



**TO:** ANTIOCH PLANNING COMMISSION  
**FROM:** Kevin Scudero, Senior Planner  
**SUBJECT:** UP-21-17, One Plant Cannabis Distribution  
**DATE:** June 1, 2022

<b>Property Owner:</b> 4 Bros Antioch LP 200 Spectrum Center Drive, Suite 300 Irvine, CA 92618	<b>Applicant/Representative:</b> Three Habitat Consulting Group 1431 Ocean Avenue, Suite A Santa Monica, CA 90401
<b>PROJECT:</b> One Plant Cannabis Distribution <b>FILE #:</b> UP-21-17 <b>APN:</b> 074-051-029 <b>GP LU:</b> Business Park <b>ZONING:</b> Planned Business Center/Cannabis Overlay District <b>PLANNER:</b> Kevin Scudero	<b>Original filing:</b> August 3, 2021 <b>Date Deemed Complete:</b> April 11, 2022 <b>Date of Notice Posted/Mailed:</b> May 13, 2022 <b>Date of Public Hearing:</b> June 1, 2022

### **REQUEST**

The applicant is seeking Use Permit approval to conduct a Type-11 “Cannabis Distribution” operation at 2701 W. 10<sup>th</sup> Street. The existing building includes a retail cannabis dispensary (UP-18-15) that was approved in 2019. The current operator is proposing to expand the business operation to include distribution services in an 8,482 sq. ft. unused portion of the existing building. Distribution is proposed to operate from 8am-8pm, seven days a week. There will be eight (8) employees associated with the distribution operation.

### **RECOMMENDED ACTION**

It is recommended that the Planning Commission adopt the resolution recommending approval of a Use Permit to the City Council to operate a cannabis distribution facility subject to conditions of approval (UP-21-17).

## **SITE LOCATION**



Image 1. Site Location

Comparison of Adjacent Properties			
Vicinity	GP Land Use	Zoning	Current Use
North	Planned Business Center (PBC)	Light Industrial (M-1)	Vacant Land
South	Planned Business Center (PBC)	Cannabis Overlay	Business Park Uses
East	Planned Business Center (PBC)	Cannabis Overlay	Business Park Uses
West	Planned Business Center (PBC)	Cannabis Overlay	Business Park Uses

Table 1. Land Use Table

## **BACKGROUND**

### **State Regulations**

With the passage of Proposition 64 in November of 2016, California residents over the age of 21 can legally use marijuana without a medicinal card if not in a public place. Californians can carry and use up to one ounce of marijuana and grow up to six plants for personal use. Recreational sales of marijuana did not go into effect until January 1, 2018. The possession, sale and distribution of cannabis is now legal under California State law, subject to provisions contained in the law, including a state licensing requirement.

### **Antioch Regulations**

On May 2, 2018, the Planning Commission recommended to the City Council approval of an Ordinance amending Title 9, Chapter 5 “Zoning” of the Antioch Municipal Code, thereby creating new provisions for the consideration of cannabis businesses in the City of Antioch. The City Council introduced the Ordinance on May 22, 2018 and adopted the ordinance on June 26, 2018. The ordinance became effective on July 26, 2018. The Code Amendment established new definitions, imposed basic standards, and created a new Cannabis Business (CB) Zoning Overlay District. Within the CB Zoning Overlay District, a party may apply for a Use Permit from the City Council for the establishment of a Cannabis Business. Unlike the typical use permit process, a cannabis use permit must be reviewed by the City Council after a recommendation by the Planning Commission.

On September 11, 2018, the Antioch City Council adopted Cannabis Guidelines by approval of Resolution No. 2018/117. The purpose of the guidelines is to provide the public and potential applicants with the City of Antioch’s general expectations relating to the design and operation of a Cannabis Business. A copy of the Cannabis Guidelines can be found here: <https://www.antiochca.gov/fc/community-development/planning/cannabis-guidelines-update.pdf>

On April 9, 2019, the City Council introduced an ordinance to amend Chapter 5 of Title 9 of the Antioch Municipal Code to update the cannabis ordinance to include requirements for a development agreement, make minor changes to the definitions, and require a 600-foot separation from cannabis uses and child care centers. The City Council approved the ordinance on April 23, 2019, and the ordinance went into effect 30 days later. The amendment to the ordinance requires each cannabis business to enter into a development agreement that contractually defines the benefits that the cannabis business will provide to the City.

On October 27, 2020, the Antioch City Council adopted Amendments to the Cannabis Business Ordinance by approval of Ordinance No. 2191-C-S. The purpose of the amendments was to provide a definition of Commercial Cannabis Use, replace the requirement for a development agreement with a requirement for an operating agreement, and specifying the minimum conditions of an operating agreement.

On October 26, 2021 the Antioch City Council adopted Amendments to the Cannabis Business Ordinance by approval of Ordinance No. 2199-C-S. The purpose of the amendments was to allow retail cannabis dispensaries in the Downtown Specific Plan area and the Somersville District, to modify the definition of sensitive uses to match state standards, and to establish location restrictions in each of the areas between retail cannabis businesses and between a cannabis business and a sensitive use.



## ANALYSIS

### Requested Approvals

The Applicant, Three Habitat Consulting, LLC, requests approval of a Use Permit to operate a commercial cannabis distribution facility at 2701 W 10th Street (APN 074-051-029). The existing building includes a retail cannabis dispensary (UP-18-15) that was approved on April 23, 2019.



Image 2. Street View

### Environmental

This project has been determined to be Categorically Exempt from the provisions of CEQA, pursuant to Section 15301 – Class 1 (Existing Facilities), because the cannabis business will occupy space within an existing commercial building and involves negligible expansion of the use.

### Project Overview

The applicant proposes to operate a cannabis distribution facility at 2701 West Tenth Street. The proposed hours of operation are 8:00 AM to 8:00 PM seven days a week. The applicant has estimated the distribution operation will have approximately 5-10 deliveries per day. The distribution operation will operate under a type 11 distribution license. A licensed distributor is responsible for: transporting cannabis goods, arranging for the testing of cannabis products, conducting quality assurance reviews of cannabis goods to ensure that they comply with all of the packaging and labeling requirements, and transporting cannabis goods between licensees.

The distribution operations will occupy approximately 8,500 square feet of currently vacant space in the existing 17,000 square foot masonry building. The applicant estimates approximately eight employees will work as part of the distribution operation.

A detailed description of the cannabis distribution operations, is included as Attachment “C” to the staff report.



## Site Plan

The site is approximately 2.8 acres in size with an approximately 17,000 square-foot masonry building located on the northwest portion of the site. No new construction is proposed on the site other than internal tenant improvements to the existing building. The applicant is proposing to use approximately 8,500 square feet of the floor space in the eastern portion of the building for their distribution operations.

The existing retail dispensary is located in the western portion of the building and contains an approximately 1,500 square-foot lobby where customers are required to check in with security personnel and provide valid identification before being allowed to enter the sales area. Beyond the lobby is the retail salesroom where the cannabis is sold. The salesroom is approximately 2,500 square feet.

The public parking area is located to the south of the building and contains twenty-five parking spaces for customers. The customer parking area is separated from the employee parking area and secure loading dock by a masonry wall and sliding gate. The loading area for cannabis deliveries is secured from public access by rolling gates and masonry walls at both the north and west entrances to the loading area.

## Security Plan

As part of their application the applicant submitted a security plan for the site. The security plan addressed the following issues:

- Physical elements of the site such as location of the building, outdoor lighting, and parking areas.
- Electronic security such as motion sensors, controlled access areas, and surveillance cameras.
- Compliance and procedures such as inventory management, cash handling, and employee training.
- On site physical security services related to the number of physical security guards present at the site.

The security plan was reviewed by the Antioch Police Department. The site currently has a security plan in place for the retail cannabis dispensary which requires two-armed security guards on-site during operating hours and one armed security guard on-site 24 hours a day. Upon review of the security plan the Police Department determined that the number of security guards currently in place for the dispensary will be sufficient for the proposed distribution operation. Currently the retail dispensary has a condition of approval that requires "All delivery of cannabis to the site shall take place in a caged/gated delivery area with a dedicated armed security guard to be present during all deliveries." Staff has included a condition of approval clarifying that this condition also applies to the loading and unloading of vehicles for the purposes of cannabis distribution. The proposed security measures are consistent with the security expectations detailed in the Cannabis Guidelines.

Staff has included a Condition of Approval in the attached resolution requiring the Antioch Police Department to conduct a site inspection to assess the security of the site prior to a certificate of

occupancy being issued for the site. Any changes that the Antioch Police Department deem necessary upon site inspection will be incorporated into a revised site security plan that will then be submitted for their review and approval. No certificate of occupancy will be issued without final approval of a site security plan by the Antioch Police Department. In addition to the security inspection prior to issuance of certificate of occupancy, the business is required to submit to annual security audits conducted by a third party or City staff.

### Operational Issues

Staff has included conditions of approval to mitigate the potential off-site impacts of the proposed cannabis business. The applicant has outlined how odors will be mitigated with the Odor Mitigation Plan. The mitigations demonstrate the measures they will take to ensure that cannabis odors will not be detected at or beyond the site. Staff has included a condition of approval requiring that adequate on-site odor control measures are maintained at all times and that cannabis odors cannot be readily detected outside the structure in which the business operates. Staff has also included a condition of approval stating that the City reserves the right to have the odor control systems reviewed at building permit submittal. This condition has been added in case staff has concerns about the odor mitigation once detailed building permit plans are submitted.

### **ATTACHMENTS**

- A. Resolution recommending City Council approval of Use Permit UP-21-17 with Exhibit A Conditions of Approval
- B. Project Plans
- C. Project Description
- D. Project Application
- E. Site Photos
- F. Neighborhood Responsibility Plan
- G. City Council Resolution 2019/60
- H. CCCFD Comment Letter

**ATTACHMENT A  
RESOLUTION APPROVING UP-21-17  
WITH EXHIBIT A CONDITIONS OF APPROVAL  
(SEPARATE PAGE)**



**PLANNING COMMISSION  
RESOLUTION NO. 2022-xx**

**A RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION  
RECOMMENDING THE CITY COUNCIL APPROVE A USE PERMIT (UP-21-17) FOR  
CANNABIS DISTRIBUTION LOCATED AT 2701 WEST 10TH STREET (APN 074-051-029)**

**WHEREAS**, Three Habitat Consulting Group applied for a use permit for a cannabis distribution facility at 2710 West 10<sup>th</sup> Street (APN 074-051-029);

**WHEREAS**, the existing building includes a retail cannabis dispensary (UP-18-15) that was approved in 2019;

**WHEREAS**, the current operator is proposing to expand the business operation to include distribution services in an 8,482 sq. ft. unused portion of the existing building;

**WHEREAS**, this project is Categorically Exempt from the provisions of CEQA, pursuant to section 15301;

**WHEREAS**, the Planning Commission held a public hearing and considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request; and

**WHEREAS**, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on May 13, 2022 for the public hearing held on June 1, 2022.

**NOW, THEREFORE, IT BE RESOLVED** that the Planning Commission does hereby make the following findings for recommendation to the City Council for approval of a Cannabis Business Use Permit pursuant to Section 9-5.2703 "Required Findings" (B) (1) of the Antioch Municipal Code:

1. The granting of such Use Permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

**Finding:** The proposed cannabis distribution includes operational Conditions of Approval to minimize impacts. On-site armed security is required at all times with required annual audits of the site security plan. The business shall also maintain on-site odor control so that cannabis related odors are not readily detected outside the structure. Based upon the conditions imposed, the cannabis distribution use will not create adverse impacts to the surrounding businesses and residents.

2. The use applied at the location indicated is properly one for which a Use Permit is authorized.

**Finding:** The site is zoned Cannabis Overlay District. The Cannabis Overlay District allows cannabis distribution with the approval of a use permit.

3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all parking, and other features required.

**Finding:** The proposed cannabis distribution use will take place in an existing commercial building with ample parking. The site has a secure area for cannabis deliveries.

4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

**Finding:** The project site is currently developed and is located at the intersection of Verne Roberts Circle and West Tenth Street, which are adequate in width and pavement type to carry the traffic generated by the proposed use.

5. The granting of such Use Permit will not adversely affect the comprehensive General Plan.

**Finding:** The use will not adversely affect the comprehensive General Plan because the project is consistent with the General Plan designation for the site of Business Park.

6. That the location and site characteristics of the proposed cannabis business are consistent with all applicable State laws and City standards or guidelines, that all provisions have been made to ensure that the operation of the cannabis business will not create excessive demands for police service or other public services, and that the cannabis business will benefit the City of Antioch.

**Finding:** The conditions of approval on the project are consistent with the cannabis guidelines. The security plan has been reviewed by the Antioch Police Department and security conditions have been included per their direction. The revenue generated through the required operating agreement will provide a financial benefit to the City of Antioch.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Antioch does hereby recommend that the City Council **APPROVE** the use permit for cannabis distribution, located at 2701 West 10th Street (APN 074-051-029); subject to the following conditions in Exhibit A:

\* \* \* \* \*

**I HEREBY CERTIFY** the foregoing resolution was passed and adopted by the Planning Commission of the City of Antioch, at a regular meeting thereof, held on the 1st day of June 2022, by the following vote:

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

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**FORREST EBBS,**  
**SECRETARY TO THE PLANNING COMMISSION**

EXHIBIT A: CONDITIONS OF APPROVAL

General Conditions		Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and signature)
1.	<b>Project Approval.</b> This Use Permit approval is for 2701 W. 10 <sup>th</sup> Street , as substantially shown and described on the project plans, except as required to be modified by conditions herein or in the Development Agreement. Plans date received March 16, 2022, as presented to the Planning Commission on June 1, 2022. For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City.	City of Antioch	On-Going	Planning Department	
2.	<b>Project Approval Expiration.</b> This Use Permit recommendation for approval expires on June 1, 2024 unless City Council takes action on the project and new expiration date is granted. An extension may be granted by the Zoning Administrator for a period up to one (1) year, provided that, at least ten (10) days before expiration of one (1) year from the date when the approval becomes effective, an application for renewal of the approval is filed with the Community Development Department.	City of Antioch	On-Going	Planning Department	
3.	<b>City Fees.</b> The applicant shall pay any and all City and other related fees applicable to the property, as may be modified by conditions herein. Fees shall be based on the current fee structure in effect at the time the relevant permits are secured and shall be paid before issuance of said permit or before any City Council final action approval. Notice shall be taken specifically of Plan Check, Engineering, Fire and Inspection Fees. The project applicant shall also reimburse the City for direct costs of planning; building and engineering plan check and inspection, as	City of Antioch	On-Going	Community Development Department	



**EXHIBIT A: CONDITIONS OF APPROVAL**

	mutually agreed between the City and applicant. <i>Discretionary or ministerial permits/approvals will not be considered if the developer is not current on fees, balances, and reimbursement that are outstanding and owed to the City.</i>				
4.	<b>Pass-Through Fees.</b> The developer shall pay all pass-through fees. Fees include but are not limited to: <ul style="list-style-type: none"> <li>a. East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.</li> <li>b. Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.</li> <li>c. Contra Costa County Map Maintenance Fee in affect at the time of recordation of the final map(s).</li> <li>d. Contra Costa County Flood Control District Drainage Area fee.</li> <li>e. School Impact Fees.</li> <li>f. Delta Diablo Sanitation Sewer Fees.</li> <li>g. Contra Costa Water District (CCWD) Fees.</li> </ul>	City of Antioch	On-Going	Community Development Department	
5.	<b>Appeals.</b> Pursuant to Section 9-5.2509 of the Antioch Municipal Code, any decision made by the Planning Commission which would otherwise constitute final approval or denial may be appealed to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk within five (5) working days after the decision. All appeals to the City Council from the Planning Commission shall be accompanied by a filing fee established by a resolution of the City Clerk.	City of Antioch	Within 5 Days of Planning Commission Action	Planning Department	
6.	<b>Requirement for Building Permit.</b> Approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction or demolish an existing structure. An appropriate permit issued by the Community Development Department must be obtained before constructing, enlarging, moving, converting, or demolishing any building or structure within the City.	City of Antioch	On-Going	Building Department	

EXHIBIT A: CONDITIONS OF APPROVAL

7.	<b>Modifications to Approved Plans.</b> The project shall be constructed as approved and with any additional changes required pursuant to the Zoning Administrator or Planning Commission Conditions of Approval. Planning staff may approve minor modifications in the project design, but not the permitted land uses. A change requiring discretionary approval and any other changes deemed appropriate by the Planning staff shall require further Planning Commission approval through the discretionary review process.	City of Antioch	On-Going	Planning Department	
8.	<b>Hold Harmless Agreement/Indemnification.</b> The applicant (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Antioch and its agents, officers and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul the City's approval concerning this application. The City will promptly notify the applicant of any such claim action or proceeding and cooperate fully in the defense.	City of Antioch	On-Going	Planning Department	

Fire Standards		Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and signature)
9.	All requirements of the Contra Costa County Fire Protection District shall be met.	Contra Costa County Fire Protection District (CCCFPD)	Timing Required	Contra Costa County Fire Protection District (CCCFPD)	

EXHIBIT A: CONDITIONS OF APPROVAL

At the Time of Building Permit Issuance		Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and signature)
10.	<b>Encroachment Permit.</b> The applicant shall obtain an encroachment permit from the Engineering Division before commencing any construction activities within any public right- of-way or easement.	City of Antioch	At the Time of Building Permit Issuance	Public Works Department	

At the Time of Construction		Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and signature)
11.	<b>Collection of Construction Debris.</b> Gather all construction debris on a regular basis and place them in a Waste Management dumpster or other container that is emptied or removed on a weekly basis consistent with the Construction and Demolition Debris Ordinance. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.	City of Antioch	On-Going	Building Department	
12.	<b>Construction Hours.</b> Construction activity shall be as outlined in in the Antioch Municipal Code. Construction activity is limited to 8:00 AM to 5:00 PM Monday-Friday or as approved in writing by the City Manager. Requests for alternative construction hours shall be submitted in writing to the City Engineer. days/times restricted to the hours of 8:00 a.m. to 6:00 p.m.	City of Antioch	On-Going	Building Department / Public Works	
13.	<b>Demolition, Debris, Recycling.</b> The project shall be in compliance with and supply all the necessary documentation for Antioch Municipal Code § 6-3.2: Construction and Demolition Debris Recycling.	City of Antioch	On-Going	Building Department / Public Works	



EXHIBIT A: CONDITIONS OF APPROVAL

Prior to Issuance of Occupancy Permit		Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and signature)
14.	<b>Planning Inspection.</b> Planning staff shall conduct a site visit to review exterior building elevations for architectural consistency with the approved plans and landscape installation (if required). All exterior finishing details including window trim, paint, gutters, downspouts, decking, guardrails, and driveway installation shall be in place prior to scheduling the final inspection.	City of Antioch	Prior to Occupancy Permit	Planning Department	
15.	<b>Debris Removal.</b> All mud, dirt or construction debris carried off the construction site and shall be removed prior to scheduling the final Planning inspection. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or creek.	City of Antioch	Prior to Occupancy Permit	Building Department	
16.	<b>Fire Prevention.</b> A final Fire inspection shall occur to inspect all fire prevention systems constructed as part of the project. <b>Inspections shall occur prior to final occupancy permit issuance.</b>	City of Antioch	Prior to Occupancy Permit	Fire Dept (CCCFPD)	

Project Specific Conditions		Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and signature)
17.	<b>Type 11 Cannabis Permit.</b> This use permit approval applies to the operation of a Type-11 cannabis distribution facility as shown on the project plans and application materials submitted to the Community Development Department date stamped received March 16, 2022. Any forthcoming plans submitted for any purpose shall be entirely consistent	City of Antioch	On-Going	Community Development Department	

**EXHIBIT A: CONDITIONS OF APPROVAL**

	with these received plans and application materials and conditions of approval herein.				
18.	<b>Existing Permit.</b> All conditions of approval contained in City Council Resolution 2019/60 are still applicable to the subject property unless modified herein.	City of Antioch	On-Going	Community Development Department	
19.	<b>Hours of Operation.</b> The hours of operation shall be from 8:00 AM – 8:00 PM. Any changes to the hours of operation shall be subject to the review and approval of the Zoning Administrator.	City of Antioch	On-Going	Community Development Department	
20.	<b>State Licensing.</b> All necessary licenses from the State of California shall be obtained prior to opening.	City of Antioch	Prior to Occupancy Permit	Community Development Department	
21.	<b>Delivery.</b> All cannabis delivered to and from the site for the purpose of distribution shall take place in a caged/gated delivery area with a dedicated armed security guard to be present during all deliveries.	City of Antioch	On-Going	Community Development Department	
22.	<b>Operating Agreement.</b> The applicant shall enter into a revised or new operating agreement with the City of Antioch reflecting the new distribution use prior to a certificate of occupancy being issued for the site. No business license shall be issued without an approved operating agreement.	City of Antioch	Prior to Occupancy Permit	City Attorney	

**ATTACHMENT B  
PROJECT PLANS  
(SEPARATE PAGE)**



# TENANT IMPROVEMENT FOR CANNABIS DISTRIBUTION FACILITY

2701 W 10TH STREET  
ANTIOCH, CA 94509

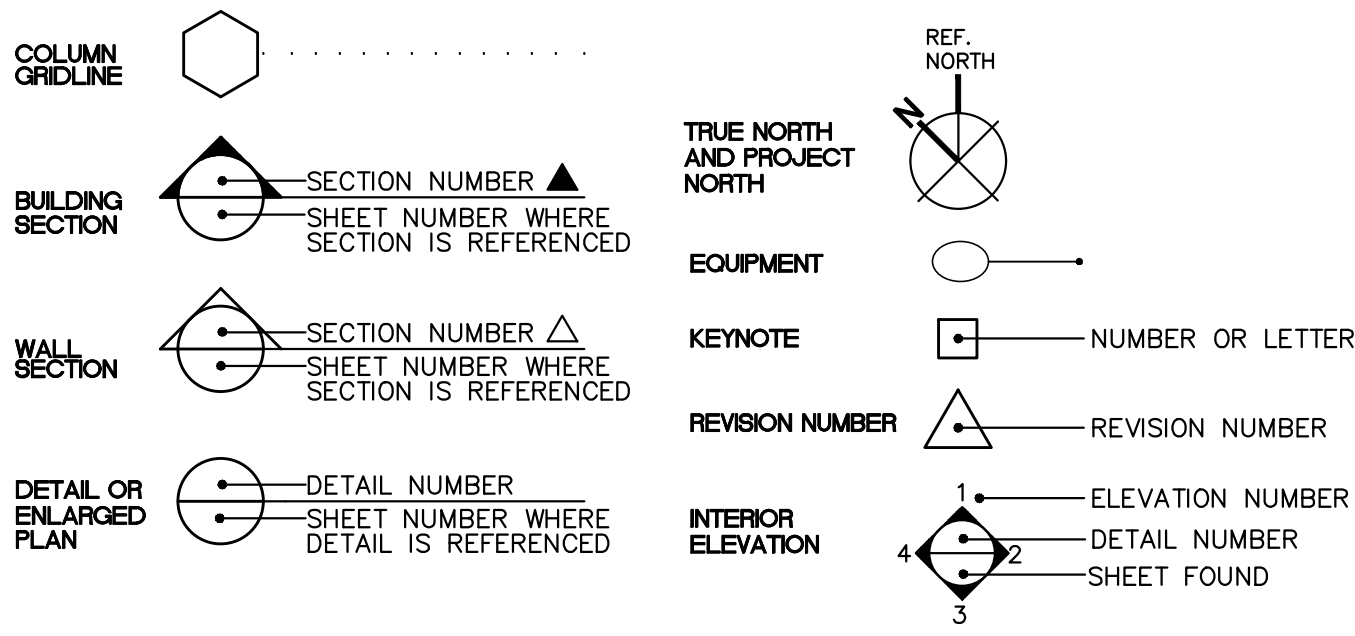
CANNABIS USE APPLICATION PERMIT / SEPTEMBER 21, 2021

**AGD**  
ARCHITECTURE | DESIGN

ANDREW GOODWIN DESIGNS  
2050 PARKER STREET  
SAN LUIS OBISPO, CA 93401  
T: (805) 439-1611  
WWW.ANDREWGOODWIN.US

ARCHITECT: ANDREW GOODWIN, AIA  
ANDREW@ANDREWGOODWIN.US

1. CONSTRUCTION WORK HOURS – WEEKDAYS 8AM–5PM. WEEKENDS AND HOLIDAYS 9AM–5PM. VIOLATIONS WILL TRIGGER JOB SITE CLOSURE UNTIL A WRITTEN CORRECTIVE ACTION PLAN IS ACCEPTED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
2. THE CITY OF ANTIOCH ENFORCES ITS STORM WATER POLLUTION PREVENTION PROGRAM 24/7/365. IMPROPER SWPPP MAINTENANCE SHALL CREATE DELAYS IN REQUESTED INSPECTIONS AND POSSIBLY FORCE JOB SITE CLOSURE UNTIL CORRECTIVE ACTION IS ACCEPTED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT. THE WID# ASSIGNED TO THIS PROJECT IS \_\_\_\_\_ EROSION CONTROL BINDER SHALL BE MAINTAINED CURRENT ONSITE BY PROJECT SUPERINTENDENT AND READY FOR INSPECTION ON A DAILY BASIS BY CITY STAFF. STATE WID N/A TO THIS WORK.
3. THERE SHALL BE AT NO TIME ANY DIRT, MUD OR DEBRIS OF ANY KIND IN THE PAVED PARKING LOT AREA AND/OR PUBLIC RIGHT OF WAY ADJACENT TO AND UPON ANY PUBLIC ROUTES TO AND FROM THE BUILDING SITE. ANY OCCURRENCE SHALL BE PRESUMED THE GENERAL CONTRACTOR'S RESPONSIBILITY. ALL OCCURRENCES SHALL BE CLEARED, SWEEPED AND CLEANED OUT IMMEDIATELY AT CONTRACTOR'S EXPENSE. FAILURE TO RESPOND WITHIN A 24 HOUR PERIOD MAY RESULT IN JOB CLOSURE.
4. ALL PUBLIC STREETS, GUTTERS AND SIDEWALKS ADJACENT TO THIS PROJECT SHALL BE CLEARED OF ALL MATERIALS AND DEBRIS, SWEEPED AND WASHED, ON THE LAST WORKING DAY OF EVERY WEEK OR FRIDAYS, WHICHEVER IS SOONER.
5. DUST CONTROL IS ENFORCED 24/7/365. A WATER TRUCK SHALL BE ON SITE AND OPERATIONAL AT ALL TIMES DURING GRADING WHEN OPEN OR DISTURBED SOIL MAY BECOME AIRBORNE DUE TO WIND OR CONSTRUCTION ACTIVITY.
6. THERE SHALL BE AT NO TIME ANY STORAGE, PARKING, OR PLACEMENT OF ANY CONSTRUCTION MATERIALS, DEBRIS BOXES OR CONSTRUCTION VEHICLES UPON ANY STREET, SIDEWALK OR PUBLIC RIGHT-OF-WAY.
7. ANY CHANGE TO ANY EXTERIOR BUILDING FEATURE SHALL ACCOMPANY WRITTEN APPROVAL FROM THE CITY OF ANTIOCH PLANNING DEPARTMENT PRIOR TO PERFORMING ANY CHANGE IN WORK.
8. ALL EXTERIOR BUILDING AND MONUMENT, SIGNS REQUIRE SEPARATE FULL COLOR PLAN SUBMITTAL AND ARE APPROVED BY ISSUANCE OF A SEPARATE SIGN BUILDING PERMIT.
9. ANY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT ISSUED THROUGH THE CITY OF ANTIOCH ENGINEERING DEPARTMENT.



CITY OF ANTIOCH – BUILDING DEPARTMENT  
200 'H' STREET  
ANTIOCH, CA 94531  
925-779-7065 (BUILDING INSPECTION SERVICES)

CITY OF ANTIOCH – PLANNING DEPARTMENT  
200 'H' STREET  
ANTIOCH, CA 94531  
925-779-7035

CITY OF ANTIOCH – PUBLIC WORKS DEPARTMENT  
200 'H' STREET  
ANTIOCH, CA 94531  
925-779-7050

CONTRA COSTA COUNTY – FIRE DEPARTMENT  
4005 PORT CHICAGO HIGHWAY, SUITE 250  
CONCORD, CA 94520-1180  
925-941-3300

PG&E  
1535 BONANZA STREET  
WALNUT CREEK, CA 94596  
800-743-5000

PER CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS, THE FOLLOWING ARE THE CALCULATIONS FOR THIS BUILDING.

F-1 OCCUPANCY (PRIMARY) TYPE VB, SPRINKLERED, 1-STORY

TABLE 504.3.  
F OCCUPANCY, TYPE VB = 60 FEET

TABLE 504.4.  
F-1 OCCUPANCY, TYPE VB = 2 STORIES

TABLE 506.2  
F-1 OCCUPANCY, TYPE VB = 34,000 SQUARE FEET

NOTE: NO PORTIONS OF THE BUILDING HAVE BEEN EXCLUDED FROM THE BUILDING AREA ANALYSIS. ALL AREAS, INCLUDED BUT NOT LIMITED TO, SHAFTS, STORAGE ROOMS, BATHROOMS, EQUIPMENT ROOMS, AND UNOCCUPIED SPACES HAVE BEEN INCLUDED IN THE BUILDING AREA.

G0.0 TITLE SHEET

A1.0 SITE PLAN  
A2.1 PROPOSED FLOOR PLAN  
A2.2 EXISTING REFLECTED CEILING PLAN

E-4.1 ELECTRICAL PHOTOMETRIC PLAN

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REVISIONS

SEAL



PROJECT

ONE PLANT

2701 W 10TH STREET  
ANTIOCH, CA 94509  
APN: 074-051-029

CLIENT

ONE PLANT

CHRIS HESTER AND  
SIDNEY DUNMORE  
(916) 529-0028  
HEST916@GMAIL.COM

SHEET TITLE  
TITLE SHEET

DATE

TECHNICIAN: AGC

PROJECT MANAGER: AMM

JOB NUMBER: AGD #451

SHEET NUMBER

G0.0

TITLE SHEET

## 51 CITY OF ANTIOCH GENERAL NOTES

AB	ANCHOR BOLT	ELEC	ELECTRIC (AL)	MATL	MATERIAL	SCH	SCHEDULE
ABV	ABOVE	EMER	EMERGENCY	MAX	MAXIMUM	SD	STORM DRAIN
AC	ASPHALT CONCRETE	ENAM	ENAMEL	MB	MACHINE BOLT	SEC	SECTION
ACC	ACCESSIBLE	ENCL	ENCLOSE (URE)	MBR	MODIFIED BITUMEN ROOF	SF	SQUARE FOOT
A/C	AIR CONDITIONING	EQ	EQUAL	MC	MEDICINE CABINET	SFM	STATE FIRE MARSHALL
ACQUIS	ACQUISITION	EQT	EQUIPMENT	MECH	MECHANIC (AL)	SFFA	SQUARE FOOT FREE AREA
ADD	ADDENDUM	ER	EXHAUST REGISTER	MED	MEDIUM	SGP	SPANDREL GLASS PANEL
ADJ	ADJUSTABLE/ADJACENT	EW	EACH WAY	MFG	MANUFACTURING	SHELF	SHELF
AF	ABOVE FINISHED FLOOR	EWG	ELECTRIC WATER HEATER	MFR	MANUFACTURE (P)	SHLV	SHELVES (ING)
AHU	AIR HANDLING UNIT	EXH	EXHAUST	MGS	METAL GRAVEL STOP	SHT	SHEET
ALB	AIR INFILTRATION BARRIER	EXIST	EXISTING	MH	MANHOLE	SHTG	SHEDDING
ALT	ALTERNATE	(E)	EXISTING	MIN	MINIMUM	SM	SIMILAR
ALUM	ALUMINUM	EXP	EXPOSED	MIR	MIRROR	SKL	SKYLIGHT
AND	ANDIZED	EXT	EXTERIOR	MISC	MISCELLANEOUS	S/LV	SLEEVE
APC	ACOUSTIC PANEL CEILING	EXTING	EXTINGUISHER	MWB	MARKER BOARD	S/P	SHELF & POLE
APPROX	APPROXIMATE	FA	FIRE ALARM	MOLD	MOLDING, MOLDING	SO	STOREFRONT OPENING
APVD	APPROVED	FAB	FABRICATION	MMB	MEMBRANE	SPR	SINGLE-PLY ROOFING
ARCH	ARCHITECT (URAL)	FAC	FACTORY	MO	MASONRY OPENING	SPEC	SPECIFICATION (S)
BB	BOTTOM OF BEAM	FAS	FASTEN, FASTENER	MOD	MODULAR	SQ	SQUARE
BD	BELOW	FBD	FIBERBOARD	MT	METAL THRESHOLD	SS	STAINLESS STEEL
BEL	BELOW	FBGL	FIBERGLASS	MNT	MOUNT (ED), (ING)	STD	STANDARD
BITUM	BITUMINOUS	FBLK	FIRE BLOCKING	MUL	MULLION	STL	STEEL
BLDG	BUILDING	FLO	FLOOR FINISH	N	NORTH	STN	STONE
BLK	BLOCKING	FE	FIRE EXTINGUISHER CABINET	(N)	NEW	STO	STORAGE
BLM	BEAM	FF	FINISHED FLOOR	NAT	NATURAL	STRUCT	STRUCTURE (AL)
BM	BOTTOM	FG	FIXED GLASS	NC	NOT IN CONTRACT	STW	STORM WATER
BRG	BEARING	FHC	FIRE HOSE CABINET	NO	NUMBER	SUBSTA	SUBSTATION
BRK	BRICK	FHMS	FLATHEAD MACHINE SCREW	NOM	NOMINAL	SV	SHEET VINYL
BRZ	BRONZE	FHWS	FLATHEAD WOOD SCREW	NTS	NOT TO SCALE	SV	SHEET VINYL
BUR	BUILT UP ROOFING	FIN	FINISH	O/	OVER	T	TREAD
C	CARPET	FJ	FLOOR JOIST	OA	OVERALL	TB	TOWEL BAR
CAB	CABINET	FLR	FLOOR (ING)	OBS	OBSCURE	TBB	TOP & BOTTOM
CAB	CATCH BASIN	FLSH	FLASH	OC	ON CENTER (S)	TELE	TELEPHONE
CD	CEILING DIFFUSER	FLU	FLUORESCENT	OD	OUTSIDE DIAMETER	TEMP	TEMPERED
CEM	CEMENT	FLX	FLEXIBLE	OPD	OVERFLOW HAND	TAG	TONGUE AND GROOVE
CER	CERAMIC	FOUN	FOUNDATION	OH	THICK (NESS)	THK	THROUGH
CF	CUBIC FOOT	FOC	FACE OF CONCRETE	OPQ	OPAQUE	THRU	THROUGH
CFL	COUNTERFLASHING	FOF	FACE OF FINISH	OPG	OPENING	TJ	TOOL JOINT
CFM	CUBIC FOOT PER MINUTE	FOM	FACE OF MASONRY	OPP	OPPOSITE	THB	TACKBOARD
CG	CORNER GUARD	FOS	FACE OF STUDS	OPT	OPTIONAL	TOF	TOP OF
CH	CHAMFER	FR	FRAME (D), (NG)	PBD	PARTICLE BOARD	TOB	TOP OF MASONRY
CHAM	CHAMFER	FTG	FOOTING	PCPL	PORTLAND CEMENT PLASTER	TOM	TOP OF BEAM
CHBD	CHALKBOARD	FUR	FURRED (ING)	PER	PERMETER	TOC	TOP OF CURB/CONCRETE
CI	CAST IRON	FUT	FUTURE	PERF	PERFORATE (D)	TOS	TOP OF STEEL
CJ	CONTROL JOINT	PWC	PREFABRICATE (D)	PFB	PREFABRICATE (D)	TOF	TOP OF WALL
CL	CENTER LINE	GA	GAGE, GAUGE	PL	PROPERTY LINE	TPN	TOILET PART DISPENSER
CLG	CEILING	GB	GYPSUM BOARD	PLAM	PLASTIC LAMINATE	TPN	TOILET PARTITION
CLGJ	CEILING JOIST	GC	GENERAL CONTRACTOR	PLAS	PLASTER	TOP	TOP OF SHEATHING
CLR	CLEAR	GD	GRADE, GRADING	PLY	PLY (S)	TSS	TOP SET BASE
CLT	CERAMIC (TILE)	GEN	GENERATOR	PLUMB	PLUMBING	TSL	TOP OF SLAB
CMU	CONCRETE MASONRY UNIT	GI	GALVANIZED	PLYWD	PLYWOOD	TAT	T-BAR ACOUSTIC TILE
CNTR	COUNTER	GKT	GASKET (ED)	PNL	PANEL	TV	TELEVISION
CN	CLEAN OUT	GL	GLASS, GLAZING	PNT	PAINT (ED)	TP	TYPICAL
COMB	COMBINATION	GLV	GALVANIZED	POC	POINT OF CONNECTION	UN	UNIVERSAL
COMP	COMPOSITION (COMPOSITE)	GR	GRAVEL	PR	PAIR	UN	UNIVERSAL
CONC	CONCRETE	GYP	GYPSUM	PRCST	PRECAST	UN	UNIVERSAL
CONT	CONTINUOUS OR CONTINUE	H	HIGH	PROJ	PROJECT	V	VARIABLE
CONSTR	CONSTRUCTION	HB	HOSE BIBB	PRTO	PRESSURE TREATED	VAR	VARIABLE
CORR	CORROGATED	HC	HOLLOW CORE	PT	POINT	VBR	VAPOR BARRIER
COTF	CLEAN OUT THRU FLOOR	HDR	HEADER	PTD	PAINTED	VCT	VINYL COMPOSITION TILE
COTG	CLEAN OUT TO GRADE	HDR	HEADER	PVB	PARTITION	VCTB	VINYL COVERED TACKBOARD
COTW	CLEAN OUT THRU WALL	HW	HARDWOOD	PVC	POLYVINYL ACETATE	VERT	VESTIBULE
CR	CURB RETURN	HOWR	HARDWARE	PVC	POLYVINYL CHLORIDE	VEST	VESTIBULE
CRWN	CURTAIN WALL	HEX	HEXAGONAL	QC	QUALITY CONTROL	VERT	VERTICAL GRAIN
CSK	COUNTERSINK	HM	HOLLOW METAL, STEEL	QTY	QUANTITY	VGP	VISION GLASS PANEL
CSMT	CASEMENT	HOK	HORIZONTAL	R	RISER	VNR	VEENER
CTS	COUNTERSINK SCREW	HP	HIGH POINT	RAD	RADIUS	VNT	VENT
CTS	CENTER	HS	HOLE STATION	RAF	RAISED ACCESS FLOOR	VO	VENT OVER/OFFSET
CVT	CONDUCTIVE VINYL TILE	HT	HEIGHT	ROP	REFLECTED CEILING PLAN	VR	VENT RISER
CW	COLD WATER	HTO	HEATING	ROPT	RECEPTACLE	VRO	VENT THROUGH ROOF
D	DEPTH	HVAC	HEATING/VENTILATING/AIR CONDITIONING	RD	ROOF DRAIN	W	WALL
DBL	DOUBLE	HW	HOT WATER	ROWD	REDWOOD	WC	WOOD BLOCKING
DET	DETAIL	D	DIAMETER	REF	REFERENCE	WD	WOOD CLOSET
DET	DETAIL	D	DIAMETER	REF	REFERENCE	WD	WOOD CLOSET
DIAM	DIAMETER	IMP	INSULATED METAL PANEL	REIN	REINFORCE (D), (NG)	WI	WIRE
DIA	DIAGONAL	INCL	INCLUDE (D), (NG)	REM	REMOVE (ABLE)	WI	WIRE GLASS CABINET
DIM	DIMENSION	INFO	INFORMATION	RES	RESILIENT	WO	WROUGHT IRON
DIV	DIVISION	INSTR	INSTRUCTION (S)	RET	RETURN	WN	WINDOW
DL	DEAD LOAD	INSUL	INSULATE (D), (VON)	REV	REVISION (S), REVISED	WN	WINDOW
DN	DOWN	INT	INTERIOR	RFP	REFLECTED CEILING PLAN	WM	WIRE MESH
DPS	DAMP PROOFING	INV	INVERT	RFL	REFLECT (ED), (VE), (OR)	WO	WINDOW OPENING
DPRS	DEPRESSED	JC	JACKETS CLOSET	RFM	RECESSED FLOOR MAT	W/O	WITHOUT
DR	DOOR	JST	JOIST	RG	RETURN GRILLE	WP	WATERPROOFING
DRS	DOWNSPOUT	JT	JOINT	RH	RIGHT HAND	WR	WEATHER RESISTANT
DSPR	DISPENSER	KO	KNOCKOUT	RL	RIDGE LINE	WSCOT	WANGSCOT
DWS	DRAWING	LAD	LADDER	REL	RELIEF	WST	WASTE
DWR	DRAWER	LAM	LAMINATE (D)	RM	ROOM	WTHP	WEATHERPROOF
E	ENAMEL	LAV	LAUNDRY	ROW	ROUGH OPENING	WWF	WELDED WIRE FABRIC
EA	EACH	LB	LOAD BEARING	RR	RIGHT OF WAY	W	WALL
EC	ELECTRIC	LBI	LABEL	RW	RAINWATER REGISTER	W	WALL
EDF	ELECTRIC DRINKING FOUNTAIN	UH	LEFT HAND	RWL	RAINWATER LEADER	W	WALL
EFS	EMERGENCY EGRESS	UNIL	UNIL	RWC	RAINWATER CONDUCTOR	W	WALL
EF	ELASTOMERIC FLASHING	UP	UP	S	SOUTH	W	WALL
EIV	EXTERIOR INSULATED FIN. SYS.	LTO	LOW POINT	SA	SANITARY	W	WALL
EJ	EXPANSION JOINT	LVR	LOUVER	SAN	SANITARY	W	WALL
ELEV	ELEVATION	MAS	MASONRY	SC	SOLID CORE	W	WALL

## 41 SYMBOLS

GENERAL NOTES  
(USE WHEREVER APPLICABLE, UNLESS NOTED OTHERWISE IN THE PLANS AND SPECIFICATIONS.)

1. DO NOT SCALE PLANS.
2. ALL CONSTRUCTION SHALL CONFORM WITH TITLE 24 AND THE 2016 CBC, CMC, CPC, CA ENERGY CODE, CGBSC, AND 2016 CEC AMENDMENTS AND CITY OF ANTIOCH.
3. ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD. ANY DISCREPANCIES ARE TO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT. DO NOT PROCEED WITHOUT RESOLVING DISCREPANCIES.
4. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWINGS SCALE OR PROPORTION. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF FINISH.
5. REQUIRED SANITARY FACILITIES SHALL BE PROVIDED ON THE JOB.
6. OMISSIONS AND/OR CONFLICTS IN THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETING WORK WHICH IS NECESSARY TO CARRY OUT THE INTENT OF THE DRAWING AND/OR COMPLETE WORK TO STANDARDS REQUIRED BY CODE.
7. THESE NOTES INDICATE CONSTRUCTION FOR PROPOSED REMODEL UNLESS OTHERWISE NOTED OR SHOWN. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED OR SHOWN. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY GENERALLY THROUGHOUT TO SIMILAR CONDITIONS. UNLESS NOTED OTHERWISE ALL VESTIBULES, CLOSETS, COLUMNS PROJECTIONS, RECESSES, OR OTHER ADJACENT AREAS WITHIN SCHEDULED AREAS SHALL HAVE FINISHES AS SCHEDULED FOR THE RESPECTIVE SPACES IN WHICH THEY OCCUR. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
8. ALL WORK, AND ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODES AND OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF THE BUILDING. BUILDING CODE REQUIREMENTS IN ALL CASES TAKE PRECEDENCE OVER THE DRAWING. IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.
9. ANY CHANGES IN CONSTRUCTION SHALL BE ACCOMPANIED BY A CHANGE ORDER ISSUED BY THE GENERAL CONTRACTOR AND APPROVED BY THE OWNER.
10. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED IMPROVEMENTS. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE METHOD OF CONSTRUCTION. CONTRACTOR SHALL SUPERVISE AND DIRECT WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. CONTRACTOR HEREBY GUARANTEES TO THE OWNER THAT ALL MATERIALS, FIXTURES, AND EQUIPMENT FURNISHED TO THE PROJECT ARE NEW UNLESS OTHERWISE SPECIFIED. CONTRACTOR ALSO WARRANTS THAT ALL WORK WILL BE OF GOOD QUALITY AND FREE FROM ANY FAULTS AND DEFECTS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION, UNLESS A GREATER WARRANTY OR GUARANTEE IS REQUIRED BY THE PROJECT SPECIFICATIONS.
12. ANYONE SUPPLYING LABOR AND/OR MATERIALS TO THE PROJECT SHALL CAREFULLY EXAMINE ALL SUBSURFACES TO RECEIVE WORK. ANY CONDITIONS DETRIMENTAL TO WORK SHALL BE REPORTED TO THE ARCHITECT/OWNER. COMMENCEMENT OF WORK SHALL IMPLY ACCEPTANCE OF ALL SUBSURFACES.
13. PROVIDE CONSTRUCTION FENCING AND BARRIERS. OTHER PARTS OF THE BUILDING TO REMAIN OPERATIONAL DURING CONSTRUCTION. DO NOT DISTURB NEIGHBORING TENANTS.

## 32 AGENCIES AND UTILITIES

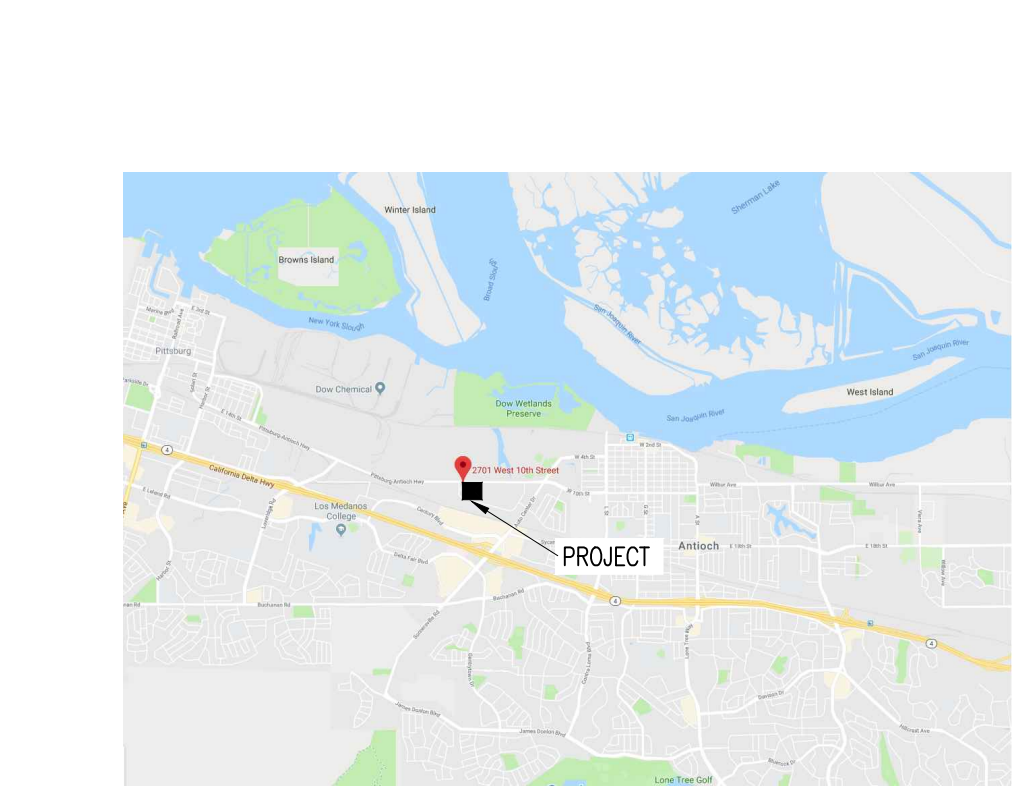
THE FOLLOWING DRAWINGS ARE TO BE SUBMITTED AT A LATER DATE THROUGH A SEPARATE PERMIT BY THE OWNER:

- FIRE SPRINKLER AND FIRE ALARM

## 31 DEFERRED SUBMITTAL

- 1) CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AT THE PROJECT SITE AS DESCRIBED IN THE CONTRACT DOCUMENTS PRIOR TO STARTING WORK. IF THERE IS ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
- 2) PREVENT DEBRIS FROM BEING DEPOSITED ON ADJACENT AREAS, WALKWAYS AND STREETS.
- 3) CAP ALL ABANDONED UTILITIES BELOW FLOOR, ABOVE CEILING OR AS INDICATED ON DRAWINGS.
- 4) ALL EQUIPMENT TO BE REMOVED WILL BE SAVED FOR THE OWNERS INSPECTION. TO DETERMINE IF NEEDED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL ITEMS NOT USABLE.
- 5) PROVIDE SEISMIC RESTRAINTS FOR ALL PLUMBING, ELECTRICAL, MECHANICAL, AND FIRE SUPPRESSION SYSTEMS.
- 6) CONTRACTOR TO LOCATE AND COORDINATE THE LOCATION OF ACCESS HATCHES.
- 7) CONTRACTOR SHALL FURNISH MATERIAL, EQUIPMENT AND LABOR TO PATCH THE FLOOR AND REPAIR THE WALL AND CEILING TO MATCH THE ADJACENT EXISTING SURFACES AFTER INSTALLATION AND INSPECTION AS APPROVED.
- 8) THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUOUS CLEAN UP OF THE SITE OF ALL DEBRIS, WHETHER CREATED BY HIS WORK OR THE FAILURE OF HIS SUBCONTRACTOR TO CLEAN UP THEIR WORK.
- 9) ALL LIFE/SAFETY EQUIPMENT DISTURBED BY NEW CONSTRUCTION SHALL BE REINSTALLED.
- 10) CONTRACTOR TO PATCH ALL DISTURBED SURFACES TO MATCH EXISTING ADJACENT SURFACES.
- 11) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK RELATED TO AND REQUIRED BY THE INSTALLATION OF NEW CONSTRUCTION. CONTRACTOR TO DETERMINE SIZE AND INSTALLATION METHOD OF NEW SYSTEMS. ALL WORK TO BE OF TOP QUALITY.
- 12) EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE THROUGHOUT THE WORK. ANY UTILITY SHUT-DOWN SHALL BE SCHEDULED A MINIMUM OF 48 HRS. IN ADVANCE IN WRITING. ANY UTILITY SERVICE THAT IS DAMAGED SHALL BE PUT BACK IN SERVICE IMMEDIATELY AT NO ADDITIONAL COST TO THE OWNER.
- 13) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT NO EMERGENCY EXIT IS BLOCKED AT ANY TIME.
- 14) CONTRACTOR SHALL MINIMIZE NOISE AND CONGESTION AS MUCH AS POSSIBLE DURING DEMOLITION.
- 15) DISCONNECTION OF AND/OR RELOCATION OF EXISTING PLUMBING, ELECTRICAL, MECHANICAL, AND FIRE SUPPRESSION EQUIPMENT SHALL BE DONE AT SUCH TIMES THAT OPERATIONS OF THE EXISTING FACILITY WILL BE UNAFFECTED.

## 23 PROJECT DESCRIPTION



## 13 PROJECT INFORMATION

OWNER: ONE PLANT  
PHONE: (916) 529-0028  
HEST916@GMAIL.COM  
CONTACT: CHRIS HESTER

ARCHITECT: ANDREW GOODWIN, AIA, LEED AP  
ANDREW GOODWIN DESIGNS  
2050 PARKER STREET  
SAN LUIS OBISPO, CA 93401  
805-439-1611  
ANDREW@ANDREWGOODWIN.US

MECHANICAL/PLUMBING/ELECTRICAL: GMEP ENGINEERS  
26439 RANCHO PKWY S SUITE 120  
LAKE FOREST, CA 92650  
949-267-8095

## 54 ABBREVIATIONS

## 44 GENERAL NOTES

## 34 DEMOLITION NOTES

## 24 AREA MAP

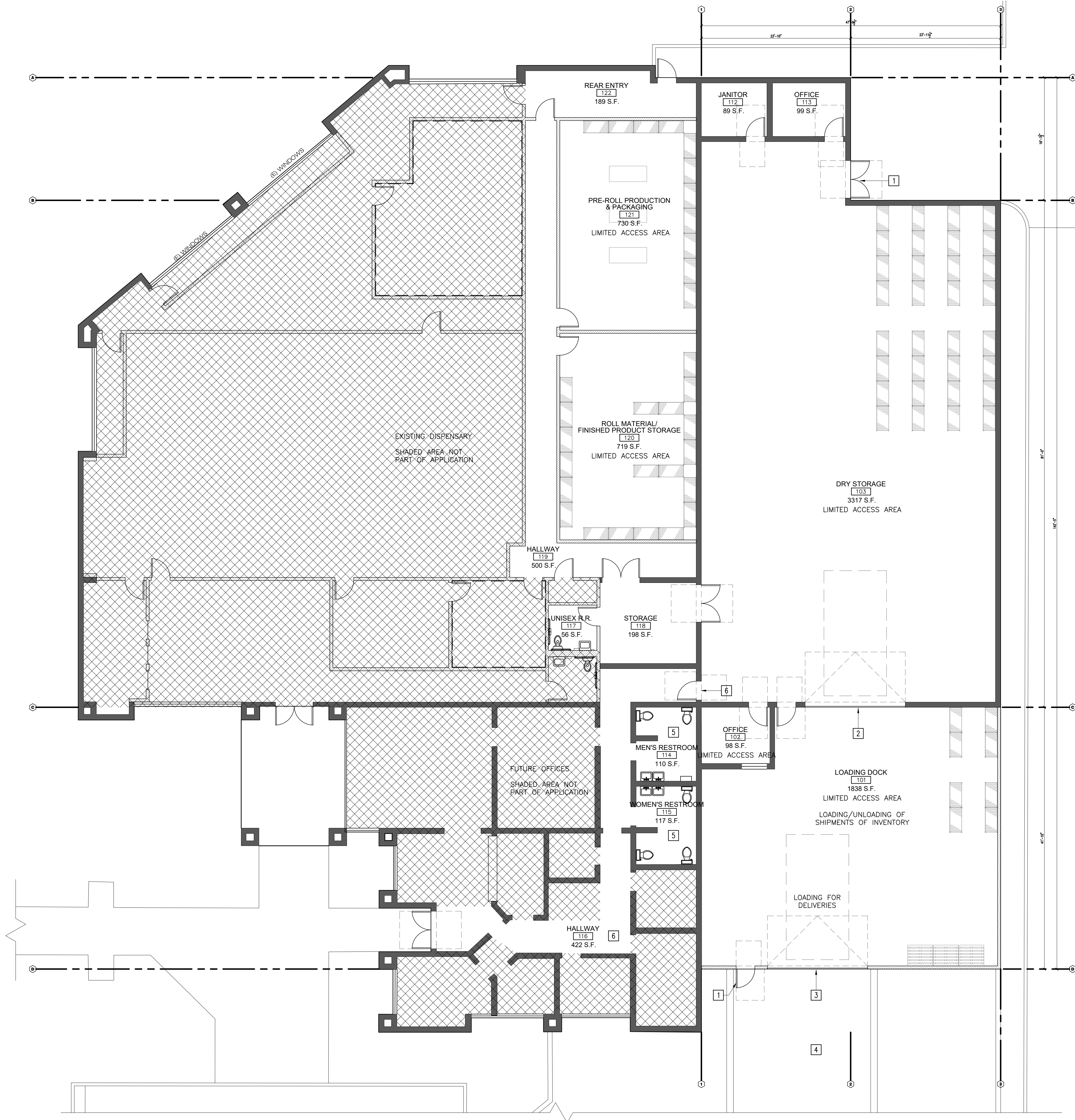
## 14 PROJECT TEAM











SCALE: 1/8" = 1' - 0"

1) FURNITURE PLACED FOR REFERENCE ONLY.  
CONTRACTOR TO VERIFY FURNITURE W/ OWNER PRIOR  
TO CONSTRUCTION.

2) PROVIDE RATED 2A:10B:C FIRE EXTINGUISHERS SUCH  
THAT AN EXTINGUISHER IS LOCATED WITHIN A 75-FOOT  
TRAVEL DISTANCE TO ANY POINT IN THE BUILDING.  
EXTINGUISHERS SHALL BE MOUNTED ON THE WALL OR  
IN CABINETS, SUCH THAT THE TOP OF THE  
EXTINGUISHER IS NO HIGHER THAN 48 INCHES ABOVE  
FLOOR LEVEL.

3) GENERAL CONTRACTOR TO PROVIDE NEW SIGNAGE AS  
REQUIRED TO COMPLY WITH APPLICABLE BUILDING  
CODES. ALL SIGNAGE SHALL COMPLY WITH APPLICABLE  
BUILDING CODES. ALL SIGNAGE SHALL CONFORM WITH  
ADA ACCESSIBILITY GUIDELINES, AND CBC INCLUDING  
BUT NOT LIMITED TO PROPORTION, COLOR, CONTRAST  
AND RELIEF, FONT STYLE AND GRADE 2 BRAILLE  
REQUIREMENTS. AFFIX AN INTERNATIONAL ACCESSIBILITY  
SYMBOL ON ALL ACCESSIBLE ENTRANCES PER  
APPLICABLE CODE. RE: A-0.2

4) DOOR HARDWARE TO BE FALCON LEVER ACTION.

11

## GENERAL NOTES

ANDREW GOODWIN DESIGNS  
2050 PARKER STREET  
SAN LUIS OBISPO, CA 93401  
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## REVISIONS

△ FIRE CHECK 1 - 7/2/2019

SEAL

## PROJECT

## ONE PLANT

2701 W 10TH STREET  
ANTIOCH, CA 94509  
APN: 074-051-029

## CLIENT

## ONE PLANT

CHRIS HESTER AND  
SIDNEY DUNMORE  
(916) 529-0028  
HEST916@GMAIL.COM

13

## KEYNOTES X

1. REPLACE (E) EXTERIOR DOORS WITH PAINT  
GRADE, HOLLOW METAL SECURITY DOORS.
2. REMOVE (E) ROLL-UP DOOR AND PREP WALL  
FOR (E) X'-0" X 16'-0" ROLL-UP DOOR.
3. (E) ROLL-UP DOOR TO REMAIN.
4. (E) DRIVEWAY SLOPED WAY FROM BUILDING.
5. (E) RESTROOM. CONTRACTOR TO VERIFY LIGHT  
SWITCH ACTIVATED VENTILATION WITH A MINIMUM  
75 CFM.
6. (E) ACCESSIBLE ROUTE.
7. (N) STORAGE RACK AREAS.
8. (N) INCOMING PALLET AREAS.

14

## LEGEND

■ (E) WALL TO REMAIN.  
VERIFY R-19 INSULATION IN WALL.

## SHEET TITLE

PROPOSED  
FLOOR PLAN

DATE

TECHNICIAN: ACG

PROJECT MANAGER: AMM

JOB NUMBER: ACD #451

SHEET NUMBER

A21

## REVISIONS

△ FIRE CHECK 1 - 7/2/2019

SEAL

## PROJECT

**ONE PLANT**  
2701 W 10TH STREET  
ANTIOCH, CA 94509  
APN: 074-051-029

## CLIENT

**ONE PLANT**  
CHRIS HESTER AND  
SIDNEY DUNMORE  
(916) 529-0028  
HEST916@GMAIL.COM

1. (E) SKYLIGHT TO REMAIN.
2. (E) LIGHTING TO REMAIN.
3. (E) LIGHTING AT EXTERIOR.
4. (N) LIGHTING AT EXTERIOR.

## 13 KEYNOTES X

- Ⓐ AUDIBLE AND VISUAL ALARM  
Ⓜ THERMOSTAT  
■ GAS DETECTOR  
⊙ EXTERIOR WP LED FIXTURE AT WALL.  
▤ LED CEILING LIGHT.

## 14 LEGEND

## SHEET TITLE

**EXISTING REFLECTED  
CEILING PLAN**

DATE

TECHNICIAN: ACG

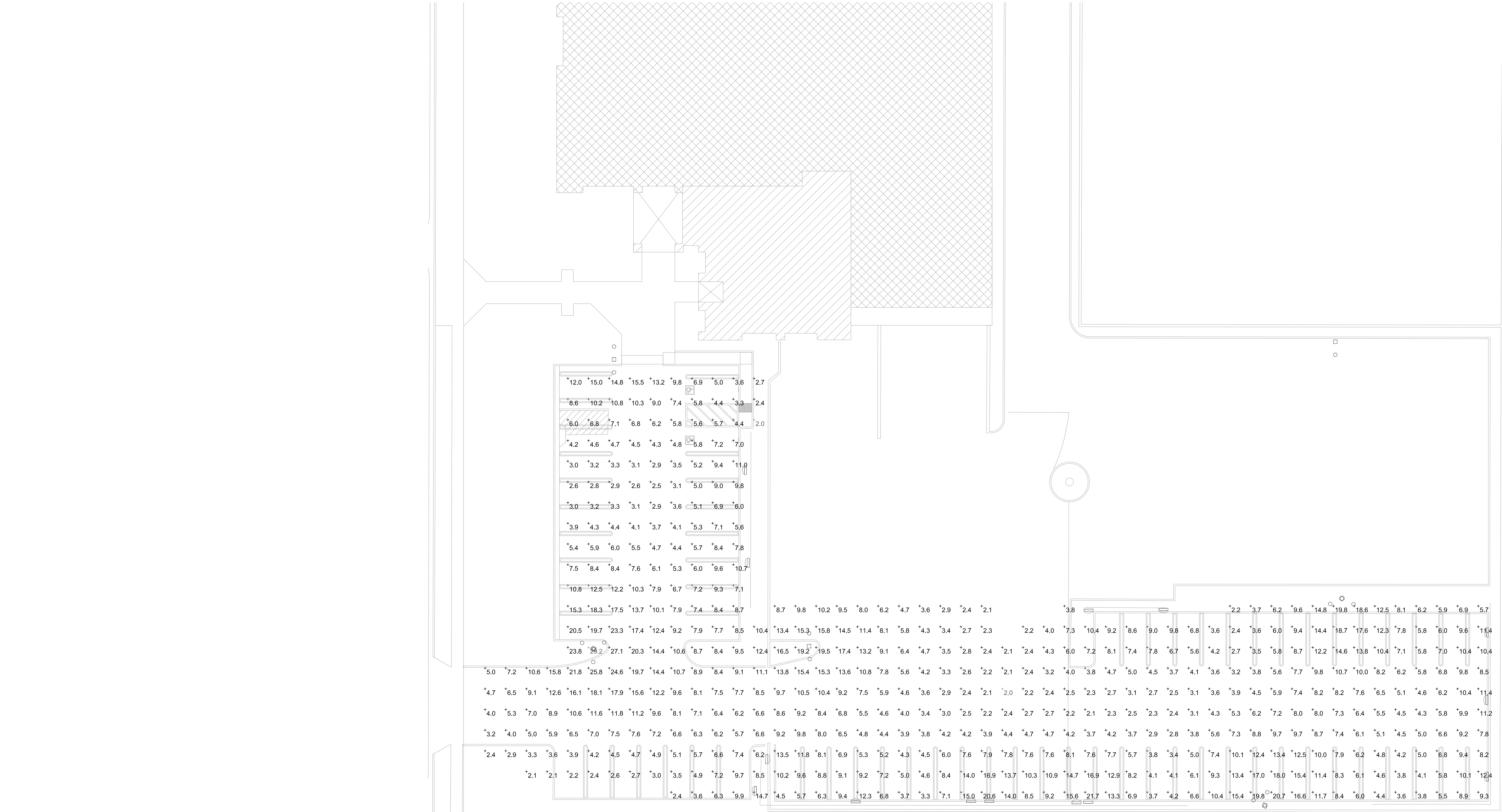
PROJECT MANAGER: AMM

JOB NUMBER: ACD #451

SHEET NUMBER

**A2.2**





ELECTRICAL PHOTOMETRIC PLAN

SCALE: 1/16"=1'-0"

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
<div><div>○</div><div>□</div></div>	A	12	DONGGUAN THAILIGHT SEMICONDUCTOR LIGHTING CO.,LTD		TLFLL230P3YYZZ--TYPE3I		1	LF3-HL-230W-TYPE3I-120V_IESNA2002.IES	30190	0.81	224.5
<div><div></div><div></div></div>	C	14	Lithonia Lighting	DSXW1 LED 20C 700 40K TFTM MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 700mA.	LED	1	DSXW1_LED_20C_700_40K_TFTM_MVOLT.ies	5554	1	45.7

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #4	+	7.7 fc	29.2 fc	2.0 fc	14.6:1	3.9:1

REVISIONS		
NO.	DATE	DESCRIPTION
07/18/19	07/18/19	PC COMMENTS
10/16/19	10/16/19	CLIENT REVISION
11/04/19	11/04/19	PC COMMENTS
01/17/20	01/17/20	FIELD REVISION

SEAL:

26439 Rancho Pkwy. S. Ste 120  
Lake Forest, CA 92630  
Tel: 949-267-9095

PROJECT NAME:

ONE PLANT  
2701 W 10TH STREET  
ANTIOCH, CA 94509

SHEET TITLE

ELECTRICAL PHOTOMETRIC PLAN

DRAWN  
GMEP  
CHECKED  
GMEP  
DATE  
01/17/20  
SCALE  
AS NOTED  
JOB NO.  
19-17C  
SHEET

E-4.1



**ATTACHMENT C  
PROJECT DESCRIPTION  
(SEPARATE PAGE)**

# **Application Summary Sheet**

**2701 W. 10<sup>th</sup> Street**

**One Plant Distribution**

To whom it may concern,

The following is a summary sheet regarding One Plant's Cannabis Distribution application.

License Type: Distribution Only (To be added to our current retail license)

Number of Employees: ~8

Hours of Operation: 8am – 8pm

Number of Delivers per Day: ~5-10

Square Footage Occupied by the Use: ~8,482 (See following partitions associated with plan set)

- (116) Hallway – 422 S.F.
- (115) Women's Restroom – 117 S.F.
- (114) Men's Restroom – 110 S.F.
- (118) Distribution – 198 S.F.
- (117) Unisex Restroom – 56 S.F.
- (119) Hallway – 500 S.F.
- (120) Roll Material / Finished Product Storage – 719 S.F.
- (121) Pre-Roll Production & Packaging – 730 S.F.
- (122) Rear Entry – 189 S.F.
- (112) Janitor – 89 S.F.
- (113) Office – 99 S.F.
- (103) Dry Storage – 3317 S.F.
- (102) Office – 98 S.F.
- (101) Loading Dock – 1838 S.F.

### Typical Daily Operations (Project Description):

- Opening procedures will be conducted in accordance to Company's Standard Operating Procedures.
- Before receiving cannabis goods from a manufacturer, an inventory count on all current goods will be taken before accepting any new inventory in order to easily identify any loss or theft.
- It will be verified that a shipping manifest was received prior to the scheduled delivery or scheduled pick-up of the shipment. If there is no shipping manifest, the delivery will be refused or a pick-up will be refused.
- If information on the shipping manifest is suspect or inaccurate, clarification will be sought out or correction from the originating licensee but refusal of acceptance will occur if warranted.
- All rejected or returned cannabis will be recorded.
- Batches will be inspected for non-compliant labeling.
- After formally accepting a shipment, the manifest will be uploaded and a detailed record of the shipment will be put into METRC.
- Once the batches have been accepted, inventory storage will commence.
- When a delivery vehicle arrives in the loading area of the licensed premises containing the cannabis batches for storage, a wheeled device will be used to move the product securely and safely from the vehicle to the inventory storage room within the facility.
- Once at the inventory storage room, all environmental controls will be checked.
- Distribution manager will be notified that the batches have been received, stored, recorded/logged in, and are ready to be tested.
- All cannabis goods received will be sampled and tested by a licensed testing facility in order to be released from storage prior to distribution.
- All cannabis goods batches will be stored in containers specific for 1) cannabis to be distributed (after sampling has occurred) and 2) sampled batches, both being in the inventory storage areas.
- Within 24 hours of taking physical possession of a batch of cannabis goods from a manufacturer, the containers of batches awaiting testing will be stored in the designated area of the inventory storage room in a way that makes them separate and distinct from all other batches.
- All required information is entered into the chosen internal computerized seed-to-sale system and METRC
- Labels that contain all the information required by the BCC will be generated and affixed to all containers including a government warning label.

- Employee from the independent testing laboratory will be checked in at the appointment time to acquire the products (sample batches) for testing. Those products are transported back to the independent laboratory and tested.
- The sampled batches will be placed in a designated area of the inventory storage room, making the batches separate and distinct from all other batches in the storage room, where they will be stored until either they pass or fail testing.
- When an order is received from another licensee, order will be confirmed by phone.
- Payment is processed and record of the sale or transport of cannabis goods between licensees will be logged into METRC and the chosen internal computerized seed-to-sale system.
- A shipping manifest will be prepared and circulated.
- On the morning of transport, the goods will be identified on the shipping manifest and transferred to the shipping and receiving room.
- A final packaging and labeling check will commence before products are loaded into the delivery vehicle.
- Goods will be packed with a copy of the appropriate sales invoice to each bag, placed into one or more unmarked shipping containers with shipping manifest inside, and the containers will be locked afterwards.
- Containers will be verified to make sure they have an encrypted RFID tag attached to them before transport.
- Vehicles will be checked for enough fuel to reach the destination without the need for stops along the way.
- Unmarked transport vehicles will be pulled into the designated loading/unloading area in a place that is under video surveillance.
- Containers from shipping and receiving room will be then transferred to the transport vehicles. They will then be secured inside the windowless cargo section in the back of the unmarked transfer vehicle.
- Manifest will be securely transmitted to the Bureau of Cannabis Control and the licensee that will receive the cannabis goods prior to transporting cannabis or cannabis products.
- Transportation team members are trained on the following:
  - Transportation vehicle safety
  - Transportation incident reporting
  - Cargo theft prevention measure
  - Handling inventory
  - Proper transportation protocol
- Routes are planned in a way that ensures that the days, times, and the routes themselves are randomized in order to thwart any possibility of robbery.
- Prior to delivery, communication system and GPS device will be checked to make sure they are operational.

- Using the mapping service, employee will begin the transportation route by driving to the first licensed premises. Employee shall not stray from the planned transportation route for any reason except for necessary rest, fuel, or vehicle repair stops.
- Once close to the premises of the receiving licensee, security personnel will be notified or the shipping/receiving manager.
- Containers will be detached with the cannabis goods from the enclosed, windowless cargo section of the back of the transportation vehicle and will be carried into the destination's designated receiving location.
- Licensee will be provided with a copy of the shipping manifest, sales invoice, and the transportation bill of lading.
- Once accepted, licensee will be asked to sign the paper copy of the shipping manifest where it will be returned to the company's facility.
- Delivery procedure will be repeated for the consecutive identified stops on the route plan.
- All employees are required to render all unusual cannabis and cannabis goods before removing the waste from the licensed premises.
- Rendering of cannabis waste includes:
  - Proper disposal of waste
  - Inventory monitoring requirements
  - Segregating the cannabis waste
  - Record-keeping
- Containers for waste will be affixed with all the required batch and weight information before placing any waste scheduled for destruction within the container.
- The cannabis and cannabis plant material will then be placed into the cannabis waste container labeled "WASTE PRODUCT TO BE DESTROYED".
- The cannabis will then be rendered by two employees.
- Before rendering is complete, the waste is checked to be at least 50% non-cannabis waste from the incorporation of non-consumable solid wastes.
- Cannabis waste is then secured in waste receptacles in possession and control of the company until the waste is disposed of by an authorized waste hauler.
- All cannabis waste is then documented in the Waste Log.
- Closing procedures will be conducted in accordance to Company's Standard Operating Procedures.

**ATTACHMENT D  
PROJECT APPLICATION  
(SEPARATE PAGE)**

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



**ATTACHMENT A – APPLICATION FORM**

PROPERTY LOCATION		
Address: 2701 W. 10th Street		Assessor's Parcel No.: 074-051-029
Zoning Designation: PBC		General Plan Land Use Designation: Business Park
PROJECT DESCRIPTION - Provide a basic description of the project below.		
Commercial Cannabis Distribution		
APPLICANT		
Name: Three Habitat Consulting Antioch LLC		
Address: 1431 Ocean Avenue, Suite A		
City: Santa Monica	State: CA	Zip: 90401
Telephone: (949) 201-8403		
Email: adam@oneplant.life		
PROPERTY OWNER	<input type="checkbox"/> Same as applicant	
Name: 4 Bros Antioch LP		
Address: 200 Spectrum Center Drive, Suite 300		
City: Irvine	State: CA	Zip: 92618
Telephone: (905) 479-8762		
Email: JYLee@Yogenfruz.com		

FOR OFFICE USE ONLY	
DATE RECEIVED:	FILE NO:
PLANNER:	
<input type="checkbox"/>	<input type="checkbox"/>



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



**REQUIRED SIGNATURES**

As part of this application, applicant and real party in interest, if different, agrees to defend, indemnify, hold harmless, and release the City of Antioch, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of the above, the purpose of which is to attack, set aside, void, or annul the approval of this application and/or the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the City of Antioch, its agents, officers, attorneys, or employees.

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this application to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

**I understand that charges for materials and staff time spent processing this application will be billed monthly and is based on an hourly rate as identified in the current fiscal year fee schedule.** Application processing includes but is not limited to plan checking and processing, meetings, phone calls, research, e-mail, and staff report preparation. Further, I understand that my initial deposit is not a fee and actual charges may be in excess of the deposit. The deposit will be returned to me at the conclusion of the process after all invoices have been paid. If invoices are not paid on a monthly basis, processing will be terminated until all past due amounts have been paid. Failure to pay invoices on a monthly basis may also result in an application being deemed incomplete; postponement of hearings or meetings; and/or inability to obtain a building permit. Failure to pay invoices on a monthly invoice may also result in the placement of a lien on the subject property. I assume full responsibility for all costs incurred by the City in processing this application. Further, I understand that approval of my project is NOT guaranteed and may be denied. In the case of a denial, I understand that I am still responsible for all costs incurred by the City in processing this application. I hereby authorize employees, officials and agents of the City of Antioch to enter upon the subject property, as necessary, to inspect the premises and process this application.

Executed at: (City/State) California - Signed Online	Dated: 7/27/2021
(Signing on behalf of Three Habitat Consulting Antioch LLC) Adam Wilks 7/27/2021	4 Bros Antioch LP 7/27/2021
Applicant's Name Date	Property Owner's Name* Date
X	X
Applicant's Signature	Property Owner's Signature

\* Real Party in Interest may be different than a listed property owner. If property is held by a trust, the real party in interest would be one or more individuals who benefit from the trust. In such a case, the actual beneficiary or real party in interest must sign instead of property trustee.

**ATTACHMENT E  
SITE PHOTOS  
(SEPARATE PAGE)**





One  
Plant

One  
Plant  
Open



back

2701







One  
Plant

One Plant

2701









2701

WARNING  
Security Camera In Use









2701





One  
Plant





EXIT

Cascade

230V

Cascade

230V

INSPECT BEFORE SIGNING

EDIATELY

INSPECT IMMEDIATELY

NO LOAD ON TO



**ATTACHMENT F**  
**NEIGHBORHOOD RESPONSIBILITY PLAN**  
**(SEPARATE PAGE)**



**City of Antioch Commercial Distribution  
Business Application Package**

*Neighborhood, Community, and Employee Relations Plan*

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## ***Employee Training Overview***

Applicant understands that the proper training of employees and members of management is the cornerstone to providing safe, conscientious service to patients, customers and the greater community of Antioch. In order to ensure that all employees understand the importance of protecting patient privacy and adhering to HIPAA and other confidentiality regulations, Applicant will work with third-party trainers, such as ServSafe certifiers and METRC™ trainers, as well as local law enforcement to develop and collect feedback following each training program. The Director of Operations, will be responsible for the development, implementation, and oversight of training material, and will summarize training materials for employees. Adam will also be responsible for designing assessment materials which all employees must pass, initially upon hire, and quarterly thereafter. Training materials will be provided in written and electronic formats, which all employees will have access to.

Before becoming authorized to handle cannabis at One Plant's Distribution Center, employees will participate in a comprehensive training program with particular emphasis on safety programs. Safety training, described in greater detail herein, will cover the ways in which employees are expected to handle emergencies and safety related issues at the Distribution Center.

## ***Safety and Security Training***

Applicant acknowledges that all employees hired by the Distribution Center must participate in safety training. Applicant will facilitate the following Safety and Emergency Response Training Program, ensuring that all members of the team understand how to properly handle emergency situations at the Distribution Center:

**Table 1: Safety and Security Training**

<b>Training Name</b>	<b>Annual Training Length</b>	<b>Summary of Training</b>
Emergency Action Response Planning	3 Hours	Applicant feels strongly that all team members should understand the security measures in place at the Distribution Center and each employee's response in the event of a security emergency including, but not limited to, armed robbery. All employees will be trained to identify both security and medical



		emergencies and to respond accordingly. Response includes notifying proper members of management as well as enforcement and medical emergency first responders.
Employee Accident Reporting and Investigation Policies	2 Hours	Training and instruction for employees regarding the appropriate method to report an incident to a supervisor and how to properly document accidents, emergency situations, and adverse events.
Fire Prevention and Fire Safety	3 Hours	Addresses the roles of employees as it pertains to understanding of the various threats and hazards that are most likely to cause a fire within the facility, as advised by OSHA's Fire Safety in the Workplace curriculum. Employees will have clear definition of their respective roles in preventing fires, and maintaining safety protocols in the event of a fire.
Hazard Communication Training	2 Hours	Training will be aligned with OSHA's Hazard Communication Program to train and educate employees on the safe handling, proper storage, and emergency procedures for hazardous substances and hazardous waste.
Maintaining and Understanding Material Safety Data Sheets (MSDS)	1 Hour	Training and instruction includes accurate documentation of potentially hazardous substances, storage and access to MSDS documents for each type of hazardous substance, and MSDS measures for handling hazardous waste.
Storage and Handling Training	3 Hours	Sanitation and hygiene training will instruct employees on the proper handling of consumable goods, and includes food-grade storage, cleaning and sterilization practices, and biological contamination prevention. Training will include proper storage measures to prevent deterioration or degradation.
Personal Protective Equipment (PPE) Usage Training	1 Hour	PPE will serve as a barrier from hazards, but also protects sterile environments from contamination from bodily contact. As necessary, employees will be instructed on the proper use of PPE when handling cannabis waste or hazardous substances.

**Contact Sheets and Emergency Communications**

The Director of Operations will maintain current contact sheets to facilitate efficient, rapid communications in the event of an emergency. Each contact sheet will be posted next to all phones within the Distribution Center, and will be disseminated by email, as well as in hard copy, to employees during the employee on-boarding process. While the regulations require contact information for emergency responders, poison control and the Management Team, Applicant has also included contact information for area hospitals and urgent care clinics.

**See Next Page For Sample Emergency Contact Sheet**

### Sample Emergency Contact Sheet

EMERGENCY CONTACT LIST	<b>EMERGENCY</b>	<b>NON-EMERGENCY POLICE DEPT</b>
	In an emergency, dial <b>911</b> .	Local Phone Number
	<b>POISON CONTROL</b>	<b>NON-EMERGENCY FIRE DEPT</b>
	Local Phone Number	Local Phone Number
	<b>SECURITY DIRECTOR</b>	<b>GENERAL MANAGER</b>
	Name Local Phone Number	Name Local Phone Number
	<b>ASSISTANT MANAGER</b>	<b>LOCAL SERVICES</b>
	Name Local Phone Number	Security Company: Phone Number Electric Company: Phone Number Water Company: Phone Number
<b>OTHER EMERGENCY CONTACTS</b>	<b>OTHER EMERGENCY CONTACTS</b>	
Name	Name	
Phone	Phone	
Alternate Phone	Alternate Phone	

### Training Records

Records will be maintained for all One Plant employees so the Company has a clear understanding of which employees have completed trainings, and whether or not additional trainings will be necessary for an employee based on insufficient scores on required assessments. A Certificate of Completion will be awarded to employees upon training completion and will be kept on file in accordance with our record keeping plan and HR policies. Our proposed Distribution Center is committed to maintaining a transparent and fully accountable set of employee training records for internal and external audits, and review by the City of Antioch (City) or the Bureau of Cannabis Control (Bureau), at

all times. All records of employee training and certifications will be maintained by the Human Resources (HR) department.

All physical documents concerning employee training and certifications will be stored in the Document Storage Area of the office, located in the restricted access area of the proposed Distribution Center. All physical records will be retained for a minimum of two years and available for immediate retrieval upon request by the City, Bureau, or any other authorized authority.

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### ***Feedback Programs***

If any member of the Antioch community has a concern or complaint with regard to facility operations, they will be able to submit the concern through either our online submission forum, located on our website, or using a comment drop box located within the Distribution Center. These two feedback mechanisms will allow people to share their comments, complaints or concerns directly with our Management Team. Applicant will check the online forum daily and will respond to community members directly via the online forum or by phone, when applicable.

The Management Team will voluntarily produce a quarterly Community Assessment Report that outlines the most important concerns raised by the community and their respective responses. Results will be reviewed on a quarterly basis by the entire management team so that the company can address and respond effectively to concerns. Applicant is prepared to make adjustments to day-to-day operations should there be any identified negative effects on the community. Trainings and SOPs will be reevaluated when concerns are presented and, should significant changes be required of our procedures, mandatory training will be held for employees to ensure understanding across all teams.

Beyond establishing these two forums for obtaining feedback, the Applicant will also pro-actively seek feedback from all neighboring businesses within 300 feet of the Distribution Center a minimum of two (2) times per year. Applicant acknowledges that each neighboring business may wish to communicate concerns or ideas in a different manner. To accommodate this, the Applicant's Management Team will offer to meet at the neighboring businesses to speak directly with the owners of these companies. We will also offer meetings at the Distribution/manufacturing Center, should any neighboring business be interested in learning more about our business.

### ***Ongoing Public Information Program***

Applicant will deploy an ongoing Public Information Meeting series, designed to inform City residents of cannabis issues while informing residents about cannabis products and the proper, safe and legal ways cannabis products should be used. Applicant will host four (4) Public Information Meetings per year, one per quarter. Applicant will obtain City approval of each meeting prior to holding the meeting. Applicant's proposed format for these meetings is as follows:

1. Applicant will identify a venue off premises to host members of the community interested in learning more about our business, as well as general cannabis information.
2. Applicant will publicize the meetings on our website, through social media, by posting the meeting schedule at the Distribution Center and by communicating the meeting time and date with neighbors, City council and other community partners.
3. Each meeting will include:
  - a. Scheduled Learning Topic
    - i. These may include, but are not limited to: exploring various distribution systems; explaining various product categories and the cannabis brands and products within each category; discussions surrounding the proper dosing of cannabis; and alignment between cannabis products and medical conditions.
  - b. Question and Answer Session
    - i. Attendees will always have the opportunity to ask questions at the conclusion of the meeting. The Applicant's Management Team will also remain after the meeting to answer questions privately, should attendees wish to speak with a member of our team on a more personal level.

## ***Public Relations***

Applicant will address the unique challenges of operating a successful cannabis business with neighborhood compatibility in mind; a primary goal of our operations will be to minimize or eliminate any disturbances to those living or operating businesses near our facility so we can conduct business in a way that upholds our commitment to excellence, compliance and community stewardship. Applicant has developed a plan to filter air and ensure no detectable odors escape the Distribution premise, as described in further detail in the response to *Records and Inventory*. As a component of this plan, a commercial-grade activated carbon air filtration system will be installed to effectively mitigate the likelihood of odor escaping the Distribution Center.

Applicant will post signage that spells out the "Prohibited Conduct Involving Marijuana and Marijuana Products" contained in Health and Safety Code in a conspicuous manner on the business premises for the education of patrons. The City shall develop a standard format and content for such signs.

As part of our commitment to education, Applicant will develop and implement an in-depth mandatory staff training program. Employee training will occur in both an educational, classroom style, as well as a practical, hands-on display of comprehension. Training topics will be vast and include information on fire safety, medical emergencies, and security, among others. Our training program will ensure all staff members are apprised of the most current local ordinances and state rules and regulations relevant to their position along with odor mitigation protocols.

To ensure that the most critical information cascades through the enterprise quickly and accurately, important updates will be posted in common areas and sent via email to an all-staff distribution list. These updates may include information on regulatory changes, adjustments to Company policies, or information pertaining to employee rights. Before operations commence, Applicant will print, frame and prominently display our state and city licenses within the facility.

Applicant has established partnerships with experts in the cannabis industry to develop standard operating procedures (SOPs and strategies that are innovative and highly effective. Applicant will conduct operations only between the hours of 8 a.m. and 8 p.m., and the facility will not play music or produce any other sound that may be detected at a disruptive volume during operations. Cannabis products will only be sold to qualifying purchasers between the hours of 8 a.m. and 8 p.m. 10 to 19 Employees will be involved with the Distribution Center. Sampling of products and/or supplies on premises will be strictly prohibited.

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### ***Sourcing from Local Vendors***

Upon obtaining a license, Applicant will institute a program called 'Antioch First,' which mandates that every member of our company selecting a third-party vendor or supplier first review a list of prequalified companies directly from the City of Antioch. Applicant aims to work with local businesses and contractors whenever possible, pursuing mutually beneficial relationships that promote the local community while allowing Antioch to flourish. Examples of services and goods Applicant will be in need of upon licensure and during operations include, but are not limited to: construction and engineering; equipment supply; packaging; waste management; laundering services; graphic design and printing; merchandise; technology providers; and Distribution Center design experts, among others.

Working side-by-side with the diverse residents and businesses of our community will enrich our company culture and ensure seamless integration as our business grows. We aim to be a role model employer and pillar of exemplary company values and business ethics, as we feel these elements truly uphold our definition of success. We will build business partnerships with other commercial entities and small businesses that share our ethics, culture and values to support and enrich the lives of local residents and patients while contributing to the development of Antioch's economy.

## ***World Class Security***

### **Expert Security Personnel**

Applicant has engaged Chris Hester to serve as Security Director. Chris, an honorably discharged Marine Corps Veteran, is no stranger to strict protocol and ensuring the security and safety of people and premise. In this role Chris, will call upon his experience adhering to regulatory guidelines and transparent communication to refine and implement thorough security procedures. The Security Director will oversee all security personnel, the installation and maintenance of security equipment such as alarms and surveillance cameras, and for ensuring that the security measures implemented within the Distribution Center translate to a more secure business that will be a welcome addition to the surrounding community. He will also review all candidate background check information, including driving record information for driver candidates.

### **Enhancing Community Security**

Compliance, innovation, safety and excellence lay the foundation for successful operations, and Applicant's security plan exemplifies this commitment. The Security Director will oversee the development, implementation and management of the security plan. Through careful implementation of premise control measures, Applicant will maintain a safe, clean, and attractive premise, complete with an on-site security presence. The Distribution Center will have a multi-tiered and sophisticated security system, with layers of surveillance cameras used both inside and outside the premise, as well as security guards to further ensure safety. The Distribution Center will be secured by implementing the following additional security features:

- Installation of cameras capable of meeting the minimum recording requirements;
- Use of digital archiving devices;
- Installation of locking doors with electronic access key fobs to prevent unauthorized access to, and within, the Distribution Center;
- Installation of sufficient lighting for the exterior, parking areas, and facility entrances and exits;
- Frequent inspections of all equipment and physical security features to ensure working order and functionality;



- Proactive hosting of city and state officials, including members of law enforcement and the fire department to co-evaluate the Distribution Center's security measures and to ensure that members of law enforcement understand the various access points in the event of an emergency;
- Training of all staff, and extensive, ongoing training of security staff; and
- Implementation of a Zero Tolerance Policy with regard to consumption of drugs and alcohol on Company premises.

Applicant will ensure that all security measures are maintained to the highest degree of effectiveness and will adopt new innovative security measures as they become available and/or are required by the state of California or City of Antioch. The Distribution Center and surrounding vicinity will be patrolled regularly to prevent loitering, and business practices will be implemented to mitigate potential disturbances to our neighbors and surrounding businesses, such as unwarranted noise, odor, litter, or graffiti.

These security systems will have a compounding positive impact on the neighborhood. Applicant will forge key partnerships with the community, neighboring local businesses, and law enforcement to maintain open communication, enabling a culture of absolute transparency and facilitating coverage to deter overall crime.

#### *Our Commitment to Safe Citizens*

Adding to the veil of security described above, Applicant will pursue community-based safety and security trainings in an effort to equip employees with the skills required to handle emergency situations or respond to threats, including self defense training, tourniquet training, or CPR training. These trainings support the Applicant's goal of promoting education and leaving a lasting, positive impact on Antioch. Applicant will work with Antioch's Community Emergency Response Team (CERT. Members of Applicant's staff will be encouraged to serve on the county's CERT program to aid in emergency scenarios or other events in which additional security and safety personnel is required. As a veteran, Chris Hester will also be tasked with connecting to Antioch's veteran community. Applicant recognizes not only the extreme importance of implementing an uncompromising security program, but also the opportunity that exists to work hand-in-hand with local law enforcement to improve the safety and preparedness of Antioch, as a whole.

#### ***Conclusion***

Applicant plans to become more than a business that provides cannabis to qualified patrons; it will become a welcomed, trusted, and valued member of the community and a model of exemplary company principles and culture. Applicant is committed to actively serving the community as a responsible employer and neighbor. Through strict compliance with Antioch's City regulations, as well as California state laws and regulations, and by continuing open communication with neighbors and community members, Applicant will make a positive impact on the surrounding area. This focus will be embodied in every aspect of business operations.

By creating jobs, engaging in strong business relationships with local companies and organizations, educating the community, and providing the safest and highest quality cannabis products and service, Applicant will create an impact on the local economy for generations to come.

Applicant's executive and management team will meet regularly to discuss the Company's objectives and progress toward reaching each community related goal established by the Company. All-staff meetings, will be hosted at least twice annually, to discuss the Company's involvement in the community and encourage all employees to contribute ideas on how best to serve the community. While this neighborhood and community involvement response has been thoughtfully prepared, Applicant's team understands that community engagement must be a living process, evolving as the needs of Antioch evolve.

**ATTACHMENT G**  
**CITY COUNCIL RESOLUTION 2019/60**  
**(SEPARATE PAGE)**

**RESOLUTION NO. 2019/60**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH  
APPROVING A USE PERMIT (UP-18-15) FOR CANNABIS DISPENSARY WITH  
DELIVERY LOCATED AT 2701 WEST 10TH STREET**

**WHEREAS**, One Plant requests approval of use permit for a cannabis dispensary with delivery (APN 074-051-029); and,

**WHEREAS**, this project is Categorically Exempt from the provisions of CEQA, pursuant to section 15301; and,

**WHEREAS**, the Planning Commission on March 6, 2019, duly held a public hearing and received and considered evidence, both oral and documentary and recommended the approval of the Use Permit; and,

**WHEREAS**, the City Council duly gave notice of public hearing as required by law; and,

**WHEREAS**, on April 23, 2019, the City Council duly held a public hearing on the matter, and received and considered evidence, both oral and documentary;

**NOW THEREFORE IT BE RESOLVED** that the City Council does hereby make the following findings for approval of a Cannabis Business Use Permit:

1. The granting of such Use Permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

The proposed cannabis dispensary includes multiple conditions of approval to ensure the project will not be detrimental to public health or welfare. On-site armed security is required at all times with annual audits of the site security plan required. The business shall also maintain on-site odor control so that cannabis related odors are not readily detected outside the structure. Based upon the conditions imposed, the cannabis dispensary use will not create adverse impacts to the surrounding businesses and residents.

2. The use applied at the location indicated is properly one for which a Use Permit is authorized.

The site is zoned Cannabis Overlay District. The Cannabis Overlay District allows cannabis dispensaries with the approval of a use permit by City Council.

3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all parking, and other features required.

**RESOLUTION NO. 2019/60**

April 23, 2019

Page 2

The proposed cannabis dispensary will take place in an existing commercial building with ample parking. The site has a secure area for cannabis deliveries.

4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

The project site is currently developed and is located at the intersection of Verne Roberts Circle and West Tenth Street, which are adequate in width and pavement type to carry the traffic generated by the proposed use.

5. The granting of such Use Permit will not adversely affect the comprehensive General Plan.

The use will not adversely affect the comprehensive General Plan because the project is consistent with the General Plan designation for the site of Business Park.

6. That the location and site characteristics of the proposed cannabis business are consistent with all applicable State laws and City standards or guidelines, that all provisions have been made to ensure that the operation of the cannabis business will not create excessive demands for police service or other public services, and that the cannabis business will benefit the City of Antioch.

The conditions of approval on the project are consistent with the cannabis guidelines. The security plan has been reviewed by the Antioch Police Department and security conditions have been included per their direction. The sales taxes generated by the sale of cannabis and the development agreement between the applicant and the city will provide a financial benefit to the City of Antioch.

**NOW THEREFORE BE IT RESOLVED** that the City Council of the City of Antioch does hereby **APPROVE** the use permit for a cannabis dispensary with delivery, located at 2701 West 10th Street (APN 074-051-029) subject to the following conditions:

**A. GENERAL CONDITIONS**

1. The project shall comply with the Antioch Municipal Code. All construction shall conform to the requirements of the California Building Code and City of Antioch standards.
2. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there



## **RESOLUTION NO. 2019/60**

April 23, 2019

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is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.

3. The project shall be implemented as indicated on the application form and accompanying materials provided to the City and in compliance with the Antioch Municipal Code, or as amended by the Planning Commission or City Council.
4. No building permit will be issued unless the plan conforms to the project description and materials as approved by the City Council and the standards of the City.
5. This approval expires two years from the date of approval by the City Council, April 23, 2021, unless an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one one-year extension shall be granted.
6. No permits or approvals, whether discretionary or ministerial, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.
7. City staff shall inspect the site for compliance with conditions of approval prior to the issuance of a Certificate of Occupancy or commencement of the business.
8. The applicant shall obtain an encroachment permit for all work to be done within the public right-of-way.

### **B. CONSTRUCTION CONDITIONS**

1. The use of construction equipment shall comply with AMC § 5-17.04 and 5-17.05, or as approved in writing by the City Manager.
2. The project shall be in compliance with and supply all the necessary documentation for AMC § 6-3.2: Construction and Demolition Debris Recycling.
3. Building permits shall be secured for all proposed construction associated with this facility, including any interior improvements not expressly evident on the plans submitted.
4. Standard dust control methods shall be used to stabilize the dust generated by construction activities.

**C. AGENCY REQUIREMENTS**

1. All requirements of the Contra Costa County Fire Protection District shall be met, including:
  - a. The owner/contractor shall submit a minimum of two (2) complete sets of plans and specifications of the subject project to the Fire District for review and approval prior to construction to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (107) CBC
  - b. Fire District approval is required before any expansion of the business or processes other than retail sales.
  - c. Provide quantity, type and location of any hazardous materials to be stored and used on the site with tenant improvement plans

**D. FEES**

1. The applicant shall pay all City fees which have been established by the City Council and as required by the Antioch Municipal Code.
2. The applicant shall pay all required fees at the time of building permit issuance.

**E. PROPERTY MAINTENANCE**

1. No illegal signs, pennants, banners, balloons, flags, or streamers shall be used on this site at any time.
2. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

**F. PROJECT-SPECIFIC REQUIREMENTS**

1. This use permit approval applies to the operation of a cannabis dispensary with delivery as depicted on the project plans and application materials submitted to the Community Development Department. Any forthcoming plans submitted for any purpose shall be entirely consistent with these received plans and application materials and conditions of approval herein.
2. The hours of operation shall be from 8:00 AM – 8:00 PM.
3. All necessary licenses from the State of California shall be obtained prior to opening.

## **RESOLUTION NO. 2019/60**

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4. All persons entering the business must be at least 21 years of age with a valid identification card. An electronic reader shall be used to read and validate identification cards.
5. No smoking or ingestion of cannabis products on-site is allowed.
6. No free samples of cannabis products are allowed.
7. Cannabis products that are not used for display purposes or immediate sale shall be stored in a secured and locked room, safe, or vault, and in a manner reasonably designed to prevent diversion, theft, and loss.
8. Cannabis related waste shall be stored and secured in a manner that prevents diversion, theft, loss, hazards and nuisance.
9. The operator shall take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in parking areas, sidewalks and areas surrounding the premises during business hours if directly related to patrons of the business.
10. A copy of this use permit and City of Antioch business license, as well as any other State licenses, shall be on display during business hours and in a conspicuous place so that they may be readily seen by all persons entering the facility.
11. No signs, tinting, or other graphic material may be used to obscure the storefront windows.
12. No drive-through, drive-up, or walk-up window services are allowed.
13. Any expansion into the unused portions of the building shown on the project plans, beyond additional office or storage place, shall require a new use permit. The unused portion of the building cannot be used for any business not related to the operations of One Plant.
14. No fewer than two uniformed and armed security guards who are employed by a Private Patrol Operator (Security Company) who is currently licensed with the California Department of Consumer Affairs shall be on-site during business operating hours. One armed security guard shall be on-site at all times, even when the facility is closed. A copy of the contract with the Security Company shall be provided to the Community Development Director for review and approval prior to issuance of a certificate of occupancy. Should there be a change in the security private patrol operator or in the liability insurance of the applicant, the Community Development Director shall be notified within 5 business days.



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15. The name of the Security Company, proof of liability insurance including a copy of all exceptions, their State license number, and the guard registration numbers for the employed guards shall be provided to the Community Development Department. Should there be a change in the security private patrol operator or in the liability insurance of the applicant, the Community Development Director shall be notified within 5 business days.
16. The City Council may require modification, discontinuance or revocation of this use permit if it finds that the use is operated or maintained in a manner that it:
  - Adversely affects the health, peace or safety of persons living or working in the surrounding area; or
  - Contributes to a public nuisance; or
  - Has resulted in excessive nuisance activities including disturbances of the peace, illegal drug activity, diversion of Cannabis or Cannabis Products, public intoxication, smoking in public, harassment of passersby, littering, or obstruction of any street, sidewalk or public way; or
  - Has resulted in or has been the target of criminal activity requiring undue attention and dedication of the Antioch Police Department resources; or
  - Violates any provision of Antioch Municipal Code or condition imposed by a City issued permit, or violates any provision of any other local, state, regulation, or order including those of state law or violates any condition imposed by permits or licenses issued in compliance with those laws.
  - Results in more than three distinct unresolved odor complaints in a twelve (12) month period.
17. The business shall incorporate and maintain adequate on-site odor control measures in such a manner that the odors of cannabis and cannabis-related products shall not be readily detected from outside of the structure in which the business operates or from other non-Cannabis businesses adjacent to the site.
18. During regular business hours, all cannabis business premises shall be accessible, upon request, to an authorized City employee or representative for random and/or unannounced inspections. The cannabis business may be charged a fee for any inspections.
19. An annual audit of the site's security plan shall be submitted to the Antioch Police Department. The audit shall be conducted by City staff or a third-party company subject to the approval of the Antioch Police Department.
20. All points of ingress and egress to the business shall be secured with Building Code compliant commercial-grade, non-residential door locks and/or window locks. Entry and exit doors to restricted cannabis areas shall be made of reinforced metal with metal frames and have a security lock system.

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21. Building signage shall not state that cannabis or cannabis products are stored, sold or handled on the site. Images of cannabis leaves, green crosses, or similar commonly-identifiable graphics are not allowed. All building signage shall be subject to staff review and approval.
22. All barbed wire at the site shall be removed.
23. A revised photometric plan showing a minimum two-foot candle in the parking lot shall be submitted with the building permit application. Any additional parking lot lighting necessary to meet this requirement shall be architecturally compatible with the existing parking lot lighting.
24. Any proposed exterior changes to the site shall be shown on the building permit plan submittal. Exterior changes may be subject to administrative design review approval.
25. The only cannabis paraphernalia allowed to be sold at the site are vape pens, vape pen batteries, and chargers unless the sale of additional paraphernalia is approved in writing by the Community Development Director.
26. Delivery vehicles shall not contain identifiable markings that associate the delivery service with the cannabis business.
27. The loading and unloading of vehicles for delivery of cannabis shall be conducted in a secured, gated or enclosed area.
28. All delivery of cannabis to the site shall take place in a caged/gated delivery area with a dedicated armed security guard to be present during all deliveries.
29. Bollards shall be placed on the site in front of windows and doors that make the site vulnerable to a "smash and grab" scenario. The location of the bollards shall be subject to the review and approval of the Antioch Police Department prior to issuance of building permits for the project.
30. Visible signage shall be placed at the entrance of the facility notifying the public of surveillance on site.
31. Prior to a certificate of occupancy being issued for the site, the Antioch Police Department shall conduct a site inspection to assess the security of the site. Any changes the Antioch Police Department deems necessary upon site inspection shall be incorporated into a revised site security plan that is then submitted for their review and approval. No certificate of occupancy will be issued without final approval of a site security plan by the Antioch Police Department.



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32. Security measures shall be designed to ensure emergency access is provided to the Antioch Police Department and the Contra Costa Fire Department for all areas on the premises in case of an emergency.
33. Security surveillance cameras shall be installed and maintained in good working order to provide coverage on a twenty-four (24) hour real-time basis of all internal and external areas of the site where cannabis is stored, transferred and dispensed, where any money is handled, and all parking areas. The cameras shall be oriented in a manner that provides clear and certain identification of all individuals within those areas. Cameras shall remain active at all times and be capable of operating under any lighting condition. Security video must use standard industry format to support criminal investigations and shall be maintained for a minimum of sixty (60) days.
34. A professionally monitored security alarm system shall be installed and maintained in good working condition. The alarm system shall include sensors to detect entry exit from all secure areas and all windows. The name and contact information of the alarm system installation and monitoring company shall be kept as part of the onsite books and records.
35. A local contact who will be responsible for addressing security and safety issues shall be provided to, and kept current with, the Antioch Police Department.
36. The applicant shall enter into a development agreement with the City of Antioch prior to a certificate of occupancy being issued for the site. No business license shall be issued without an approved development agreement.

\* \* \* \* \*

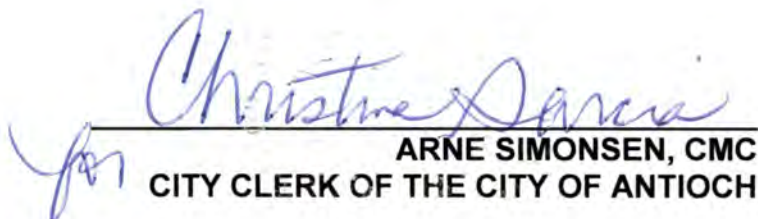
**I HEREBY CERTIFY** the foregoing resolution was duly adopted by the City Council of the City of Antioch, County of Contra Costa, State of California, at a regular meeting of said City Council held on the 23rd day of April 2019, by the following vote:

**AYES:** Council Members Wilson, Motts, Thorpe and Mayor Wright

**NOES:** Council Member Ogorchock

**ABSENT:** None

**ABSTAIN:** None

  
**ARNE SIMONSEN, CMC**  
**CITY CLERK OF THE CITY OF ANTIOCH**

**ATTACHMENT H  
CCCFD COMMENT LETTER  
(SEPARATE PAGE)**

# Contra Costa County



# Fire Protection District

March 31, 2022

Mr. Kevin Scudero  
City of Antioch  
Community Development  
200 H Street, Antioch, CA 94509

**Subject:** One Plant Cannabis Distribution  
2710 W 10<sup>TH</sup> St, Antioch  
Planning #: UP-21-17  
**CCCFPD Project No.: P-2022-016750**

Dear Mr. Scudero,

We have reviewed the permit application to establish a cannabis distribution at the subject location. The following is required for Fire District approval in accordance with the 2019 California Fire Code (CFC), the 2019 California Building Code (CBC), and Local and County Ordinances and adopted standards:

1. Fire District approval is required before any expansion of business or processes.
2. Provide quantity, type, and location of any hazardous materials to be stored and used on site with tenant improvement plans.
3. Flammable or combustible liquid storage tanks shall **not** be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC
4. The developer shall submit a minimum of two (2) complete sets of building construction plans and specifications for the subject project to the Fire District. After the new construction / tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted, including, but not limited to the following.
  - Fire sprinklers
  - Fire alarm
  - Emergency generator if required
  - High-pile storage

Plans shall be submitted to the Fire District for review and approval **prior to** construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Cameron", with a stylized flourish at the end.

Michael Cameron  
Fire Inspector

File: 2701 W 10TH ST-PLN-P-2022-016750