

Legislation Text

File #: #19-034, Version: 1

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DATE OF MEETING: 01/22/19

SUBJECT:

AUTHORIZATION BY THE CITY COUNCIL OF THE CITY OF SAN PABLO RATIFYING A LETTER SENT ON JANUARY 14, 2019 BY THE CITY MANAGER EXPRESSING CONCERNS ABOUT A PROPOSED 215,232 SQUARE FOOT LIGHT INDUSTRIAL BUILDING FOR THE PRODUCTION OF CANNABIS TO BE BUILT ON A 15.9 ACRE SITE AT 2781 GOODRICK AVENUE, AT THE INTERSECTION OF RICHMOND PARKWAY AND GOODRICK AVENUE, RICHMOND, CALIFORNIA

CITY MANAGER RECOMMENDATION

Authorize by Minute Order

COMPLIANCE STATEMENTS

Public Safety and Neighborhood Improvements are adopted policy areas contained in the FY 2018-21 City Council Priority Workplan, effective November 1, 2017, and revised June 18, 2018, as well as the City's commitment to reducing the environmental and quality of life impacts on residents from local development.

CEQA Compliance Statement

This is not a project as defined by CEQA.

BACKGROUND

The City of San Pablo received a notice, dated December 20, 2018, from the City of Richmond to adopt a Mitigated Negative Declaration (MND) for a proposed cannabis production facility at 2781 Goodrick Avenue, a 15.9 acre site near the Richmond Parkway (see Attachment 2, Letter From the City of Richmond). 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 (see Attachment 3, Local Vicinity Map and, Individual Pages of the Site Plan: L1.0, L1.1, ad L1.2). The City of Richmond requires a Conditional Use Permit to be approved prior to the operation of this use.

Access to the site is anticipated to be from Richmond Parkway at the Goodrick Avenue exit. Additionally, auto or truck traffic may also use the Canal Boulevard on and off-ramps from Interstate 580 and the Fitzgerald Drive exit from Interstate 80 to gain access to the site. There is a publicly accessible driveway access on Goodrick Avenue to get to the office/meeting center, and restaurant and outdoor deck. All remaining vehicle access is provided on Freethy Boulevard and is restricted to

employees only. These areas will be secured via a series of fences and gates and will be guarded by security personnel at all times. The project applicant is also proposing to operate a private shuttle service to provide transportation for employees between the site and nearby transit centers like the Richmond BART Station.

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, and thus causing traffic and air-quality impacts in San Pablo. There is also a concern about any additional police service from the City of San Pablo Police Department that this cannabis proposal may create. Further, there are some technical details that need clarification in the Mitigated Negative Declaration that are enumerated in the attached letter that was sent to the City of Richmond on January 14, 2019 (Attachment 1, Letter to the City of Richmond).

Given timing issues, the City Manager sent the attached letter and staff is now seeking City Council ratification by Minute Order.

FISCAL IMPACT

There is no direct fiscal impact related to this item.