

**CITY OF ANTIOCH
CANNABIS CULTIVATION USE PERMIT APPLICATION**

KWMA COLLECTIVE LLC.

2101 W. 10TH ST., SUITE E & F
ANTIOCH, CA 94509

CONTACT INFORMATION:

OWNER:

Kaeton Lin

(510) 427-9688

kaetonlin@yahoo.com

ARCHITECT:

Alex Chen

(510) 613-3223

ychen@ycarchstudio.com

KWMA COLLECTIVE LLC.

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Introduction

To Whom it May Concern:

KWMA Collective LLC is interested in operating a commercial cannabis cultivation facility at 2101 W 10th Street. The building was constructed and is currently owned by the Hoke Family. KWMA has entered into rental agreement with the Hoke Family of both Suite E and F, which in combine of 5,000 SF floor area.

The business would be owned and operated by the KWMA Collective LLC shareholders. Currently KWMA is working with an architect for the approval of the use permit ensuring all the city requirement could be met, and subsequently apply for building permit for the upcoming interior renovation construction scope of work.

KWMA has extensive experience in operating multiple cannabis cultivation facilities in the city of Oakland, and hoping to apply the upmost standard of practice to this future facility. Together with the building owner the Hoke Family, KWMA is committed to being good neighbors and allocate investment into building safety and security systems for discouraging criminal activities which would adversely affect the community. Furthermore, KWMA is confident that the proposed project will also be bringing in more tax income and employment opportunities to the city.

Lastly, we appreciate your time and consideration of our application and look forward to discussing our plans in greater specifics to the satisfaction of City Staff and Members of the Planning Commission.

Respectfully,

KWMA Collective LLC.

Characteristics of the Proposed Cannabis Business

KWMA is a partnership of a group of individuals who has vision and faith in the future of commercial cannabis industry, such that are committed to make the investment to convert the Hoke Family Suite E & F (5,000 SF) into a cultivation facility. The facility is solely for cultivation, with estimated of 110 Grow Lights total. In refer to the floor plan, there are Grow Room, Safe Room, Dry Room, Trim Room/ Packaging Room, offices etc to meet all the functional requirement of a cannabis cultivation facility.

Day to day operation includes:

- Setting up rooms with growing trays, planting juvenile in containers, and positioning grow lights etc.
- Receiving delivery products associated to cannabis cultivation
- Irrigation, turning on/ off grow lights according to schedule
- Operation personnel to check each room ensuring environment control is met, and all mechanical units are functioning properly
- During harvest, cutting and trim, and letting dry in the dry room vault
- Weight, Packaging and shipping off to retailer / purchaser.

Hours of operation

KWMA opens 9am – 6pm

Number of employees

4 Full time, 2 nightshifts

10 Part time w/ 8-12 hour each week

Nature of products produced

KWMA plans to cultivate cannabis within the enclosure of Suite E & F with environmental controlled, with a wide variety of cannabis for medical and recreation, and will narrow down to few which thrive, including:

Big Bud, Blue Dream, Blueberry, Bubblegum, Bull Rider, Catatonic, Chocolope, Durvan Poison, Pro-g, Grand Daddy Purple, Grade Ape, Hindu, Skunk, Jack Herer, Jack the Ripper, Jilly Bean, LA Confidential, Lemon Haze, Mango, Maui Wowie, Mendo Purps, MK Ultra, Purple Pheno, Northern Lights, Odyssey, OG Kush, Romulan, Sour Bubble, Sour Grapes, Super Silver Haze, Vortex, White Widow, XJ13.

Fire Safety

KWMA understands fire causes the loss of lives and property, therefore, the facility will be designed and maintain to meet the local and state fire safety codes. A fire protection specialist will be hired to bring the facility into compliance, and namely but not limited to the following:

1. The fire sprinkler system which needs to be modified in according to the new facility layout, to comply with the current fire safety code, and
2. Illuminated exit signs to be added to exit routes such it is clear for egress in the event of fire
3. Fire extinguishers to be placed in locations where required per fire safety code
4. Facility is providing two means of egress such that no one will be trapped inside the building in the event of fire
5. Emergency lights will be mounted at corridors and inside each room in case of power outage during the event of fire

Neighborhood Responsibility Plan

KWMA is committed to be a good neighbor, will take full measure to mitigate or eliminate all impacts on the immediate neighborhood, which are a collective of small businesses, auto body shops, storage space and warehouses within the Industrial Park zoning district. While we anticipate the operation of the entire facility is within the building envelope of Suite E and F, to note that the immediate adjacent tenant spaces are also cannabis related operations. The following impacts will be address and mitigate:

Noises

The entire facility would be operating for cultivation, which requires mechanical system to run simultaneously. The noise produce by the mechanical system adheres to the industry standard, which is not a concern for the environment. Also, we have insulated building envelop which will keep the noises coming from the interior to minimum.

Odor and Pollution

KWMA has hired an engineer to mitigate odor and pollution prior to releasing to the atmosphere, the detail Odor Mitigation Plan is part of this Use Permit Application. Design engineer has proposed combination of filtered air, and negative pressurizing the interior to contain internal odors. Testing of carbon filters are scheduled to be performed regularly throughout the span of the HVAC system.

Limiting Foot and Car Traffic

Foot and car traffic is limited to 8 cars in anticipating of 12-14 personnel to work on site at peak, which is way below the prior office use of both tenant space Suite E and F. Delivery drop off and pick up services are through the back of the house roll up gate, which does not create traffic and nuisances to the adjacent tenant spaces or immediate neighbors.

Building Safety

KWMA adheres to the building and safety code set forth by the California Building Code, the local code, local building and fire department. We have an architect on board to tickle egressing, building safety in event of seismic emergency, as well as will be having a fire protection specialty to assist us with completing the fire sprinkler system, and strategically local the required fire extinguishers, illuminated exist signs, and fire alarm etc to prevent the loss of lives and property.

Parking Spill Over

The building site has provided 74 parking space for businesses withing the building as well as for customers. We anticipate there will be 12-14 personnel to be on site working at peak, which will be taking up 8 parking spaces. Parking on W 10th St as well as at adjacent business sites are prohibited, which will discourage parking spill over.

Lastly, KWMA is working with the Delta Family Pharms to ensure the communication channels with the neighbor is always open in case of concerns arise. KWMA is committed to maintaining meaningful and respectable relationships to the surrounding businesses and households.

Identification and Labeling

Furthermore, cannabis waste must be placed into a secure and sealable container and labeled as “Bio-Mass Fuel” and dated. Do NOT label as “Waste”, or label as “Hazardous Waste” if hazardous materials have been added to the cannabis waste. The waste could be classified as hazardous waste and subject to more extensive regulations, containers and all waste labels will be provided by CWS.

Proper Disposal Process for Cannabis Waste

1. Upon receiving the request form, CWS will schedule a pickup of the Cannabis Waste.
2. Incorrectly labeled containers may not be accepted for disposal, without additional information.
3. Container must always be securely closed to prevent any liability during handling
4. During pickup, containers may not be removed if above conditions are not met or additional hazards exist.
5. All Cannabis Waste will be transported off site to be converted into Bio-Mass Fuel.
6. Once processed and blended, then transported to a state approved Bio-Mass Fuel generator facility where it is used to produce electricity.

KWMA is committed to meeting and exceeding current City of Antioch regulations for the disposal of commercial waste generated by a commercial cannabis facility.

Odor Mitigation Plan

Operation Processes

KWMA desire to be a good neighbor includes avoiding nuisance of odor that may be generated by its operations. Accordingly, KWMA is working with a consultant, have designed the following Odor Control Plan to mitigate against such a nuisance. In follow, the signed and stamped letter from the engineer.

The space will be conditioned using multiple split heat pump systems of various capacities and a ductless mini-split system. Each of the split system, excluding the ductless mini-split system, are equipped with unit-level pleated filters. Fresh air is brought to each of the ducted systems via a fresh air duct that is run to the exterior of the structure. Fresh air quantities are calculated using American Society of Heating and Refrigeration Engineers (ASHRAE) Standard 62.1. This fresh air will tend to pressurize the space.

The space will be designed for negative pressure to contain internal odors. To accomplish this, an in-line, belt-driven exhaust fan is provided to remove the amount of fresh air provided for the occupants and an additional amount that will ensure a negative pressure within the space.

Engineering Controls

To prevent odors from escaping the structure, the in-line exhaust fan is equipped with a filter section loaded with 30 lbs of activated carbon, in a rack-mounted configuration. Activated carbon is an extremely effective absorptive odor control substance. An ozone generator will be placed upstream of the carbon filters, in the housing assembly. Ozone (O₃) is an effective odor control mechanism. In this case, it is used to help control out-going airstream odors and recharge the activated carbon filter media, extending the life of the media.

Once systems are running, systems shall be air balanced to ensure design air flows for supply, fresh air, and exhaust air base values have been met. Once completed, a differential pressure gauge shall be used to ensure that a negative building static of no less than 0.05" of negative building static has been achieved. A maximum negative building static shall not exceed 0.15". An initial test with a trade-specific sensor establishes the baseline of operation for odors in the out-going air stream.

Once odor control has been established, periodic testing shall be conducted to ensure that the odor control systems are operating to maintain the baseline. As for filters age, replacement will be required and will be conducted, as determined by the calibrated sensor on the test equipment.

Testing will be done, in the absence of other standards, in accordance with Standardized Odor Measurement Practices for Air Quality Testing. Testing shall be

done using a field Olfactometer, calibrated in accordance with ASTM E544-75 and AWMA odor control standards, using the Scheduled monitoring protocol.

Schedule monitoring on a daily walk around the exterior of the site, near the exhaust system. Data to be compile and compared to established norms. Using a 5 point OIRS (Odor Intensity Reference Scale), compare daily readings. If values equal 3 on the 5 point scale, carbon-filtration exhaust system to be evaluated and repaired, as required. Evaluation shall include, but not be limited to, fan operation, distribution system integrity, and filter media effectiveness.

Staff Training

All employees will be trained on how to detect, prevent and remediate odor outside the facility and all corrective options outlined herein.

The Facility Manager shall ensure that all employees are trained in odor control procedures prior to start working at the facility. The training shall include, but not limit to:

1. How to Install and run carbon filter system
2. Perform routine inspections and maintenance procedures to ensure filters are operating efficiently and effectively.
3. Keeping track and logging all inspections, scheduled maintenance, equipment failures, maintenance performed, and equipment installation with dates and details.

All the necessary trainings will be documented and placed in each employee's personnel file. Employees will be updated on facility management procedures regularly.

Odor Detection Documentation

The Odor Detection Form (ODF) will be provided to personnel who suspect of odors emanating from inside the facility. ODFs are available upon request. KWMA will be keeping records of all odor detection reports as well as remedies employed, such records are available to the city's agencies and the general public upon request.



**Odor Mitigation Plan
2101 W 10th St Antioch**

July 22, 2021

The tenant space Suite E & F (2101 W 10th St) will be conditioned using split system heat pump units. Fresh air to be provided by filtered exhaust system and make up air. The space is designed for negative pressure to contain internal odors.

Prior to exhaust, air to be treated by activated carbon filters. Systems shall be air balanced to ensure design air flows for supply, fresh air, and exhaust air base values have been met. Building negative static pressure shall be between 0.05" and 0.15" w.c.

Throughout the lifespan of building operation, scheduled testing to be performed to ensure that carbon filters are performing adequately.



Jenson Lee P.E. Lic.#M37506
(408)460-6591
PinnacleEngineersInc@gmail.com

Odor Detection Form

Name of Reporting Party:

Phone Number:

Email Address:

Date:

Time:

Location of Odor:

Weather Conditions:

Date/Time of Notification:

Notification Method:

☐ Email ☐ Online ☐ In Person

Administrative Use Only

Mitigation Response Taken:

Date/Time Measures Employed:

Were Mitigation Measures Successful?

Signature/Date/Time:
