

**Conditional Use Permit Application  
for Cannabis Retail  
300 G Retail Inc.**

Project Description

Applicant 300 G Retail Inc. (“300 G”) proposes the operation of a cannabis retail facility at the premises located at 300 G Street in downtown Antioch. The operator, who has not yet been selected, will meet all the requirements and commitments discussed herein and all conditions of the Conditional Use Permit, as well as all applicable state and local laws and regulations.

### Characteristics of the Proposed Cannabis Business

The site is a building approximately 6,500 square feet in size, on the corner of G Street and 3rd Street. A detailed site plan is included with this application package. The size of the building will allow for a significant lobby, a large retail showroom, as well as secure storage and office space.

The location meets all of the site requirements applicable to cannabis retail businesses in downtown expected to be approved by the City Council. There is no existing cannabis retail business downtown, and there are no schools, day care centers, or youth centers, as defined by applicable law, within 600 feet of the proposed location.

300 G would bring valuable foot traffic to the downtown area, and further the City’s goal of continuing revitalization and economic development of the downtown core. By bringing more shoppers to the downtown area, 300 G would help drive business to the other shops and restaurants in the downtown area. This increase in business would also encourage other businesses to fill vacant storefronts and other areas.

The new property owner, SRV LLC, and its affiliate, Sean McCauley Investments, Inc., have a proven track record of revitalization in the Antioch Downtown area, including the rehabilitation of over 14 buildings, landscape and lighting upgrades, over 47 new commercial and residential quality tenants, and other non-profit activities. Here are just some of their projects:

- Smith’s Landing
- Monica’s Riverview
- LUX Salon Suites
- Guadalajara Taqueria
- Chelsea Sushi
- Chill Coffee and Tea
- Vibes Tea House (opening November 2021)

- Rivertown Business Center
- The Lofts at 2nd Street
- First Five of California

Upcoming projects include:

- Diggers Diner
- 4 Legs Tap Room
- Azul Tequila Bar

The proposed cannabis retail business at 300 G Street complements these other projects, and they would work together to bring residents, businesses, and shoppers to downtown Antioch, and the jobs and tax revenue that follow.

#### Hours of Operation

We anticipate store operating hours will be seven days a week from 9:00am to 8:00pm, unless additional hours of operation are approved by the City and applicable regulations.

#### Number of Employees

300 G takes pride in their thorough recruiting and training strategy that will help them retain a full-time team of up to 25 individuals, including management and security personnel. 300 G's founding team has long-standing roots in the Antioch area and will make it a priority to source employees from the local community, emphasizing social equity and marginalized groups.

#### Nature of the Products Produced, Stored, Sold or Handled

As required by state law and the regulations applicable to a cannabis retail store, 300 G will receive all cannabis products from state-licensed cannabis distributors in final form and ready for retail sale. This includes being fully packaged and tested by a state-licensed lab.

300 G is committed to offering products that meet medicinal and wellness needs of patients and customers. That means offering a wide range of hard-to-find products with high ratios of CBD to THC, as well as products containing other emerging cannabinoids such as THCV, CBN and CBG. Customers looking to benefit from cannabis without a psychoactive effect will be able to find products in topical or ingestible forms. 300 G will also carry a broad range of products from emerging entrepreneurs of diverse backgrounds.

300 G expects to sell the full range of adult-use and medicinal cannabis products available in today's market, including traditional cannabis flower, prerolls, edibles, vaporizer pens and

cartridges, dabable products like live resin, shatter, and wax, as well as tinctures, topicals, and medical pill and tablet products. 300 G anticipates that approximately 50% of sales will be of traditional cannabis flower, 25% will be extracted products such as vaporizer cartridges, 20% will be edible products, and 10% will be topicals and capsule-type products.

### How Other Guidelines Are Met

*Security.* The details of 300 G's comprehensive security plan are included in a separate attachment to this application. They include a detailed plan prepared by Michael Yoell, retired command officer with the Oakland Police Department, who has successfully overseen security planning at numerous cannabis retail operations around the state.

*Inspections.* During regular business hours, 300 G will be accessible upon request for random and/or unannounced inspections by City employees or representatives.

*Odor Control.* The details of 300 G's comprehensive odor control plan are included as a separate attachment to this application.

*No Manufacturing, Delivery, or Cultivation.* 300 G will not conduct any manufacturing or cultivation onsite. 300 G will not conduct any delivery options from this site, but may complement its retail store with a licensed delivery hub in another location.

*Limited Entry.* 300 G will use a lobby and waiting area to screen customers prior to entry to the retail floor. 300 G will only allow access to authorized individuals meeting the minimum age requirements and presenting a valid identification, and will utilize an electronic device to validate valid identification cards and driver's licenses.

*No Onsite Consumption.* 300 G will not permit onsite consumption of cannabis by customers or staff.

*Product Storage.* 300 G will store all cannabis products not used for display purposes or immediate sale in its secure vault room, identified on its site plan. The full security measures in place are more thoroughly discussed in its security plan.

*Cannabis Accessories.* 300 G will only sell cannabis accessories, such as pipes and rolling papers, that are allowed by state law and regulations and approved by the Conditional Use Permit. No such accessories will be visible from the exterior of the store.

*Site Management.* 300 G will discourage and promptly correct any problematic conditions in and around its premises. This includes requesting anyone engaging in nuisance activities to cease those activities, unless personal safety of the security staff would be threatened in making the request. Security staff will be trained to prevent loitering and to call the police promptly as needed. 300 G's team will also pick up trash at least daily and coordinate immediate removal of any graffiti.

*Permit Display.* 300 G will maintain and display a copy of its Cannabis Business Use Permit, City of Antioch Business License, Department of Cannabis Control License, Seller's Permit, and any other required State and/or County licenses. The permits will be displayed in a conspicuous place in the lobby/waiting area so that they may be readily seen by all persons entering the facility.

*Storefront Entrance & Accessibility.* As shown in the site plan, the storefront entrance to 300 G will be on the corner of G Street and 3rd Street, which is a visible location that provides an unobstructed view from the public right-of-way. The store entrance is in a flat and level location, and will be ADA accessible.

*No Drive-Through, Drive-Up or Walk-Up Window.* All retail sales will be conducted in the interior of the store, and no window or pass-through to the exterior of the street will be used to make sales or deliveries.

#### Architecture, Materials, Colors, and Landscaping

The proposed project is in a preexisting building. The exterior of the building is natural red brick with a window wall with tile accents along G Street, with no area for landscaping. 300 G would maintain this existing architecture and color, which fits well into the surrounding neighborhood. Photos of the site and building, as it exists, are included in the application package.