

# City of Half Moon Bay

## Community Meeting Summary

### Commercial Cannabis

September 13, 2017



[www.hmbcity.com](http://www.hmbcity.com)

**City of Half Moon Bay**  
Community Meeting Summary  
Commercial Cannabis  
September 13, 2017

*Prepared by City of Half Moon Bay*

# Table of Contents

<b>Background .....</b>	<b>1</b>
<b>Meeting Summary .....</b>	<b>1</b>
<b>Meeting Format .....</b>	<b>2</b>
<b>Meeting Highlights .....</b>	<b>3</b>

## **Appendices:**

- 1. Meeting Agenda**
- 2. Presentation**
- 3. Draft Buffer Map**
- 4. Clarifying Questions and Answers**
- 5. Small Group Discussions Transcribed Comments**
- 6. Additional Written Questions Received at the Community Meeting**
- 7. Additional Written Comments Received at the Community Meeting**

## Background

Half Moon Bay City Council has been studying options for regulating limited commercial cannabis activities in Half Moon Bay. Starting in late 2016, the City hosted several public meetings on this topic. City Council received input and discussed potential ordinance regulations and implementation procedures at these sessions. The most recent was August 15, 2017. After the August meeting, City Council determined that additional outreach was needed in order to provide additional input opportunities to community members on this important matter. To support that direction, the City hosted a large-scale community meeting on September 13, 2017.

This Community Meeting Summary document provides an overview of that event including community input received that evening. This summary does not include detailed information about the potential future commercial cannabis ordinance for Half Moon Bay. Those details are in development with the most current summary available in the September 19, 2017 staff report to City Council on this topic.

## Meeting Summary

The purpose of the Community Meeting was to provide information on state laws and potential future regulations surrounding commercial cannabis businesses, as well as to gather feedback on the City's potential future ordinance. The meeting was broadly noticed through the following means:

- Half Moon Bay ENews
- Posting on Next Door
- Parent Email via the Cabrillo Unified School District
- Half Moon Bay Review Newspaper and Online Ads
- Radio Advertisement on KHMB
- Flyers distributed at City facilities and local businesses

The meeting was held at the Ted Adcock Community Center from 6:30 – 8:30 PM.

## Meeting Format:

The meeting was facilitated by Peninsula Conflict Resolution Center (PCRC) and supported by staff from all City departments. The meeting agenda is included in Appendix 1. After the facilitator established group agreements and reviewed the meeting agenda, City staff gave a presentation, provided in Appendix 2. One component of the presentation included a draft map indicating buffers to sensitive uses. Copies of the map were made available to participants and the map is included in Appendix 3. The facilitator provided time for participants to ask clarifying questions with respect to the staff presentation. The clarifying questions and answers are provided in Appendix 4.

Following the presentation, small group discussions commenced. Staff facilitators encouraged participants in each group to consider various types of commercial cannabis activities including cultivation, ancillary storage and distribution, ancillary testing laboratories, and ancillary retail.

The discussions were initiated via the following questions:

*Based on the information you've been presented regarding the City's proposed ordinance:*

- ◆ *What are your impressions?*
- ◆ *Please share your input.*
- ◆ *What would you like the City Council to consider for the future ordinance?*

The staff facilitators strived to ensure participation from all members of their group and recorded summaries of each comment on flip chart paper. When the small group activity concluded, the chart papers were mounted on the walls of the meeting space. Comments from the small group discussion have been transcribed as accurately as possible and are provided in Appendix 5.

The meeting ended with a summary of next steps and participants were encouraged to fill out meeting evaluation forms. Participants were also invited to ask additional written questions, provided in Appendix 6, and comments, provided in Appendix 7.

Ample time was provided after the conclusion of the session for participants to linger and continue their discussions, consider the comments from other small groups, and partake in the refreshments provided by the City. Several participants helped put away tables and chairs.

## Meeting Highlights:

**Key Themes:** Several topic areas were brought up frequently in the small group discussions including the following:

- Community character
- Compatibility: noise, lighting, odor, traffic
- Community Benefits: business taxes; sales tax; licensing before taxes in place
- Impacts on children: Increased access, outreach and education
- Environmental concerns: water and energy demand, use of chemicals
- Business Viability: the draft future regulations may be too restrictive for some prospective business types
- Retail: A full range of opinions were expressed including encouragement to allow for retail in commercial areas throughout the City (not as ancillary on a greenhouse site), to those expressing strong opposition to allowing any retail activities in town

**Attendance:** Attendance is estimated to have peaked at about 120 participants. Some participants left the meeting before or during the small group discussions. In addition to this estimate, the following additional attendance details include:

- 109 individual attendees signed in
- Attendees were seated at fourteen (14) tables and chair groupings for the beginning of the session and the presentation
- The fourteen (14) groups were asked to combine into seven (7) larger groups for the small group facilitated discussions
- Attendees represented a broad mix of interests in commercial cannabis including:
  - Half Moon Bay residents
  - Coastside residents
  - Real estate professionals and property owners
  - Prospective commercial cannabis business stake holders
- Spanish translation was available, but not utilized due to lack of need. Because of this, staff believes it would be appropriate to reach out to the Spanish-speaking community through other means and is planning to do so in the near future, time-permitting based on Council direction.

## Meeting Evaluation:

PCRC provides meeting evaluation forms for all of their facilitations. In general, the meeting received favorable responses from nearly 90 percent of participants responding. The evaluation is scaled: 1 (very dissatisfied), 2 (dissatisfied), 3 (neutral), 4 (satisfied), and 5 (very satisfied) with respect to the following four criteria: 1) content, 2) facilitation, 3)

location, and 4) overall experience. A summary of the evaluations includes:

- 40 evaluations were submitted
- No participants rated any of the categories with a 1 (very dissatisfied)
- Four (4) evaluations included one or more 2s (dissatisfied); and one (1) evaluation rated the meeting with all 3s (neutral)
- Eleven (10) evaluations included a combination of 3s, 4s, and 5s ratings (neutral, satisfied, very satisfied)
- Twenty-five (25) participants rated the session highly with only 4s and 5s (satisfied and very satisfied); of these, seven (7) rated the session with all 5s
- The most frequently cited complaint was with respect to loudness during the small group discussions

APPENDIX 1  
Community Meeting Agenda

**Half Moon Bay – Commercial Cannabis Community Meeting  
September 13, 2017 – 6:30 PM**

**Agenda**

- **Welcome and Introductions**
  
- **City Presentation**  
*To learn about cannabis laws, regulations, and the future draft ordinance for Half Moon Bay, the presentation will provide overviews of:*
  - State and local cannabis laws
  - City process to date
  - Potential ordinance provisions
  
- **Clarifying Questions**  
*To answer any questions regarding the presentation*
  
- **Community Input: Table group discussions**  
*To receive feedback from the community about potential ordinance provisions for greenhouse commercial cultivation and ancillary retail of cannabis on greenhouse sites in Half Moon Bay*
  
- **Next Steps:**  
*Contact – Matthew Chidester, Deputy City Manager: [mchidester@hmbcity.com](mailto:mchidester@hmbcity.com)*
  
- **Close and Evaluation**
  
- **Community Input “Gallery Wall”**

# Agenda

- Welcome and Introductions
- Presentation
- Clarifying Questions
- Small Group Discussions
- Next Steps
- Gallery Wall



# Process Clarifications

- Meeting Time Extension?
- Why did we ask about your interest in commercial cannabis and where you live?
  - HMB resident
  - Residents from other communities
  - Those with a financial stake in commercial cannabis



# Community Meeting

Commercial Cannabis  
September 13, 2017



# Group Agreements

- Speak Respectfully
- Speak one at a time
- Spare the Air



## How did we get here?

- The state law context
- How state licensing interacts with local licensing

## State moves forward to allow commercial cannabis businesses

- 2015 – Legislation for medical marijuana
- 2016 – Proposition 64 legalizes adult-use cannabis
- 2017 – SB 94, state agencies developing licensing and regulatory programs

## Types of state licenses

- Cultivation (indoor, outdoor, mixed light)
- Testing laboratory (3rd party quality control)
- Distribution (cultivation site to manufacturer or retailer)
- Manufacturer (extraction and making products)
- Retailer (store front or delivery business)

**Local governments must decide whether to ban or regulate each type of activity**

## SB 94 Requirements

- 600 foot buffer from schools, day care or youth center
- No alcohol or tobacco sales
- Landowner consent
- Background check
- Water rights and protection of streams and fish
- Limited access and other security measures
- Packaging, product, and advertising standards
- Etc.



## State Regulations

- **New regulations to be released in November, 2017**
- Department of Food and Agriculture (cultivation)
- Department of Consumer Affairs (distribution, retail, testing)
- Department of Public Health (manufacturing, packaging, labeling, advertising)
- Department of Pesticide Regulation (pesticide standards)
- State Water Resources Control Board (water diversion and waste discharge)

## Process for State Licenses

- January, begin accepting and processing applications
  - Proof of local license no longer required
  - Will reject if activity prohibited locally
  - If not prohibited, city or county has 60 days to say whether in compliance with local laws
  - Confirm compliance with state regulations
- Can apply for temporary state license anytime in 2018 if businesses already has a local license

## City Meetings and Public Input

- Multiple public meetings
  - November 15, 2016 - Council Meeting
  - February 15, 2017 – Community Forum
  - March 7, 2017 – Council Meeting
  - February 28, 2017 – Council Retreat
  - August 15, 2017 – Council Meeting

## City Council Direction

- Two main areas of licensing:
  - Greenhouse cultivation and ancillary uses
    - Storage
    - Testing
    - Wholesale distribution
  - Ancillary retail
    - Medicinal and Adult-Use
    - Deliveries



# Future Ordinance

- Cultivation
  - Existing Greenhouse Sites (A-1 Zone)
  - Operational Standards
  - Buffers – 1000 feet (see map)
  - Facility setbacks from residential properties
  - Ancillary Uses (Storage, Testing, Distribution)

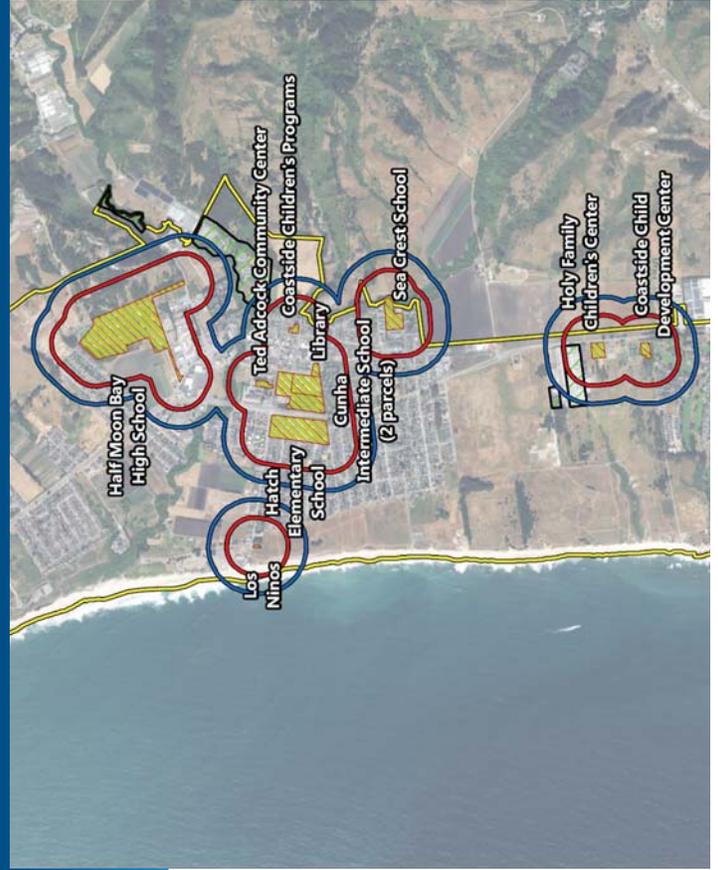


# Future Ordinance

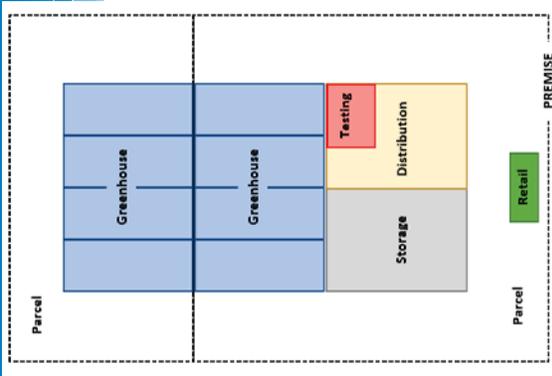
- Ancillary Retail
  - Medicinal and/or Adult-Use
  - 1,000 square feet total
  - Must be on the same premise, subservient to cultivation
  - Only cannabis grown on-site (no edibles, extractions, or paraphernalia)
  - No on-site consumption, limited signage, hours



# Greenhouses and Hoophouses



# License Types Diagram



Illustrative Only



# City Licenses

- Coastal Development Permit for land use development
  - Greenhouse replacement
  - Intensification of use
  - New structures
- Commercial License for Cannabis business operators
  - Discretionary Review
- CEQA – Environmental Review

# Fees and Taxes

- City license fee
  - Regulatory costs
- Sales Tax revenue from retail sales
- Revenue from cultivation operations if voters approve tax



# CLARIFYING QUESTIONS



## Small Group Discussions

- What are your impressions?
- Share your input.
- What would you like the City Council to consider for the future ordinance?



## Small Group Discussions Cultivation



## Next Steps

- City Council Update - September 19<sup>th</sup>
- Opportunities to Stay Informed and Involved:
  - Question Cards
  - Email the City at: [mchidester@hmbcity.com](mailto:mchidester@hmbcity.com)

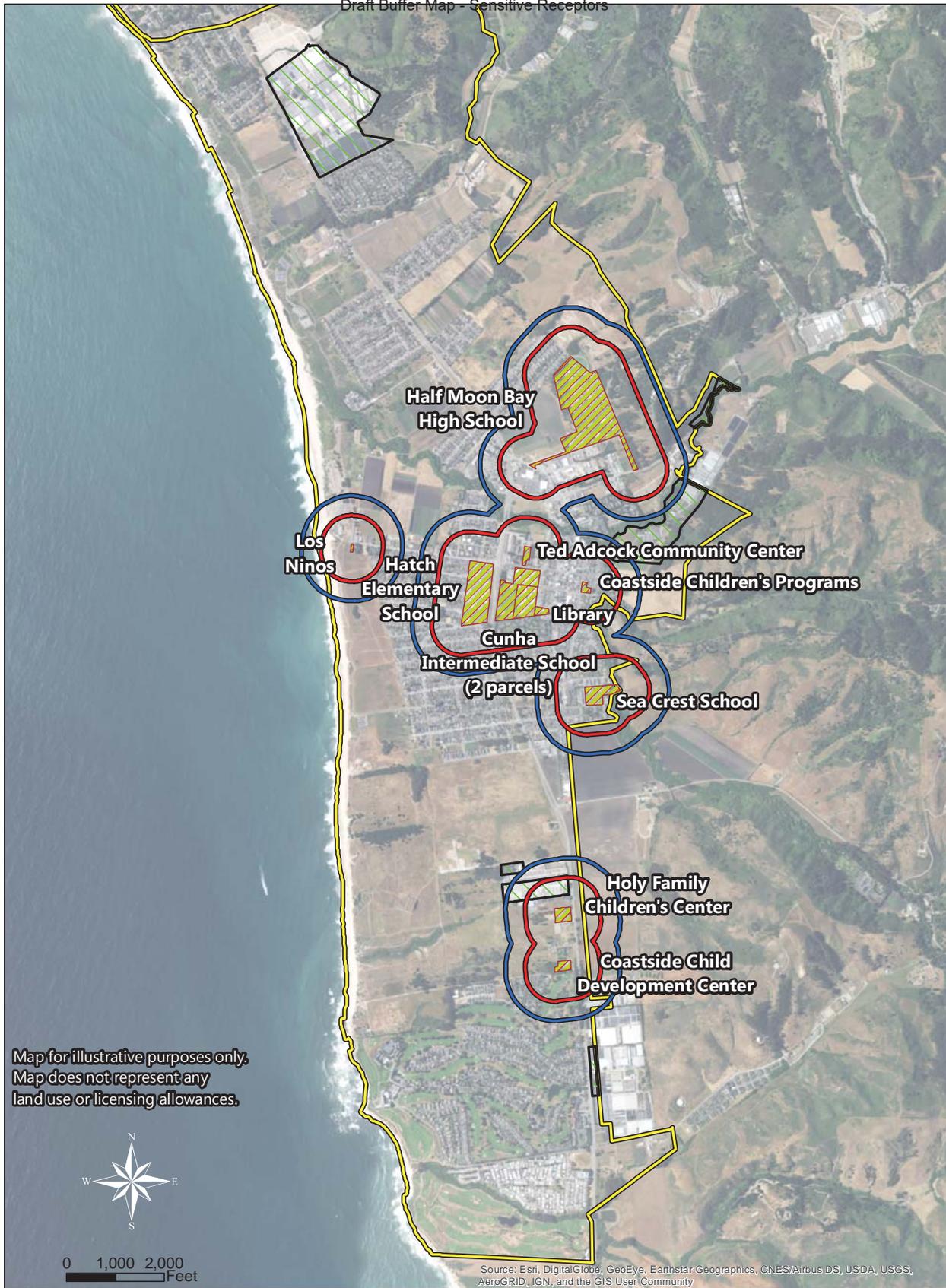
## Small Group Discussions Ancillary Retail



Thank you!

- Wrap up
- Meeting Evaluation
- Gallery Wall and Refreshments





**Legend**

-  Sensitive Receptor Parcels
-  600-foot Buffer
-  1000-foot Buffer
-  A-1 Zoning
-  City Limits

**City of Half Moon Bay  
Sensitive Receptor  
Parcel Buffers**




APPENDIX 4  
Clarifying Questions and Answers  
Facilitated by Peninsula Conflict Resolution Center

**CLARIFYING QUESTIONS**

Q: How will cannabis sales be taxed?

A: Currently state taxes apply to cultivation and other activities and local sales tax applies to any retail sales. Any sales tax collected will be distributed to the city, as are other sales taxes.

Q: How will testing labs be licensed?

A: Testing labs require a state license and compliance with state regulations and a local license. Any local testing license will only be issued as an ancillary use on A1 sites with cultivation.

Q: Does A1 zoning allow for retail operations?

A: Yes, as an ancillary use to the primary greenhouse cultivation use

Q: Will there be a CEQA (California Environmental Quality Act) review for the ordinance?

A: No. SB 94 includes a CEQA exemption for ordinances that require discretionary licenses. CEQA review will occur when individual projects are proposed.

Q: Is this ordinance definitely happening?

A: No. It's not a done deal. Any ordinance goes to a public hearing. They're not bringing a draft ordinance to the upcoming City Council meeting, on Tuesday (9/19). The City Council wants more public input. All are invited to attend.

Q: Are all cannabis greenhouses zoned A1?

A: The City of Half Moon Bay has jurisdiction only within city limits. The county is considering a similar ordinance for county (unincorporated) areas. See the map of city limits on city website (can be emailed, by request).

Q: What will be the city's enforcement policy regarding cultivation sites? Other states (such as Colorado) have had challenges.

A: Unlicensed commercial cultivation sites are illegal under state and local law and can be addressed by Law enforcement . For licensed cultivation sites, a license isn't for life; renewals will be required annually, will include inspections of property, and can be denied if laws and regulations are not being followed.

Q: What are the revenue projections from cannabis sales for Half Moon Bay?

A: One percent of the retail sales tax on cannabis will come to the city. Other taxes could be passed separately.

APPENDIX 4  
Clarifying Questions and Answers  
Facilitated by Peninsula Conflict Resolution Center

Q: What steps/provision will be in place for protection of children related to cannabis greenhouse operations?

A: Such provisions would include the following:

- By state and local law, minors are not allowed on commercial cannabis sites.
- Minors cannot purchase cannabis.
- No loitering would be allowed.
- No advertising would be allowed to minors or near schools.
- Buffer zones would be designated to keep operations away from facilities that serve youth.

Q: How would the city handle issues related to traffic, odor, light pollution and costs to address?

A: The ordinance has standards for light and odor and these issues, along with traffic will be further addressed during the discretionary licensing process. Regulatory licensing fees will be based on offsetting license processing costs so they don't come out of the general fund.

Q: How will buffer zones (around growers' operations) be determined? Will they be large enough to protect children?

A: There are 1,000 foot buffer zones around schools, daycare centers and youth facilities. In addition, children will not be allowed to come on site. .

#### **NEXT STEPS**

- Please share with others about tonight's meeting.
- The City Council will make the policy decisions regarding this issue.
- At the next City Council meeting, on Tuesday (9/19), the City Council will be given a report on tonight's meeting, and there will be an opportunity for additional public comment (3 minutes per commenter). All are invited to attend.
- Notes from tonight's small group discussions will be compiled and emailed. If you have any other input, please email Matthew Chidester at [mchidester@hmbcity.com](mailto:mchidester@hmbcity.com)
- Question cards turned in tonight will be collected and responded to.
- Presentation slides from tonight's meeting will be available for download from the city website.
- A video of tonight's meeting (with the exception of small group discussions) will be available for viewing on Pacific Coast Live TV.
- A draft ordinance will be prepared and distributed at a later date. When the ordinance is drafted there will be an open hearing to get more public feedback.

Appendix 5  
Small Group Discussion Transcribed Comments

**Table 1**

**Cultivation:**

**Q:** About discretionary review: City Council and public hearing required

-In favor of “good” ordinance.

**Q:** What is “good”?

**Q:** What is renewal process?

-Discretionary/ Greenhouses need retrofiting

-Understanding investment

**Q:** What is the rush?

**Q:** Does state limit future permits of post January 2<sup>nd</sup>?

**Q:** What about inspections of buildings? Noise? Air?

-Just because ordinance checks odor-traffic, impacts could still happen

-Wholesale tax-vote

**Q:** What about controlling big businesses? Can you limit?

-City trying to help existing greenhouse owners

-Facilitator described manufacturing and zoning requirements

-More cause and effect of using greenhouses

**Retail:**

-No other place like HMB, concern about industry imposing on coastal character, concerned about tourism/crowds

-When are we going to talk about H2O, traffic, power, etc impacts, and crime

**Q:** Why not have retail somewhere else? Where could it go? (eg. Hwy 92) It is legal over the whole state- why are we worried?

**Q:** How many pot stores in all now?

**Q:** Why are we so concerned about size?

Appendix 5  
Small Group Discussion Transcribed Comments

- Does not think tourists will come to HMB for retail
- Won't be like pumpkin festival
- Does not need 1K foot buffer

**Table 2**

**Cultivation:**

- Water + recycled water
- light pollution
- waste/ toxic chemicals

**Q:** where does it go?

- Pre-education for kids (truthful, open, honest)
- Traffic

**Q:** Impact to existing agriculture? Loss of heritage crops?

- Impact on agriculture labor force
- energy demand (solar?)
- total waste (packaging/testing)
- total impact (more education/awareness on process)

**Q:** What does the community get back? (benefits?)

- Want local farmers/community/environment to benefit
- Big agriculture taking over

**Q:** How can you limit non-local farmers legally?

**Q:** How can local farmers afford renovating to cannabis?

- Loss for community
- Clarity about responsibility of property owner, Q: who leases cultivation?
- Study with other local jurisdictions to see what they are doing

Appendix 5  
Small Group Discussion Transcribed Comments

-Change character with HMB

**Q:** A lot of work with the general plan?

**Q:** how does this fit in with other city objectives?

-Don't want over restrictions to block local farmers who do want access.

**Q:** Where will product go? Local-other jurisdictions? What impact does that have?

-Tour real facilities.

-Limit on volume/size of greenhouses per parcel (state 10,000 sq ft limit)

**Q:** Permits to all same parcel?

**Q:** Where does the excess go?

**Ancillary Retail:**

-seems reasonable

**Q:** why no edibles? (testing, regulating, labelling)

-Volume on greenhouse space (tax)

-Wholesale that is leaving

-Inspection process during harvest -weight etc.

**Q:** How to regulate the excess to benefit HMB?

-Big agriculture growers established will use money to benefit themselves.

**Q:** How can cities be independently testing?

-Education on how to use products

-Responsibility of the grower (give \$ to education program with Sheriff)

-Washington style tax to benefit kids (free school supplies?)

-Careful not to overtax (can create a black market and tainted product)

-\$-\$- environment

-community

**Q:** Can medical community use edibles? Why make people travel?

-Consider only medical (strict testing)

Appendix 5  
Small Group Discussion Transcribed Comments

**Table 3**

**Cultivation:**

- Opportunity to support- licensing will protect from people looking for \$\$\$
- Organic
- Greenhouse oriented for no environmental impact
- Issues haven't been considered:
  - odor (distance)
  - testing
- What are the benefits for HMB (without benefits, no movement)
- Image (doesn't fit with HMB image)
- The town hasn't been asked/input
- Relate to medical vs. recreational
- Something new for the town
- Studies city has done -traffic
- More work for existing greenhouses
- How big will the greenhouses be?

**Retail:**

- Local (ownership/employment/no corp.)
- Restrict size of greenhouse
- Resource issues (water)
- Road maintenance/ traffic (considered)
- Community input (voices haven't been heard)
- Special part of website for this issue
- Outside investors

**Q: How do we regulate?**

- Study tobacco to see what works/ doesn't work

Appendix 5  
Small Group Discussion Transcribed Comments

- Tax structure in place (proposal has no benefits HMB)
- Add to special election
- % tax
- Sell what is grown on site (monitor/regulate/\$ comes back to the City)
- Keep it local/numbered/designated areas
- Cash crop= problem (**Q:** How do we address this?)
- Robberies
- Outside dispensary= unwanted attention
- Quantity (# of retail stores and over all feel: classy vs. not)
- One retail per location
- Q:** What is the zoning process for a new retailer? Will the ordinance change?
- Safe access for patients
- Retail traffic/ price shopping
- Protection if product is sent from grower to retailer
- Access based in licensing
- Don't believe the coast will be retail oriented

**Table 4**

**Cultivation:**

- Do not replace existing Ag business
- No pot festivals (in ordinance)
  - Included in a resolution
- No legal conforming licenses
  - Not to exceed X amount of business R.U.D.
- How does Ag benefit HMB

Appendix 5  
Small Group Discussion Transcribed Comments

**Q:** What do we tell kids? (normalizing)

**Q:** What are the plans for city revenue?

**Q:** What is the cost going to be for the city?

**Q:** Need or greed?

- Risk vs. benefit

**Q:** Algorithm -what good for the community will come from this?

- More transparency from the city

**Q:** What cities have the city interviewed HDL report?

- Impact on property value (residential) w/light/noise/smell etc.

**Q:** Why rush the ordinance before state finalizes regulations? Taxes? County?

- Provide research support for the city decision

**Q:** How will the city solicit feedback from the Coastside (now HMB residents) (e.g. EG, Moss Beach, Pescadero, etc.)

**Q:** How has the vote for use of cannabis translate into cultivation?

**Retail:**

- Concern for criminal/activity based on permission of cultivators

**Q:** How can we ensure enforcement?

**Q:** What are they doing with all the cash? (Cole memo)

**Q:** What other alternatives are there for the Greenhouse?

- Public health impact to public/children/users etc.

**Q:** Damaging effect of cannabis on the community?

**Q:** What does HMB want out of retail?

**Q:** What imagery is the city wanting to portray?

**Q:** Regarding sales, would the cost outweigh the benefits?

**Q:** Image of the City with patrolling armed guards on property?

**VOTE:**

Appendix 5  
Small Group Discussion Transcribed Comments

For Cultivation: 1

Against Cultivation: 11

Undecided:

For retail (limited medical/rec): 11

Against: 11

**Q:** Will there be public votes for/against?

**Q:** Would the council do community input meetings to neighboring coastside communities?

**Q:** Is all the information being considered before the decisions are made?

- Slow down the process

**Table 5 discussion**

- Some are shocked that there is going to be an ordinance

- Overall concern for the ordinance itself

**Retail-dispensary-growers**

- Small permits vs. corporate permits

- Priority to community people

- Hire local people as a priority

- Concerned by the pot culture among teens

- Protect children

- Tax revenue for the city

- Small scale and local

- Discussion concerns more local people than from other areas

- Opportunity to develop this agricultural community and to new workers

- Risk of a changing of the city culture

- Unionized labor

Appendix 5  
Small Group Discussion Transcribed Comments

- Utilize local resources
- How far will the product be offered
- Medicinal vs. recreational
- Consideration of all the forms that can be sold in the retail environment (Non psychoactive: Topicals, edibles, tinctures, CBD products)

**Q:** How is the housing market going to be impacted?

- Elaboration between the city and county
- Don't limit the size of cultivation
- Different issues:
  - Greenhouse for cultivating and selling plants (vegetative stage)
  - Greenhouse for cultivation for other purposes as discussed
- Should allow replacement of hoop-houses and greenhouses
- Probationary period for small producers to see the impact and then get a more inclusive regulation
- Limit total square feet
- Allocate a number of vegetative grow permits and retail of growing plants (nursery sales)

**Table 6**

**Cultivation:**

- Slow down, take time to understand the consequences (intended/unintended)
- Place monitoring, more meetings outside city council with neighborhoods

**Q:** Is the city considering limiting sq. footage available to each license holder?

- County operators will be put at a disadvantage

**Q:** Will there be a limit of staff per licensee and of the number of operations on a single premise? (if not aligned-city working)

- Want a total ban in all of San Mateo County

Appendix 5  
Small Group Discussion Transcribed Comments

- Marijuana water should not get additional rights that vegetable growers get (marijuana rights subservient to other water rights)

- If a person buys marijuana, are there any regulations on storage/transport? (keep it locked up after purchase?)

- Use of pesticides should be regulated as much as other pesticides

**Q:** What happens when you have to burn a field? (not sure when this might occur)

**Q:** Why growing only in A1 zone?

**Q:** Are greenhouses already owned?

**Q:** Will permits be issued to build more?

**Q:** Who holds the greenhouse holder responsible for their tests? What are they testing?

**Q:** If preexisting greenhouses are required why are we allowing people to apply permits to construct new greenhouses?

- Displacement of local ag workers should be some footage of locals working

- Want to see illegal growers out of business (safe product that is taxed diversify city funds)

- Don't have it lost that legalization was approved by vote

**Q:** What does HMB get out of this? (safety, quality)

- Allow third party testing and contract laboratory in city limits for legitimate test results

**Q:** Will permits be issued to consider keeping jobs local?

**Q:** Will greenhouses be leased to outsiders? (home owned oldest get benefit when this occurs)

- Council should seek law enforcement advice when city moves from no to legal growing (impaction crime, domestic violence, etc.)

- Price for greenhouse leasing, how much cannabis that can be produced, will push conventional growers out of business

**Q:** Can we require greenhouse owners to be residents?

**Retail:**

- Align HMB and county retail regulations to not disadvantage HMB

**Q:** Why retail and cultivation in the same place?

- No retail or manufacturing- don't want to drive up sales

Appendix 5  
Small Group Discussion Transcribed Comments

- Concerns about strength of oils produced when manufacturing
- Expand products for medical marijuana (non-smoke) Set policy for medical use in HMB
- Invite people from Colorado (non-politicians) to get info before moving forward (law enforcement, drag workers etc.)
- Q:** Why grow and conduct retail in the same spot?
- Q:** Why limit what is sold (right now is flower only) why not other products?
- Want safe, well-regulated marijuana and informed sellers to support people with severe illness (this is medicine)
- Q:** What does limited signage mean?
- Q:** Where you place aux retail in coast?
- Q:** Can we vote on tax before passing ordinance?
- Q:** How does voting/ordinance process sequence work?
- Quality standards should be developed before permits are issued

**Table 7**

**Comments:**

- No screening of questions in Q&A
- Keep 600-foot state setback instead of 1000 ft.
- Supportive of retail/all commercial outside of A-1
- Allow “storefront” retail
- Keep tax rate fair to prevent black market
- Do not restrict cultivation to greenhouses only
- Gather reputable data on cannabis use and share with community (medicinal value)
- Education and destigmatize
- Priority to local businesses
- Already deliveries in HMB (recognize existence)

Appendix 5  
Small Group Discussion Transcribed Comments

- Keep HMB ordinance w/state law (no not make stricter)
- Encourage organic growing
- Limit percentage of greenhouse area that can be allowed for cannabis cultivation (by parcel)
- Require mixed use agriculture by parcel
- Allow for cooperatives for both cultivation and retail
- Retail uses- allow:
  - Manufactured products
  - Safe off-site cultivated products
  - Manufacturing especially if sale is limited to products grown on site
  - Outdoor growing for personal use without a greenhouse

**Positive outcomes:**

- Will reduce black market
- Will reduce youth consumption
- Empower people to grow their own medicine
- Policing themselves (cultivators)
- Give back to the community (e.g. community gardens)
- Keep money on coast
- Provide jobs
- Supports other agriculture
- Provide censures

**Comments (continued):**

- 1) State does not limit number of licenses (city should limit)
- 2) Decreased property values for various reasons
- 3) Non-seasonal nature = greater impact to neighbors
- 4) Benefits to Ag vs. residents
- 5) New vs existing and other impacts

Appendix 5  
Small Group Discussion Transcribed Comments

- 6) **Q:** Can we reuse hoop houses?
- 7) **Q:** County separated ordinance?
- 8) PG&E wheelhouse rates for cannabis
- 9) **Q:** Commercial on same site?
- 10) **Q:** Are there incentives to being green?
- 11) **Q:** Where is water coming from?
- 12) size limits/state vs. city
- 13) Well vs. public water
- 14) **Q:** What will they look like?
- 15) **Q:** Impact to youth? How do you protect?
- 16) **Q:** Hours of operation?
- 17) Health and safety of residents (pesticides/other -cides/chemicals)
- 18) **Q:** What is end game for the city?
- 19) **Q:** Law enforcement?
- 20) **Q:** Worker training? And compensation?
- 21) **Q:** When will we share our happiness/desire not to have it?

**Comments (continued):**

- 1) Greater setbacks to protect children
- 2) **Q:** Why tie retail to cultivation?
- 3) City needs to consider county ordinance
- 4) **Q:** Where is smoking allowed?
- 5) **Q:** What other eco dev. Is planned?
- 6) Traffic
- 7) Delay
- 8) Tax them! (community should benefit)
- 9) Encourage local businesses set aside for existing

APPENDIX 6  
Additional Written Question Received at the Community Meeting

1. Will there be regulations to provide odor control (only fully sealed greenhouses provide protections)? (See Ceres greenhouse solution)
2. Will regulations provide protection for local crops in area?
3. Please provide legal basis for allowing testing in A-1. That hardly seems an “ancillary use”. It is separate and distinct. Law also specifies all testing labs be “independent” having testing on-site begs question of legally definable independence of operation.
4. Has other alternatives been considered for these properties?
5. What image will HMB have? Are we going to be a pot Mecca? Different visitors. Pot party on beaches.
6. Consider pros and cons carefully.
7. What are HMB City plan for tax revenue?
8. Is the research used to inform these decisions available to the public?
9. Is there a limit on new A-1 building or could any property get licensed and build these structures?
10. How will the decision be made? How will the voice of the people be included?
11. Will there be regulations that are enforced regarding light pollution, smell pollution, noise, pesticide use, use of water?
12. What will they be and how will they be enforced?
13. Am I able to sue the City if my property value tanked because of the effects of cannabis being grown at Rocket Farms (smell, light etc.)?
14. Can we include protection against allowing “pot” festivals in our public parks and lands for the future?
15. Include an ordinance or possibly “Resolution”.
16. If marijuana growth occurs close to home, it will inevitably be more accessible to residents, possibly causing more in-house processing of leaves, other delivery options, possibly more accessibility to minors. This is a safety and cultural concern – especially for parents, children of users, and neighbors of users. How will this, and can this be avoided?
17. If the cannabis growing has been approved in HMB, I would hope and support the community, council, and schools to greatly increase cannabis education (effects and addiction to students, non-English speaking residents, and parents.
18. What is the rationale for not allowing hoop house cultivation?
19. What is the rationale for not separating retail storefronts?
20. Would you add an ordinance that allows plant sales but not cannabis products?
21. Could local residents get priority to be employed?

APPENDIX 6  
Additional Written Question Received at the Community Meeting

22. Is there an ETA for presentation of draft ordinance?
23. 9/19 is no longer?
  
24. Has the City studied the experience of Colorado, Washington and Oregon re: crime, health and safety and impact on youth?
  
25. What is going to be in place to prevent venture capitalist from taking over the coastside?
26. What provisions are being considered to take care of current merchants that will be replaced?
27. Include 1<sup>st</sup> right of refusal to local residents.
  
28. Does the draft regulation restrict exclusively to greenhouses or would other permanent structures be permitted cultivation locations?
  
29. Considering the problems of traffic going to the retail sites, isn't it better to have the retail sites separate like in a spot like Spanishtown shops?
30. Can the greenhouses be covered at night to reduce the glow?
  
31. What provisions are under consideration to prefer (or even assume) local ownership of cultivation sites and preferred employment of local workers? By "local", I mean persons who are currently coastside residents, not people from "away" who move to the coastside.
  
32. Assuming an ordinance does pass and voters approve an excise tax – can additional taxes be designated for a specific purpose, ie: HMB school district?

APPENDIX 7  
Additional Written Comments Received at the Community Meeting

1. Cultivation Permits should not be issued until quality standards have been developed. Testing labs should be managed by third parties, independently licensed!
2. A very detrimental impact on our community our poor wonderful community- it's going to pot ☹️
3. Community image advertising the industry and how it will affect home process and children. Is this the image we want?
4. Allow all license types. Don't limit size of grows beyond state. Allow all cannabis products sold at dispensaries, not only flower. Allow hoop houses to be used for cultivation.
5. If you allow retail sales of medicine the most effective medicines are processed medicines. Non-volatile extractions of oils is very safe and clean. I think we should allow the use of hoop houses that are greater than "X" amount of years. Medicine from around the county and state should be allowed in the retail outlet. No more than 70% of greenhouse space should be allocated for cannabis.
6. What limitations will be a place for limiting expansion? Limit public gatherings and cannabis use. Given risks to public health ordinance needs to strictly prohibit public smoking/consumption. Marijuana production should not be allowed to replace existing agriculture.
7. What good will this do for the community? What good will come of it?
8. What is the benefit to the city of HMB?
9. The map is not decipherable, pot in streets on map. Nothing is clear or ever made clear. We need to make more meetings- particularly for neighborhoods that will be impacted. The formation of meetings was not good, no microphones- impossible to hear.
10. It is somewhat ridiculous to think that we won't even see the 1<sup>st</sup> draft of the pot legislation until 5 days before the council votes it up or down, particularly because the second reading is only pro forma.
11. 1<sup>st</sup>-good work being thoughtful City Council! I'm proud to be an HMB resident. Let's get an additional fee/tax structure in place to maximize benefits from these ordinances!
12. Matthew stated that only sales tax revenue would be generated. Permits cost money in other communities and should be a reasonable sum, beyond funding inspections and so forth.