



TO: ANTIOCH PLANNING COMMISSION

FROM: Kevin Scudero, Senior Planner

SUBJECT: UP-22-01, 300 G Retail Cannabis Dispensary

DATE: June 1, 2022

Property Owner: SR Ventures, LLC 420 Beatrice Ct. Suite E Brentwood, CA 94513	Applicant/Representative: 300 G Retail Inc. 300 G Street Antioch, CA 94509
PROJECT: 300 G Retail Cannabis Dispensary FILE #: UP-22-01 APN: 066-062-012 GP LU: Downtown Specific Plan ZONING: Mixed Use/Cannabis Overlay District PLANNER: Kevin Scudero	Original filing: January 12, 2022 Date Deemed Complete: April 21, 2022 Date of Notice Posted/Mailed: May 13, 2022 Date of Public Hearing: June 1, 2022

REQUEST

The applicant is seeking approval of a Use Permit to operate a retail cannabis dispensary at 300 G St. The business will occupy an existing 6,500 sq. ft. commercial building at the southwest corner of G St. and W. 3th St. The business is proposed to operate from 9am-8pm, seven days a week. There will be up to twenty-five (25) full time staff including security and management personnel. An operator is expected to be selected at a future date.

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt the Resolution recommending City Council approve a Use Permit to operate a retail cannabis dispensary subject to findings and Conditions of Approval (UP-22-01).



Image 1. Site Location

Comparison of Adjacent Properties			
Vicinity	GP Land Use	Zoning	Current Use
North	Downtown Specific Plan (DTSP)	Mixed Use/Cannabis Overlay	Commercial Uses
South	Downtown Specific Plan (DTSP)	Mixed Use/Cannabis Overlay	Commercial Uses
East	Downtown Specific Plan (DTSP)	Mixed Use/Cannabis Overlay	Credit Union
West	Downtown Specific Plan (DTSP)	Mixed Use/Cannabis Overlay	Church

Table 1. Zoning & Adjacent Land Uses

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 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 approved the ordinance on June 26, 2018. The ordinance went into effect 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, 300 G Retail, Inc., requests approval of a Use Permit to operate a retail cannabis dispensary at 300 G Street (APN 066-062-012).



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 establish a retail cannabis dispensary at 300 G Street. The hours of operation will be from 8:00 AM to 8:00 PM seven days a week. The operation will consist of the on-site sale of retail cannabis products. There will be no retail delivery of cannabis products from this location. The applicant is the owner of the building and intends to select an operator for the dispensary after the project entitlements have been secured. The future operator will be required to comply with all application requirements and Conditions of Approval. They will also be required to enter into an operating agreement with the City that is subject to City Council approval.

The retail sales will be conducted in an approximately 1,500 square foot sales area. All customers must enter the lobby first and present a valid identification to a security guard prior to entering the sales area.

In addition to retail cannabis, the applicant is also proposing to sell rolling papers, pipes, vape pens, vape pen batteries, and chargers which are used to administer cannabis concentrates. The cannabis guidelines prohibit the sale of cannabis related paraphernalia unless explicitly authorized through the use permit. Therefore, staff has included a condition of approval limiting the cannabis paraphernalia sold on site to rolling papers, pipes, vape pens, vape pen batteries, and chargers, unless approved in writing by the Zoning Administrator.

A detailed description of the cannabis retail operations, is included as Attachment B to the staff report.

Site Plan

The site is approximately .25 acres in size with two buildings that comprise approximately 10,300 square-feet. The buildings cover nearly the entire site with the exception of an alleyway at the western end of the site. The proposed cannabis dispensary will occupy the approximately 6,800 square foot building at the northern portion of the site. No new construction is proposed on the site other than internal tenant improvements to the existing building and the installation of a new wrought iron gate at the entrance to the alleyway at the western end of the site.

The building entrance is at the corner of 3rd and G Streets and contains an approximately 685 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 1,500 square feet. The remainder of the building is comprised mostly of storage area and office space.

The proposed site is located in the Mixed-Use zone within the Downtown Specific Plan and there are no on-site parking requirements for commercial businesses in this zone. All customer and employee parking will be on downtown city streets and nearby public parking lots. All cannabis deliveries to the site will occur in the alleyway on the western end of the site behind a secure gate with an armed security guard present.

Security Plan

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

- 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 applicant participated in a pre-application conference with City staff that included a representative from the Police Department. In this meeting the police department representative communicated their expectations for site security and provided feedback on the proposed project. As part of the entitlement application a formal security plan was submitted which was then reviewed by the

Police Department. The proposed security plan is consistent with the security expectations detailed in the Cannabis Guidelines.

Staff has included a condition 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 submitted an odor mitigation plan certified by a registered professional engineer that demonstrates 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 addressing site management and requiring the cannabis business operator to take “reasonable steps” to discourage and address objectionable conditions that constitute a nuisance on sidewalks, and areas surrounding the premises during business hours if directly related to patrons of the business. Additionally, a prohibiting the smoking or ingestion of cannabis products on-site is also included.

ATTACHMENTS

- A. Resolution recommending Approval of UP-22-01 with Exhibit A Conditions of Approval
- B. Project Description
- C. Project Plans
- D. Project Application
- E. Neighborhood Responsibility Plan
- F. Site Photographs
- G. CCCFD Comment Letter

**ATTACHMENT A
RESOLUTION APPROVING UP-22-01
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 USE PERMIT (UP-22-01) FOR A RETAIL
CANNABIS DISPENSARY LOCATED AT 300 G STREET
(APN 066-062-012)**

WHEREAS, 300 G Retail Inc. requests approval of use permit for a retail cannabis dispensary at 300 G Street (APN 066-062-012);

WHEREAS, this project is Categorically Exempt from the provisions of CEQA, pursuant to Section 15301 "Existing Facilities;"

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 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 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 dispensaries 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 dispensary use will take place in an existing commercial building in the Downtown Specific Plan Area where no on-site parking is required. 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 Third Street and G 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 Downtown Specific Plan.

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.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Antioch hereby recommends that the City Council **APPROVE** the use permit for a cannabis dispensary located at 300 G Street (APN 066-062-012), subject to the Conditions of Approval attached hereto 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:

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.	Project Approval. This Use Permit approval is for 300 G 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 30, 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.	Project Approval Expiration. 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	

EXHIBIT A: CONDITIONS OF APPROVAL

3.	<p>City Fees. 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 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></p>	City of Antioch	On-Going	Community Development Department	
4.	<p>Pass-Through Fees. The developer shall pay all pass-through fees. Fees include but are not limited to:</p> <ul style="list-style-type: none"> a. East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance. b. Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance. c. Contra Costa County Map Maintenance Fee in affect at the time of recordation of the final map(s). d. Contra Costa County Flood Control District Drainage Area fee. e. School Impact Fees. f. Delta Diablo Sanitation Sewer Fees. g. Contra Costa Water District (CCWD) Fees. 	City of Antioch	On-Going	Community Development Department	
5.	<p>Appeals. 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.</p>	City of Antioch	Within 5 Days of Planning Commission Action	Planning Department	

EXHIBIT A: CONDITIONS OF APPROVAL

6.	Requirement for Building Permit. 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	
7.	Modifications to Approved Plans. 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.	Hold Harmless Agreement/Indemnification. 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.		On-Going	Planning Department	

EXHIBIT A: CONDITIONS OF APPROVAL

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)	

At the Time of Building Permit Issuance		Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and signature)
10.	Encroachment Permit. 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.	Collection of Construction Debris. 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	

EXHIBIT A: CONDITIONS OF APPROVAL

12.	Construction Hours. 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.	Demolition, Debris, Recycling. 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	

Prior to Issuance of Occupancy Permit		Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and signature)
14.	Planning Inspection. 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.	Debris Removal. 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.	Fire Prevention. A final Fire inspection shall occur to inspect all fire prevention systems constructed as part of the project. Inspections shall occur prior to final occupancy permit issuance.	City of Antioch	Prior to Occupancy Permit	Fire Dept (CCCFPD)	

EXHIBIT A: CONDITIONS OF APPROVAL

Project Specific Conditions		Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and signature)
17.	Type 10 License. This use permit approval applies to the operation of a cannabis dispensary depicted on the project plans and application materials submitted to the Community Development Department date stamped received March 30, 2022. Any forthcoming plans submitted for any purpose shall be entirely consistent with these received plans and application materials and conditions of approval herein.	City of Antioch	On-Going	Community Development Department	
18.	Hours of Operation. 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	
19.	State Licensing. All necessary licenses from the State of California shall be obtained prior to opening.	City of Antioch	Prior to Occupancy Permit	Community Development Department	
20.	Age Restrictions. 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.	City of Antioch	On-Going	Community Development Department	
21.	Smoking Prohibited. Smoking or ingestion of cannabis products on-site is prohibited.	City of Antioch	On-Going	Community Development Department	
22.	Samples Prohibited. Free samples of cannabis products are strictly prohibited.	City of Antioch	On-Going	Community Development Department	
23.	Secure Storage. 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.	City of Antioch	On-Going	Community Development Department	

EXHIBIT A: CONDITIONS OF APPROVAL

24.	Waste Disposal. Cannabis related waste shall be stored and secured in a manner that prevents diversion, theft, loss, hazards and nuisance.	City of Antioch	On-Going	Community Development Department	
25.	Nuisance Prevention. 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.	City of Antioch	On-Going	Community Development Department	
26.	Business License/ Use Permit On-Site. 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.	City of Antioch	On-Going	Community Development Department	
27.	Window Visibility. No signs, tinting, or other graphic material may be used to obscure the storefront windows.	City of Antioch	On-Going	Community Development Department	
28.	Sale Location Area. Transactions and sales of cannabis are limited to the interior building area only. No drive-through, drive-up, or walk-up window services or sales are permitted.	City of Antioch	On-Going	Community Development Department	
29.	Security Plan Modifications. Any changes to the site security plan shall be subject to the review and approval of the Chief of Police or their designee.	City of Antioch	On-Going	Police Department	
30.	Armed Security Guards. 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 security guard shall be on-site when the facility is closed. A copy of the contract with the Security Company shall be provided to the Community Development Director and City Attorney for review and approval prior to issuance of a certificate of occupancy.	City of Antioch	On-Going	Police Department	

EXHIBIT A: CONDITIONS OF APPROVAL

31.	<p>Registered Security. 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 and City Attorney. Should there be a change in the security private patrol operator or in the liability insurance of the applicant, the Community Development Director and City Attorney shall be notified within 5 business days.</p>	City of Antioch	On-Going	Community Development Department	
32.	<p>Revocation. 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:</p> <ul style="list-style-type: none">• 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.	City of Antioch	On-Going	Community Development Department	

EXHIBIT A: CONDITIONS OF APPROVAL

33. Odor Control Measures. 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.	City of Antioch	On-Going	Community Development Department	
34. Operating Inspections. During regular business hours all cannabis business premises shall be accessible, upon request, to an authorized City of Antioch employee or representative for random and/or unannounced inspections. An inspection fee maybe charged to the business for cost recovery of staff time.	City of Antioch	On-Going	Community Development Department	
35. Annual Audit. 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.	City of Antioch	On-Going	Community Development Department	
36. Building Security. 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.	City of Antioch	On-Going	Community Development Department	
37. Signage. 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.	City of Antioch	On-Going	Community Development Department	

EXHIBIT A: CONDITIONS OF APPROVAL

38.	Exterior Modifications. 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.	City of Antioch	On-Going	Community Development Department	
39.	Paraphernalia. The only cannabis paraphernalia allowed to be sold at the site are pipes, rolling papers, vape pens, vape pen batteries, and chargers unless approved in writing by the Zoning Administrator.	City of Antioch	On-Going	Community Development Department	
40.	Delivery to the Site. 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. Any changes to this requirement shall be subject to the review and approval of Chief of Police or their designee.	City of Antioch	On-Going	Community Development Department	
41.	Bollard Location. The location and design of the bollards shown on the site plan shall be subject to the review and approval of City Staff. The bollards shall be architecturally compatible with the downtown streetscape.	City of Antioch	Prior to Occupancy Permit	Community Development Department / Public Works Department	
42.	Surveillance Signage. Visible signage shall be placed at the entrance of the facility notifying the public of surveillance on site.	City of Antioch	Prior to Occupancy Permit	Community Development Department	
43.	Police Inspection. 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.	City of Antioch	Prior to Occupancy Permit	Police Department	

EXHIBIT A: CONDITIONS OF APPROVAL

44.	Emergency Access. 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.	City of Antioch	On-Going	Police Department	
45.	Surveillance Cameras. 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.	City of Antioch	On-Going	Police Department	
46.	Alarm System. 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.	City of Antioch	On-Going	Police Department	
47.	Security Contact. 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.	City of Antioch	On-Going	Police Department	
48.	Operating Agreement. The applicant shall enter into an operating 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 operating agreement.	City of Antioch	Prior to Occupancy Permit	City Attorney	

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

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

Characteristics of the Proposed Cannabis Business

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

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

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

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

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

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

Upcoming projects include:

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

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

Hours of Operation

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

Number of Employees

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

Nature of the Products Produced, Stored, Sold or Handled

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

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

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

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

How Other Guidelines Are Met

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

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

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

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

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

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

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

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

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

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

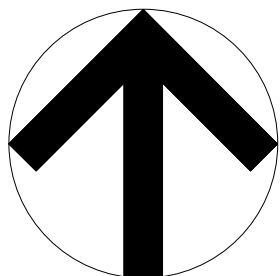
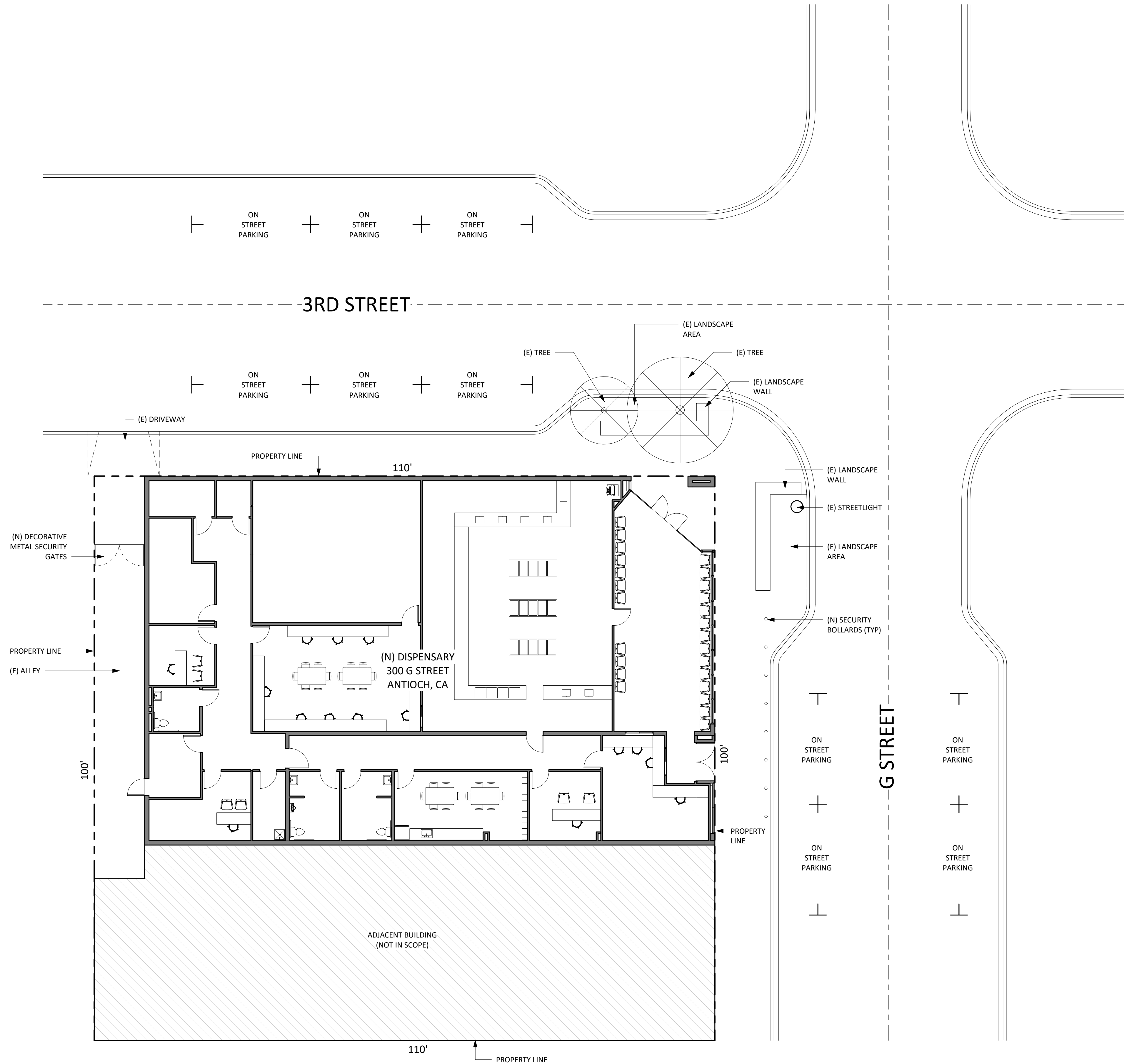
Storefront Entrance & Accessibility. As shown in the site plan, the storefront entrance to 300 G will be on the corner of G Street and 3rd Street, which is a visible location that provides an unobstructed view from the public right-of-way. The store entrance is in a flat and level location, and will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

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

Architecture, Materials, Colors, and Landscaping

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

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



SITE PLAN

SCALE
1" = 10'-0"

1

GRAPHIA
ARCHITECTURE
& ENGINEERING

100 GATEWAY DRIVE, SUITE 120
LINCOLN, CA 95648
(916) 209-9890
Sean@GRAPHIA.com
GRAPHIA.com

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PROJECT: 2021102903

CLIENT:
300 G RETAIL INC.
300 G STREET
ANTIOCH, CA 94509

DESIGN REVIEW FOR:
300 G RETAIL INC.
300 G STREET
ANTIOCH, CA 94509

TITLE:
SITE PLAN
ISSUES:
Project Issue Date: 12-02-2021
Project Status: APPLICATION SUBMITTAL
Sheet Issue Date: 12-02-2021
Revision Number:
Revision Date:

ARCHITECT'S APPROVAL

THIS PROJECT IS NOT APPROVED FOR CONSTRUCTION UNLESS THE DRAWINGS ARE STAMPED AND WET SIGNED BY THE ARCHITECT AND THE BUILDING AUTHORITY HAVING JURISDICTION OVER THE PROJECT.

SHEET:
A2.11
SHEET: OF SHEETS

PROJECT: 2021102903

CLIENT:
300 G RETAIL INC.
300 G STREET
ANTIOCH, CA 94509

DESIGN REVIEW FOR:
300 G RETAIL INC.
300 G STREET
ANTIOCH, CA 94509

TITLE:
DOOR PLAN (EXISTING & DEMOLITION)

ISSUES:

Project Issue Date:	12-02-2021
Project Status:	APPLICATION SUBMITTAL
Project Issue Date:	12-02-2021
Revision Number:	
Revision Date:	

ARCHITECT'S APPROVAL

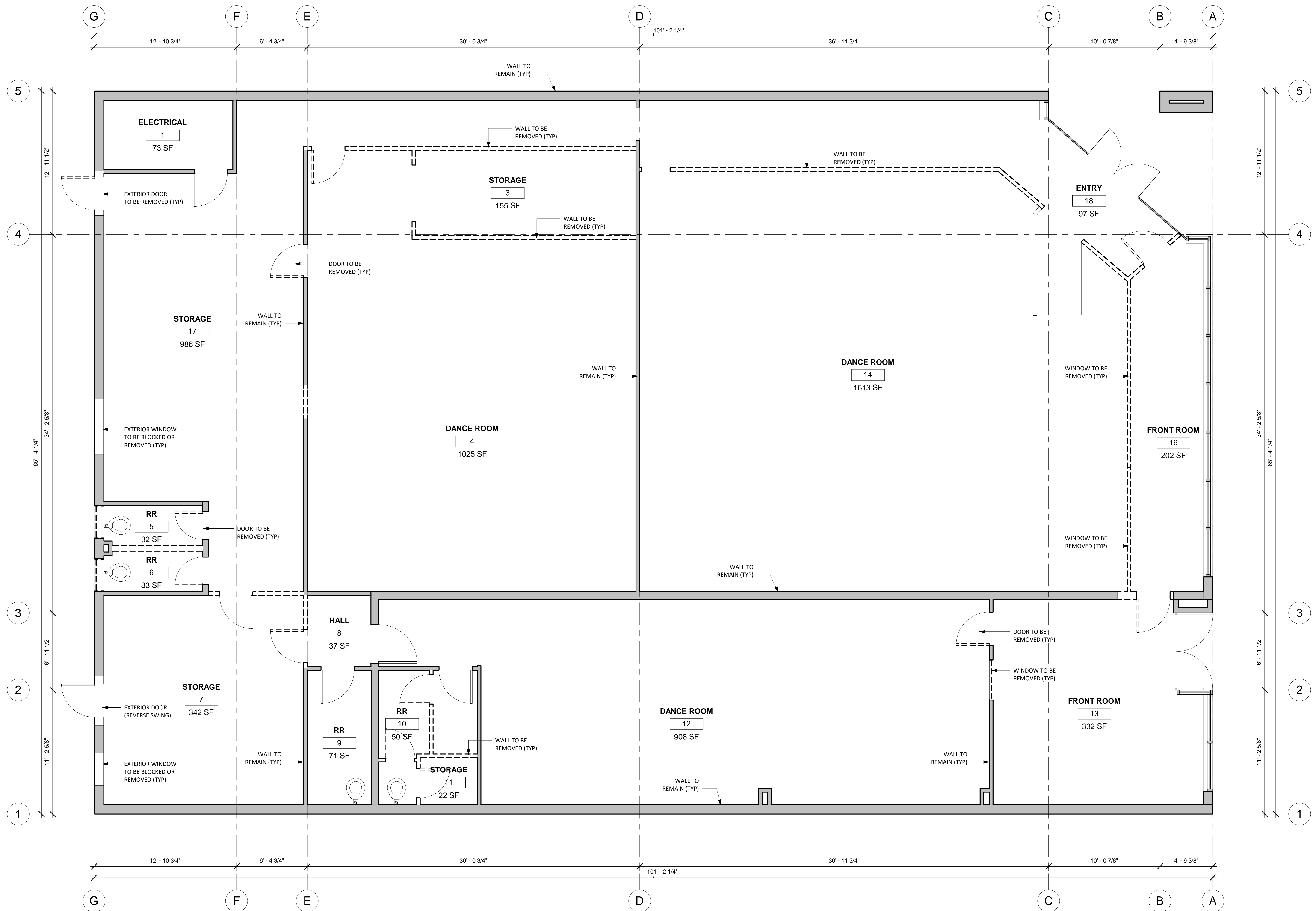


THIS PROJECT IS NOT APPROVED FOR CONSTRUCTION
UNLESS THE DRAWINGS ARE STAMPED AND WET SIGNED BY
THE ARCHITECT AND THE BUILDING AUTHORITY HAVING
JURISDICTION OVER THE PROJECT.

SHEET:

A3.01

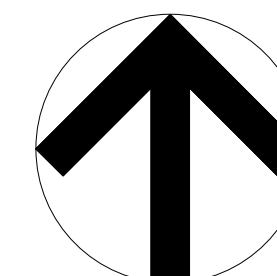
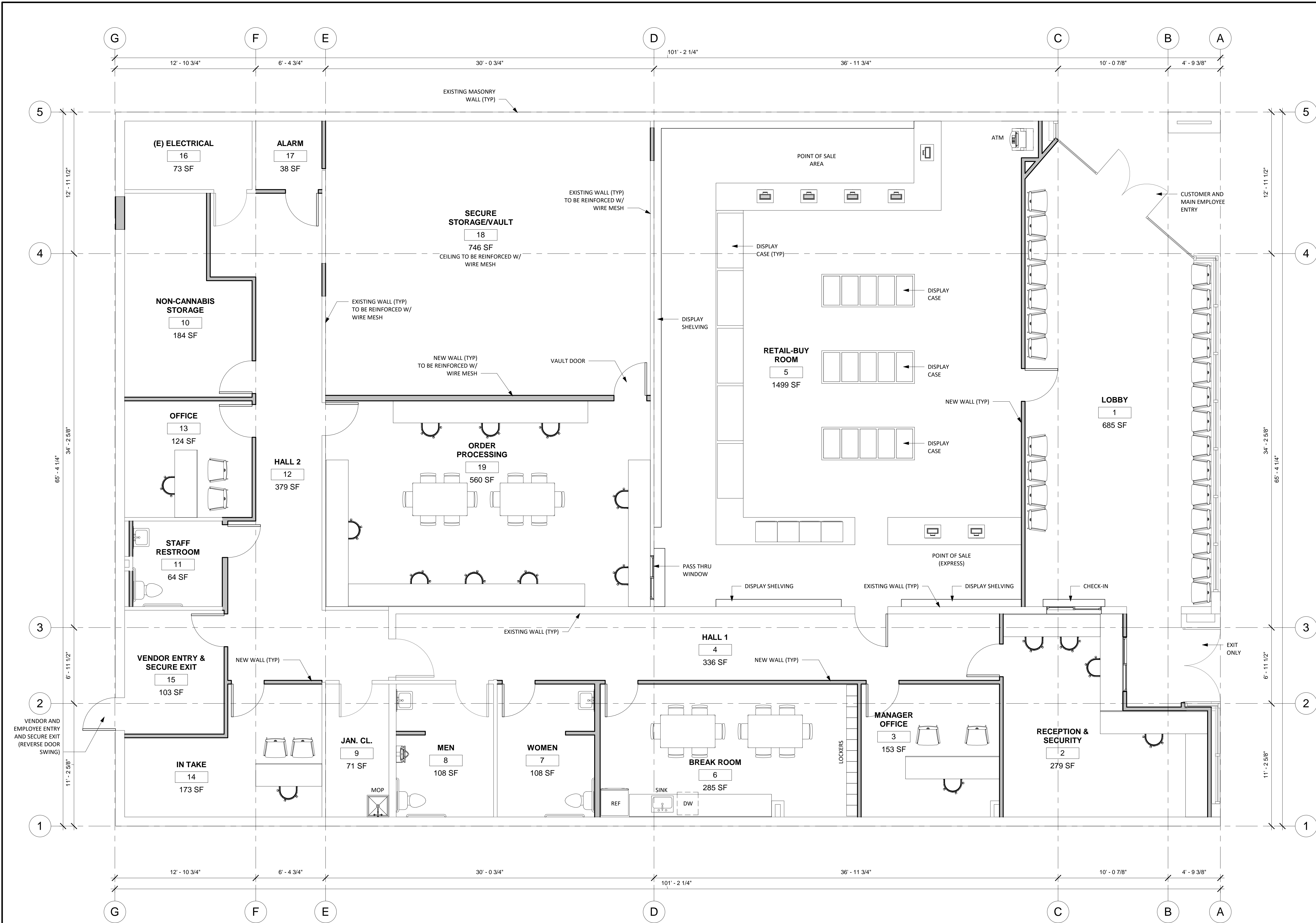
SHEET: OF SHEETS

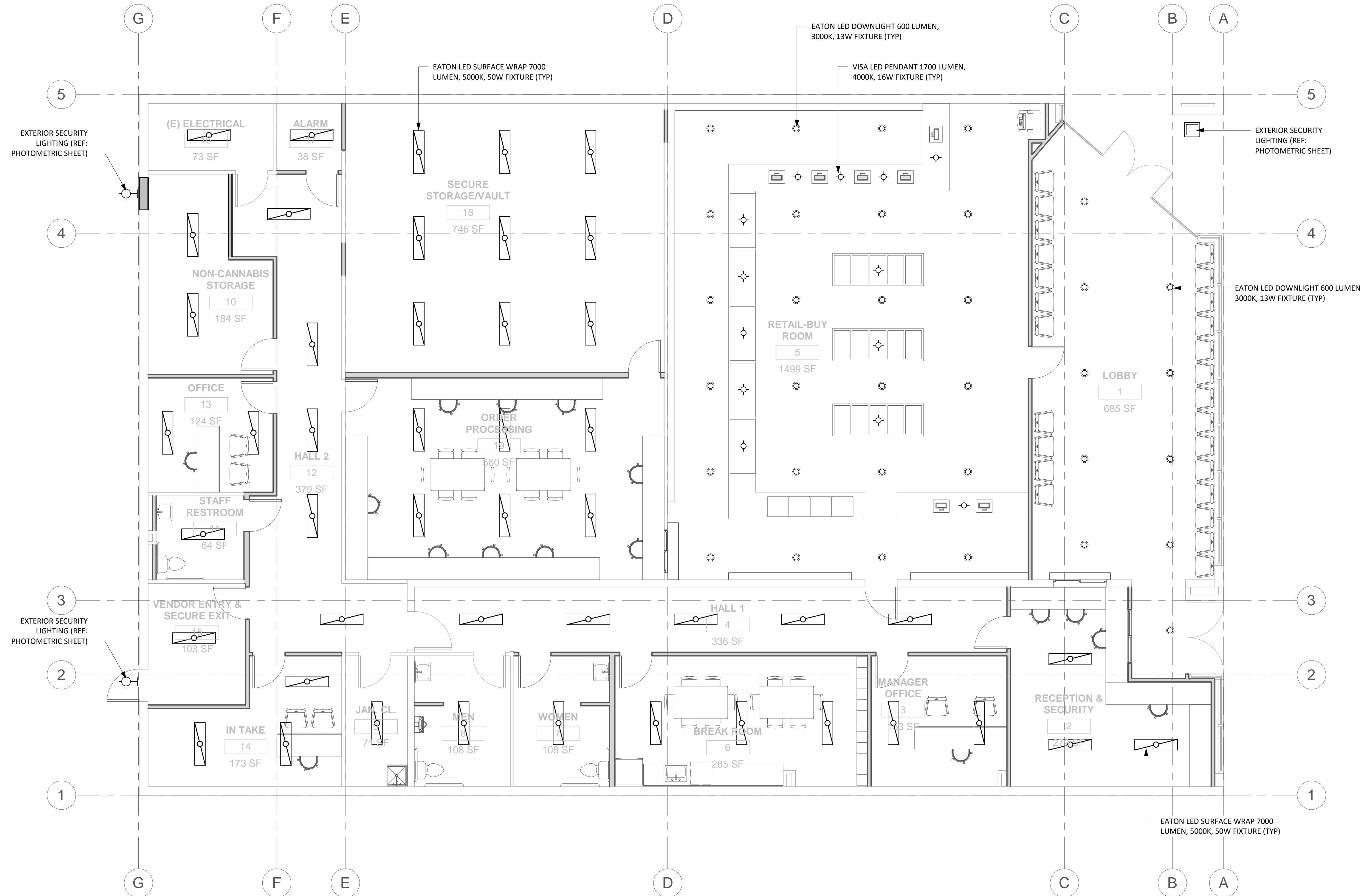


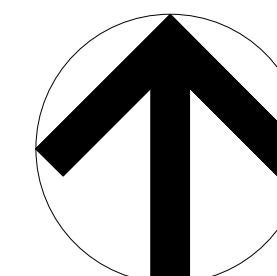
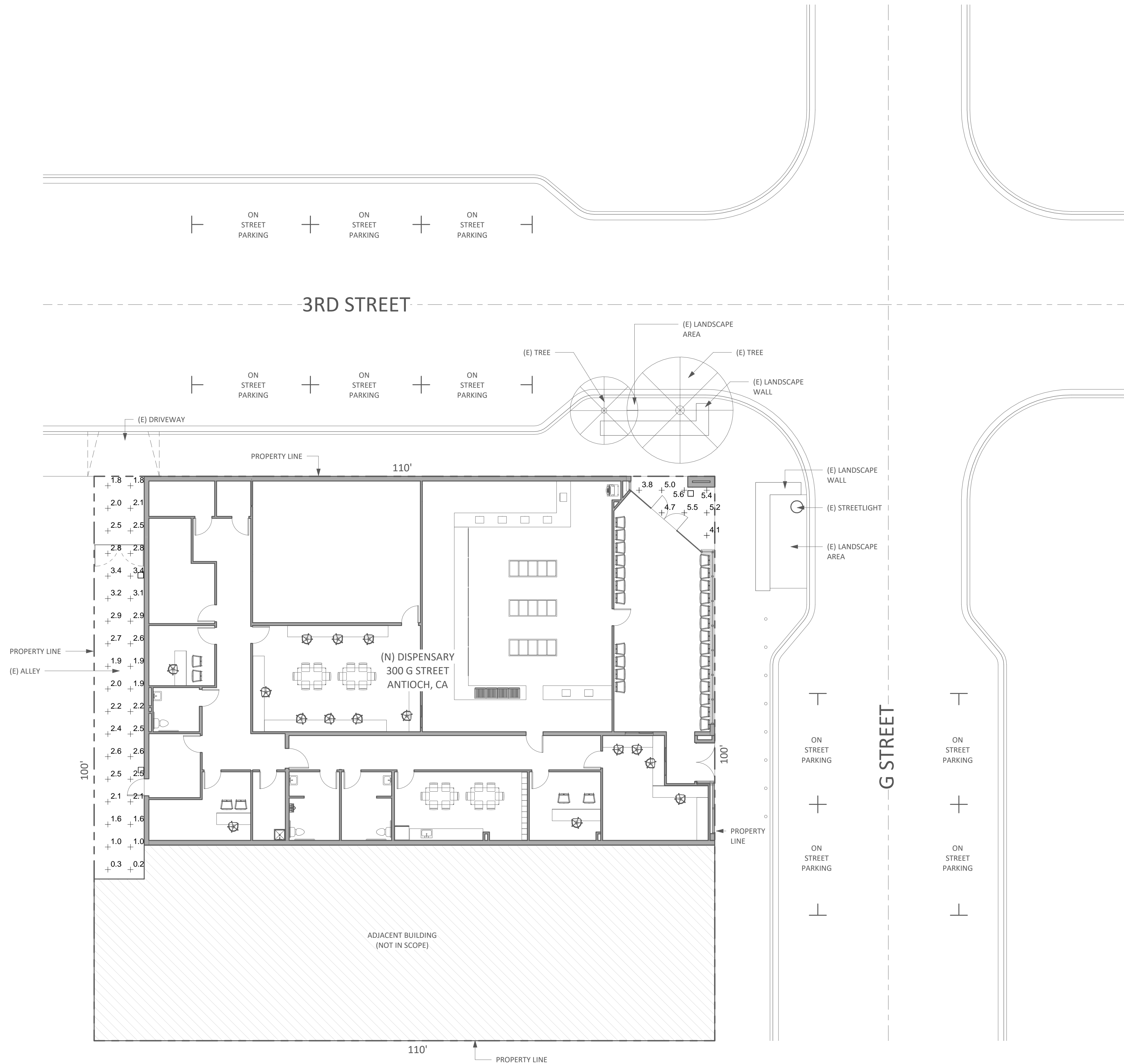
FLOOR PLAN (EXISTING & DEMOLITION)

SCALE
1/4" = 1'-0"

1







These drawings are instruments of service and are the property of Sean Freitas, Architect. All design information contained in these drawings are for use only on this specified project and shall not be used otherwise without the expressed written permission by Sean Freitas, Architect.

PROJECT: 2021102903

CLIENT:
300 G RETAIL INC.
300 G STREET
ANTIOCH, CA 94509

DESIGN REVIEW FOR:

300 G RETAIL INC.

300 G STREET
ANTIOCH, CA 94509

TITLES:
DETAILS SITE PLAN

DATE: 2/10/2022

ARCHITECT'S APPROVAL:

THIS PROJECT IS NOT APPROVED FOR CONSTRUCTION UNLESS THE DRAWINGS ARE STAMPED AND WET SIGNED BY THE ARCHITECT AND THE BUILDING AUTHORITY HAVING JURISDICTION.

SHEET:

A9.23

SHEET: OF SHEETS

1 3/4" SQUARE X 11 GAUGE RAIL

3" SQUARE X 11 GAUGE POST (TYP U.N.O.)

1" SQUARE X 14 GAUGE PICKETS

7'-0"

5'-6"

8"

4 3/4"

1'-0"

3'-4"

4"

2"

8'-0"

1'-6"

10"

1 3/4" SQUARE X 11 GAUGE RAIL

3" SQUARE X 11 GAUGE POST (TYP U.N.O.)

2" SQUARE X 11 GAUGE GATE FRAME

1" SQUARE X 14 GAUGE PICKETS

FINISH GRADE

12" DIAMETER MINIMUM CONCRETE FOOTINGS. CONCRETE SHALL BE 3,000 psi (F'c) MINIMUM COMPRESSIVE STRENGTH OVER COMPACT SUB-GRADE.

FINISH: ALL FENCE & GATE MATERIALS SHALL BE FACTORY POWDER COATED BLACK.

SITE FENCE ORNAMENTAL TYPICAL PANEL

SCALE: 0 3" 6" 12"

3

2"

EQ.

EQ.

2"

1 3/4" SQUARE X 11 GAUGE RAIL

3" SQUARE X 11 GAUGE POST (TYP U.N.O.)

2" SQUARE X 11 GAUGE GATE FRAME

1" SQUARE X 14 GAUGE PICKETS

7'-0"

5'-6"

8"

4 3/4"

1'-0"

3'-4"

4"

2"

2"

EQ.

EQ.

2"

10"

FINISH GRADE

WELD-ON BOX HINGE

12" DIAMETER MINIMUM CONCRETE FOOTINGS. CONCRETE SHALL BE 3,000 psi (F'c) MINIMUM COMPRESSIVE STRENGTH OVER COMPACT SUB-GRADE.

FINISH: ALL FENCE & GATE MATERIALS SHALL BE FACTORY POWDER COATED BLACK.

SITE FENCE GATE ORNAMENTAL DOUBLE PANEL

SCALE: 0 3" 6" 12"

2

"A"

"D"

"E"

"B"

"C"

"F"

GALVANIZED STEEL POST. EMBED INTO WET CONCRETE, SET AND LEVEL.

MOLDED EXOTHERMIC WELD OR APPROVED CLAMP-TYPE FITTING OF COPPER

#8 AWG SOLID COPPER WIRE

INSTALL ONE (1) 3/4" DIA COPPER CLAD STEEL GROUND ROD @ 100' O.C.

10' MIN

1'-0"

10"

30"

24"

36"

30"

36"

CONCRETE FOOTING WITH 3,000 psi (F'c) MINIMUM COMPRESSIVE STRENGTH OVER COMPACT SUB-GRADE

"A" FABRIC HEIGHT	STEEL POST THICKNESS	"B" POST O.D.	"C" DIA.	"D" DEPTH	"E" POST EMBEDMENT
6'-0" MAX	16 GAUGE	2"	10"	30"	24"
9'-0" MAX	15 GAUGE	4"	12"	36"	30"
12'-0" MAX	12 GAUGE	6"	18"	42"	36"

SITE FENCE POST GALVANIZED STEEL

SCALE: 0 3" 6" 12"

1

300 G Retail Inc.
Page 74

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

ATTACHMENT A – APPLICATION FORM

PROPERTY LOCATION		
Address:		Assessor's Parcel No.:
Zoning Designation:		General Plan Land Use Designation:
PROJECT DESCRIPTION - Provide a basic description of the project below.		
APPLICANT		
Name:		
Address:		
City:	State:	Zip:
Telephone:		
Email:		
PROPERTY OWNER	<input type="checkbox"/> Same as applicant	
Name:		
Address:		
City:	State:	Zip:
Telephone:		
Email:		

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

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)

Dated:

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
NEIGHBORHOOD RESPONSIBILITY PLAN
(SEPARATE PAGE)

NEIGHBORHOOD RESPONSIBILITY PLAN

Provide a detailed written plan describing all efforts that will be made to mitigate or eliminate any impacts on the immediate neighborhood

As set out below, 300 G strives to have a positive impact on its immediate neighborhood. It will do so by developing relationships with City representatives, neighboring businesses and community members, and by implementing the measures detailed below to address any negative impacts.

1. Establishing Relationships

300 G intends to inspire people and communities to discover the holistic potential of cannabis. Our goal is to create a unique cannabis retail store that compliments Antioch's community and atmosphere. We feel cannabis has a role to play in active, happy, and engaged lives, and we want to ensure that people can make decisions about it in a safe, well-informed, and responsibly-tended environment. We understand that our success depends on our ability to meaningfully engage with the Antioch community and all of its unique and diverse stakeholders.

We maintain a list of non-emergency police department contacts for all facilities and, facilitated by our Facility Ambassador, will maintain regular communication with each law enforcement contact, advising of any changes in security policies or procedures. The company will maintain strong partnerships with local, state and federal law enforcement agencies engaging these agencies to support the security mission through:

- Proactive meetings. We will schedule regular check-ins with local law enforcement to ensure open lines of communication and known points of contact, inform on new processes, personnel, and procedures, and receive regulatory/compliance updates.
- Observation patrols. We invite law enforcement to participate in scheduled patrols of the interior and anytime patrols of the exterior facility to review/audit security processes and maintenance and management of the facility.
- Rapid response to incidents. We can furnish a copy of our incident response plan to law enforcement for review. All personnel are trained that rapid communication with law enforcement and first responders is a critical first step in the event of any incident.
- Collaborative training and exercises. We host training and exercises with security and law enforcement / first responders to foster good relationships, share best practices, and ensure familiarity with our security processes and retail facilities.

We will ensure channels of communication with the store are readily accessible and responsive, making it easy for citizens, customers and other businesses to provide feedback and notify us of any complaints. During operating hours, a manager will always be onsite to handle any complaints and address any immediate concerns. Complaints and other questions or feedback can also be provided via email, phone and via our innovative technology platform. Store contact information will be readily available on the 300 G's store website. When a complaint is made via phone, that message will be either transferred directly to the manager on-site or to the Facility Ambassador. Voicemails, emails, any complaints received through our software system will be responded within 24 hours.

All complaints will be reviewed and recorded by 300 G's managers on a daily basis. Complaint records will include the time and date of the complaint, the nature of the complaint, the contact information of the individual making the complaint, and actions taken by 300 G personnel to address the complaint, including further review and investigation if necessary. If the city, a business or an individual brings a complaint that cannot be resolved immediately, 300 G management team will respond to that contact with a timeline for resolution. Certain complaints will trigger 300 G to contact local police or to work with city staff in order to address appropriately. Product complaints that concern product safety will trigger immediate action and recall procedures including notification to the distributor, notification to purchasers utilizing our technology platform and other means, and removal of the product from the sales floor.

We won't wait until operations start to listen to the concerns of the community. If selected for the next application phase, our Facility Ambassador will also be tasked with reaching out to neighboring businesses and other stakeholders to introduce ourselves, solicit feedback, and address any concerns proactively.

2. Environmental Nuisance Mitigation and Abatement

We are dedicated to mitigating any negative impacts of our business on the surrounding community, and will anticipate and quickly respond to objectionable conditions that might occur. We will take thoughtful steps to eliminate, minimize, and mitigate any negative impacts as a result of our operations.

As detailed below, nuisance mitigation techniques will also be incorporated into building design elements and infrastructure. We will work diligently with city staff to make a design plan that meets ours and the city's vision.

A. General Safety

The premises and surrounding area within 300-ft of the premises will be kept in a clean and safe condition. All trash and debris on the premises will be removed and properly disposed of at the end of each business day. All sidewalks and the alley behind the building will be kept clear and clean. Any graffiti placed upon the premises will be removed within forty-eight (48) hours of its occurrence.

B. Light

Adequate exterior lighting will provide visibility around the facility, which will help ensure the safety of our vendors, employees, and customers. During off-hours, motion detector lighting will help to deter burglary or robbery and enable security cameras to capture any illicit activity occurring on the property. To prevent any negative impacts associated with additional lighting, all outdoor lighting will be shielded and downward facing to minimize disturbance to surrounding businesses.

C. Noise

The design of the facility will minimize any additional noise created by its operations by taking noise into consideration as a part of the building design process, including avoiding noisy generators and selecting quiet filtration systems used for odor mitigation. 300 G will also address noise concerns by anticipating and mitigating the greatest potential sources of noise—loitering and pedestrian traffic, which are discussed in more detail below.

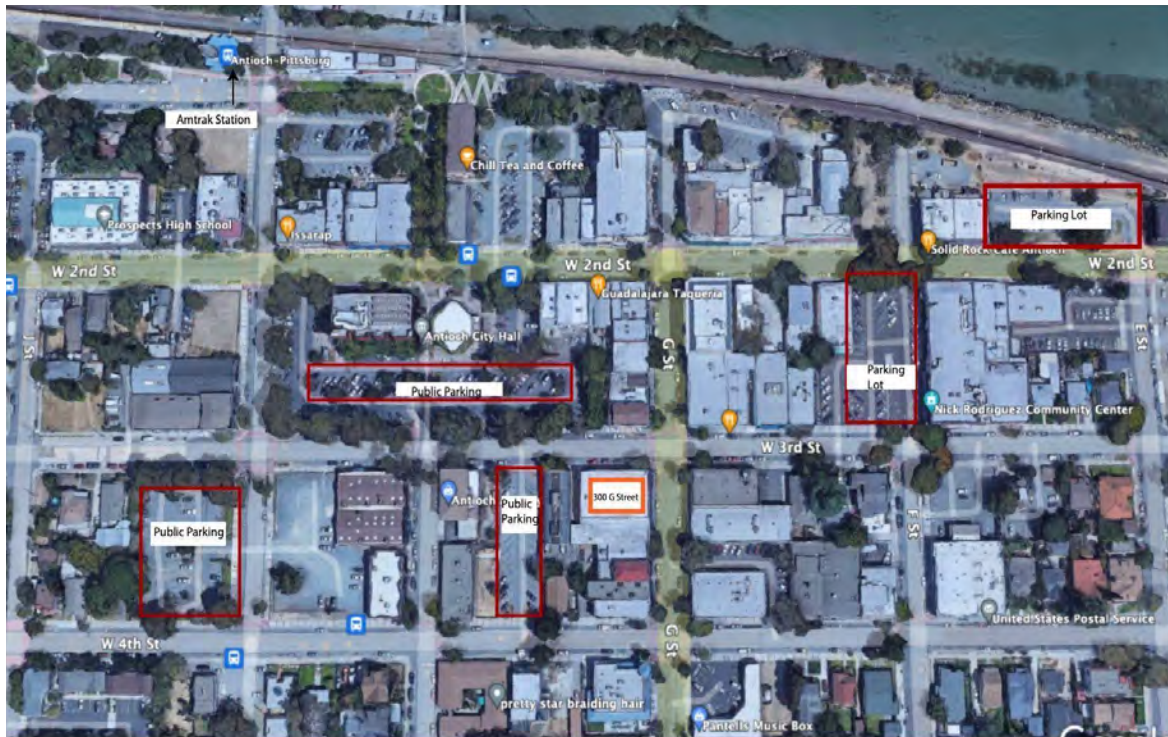
D. Odor and Air Quality

Our team realizes air quality control is integral to the health and well-being of the retail space, its occupants, and the surrounding community as a whole. We understand the sale of cannabis can impact air quality, produce odorous emissions, and cause potential off-site nuisance impacts due to odor. That is why we will have a robust odor control plan to ensure that our facilities operate at the highest level of best practices and meet Antioch's requirements that odors are not detectable outside the facility. Should concerns ever arise with odor rising to the level of a public nuisance, our team will work diligently with the community and city staff to promptly address the issue.

Our air quality concerns are not solely for the comfort of neighboring individuals; we are committed to the health and well-being of employees and customers inside the facility as well. Maintaining a stable, controlled environment that is safe, clean, and respectful is our primary concern. Further details on odor management are addressed below.

E. Vehicles and Parking

Our proposed store is conveniently located in the downtown area, well served by bus lines and a short walk to the Antioch-Pittsburg Amtrak station. In addition to street parking nearby, 300 G Retail's location is within a short walk of several public parking lots including on 3rd Street, adjacent to City Hall, on I Street, and next to the Nick Rodriguez Community Center.



F. Pedestrian Traffic

300 G will bring additional foot traffic to the downtown area. It will serve those customers with a large retail area with an open floor plan including a waiting room and thus will avoid pedestrian traffic from queuing outside or otherwise congregating outside of the facility.

G. Litter

300 G staff will conduct daily sweeps to remove litter and trash from the parking lot, sidewalks and public areas surrounding the proposed site, including around adjacent businesses within 300-ft of the premise. These sweeps will be conducted by staff as a part of daily opening and closing procedures.

H. Preventing Loitering, Illegal Consumption Activity, and Other Crimes

To ensure maximum levels of safety, 300 G has retained Michael Yoell, retired command officer with the Oakland Police Department, the former Managing Partner of Core Security Solutions, Inc., and the Qualified Manager of Michael Glenn Investigations, to assess security at the facility and prepare a detailed security plan. Mr. Yoell has overseen the security measures at numerous cannabis businesses and has developed comprehensive security plans for a multitude of cannabis retail locations.

Many of the safety measures outlined in the Preliminary Security Plan, including lighting, sophisticated monitoring and alarm systems, and on-site security personnel will also deter any illicit nuisance activity.

300 G also has a zero tolerance policy against illegal consumption activity and unlawful loitering in the parking lot and adjacent areas to the store. This policy will be enforced by the third-party security officer on duty. 300 G will ensure there is adequate security on-site during operating hours to discourage congregation. On-site security guards will monitor all activity within 150 feet of the store entrance. Security personnel will be trained to effectively remind any patrons and other members of the public of this policy, request they cease any nuisance activity, and to call Antioch police in a timely manner if necessary, so long as personal safety is not threatened. Security personnel will also be trained to de-escalate any encounters that become confrontational.

As a preventative measure, 300 G's exterior design limits loitering by not utilizing furnishings or features that create space for people to congregate. Additionally, 300 G will utilize appropriate "no loitering" signage and post informational notices about its zero tolerance policy.

I. Preventing Youth Access

300 G will take every necessary precaution to prevent youth access to cannabis. Only adults over the age of 21, or over the age of 18 with a physician's recommendation, or a primary caregiver as defined in California Health and Safety Code § 11362.7 will be allowed to enter 300 G's store. Only adults over the age of 21 are authorized to work at our store.

Our strategies to prevent youth access to cannabis include:

- Strict age-verification requirements for hiring practices, store entry, and purchases;
- Responsible advertising and marketing practices that do not appeal to children and only target viewers over the age of 21;
- Requiring age verification on the landing page of our website;

- Ensuring all products meet child-resistant packaging requirements; and
- Providing educational materials to our customers, including best practices for preventing youth access to cannabis goods after those goods have left the retail facility and are in the hands of the consumer.

**ATTACHMENT F
SITE PHOTOGRAPHS
(SEPARATE PAGE)**





ATTACHMENT G
CCCCFD COMMENT LETTER
(SEPARATE PAGE)



May 4, 2022

Mr. Kevin Scudero
City of Antioch
Planning Division

Subject: 300 G St Cannabis Dispensary
300 G St., Antioch
Planning #: UP-22-01
CCCCFPD Project No.: P-2022-017166

Dear Mr. Scudero:

We have reviewed the use permit application to establish a cannabis retail facility 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. Access as shown on plans appears comply with Fire District requirements.

Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. Access roadways shall not exceed 20% grade. Grades exceeding 16% shall be constructed of grooved concrete per the attached Fire District standard. (503) CFC

Aerial Fire Apparatus Access is required where the vertical distance between grade plane and the highest roof surface exceeds 30 feet as measured in accordance with Appendix D, Section 105 of the 2019 CFC. Aerial access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. At least one of the required routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and building.

2. Access gates for Fire District apparatus shall be a minimum of 20-feet wide. Access gates shall slide horizontally or swing inward and shall be located a minimum of 30 feet from the street. Electrically operated gates shall be equipped with a Knox Company key-operated switch. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire District lock. Contact the Fire District for information on ordering the key-operated switch. (D103.5) CFC.

3. **Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site.** (501.4) CFC

Note: A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 22 / 37 tons.

4. Changes of use or occupancy. Changes shall not be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code. (§102.3) CFC

Submit at least two sets of architectural drawings to the Fire District for review and pay the associated fees.

5. The developer shall submit a minimum of two (2) complete sets of building construction/tenant improvement 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

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,



Michael Cameron
Fire Inspector