



January 14, 2019

Lina Velasco, Planning Manager
City of Richmond
450 Civic Center Plaza
Richmond, CA 94804

RE: Conditional Use Permit, PLN17-236, for a Cannabis Production Facility on a 15.9 acre site identified as 2781 Goodrick, and the intersection of Goodrick Avenue and the Richmond Parkway

On behalf of the City Council of the City of San Pablo, I am writing to express our concerns about the proposed cannabis production facility at 2781 Goodrick Avenue, a 15.9 acre site near the Richmond Parkway. A Conditional Use Permit is required by the City of Richmond for this use. Greenhouses will be located on the site where the cannabis will be manufactured (grown, dried, and processed), and stored. Most of the cannabis would be pre-sold through a network of licensed marijuana dispensaries and delivery services throughout California. There are to be 45 greenhouses, each of 3,456 square feet, that will house 1,044 plants per greenhouse, for a total of 45,936 plants. Other uses associated with this facility are a nursery to grow the product, guardhouse, employee dining area, and an office/meeting center, restaurant and outdoor deck area that will open to the public

The City of San Pablo is concerned about this proposal, as access to this site can also occur using Road 20, Brookside Drive, or Giant Road which are all roads within the City of San Pablo. There is a concern about any additional police service from the City of San Pablo Police Department that this cannabis proposal may create.

There are some technical details that need clarification in the Mitigated Negative Declaration, such as:

1. Is the proposed facility for the production of medical or recreational cannabis? On Page 4, in the last paragraph of Processing Center, there's language that the greenhouses would be leased to California licensed medical cannabis cultivators. Is any portion of the greenhouse area to be used for growing recreational cannabis? The second sentence in the third paragraph on page 4, Processing Center, states that, "services would

include...delivery to retail". Please clarify what percentage will be for medical and recreational cannabis.

2. Please describe what happens to the cannabis that isn't pre-sold. Where is this product sold or what happens to this product?
3. What experience does the tenant/grower have with the production of cannabis? Please provide more information about the business experience this entity has, and who the investors are for this product (page 4, last paragraph in Processing Center). How many tenants are proposed to be part of the nursery, processing center and greenhouses?
4. The number of greenhouses, and how they are used (one greenhouse appears to have multiple uses as a model greenhouse/showroom, an administration and meeting space, and a restaurant for indoor dining). There needs to be a clarification on the number of greenhouses, and what uses are occurring in these greenhouses.
5. The total plant capacity is listed at 45,936 plants in 44 greenhouses (Table 2 of the MND). Section 1.3.2, Facilities, states that a total of 46,980 plants may be grown at this facility. If that's the case, then all 45 greenhouses would be in use. Again, there needs to be a clarification on the number of greenhouses, and what uses are occurring in these greenhouses.
6. Operational characteristics of the proposal (the nursery operates 12 hours a day seven days a week on page 2, and is discussed as a 24 hour operation on page 13, Section 1.3.5, Employment, of the MND). Please clarify this issue.
7. An employee shuttle is proposed to pick up employees at the Richmond BART station; however, the Sunday hours of the proposed cannabis facility start too early for a shuttle to pick up these employees (cannabis facility operating hours are 7am – 7pm, seven days a week, and BART starts operating at 8am on Sundays). Please clarify how the shuttle service will address this issue.
8. An exterior deck for the office/meeting center, and restaurant are listed as 400 and 1,500 square feet (Table 1 on pages 2 and 3, and Section 1.3.3 of page 4 of the MND). The size of this deck area needs to be clarified.
9. Please clarify if food products at the publicly accessible restaurant are prepared with cannabis.
10. Table 1 breaks down the square footage of the proposed uses at the site, with a total of 215,232 square feet. The site plan details on pages L1.0, L1.1, and L1.2 illustrate that 176,312 square feet of building area is

proposed. Please describe the difference between the different square footages.

While the City of San Pablo respects the right of all municipalities to determine and regulate appropriate uses in their respective zoning areas within their respective boundaries, the City Council of the City of San Pablo requests that reasonable effect be made to address the above concerns prior to any project approvals by the City of Richmond.

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

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

Sincerely,



Matt Rodriguez
City Manager

c: San Pablo City Council
Reina J. Schwartz, Assistant City Manager
Charles Ching, Community and Economic Development Director