

# PLANNING COMMISSION STAFF REPORT



## Delta View Cannabis Nursery

August 17, 2022

2101 W 10<sup>th</sup> St. Suite J  
UP-22-06



### Quick Facts

**Applicant:** Rick Hoke  
**APN:** 074-051-005  
**Zoning:** Cannabis Overlay  
**GP Land Use:** PBC-Planned Business Center  
**Land Area:** 1.95 acres  
**Prop. Building Area:** 2,468 sq. ft.

### Project Description

The applicant is seeking Use Permit approval for a new cannabis nursery at 2101 W. 10<sup>th</sup> Suite C. The subject site is 1.95 acres with an existing 25,380 sq. ft. building built in 2005. There are existing dispensary, cultivation, and manufacturing uses within the building. The applicant is proposing to use Suite C for plant genetics including clones, plants, and seeds. The products will be sold wholesale to permitted cultivators and dispensaries. Hours of operation are proposed to be 8am-8pm, seven (7) days week. The nursery will have five (5) employees with a minimum of two employees on-site during operating hours.

### Requested Approvals

**USE PERMIT FOR A CANNABIS NURSERY**

**STAFF RECOMMENDATION: APPROVE**

**Project Planner: Anne Hersch**

## BACKGROUND

### Subject Site

The subject site is a 1.95 acre parcel with an existing 25,000 sq. ft. industrial building constructed in 2005. Suite C was previously occupied by Final Touch Flooring.



Comparison of Adjacent Properties			
Vicinity	GP Land Use	Zoning	Current Use
North	Business Park	PBC-Planned Business Center	Vacant
South	Business Park	PBC-Planned Business Center	Auto Body repair
East	Business Park	PBC-Planned Business Center	Muslim Community Center
West	Business Park	PBC-Planned Business Center	Auto Body Repair

### Project Timeline

- Project Submitted to City: April 25, 2022
- Incomplete Letter Sent: May 25, 2022
- Resubmittal: June 9, 2022
- Project Deemed Complete: June 30, 2022
- Planning Commission Review: August 17, 2022

### Site History

The subject building is divided into nine (9) suites. There are four (4) existing cannabis businesses located in seven existing suites (7) in the building. Existing on-site uses include a dispensary, manufacturing, and cultivation.

Business	Use	State License Type	Suite	Approved
Delta Labs	Manufacturing	Type 6	A	11/23/2021
Delta Dispensary	Dispensary	Type 10	B	6/25/2019
<b>**Delta Nursery</b>	<b>Nursery</b>	<b>Type 4</b>	<b>C</b>	<b>Pending**</b>
Delta Family & Friends	Distribution	Type 11	D	Pending
KWMA	Cultivation	Type 3A	E & F	12/14/2021
Delta Family Pharms	Cultivation	Type 2A	G, H, I	1/12/2021

**Table 1.** Existing & Pending Cannabis Businesses Located at 2101 W. 10<sup>th</sup> St.

## ANALYSIS

### Overview

The applicant is seeking Use Permit approval for a cannabis nursery at 2101 W. 10<sup>th</sup> St. The nursery will specialize in plant genetics and produce clones, immature plants, and seeds for wholesale distribution to permitted cultivators and dispensaries. Hours of operation are proposed to be 8:00 a.m.-8:00 p.m. seven (7) days a week, with a maximum of five employees with a minimum of two on site during each shift. Delta View Nursery will produce, handle, and store cannabis seeds, clones, and immature plants. This type of cannabis business requires a Type 4 license through the State Department of Cannabis Control.

Tenant improvements include conversion of existing warehouse space will be partitioned into three separate “clone” rooms, approximately 335 sq. ft. each. Two 96 sq. ft. “breed” rooms are proposed as well as two 69 sq. ft. “test” rooms. All rooms will have access through a common hallway.

### Zoning and Land Use

#### 2018 Cannabis Ordinance

The City Council adopted Ord 2143-C-S on June 26, 2018 establishing the Cannabis Business (CB) Zoning Overlay District, new definitions, operating standards, and regulatory permitting requirements. Within the CB Zoning Overlay District, an applicant may apply for a Use Permit which subject to a two- step review process. The Planning Commission reviews the request and makes a recommendation to City Council. The City Council reviews and acts on the application request. 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.

### Circulation and Parking

The subject site is served by two driveway approaches located at the northeast and northwest corners of the property. The site is accessed from W. 10<sup>th</sup> St. and has right and left turn access onto the street. The site has sixty-seven (67) off-street parking spaces to serve all tenants and customers.

The proposed nursery use will not generate additional trips to the site as it is not open to public and will be accessed by employees only.

### Odor Mitigation

The applicant 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 33 requiring on-going compliance with odor mitigation.

**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.

### **Security Plan/Police Department Review**

The applicant submitted a security plan that 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.

A formal security plan was submitted as part of the entitlement application. The security plan was reviewed by the Antioch Police Department and is consistent with the security expectations detailed in the Cannabis Guidelines. Special Conditions of Approval related law enforcement include:

**27. 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.

**29. 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.

**30. 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.

### Environmental Analysis

This proposed project is Categorical Exempt from the California Environmental Quality Act (CEQA) under Article 19, Section 15332 Infill Development. Class 32 consists of projects characterized as in-fill development meeting the following conditions:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value, as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

The subject site is 1.95 acres, already developed and served by existing utilities and public services. Construction includes tenant improvements only.

### ATTACHMENTS

- A. Resolution recommending City Council Use Permit approval with Exhibit A Conditions of Approval
- B. Planning Application
- C. Project Description
- D. Project Plans
- E. Site Photos
- F. Odor Mitigation Plan Project Description
- G. Neighborhood Responsibility Plan

**ATTACHMENT A**  
**RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A USE PERMIT FOR A**  
**CANNABIS NURSERY AT 2101 W. 10<sup>th</sup> ST. (DELTA VIEW NURSERY) (UP-22-06)**  
**WITH EXHIBIT A CONDITIONS OF APPROVAL**  
**(SEPARATE PAGE)**

**PLANNING COMMISSION  
RESOLUTION # 2022-xx**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
RECOMMENDING THE CITY COUNCIL APPROVE A USE PERMIT FOR A NEW CANNABIS  
NURSERY AT 2101 W. 10<sup>th</sup> ST. (APN: 074-051-005)  
(UP-22-06)**

**WHEREAS**, the City of Antioch (“City”) received an application for a new cannabis nursery at 2101 W. 10<sup>th</sup> St. (UP-22-06) date received April 25, 2022; and

**WHEREAS**, the application was deemed complete on June 30, 2022; and

**WHEREAS**, the subject site is located in the CB 3 Somersville Overlay District which allows for retail cannabis dispensaries subject to approval issuance of a Use Permit pursuant to Section 9-5.3845 of the Antioch Municipal Code; and

**WHEREAS**, a Type 4 Cannabis Nursery license is required through the Department of Cannabis Control; and

**WHEREAS**, the project is Categorically Exempt from CEQA pursuant to Section 15332 “Infill Development Projects” of the CEQA Guidelines; 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 August 5, 2022 for the public hearing held on August 17, 2022; and

**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.

**NOW, THEREFORE, BE IT RESOLVED AND DETERMINED**, that the Planning Commission hereby make the following findings for approval of the requested Use Permit pursuant to Section 9-5.2703 “Required Findings” (B) (1) of the Antioch Municipal Code:

- a.** 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 nursery includes operational Conditions of Approval to minimize on-site impacts. 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 nursery use will not create adverse impacts to the surrounding businesses and residents.

- b.** The use applied at the location indicated is properly one for which a use permit is authorized.

**Finding:** The property is zoned CB Cannabis Overlay District. This district allows cannabis nursery uses subject to review and approval of a use permit.



- c. The site for the proposed use is adequate in size and shape to accommodate such use, and all yards, fences, parking, loading, landscaping, and other features required.

**Finding:** The project has been designed to be located in an existing commercial building in the CB Cannabis Overlay District where existing cannabis businesses currently operate without issue. On-site parking is provided and the site has a secure area for cannabis deliveries.

- d. 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 subject site is located on W 10<sup>th</sup> St. which is an arterial roadway. The roadway is adequate to support the trip generation and vehicle flow associated with the operation of a cannabis nursery. The project site is served by two two-way directional driveways at the northeast and northwest corners of the property. There is right turn/left turn access from the site and two-way directional on-site circulation.

- e. The granting of such use permit will not adversely affect the comprehensive General Plan because the proposed uses and design are consistent with the General Plan.

**Finding:** The use will not adversely affect the comprehensive General Plan because the project is consistent with the Regional Commercial General Plan Land Use designation.

**NOW THEREFORE BE IT FURTHER RESOLVED** that the Planning Commission hereby makes the following additional finding pursuant to Section 9-5.3845 (D) (1) "Cannabis Businesses" of the Antioch Municipal Code:

- (1) 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.

**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 hereby recommends the City Council **APPROVE** UP-22-06, a Use Permit for a new cannabis dispensary at 2615 Somersville Rd. (APN: 074-051-005) subject to the Conditions of Approval attached hereto in Exhibit A.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 17th day of August 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**  
**(SEPARATE PAGE)**

**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 2101 W. 10 <sup>th</sup> St., as substantially shown and described on the project plans, except as required to be modified by conditions herein. Plans date received June 8, 2022, as presented to the Planning Commission on August 17, 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 August 17, 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 mutually agreed between the City and applicant.	City of Antioch	On-Going	Community Development Department	

**EXHIBIT A: CONDITIONS OF APPROVAL**

	<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>				
<b>4.</b>	<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	
<b>5.</b>	<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	
<b>6.</b>	<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 (CCCYPD)	Timing Required	Contra Costa County Fire Protection District (CCCYPD)	

**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**

<b>Prior to Issuance of Occupancy Permit</b>		<b>Regulation Source</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and signature)</b>
<b>14.</b>	<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	
<b>15.</b>	<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	
<b>16.</b>	<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)	

<b>Project Specific Conditions</b>		<b>Regulation Source</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and signature)</b>
<b>17.</b>	<b>Type 4 Cultivation Nursery Cannabis Permit.</b> This use permit approval applies to the operation of a Type-4 cultivation nursery cannabis permit as shown on the project plans and application materials submitted to the Community Development Department date stamped received June 8, 2022. Any forthcoming plans submitted for any purpose shall be	City of Antioch	On-Going	Community Development Department	



**EXHIBIT A: CONDITIONS OF APPROVAL**

	entirely consistent with these received plans and application materials and conditions of approval herein.				
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>Waste Disposal.</b> 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	
22.	<b>Delivery to the Site.</b> 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	
23.	<b>Operating Inspections.</b> 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	
24.	<b>Annual Audit.</b> 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	

**EXHIBIT A: CONDITIONS OF APPROVAL**

<b>25.</b>	<b>Building Security.</b> 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	
<b>26.</b>	<b>Security Contact.</b> A local contact 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	
<b>27.</b>	<b>Security Plan Modifications.</b> 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	
<b>28.</b>	<b>Police Inspection.</b> 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	
<b>29.</b>	<b>Surveillance Cameras.</b> 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	City of Antioch	On-Going	Police Department	

**EXHIBIT A: CONDITIONS OF APPROVAL**

	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.				
30.	<b>Alarm System.</b> 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	
31.	<b>Surveillance Signage.</b> 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	
32.	<b>Exterior Modifications.</b> 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	
33.	<b>Odor Control Measures.</b> 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.	<b>Revocation.</b> 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: <ul style="list-style-type: none"> <li>Adversely affects the health, peace or safety of persons living or working in the surrounding area; or</li> </ul>	City of Antioch	On-Going	Community Development Department	

**EXHIBIT A: CONDITIONS OF APPROVAL**

	<ul style="list-style-type: none"><li>• Contributes to a public nuisance; or</li><li>• 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</li><li>• Has resulted in or has been the target of criminal activity requiring undue attention and dedication of the Antioch Police Department resources; or</li><li>• 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.</li><li>• Results in more than three distinct unresolved odor complaints in a twelve (12) month period.</li></ul>				
35.	<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  
PLANNING APPLICATION  
(SEPARATE PAGE)**

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



**ATTACHMENT A – APPLICATION FORM**

PROPERTY LOCATION		
Address: 2101 W10th St, Suite C, Antioch CA 94509		Assessor's Parcel No.: 074-051-005-2
Zoning Designation: Cannabis Overlay		General Plan Land Use Designation: PBC: Planned Business Center
<b>PROJECT DESCRIPTION</b> - Provide a basic description of the project below.		
Cannabis nursery specializing in plant genetics to produce clones, immature plants, and seeds for wholesale distribution to permitted cultivators and dispensaries.		
<b>APPLICANT</b>		
Name: Richard Hoke		
Address: 1636 Lillian Street		
City: Brentwood	State: CA	Zip: 94513
Telephone: 925-382-9528		
Email: rick@deltadisensary.net		
<b>PROPERTY OWNER</b>	<input checked="" type="checkbox"/> Same as applicant	
Name:		
Address:		
City:	State:	Zip:
Telephone:		
Email:		

FOR OFFICE USE ONLY	
DATE RECEIVED:	FILE NO:
PLANNER:	
	<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) Antioch, Ca

Dated: 06/08/2022

Rick Hoke 06/08/2022

Rick Hoke 06/08/2022

Applicant's Name Date

Property Owner's Name\* Date

**X** *Rick Hoke*

**X** *Rick Hoke*

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 C  
PROJECT DESCRIPTION  
(SEPARATE PAGE)**

## Project Description

### Characteristics of Proposed Business

Delta View Nursery is a cannabis nursery specializing in plant genetics to produce clones, immature plants, and seeds for wholesale distribution to permitted cultivators and dispensaries. Our nursery will have the ability to perfect specific strains of the cannabis plant, bringing superior genetics and starter plants to the marketplace while culling out weak plants in order to maximize the quality of our products. Cultivation/ Nursery license type per DCC

### Hours of Operation

Delta View Nursery will be open from 8:00 a.m. until 8:00 p.m. seven days a week. The Location will be closed in observance of Thanksgiving, Christmas Day, New Year's Day, and other dates to be determined.

### Number of Employees

The nursery will employ five individuals with a minimum of two on site during each shift.

### Nature of Products

Delta View Nursery will produce, handle, and store cannabis seeds, clones, and immature plants.

### Architecture

Describe the architecture, materials, colors used, and landscaping.

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

## GENERAL NOTES

1. ALL WORK SHALL COMPLY TO THE FOLLOWING CODES: 2019 CALIFORNIA BUILDING, (CBC), 2019 CALIFORNIA RESIDENTIAL CODE ("CRC"), 2019 CALIFORNIA ELECTRICAL CODE ("CEC"), 2019 CALIFORNIA FIRE CODE ("CFC"), 2019 CALIFORNIA MECHANICAL CODE ("CMC"), CALIFORNIA PLUMBING CODE ("CPC"), 2019 CALIFORNIA GREEN BUILDING (CGB) AND 2019 CALIFORNIA ENERGY CODE (CEC), AND WITH THE CITY OF ANTOCH BUILDING DEPARTMENT.
2. DIMENSIONS ARE TO FACE OF STUD, U.O.N.
3. DO NOT SCALE DIMENSIONS; WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. ALIGN THE WINDOW HEADS WITH TOP OF DOORS AT 6'0" A.F.F., U.O.N.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIAL IN ACCORDANCE WITH ALL LOCAL AND/OR CITY BUILDING CODES AND REQUIREMENTS.
6. CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND CONDITIONS AND REPORT DISCREPANCIES TO THE DESIGNER.
7. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE DESIGNER.
8. CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISE AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS. NOT WITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON DRAWING.
9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD VERIFY CONDITIONS AND DIMENSIONS FOR ACCURACY. CONFIRM THE WORK CAN BE BUILT AS SHOWN BEFORE PROCEEDING WITH THE WORK. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATIONS FROM THE ARCHITECT BEFORE PROCEEDING WITH THE RELATED WORK IN QUESTION.
10. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR ITEMS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
11. "TYPICAL" OR "TYP" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
12. DIMENSIONS NOTED "CLEAR" OR "CLR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES AND MUST BE ACCURATELY MAINTAINED.
13. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF N.I.C. (NOT IN CONTRACT) ITEMS WITH OTHER TRADES.
14. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
15. THE CONTRACTOR SHALL PROVIDE EVERYTHING NECESSARY AND REASONABLY INCIDENTAL FOR THE PROPER AND WORKMANLIKE EXECUTION OF THE INTENT OF THE DRAWINGS, WHETHER SPECIFICALLY MENTIONED OR NOT.

# DELTA VIEW NURSERY TENANT IMPROVEMENT

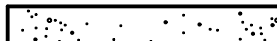


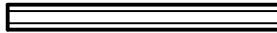
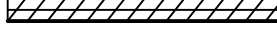
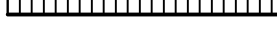
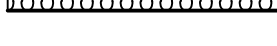






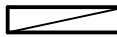


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## ABBREVIATIONS

O/W	OVER WITH	F.F.L.	FINISH FLOOR	OSB.	ORIENTED STRAND BOARD	W	WEST
W	WITH	F.H.C.	FIRE HOSE CABINET	PED.	PEDESTAL	W.C.	WATER CLOSET
AT	ANGEL	FIN	FINISH	PED.	PRE-CAST	WD	WOOD
6	F.H.M.S.	F.H.W.S.	FLAT HEAD MACHINE SCREW	PL.	PLATE	W/O	WITHOUT
0	CENTERLINE	FLR	FLOOR	P.LAM.	PLASTIC LAMINATE	WP	WATERPROOF
1	DIAMETER	FLASH	FLASHING	PLAS	PLASTER	WISCT.	WAINSCOT
2	POUND OR NUMBER	F.L.O.	FLOURESCENT	PLWD.	PLYWOOD	WT.	WEIGHT
3	EXISTING	F.O.C.	FACE OF CONCRETE	PR	PR	WDW.	WINDOW
A	ANCHOR BOLT	OR CURT	OR CURTAIN	PT.	POINT		
ACC.	ACCESSIBLE	F.O.F.	FACE OF FINISH	P.T.	PRESSURE TREATED		
ACOUS.	ACOUSTICAL	F.O.S.	FACE OF STUD	P.TD.	PAINTED		
A.D.	AREA DRAIN	FRM.	FRAMING	PTN	PARTITION		
ADJ.	ADJUSTABLE	FRP	FIREPROOF	Q.T.	QUARRY TILE		
AGGR.	AGGREGATE	F.S.	FULL SIZE	R.	RISER		
AL.	ALUMINUM	FT.	FOOT OR FEET	RAD.	RADIUS		
APPROX.	APPROXIMATE	FTG.	FOOTING	R.D.	ROOF DRAIN		
ARCH.	ARCHITECTURAL	FURR.	FURRING	REF.	REFRIGERATOR		
ASPH.	ASPHALT	FUT.	FUTURE	REFN.	REFERENCE		
A.F.F.	ABOVE FINISHED FLOOR	G.	GALVANIZED IRON	REINF.	REINFORCED		
B.	BOTTOM	GA.	GAUGE	REQ.	REQUIRED		
BITUM.	BITUMINOUS	GALV.	GALVANIZED	RESIL.	RESILIENT		
BLDG.	BUILDING	G.S.M.	GALVANIZED SHEET METAL	R.	ROOM		
BLK.	BLOCKING	G.B.	GRAB BAR	R.O.H.	ROUGH OPENING		
BM.	BEAM	GL.	GLASS	R.H.M.S.	ROUND HEAD MACHINE SCREW		
BOT.	BOTTOM	GLAZ.	GLAZING	R.H.W.S.	ROUND HEAD WOOD SCREW		
B.U.R.	BUILT UP ROOFING	GND.	GROUND	RWD.	REDWOOD		
CEM.	CEMENT	GRNT.	GRANITE	R.W.L.	RAIN WATER LEADER		
CAB.	CABINET	GR.	GRADE	S.	SOUTH		
CER.	CERAMIC	GYP.	GYPSPUM	SBLFR.	SUB FLOOR		
C.I.	CAST IRON	HDW.	HARDWOOD	S.C.	SCHEDULE		
C.J.	CONTROL JOINT	HDWE.	HARDWARE	SCHED.	SCHEDULE		
C.L.	CENTER LINE	H.B.	HOSIE BIB	S.D.	SOD DISPENSER OR STORM DRAIN		
CLG.	CEILING	H.C.	HOLLOW CORE	SECT.	SECTION		
CLKG.	CALLING	HDR.	HEADER	SH.	SHELF		
CLC.	CLOSEST	H.M.	HOLLOW METAL	SHWR.	SHOWER		
CLR.	CLEAR	HOR.	HORIZONTAL	SHT.	SHEET		
C.O.	CASED OPENING	HR.	HOUR	SHTG.	SHEATHING		
COL.	COLUMN	HT.	HEIGHT	SIM.	SIMILAR		
C.M.U.	CONCRETE MASONRY UNIT	I.D.	INSIDE DIAMETER OR DIMENSION	SHP	SHELF AND POLE		
CONN.	CONNECTION	INSUL.	INSULATION	SPEC.	SPECIFICATION		
C.T.	CERAMIC TILE	INT.	INTERIOR	SPEC.	SPECIFICATIONS		
CLOS.	CLOSING	JAN.	JANITOR	S.N.D.	SANITARY NAPKIN DISPENSER		
CTSK.	COUNTER SINK	JT.	JOINT	SQ.	SQUARE		
CNTR.	COUNTER	JST.	JOIST	S.S.	STAINLESS STEEL		
C.R.O.D.	CURTAIN ROD	KIT.	KITCHEN	S.S.D.	SEE STRUCTURAL DRAWINGS		
DEG.	DEGREE	LAB.	LABORATORY	SLD.	SOLID		
DEB.	DOUBLE	LAM.	LAMINATE	STD.	STATION		
DEPT.	DEPARTMENT	LAV.	LAVATORY	STD.	STANDARD		
D.F.	DRINKING FOUNTAIN	LIN.	LINEN	STL.	STEEL		
D.O.	DOUGLAS FIR	LKR.	LOOKER	STR.	STRUCTURAL		
DET.	DETAIL	LT.	LIGHT	SUSP.	SUSPENDED		
DIA.	DIAMETER	MAX.	MAXIMUM	SYMM.	SYMMETRICAL		
DM.	DIMENSION	M.C.G.	MEDICINE CABINET	T.	TREAD		
D.O.	DOOR OPENING	MOD.	MEDIUM DENSITY FIBERBOARD	T.B.	TOWEL BAR		
DISP.	DISPENSER	MDO.	MEDIUM DENSITY OVERLAY	T.B.	TOWEL BAR		
DOOR.	DOOR	MECH.	MECHANICAL	T.B.	TOWEL BAR		
DWR.	DRAWER	MEMB.	MEMBRANE	T.B.	TOWEL BAR		
DS.	DOWNSPOUT	MET.	METAL	T.B.	TOWEL BAR		
D.S.P.	DRY STANDPIPE	MFR.	MANUFACTURER	T.B.	TOWEL BAR		
DWB.	DRAWING	MH.	MANHOLE	T.B.	TOWEL BAR		
DW.	DISHWASHER	MICRO.	MICROWAVE OVEN	T.B.	TOWEL BAR		
E.	EAST	MIN.	MINIMUM	T.B.	TOWEL BAR		
EACH.	EACH	MIR.	MIRROR	T.B.	TOWEL BAR		
E.S.	EACH SIDE	MISC.	MISCELLANEOUS	T.B.	TOWEL BAR		
E.J.	EXPANSION	M.O.	MASONRY OPENING	T.B.	TOWEL BAR		
E.W.	EACH WAY	M.P.	MOISTURE PROOF	T.B.	TOWEL BAR		
EL.	ELEVATION	MND.	MOUNTED	T.B.	TOWEL BAR		
ELEC.	ELECTRICAL	MUL.	MULLION	T.B.	TOWEL BAR		
ELEV.	ELEVATOR	MULD.	MULDED	T.B.	TOWEL BAR		
EMER.	EMERGENCY	N	NORTH	T.B.	TOWEL BAR		
ENCL.	ENCLOSURE	(N)	NEW	T.B.	TOWEL BAR		
E.P.	ELECTRICAL PAPERBOARD	N.I.C.	NOT IN CONTRACT	T.B.	TOWEL BAR		
E.Q.	EQUAL	NO. or #	NUMBER	T.B.	TOWEL BAR		
EQPT.	EQUIPMENT	NOM.	NOMINAL	T.B.	TOWEL BAR		
E.W.C.	ELECTRIC WATER COOLER	NS.	NEARSIDE	T.B.	TOWEL BAR		
E.W.	EACH WAY	NST.	NATURAL STONE	T.B.	TOWEL BAR		
EXT.	EXISTING	N.T.S.	NOT TO SCALE	T.B.	TOWEL BAR		
EXPO.	EXPOSED	O.A.	OVERALL	T.B.	TOWEL BAR		
EXP.	EXPANSION	OBSC.	OBSCURE	T.B.	TOWEL BAR		
EXT.	EXTERIOR	O.C.	ON CENTER	T.B.	TOWEL BAR		
F.	FIRE ALARM	O.D.	OUTSIDE DIAMETER (DIM)	T.B.	TOWEL BAR		
F.A.	FORCED AIR UNIT	O.F.C.I.	OWNER FURNISH CONTRACTOR INSTALLED	T.B.	TOWEL BAR		
F.B.	FLAT BAR			T.B.	TOWEL BAR		
F.D.	FLOOR DRAIN	OFF	OFFICE	T.B.	TOWEL BAR		
FDN.	FOUNDATION	OPNG.	OPENING	T.B.	TOWEL BAR		
F.E.	FIRE EXTINGUISHER	OPP.	OPPOSITE	T.B.	TOWEL BAR		
F.F.	FACE FRAME	O.H.	OVERHANG	T.B.	TOWEL BAR		
		O/	OVER	T.B.	TOWEL BAR		

## CONSULTANTS

## MATERIALS

	CONCRETE CAST IN PLACE OR PRECAST
	CONCRETE BLOCK
	EARTH
	GYPSUM BOARD
	GMIT DOUBLE LINES AT SMALL SCALE
	GYPSUM SHEATHING
	HARDBOARD
	INSULATION, BATT
	PLASTER ON METAL LATH
	PLYWOOD
	RIGID INSULATION
	ROCK FILL
	SAND
	WOOD, FINISH
	WOOD, FRAMING THROUGH MEMBER
	WOOD, FRAMING INTERRUPTED MEMBER

## BUILDING DATA / CODE REVIEW

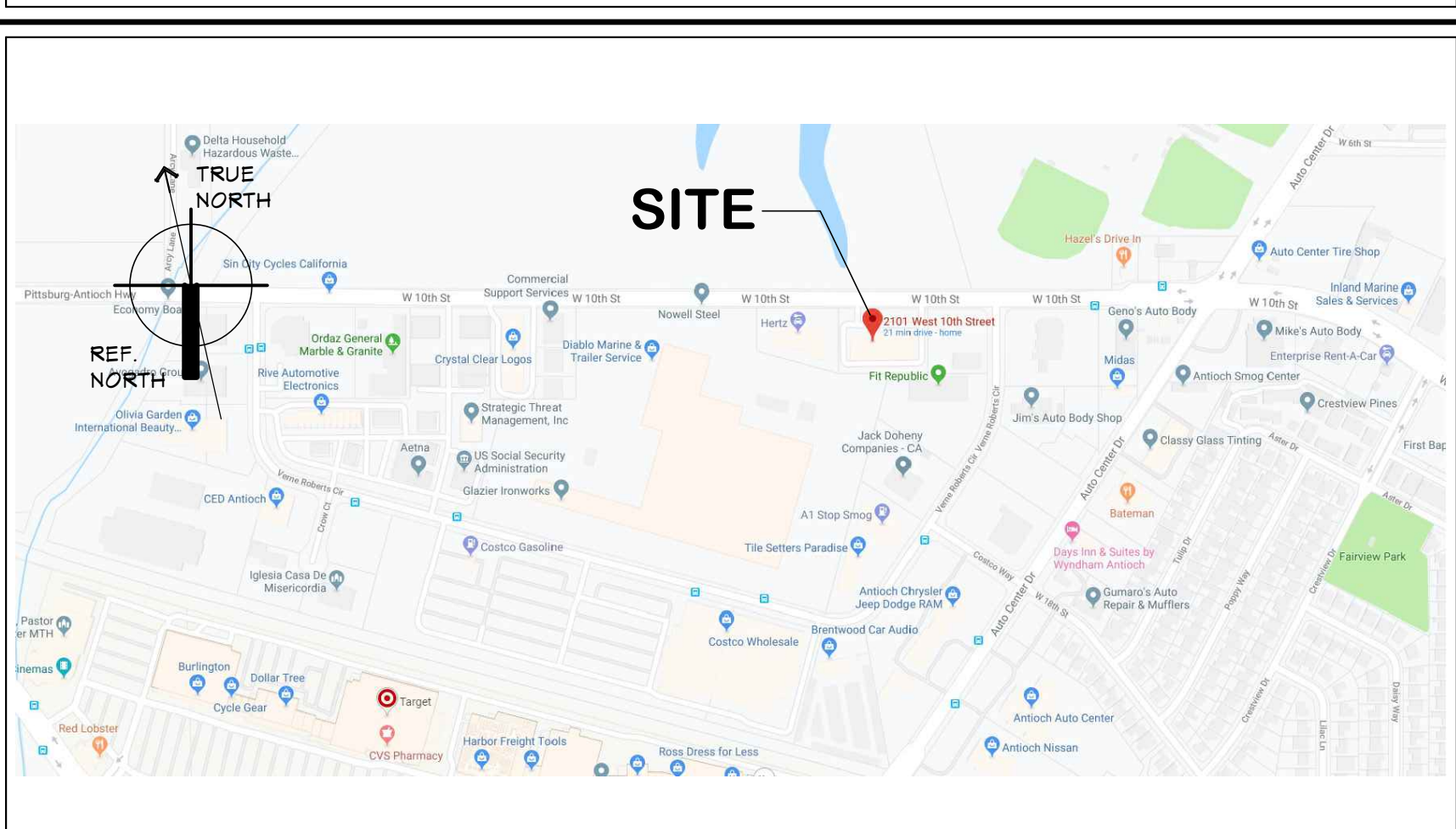
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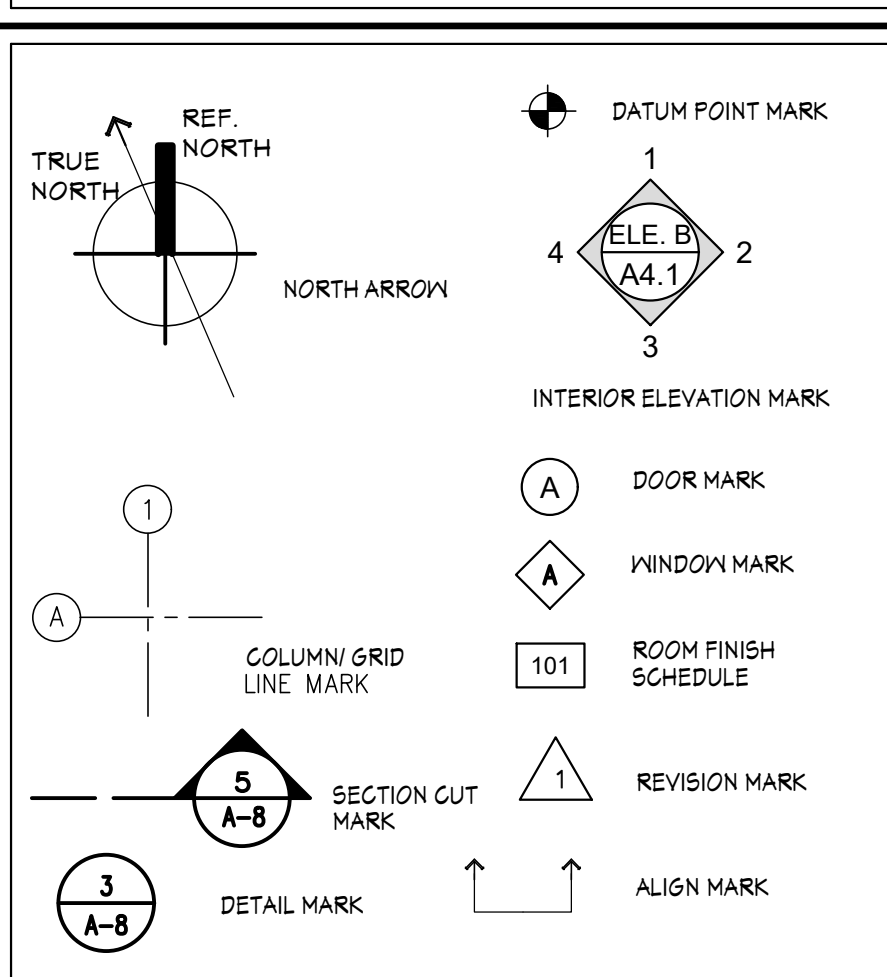
Ahsan Kuskakar

**OF**

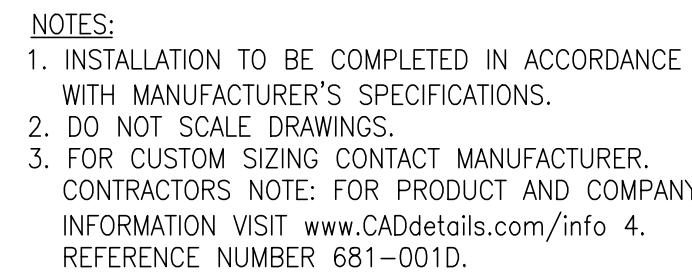
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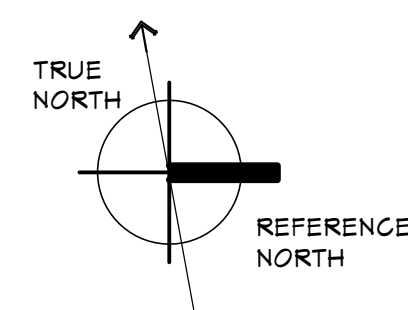
## SYMBOLS







**1 SITE PLAN / PATH OF TRAVEL**  
SCALE: 1" = 20.00'



**SITE INFORMATION:**

1. EXISTING BUILDING IS 25,000 SQUARE FEET
2. EXISTING OFF STREET PARKING SPACES PROVIDED = 63
3. THERE ARE 4 - ADA ACCESSIBLE PARKING SPACES

*Gil Dominguez*

# SITE PLAN / PATH OF TRAVEL

DELTA VIEW  
NURSERY

## TENANT IMPROVEMENT

2101 W. 10th. STREET  
ANTIOCH, CA 94509  
APN: 074-051-005

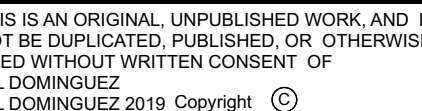
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SCALE :	JOB NUM :
NOTED	4221

SHEET

# C1.0

OF



SUBMITTAL	DATE
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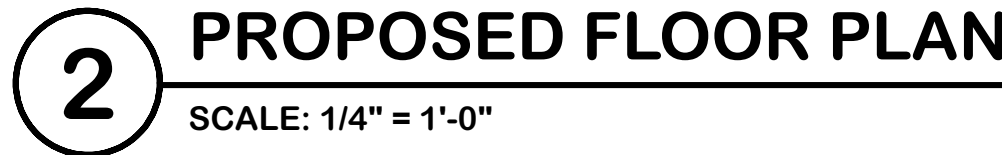
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## DELTA VIEW NURSERY

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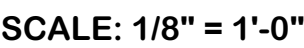
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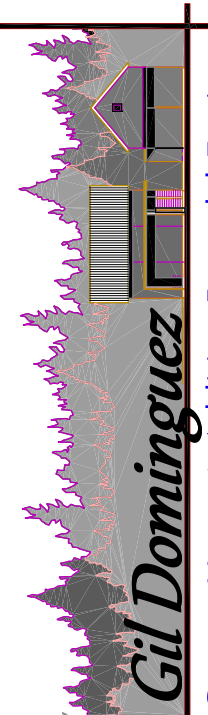
DF



# 1 EXISTING FLOOR PLAN

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





Custom Home & Addition Remodel Design

321 Village Drive, Brentwood, CA 94513

PH: 925-382-6938 Email: gil@adda.com

American Institute of Building Design

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SYM.	REVISIONS	DATE
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△		
△		
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△		
△		
△		

SUBMITTAL	DATE
ISSUE	DATE

PLAN LEGEND:

- 120 VOLT - 20 AMP DUPLEX OUTLET
- GFCI 120 VOLT - 15 AMP DUPLEX OUTLET GROUND FAULT CIRCUIT INTERRUPTER

2 PROPOSED POWER PLAN  
SCALE: 1/8" = 1'-0"

PLAN LEGEND:

- ▬ HANGING GROW LIGHTS
- RECESSED L.E.D. LIGHTS
- WALL MOUNTED L.E.D. FLOOD LIGHT ON AUTOMATIC CLOCK ON / OFF TIMER
- ⌘ SINGLE POLE SWITCH
- ⌘ THREE WAY SWITCH
- ⌘ SINGLE POLE SWITCH WITH VACANCY SENSOR

1 PROPOSED LIGHTING / REFLECTED CEILING PLAN  
SCALE: 1/8" = 1'-0"

PROPOSED LIGHTING / REFLECTED  
CEILING PLAN & POWER PLAN

DELTA VIEW  
NURSERY

TENANT IMPROVEMENT

2101 W. 10th STREET  
ANTIOCH, CA 94509  
APN: 074-051-005

DRAWN BY :  
GD

DATE:  
3/21/2022

SCALE :  
1/4" = 1'-0"

JOB NUM :  
0922


SHEET

A1.1

OF

2019





**Gil Dominguez**  
Custom Home & Addition Remodel Design  
321 Village Drive, Brentwood, CA 94513  
PH: 925-382-6938 Email: gil@adda.com  
A.I.D. of American Institute Building Society

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SYM.	REVISIONS	DATE
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SUBMITTAL	DATE
ISSUE	DATE

SECURITY CAMERA PLAN

DELTA VIEW NURSERY

TENANT IMPROVEMENT

2101 W. 10th STREET  
ANTIOCH, CA 94509  
APN: 074-051-005

DRAWN BY :  
GD

DATE:  
3/21/2022

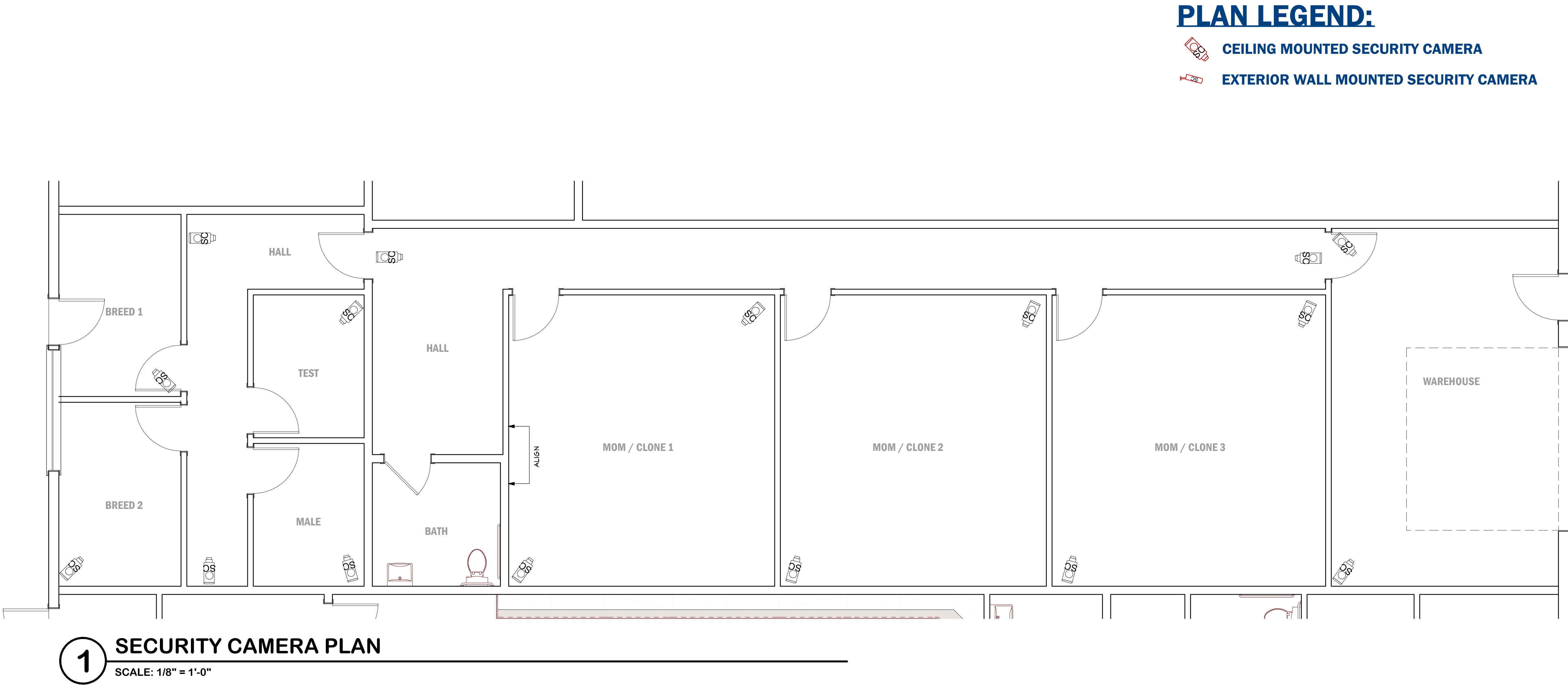
SCALE :  
1/4" = 1'-0"

JOB NUM :  
0922

SHEET

A1.2

OF



RECEIVED

JUN 09 2022

CITY OF ANTIOCH  
COMMUNITY DEVELOPMENT



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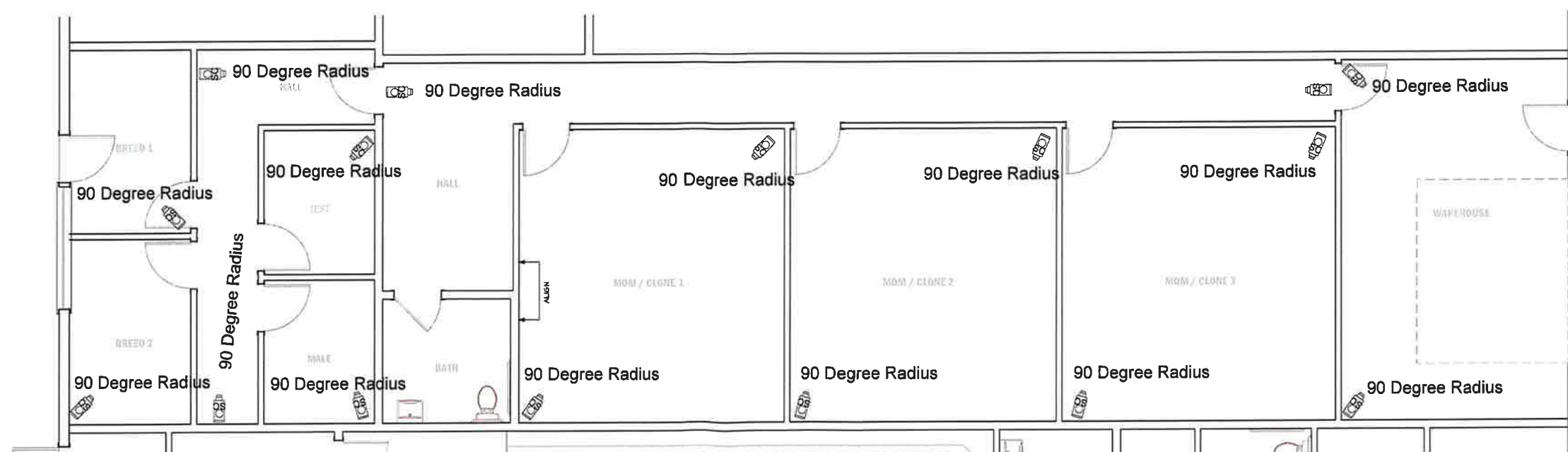
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SUBMITTAL DATE

ISSUE DATE

**PLAN LEGEND:**

-  CEILING MOUNTED SECURITY CAMERA
-  EXTERIOR WALL MOUNTED SECURITY CAMERA



**1 SECURITY CAMERA PLAN**  
SCALE: 1/8" = 1'-0"

SECURITY CAMERA PLAN

**DELTA VIEW  
NURSERY**

TENANT IMPROVEMENT

2101 W. 10th STREET  
ANTIOCH, CA 94509  
APN: 074-051-005

DRAWN BY: CD  
DATE: 3/21/2022  
SCALE: 1/4" = 1'-0"  
JOB NUM: 0922

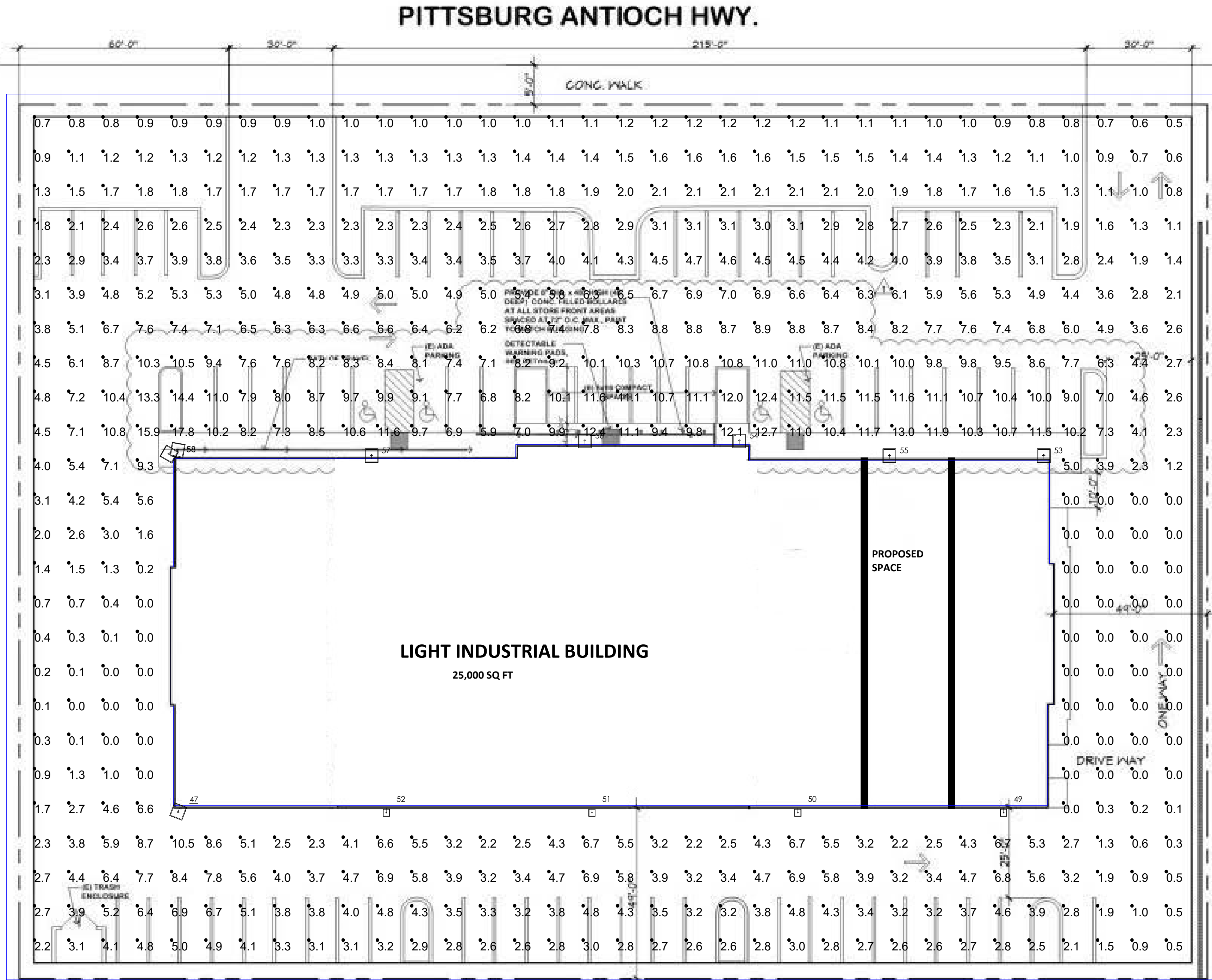
SHEET

**A1.2**

OF

Luminaire Schedule						
Symbol	Qty	Model Number	Arrangement	Lumens	LLF	Description
⊕	6	ALED4T260SF-D10	SINGLE	31249	1.000	260 Watt LED Wall Mount w/ 5000K Color Temp (Mounted at 25'-0)
⊞	4	ALED4T110SF-D10	SINGLE	13680	1.000	110 Watt LED Wall Mount w/ 5000K Color Temp (Mounted at 25'-0)
⊗	1	ALED4T260SF-T70	TWIN 70 DEGREE	31249	1.000	(2) 260 Watt LED Wall Mount w/ 5000K Color Temp (Mounted at 25'-0)

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	7.08	17.8	2.1	3.37	8.48
Rear Parking	Illuminance	Fc	4.19	10.5	2.1	2.00	5.00



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FOR PURCHASING INFORMATION OF APPROVED EQUIPMENT SPECIFIED ON THIS PLAN CONTACT:

LED Spot  
8850 Jameel Road, Ste. 170A  
Houston, Texas 77040  
Email: info@ledspot.com  
Voice Number : 713-863-1184  
Fax Number: 713-979-1429



PROJECT: Delta Business Park  
LOCATION: Antioch, CA  
CONTACT: Stephen C.  
DATE: 5/10/2021

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



## Photos

Front



Back



Interior



**ATTACHMENT F  
ODOR MITIGATION PLAN  
(SEPARATE PAGE)**



owner of the nursery within 24 hours for further evaluation. All complaints will be addressed within 24 hours of receipt by the nursery owners.

### **Nuisance Avoidance**

Delta View Nursery will avoid any nuisances pertaining to noise, light, odor, litter, vehicle crime, loitering, and illegal consumption of cannabis on the property including parking areas. Our security staff will be the first line of defense in tackling any nuisances that might arise. Proper lighting will be used to ensure safety in the parking area, sidewalk, and entrances or exits. Any lighting additions will be discussed with neighbors and will allow for their input in changes that might be made. Security guards will regularly patrol the surrounding area to ensure there is no loitering, illegal consumption of cannabis on the property, or access to persons under the age of 21.

## **Odor Mitigation Plan**

### **Potential Sources of Odor**

Delta View Nursery's desire to be a good neighbor includes avoiding nuisances of odor that may be generated by its operations. Accordingly, we have hired a consultant to design the following Odor Control Plan to mitigate against such a nuisance.

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

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

Potential sources of odor are any packaged cannabis product that resides within a room that has too much airflow. When systems are correctly functioning any air flow in and around cannabis products will be minimized.

### **Odor Control Devices and Techniques**

To prevent odors from escaping the structure, the in-line exhaust fan is equipped with a filter section loaded with 30 pounds of activated carbon, in a rack-mounted configuration. Activated carbon is an extremely effective absorptive odor control substance. An ozone generator will be placed upstream of the carbon filters, in the housing assembly. Ozone (O<sub>3</sub>) is an effective odor control mechanism. In this case, it is used to help control out-going airstream odors and recharge the activated carbon filter media, extending the life of the media.

Once systems are running, systems shall be air balanced to ensure design air flows for supply, fresh air, and exhaust air base values have been met. Once completed, a

differential pressure gauge shall be used to ensure that a negative building static of no less than 0.05" of negative building static has been achieved. A maximum negative building static shall not exceed 0.15". An initial test with a trade-specific calibrated sensor establishes a baseline of operation for odors in the out-going air stream.

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

Testing will be done, in the absence of other standards, in accordance with Standardized Odor Measurement Practices for Air Quality Testing. Testing shall be done using a field Olfactometer, calibrated in accordance with ASTM E544-75 and AWMA odor control standards, using the Scheduled Monitoring protocol:

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

### **Waste Management and Odor Control Staff Training**

All staff will be trained in Delta View Nursery's procedures for waste management and odor control. Additionally, the management team will be trained to audit and maintain the odor control mitigation systems on a quarterly basis. The employee training records will be maintained for 7 years.

Employees will be trained to perform daily inspections of the following systems and look for problems. First Shift Managers will inspect the heating and cooling system and ensure that the thermostats are working correctly, the drainage pipes are functional and free of clogs, the AC unit is blowing cold air, and that the exhaust fans are not running at abnormal times. Shift Managers will ensure that the temperature in the nursery is in the appropriate range, the inventory room maintains a 62% humidity level, and there is limited airflow within the inventory room. Shift Managers will maintain a log showing inspections of these items and the temperature humidity levels.

On a weekly basis, Shift Managers will conduct a visual inspection of dehumidifier and ventilation systems to ensure they are working properly and log details. The weekly audit will also include inspections of the UV light used within the filter. All vents will be checked and cleared. Fixtures within the facility (i.e. shelving systems) will be wiped down. During monthly checks, Shift Managers will ensure that the HVAC system's filters are replaced as well as functioning properly. Every year the Shift Manager will schedule a full HVAC cleaning.

Shift Managers at the beginning of every shift will conduct a walk around of the building to detect odors. If any odors are detected, then the manager will investigate the source of the odor. Upon discovery, the best course of action to mitigate the odor will be determined. In addition, we will contact neighboring buildings and request feedback of any odor control issues. Shift Managers will be trained in responding properly to public

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

## Neighborhood Responsibility Plan

### Community Improvement

Delta View Nursery is committed to maximizing the benefits our facility will have on the City of Antioch. In making ongoing capital investments in new technologies and green energy sources we will create a stream of new one-time stimulus effects. To the extent possible, we will invest in the development of these technologies locally so that we can also purchase them locally. We will also do our best to ensure that Antioch reaps the benefits of direct expenditures and their multiplied effect. Whenever possible, we will use our local human resources and local vendors to implement our charitable programs. We will hire within the Antioch community and ensure that our hiring reflects the demographics breakdown provided by the city.

We are committed to making our project a source of economic stimulus for Antioch. From initial build-out of the facility to the implementation of our community development initiatives we intend to contract, buy, and hire locally, taking advantage of local recruitment resources to offer employment to displaced local workers who are willing to be retrained. We will also provide a “living wage” which will mean 200% of the minimum wage mandated by California. We anticipate spending at least 80% on goods and services provided by local companies.

### Community Involvement

Delta View Nursery believes that it can and should have a critical role in the tax revenue generation formula for the benefit of the City of Antioch. As a corporation, we also believe that we have an important fiduciary obligation to be a “good neighbor” and provide benefits to our community as part of our mission. Therefore, we view our Neighborhood Responsibility Plan as a blueprint for how we plan to accomplish our mission. In developing our Neighborhood Responsibility Plan, the following core principles that will guide us:

- Our Board of Directors commits to make public a Community Benefits Mission Statement, putting forth our formal commitment to provide resources to and support the implementation of a regular Neighborhood Responsibility Plan.
- Delta View Nursery will support its Neighborhood Responsibility Plan at the highest level of our organization. Our board and senior management will be responsible for overseeing the development and implementation of the plan, including designating the programs or activities to be included in the plan, allocating the resources, and ensuring its regular evaluation.
- We will ensure regular involvement of the community, including that of the representatives of the targeted underserved populations, in the planning and implementation of the Neighborhood Responsibility Plan.
- To develop our Mission Statement and Neighborhood Responsibility Plan, we will conduct a Community Health Needs Assessment, a comprehensive review of unmet health needs of the community by analyzing community input, available public health data and an inventory of existing programs.

- We will include in our Neighborhood Responsibility Plan the micro communities we wish to support, specific programs or activities that attend to the needs identified in a Community Health Needs Assessment and, measurable short and long-term goals for each program or activity.

Delta View Nursery seeks to be an asset and a beneficial resource for the surrounding community. As a good neighbor, we will seek neighborhood and other necessary input through every phase of our operation, beginning with the build out and construction phase. We will meet with representatives from the Building Department, Fire Marshal's Office, Parking and Traffic Enforcement, Public Works Agency, and the Police Department to evaluate and abate any potential public safety/nuisance violations. We also believe that being a good neighbor requires that we work to improve the neighborhood. Some of the public improvements we plan to address are:

- Access Improvements
- Drainage Improvements
- Landscape Improvements
- Sewer Improvements
- Sidewalk Improvements
- Traffic Engineering Improvements
- Lighting Improvements
- Code Compliance
- Daily Trash Cleanup within 100 feet and weekly cleanups within 250 feet
- Graffiti Management within 300 feet

Finally, we will take all efforts to mitigate noise, odor, and pollution, and will address nuisances, including limiting foot and car traffic. We will establish agency and public safety bulletins to ensure proper communication channels are established between the business and the surrounding stakeholders of the neighborhood. Through those bulletins if there arises a need to speak with a representative of Delta View Nursery for any reason, there will always be someone with decision making abilities available. We guarantee an open-door policy for complaints and are committed to maintaining meaningful and respectable relationships to surrounding businesses and households. Delta View Nursery welcomes any individual or group who wishes to be educated on the cannabis industry or the company's business model to attend a community open house meeting.

### **Complaint Mitigation**

Delta View Nursery's security team will be the first responders to complaints from citizens, customers, and other business areas. If those complaints rise to the level outside of the scope of work for the security guards, then the complaint will be sent directly to the manager to investigate. All complaints will be investigated and documented in the complaint logbook located in the security office. Our security guards will be trained in resolving disputes and deescalating situations. The manager will be trained in mitigating any complaints that the security guard is unable to rectify. If the manager is unable to rectify the complaint, then the complaint will be forwarded to an

owner of the nursery within 24 hours for further evaluation. All complaints will be addressed within 24 hours of receipt by the nursery owners.

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complaints and how to rectify the situations. Managers will maintain all records and logs pertaining odor incidents and be trained to properly audit and report incidents. In addition, the Shift Managers will be trained to audit the odor mitigating systems every shift and ensure they are functioning. Shift Managers will also be trained to troubleshoot the filters and other technology to mitigate odor. All training will occur on a quarterly basis and be logged into the employee's training records and saved for 7 years.

