns raised by residents regarding cannabis operations near the City, especially in proximity to residential areas.

Therefore, the City Council appreciates the County staff's recommendation that requires uses in the areas outlined in Map 9B (Buffer Option B) to obtain a Land Use Permit for any proposed cannabis use, which we understand would include a noticed public hearing. This would allow the opportunity for the Commission to consider potential impacts to the neighboring uses.

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The kinds of impacts raised by residents regarding cannabis operations near the City include, but are not limited to, the following:

- Circulation and traffic impacts to the general area of the City including San Pablo residential areas
- Air quality impacts to the surrounding areas, including residential areas, from project construction and the use itself, including odor issues especially with outdoor cultivation
- Security and safety issues
- Noise impacts to San Pablo residential areas
- Potential hydrology impacts

Accordingly, should the County Planning Commission or Board of Supervisors consider deviating from the County staff's recommendation to reduce the size of proposed buffer areas, to increase the areas where cannabis uses are permitted beyond that shown in Map 9B included with the staff report, or to eliminate the requirement for a noticed, public hearing on a discretionary use permit for any cannabis uses allowed within the areas shown on Map 9B, then the City of San Pablo would respectfully request that you continue the matter to allow the City of San Pablo and its residents to comment further on any proposal that deviates from the County staff's recommendation.

Thank you for your consideration and acknowledgement of these concerns from the residents of San Pablo. We look forward to our continued working relationship for the betterment of both our communities.

Should you have any questions regarding this matter, please contact San Pablo Community & Economic Development Director Charles Ching at 510-215-3031, or via email: CharlesC@SanPabloCA.gov.

Sincerely,



Genoveva Garcia Calloway, Mayor
City of San Pablo

cc: San Pablo City Council
Matt Rodriguez, City Manager
Ron P. Raman, Chief of Police
Reina J. Schwartz, Assistant City Manager
Charles Ching, Community & Economic Development Director
Contra Costa County Board of Supervisors
David Twa, County Administrator
John Kopchik, Department of Conservation and Development Director