AGENDA

REGULAR MEETING OF THE

PLANNING COMMISSION

TUESDAY, FEBRUARY 4, 2020
6:00 P.M.

Council Chambers, City Hall
212 S. Vanderhurst Avenue, King City, CA

1. **CALL TO ORDER**

2. **FLAG SALUTE**

3. **ROLL CALL:**

   Planning Commission Members: Oscar Avalos, David Mendez, Brett Saunders, Domingo Uribe and Chairperson David Nuck

4. **PUBLIC COMMENTS**

   Any person may comment on any item not on the agenda. ***PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD.*** *Action may not be taken on the topic, unless deemed an urgency matter by a majority vote of the Planning Commission. Topics not considered an urgency matter might be referred to City staff and placed on a future agenda, by a majority vote of the Planning Commission.*

5. **PRESENTATIONS**

   None

6. **CONSENT AGENDA**

   All matters listed under the Consent Agenda are considered routine and may be approved by one action of the Planning Commission unless any member of the Planning Commission wishes to remove an item for separate consideration.

   A. Meeting Minutes of January 21, 2019 Planning Commission Meeting
      Recommendation: Approve and file.

7. **NON-PUBLIC HEARINGS**

   None

8. **PUBLIC HEARINGS**

A. Project:	City's Zoning Ordinance Pertaining to Commercial Cannabis Activities and Associated CEQA Determination
Applicant:	City of King
Location:	The regulatory ordinances would apply to all zones within the City Limits.

Consideration: An Ordinance of the City Council of City of King amending Chapter 17.03 of Title 17 of the King City Municipal Code Pertaining to Commercial Cannabis Activity.

Recommendations: Staff recommends the Planning Commission adopt a Resolution recommending the City Council adopt an Ordinance amending Chapter 17.03 of Title 17 of the King City Municipal Code pertaining to commercial cannabis activity to allow cannabis storefront dispensaries within the City.

Environmental Determination: Pursuant to Cal. Public Resources Code §15061 (3), and in accordance with the California Environmental Quality Act ***("CEQA"),*** the project is covered by the general CEQA rule which states if it can be seen with certainty that there is no possibility that an activity may have a significant effect on the environment, the activity is not subject to CEQA. Staff believes that selling of the property which will remain open space for agriculture will not have a significant effect on the environment, and therefore the project is not subject to CEQA.

B. Project: Downtown Addition Specific Plan Amendment and Chestnut Road/Bitterwater Avenue Employee Housing Project

Applicant: Jerry Rava II, Fresh Foods Inc.

Location: Downtown Addition Specific Plan Area, generally located east of the intersection of Metz Road and Bitterwater Road along Union Pacific Railroad.

Consideration: The proposed project consists of rezoning of four (4) parcels, amendments to King City's Downtown Addition Specific Plan ("specific plan"), and construction of a housing development on the Bitterwater/Chestnut Road site (Bitterwater Road at Metz Road). A future farmworker housing project is planned on the Jayne Street site (Jayne Street at Pearl Street) which is being removed from the Specific Plan.

The following zoning amendments would be made: Three parcels (026-301-005, 026-301-006 and 026-301-003) comprising the Jayne Street site would be rezoned from Downtown Addition Specific Plan Neighborhood Center ***("NC")*** and Neighborhood General 3 ***("NG-3")*** to Multiple Family Residential and Professional Offices ***("R-4")*** District and Seasonal Employee Housing Standards/Dual Land Use Designation; and

One parcel (026-301-001) adjacent to the Jayne Street site (currently developed with an auto repair shop) would be rezoned from Downtown Addition Specific Plan Neighborhood Center ***("NC")*** to General Commercial District ***("C-2").***

Recommendations: Staff recommends the Planning Commission adopt a Resolution recommending the City Council adopt an Ordinance amending Chapter 17.03 of Title 17 of the King City Municipal Code pertaining to commercial cannabis activity to allow cannabis storefront dispensaries within the City.

Environmental Determination:

Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15163, it has been determined that a Supplemental EIR ***("S-EIR"),*** State Clearinghouse No. 2006041150, tiered from the 2011 Full Downtown Addition Environmental Impact Report ***("F-EIR"),*** State Clearinghouse No. 2006041150, is the appropriate environmental document for the proposed Project. The Planning Commission will determine whether to recommend the City Council adopt the Final S-EIR.

9. PLANNING COMMISSIONER REPORTS

10. DIRECTOR'S REPORT –

11. WRITTEN CORRESPONDENCE

12. ADJOURN

UPCOMING REGULAR MEETINGS

FEBRUARY 2020

February 4th	6:00 p.m.	Planning Commission
February 10th	6:00 p.m.	Airport Advisory Committee
February 11th	6:00 p.m.	City Council
February 17th	6:00 p.m.	Recreation Commission
February 18th	6:00 p.m.	Planning Commission
February 25th	6:00 p.m.	City Council

MARCH 2020

March 3rd	6:00 p.m.	Planning Commission
March 9th	6:00 p.m.	Airport Advisory Committee
March 10th	6:00 p.m.	City Council
March 16th	6:00 p.m.	Recreation Commission
March 17th	6:00 p.m.	Planning Commission
March 24th	6:00 p.m.	City Council

ADT: Average daily trips made by vehicles or persons in a 24-hour period

ALUC: Airport Land Use Commission

AMBAG: The Association of Monterey Bay Area Governments. The AMBAG region includes Monterey, San Benito and Santa Cruz Counties, and serves as both a federally designated Metropolitan Planning Organization and Council of Government. AMBAG manages the region's transportation demand model and prepares regional housing, population and employment forecast that are utilized in a variety of regional plans.

APCD: Air Pollution Control District

AR: Architectural Review

BMP: Best Management Practice, Bike Master Plan

CAP: Climate Action Plan

CC&Rs: Covenants, Conditions, and Restrictions (private agreements among property owners; the City has no authority to enforce these)

CDBG: Community Development Block Grant (a federal grant program designed to benefit low and moderate income persons)

CEQA: California Environmental Quality Act

CFD: Community Facilities District

COG: A council of government, or regional council, is a public organization encompassing a multi-jurisdictional regional community. It serves the local governments by dealing with issues that cross political boundaries.

CUP: Conditional Use Permit

EIR: Environmental Impact Report

EIS: Environmental Impact Statement

Ex-Parte: Communication between Planning Commissioners and applicants outside of a public meeting

FEMA: Federal Emergency Management Agency

GHG: Greenhouse gas

HOME: Home Investment Partnership Act (a federal program to assist housing for low and moderate income households)

HCP: Habitat Conservation Plan

HCD: State Department of Housing & Community Development

HUD: U.S. Department of Housing and Urban Development

LAFCO: Local Agency Formation Commission

LID: Low Impact Development (measures to reduce rainwater runoff impacts)

LLA: Landscaping and Lighting District

LOS: Level of Service (a measurement of traffic efficiency used by Caltrans)

MMTC: A multimodal transit center includes a combination of alternative modes of transportation so people do not have to only rely on vehicles.

MMTC: Multi-modal Transit Center

MOU: Memorandum of Understanding

MND: Mitigated Negative Declaration

MPO: A metropolitan planning organization is a federally mandated and federally funded transportation policy-making organization, such as AMBAG, that is made up of representatives from local government to help implement transportation projects and projects.

Neg Dec: Negative Declaration (a CEQA statement that a project will not have a significant effect on the environment)

NEPA: National Environmental Policy Act

SLOCOG: San Luis Obispo Council of Government

SOI: Sphere of Influence.

TAMC: The Transportation Agency for Monterey County develops and maintains a multimodal transportation system for Monterey County. TAMC consists of local officials from each Monterey city (12 cities) and five (5) county supervisorial districts, and ex-officio members from six (6) public agencies.

TOT: Transient Occupancy Tax

Variance: A form of relief from zoning development regulations based on physical constraints of a property that prevents development of the same type of buildings allowed on other properties within the same zone and in the same neighborhood

VMT: Vehicle Miles Traveled

Planning Commission Minutes

January 21, 2020

1. Call to Order

Chair Nuck called the regular meeting of the Planning Commission of the City of King to order at 6:02 p.m.

2. Pledge of Allegiance

Chair Nuck led the Commission and audience in the Pledge of Allegiance.

3. Roll Call

Chairperson David Nuck _X_ Oscar Avalos _A_

David Mendez _X_ Brett Saunders __X__ Domingo Uribe _A_

Commissioner Mendez made a motion to excuse Commissioner Avalos and Uribe seconded by Commissioner Saunders. Passed 3-0.

Staff present: Community Development Director, Doreen Liberto; City Attorney Roy Santos by phone, City Engineer, Octavio Hurtado; Executive Admin. Asst./Deputy City Clerk/ Planning Secretary, Erica Sonne.

4. Public Comments

None

5. Selection of Chair and Vice Chair

> Selection of a Chairperson and Vice Chairperson by a vote of the committee for a period of a year. Per Municipal Code §2.12.020 Appointment, at the first meeting of each calendar year, the committee shall elect a chairperson and a vice chairperson within its membership, who shall serve until the first meeting of the following year. A chairperson and vice chairperson may be elected for successive terms, without restriction as to number.

Commissioner Brett Saunders nominated David Nuck he accepted and a motion by Commissioners Saunders that David Nuck be Chair of the Planning Commission, seconded by Commissioner Mendez, Motion carried 3-0.

Chair Nuck nominated David Mendez for Vice Chair. Commissioner Saunders seconded. Motion carried 3-0.

6. Consent Calendar

All matters listed on the Consent Calendar are considered routine and may be approved by one action of the Planning Commission, unless any member of the Planning Commission wishes to remove an item for separate consideration.

A. Approval of Minutes: December 17, 2019

Action: Motion made by Commissioner Saunders to approve minutes of December 17, 2019 with the correction. Seconded by Commissioner Mendez. Motion carried 3-0.

7. NON- PUBLIC HEARINGS –

A. Project:	General Plan Consistency Determination
Applicant:	City of King
Location:	Parcel No. 026-131-005-000

Consideration: General Plan Consistency Determination Regarding Selling of a 1.59 Portion of Parcel No. 026-131-005-000

Recommendations: Staff recommends the Planning Commission adopt the attached Resolution finding that the sale of an approximate 1.59 acre portion of Assessor Parcel No. 026-131-005-000 is consistent with the City of King General Plan.

Environmental Determination: Pursuant to Cal. Public Resources Code §15061 (3), and in accordance with the California Environmental Quality Act ***("CEQA"),*** the project is covered by the general CEQA rule which states if it can be seen with certainty that there is no possibility that an activity may have a significant effect on the environment, the activity is not subject to CEQA. Staff believes that selling of the property which will remain open space for agriculture will not have a significant effect on the environment, and therefore the project is not subject to CEQA.

Community Development Director Doreen Liberto presented this item.

Commissioner Mendez made a motion to adopt Resolution 2020-274 finding that the sale of an approximate 1.59 acre portion of Assessor Parcel No. 026-131-005-000 is consistent with the City of King General Plan. Commissioner Saunders seconded. Motion carried 3-0.

8. PUBLIC HEARINGS

A. Project: City's Zoning Ordinance Pertaining to Commercial Cannabis Activities and Associated CEQA Determination

Applicant: City of King

Location: The regulatory ordinances would apply to all zones within the City Limits.

Consideration: An Ordinance of the City Council of City of King amending Chapter 17.03 of Title 17 of the King City Municipal Code Pertaining to Commercial Cannabis Activity.

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Commissioner Saunders recused himself from the meeting due to a conflict.

Community Development Director Liberto explained that this item cannot be heard because of a lack of quorum.

City Attorney Santos explained that due to two planning commissioners being absent and one planning commissioner needing to recuse himself this item will be continued and renoticed for the next planning commission meeting.

Rob Cullen ask about this item being agendized for the January 28th meeting how does that work? City Attorney Santos stated that this item could be placed on the agenda and then explained to Council the situation of Planning Commission not having a quorum and is could not be heard.

Mr. Cullen would like to have this item still on the agenda for public comment. City Attorney will check on it to see if the public comment is able to be done.

Chair Nuck asked if the Planning Commission could hear this item before the City Council meeting and the answer was no because of noticing requirements.

9. **Regular Business**- None

10. **Planning Commission Report** –

11. **Director Reports-** Salinas Valley Cities' Planning Commission Academy
February 22nd is when all the commissioners can meet tentatively.

    February 4th the Rava project will be coming forward along with the Cannabis issue that was continued and renoticed tonight.

12. **Written Correspondence–** None

13. **Adjournment**

There being no further business, the Planning Commission meeting was adjourned by Chair Nuck at 6:15p.m.

David Nuck
Planning Commission Chairperson
City of King

Erica Sonne
Planning Commission Secretary
City of King

KING CITY
CALIFORNIA

Item No. 8(A)

REPORT TO THE PLANNING COMMISSION

DATE: **FEBRUARY 4, 2020**

TO: **HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION**

FROM: **DOREEN LIBERTO, AICP, COMMUNITY DEVELOPMENT DIRECTOR**

RE: **CONSIDERATION OF AN ORDINANCE AMENDING CHAPTER 17.03 OF TITLE 17 OF THE KING CITY MUNICIPAL CODE PERTAINING TO COMMERCIAL CANNABIS ACTIVITY**

RECOMMENDATION:

The Planning Commission adopt a Resolution recommending the City Council adopt an Ordinance amending Chapter 17.03 of Title 17 of the King City Municipal Code pertaining to commercial cannabis activity to allow cannabis storefront dispensaries within the City.

BACKGROUND:

(Note: On January 21, 2020, the Planning Commission could not hear this item due to a lack of a quorum. The public hearing was re-noticed for the February 4, 2020 Planning Commission hearing.)

At the January 26, 2016 meeting, the City Council first adopted an ordinance allowing cultivation of medical marijuana in the M-1 and M-2 zoning districts and the East Ranch Business Park Specific Plan area. Since that time, a number of amendments have been processed to also allow manufacturing, nurseries, testing, non-storefront dispensaries, distribution, deliveries, recreational cannabis products, and to address a number of issues and State legislative changes that have been identified. A cannabis tax measure was also proposed and approved in the November 2016 election ballot.

At the September 24, 2019 meeting, the City Council requested staff to prepare information for discussion on allowing cannabis storefront dispensaries. The analysis was presented to the City Council at the October 22, 2019 meeting. At the conclusion of the discussion, the City Council directed staff to prepare an

Ordinance for Council consideration that would allow cannabis storefront dispensaries in the City in certain areas.

DISCUSSION:

Analysis

There are a number of issues regarding allowing storefront dispensaries in the City, which were outlined in the October 22, 2019 staff report. A number of residents have attended Council meetings and spoken in favor of enabling a dispensary to locate in the community. The City has also received a number of written correspondences in opposition, which are attached. The following key pros and cons include the following:

Pros:

- It would make products more accessible for local residents that need them for medical purposes.
- It would provide the potential for generating much needed revenue.
- It would help support and promote local cultivation and manufacturing businesses.
- It could bring in business activity that creates jobs and customers that may also help support other businesses.

Cons:

- There is the potential for community opposition in response to concerns that dispensaries increase the accessibility and use of cannabis, which can be abused as with other drugs.
- The Police Department has expressed a concern regarding the potential for theft given that dispensaries typically utilize large volumes of cash due to Federal legality issues.
- Quality of businesses can vary, which provides the potential for code enforcement problems and businesses that may have negative impacts on the area where they are located.
- The process of regulating, selecting and issuing dispensary permits is complex, labor intensive, costly and potentially controversial.

Location

Under the proposed Ordinance, cannabis dispensaries would be allowed in the following areas:

- The highway service area west of the freeway excluding properties located on Canal Street;
- The C2 zone; and
- The First Street corridor and highway service zoned areas on First Street from Ellis Street to Highway 101.

In order to prevent neighborhood concerns and complaints, the Ordinance would prohibit dispensaries on any property directly adjacent to a residential structure. State law also prohibits dispensaries from being located within 600 feet of any schools or day care facilities. This restricts a large portion of the City given that King City is a small community. Exhibit B includes a map of areas that would tentatively be allowed.

These areas are consistent with Council direction. Staff originally considered the industrial area to be appropriate because it would provide the most discrete area with the least impact on the community. However, one of the most positive aspects of locating the cannabis cultivation and manufacturing operations in the industrial area is the ability to provide security due to limited public accessibility. Locating a commercial operation within the industrial area would introduce a higher volume of public interaction, which would jeopardize security. Therefore, after staff completed its analysis, it was not recommended.

Number of Dispensaries

The proposed Ordinance would limit the number of dispensaries to a maximum of two. This recommendation is based upon the City's population size and limited police and code enforcement resources available to properly monitor the dispensaries in order ensure the health and safety of the City's residents. Further, according to HdL Companies, the City's cannabis consultants, the City's population is in the normal range sufficient to support one dispensary. However, it is not recommended to limit the allowed businesses to only one due to claims of anti-competitive practices and liability that may result.

Process

The proposed process for selecting those eligible for the limited number of permits included in the Ordinance is designed to be objective, while also limiting consideration to high quality proposals and experienced operators. Under the proposed process, applicants would be required to participate in a pre-application process. The top two selected would then be eligible to apply for their conditional use permit (CUP), cannabis business permit and other approvals required before allowing them to operate. The top two applicants would have 6 months to obtain

their State license and 18 months to operate or their approval would become void and the next applicant on the list would become eligible.

The pre-application process would be based upon the following submittals:

- Proposed Dispensary Site and Neighborhood Compatibility Plan
- Business and Operations Plan
- Qualifications and Experience of Principals
- Operations and Security Plan
- Labor and Employment Plan
- Improvement Plan and Schedule

An independent third party selected through a request for proposal (RFP) process would evaluate the proposals and score them on a scale of 600 points. Those receiving at least 500 points would be included in a lottery. The lottery would determine the ranking of all the eligible proposals.

The scoring would be based on the following criteria:

- Degree to which the site of the proposed dispensary is available, suitable for the proposed use, and potential neighborhood and community impacts are minimized through building and site orientation and improvements, (including but not limited to signage, traffic, parking, lighting, appearance of building, prevention of access to minors, waste, odor and noise) (100 points).

- Economic viability, capitalization of the proposed dispensary, schedule for completion and opening of the proposed dispensary, and level and quality of services to be provided at the proposed dispensary (100 points).

- Experience of owners, managers and employees in the operation of a retail cannabis business (including but not limited to prior history of positive sales, appearance and maintenance of a retail cannabis business, legal compliance, management and positive community relations) and other experience related to the operation of a commercial cannabis business (100 points).

- The operations and security plan for the proposed dispensary (including but not limited to the non-diversion of cannabis and/or cannabis products, on-site security technology, and in-house and contract security personnel) (100 points).

- Employment opportunities for City of King residents (including but not limited to estimated job creation, pay rates, and actions proposed to hire and train local employees) (100 points).

- Investment and improvements in the interior and exterior of the structure and property of the proposed dispensary (100 points).

Standards

There is a significant range in quality of existing dispensary businesses in other jurisdictions. As a result, staff recommends establishing strict standards to ensure the appearance of new businesses are high quality. The following recommended requirements are included in the Ordinance:

- Existing structures shall be remodeled to include all new interior and exterior paint or coverings for the dispensary.

- Windows shall cover a minimum of 40% of the exterior front wall of the dispensary, including but not limited to a portion of opaque glass sufficient to prevent visibility of cannabis products.

- All merchandise shall be displayed in new commercial grade display cases.

- The dispensary shall contain all new flooring and fixtures. Flooring for the purposes of this subsection shall include, but is not limited to, carpet, tile, hardwood, laminate/hybrid flooring and/or a combination thereof. Fixtures for the purposes of this subsection shall include, but is not limited to, generally utilized lighting, plumbing and/or electrical fixtures.

The new businesses would also be subject to the existing sign provisions, which restricts graphics displaying cannabis plants.

ENVIRONMENTAL REVIEW:

Pursuant to Cal. Public Resources Code §15061 (3), and in accordance with the California Environmental Quality Act ***("CEQA"),*** the project is covered by the general CEQA rule which states if it can be seen with certainty that there is no possibility that an activity may have a significant effect on the environment, the activity is not subject to CEQA. Staff believes that selling of the property which will remain open space for agriculture will not have a significant effect on the environment, and therefore the project is not subject to CEQA.

ALTERNATIVES:

The following alternatives are provided for Council consideration:

1. Adopt the attached Resolution recommending the City Council to adopt the proposed Ordinance;
2. Modify and approve the Resolution to recommend the City Council adopt the Ordinance with changes directed by the Planning Commission; or
3. Modify the Resolution to recommend the City Council not adopt the Ordinance; or
4. Provide other direction to staff.

Exhibits:

1. Resolution
2. Ordinance
3. Map of Allowed Areas
4. Public Correspondence

Approved by: _____
Doreen Liberto, AICP, Community Development Director

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KING, COUNTY OF MONTEREY, STATE OF CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL THE APPROVAL OF AN ORDINANCE AMENDING CHAPTER 17.03 OF TITLE 17 OF THE KING CITY MUNICIPAL CODE PERTAINING TO COMMERCIAL CANNABIS ACTIVITY INCLUDING COMMERCIAL CANNABIS ACTIVITY WORK PERMITS AND STOREFRONT DISPENSARIES WITHIN THE CITY OF KING

WHEREAS, the City of King ("the City") has the authority, under its police power, to enact regulations for the public peace, morals, and welfare of the City, California Constitution Article XI, section 7; and

WHEREAS, in 1996, with the adoption of Proposition 215, the California voters approved the Compassionate Use Act (Health and Safety Code § 11362.5) to ensure that seriously ill Californians have the right to obtain and use cannabis for medical purposes where that medical use is deemed appropriate and has been recommended by a physician, without fear of criminal prosecution under limited, specified circumstances; and

WHEREAS, in 2004, the State Legislature enacted SB 420 to clarify the scope of the Compassionate Use Act and provide additional statutory guidance regarding medical cannabis use. These statutes are codified at Health and Safety Code § 11362.7 et seq. and allow cities and counties to adopt supplemental rules and regulations; and

WHEREAS, on October 9, 2015, almost 20 years after passage of the Compassionate Use Act, the Governor signed the Medical Marijuana Regulation and Safety Act ("Act"), comprised of California legislative bills AB 243, AB 266, and SB 643. The Act creates a comprehensive state licensing system for the commercial cultivation, manufacture, retail sale, transport, distribution, delivery, and testing of medical cannabis, all subject to local control. One of the purposes of the Act is to ensure uniformity among jurisdictions that wished to allow commercial cannabis operations; and

WHEREAS, on June 27, 2016, the Governor signed SB 837, effective immediately, changing the terms in the Act from "medical marijuana" or "marijuana" to "medical cannabis" or "cannabis", and making other technical changes to the Act. SB 83 7 also adopted regulations relating to the use and diversion of water in connection with the cultivation of cannabis; and

WHEREAS, in 2016, the City adopted Title 17, Chapter 17.03 et seq., of the King City Municipal Code pertaining to Medical Cannabis Activity. The Medical Cannabis Ordinance places complete bans and regulations on medical cannabis activity in the City based upon various health, safety and welfare and land use findings relating to cannabis cultivation, dispensing, and consumption, which findings are incorporated herein by reference; and

WHEREAS, on August 1, 2017, at a lawfully noticed hearing, the Planning Commission for the City of King heard and considered the issue of increasing the maximum number of

manufacturing permits the City will approve. The Planning Commission, upon hearing and considering the issue of increasing the maximum number of manufacturing permits, recommends that the City Council of the City of King increase the maximum number of manufacturing permits the City will approve from six (6) to ten (10).

WHEREAS, in November of 2016 the Adult Use of Marijuana Act ("AUMA") was approved by a majority of California voters. The purpose of AUMA is to establish a comprehensive system to legalize, control and regulate the cultivation, processing, manufacture, distribution, testing, and sale of nonmedical cannabis, including cannabis products. Adults, age 21 and older, will be allowed to possess cannabis and grow certain amounts at home for personal use; and

WHEREAS, the AUMA did not provide for a specific effective date, thus the provisions of the AUMA regarding personal use, possession, and cultivation of cannabis became effective the day after the November 8, 2016; and

WHEREAS, the AUMA's proposed Health & Safety Code section 11362.1(a)(3), will make it lawful under state and local law for any person twenty-one (21) years of age or older to "Possess, plant, cultivate, harvest, dry, or process not more than six living cannabis plants and possess the cannabis produced by the plants"; and

WHEREAS, the City wishes to enact regulations governing commercial cultivation of cannabis at this time; and

WHEREAS, the AUMA's proposed Health & Safety Code section 11362.2(b) explicitly allows a city to "enact and enforce reasonable regulations to reasonably regulate" the cultivation of cannabis so long as the City does not prohibit the cultivation of up to six plants "inside a private residence, or inside an accessory structure to a private residence located upon the grounds of a private residence that is fully enclosed and secure"; and

WHEREAS, several California cities have reported negative impacts of cannabis cultivation and related activities, including but not limited to offensive odors, criminal activity, (such as trespassing, theft, violent robberies and robbery attempts, and the illegal sale and distribution of cannabis), and public health and safety concerns (such as fire hazards and problems associated with mold, fungus, and pests); and

WHEREAS, cannabis plants, as they begin to flower and for a period of two months or more, produce a strong odor, offensive to many people, and detectable far beyond property boundaries if grown outdoors or if grown indoors without proper ventilation, odor control, and other regulations; and

WHEREAS, due to the value of cannabis plants and their strong smell (which alerts others to their locations), cannabis cultivation has been linked to break-ins, robbery, armed robbery, theft and attendant violence and injury, creating an increased risk to public safety; and

WHEREAS, unregulated cannabis cultivation can be harmful to the welfare of the surrounding community and its residents and constitute a public nuisance, in that cannabis cultivation has been shown to involve avoidance of environmental laws and regulations, and has resulted in the pollution of waters and navigable waterways in the State of California; and

WHEREAS, the indoor cultivation of cannabis has potential adverse effects to the structural integrity of the buildings in which cannabis is cultivated, and the use of high wattage grow lights and excessive use of electricity increases the risk of fire, which presents a clear and present danger to the buildings, its occupants, and neighboring buildings and residents; and

WHEREAS, unregulated indoor cultivation of cannabis can be harmful to the public health, safety and welfare, given electrical modifications risk fires, poor irrigation can cause mold, overloaded circuits can leave entire neighborhoods in the dark, plant chemicals can cause illness, improper carbon dioxide mixed with insufficient ventilation can cause injury or death, and structural changes put first responders in danger if they rush into the unknown; and

WHEREAS, the Attorney General's August 2008 Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use recognize that the cultivation or other concentration of cannabis in any location or premises without adequate security increases the risk that nearby homes or businesses may be negatively impacted by nuisance activity such as loitering and/or crime; and

WHEREAS, MMRSA and AUMA mandated comprehensive state licensing and regulatory framework for cultivation, manufacturing, distribution, transporting, testing and dispensing cannabis and cannabis products; however, implementing regulations have yet to be written and state licenses may not be available until 2018; and

WHEREAS, there are numerous well publicized studies and reports, as well as numerous documented incident in Monterey County and throughout the State, which show that unregulated cannabis activities have a significant adverse effect on the community; and

WHEREAS, the City finds that the absence of a formal regulatory framework the adverse impacts frequently associated with commercial cannabis activities will occur, resulting in an unregulated and potentially significant negative impact upon the environment and upon public health, safety, and welfare of the community; and

WHEREAS, outdoor cannabis cultivation and unregulated indoor cannabis cultivation are likely to generate these negative effects on the public health, safety, and welfare in the City, based on the experiences of other cities; and

WHEREAS, pursuant to the above-described express statutory authority and its police power, the City desires to explicitly prohibit the outdoor cultivation of commercial cannabis for both recreational and medical use; and

WHEREAS, pursuant to the above-described express statutory authority and its police power, the City also desires to enact reasonable regulations for the indoor cultivation, manufacturing, testing, distribution, or consumption of commercial recreational and medical cannabis; and

WHEREAS, absent clear regulation, cannabis cultivation in the City poses a potential threat to the public peace, health, and safety, and, unless the City takes action to regulate it, the secondary impacts described above are likely to occur very soon after the passage of the AUMA; and

WHEREAS, the City has a compelling interest in protecting the public health, safety, and welfare of its citizens, residents, visitors and businesses, and in preserving the peace and quiet of the neighborhoods within the City by regulating the commercial cultivation of recreational and medical cannabis; and

WHEREAS, nothing in this Ordinance shall be construed to: (1) allow any person to engage in conduct that endangers others or causes a public nuisance; or (2) allow any activity relating to the cultivation, manufacturing, testing, distribution, or consumption of cannabis which is illegal under state or federal law; and

WHEREAS, it is the intent of the City to regulation commercial cannabis activities, both recreational and medical, within the boundaries of the City; and

WHEREAS, these uses are consistent with underlying zoning and consistent with the General Plan; and

WHEREAS, the Planning Commission desires to recommend approval of the ordinances and associated findings under the California Environmental Quality Act to the City Council.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of King as follows:

Section 1: The Planning Commission has reviewed the project and recommends that the City Council adopt a finding that the attached ordinances will not create potentially significant environmental impacts pursuant to the California Environmental Quality Act ("CEQA") because it can be seen with certainty that there is no possibility that it will have a significant effect on the environment. (CEQA Guidelines § 15061(b)(3).) It is also exempt because it consists of regulations and restrictions on activities to assure the maintenance, restoration, or enhancement of natural resources and the environment by prohibiting environmentally destructive components of unregulated cannabis cultivation. (CEQA Guidelines §§ 15307 and 15308.) Finally, no exceptions to the Categorical Exemptions are applicable under CEQA Guidelines section 15300.2.

Section 2. After reviewing the proposed zoning and specific plan amendments and considering all oral and written information regarding the text amendments, that the Planning Commission does recommend the City Council approve the proposed amendments to Chapter 17.03 of Title 17, *(collectively Attachment 1)*.

Section 3. The Planning Commission Chairman of the City of King is hereby authorized to affix his signature to this Resolution signifying its adoption by the Planning Commission. The Community Development Director is directed to forward this Resolution to the City Council with the recommendations of the Planning Commission.

PASSED, APPROVED, AND ADOPTED by Planning Commission on this the 4th day of February, 2020.

_____

David Nuck, Chairperson

ATTEST:

_____

Erica Sonne

Planning Commission Secretary

I, Erica Sonne, Planning Secretary to the City Planning Commission, do hereby certify that Resolution No._____was duly and regularly passed and adopted by the Planning Commission on the 4th day of February, 2020, by the following roll call vote as the same appears on file and of record in Office of the Community Development Department.

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Erica Sonne

Planning Commission Secretary

City of King

ORDINANCE NO. ___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KING AMENDING CHAPTER 17.03 OF TITLE 17 OF THE KING CITY MUNICIPAL CODE PERTAINING TO COMMERCIAL CANNABIS ACTIVITY

WHEREAS, the City of King ("the City") has the authority, under its police power, to enact regulations for the public peace, morals, and welfare of the City, California Constitution Article XI, section 7; and

WHEREAS, in 1996, with the adoption of Proposition 215, the California voters approved the Compassionate Use Act (Health and Safety Code § 11362.5) to ensure that seriously ill Californians have the right to obtain and use cannabis for medical purposes where that medical use is deemed appropriate and has been recommended by a physician, without fear of criminal prosecution under limited, specified circumstances; and

WHEREAS, in 2004, the State Legislature enacted SB 420 to clarify the scope of the Compassionate Use Act and provide additional statutory guidance regarding medical cannabis use. These statutes are codified at Health and Safety Code § 11362.7 et seq. and allow cities and counties to adopt supplemental rules and regulations; and

WHEREAS, on October 9, 2015, almost 20 years after passage of the Compassionate Use Act, the Governor signed the Medical Marijuana Regulation and Safety Act ("Act"), comprised of California legislative bills AB 243, AB 266, and SB 643. The Act creates a comprehensive state licensing system for the commercial cultivation, manufacture, retail sale, transport, distribution, delivery, and testing of medical cannabis, all subject to local control. One of the purposes of the Act is to ensure uniformity among jurisdictions that wished to allow commercial cannabis operations; and

WHEREAS, on June 27, 2016, the Governor signed SB 837, effective immediately, changing the terms in the Act from "medical marijuana" or "marijuana" to "medical cannabis" or "cannabis", and making other technical changes to the Act. SB 83 7 also adopted regulations relating to the use and diversion of water in connection with the cultivation of cannabis; and

WHEREAS, in 2016, the City adopted Title 17, Chapter 17.03 et seq., of the King City Municipal Code pertaining to Medical Cannabis Activity. The Medical Cannabis Ordinance places complete bans and regulations on medical cannabis activity in the City based upon various health, safety and welfare and land use findings relating to cannabis cultivation, dispensing, and consumption, which findings are incorporated herein by reference; and

WHEREAS, in November of 2016 the Adult Use of Marijuana Act ("AUMA") was approved by a majority of California voters. The purpose of AUMA is to establish a comprehensive system to legalize, control and regulate the cultivation, processing, manufacture, distribution, testing, and sale of nonmedical cannabis, including cannabis products. Adults, age 21 and older, will be allowed to possess cannabis and grow certain amounts at home for personal use; and

WHEREAS, the AUMA did not provide for a specific effective date, thus the provisions of the AUMA regarding personal use, possession, and cultivation of cannabis became effective the day after the November 8, 2016; and

WHEREAS, the AUMA's proposed Health & Safety Code section 11362.1(a)(3), will make it lawful under state and local law for any person twenty-one (21) years of age or older to "Possess, plant, cultivate, harvest, dry, or process not more than six living cannabis plants and possess the cannabis produced by the plants"; and

WHEREAS, the City wishes to enact regulations governing commercial cultivation of cannabis at this time; and

WHEREAS, the AUMA's proposed Health & Safety Code section 11362.2(b) explicitly allows a city to "enact and enforce reasonable regulations to reasonably regulate" the cultivation of cannabis so long as the City does not prohibit the cultivation of up to six plants "inside a private residence, or inside an accessory structure to a private residence located upon the grounds of a private residence that is fully enclosed and secure"; and

WHEREAS, several California cities have reported negative impacts of cannabis cultivation and related activities, including but not limited to offensive odors, criminal activity, (such as trespassing, theft, violent robberies and robbery attempts, and the illegal sale and distribution of cannabis), and public health and safety concerns (such as fire hazards and problems associated with mold, fungus, and pests); and

WHEREAS, cannabis plants, as they begin to flower and for a period of two months or more, produce a strong odor, offensive to many people, and detectable far beyond property boundaries if grown outdoors or if grown indoors without proper ventilation, odor control, and other regulations; and

WHEREAS, due to the value of cannabis plants and their strong smell (which alerts others to their locations), cannabis cultivation has been linked to break-ins, robbery, armed robbery, theft and attendant violence and injury, creating an increased risk to public safety; and

WHEREAS, unregulated cannabis cultivation can be harmful to the welfare of the surrounding community and its residents and constitute a public nuisance, in that cannabis cultivation has been shown to involve avoidance of environmental laws and regulations, and has resulted in the pollution of waters and navigable waterways in the State of California; and

WHEREAS, the indoor cultivation of cannabis has potential adverse effects to the structural integrity of the buildings in which cannabis is cultivated, and the use of high wattage grow lights and excessive use of electricity increases the risk of fire, which presents a clear and present danger to the buildings, its occupants, and neighboring buildings and residents; and

WHEREAS, unregulated indoor cultivation of cannabis can be harmful to the public health, safety and welfare, given electrical modifications risk fires, poor irrigation can cause mold, overloaded circuits can leave entire neighborhoods in the dark, plant chemicals can cause illness, improper carbon dioxide mixed with insufficient ventilation can cause injury or death, and structural changes put first responders in danger if they rush into the unknown; and

WHEREAS, the Attorney General's August 2008 Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use recognize that the cultivation or other concentration of cannabis in any location or premises without adequate security increases the risk that nearby homes or businesses may be negatively impacted by nuisance activity such as loitering and/or crime; and

WHEREAS, MMRSA and AUMA mandated comprehensive state licensing and regulatory framework for cultivation, manufacturing, distribution, transporting, testing and dispensing cannabis and cannabis products; however, implementing regulations have yet to be written and state licenses may not be available until 2018; and

WHEREAS, there are numerous well publicized studies and reports, as well as numerous documented incident in Monterey County and throughout the State, which show that unregulated cannabis activities have a significant adverse effect on the community; and

WHEREAS, the City finds that the absence of a formal regulatory framework the adverse impacts frequently associated with commercial cannabis activities will occur, resulting in an unregulated and potentially significant negative impact upon the environment and upon public health, safety, and welfare of the community; and

WHEREAS, outdoor cannabis cultivation and unregulated indoor cannabis cultivation are likely to generate these negative effects on the public health, safety, and welfare in the City, based on the experiences of other cities; and

WHEREAS, pursuant to the above-described express statutory authority and its police power, the City desires to explicitly prohibit the outdoor cultivation of commercial cannabis for both recreational and medical use; and

WHEREAS, pursuant to the above-described express statutory authority and its police power, the City also desires to enact reasonable regulations for the indoor cultivation, manufacturing, testing, distribution, or consumption of commercial recreational and medical cannabis; and

WHEREAS, absent clear regulation, cannabis cultivation in the City poses a potential threat to the public peace, health, and safety, and, unless the City takes action to regulate it, the secondary impacts described above are likely to occur very soon after the passage of the AUMA; and

WHEREAS, the City has a compelling interest in protecting the public health, safety, and welfare of its citizens, residents, visitors and businesses, and in preserving the peace and quiet of the neighborhoods within the City by regulating the commercial cultivation of recreational and medical cannabis; and

WHEREAS, nothing in this Ordinance shall be construed to: (1) allow any person to engage in conduct that endangers others or causes a public nuisance; or (2) allow any activity relating to the cultivation, manufacturing, testing, distribution, or consumption of cannabis which is illegal under state or federal law; and

WHEREAS, it is the intent of the City to regulation commercial cannabis activities, both recreational and medical, within the boundaries of the City.

NOW THEREFORE, the City Council of the City of King does hereby ordain as follows:

SECTION 1. The above recitals are incorporated are hereby by reference.

SECTION 2. The Ordinance is exempt from the California Environmental Quality Act ("CEQA") because it can be seen with certainty that there is no possibility that it will have a significant effect on the environment. (CEQA Guidelines § 15061(b)(3).) It is also exempt because it consists of regulations and restrictions on activities to assure the maintenance, restoration, or enhancement of natural resources and the environment by prohibiting environmentally destructive components of unregulated cannabis cultivation. (CEQA Guidelines §§ 15307 and 15308.)

SECTION 3. Chapter 17.03, of Title 17, of the King City Municipal Code and the Sections specifically identified below are amended to read as follows:

Chapter 17.03

COMMERCIAL CANNABIS ACTIVITY

Section 17.03.020 Definitions.

When used in this Chapter, the following terms shall have the meanings ascribed to them in this Section. Any reference to California statutes includes any regulations promulgated thereunder and is deemed to include any successor or amended version of the referenced statute or regulatory provision.

(j) "*Delivery*" means the transfer of cannabis and/or cannabis products from a cultivation site, up to an amount determined by the State of California, or any of its departments or divisions, to a manufacturer or testing laboratory, or the wholesale or retail sale of cannabis, cannabis products and/or devices for the use of cannabis or cannabis products from a storefront and/or non-storefront dispensary, up to an amount determined by the State of California, or any of its departments or divisions, to a retail customer.

Section 17.03.040 Licenses and Permits.

(a) Commercial cannabis activity shall be authorized in the City of King only as expressly provided in this Chapter and if not expressly authorized by this Chapter shall be prohibited.

(b) Authorized Commercial Cannabis Activities: Commercial cannabis operations within the City, which comprise the activities of indoor cultivation, mixed-light cultivation, nursery cultivation, retailer (storefront and/or non-storefront delivery), manufacturer, testing laboratory, distributor, and microbusiness are allowed subject to issuance and maintenance of the permits and entitlements set forth in this Chapter and all

other applicable City and State laws and regulations, and issuance and maintenance of a valid and current State license of a classification listed below, as provided for in Business & Professions Code Section 26050 and applicable State regulations:

(1) Type 1A = Cultivation; Specialty Indoor; Small.

(2) Type 1B = Cultivation; Specialty Mixed-Light; Small.

(3) Type 2A = Cultivation; Indoor; Small.

(4) Type 2B = Cultivation; Mixed-Light; Small.

(5) Type 3A = Cultivation; Indoor; Medium.

(6) Type 3B = Cultivation; Mixed-Light; Medium.

(7) Type 4 = Cultivation; Nursery.

(8) Upon authorization by the State of California, Type 5A = Cultivation; Indoor; Large.

(9) Upon authorization by the State of California, Type 5B = Cultivation; Mixed-Light; Large.

(10) Type 6 = Manufacturer 1.

(11) Type 7 = Manufacturer 2.

(12) Type N = Manufacturer (i.e. no extractions, pursuant to 17 CCR § 40118, as may be amended).

(13) Type P = Manufacturer (i.e. packaging and labeling only, pursuant to 17 CCR § 40118, as may be amended).

(14) Type 8 = Testing Laboratory.

(15) As authorized by Code of Regulations, Type 9 = Non-Storefront Retailer (i.e. non-storefront delivery, pursuant to 16 CCR § 5414, as may be amended).

(16) Type 10 = Storefront and/or Non-Storefront Retailer.

(17) Type 11 = Distributor.

(18) Type 12 = Microbusiness .

(19) Type 13 = Distributor (i.e. transport only, pursuant to 16 CCR § 5315, as may be amended).

The establishment, development, construction, maintenance, or operation of a non-storefront dispensary shall only be authorized in the M-1, M-2 and M-3 zones and/or the East Ranch Business Park Specific Plan area within the City. The establishment, development, construction, maintenance, or operation of a storefront dispensary shall only be authorized in the highway service area west of the freeway (excluding properties located on Canal Street), the C2 zone, and the First Street corridor and highway service zoned areas on First Street from Ellis Street to Highway 101. As such, the establishment, development, construction, maintenance, or operation of a storefront and/or non-storefront dispensary shall be prohibited in all other zones and/or areas within the City. Further, storefront dispensaries shall be prohibited from being located directly adjacent to any single-family or multi-family residential property. The terms "directly adjacent" mean sharing a property line border with the proposed storefront dispensary property. Nothing in this subsection shall be interpreted to authorize the establishment, development, construction, maintenance, or operation of a storefront and/or non-storefront dispensary in violations of the requirements of Health and Safety Code section 11362.768, Code of Regulations section 5026 and any other similar statue, law and/or regulation enacted by the City or State of California or one of its departments charged with regulating cannabis activities.

(c) Prohibited Types of Commercial Cannabis Businesses: Commercial cannabis businesses within the City which involve the activities of outdoor cultivation of cannabis are prohibited in the City. Further, this prohibition includes, but is not limited to, commercial cannabis activities licensed by the State license classifications listed below, as provided for in Business & Professions section 26050 and applicable State regulations:

(1) Type 1= Cultivation; Specialty Outdoor; Small.

(2) Type 1C = Cultivation; Specialty Cottage; Small.

(3) Type 2 = Cultivation; Outdoor; Small.

(4) Type 3= Cultivation; Outdoor; Medium.

(5) Type 5 = Cultivation; Outdoor; Large.

Except as otherwise expressly provided in this Chapter, the prohibitions of this subsection includes any similar commercial cannabis activities authorized under new or revised State licenses, or any other State authorization, for any type, category, or classification of commercial cannabis activities which involve the above-referenced or similar activities or operations.

The establishment, development, construction, maintenance, or operation of a storefront cannabis cooperative and/or collective are hereby prohibited, and is not an authorized or conditionally permitted use in any zoning district within the City, even if located within an otherwise permitted use. No person shall establish, develop, construct, maintain, or operate a storefront cannabis cooperative and/or collective and no application for a building permit, use permit, variance, or any other entitlement authorizing the establishment, development, construction, maintenance, or operation of any storefront cannabis cooperative and/or collective shall be approved by any officer or employee of the City. A violation of this Section is declared to be a public nuisance and punishable pursuant to the provisions of the King City Municipal Code.

(d) The sale, delivery, gift, trade, barter or making available of cannabis or cannabis products by two or more persons shall be prohibited in all zoning districts of the City, unless conducted in compliance with the requirements of this Chapter and the King City Municipal Code.

(e) In addition to those other requirements which may be imposed pursuant to this Chapter, no person shall establish, develop, construct, maintain, or operate a commercial cannabis activity and/or open a commercial cannabis business without possessing both a commercial cannabis permit issued by the City and within one (1) year of the ability to obtain a license, a license issued by the State of California or one of its departments or divisions.

(f) The City Manager is hereby authorized to issue commercial cannabis permits on behalf of the City. The City Manager, in their sole discretion, may issue a commercial cannabis permit pursuant to the mandatory requirements of this Chapter and the King City Municipal Code as may be repealed or amended by the City Council from time to time.

(g) A commercial cannabis permit shall be governed by the following requirements and/or limitations:

(1) There shall be no more than two (2) commercial cannabis permits issued by the City authorizing the storefront retail sale of cannabis and/or cannabis products.

(2) Excluding storefront dispensaries, repair, maintenance and delivery services, there shall be no public access to the commercial cannabis business.

(3) It shall be unlawful to employ or grant access to any individual under twenty-one (21) years of age, or another age as set by state law.

(4) Each commercial cannabis permit issued pursuant to this Chapter shall expire twelve (12) months after the date of its issuance.

(5) An application for renewal of a commercial cannabis permit shall be filed with the City Manager at least sixty (60) calendar days prior to the expiration date of the permit.

(6) An application for renewal of a commercial cannabis permit shall be denied if any of the following exists:

(A) The application for renewal of the commercial cannabis permit is filed less than sixty (60) calendar days before its expiration. Notwithstanding the requirements of this subsection, upon timely filing of a request for waiver and showing of good cause by the applicant, the City Manager in his/her sole discretion may wave this requirement and grant an extension of time to file a renewal application for a commercial cannabis permit. The extension of time granted by the City Manager shall not exceed sixty (60) days. . The applicant shall file the request for a waiver and extension of time with the City Manager at least fifteen (15) days prior to the expiration of the commercial cannabis permit. The time period to file a request for a waiver and extension of time shall be jurisdictional and cannot be waived. A request for a waiver and extension of time not timely filed is defective and shall be denied.

(B) The commercial cannabis permit is suspended or revoked at the time the application for renewal is submitted or suspended or revoked while the application for renewal is pending.

(C) The commercial cannabis business or activity has not been in regular and continuous operation during the four (4) months prior to the submission of the application for renewal. Notwithstanding the requirements of this subsection, the City Manager in his/her sole discretion may wave this requirement upon showing of good cause by the applicant.

(D) The commercial cannabis business or activity fails to conform to the requirements of this Chapter, any provision of the King City Municipal Code, any condition(s) imposed as part of a conditional use permit, and/or zoning requirement.

(E) The applicant for renewal of the commercial cannabis permit fails to renew its State of California license.

(F) The applicant for renewal has failed to pay in full any fees, administrative citation fines, penalties and/or costs issued by the City relating to the commercial cannabis business and/or activity, unless assessment of the fees, administrative citation fines, penalties and/or costs are being appealed.

(7) If a renewal application is denied, the applicant may file an appeal. The appeal must be in writing, identify the grounds for reversing the denial and be submitted to the City Clerk within ten (10) days from the date of the denial. The appeal shall be conducted as established within this Chapter and/or the King City Municipal Code. In the alternative, the applicant may file a wholly new application for a commercial cannabis permit as established within this Chapter. Upon expiration of the commercial cannabis permit and regardless of a pending appeal or new application for a commercial cannabis permit, all applicant's commercial cannabis activity shall immediately cease. Violations of this Section shall be subject to denial of the appeal or new application for a commercial cannabis permit and/or the enforcement, penalties and cost recovery proscribed within this Chapter and/or the King City Municipal Code.

(8) An applicant seeking multiple licenses for different types of commercial cannabis activity shall be required to comply with the multiple licensing restrictions contained within Business and Professions Code section 19328. An applicant may hold multiple City issued commercial cannabis permit types, consistent with the requirements of Business and Professions Code section 26053 and a State of California Type 12 "Microbusiness" license. An applicant who holds a City issued testing permit and/or State of California issued testing license shall not hold any other City issued commercial cannabis permits. Further, the applicant shall apply and receive a City issued permit for each type of commercial cannabis activity prior to engaging in the commercial cannabis activity.

(9) Any unpaid fees, administrative citation fines, penalties and/or costs issued by the City relating to the commercial cannabis business and/or activity shall be added to the fee for renewal of the commercial cannabis permit, unless assessment of the fees,

administrative citation fines, penalties and/or costs are being appealed.

(10) A commercial cannabis permit shall not be renewed until the City receives payment in full of the renewal fee.

(h) Issuance of a commercial cannabis storefront dispensary permit shall be governed by the following requirements and/or limitations:

(1) All commercial cannabis storefront dispensaries shall be prohibited except within the following designated area(s): the highway service area west of the freeway (excluding properties located on Canal Street), the C2 zone, and the First Street corridor and highway service zoned areas on First Street from Ellis Street to Highway 101. Further, storefront dispensaries shall be prohibited from being located directly adjacent to any single-family or multi-family residential property. The terms "directly adjacent" mean sharing a property line border with the proposed storefront dispensary property. Only pre-applications that can demonstrate the applicant currently owns, leases or has an option to buy or lease the property proposed for the business within an area authorized for a commercial cannabis storefront dispensary shall be considered.

(2) The City Manager or his/her designee shall provide notice to the public that the City will be accepting pre-applications for issuance of a commercial cannabis storefront dispensary permit. The public notice shall include, at a minimum, the time period within which to submit an application and where at the City to submit the pre-application. The time period to submit a pre-application with the City shall not exceed sixty (60) days. Any pre-application, or portion thereof, not submitted to the City within the time period established within the public notice shall be deemed defective and excluded from consideration.

(3) The applicant shall submit within their pre-application detailed materials establishing:

(A) Proposed Dispensary Site and Neighborhood Compatibility Plan.

(B) Business and Operations Plan.

(C) Qualifications and Experience of Principals.

(D) Security Plan.

(E) Labor and Employment Plan.

(F) Improvement Plan and Schedule.

(4) The pre-application for a commercial cannabis storefront dispensary permit shall be reviewed by an independent third party and provided a score between zero (0) and six hundred (600). The scoring will be based upon the following criteria:

(A) Degree to which the site of the proposed dispensary is available, suitable for the proposed use, and potential neighborhood and community impacts are minimized through building and site orientation and improvements, (including but not limited to signage, traffic, parking, lighting, appearance of building, prevention of access to minors, waste, odor and noise).

(B) Economic viability, capitalization of the proposed dispensary, schedule for completion and opening of the proposed dispensary, and level and quality of services to be provided at the proposed dispensary.

(C) Experience of owners, managers and employees in the operation of a retail cannabis business (including but not limited to prior history of positive sales, appearance and maintenance of a retail cannabis business, legal compliance, management and positive community relations) and other experience related to the operation of a commercial cannabis business.

(D) The operations and security plan for the proposed dispensary (including but not limited to the non-diversion of cannabis and/or cannabis products, on-site security technology, and in-house and contract security personnel).

(E) Employment opportunities for City of King residents (including but not limited to estimated job creation, pay rates, and actions proposed to hire and train local employees).

(F) Investment and improvements in the interior and exterior of the structure and property of the proposed dispensary.

(5) The applicants which receive a score of five hundred (500) or higher during the independent review process of their pre-application shall be placed into a lottery. Any applicant receiving a score of four hundred ninety-nine (499) or less shall be excluded from the lottery process.

(6) The City shall select applicant(s) during the lottery process based on the number of available commercial cannabis storefront dispensary permits. The applicant or applicants selected during the lottery process may receive a commercial cannabis storefront dispensary

permit, provided each applicant individually meets all applicable requirements of this Chapter, the King City Municipal Code and/or state and federal law and obtains all other required permits and approvals. Further, each selected applicant shall submit an application for a commercial cannabis storefront dispensary permit which complies with the requirements of this Chapter.

(7) The selection processes set forth within this subsection shall be utilized any time a commercial cannabis storefront dispensary permit becomes available.

(8) The applicant shall comply with all requirements of the King City Municipal Code and State of California statute, regulation and/or guideline governing commercial cannabis businesses and/or storefront dispensaries.

(9) Within six (6) months of the City issuing an applicant a commercial cannabis storefront dispensary permit, the permittee shall secure a license from the State of California to operate a cannabis storefront dispensary and provide a copy of the license to the City Manager or his/her designee. Upon written request by the permittee and a showing of good cause, the City Manager or his/her designee, in their sole discretion, may grant no more than one (1) extension of time. The extension of time shall not exceed six (6) months. Failure to secure a State of California license to operate a cannabis storefront dispensary or to provide a copy of a State of California license to operate a cannabis storefront dispensary to the City Manager or his/her designee shall void the City issued commercial cannabis storefront dispensary permit. After receiving notice from the City of the expiration of the time period to secure a license, the permittee shall immediately cease any commercial cannabis operations at the storefront dispensary.

(10) The commercial cannabis storefront dispensary permit shall become void should the permittee fail to commence operations of the storefront dispensary within eighteen (18) months of the issuance of the permit by the City.

(i) Prior to commencing operation, a commercial cannabis business shall obtain a City of King business license and comply with all applicable provisions and requirements of that license.

(j) Prior to commencing operation, a commercial cannabis business shall be subject to a mandatory building inspection and must obtain all required permits or approvals which would otherwise be required including, but not limited to, building permit(s), fire code permit(s), and planning-level permit(s) required by Title 17 Zoning of the King City Municipal Code.

(k) Consistent with the requirements of Business and Professions Code section 26053, a commercial cannabis business conducting multiple commercial cannabis activities shall obtain a City issued permit for each type of commercial cannabis activity prior to engaging in that activity. A commercial cannabis business which holds a City issued testing permit shall not hold any other City issued commercial cannabis permits. In addition, a commercial cannabis business authorized to conduct multiple commercial cannabis activities, consistent with the requirements of Business and Professions Code section 26053, shall not receive a City issued permit authorizing the establishment, development, construction, maintenance, or operation of a cannabis cooperative and/or collective within the City.

(l) Revocation, termination, denial, non-issuance or suspension of a license issued by the State of California, or any of its departments or divisions, shall immediately terminate the commercial cannabis permit and all commercial cannabis activity shall immediately cease. Upon reinstatement or receipt of a new license from the State of California, or any of its departments or divisions, the commercial cannabis activity may file for a new permit from the City. While a new application for a commercial cannabis permit is pending, applicant shall not engage in any commercial cannabis activity. Violations of this Section shall be subject to denial of the application for a commercial cannabis permit and/or the enforcement, penalties and cost recovery proscribed within this Chapter and/or the King City Municipal Code.

(m) Each commercial cannabis business operating within the City of King shall pay all applicable City taxes and permitting and licensing fees. Further each commercial cannabis business operating within the City of King shall pay all applicable state and federal taxes and permitting and licensing fees.

Section 17.03.070 Employee Work Permits.

(a) Every employee or independent contractor working at a commercial cannabis business or involved in the transportation related services for a commercial cannabis business shall obtain an employee work permit issued by the City. It shall be the responsibility of the commercial cannabis business permit holder to ensure that the employee or independent contractor has received their work permit from the City prior to commencing any work. Persons who are listed as the commercial cannabis permit holder shall not be required to obtain an employee work permit if such person also serves as an employee or contractor.

(i) An employee work permit shall expire two (2) years from the date it was issued by the City. An employee work permit shall authorize the individual to work for any commercial cannabis business within the city limits of the City of King.

Section 17.03.210 Operating Requirements.

In addition to those operating requirements specifically set forth elsewhere in this Chapter and except as may otherwise be expressly set forth in this Chapter, the following operating requirements shall apply to all commercial cannabis businesses operating in the City of King.

(a) Hours of Operation. Commercial cannabis businesses shall only be open to the public between the hours of eight (8:00) a.m. to seven (7:00) p.m. Monday through Sunday. Storefront dispensaries shall only be open to the public between the hours of eight (8:00) a.m. to ten (10:00) p.m. Monday through Sunday.

(o) Storefront Dispensaries. Prior to receiving a commercial cannabis storefront dispensary permit, the applicant shall submit an interior and exterior design plan to the City. The design plan shall minimally address the following elements:

(1) Existing structures shall be remodeled to include all new interior and exterior paint or coverings for the dispensary.

(2) Windows shall cover a minimum of 40% of the exterior front wall of the dispensary, including but not limited to a portion of opaque glass sufficient to prevent visibility of cannabis products.

(3) All merchandise shall be displayed in new commercial grade display cases.

(4) The dispensary shall contain all new flooring and fixtures. Flooring for the purposes of this subsection shall include, but is not limited to, carpet, tile, hardwood, laminate/hybrid flooring and/or a combination thereof. Fixtures for the purposes of this subsection shall include, but is not limited to, generally utilized lighting, plumbing and/or electrical fixtures.

The interior and exterior design plan shall comply with this Chapter, the King City Municipal Code and/or state and federal law. The City Manager or his/her designee shall provide written approval of the interior and exterior design of a storefront dispensary prior to the City issuing a commercial cannabis storefront dispensary permit.

(p) A commercial cannabis storefront dispensary shall not commence operation within the city limits prior to receiving a City issued commercial cannabis storefront dispensary permit. Violation of this section and any subsection contained herein shall constitute a misdemeanor and shall be punishable consistent with the requirements of this Chapter and/or the King City Municipal Code.

Section 17.03.230 Limitation on Commercial Cannabis Business Activities.

No more than two (2) commercial cannabis storefront dispensary permits shall be issued by the City. Further, no more than one hundred (100) acers of land or sixty (60) percent of the total land zoned within the City to allow for commercial cannabis business activities shall be utilized as commercial cannabis business. The entire portion of a piece of property being utilized as a commercial cannabis business shall be counted towards the one hundred (100) acre or sixty (60) percent limitation established above. In addition, no more than one million, three hundred fifty thousand square feet of total canopy whether under cultivation or nursery activity will be allowed within the city at any one time and commercial cannabis permits shall be issued by the city for cultivation and nursery activity up to a maximum one million three hundred fifty thousand square feet of total canopy within the city. Nurseries shall be limited to a total of twenty-five thousand square feet in size per Type 4 "Nursery" license issued by the city.

Section 17.03.260 Cannabis manufacturing—Edibles and other cannabis products—Sale or distribution of edible and other cannabis products.

The manufacturing of food or other products infused with or which otherwise contain cannabis may be manufactured within the appropriate zoning districts as defined in Title 17, Zoning, of the King City Municipal Code, subject to the regulations set forth in this section and subject to whatever additional regulations may be promulgated hereunder by an ordinance or resolution of the city council or otherwise pursuant to this chapter.

(a) No edible cannabis product(s) shall be sold or distributed at an unpermitted storefront or non-storefront commercial cannabis dispensary or business within the city limits. Edible cannabis product(s) may be sold or distributed at a permitted storefront and/or non-storefront retail commercial cannabis dispensary or business.

SECTION 6: EFFECTIVE DATE.

This Ordinance shall take effect and be in full force and effect from and after thirty (30) calendar days after its final passage and adoption. Within fifteen (15) calendar days after its adoption, the Ordinance, or a summary of the Ordinance, shall be published once in a newspaper of general circulation.

I HEREBY CERTIFY that the foregoing Ordinance was introduced by the City Council after waiving reading, except by Title, at a regular meeting thereof held on the _____ day of _____ 2020, and adopted the Ordinance after the second reading at a regular meeting held on the ____ day of _____ 2020, by the following roll call vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

ATTEST

_____
STEVEN ADAMS, City Clerk

CITY OF KING

By: _____
MIKE LEBARRE, Mayor

I, _____, City Clerk of the City of King, California, DO HEREBY CERTIFY that the foregoing is a true and accurate copy of the Ordinance passed and adopted by the City Council of the City of King on the date and by the vote indicated herein.

EXHIBIT 3

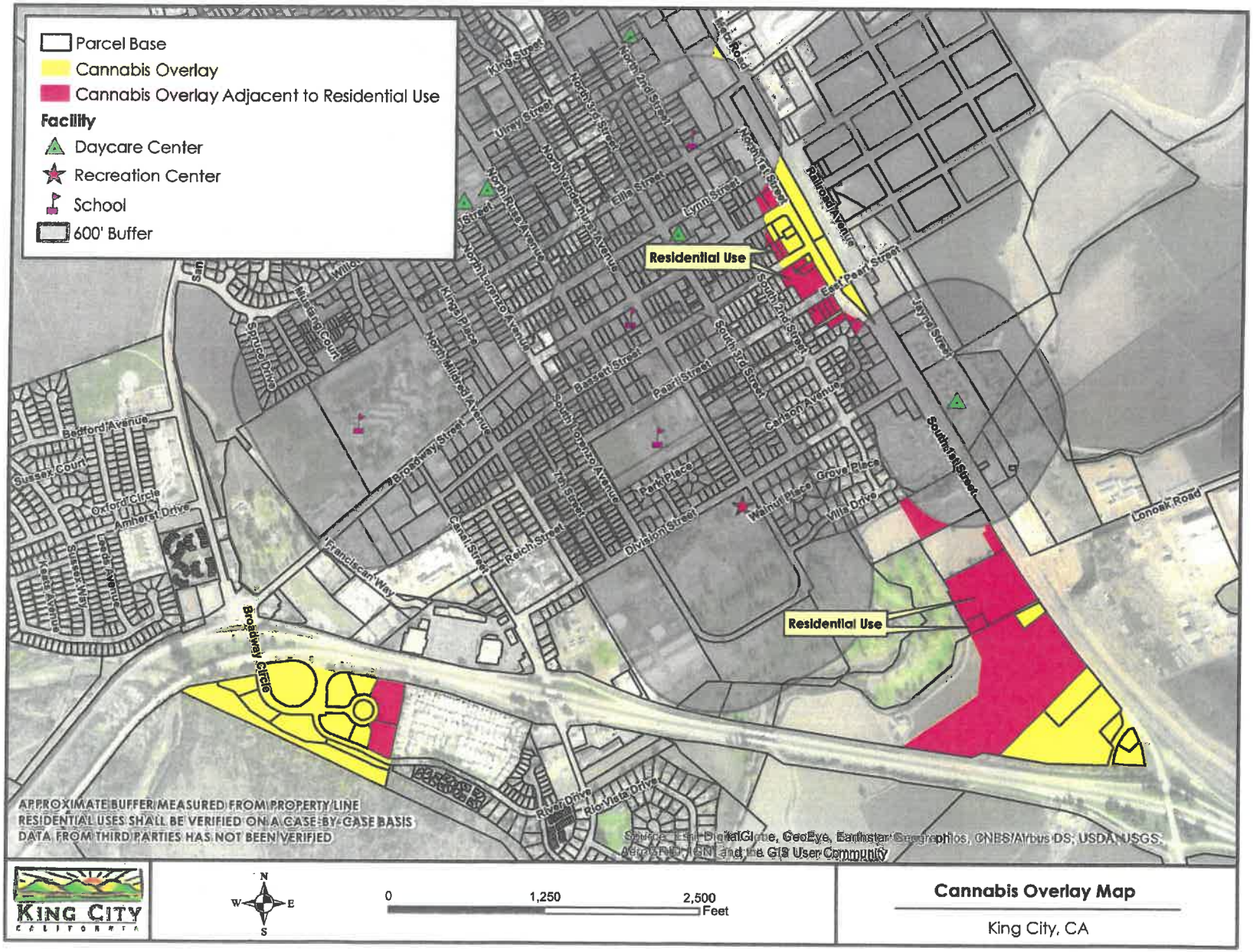
Parcel Base
Cannabis Overlay
Cannabis Overlay Adjacent to Residential Use
Facility
Daycare Center
Recreation Center
School
600' Buffer
Residential Use
Residential Use
APPROXIMATE BUFFER MEASURED FROM PROPERTY LINE
RESIDENTIAL USES SHALL BE VERIFIED ON A CASE-BY-CASE BASIS
DATA FROM THIRD PARTIES HAS NOT BEEN VERIFIED
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
KING CITY
CALIFORNIA
N
W
E
S
0
1,250
2,500
Feet
Cannabis Overlay Map
King City, CA

EXHIBIT 4

10/20/19

A quien Corresponda:
Ciudadana de King City
Irma Garcia - 831 750 3388

To my knowledge of the planning for Canabis "factory" "nursery" I am in total disagreement to this due to the factor that its in the means to get handled by the wrong people meaning of our children. I think our town has enough gang related issues bulling in our schools and all these and etc and bringing a Canabis factory to our town will bring more harm to our families and our children and grandchildren.

10/22/19

To Whom it May Conser I
Jose Would Not agree
for any dispenseries here in
King City because that makes
it easyier for are children
to think that Smoking
Pot Weed is ok. and
also its dangerouse because all
the weed Smokers Drive under
the influnce and can kill or
hurt are familys.

10/22/2019
¡Ciudad de King City California
A Quien corresponda:

Yo soy un habitante de King City y estoy en desacuerdo que ponga expendios de Marihuana en esta Ciudad por todos nuestros niños y adolecentes lo que havia falta serian mas centros recreacionales en ver de estos expendios

gracias

Rosalba H.

Octubre del 20

A quien corresponda: King City, CA.

Yo Elideth G[illegible] mi preo[illegible] y [illegible] ciudadana de te pueblo la instalación de expendio de mariguana como [illegible]

Esto afecta a nuestros Jovenes ya que va ser mas accesible adquirirla mariguana, No importa aunque sea legal y solo para adultos sabemos que [illegible] adolescentes nuestros niños de menor dad [illegible] an los mas afecta[illegible].

Como Madre saber que en nuest[illegible] pueblo de King city habrian t[illegible] lugares [illegible] preocupa[illegible] y [illegible] molesta darme cuenta que [illegible] el dinero solo que importa [illegible] de la vida de nuestros Jovenes

Total desacuerd[illegible].

Atte: Elideth Gomez [signature]

P.D [illegible]

N[illegible] los [illegible]ogas

esta ba dad
kinb (Ty Yo t de acuerdo
con la ban mar
sobre la desicion de la mariuana
Porque ai taria ahue tros sobene
del Futur Porque bra mas
Problemas Para la d
Por no a l ad

Aquí n [illegible] a: 10-22-14

Yo, Yolan[illegible] Juim[illegible] (831) 7[illegible] 6[illegible]

Yo [illegible] de Ki[illegible]ty, [illegible] estoy de acuerdo [illegible] que pongan este lugar llam[illegible] "Expendi[illegible]" [illegible] la [illegible] puede [illegible] tir a n[illegible]tros hij[illegible], que para mí [illegible] hace difi[illegible] ed[illegible]ar, y [illegible] esta clase de [illegible] mas difi[illegible] tomar [illegible]ntrol [illegible]bre ellos.

y [illegible] la [illegible] nue[illegible]tr[illegible] e[illegible] y yo con [illegible] mad[illegible] hijos [illegible] recupa, ya q[illegible] muchos [illegible] sot[illegible] [illegible] [illegible] [illegible] [illegible] [illegible] de [illegible]tros Es[illegible] y ya que ellos [illegible]drían ayudar a Educar a nuestros hij[illegible]s y [illegible] no [illegible] a yo. [illegible] re [illegible] fa[illegible] [illegible] [illegible] Hasig[illegible] [illegible] los ci[illegible]dadan [illegible] ta ciudad de Kingsity vamos a sufrir las consecuencias. noten que [illegible] los adolescentes lo hacen a [illegible] [illegible]mo curiosidad y no pueden [illegible] trol d[illegible] mismos.

[illegible]

[illegible] Yo

10/20/19

A quien Corresponda:
Ciudadana de King City
Irma Garcia - 8317563388

To my knowledge of the planning for Canabis "factory" "nursery" I am in total disagreement to this due to the factor that its in the means to get handled by the wrong people meaning of our children. I think our town has enough gang related issues building in our schools and all these and etc and bringing a Canabis factory to our town will bring more harm to our families and our children and grandchildren.

10/22/2019
Ciudad de King City California
A Quien corresponda:

Yo soy un habitante de King City y estoy en desacuerdo que ponga expendios de Marihuana en esta Ciudad por todos nuestros niños y adolecentes lo que havia falta serian mas centros recreacionales en vez de estos expendios

gracias

Rosalba H.

Octubre 22 del 201

A quien corresponda: King City, CA.

Yo Elideth Gomez, manifiesto mi preocupación y desacuerdo como ciudadana de este pueblo con la instalación de expendios de mariguana como en negocio publico.

Esto afectaría a nuestros Jovenes ya que va ser mas accesible adquirirla mariguana. No importa aunque sea legal y solo para adultos sabemos que los adolescente nuestros niños de menor edad serian los mas afectados.

Como Madre saber que en nuestro pueblo de king city se habrían estos lugares me preocupa mucho y me molesta darme cuenta que en esta sociedad el dinero es solo lo que importa a costa de la vida de nuestros Jovenes.

Total desacuerdo.

Atte: Elideth Gomez

P.D Paz y Vida.

No a las Drogas

10-22-19

esta carta ba dirigida ala ciudad de
kinb city yo no estoi de acuado
con la desicion que ban otomar
sobre la desicion de la mariuana
Porque afectaria anuestros Jobenes
del Futuro Porque abra mas
Problemas Para la siudad
Por Fabor no agan de nuestra siudad
algo que Perfudican anuestros ijos

10-22-19 King City, CA

To whom it may concern

I U.S citizen Maria D Guzman 831-566-4125
I am against canavis dispensary because
they are toxic and I wouldn't like my kids
to be around it because it is dangerous for
their health and am against the city's
desicion placing this kind of drug dispensary because
thats what it is a drug that kills the brain
neurons to the younger generation.
I hope my voice is heard please consider
not to do such a bad diecion.

thank you

Maria D Guzman
831-566-4125

To Who this may Concern

My Name is Francisco Balderas. Im in not Agreed on the Idea of opening of stores of/for the sell of Marijuana or any other product related to such Drug

Im a citizen of King City, Ca

F Balderas

10/22/19

831-254-7314

yo · maria Garcia Avalos
no quiero yno Estoy diacuerdo
para que pongan tiendas de
mariguana o drogas canavis o
otra cosa relasionada por que Dana
ria anuestor jovenes no lo a
cepto ni sercas nilejos
De midirecsion por que
les ase daño a mis
Joven De Kinnsiyi

A quien corresponda

10-22-19

Yo Sara Adan
como ciudadana de esta ciudad
de King city

No estoy de acuerdo que pongan una
tienda de Canavy o de esas cosas
expendios por que nuestros Jovenes
estan en peligro de caer en esas
tentaciones

a mi no Se me hace digna tener
en nuestra ciudad esa tienda
de mariguana

Yo y mi familia no estamos
de acuerdo

No estamos de acuerdo

atentamente

Sara Adan

10/22/2019

A quien corresponda
yo Guadalupe Avila estoy de
visita en la ciudad de Kingcity
no estoy de acuerdo en que
abran expendios de Marigüana
en esta ciudad porque afecta
mucho a nuestros Jovenes

Guadalupe Avila

DATE - 10-22-19

Yo Martha Lopez, no estoy deacuerdo que pongan sus espendios aqui en King City.

Por el bienestar y seguridad de nuestros Soveno

10-22-19 aquien conrresponda

no estamos de acuerdo en
~~Mar. Guna~~ Mar. Guna co

no estoy de acuerdo que ponga
un tienda de canabis ~~tienda~~
10 o una tienda

pedro Salvador

10-22-19

A Quien Corresponda

Yo Gerarda Olguin ciudadana de King city no estoy de acuerdo que habran tiendas de canavos

ya que eso daña la salud de nuestros Jovenes y ellos son nuestro Presente y Futuro en lugar de tiendas de drogas mejor Pongan talleres Para que aprendan y se aga la unidad

Por lo tanto mi Familia y Yo no ACEPTAMOS ESTA PROPUESTA

Afentamente
Gerarda Olguin

Yo mariano Avalos. Marín

No Estoy de acuerdo En que pongan Tien
das vendiendo Mariguana Ni que la sien
bres o Cultiven porque de por si con el
permiso o que les dieron para que con
fraran la mariguana para medisinal
solamente

No es pendios de mariguna porque Nu
estros Jovenes Se estan perdiendo mucho
pues ora con eso adonde Va a yeagar
sino ala adicxion y despues ala mu
este por adisión a estas drogas

King City, CA 6. 10-22-19

Roberto Arredondo

Les pedimos a las autoridades del Condado de Monterey para que tomen cuenta en el asunto para el vender el expendio de marihuana y evitar el consumo para nuestros jovenes.

10/22/19

Yo Francisco

Pongo por escrito por este medio que no estoy deacuerdo que pongan espendios de Mariguana en King City CA. Porque con el paso del tiempo no van a tener control sobre el consumo.
No es un bien para las nuevas generaciones en King City CA.
Gracias

Yo Berenice Rodriguez 10/22/19
no estoy de acuerdo
a que pongan ~~el~~ los dispensarios
de Marihuana ya que eso perjudica
a nuestros hijos y los hace mas
vulnerables y a mi como madre
me hacen ~~la~~ el trabajo o la educacion
con mis hijos mas difícil

Soy de la comunidad de King City
y no estoy de acuerdo

10-22-19

Yo Florina Franco estoy en desacuerdo con la legalidad de la mariguana y de las tiendas que la facilitan (Dispensarios de Mariguana).

porque yo he visto como el uso de la mariguana si afecta la salud mental y fisica en las personas que la usan, y afectan a toda su familia y ala sociedad, y comunidad.

Vivo en King City CA. Y no asepto este negosio de mariguana en mi comunidad.

Florina Franco 10-22-19

Ciudad de King city a quien
Correspona

Yo Candelaria Saldaña estoy
en desacuerdo con la legalidad de
mariguana y de las Tiendas que
la facilitan
porque evisto que acausa de
esto una sierta parte de la
juventud se esta envisiando con
La mariguana incluyendo uno
de mis hijos

Att Candelaria Saldana

10/22/19

10-22-19
1260 Sn Antonio Dr
King city Cal.

por medio de la Presente carta me dirijo a la Ciudad de King city a quien corresponte. que no estoy de acuerdo que pongan expendios de Marriguana otros productos. que afecten la Salud de nuestros Jovenes. y se Pierdan en las calles..

Erasmo Jimenes.

octubre 22

Mo Marcao Flores

[illegible] de acuerdo que tengan un negocio de [illegible] que no es muy comun para toda las personas solo para los que quieran y que les guste y [illegible] de acuerdo

1279 BLUFF AV

atenta

King city 22 de octubre 2019.
yo Gabina

no estoy de acuerdo que pongan
espenden o canavis en la ciudad
de king city. porque soy
mama. tengo amis hijos
y me preocupa. eso
que quieren hacer en nuestr ciudad.

King city 22 de Octubre 2019
aquien corresponda Ciudadana de King city
yo Rosario Silva 831-776-8907

no estoy de acuerdo en que
vaya a poner tiendas donde vendan
canavis por que estoy preocupada
por mis hijo por nuestra Salud
y no estoy de acuerdo con la
decicion de la ciudad por esta
razon ago esta carta para mostrar
mi inconformidad con esa decision
no es justa que nos nos tomen
encuenta para tomar una decision
tan importante tenemos derecho a
tomar decision

siudad de King city

A quien Corresponda asemos un yamado para todos los padres de familia porque yo Como padre de familia no estoy de acuerdo en todos los espendios de mariguana porque a fecta mucho ami familia y a la Comonidad por eso no es adecuado porque yo como papa de familia creo que a ustedes no les gustaria que uno de sus ijos estubiera en bolucrao en esto atenta mente

Bolda [illegible]

10-22-19

To whom it may Concern: City of King City
My name is Irma and I
Do not Agree with the city
allowing To have store Selling
vipe pens ar Marijuana products
our young kids and Teenagers are getting
So Addicted To this products its getting
out of Control Please listen To the
Community and Parants we Do not
Want this stores open To
the public we want all this type
of stores close instead of this
stores being openy we need
Recreation Centers for our kids
not Conducting kids To Drugs please
Let our viole Count no more
Niping or Marijuana stores
Thanks you for you Attention

Irma Pineda

10/22/2019

A quien Corresponda

Yo Salvador Hernandez

No estoy de acuerdo en

que abran tiendas de

venta de Mariguana no

estoy de acuerdo daña Mucho

a nuestra juventud sean

Concientes No estoy de

acuerdo Me niego aesto

Salvador Hernandez

10/22/19

Yo liliana Silva de King city
CA. Estoy en contra que pongan
establimento de marijuana.
como madre de un hijo de
y años yo estoy fuertemente
en contra de esta propuesta.
No quisiera que mi hijo cuando
este grande. Es un gran problema
para los adolesentes, y asen
un gran problema estra la
familia. Espero que mi vos
sea escuchada y lo tomen
en cuenta

gracias

Liliana Silva

Garcia, Josselyn, Rodriguez 10/22/19

it's bad that people sell drugs to younger people students from cpms & kchs it's affecting their family & their ~~life~~ lives & the community

Octubre 22

yo Rosa M Esquivel que vivo en

401 North Vanderhoh Av King City
CA No estoy deacuerdo en que
Pongan c pen ios de Mariguana
en king City

Rosa el Esquivel

A/ A Quien Corresponde

Yo Nicolas De Jesus Salvador

Vivo en King City California
No [redacted] que Venden Marijuana
Mucho contaminacia y a hay
Contaminacion De Quimica

10/22/19

A Quien corresponda,
mi hombre es Nelly Lizardi, vivo en
871 Sandringham St y no estoi de acuerdo
en que pongan en King city Marketas que
vendan Mariguana, porque si así nuestros
hijos andan en la tentacion de usarlas
imaginense aviendo Tiendas va estar peor
la situacion y por lo tanto estoy al Ø

Ø Ø Ø Ø Ø Ø Ø Ø Ø Ø

Por siento de que no existan esas
tiendas en mi comunidad.

Gracias.

Nelly Lizardi

A quien Corresponda
Mi nombre es Oliverio ORTIZ Sanchez
Vivo en la direción 871 Sandrighan St
King city yo no estoy deacuerdo a que
se ponga la tiendas de mariguna porque
asi los hijos no podran comprarlas
y no se metera en las drogas anque
cuidar nuestra comunidad unidos todos
por la salud de nuestros hijos.

Muchas
gracias
Oliverio ORTIZ

10-22-19

A quien corresponda

Yo Rosario Vasquez ciudadana de King city no estoy de acuerdo que abran tiendas de canabes

Ya que eso daña la salud de Vuestros Jovenes y ellos son el presente y el futuro
en lugar de tiendas de drogas mejor pongan talleres mas productivos para Jovenes

por lo tanto mi familia y yo no Aceptamos esta propuesta

Attentamente
Rosario Vasquez

To whom it may concern:

I disagree to have Cannabis store or any store to sell cannabis product. I believe this will be a bad decision for our children and young adolescence. Cannabis and other drugs have damaged my family. I live on Leeds Ave, King City CA

Janet D Jaramillo

10-22-19

Yo Francisco no estoy de
acuerdo que haya una tienda
de Marijuana aqui en la ciudad
de King city por que no
es un buen ambiente para nuestro
hijos que van creciendo lo
rechazamos todo tipo de
drogas.

Calle Leeds ave.

King city Calif

Francisco

A QUIEN CORRESPONDA YO
ANA VICTORIA que soy residente de la ciudad de King City no estoy de acuerdo en que pongan tiendas de cannabis porque de por si la juventud esta mal habiendo mas productos a su alcance de ese tipo porque a la juventud le llama mucho la atencion ese tipo de productos

ATT: Ana L Victoria

10-22-19

A QUIEN, CORRESPONDA:
Yo Clementina Delgado que vivo en 182 Spruce Acudimos a su buen Juicio para que puedan tomar una decicion con respecto a la venta de Marguana en nuestra comunidad. Ustedes han sido seleccionados por la comunidad por que vieron en ustedes a esas personas que haran cosas buenas para la comunidad asi que esperamos de ustedes esas acciones correctas esperando tomen cuenta el daño que hara a nuestra comunidad Soren. Gracias de antemano

Clementina Delgado

ALEJANDRO

A QUIEN CORESPONDA YO AGO ACCION DE QUE NO SE PERMITA ABRIR TIENDAS DE MARIHUANA PORQUE ESTAS DROGAS AFECTAN A MIS NIÑOS PORQUE NO SON PARA USO MEDICINAL A NOSOTROS NOS QUIEREN ASER BER QUE LA MARIHUANA ES SALUDABLE PERO NO ES ASI PORQUE SINO TODOS LOS HOSPITALES TE DARIAN LA MARIHUANA PARA DOLAR Y PODRIAMOS COMPRARLO CON MUCHA FASILIDAD PERO ES UNA DROGA QUE NO ES BUENA PARA LA SALUD TODOS EN ESTE MUNDO SABES QUE ES ILEGAL PORTAR ESTA DROGA EN LA COMUNIDAD DE TODO SER VIVIENTE ASI QUE LAS DROGAS EN ESPESIAL LA MARIHUANA CASA DAÑOS EN EL CUERPO HUMANO MUCHAS GRASIAS POR LEER ESTA PEQUEÑA CARTA NO A LA MARIHUANA

NO A LAS

DROGAS

No Faustino Santiago
No estoy de acuerdo con el proyecto del dispensario de Marihuana, por que traida problemas a nuestra ciudad para la juventud, si deporsi andan en malos pasos.

NO ACEPTO CON

la construccion

del DISPENSARIO

A Quien Corresponda:

Yo Veronica Guzmán soy una persona que vengo a la Ciudad de King City con frequencia y no me gustaria que la ciudad no abriera un dispensario de mariguana ya que daria una ~~forma de~~ excusa mas para los jovenes y adultos a accesar este producto.

Attentamente.

Veronica Guzmán

10-22-19 Ciudad de King City

Yo Ariana Rodriguez
Ciudadana de esta ciudad
No estoy de acuerdo que pongan
la distribucion del canabis porque como
madre estoy preocupada por mis hisos por
que la irresponsalidad de los que la vallan
a vender son tan irresponsables que vallan
a ser tanta maldad con los mas Bulnerables
que son los niños de esta ciudad

Aft. Ariana Rodriguez

10-22-19 Ciudad de King City

Yo Jose Manuel Montoya

No estoy de acuerdo que
pongan Canavis por ~~[illegible]~~ que es como
decirles a tus pro pios hijos drogate
Las Concecuencias las sufren los niños
de 10 a 15 años porque ni con
sus Leyes van a poder a gaior
a los que o se vale que
se agan ricos a costillas de los
niños

Att. Jose Manuel Montoya

10-22-19

Mi nombre es
Ramona yo vivo en la comunidad de
King city y no Estoy de acuerdo con
las tiendas de mariguanas y con
los productos que Contienen mariguana
por la razon de que acen mucho daño
a nuestros hijos y que lastima
que agan las cosas sin tomar en
cuenta a la comunidad Sabiendo que
ustedes miembros de la mesa
Es gracias a la comunidad

Piensen
bien
antes de tomar
un desicion
Sobre todo
piensen en los
los Jovenes que
Van a destruir
y las Familias

no estoy de acuerdo que abre la tienda
de Mariano Por que es Malo Por
la salud de los Jovenes

victor

Ciudad de King City Oct-22-2019

A quien corresponda.

Yo Sonia Gaytan. ~~vivo~~ residente de King City en dirección 313 Forden dr. no estoy de acuerdo en que vengan o pongan tiendas de mariguana o contenido similar, es muy dañino para nuestros Jovenes, niños, ademas ocupamos otras localidades para mantener y educar nuestros hijos, nietos sanos, mentalmente, fisicamente y moralmente, si de por si hay violencia y falta de amor, comprencion entre nuestras familias, Pido Por favor tomar en cuenta nuestra opinion porque nosotros somos los que viviremos o pagaremos las consecuencia necesitamos mas educacion y nuevos proyectos para nuestra comunidad. NO a tiendas de Mariguana o derivados.

SONIA G. GAYTAN

Yo Antonio Gomez Alvador. 10-22-2019
no me gustaria que pusieran Tiendas de Marigvana.
en King City Ca. porque pueden aber personas
no Responsables y las usen como vicios
yo vivo en 166 Service de King City Ca.

10-22-19

Mi nombre es Cristina Camacho
Yo no estoy de acuerdo en poner
tiendas de Marihuana aqui en
King cit, por la razon que no
es bueno para nuestros hijos y
todos los Jovenes por la razon que
aumentaria el consumo y las adiciones
en nuestros Jovenes. Mi direccion
es 166 Spruce DR

Cristina Camacho

10 22 19

por medio de estas palabras a quien corresponda es para no apoyar las tiendas o plantios de mariguana ya que a los niños y jovenes les esta afectando en su salud ya que nuestra comunidad esta asiendo afectada en muchas razones de salud como falta de aprendizaje o transtornos mentales y no ahi ningun respeto en la familia que estan conviviendo solo ellos se van guiando por lo que miran y no por lo que estan aprendiendo en casa porque en casa se les abla de otras cosas mucho mejores pere ahora ya no sentiendo por seguir los ejemplos de la television y los periodicos enton mi respuesta es estar encontra de la mariguana

10/22/19 Ciudad de Kern C.A

Yo Maria Castro he estado de acuerdo
que pongan tiendas de Cannabis
porque afecta labida la salud
de nuestros sobenes

¡Buenas Tardes!

A quien corresponda:

Mi nombre es María de Jesús Picazo soy un recidente de esta ciudad de King City CA 93930 por mas de 17 años soy mamá de 4 ciudadanos menores de edad creo que esta ciudad no estamos todavía preparados para recibir una tienda en donde se venda la marihuana queremos que esta ciudad siga siendo sin estas tentaciones para nuestros jovenes y adolescentes, muchas gracias por tomarse el tiempo de leer y tomar en cuenta mi opinion puesta en esta humilde carta.

ATTE:

María de Jesús Picazo

María Picazo

10-22-19

Yo Guadalupe Aragon
que vivo en 307 Vandest Av.
[illegible] de [illegible] que
[illegible] ninguna [illegible] de
[illegible]

10-22-19

A Quien Corresponda:

yo Sofia Hernandez
515 Lynn St
King City CA 93930

Me dirigo a quien Corresponda
pada dar mi punto de vista
sobre la tienda de Manheuna
que quieren poner en King City
No estoy de acuerdo con eso

ATT: Sofia Hernandez

ATT: Joan Hernandez

King City Oct-22-2019

Aquien corresponda yo Ramon Martinez me gustaria que tomaran en cuenta nuestra opinion aserca de la tienda que la ciudad planea abrir proximamente en la cual se venderia productos deribados de la mariuana y mariuana, creo que ya tenemos suficientes productos en las tiendas de los cuales nuestros niños tienen acceso productos nosivos para la salud y ustedes quieren traer mas problemas seria bueno que lo piensen, recuerden que con el dinero que la ciudad va a ganar con esta clase de negocios no seria suficiente para atender los daños colaterales que podria causar a los consumidores de estos productos a la larga costaria mas dinero y mas problemas, Gracias solo piensenlo y tomen en cuenta la comunidad.

Yo Carmela Dentro vivo en
137 Leeds Avenue Kings City
No quiero tiendas de Marijuana
Cerca de mi casa.

Gracias

También no quiero Casinos
Cerca de mi casa Yo trabajo en
una clínica.

Yo Maricela Lozoya que
vivo en 4145 San Lorenzo Ave
en King City, CA. 93930.
no estoy deacuerdo en que
pongan tiendas de mariguana
aqui en mi pueblo porque yo tengo
adolescentes todabia y nietos. ademas
trabajo con niños pequeños.

Maricela Lozoya

Yo Graciela Frias que
vivo en 839 Sandringham St King City
CA, 93930.
no estoy deacuerdo en que pongan
tiendas de mariguana aqui en mi
pueblo porque yo tengo adolecentes
y nietos.

Graciela Frias

Ciudad de King City yo no estoy de acuerdo a que pongan espendio de Mariguana en esta Ciudad por ninguna Razon por nuestros Jobenes porque no acer otras clase de trabajo que no sea la Mariguana

[illegible]

[illegible]

Ciudad de King City No estoy de acuerdo
que habran un dispensario de marijuana
porque les afecta a nuestro niños
y jovenes.

10/22/2019
Monica Aguilar

10-22-19

Ciudad de King CITY

No estoy de acuerdo que

Pongan el expendios de

mariguana, por ningun motivo

para el bien de nuestros Jovenes

10/22/2019

Mi nombre es lorena morales

a quien corresponda Yo lorena no estoy de acuerdo a que se Pongan tiendas donde se benda Cual-quier clase de drogas. Por que? de Por si la Jubentud esta como esta. Por Dios tengan Consiencia. Cual seria el siguiente Paso. Yo soy residente de esta Comunidad en un tiempo de 29 años y no estoy de acuerdo Soy madre tengo mis hijos e hijas Y me Preocupa lo que se ~~Probee~~ Pueda Probeer en esta Comunidad.

ATE Lorena Morales 831 444 5953

595 S. Vanderhurst Av. King City

10 22

A Quien Corresponda:

King City CA. Oct. 22-2019

La presente es para expresar mi inconformidad con el Proyecto de poner expendios de Marihuana. Por supuesto que no queremos aqui esas tiendas. no queremos cerca de Nuestros Jovenes y nuestra ciudad no queremos tanta contaminación.

Atentamente

Consuelo Martinez

22 de oc[illegible] 190

aquien corresponda. si udado de Kincirx

yo MaElena Reyes (831) 291 2946
no estoy de acuedo que pongas tiendas
para vender canori como madre estoy
preocupada porque no podemos controlar
a mis hijos pues con esta tienda espera
des controlar alos Jovenes no estoy de
acuerdo en que pongan tiendas para
vender canari en esta siudada de
Kincirx no estoy de acuerdo como
esposa por que estamos asiendo
lo que podemos ayudar alos esposos de
sacar alos maridos del las drogas
y a oracon esta tienda no la
queremos aqui en esta tienda
en Kincirx

tenta mente MaElena Herrera 10/22/19

King City,
October 22nd, 2019

A quien corresponda,

Yo Soledad Martinez, ciudadana de esta ciudad no estoy de acuerdo con esta decision de la ciudad. Yo como madre estoy muy preocupada por la salud de los niños, jovenes y adolecentes; ya que ellos se dejan llevar por las apariencias y caen en la trampa como corderos inocente al matadero.

Sinceramente, Soledad Martinez

10/22/2019

A quien corresponda

King City ca.

Yo Bernardo Espino

opino que no estoy de acuerdo en los planes de la ciudad de poner sus expendios de Marihuana ya no se necesitan mas drogadictos en este pueblo.

Atentamente

Bernardo

a quien corresponda

Alfredo Ortega King City ca

opino que no estoy de acuerdo de
poner sus espectáculos no hacen falta

10 22-14

A quien Corresponda.

Ciudad King City

Yo Jolisa Tena.
Estoy en contra de que
Tengan espendios de Marihuana
en esta ciudad que ellos agan
dinero a costa de la Salud mental
ficica y sobretodo, Para familiar

Ya hay muchos danos
ocacionados Por estas drogas
Espero ser escuchada.

Att Jolisa

King City 10-22-19

A Quien Corresponda:

Yo Marcela Tena Rios (831-818-6063)
Me dirigo a la ciudad de King City por medio de este escrito.
Soy Madre de 3 hijos adolecentes, y estoy muy preocupada por los expendios que se quieren abrir de Marihuana y sus deribados.
Mis hijos como otras tantas Jovenes son presas faciles de haer mal uso de dichos productos.
Dicho esto estoy totalmente en desacordo que se habran estos establecimientos.

Por sus atenciones
Mil Gracias

ATT: Marcela Tena

Octubre 23 de 2019.

A Quien Corresponda.

Yo Laura Escobedo (831-818-7882
Ciudadana de esta Ciudad no estoy
de acuerdo en las tiendas de Marijuana
que quieren poner aquí porque no es
bueno para nuestros hijos. ellos están
en la edad donde todos quieren experimentar
nuevas cosas y no estoy de acuerdo en
que me los inquieten y perjudiquen nuestra
Salud, y la de nuestros hijos.
por favor esta es una Ciudad Tranquila.
mejor pongan otros Servicios que los
Comerciales. yo no apruebo los expendios
que quieren poner.

Atte
Laura E.

A Quien Corresponda 10, 22, 19

Ciudad de King City

Como ciudadana de esta Ciudad estoy en desacuerdo con las instalaciones. Spendio de Mariguana No estoy de acuerdo, por la razón de que nuestra Juventud Niños y Comunidad, no estarian seguros, ahumentaria las adicciones y la Violencia, tampien

Atl. Noemi Rodriguez

Noemi Rodriguez

A quien Corresponda: a la Ciudad de Kingsb...
Yo Carolina No estoy de acuerdo
en que pongan esta Clase de Negocio de
Marihuana que es nosivo para la Salud.
que no tiene ningun beneficio para
la Sociedad al contrario destruye,
especial a la Juventud.

ATTE: Carolina Ibarra

Solo vengo aqui Seguido de visita
Vivo en Salinas

A quien corresponda

Magdalena Adán

Vivo en King city

y no estoy de acuerdo que pongan canaves de mariguana en la ciudad ya que dañara mucho a nuestros niños y ellos son el futuro ya no mas contaminacion

Ya que muchos jovenes se estan perdiendo mucho por la mariguana

Gracias

10/22/19

Ciudad de Kig city

Aquien Corresponda:

yo Blanca Hernandez,

Estoy en desacuerdo con la legalidad de mariguana y de las tiendas que la facilitan.

Porque esta envenenado a las personas de su mente y alma esto causa destruccion de personas y familias.

y por eso hay personas destructivas que las timas a otras personas con los efectos por causas de las drogas. Gracias.

Dios toque sus corazones.

Gracias.

10/22/19

a quien corresponda

YO Francisca M Vega

no Estoy de acuerdo que haiga Expedios de marihuana porque es un mal para nuestros jovenes y queremos Seguridad para ellos

llo Celia Picardo no es [illegible]
que pongan una tienda de marigoana
porque es un peligro para nuestros Jovenes
y nos ase mas difisil el convivio
con nuestros Hijos

Ciuda de King City
o aguien coresponda

Celia Picardo 10-22-2019

10/22/2019
Ciudad de King City California
A Quien corresponda:

Yo soy un habitante de King City y estoy en desacuerdo que ponga expendios de Marihuana en esta Ciudad por todos nuestros niños y adolecentes lo que havia falta serian mas centros recreacionales en vez de estos expendios

gracias

Rosalba H.

A quien corresponda: 10-22-19

Yo, Yolanda Jaimes (831) 722 22 68

Yo como ciudadana de Kingsty, no estoy de acuerdo q que pongan este lugar llamado "Expendios" en lu cual puede perder ir a nuestros hijos, que para mí se me hace difícil educar, y con esta clase de negocio se nos va hacer mas difícil tomar control sobre ellos.

y tambien es una tentación para nuestros esposos y yo como madre de 3 hijos, me preocupa, ya que muchos de nosotros no podemos tomar control de nuestros Esposos y ya que ellos nos podrían ayudar a educar a nuestros hijos y aveces no sentimos ese apoyo.

Yo como madre les suplico por favor piensen bien antes de poner este negocio de Expendio de Marihuana nosotros los ciudadanos de esta ciudad de Kingsty vamos a sufrir las consecuencias. noten que en los adolescentes lo hacen aveces como curiosidad y no pueden tomar control de si mismos.

De antemano gracias por su atención

Atte: Yolan