



PARK BEAT

The Pulse of Greater Boulevard Park

Boulevard Park Neighborhood Association # Box 163179, Sacramento 95816 # April 2019

BPNA Opposes Large Marijuana Cultivation Business Proposed for Our Neighborhood

On February 19, 2019 the City of Sacramento received an application for a “Conditional Use Permit” (CUP) for an indoor cannabis (marijuana) cultivation, manufacturing, and delivery facility at the corner of E and 20th Streets, within the boundaries of the Boulevard Park neighborhood and just over eight blocks from another cannabis cultivation site proposed for 1219 C Street (application filed in May 2018). A large facility is envisioned, with over 20,000 square feet dedicated to the marijuana business.

Boulevard Park and Washington School neighborhood residents have real grounds for concern. The E and 20th Street building (520 20th Street) is just steps away from a residential district and less than two blocks from the Washington Elementary School. Large-scale cannabis cultivation inside the building could present a number of environmental risks. These include, but are not limited to, spider mites (a typical pest with marijuana plants); fungal growth (due to the high levels of humidity); marijuana plant waste; and wastewater tainted with chemicals. Furthermore, as reported in a *New York Times* article last year (Dec. 19, 2018), marijuana cultivation can generate an ugly, skunk-like stench that significantly impacts nearby residents. To grow cannabis indoors, a power upgrade probably will be required, which could affect electrical service in the vicinity (specifically, by over-burdening the lines along 20th Street). There also are other concerns, such as increased traffic from delivery trucks and other vehicles, heightened security risks, and the potential impact on real estate values in our neighborhood. Overall, a cannabis cultivation facility like the one proposed here belongs elsewhere, not in a residential district.

The BPNA board already has written to District 4 Councilmember Steve Hansen to express its opposition to the proposed facility. *Park Beat* readers are urged to read the CUP application carefully and to immediately share any objections or concerns that they have with our Councilmember and with City staff. The application and supporting materials provided by the business owner, M2 Farms, can be reviewed on the Sacramento Community Development Tracker website (<https://sacramento.civicsight.com>). Type the address (512 20th Street) into the search box at the upper left of the page. The City’s contact person for this project is Kevin Valente (kvalente@raneymanagement.com).

A Brief Report from the BPNA Board

The March 2019 BPNA Board meeting featured a guest presentation about a new mid-rise, multi-use building proposed for the corner of 17th and K Streets, replacing the old Sacramento Ballet headquarters (1631 K). Sara Lebastchi from D & S Development explained that this will be an 8 story, 111-unit project with “market rate” rentals ranging from \$1500 to \$2500 per month. Studio and one-bedroom units would measure between 450 and 750 square feet in size. Only 17 parking spaces are planned, which is similar to the parking plan for the “19 J” project, now under construction. Bicycle storage will be provided and a community room will be available for use by residents as well as community groups. High tech conveniences such as a “virtual doorman” and keyless entry are planned as well.

The Board also discussed the recent application for the establishment of a large marijuana cultivation and distribution business at the southwest corner of 20th and “E” Streets. This is sure to be a controversial project due to its proximity to residents and to Washington School. This subject is covered in greater detail in the article on the left. Another topic addressed at the March meeting was the J Street “parking-protected bike lane,” now completed and in use. The idea of presenting a survey to Boulevard Park membership was discussed. The survey’s purpose would be to access the impact of the recent changes on J Street to visitors, residents, and businesses, and to gauge the relative benefits to J Street bicycle riders.