CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE PLANNING COMMISSION

DATE: Regular Meeting of November 3, 2021

SUBMITTED BY: Jose Cortez, Associate Planner

APPROVED BY: Forrest Ebbs, Community Development Director

SUBJECT: **Delta Labs, Inc. (UP-21-06)**

RECOMMENDED ACTION

It is recommended that the Planning Commission take the following actions:

1. Adopt the resolution recommending that the City Council APPROVE a Use Permit (UP-21-06) for a cannabis operations facility (non-volatile manufacturing), subject to conditions of approval.

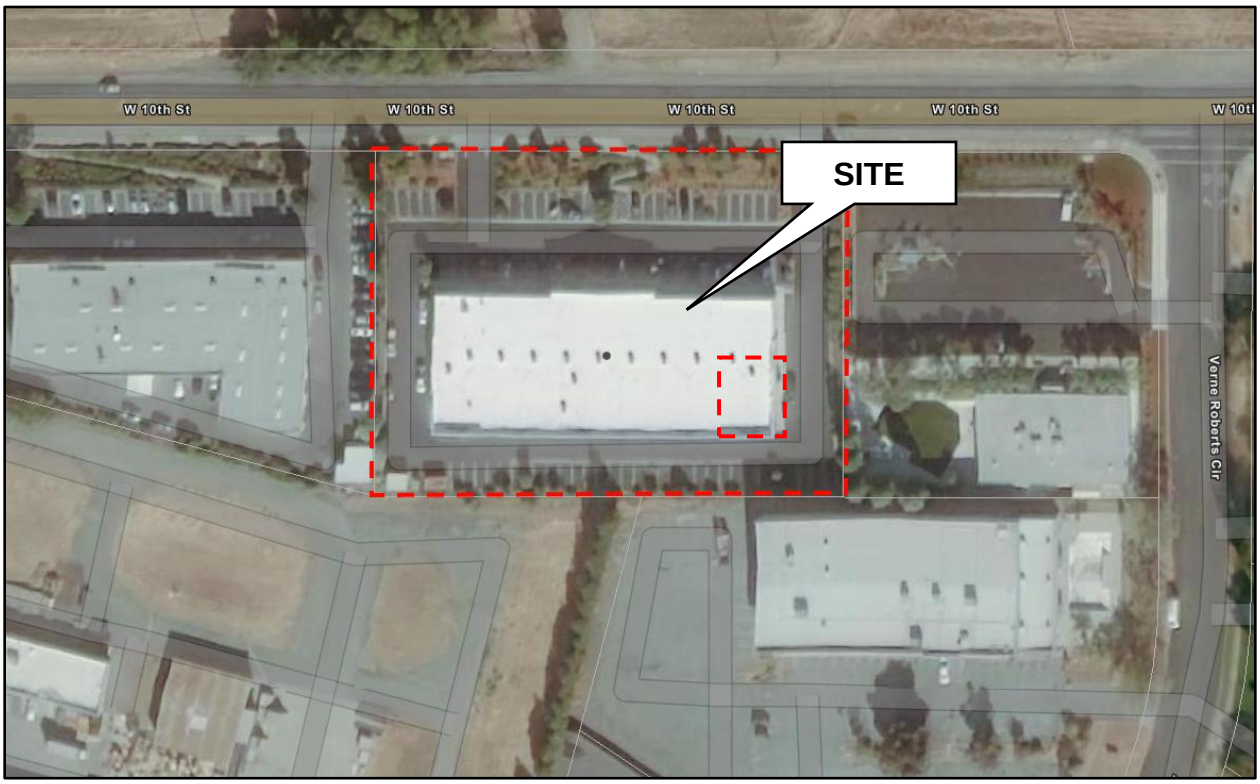
DISCUSSION

Requested Approvals

The Applicant, Delta Labs, requests approval of a Use Permit to operate a cannabis operation facility within an existing multi-tenant building with non-volatile manufacturing. The proposed project would be developed in a 1,263 square foot suite. The subject property is located at 2101 W 10th Street Unit A (APN 074-051-005).

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.



Background

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.

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.

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. Existing Use Permit applications are subject to new ordinances and amendments only if the ordinance goes into effect before the application is deemed "complete." The applicant has stated to staff that they are willing to enter into a development agreement, and the site is not located within 600 feet of a childcare center.

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.

ANALYSIS

Project Overview

The applicant proposes to operate a cannabis operations facility consisting of a Type 6 'Manufacturer' license which consists of non-volatile commercial cannabis manufacturing located at 2101 W 10th Street, Unit A. The cannabis operations would occur within an existing +/- 25,380 square foot commercial building in a suite located at the southwest corner of the building. In total, this proposed cannabis use will occupy 1,263 feet of the building. The suite would be located at the opposite side of the building from the existing cannabis dispensary at the building, Delta Dispensary, which is in the westernmost suite of the building. Delta Dispensary was approved by City Council in June 2019 and the dispensary opened in December 2019. It would also be separated from the approved cultivation facility in the building, Delta Family Pharms was approved by City Council in January 2021 but is not currently operating.

The applicant proposes to utilize cold extraction equipment which includes tabletop washing machines, filter bags, ice, and water. The cold-water extraction process includes placing the cannabis into the filter bags and using the washing machines and cold water and ice to aid in extraction. The water is captured and recycled for future use. This process differs from volatile extraction because that process can use volatile organic compounds, including: explosive gases, such as Butane, Propane, Xylene, Styrene, Gasoline, Kerosene; and substances such as Methanol, Isopropyl Alcohol, Methylene Chloride, Acetone, Benzene, Toluene, and Trichloroethylene. The non-volatile extraction process does not use any of these compounds.

The applicant aims to use trim from the cultivation business (Delta Family Pharms) in the non-volatile manufacturing business. As part of a separate application and Use Permit, the applicant intends to apply for a distribution and transfer license in order to move the product between spaces. Until then, a licensed distribution partner will be used in order to obtain the product. The final product from the non-volatile extraction process will be solely sold at Delta Dispensary; the applicant does not propose to distribute to other sites.

Project plans and a detailed description of the facility are included as Attachments "B" and "C", respectively, to the staff report.

General Plan, Zoning, and Land Use

The General Plan designation of the site is Business Park. The zoning of the site is Planned Business Center (PBC), which allows office centers, research and development facilities, limited industrial activities, and the Cannabis Overlay District (CB). Cannabis operation facilities are allowed in the Cannabis Overlay District subject to the approval of a use permit by the City Council.

The surrounding land uses, and zoning designations are noted below:

North:	Vacant Land / Light Industrial (M-1)
South:	Business Park Uses / Planned Business Center (PBC) & Cannabis Overlay
East:	Al Saddiq Community Center / Planned Business Center (PBC) & Cannabis Overlay
West:	Automotive Uses / Planned Business Center (PBC) & Cannabis Overlay

Site Plan

The site is approximately 1.95 acres in size and developed with an approximately 25,380 square foot building centrally located on the site. No new construction is proposed on the site other than tenant improvements to the existing building. The building is currently divided into different tenant suites, including the existing Delta Dispensary, and Delta Family Pharms cultivation on the western portion of the building.

The business will be accessed through an entrance on the east side of the building that will lead to the loading and unloading space. The loading area also provides access via a man door to the processing room. A secured storage area is included as part of the proposal in order to secure the final extraction product. The other existing door in the tenant suite for the proposed business will be removed and patched with a matching exterior finish because these doors would otherwise open into the processing area. Additionally, in order to provide security and an attractive exterior, a false wall will be installed behind the windows. The applicant proposes that the windows be blacked out.

Antioch Municipal Code (AMC) Section 9-5.1715 requires outdoor parking areas to identify height of lighting fixtures, orientation of lighting and minimum foot-candles.

Accordingly, the applicant submitted a photometric plan for the site, as required in the application checklist. The proposed project also proposes upgraded lighting on the eastern portion of the building in order to assist with security requirements. The photometric plan dated 6/4/2021 meets the minimum foot-candles as required by the AMC. As such, the site will be compliant with the AMC 9-5.1715.

The approximately 68 parking spaces at the project site are shared among all the tenants and are located at the front and rear of the building. The building was originally developed as a shared tenant building with a mix of business park uses, and staff believes there will be adequate parking to accommodate the cannabis manufacturing use.

Delta Labs Inc. is not a general consumer business; customers and clients will not be permitted to enter the business without prior permission and approval. Any visits to the facility will be scheduled and conducted under surveillance. Deliveries will also be conducted under surveillance; delivery vehicles will drive into Unit A via a roll up door. After closing the roll up door, which provides a secure area for deliveries, the product will be loaded and unloaded and stored in the appropriate secured storage areas.

Security Plan

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

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

The security plan was reviewed by the Antioch Police Department. After the review was complete, the Police Department, Planning staff, and the applicant met to review the plan. During the meeting, Police Department staff provided the applicant with feedback on their security plan, as well as additional site-specific security measures that they would like to see implemented. The proposed security measures are consistent with the security expectations detailed in the Cannabis Guidelines.

During the meeting, the Police Department felt that the security guards currently in place for the dispensary and approved cannabis cultivation business were sufficient for the cannabis cultivation, dispensary, and manufacturing business as well because the sites are within close proximity, and within the same building. Additionally, the manufacturing and the cultivation business will not be open to the general public. In order to ensure that

security is provided in the unlikely event one of the businesses is sold and does not contribute financially for the existing security firm, a condition of approval has been added requiring the cultivation business to provide separate security guards.

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.

Neighborhood Responsibility Plan

As part of the application, the applicant submitted a neighborhood responsibility plan detailing their efforts to mitigate any potential impacts that the business may cause (Attachment D). The plan details the steps they will take to establish a relationship in the community and good neighbor policies that will be established. Delta Labs Inc. states their community outreach has three goals: establish a process by which the community can express itself, inform the community about medical cannabis issues, and ensure their approach genuinely reflects the community's needs.

Additionally, the applicant identifies several methods they plan to implement for outreach and public awareness. Delta Labs Inc. states how public education will create awareness of the manufacturing facility to inform/educate the public and will offer free workshops and seminars to community partners. They also aim to build alliances with residents, businesses, and organizations to further strengthen outreach goals.

The applicant has also committed to local buying, contracting, local hiring and living wages. The business also plans to spend at least 80% on goods and services by local companies. Delta Labs Inc. plans to further implement a Community Benefits Plan that is supported at the highest level of their organizations. Their board is responsible for overseeing the development and implementation of the plan. Delta Labs Inc. intends to be a "good neighbor" and has committed to staff doing daily trash clean ups within 100 feet of the site, weekly clean ups within 250 feet, and graffiti management within 300 feet of the area. Finally, the applicant states that they believe they have a fiduciary obligation to provide benefits to the community.

Operational Issues

Staff has included conditions of approval to mitigate the potential off-site impacts of the proposed cannabis business. The applicant has outlined how odors will be mitigated with the Odor Mitigation Plan. The mitigations demonstrate the measures they will take to ensure that cannabis odors will not be detected at or beyond the site. Staff has included

a condition of approval requiring that adequate on-site odor control measures are maintained at all times and that cannabis odors cannot be readily detected outside the structure in which the business operates. Staff has also included a condition of approval stating that the City reserves the right to have the odor control systems reviewed at building permit submittal. This condition has been added in case staff has concerns about the odor mitigation once detailed building permit plans are submitted.

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 in parking areas, sidewalks, and areas surrounding the premises during business hours if directly related to patrons of the business. Staff has also included a condition of approval prohibiting the smoking or ingestion of cannabis products on-site.

Use Permit

The City of Antioch Municipal Code requires a Use Permit for cannabis uses such as manufacturing; therefore, the applicant is requesting approval of the Delta Labs Inc. Use Permits are required for land uses that may be suitable only in specific locations or require special consideration in their design, operation, or layout to ensure compatibility with surrounding uses.

The Cannabis Overlay District (CB) provides for a wide range of cannabis uses subject to the approval of a use permit by the City Council. The proposed use complies with the underlying zoning and goals in that it adds an additional cannabis use at a site with existing cannabis uses and an additional use within the district.

ATTACHMENTS

A. Use Permit Resolution
B. Project Plans
C. Project Description
D. Neighborhood Responsibility Plan
E. CCCFD Comment Letter

ATTACHMENT A

Use Permit Resolution

PLANNING COMMISSION
RESOLUTION NO. 2021-**

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH RECOMMENDING THE CITY COUNCIL APPROVE THE USE PERMIT (UP-21-06) FOR CANNABIS OPERATIONS FACILITY WITH NON-VOLATILE MANUFACTURING AT 2101 W 10th STREET SUITE A

WHEREAS, the City of Antioch ("City") received an application from Delta Labs, Inc. (Rick Hoke) ("Applicant") for approval of a Use Permit for the development of a cannabis operations facility with manufacturing within a developed 1.95-acre site. The project site is located at 2101 W 10th Street, Suite A (UP-21-06) (074-051-0050);

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

WHEREAS, the Planning Commission duly gave notice of public hearing as required by law; and

WHEREAS, the Planning Commission on November 3, 2021, duly held a public hearing, received and considered evidence, both oral and documentary.

NOW, THEREFORE, BE IT 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:

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

   The proposed cannabis business is required to comply with multiple conditions of approval that address the project's impact on public health and the properties in the vicinity. On-site armed security is required at all times. Annual audits of the site security plan by City staff or a third-party company subject to the approval of the Antioch Police Department are 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 cultivation use will not create adverse impacts to the surrounding businesses and residents.

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

   The site is zoned Cannabis Overlay District. The Cannabis Overlay District allows cannabis businesses with the approval of a use permit.

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

   The proposed cannabis business will take place in an existing commercial building with ample parking.

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

   The project site is currently developed and is located on W 10th Street, which is adequate in width and pavement type to carry the traffic generated by the proposed use.

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

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

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

   The conditions of approval on the project are consistent with the cannabis guidelines. The security plan has been reviewed by the Antioch Police Department and security conditions have been included per their direction. The sales taxes generated by the sale of cannabis will provide a financial benefit to the City of Antioch. The forthcoming operating agreement will likely include additional revenue based on sales from the business.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Antioch does hereby recommend that the City Council **APPROVE** the use permit application (UP-21-06) to operate a cannabis operations facility with non-volatile manufacturing at 2101 W 10th Street, Suite A (APN: 074-051-005) subject to the following conditions:

A. GENERAL CONDITIONS

1. The project shall comply with the Antioch Municipal Code. All construction shall conform to the requirements of the California Building Code and City of Antioch standards.

2. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.

3. The project shall be implemented as indicated on the application form and accompanying materials provided to the City and in compliance with the Antioch Municipal Code, or as amended by the Planning Commission or City Council.

4. No building permit will be issued unless the plan conforms to the project description and materials as approved by the City Council and the standards of the City.

5. This approval expires two years from the date of approval by the Planning Commission (November 3, 2023), unless an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one one-year extension shall be granted.

6. No permits or approvals, whether discretionary or ministerial, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.

7. City staff shall inspect the site for compliance with conditions of approval prior to the issuance of a Certificate of Occupancy or commencement of the business.

8. The applicant shall obtain an encroachment permit for all work to be done within the public right-of-way.

B. <u>CONSTRUCTION CONDITIONS</u>

1. The use of construction equipment shall comply with AMC § 5-17.04 and 5-17.05, or as approved in writing by the City Manager.

2. The project shall be in compliance with and supply all the necessary documentation for AMC § 6-3.2: Construction and Demolition Debris Recycling.

3. Building permits shall be secured for all proposed construction associated with this facility, including any interior improvements not expressly evident on the plans submitted.

4. Standard dust control methods shall be used to stabilize the dust generated by construction activities.

C. FIRE REQUIREMENTS

1. All requirements of the Contra Costa County Fire Protection District shall be met.

D. FEES

1. The applicant shall pay all City fees which have been established by the City Council and as required by the Antioch Municipal Code.

2. The applicant shall pay all required fees at the time of building permit issuance.

E. PROPERTY MAINTENANCE

1. No illegal signs, pennants, banners, balloons, flags, or streamers shall be used on this site at any time.

2. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

F. PROJECT-SPECIFIC REQUIREMENTS

1. This use permit approval applies to the operation of a non-volatile cannabis manufacturing business as depicted on the project plans and application materials submitted to the Community Development Department. Any forthcoming plans submitted for any purpose shall be entirely consistent with these received plans and application materials and conditions of approval herein.

2. All necessary licenses from the State of California shall be obtained prior to opening.

3. The hours of operation shall be from 8:00 AM – 8:00 PM.

4. Any changes to the hours of operation shall be subject to the review and approval of the Zoning Administrator.

5. No smoking or ingestion of cannabis products on-site is allowed.

6. No free samples of cannabis products are allowed.

7. Cannabis related waste shall be stored and secured in a manner that prevents diversion, theft, loss, hazards and nuisance.

8. 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.

9. 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.

10. The cannabis manufacturing business shall utilize the security guards required for the adjacent cannabis uses at Delta Dispensary and Delta Family Pharms as stated in City Council Resolution 2019/115 and Resolution 2021/01. If the business operator changes, the manufacturing business shall enter into, maintain an agreement, and provide evidence of an executed agreement prior to issuance of a business license and commencement of operations, with the adjacent Delta Dispensary, and Delta Family Pharms to use the security guards required for the dispensary as stated in City Council Resolution 2019/115 and 2021/01.

11. If the agreement required in Condition of Approval F.10 with the adjacent Delta Dispensary and Delta Family Pharms cannot be reached, then this cannabis cultivation business shall provide:

    - No fewer than two uniformed and armed security guards who are employed by a Private Patrol Operator (Security Company) who is currently licensed with the California Department of Consumer Affairs shall be on-site during business operating hours. One armed security guard shall be on-site at all times, even when the facility is closed. A copy of the contract with the Security Company shall be provided to the Community Development Director for review and approval prior to issuance of a certificate of occupancy. Should there be a change in the security private patrol operator or in the liability insurance of the applicant, the Community Development Director shall be notified within 5 business days.

    - The name of the Security Company, proof of liability insurance including a copy of all exceptions, their State license number, and the guard registration numbers for the employed guards shall be provided to the Community Development Department. Should there be a change in the security private patrol operator or in the liability insurance of the applicant, the Community Development Director shall be notified within 5 business days.

12. The City Council may require modification, discontinuance or revocation of this use permit if it finds that the use is operated or maintained in a manner that it:

    - Adversely affects the health, peace or safety of persons living or working in the surrounding area; or

- Contributes to a public nuisance; or

- Has resulted in excessive nuisance activities including disturbances of the peace, illegal drug activity, diversion of Cannabis or Cannabis Products, public intoxication, smoking in public, harassment of passersby, littering, or obstruction of any street, sidewalk or public way; or

- Has resulted in or has been the target of criminal activity requiring undue attention and dedication of the Antioch Police Department resources; or

- Violates any provision of Antioch Municipal Code or condition imposed by a City issued permit, or violates any provision of any other local, state, regulation, or order including those of state law or violates any condition imposed by permits or licenses issued in compliance with those laws.

- Results in more than three distinct unresolved odor complaints in a twelve (12) month period.

13. 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.

14. The City reserves the right to have the odor control systems reviewed at building permit submittal, at the applicant's expense.

15. During regular business hours, all cannabis business premises shall be accessible, upon request, to an authorized City employee or representative for random and/or unannounced inspections. The cannabis business may be charged a fee for any inspections.

16. 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.

17. Any modifications to the site security plan shall be subject to the review and approval of the Chief of Police or his designee.

18. 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.

19. 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.

20. Visible signage shall be placed at the entrance of the facility notifying the public of surveillance on site.

21. The false walls to be installed behind the windows of the production room shall include a non-cannabis themed design or be painted a solid color that coordinates with the building.

22. Bollards shall be added in front of the man door and windows of Unit A. The bollards shall be painted to match the building. The location and design details of the bollards shall be shown on the building permit submittal.

23. A security mesh shall be added to the back of the false walls that are to be installed behind the window of the processing room. The security mesh shall be shown on the building permit submittal.

24. A steel gate shall be added to the back of the existing roll up door. The steel gate shall be shown on the building permit submittal.

25. 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.

26. 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.

27. All delivery of cannabis to the site and loading of vehicles with cannabis shall take place in a caged/gated delivery area with a dedicated armed security guard to be present during all deliveries.

28. 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.

29. 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.

30. 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.

31. 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.

* * * * * * * *

I HEREBY CERTIFY the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 3rd day of November 2021.

AYES:

NOES:

ABSTAIN:

ABSENT:

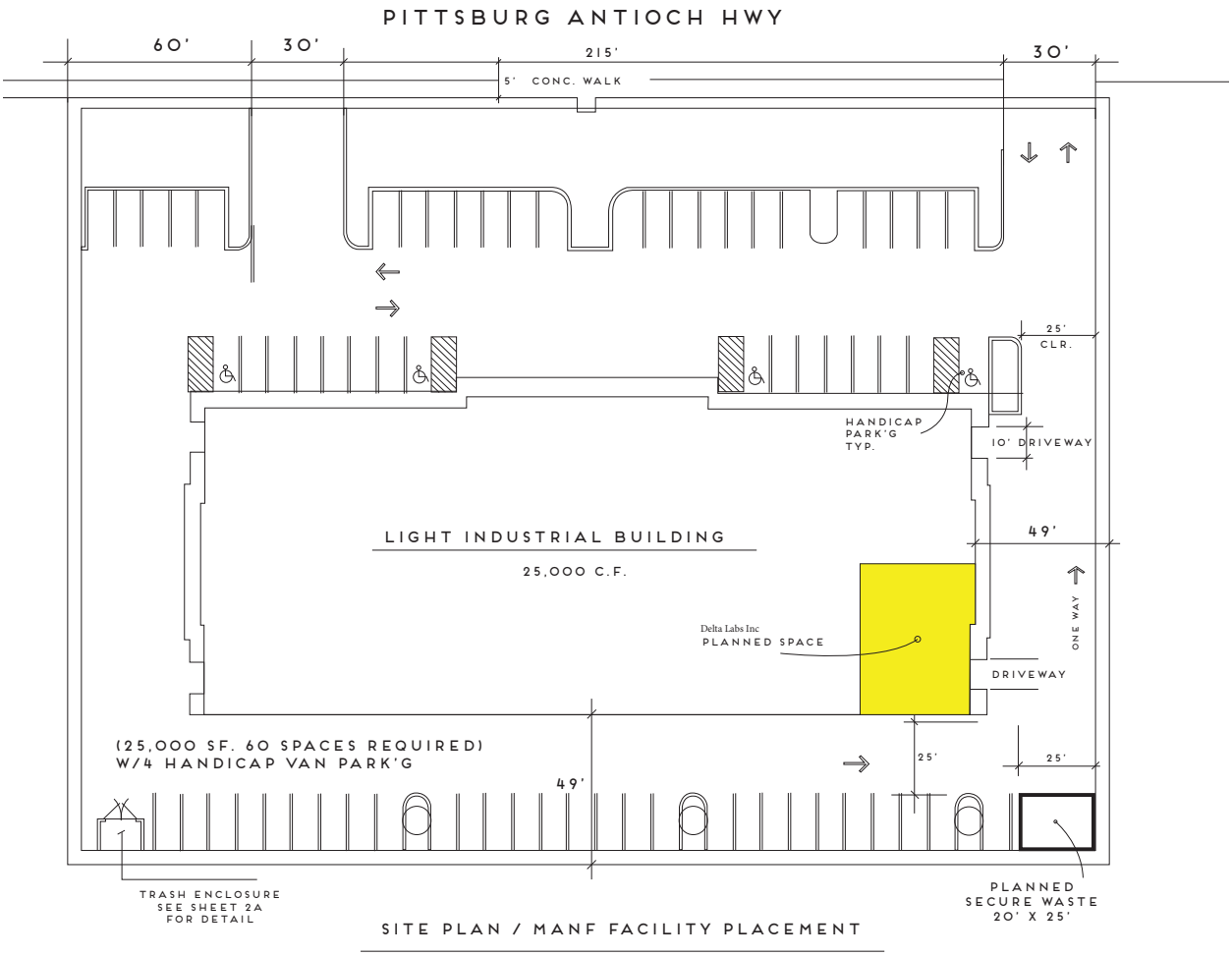
Forrest Ebbs
Secretary to the Planning Commission

ATTACHMENT B

Project Plans

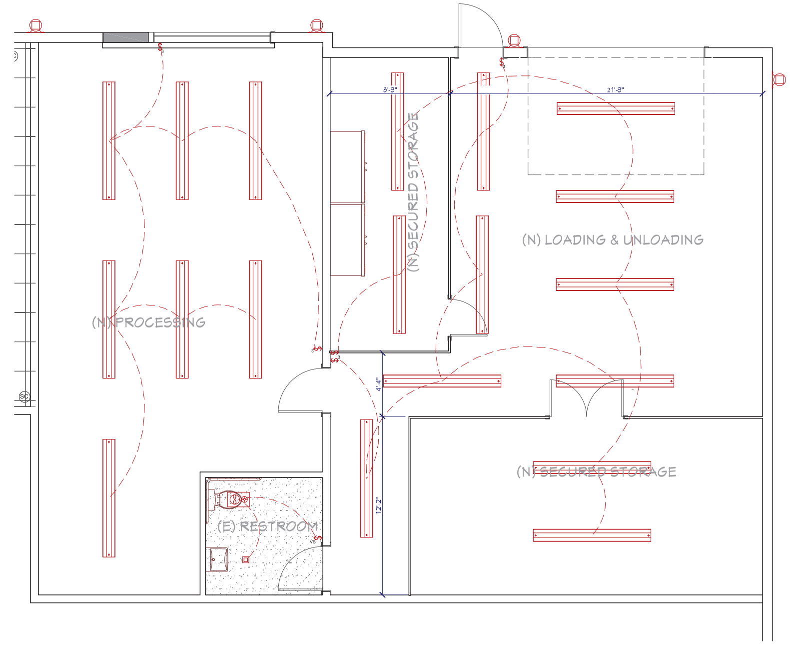
Plans

Site Plan



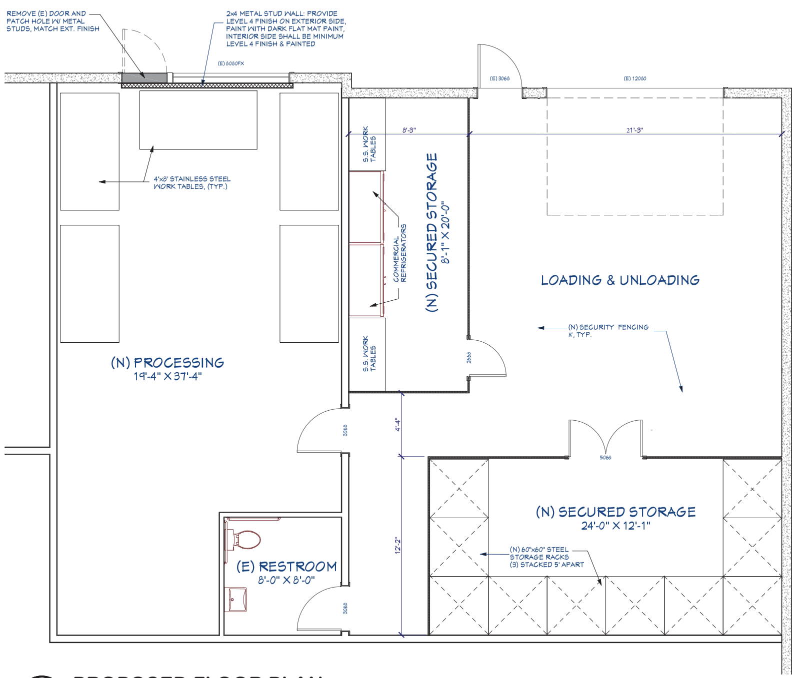
PLAN LEGEND:

- HANGING LED 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
- CEILING MOUNTED SECURITY CAMERA



3 LIGHTING AND REFLECTED CEILING PLAN

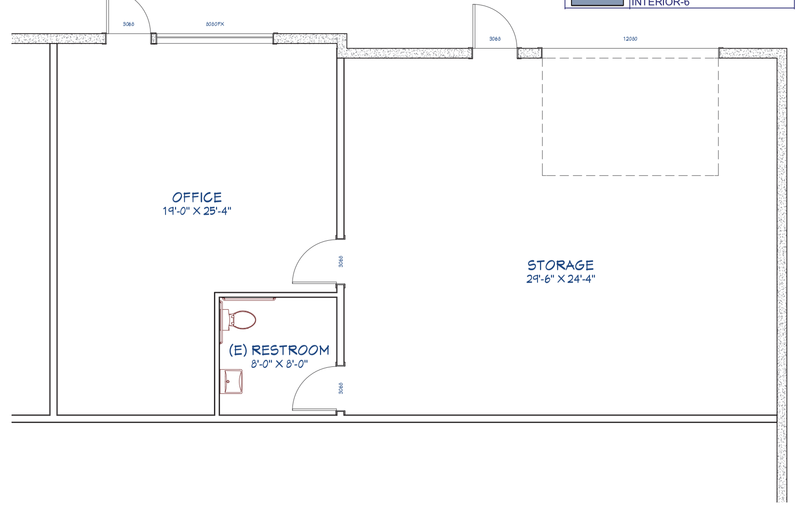
SCALE: 1/8" = 1'-0"



2 PROPOSED FLOOR PLAN

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

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SECURITY GATE
	8" CONCRETE WALL - EXISTING
	INTERIOR-4
	INTERIOR-4, EXISTING
	INTERIOR-6



1 EXISTING FLOOR PLAN

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

Gil Dominguez
Custom Home & Addition Remodel Design
321 Village Drive, Brentwood, CA 94513
PH: 925-382-4058 Email: gil@4dds.com
American Institute of Building Design

SYM	REVISIONS	DATE
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SUBMITTAL	DATE

ISSUE	DATE

EXISTING & PROPOSED FLOOR PLAN AND LIGHTING PLAN

DELTA LABS
TENANT IMPROVEMENT
UNIT A
2101 W. 10th STREET
ANTIOCH, CA 94509
APN: 074-051-005

DRAWN BY: GD
DATE: 08/02/2021
SCALE: 1/4" = 1'-0"
JOB NUM: 6820

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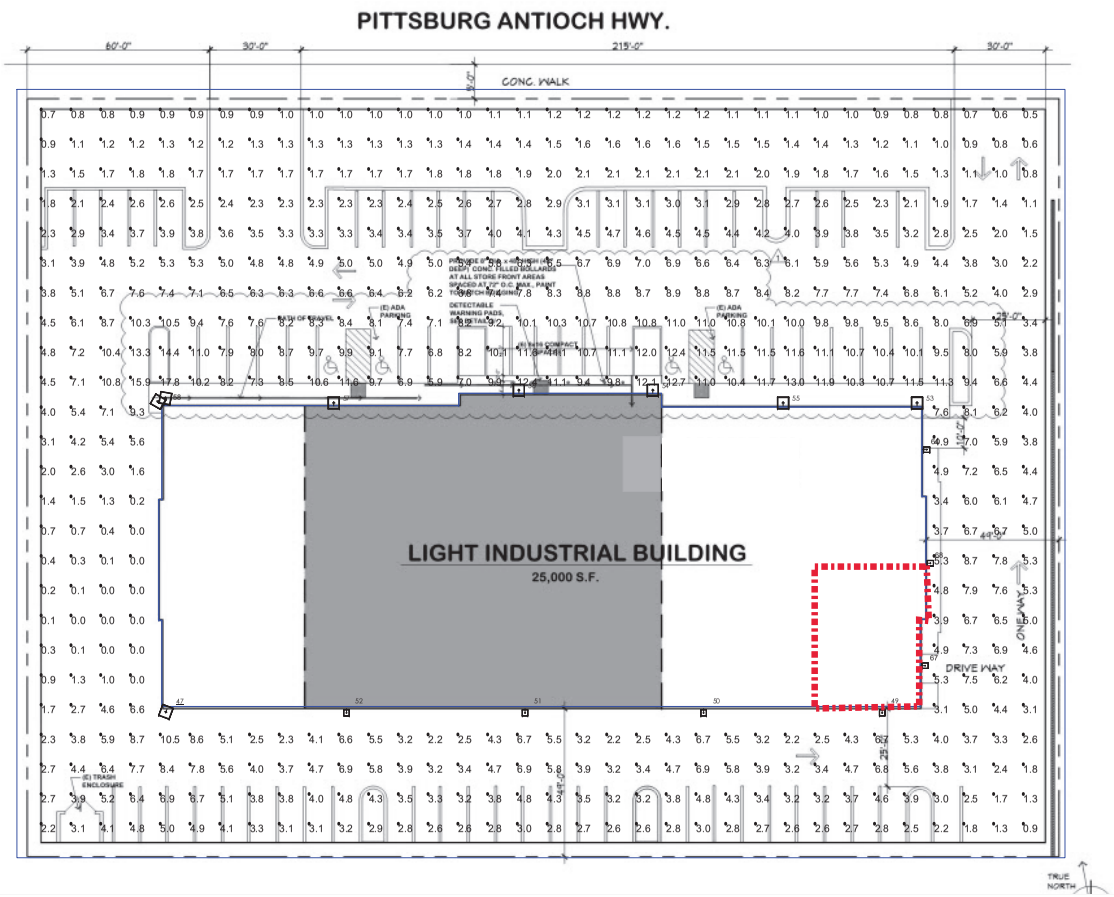
Luminaire Schedule						
Symbol	Qty	Model Number	Arrangement	Lumens	LLF	Description
	6	ALED4T260SF-D10	SINGLE	31249	1.000	260 Watt LED Wall Mount w/ 5000K Color Temp (Mounted at 25'-0)
	7	ALED4T110SF-D10	SINGLE	13680	1.000	110 Watt LED Wall Mount w/ 5000K Color Temp (Mounted at 25'-0)
	1	ALED4T260SF-T70	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	7.09	17.8	2.1	3.38	8.48
Rear Parking	Illuminance	Fc	4.21	10.5	2.2	1.91	4.77



PROJECT: Delta Business Park
LOCATION: Antioch, CA
CONTACT: Stephen C.
DATE: 6/4/2021

PageNumber: 1

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

B3

ATTACHMENT C

Project Description

Delta Labs Inc

CITY OF ANTIOCH

COMMERCIAL CANNABIS MANUFACTURING APPLICATION

Introduction

Delta Labs Inc is a new business venture established by longtime Contra Costa County residents Rick Hoke, Richard Hoke, Dustin Hoke and Erin Page. The primary function of Delta Labs Inc will be to operate a non-hydrocarbon extraction lab that produces high quality THC concentrate for sale in California's commercial cannabis market.

Delta Labs Inc is a separate business operation from a retail commercial cannabis application that the Hoke Family has submitted to the City of Antioch. The two businesses will operate independently of one another despite their common ownership.

Delta Labs Inc is NOT a retail storefront business and will conduct its operations in adherence with local and state guidelines governing commercial cannabis activity in the State of California. As a non-volatile manufacturer[1], Delta Labs Inc is currently prohibited from selling direct to non-licensed entities and/or individual non-licensed consumers. Our primary consumer will be licensed distributors and/or other licensed commercial cannabis manufacturers. As California's regulations evolve, we are aware that the restrictions of selling our product across markets (ie. Adult-Use/Recreational to Medical and vice versa) will become more restrictive. We are committed to adhering to these changes in real-time and in advance of local adoption of those expected changes in statute.

The business will be located at 2101 West Tenth Street, Suite J in Antioch, CA. Parking at this location is adequate and meets current City of Antioch Building Code.

Our customers are licensed and permitted commercial businesses that meet the criteria and legal requirements set forth in Prop. 64 and the State of California Bureau of Cannabis Control adopted and emergency regulations.

[1]California Code of Regulations, Title 17 Division 1 Chapter 13. Manufactured Cannabis Safety §40118. Sections 26012; 26050; and 26130, Business and Professions Code. "Type 6," for extractions using mechanical methods or nonvolatile solvents as defined by Section 40100. A Type 6 licensee may also conduct infusion operations and packaging and labeling of cannabis products on the licensed premises provided that the infusion method is noted on the application form and that the relevant information pursuant to Section 40131 is provided to the Department.

Contact Information

Principals:

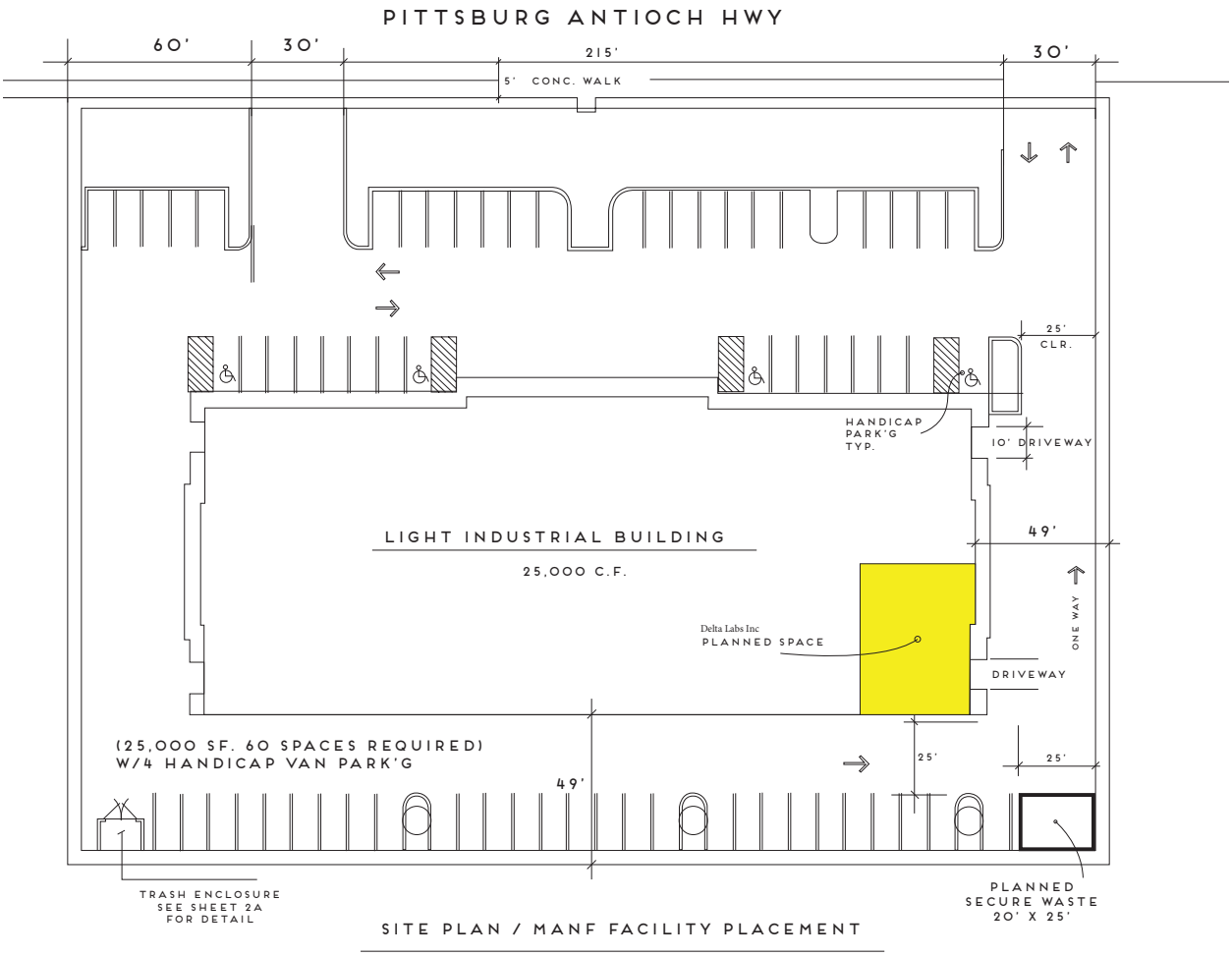
Rich Hoke
(925) 812-3694
hoke2009@gmail.com

Rick Hoke
(925) 382-9528
rick@therichardscompany.net

Dustin Hoke
(925) 382-8373
dustin@therichardscompany.net

Erin Page
(925) 759-1572
erin@deltadispensary.net

Plans
Site Plan



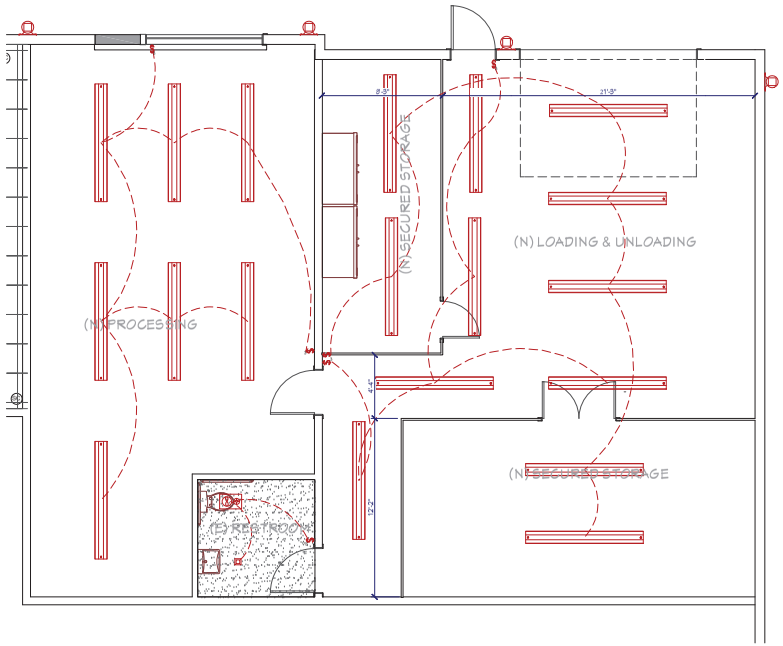
SITE PLAN / MANF FACILITY PLACEMENT

GATEWAY CENTER

LIGHT INDUSTRIAL BLDG. LOT 05, DELTA BUSINESS PARK ANTIOCH, CA		
SCALE 1" = 20'	APPROVED BY	DRAWN BY JT
DATE 9-11		REVISED
ADAPTED FROM ORIGINAL BY J. TERAMOTO		
SITE PLAN / PROXIMITY		DRAWING NUMBER 2A

PLAN LEGEND:

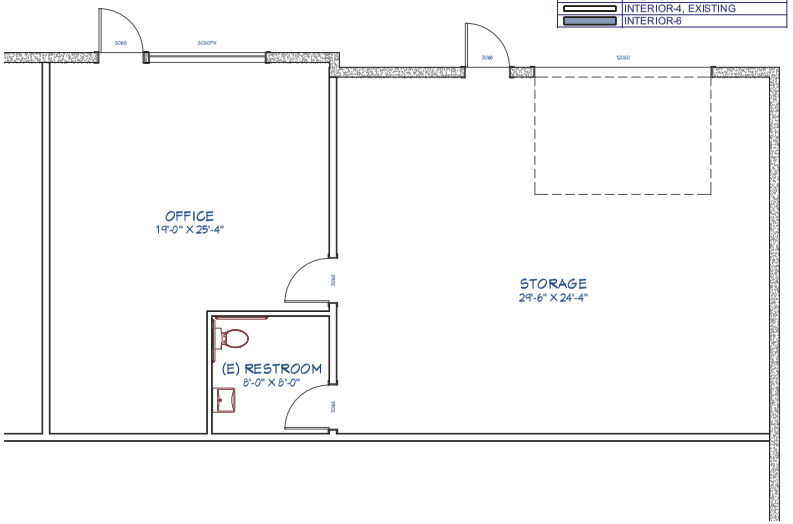
- HANGING LED LIGHTS
- RECESSED L.E.D. LIGHTS
- WALL MOUNTED L.E.D. FLOOD LIGHT ON AUTOMATIC CLOCK ON / OFF TIMER
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- SINGLE POLE SWITCH WITH VACANCY SENSOR
- CEILING MOUNTED SECURITY CAMERA



3 LIGHTING AND REFLECTED CEILING PLAN

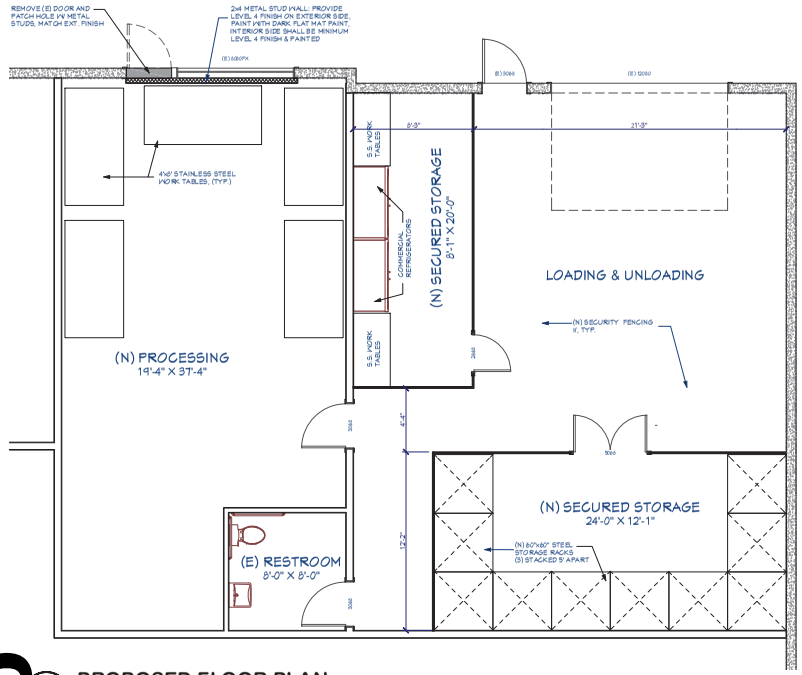
SCALE: 1/8" = 1'-0"

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SECURITY GATE
	8" CONCRETE WALL - EXISTING
	INTERIOR-4
	INTERIOR-4, EXISTING
	INTERIOR-6



1 EXISTING FLOOR PLAN

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



2 PROPOSED FLOOR PLAN

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

Gil Domingues
Custom Home & Addition Remodel Design
231 Village Drive, Brentwood, CA 94513
Phone: 925-240-7000 Fax: 925-240-7000
American Institute of Building Design
A.I.B.D.

SYM.	REVISIONS	DATE

SUBMITTAL	DATE

ISSUE	DATE

EXISTING & PROPOSED FLOOR PLAN AND LIGHTING PLAN

DELTA LABS

TENANT IMPROVEMENT
UNIT A

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

DRAWN BY :	DATE:
GD	08/02/2021
SCALE :	JOB NUM :
1/4" = 1'-0"	6820

SHEET

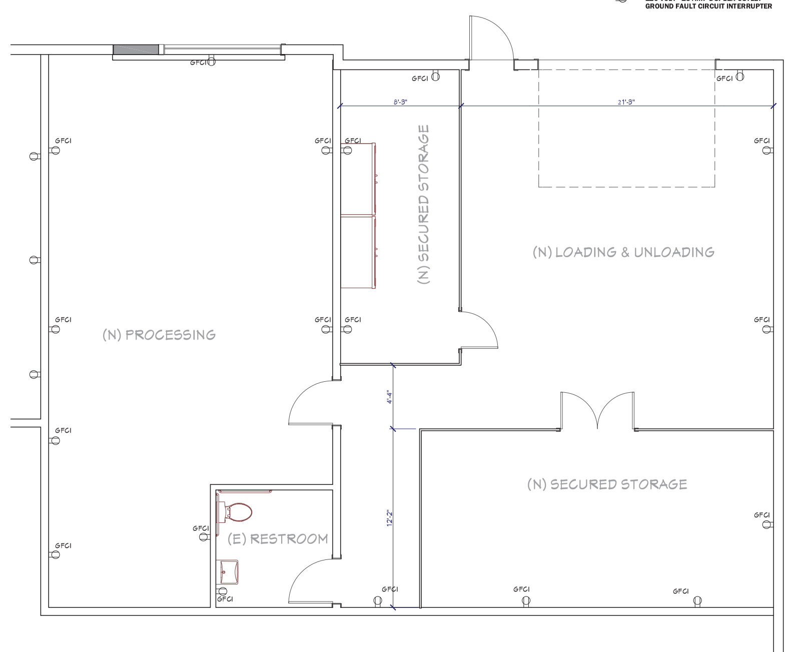
A1.0

OF

2019

PLAN LEGEND:

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



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

Gil Dominguez
Custom Home & Addition Remodel Design
321 Village Drive, Brentwood, CA 94513
PH: 925-382-4938 Email: gil@4dds.com
AIBD American Institute of Building Design

SYM	REVISIONS	DATE
△		
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SUBMITTAL	DATE

ISSUE	DATE

POWER PLAN

DELTA LABS
TENANT IMPROVEMENT
UNIT A
2101 W. 10th STREET
ANTIOCH, CA 94509
APN: 074-051-005

DRAWN BY:	DATE:
GD	08/02/2021
SCALE:	JOB NUM:
1/4" = 1'-0"	6820

SHEET
A1.1
OF

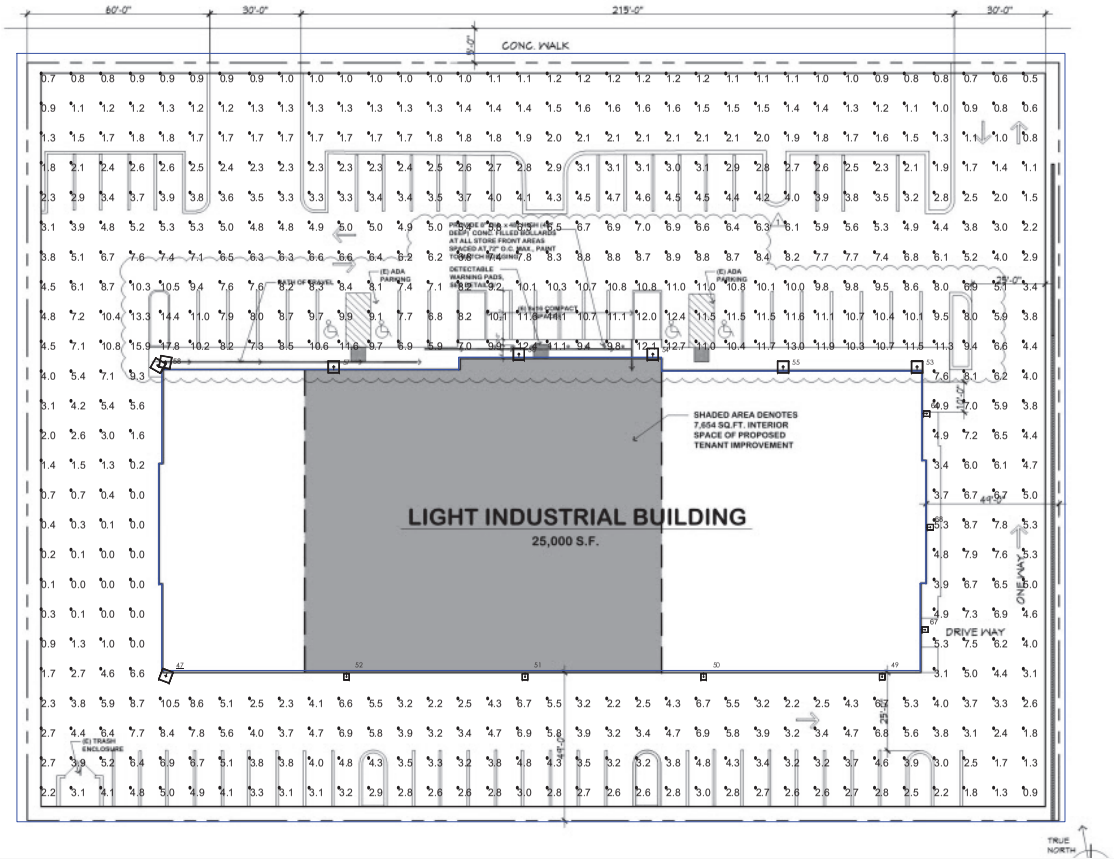
C6

2019

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)
	7	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	7.09	17.8	2.1	3.38	8.48
Rear Parking	Illuminance	Fc	4.21	10.5	2.2	1.91	4.77

PITTSBURG ANTIOCH HWY.



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: 6/4/2021

PageNumber: 1

E7

60W LED Wall Pack with Photocell - 7,200 Lumens - 250W Metal Halide Equivalent - 4000K

- Natural White w/208-277V AC Photovoltaic Cell

Part Number: WP-40K60-S2

Product Details

- Die cast aluminum housing with bronze powder coated finish
- Photocell included for dusk to dawn operation
- DLC Premium - 120 lumens per watt
- 120 VAC or 208-277 VAC

View more details

Specifications

Beam Angle	110 degree	**CRI**	82 CRI
Color Temperature	4000 K	**Comparable Wattage**	250 Watts Metal-Halide
Current Draw	500mA	**Dimensions**	View Dimensional Drawings
Dimmable	No	**Efficacy**	120 lm/w
IP Rating	Weatherproof IP65	**Intensity**	7200 Lumen
LED Color	Natural 4000K	**LED Lifetime**	50000 Hours
Lens Type	Polycarbonate	**Material**	Aluminum Housing
Operating Temperature	-20~+45 °C (-4~+113 °F)	**Photocontrol**	Photocell Included
Replacement For	250 Watt MH	**Standards And Certifications**	DLC Premium, UL Listed
Total Power Consumption	60 Watts	**Type**	Photocontrol, Standard, Wall Pack
Package Weight: 10lb 8.9oz (4.79kg)			
Package Dimensions: 15.75" (40cm) x 12.25" (31cm) x 13" (33cm)			

All specifications are subject to change without notice.

9.5" CDL 48W TITANIUM LED SERIES 4.0

GREENCREATIVE

ENERGY STAR

PRO

48W REPLACES

2X42W CFL

60% Energy Savings

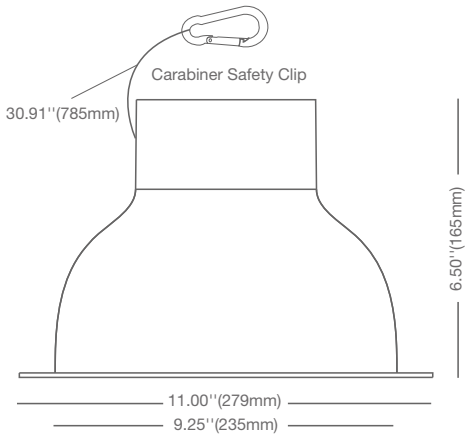
- Fits existing architectural and commercial housing
- 120-277V circuit with 0-10V dimming
- Easy installation - Quick connector and pre-wired conduit
- Lasts 4 times longer than CFL
- Comfortable diffused light
- Available in 2700K, 3000K, 3500K & 4000K CCT

40,000 H | 120-277V UNIVERSAL | 75 LPW EFFICACY | 5 YR WARRANTY | 80 CRI (Ra) | SEMI DIRECTIONAL

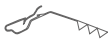
LM 79 | LM 80 | TM 21 | IES

PRODUCT FEATURES

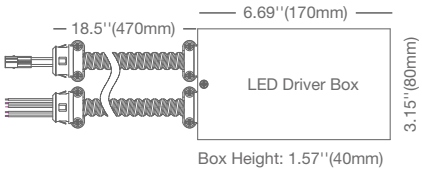
Accessories include a carabiner safety clip that can be used during installation for easy wiring. Two types of retaining clips are also included to secure the fixture if recessed frame does not already have pre-installed clips.



3X Butterfly Clips



3X Retaining Clips



www.greencreative.com / info@greencreative.com - Tel / Fax: (866) 774-5433 - / GREENCREATIVELED / GClightingLED / GREEN CREATIVE

TEXAS FLUORESCENTS

LLL Series

RA LED Linear Lighting Channel

FEATURES AND SPECIFICATIONS

Texas Fluorescents introduces an eye-catching selection of LED Linear Lighting channels that can be surface or pendant mounted individually or in a continuous run that put a line of light where you want it with unmatched styling and energy efficiency. Utilizing the latest in LED High Powered 24 volt Tape Lighting sized exactly to the specific channel provides micro-illumination that will not only highlight the area around it beautifully but say "look here." Ideal for general lighting applications in both commercial and residential applications for circulation spaces, high impact areas and residentially over tables, kitchen islands and home offices. The versatility and clean styling makes this an ideal choice in many applications.

Each Linear Channel is available in popular sizes, four or eight feet, or can be custom sized for your specific application within some small parameters or can be joined together for longer runs. Each channel requires a remote 24 volt driver sized to the wattage of the channel to power the LED Tape.

This Round Channel utilizes a snap in drop down lens to provide 527 lumens per foot using less than 8.78 watts.

Surface mounting of LLLRA Series is physically possible but due to its round shape, aesthetic preference should be considered.

MATERIALS

Anodized Aluminum Channel is lightweight, small dimensions, and dissipates heat well, designed especially for the flexible LED Tape. Highly tooled plastic end caps screw onto the aluminum channel and protect the channel and LED tape from dust and keep the LED Tape clean and in optimum condition. A raceway in the back of the channel provides both a heat sink for the LED Tape and a holder for screws to pendant mount the Channels. The channels can be suspended or flush mounted. Flush mounting requires fastening the channel to the surface from inside the Channel prior to adding the LED Tape. So for surface mounting order Channel and LED separately. The channels are factory or field cuttable to any length but exact length should be determined by the application and the exact length of LED Tape that will provide smooth, consistent lighting through out. Joiner splines are available to join Channels together.

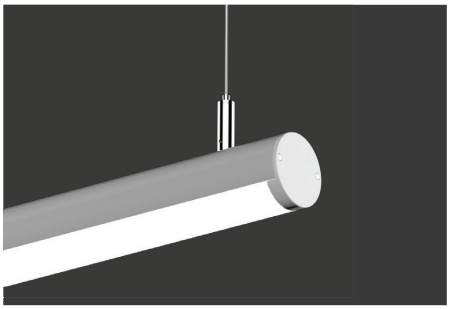
Snap in flush frosted lens is specially formulated for smooth illumination of the LED Tape.

ELECTRICAL

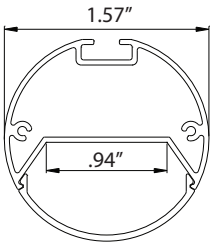
High Powered and high quality LED Tape is flexible and designed for high temperature resistant PCB. Tape provides 120 degree illumination in choice of two color temperatures, 3000K or 4000K. The LED tape has a 50,000 average life and is 24V. Tape comes in a 16 foot reel and is designed to be cut every 2 to 4 inches depending on the exact version. Clear 18 gauge electrical wire is soldiered onto the LED tape and comes standard 10 feet. All LED Tapes require a 24V remote driver, sold separately.

WARRANTY

Five Year Limited Warranty.



DIMENSIONS



COMPONENTS

Channel

LED Tape

Texas Fluorescents
2055 Luna Rd. Suite 142 Carrollton, TX 75006
Phone: 972-247-3171 Fax: 972-247-0200
www.texasfluorescents.com email: sales@texasfluorescents.com

Catalog Number:
Notes:

400W LED Dimmable Parking Lot Light

Specifications

APLD-NW400-2048	
Intensity	50000 lm
Replacement For	1200 Watt HID
Total Power Consumption	400 Watts (±10W)
Power Factor	>0.9
Operating Voltage Range	200~480 VAC
Beam Angle	TYPE IV (100 x 140)
Dimensions	14in W x 30in L x 5in H (35.6cm x 76.2cm x 13cm)
Color Temperature	5000 K
CRI	70
Operating Temperature	-49~113°F (-45~45 °C)
IP Rating	Weatherproof IP65
LED Lifetime	50,000 Hours
Fixture Weight	38 lbs 8 oz (17.46Kg)
Standards and Certifications	ETL / RoHS
Warranty	5 Years

Optional Accessories

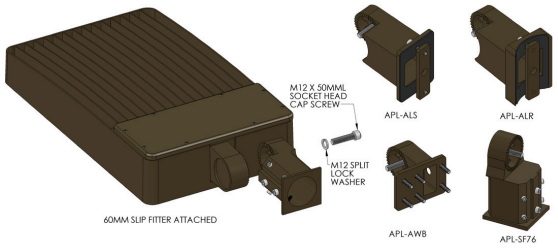
Large Square Pole Mount Kit (APL-ALS)
Large Round Pole Mount Kit (APL-ALR)
Wall Mount Kit (APL-AWB)
Slip Fitter Mount 76mm (APL-SF76)
All accessories are available at superbrightleds.com

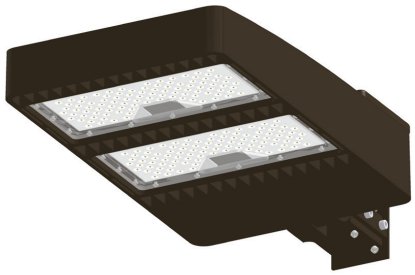
Safety and Notes

- Secure hardware properly-Fixture is heavy.
- Consult with qualified electrician to install with national, local and state codes.

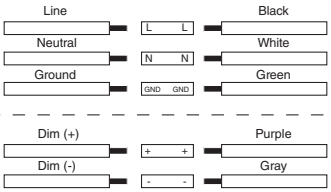
Accessory Attachment

1. Choose mounting accessory per application (60mm comes attached).
2. Remove M12x50mm long socket head cap screw with 10mm allen(not included).
3. Remove current mounting accessory and attach new mounting accessory in it's place.
4. Secure with M12x50mm long socket head cap screw.





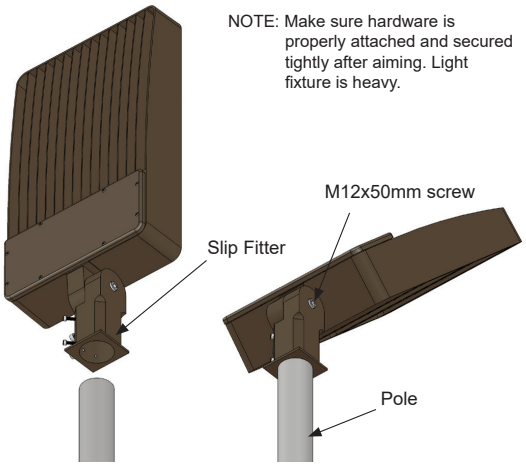
Wiring Diagram



Slip Fitter Installation (Included or APL-SF76)

1. Remove power prior to installation.
2. Loosen screws on side of Slip Fitter.
3. Connect wiring to power supply wires. Black to Line, White to Neutral, and Green to Ground. If 1~10V dimming is used, connect Black to DIM+ and White to DIM-. Consult electrician and install according to national, local, and state codes.
4. Attach Slip Fitter to top of pole.
5. Tighten all hardware on side of Slip Fitter
6. Adjust angle per application by loosening M12x50mm long socket head cap screw with 10mm allen (not included).

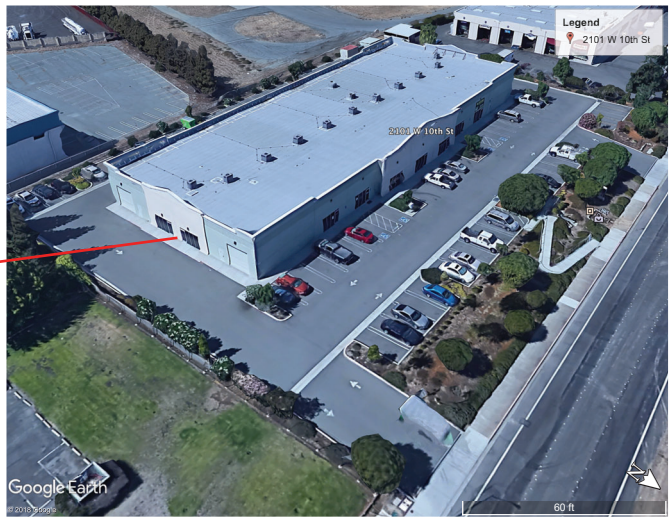
NOTE: Make sure hardware is properly attached and secured tightly after aiming. Light fixture is heavy.



Rev Date: V1.0 07/26/2017
4400 Earth City Expy, St. Louis, MO 63045 • 866-590-3533 • superbrightleds.com

7.1 Exterior

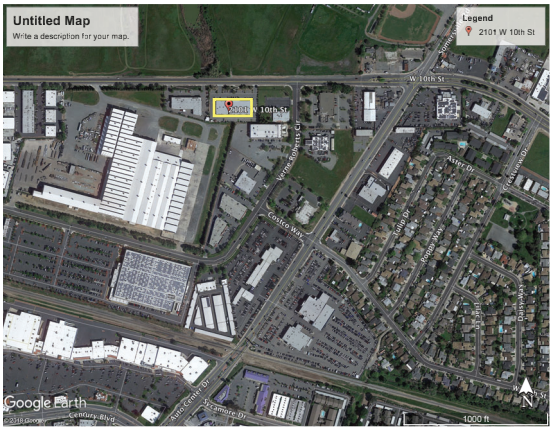
East facing facade of 2101 W. 10th St.



Northeast facade of 2101 W. 10th St.

Driveway (pointed South)

Roll up door and corner detail



Macro Overhead View of Property

APN View of Property

Macro Overhead View of Property with Manufacturing property defined by orange bounding box.

Statement of Intent/Project Description

To whom it may Concern:

Delta Labs Inc is planning on developing a Type 6, non-volatile, commercial cannabis manufacturing facility at 2101 W. 10th St. in Antioch, CA. The building was constructed and is currently owned by the Hoke Family. The total square footage Delta Labs Inc intends to initially occupy is less than 2,000 sf and located on the southwest corner of the Gateway Center.

In accordance with CA State Law, and published Bureau of Cannabis Control Regulations Delta Labs Inc is submitting this application for a Type 6, non-volatile manufacturing facility to the City of Antioch with the intention of being granted a Conditional Use Permit to operate under the City of Antioch's proposed commercial cannabis regulations.

We have been business owners within the City of Antioch for over a decade and helped to establish several small businesses that have brought tens of thousands of dollars in annual tax revenue to the community. We are active members in the community and contribute both time and financial assistance to charitable organizations that benefit the residents of Antioch. This new endeavor is projected to increase those contributions significantly through direct tax revenue to the city, by way of development agreement and/or a voter approved tax initiative that we would support.

As business owners, public safety is of the utmost concern and we are committed to providing the safest, most secure commercial cannabis facility in Antioch. In addition to the physical security measures Delta Labs Inc will be implementing, and which are highlighted in the Safety and Security Section of this application, we will be deploying several active and passive measures that local law enforcement, first responders, and City of Antioch agencies will have direct access to.

We are committed to being good neighbors and our investment in security is a significant deterrence factor in discouraging any criminal activity that would adversely affect the community. Further, Delta Labs Inc is not a general consumer business and any visits to the facility will be scheduled and conducted under active surveillance that law enforcement will be able to remotely view at any time. All transactions will be conducted through licensed entities according to Bureau of Cannabis Control regulations, and in accordance with the City of Antioch's commercial cannabis regulations.

Throughout this application we have attempted to present as clear and coherent a picture of our daily operations. We look forward to building a business that the community can be proud of and investing in the community that provides us this opportunity. We look forward to working with local residents and creating good paying, local employment opportunities for individuals that wish to participate in what is projected to be a $6B dollar economy in the next 2 years. We appreciate your time and consideration of our application and look forward to discussing our plans in greater specificity to the satisfaction of City Staff and Members of the Planning Commission.

Respectfully,

The Hoke Family

Odor Mitigation Plan

Operational Processes

Delta Lab Inc. 's desire to be a good neighbor includes avoiding nuisances of odor that may be generated by its operations. Accordingly, Delta Labs Inc in cooperation with a consultant, have designed the following Odor Control Plan to mitigate against such a nuisance.s

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 equipment 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;

Engineering Controls

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

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

Surveillance - Exterior Camera Placement (proposed)

Placement of PTZ dome camera on East facade

Estimated coverage of PTZ surveillance (highlighted in yellow)

Placement of PTZ dome camera on North facade

Estimated coverage of PTZ surveillance (highlighted in yellow)

Cold Extraction Equipment

*Table top washing machines

*Bubble bag filter bags

*Ice

*Water

Cold Water Extraction Process

1) put cannabis into work bag and place the bag inside of the washing machine

2) fill washing machine with water and ice and start the washing machine cycle

3) when the machine stops use the drain hose to drain the machine into the filter bags

4) you then collect the material from inside the filter bags and lay it out on parchment paper to dry

5) take work bag from washing machine and put used material into composter or secured disposal

6) take the collected water and re-filter it for the next round use

7) once the material collected from the filter bags is dry it is ready for market


C18

C19

C20

Equipment Summary

Rotary Evaporator

A rotary evaporator is a device used in chemical laboratories for the efficient, gentle removal of solvents from samples by evaporation. Rotary evaporation is most often used to separate solvents with low boiling points, such as n-hexane or ethyl acetate, from compounds which are solid at room temperature and pressure. However, careful application also allows removal of a solvent from a sample containing a liquid compound, if there is minimal co-evaporation (azeotropic behavior), and a sufficient difference in boiling points at the chosen temperature and reduced pressure.

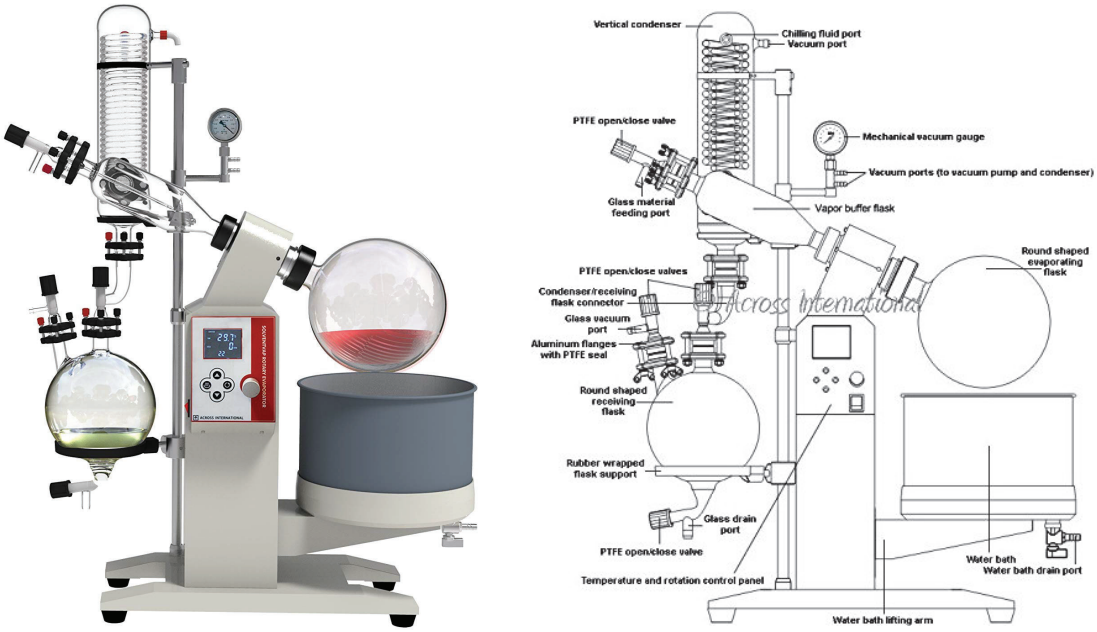


Figure 1: Ai SolventVap 1.3-Gallon/5L Rotary Evaporator w/ Motorized Lift

Model	SE05	SE13	SE26	SE53	SE130
Power	110V or 220V 50/60Hz single phase		220V 50/60Hz single phase		
Rot. Motor Power	25 watts	40 watts	300 watts		400 watts
Evaporating Flask	0.5, 1, or 2 Liter	5 Liter	10 Liters	20 Liters	50 Liter
Receiving Flask	1 Liter	3 Liter	5 Liter	10 Liter	20 Liter
Rotation Speed	10-180 RPM	10-140 RPM	10-130 RPM		10-110 RPM
Condenser	Vertical with dual-spiral glass tubing		Main & auxiliary triple-circulating cold traps, vertical		
Evaporating Speed	20 ml/minute	0.5-1.0 gal/hour	1.7 gallon/hour	1.32-2.9 gal/hour	2.4-4 gal/hour
Number of Heaters	One		Two	Three	

ULVAC DTC-41 Diaphragm Pump

An elastomeric diaphragm can be used as a versatile dynamic seal that removes many of the limitations found with other sealing methods. They do not leak, offer little friction, and can be constructed for low pressure sensitivity. With the right material consideration, diaphragms can seal over a wide range of pressures and temperatures without needing lubrication or maintenance.

Delta Labs Inc has selected the Ulvac pump which have two-stage PTFE diaphragms that are ideal for pumping corrosive gases and organic solvents. These pumps are oil-free, portable, and chemical-resistant, which means less maintenance and no more frequent and costly oil change, or cross contamination.

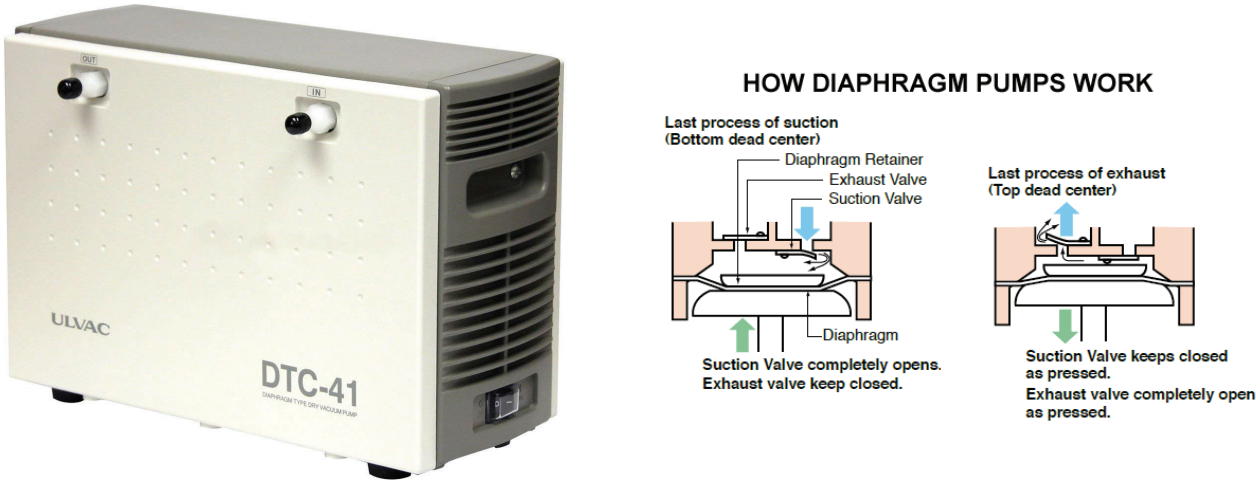


Figure 2: ULVAC DTC-41 Diaphragm Pump

Electrical requirements	115V 60Hz or 230V 50/60Hz, single phase 0.13HP, 100 watts
Full load current	1.1 amps
Pumping rate	1.62 cfm (6 minutes to pump down a 0.9 cu ft oven)
Gasket material	All-PTFE
Ultimate vacuum level	7.5 torr / 10 mbar
Inlet/Outlet	3/8" hose barb
Adjustable vac./gas ballast	No
Pump dimensions (LxWxH)	13 x 5.5 x 8.5 inches
Shipping dimensions (LxWxH)	15 x 9 x 10 inches
Noise	53 dB(A)
Working environment	32°F to 104°F (0°C to 40°C)

Ai -30°C 10L Recirculating Chiller

Ai C30 series recirculating chillers are the true thermostatic control laboratory chiller, these closed laboratory chillers are ideal for applications such as cooling rotary evaporators, analytical instrumentation, laser etching, ICP, vacuum systems, plasma etching and jacketed reactors. This system can also be used as a replacement to tap water cooling in laboratory applications.

Ai C30 are compressor-based recirculating chillers that offer outstanding performance and high reliability as well as quiet operation and ease-of-use. Powerful force/suction pump provides constant flow rates, while microprocessor PID controller gives you the ideal solution when you need precise temperature control or cooling below ambient temperature.

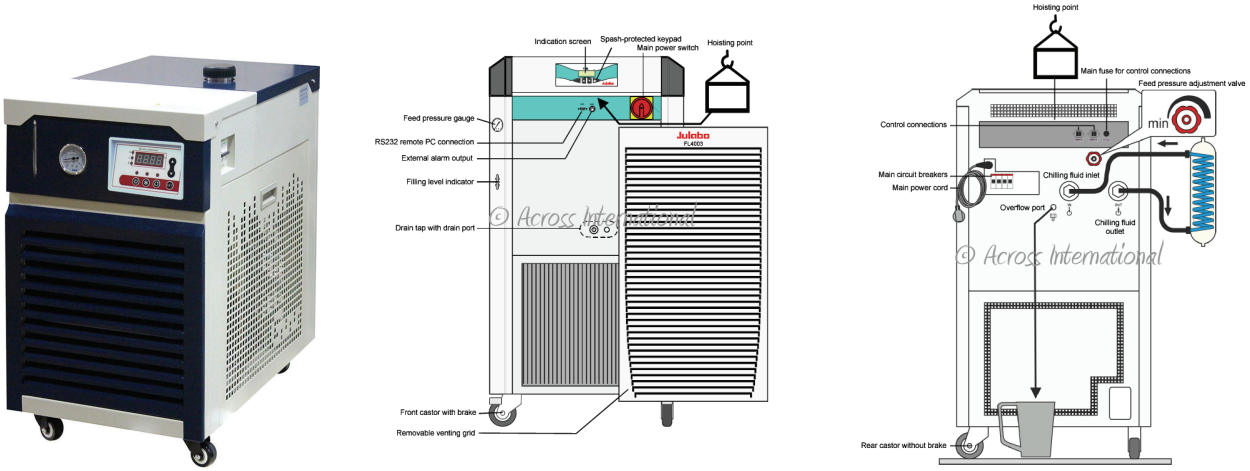


Figure 3: Ai -30°C 10L Recirculating Chiller

Model	C30-10-5L
Electrical requirements	220V 60Hz 1-PH, 1100 watts (Not compatible with 50Hz power)
Compressor	Make: Panasonic Power: 110V or 208-230V 60Hz 1-Phase Number of compressor: One Refrigerant: R410A
Cooling capacity (assuming working environment is 25°C/77°F)	@ 32°F/0°C: 1250W @ 14°F/-10°C: 800W @ -4°F/-20°C: 300W @ -22°F/-30°C: 150W
Reservoir	Capacity: 10 liters or 2.6 gallons Material: Type 304 stainless steel Chilling fluid connection: 3/8" hose barb x 2
Recirculating pump	Pump type: Centrifugal Output: 100 watts Pumping speed: 5.3 gallon/min or 20L/min Maximum head: 20 feet or 6 meters Pressure: 5.8 psi

ATTACHMENT D

Neighborhood Responsibility Plan

Neighborhood Responsibility Plan

Delta Labs Inc is committed to strong public engagement and outreach to the community. Our community outreach has three goals: (i) to establish a process by which the community can express itself regarding the project; (ii) to inform the community about medical cannabis issues; and (iii) to ensure that our approach genuinely reflects the community's needs. To reach our goals, we anticipate doing one or more of the following, depending on input at various stages of the project:

- Identifying and visiting civic, senior, and veteran organizations, health care support groups, and community meetings in the City of Antioch to introduce our nonprofit organization, our mission, and our vision for the patient care center. We believe this type of outreach establishes our legitimacy with the community and our vested interest in its welfare. We will listen receptively and respond to any concerns about the project.

- Holding or participating in a community meeting to introduceDelta Labs Inc and present the project to any parties with similar goals. Again, our purpose would be to listen and find ways to be responsive. Completing our outreach efforts with a follow-up letter to community stakeholders, letting them know that we heard their concerns and what procedures we will follow in responding to such concerns.

We are committed to engaging our patient and residential communities on an ongoing basis. We will partner with local community organizations to solicit volunteers for these positions.

Outreach Strategies

Delta Labs Inc will create public awareness in several ways:

Public Education

We can create public awareness of our manufacturing facility and inform/educate interested parties through our community outreach and education programs. Given that this facility will NOT be open to the general public, specific trainings and formal orientations will be arranged by appointment. We plan on offering free workshops and seminars to our community partners on topics related to medical and adult-use cannabis and the conditions for which it is typically recommended, as well as on legal issues surrounding regulated cannabis.

Developing Provider Alliances

An important element ofDelta Labs Inc community centered approach is the help we will offer our fellow neighbors in understanding the purpose of our business. To be able to do this, we must first build alliances with local residents, local business, and organizations. A key part of this outreach initiative will be educating community partners on the benefits and legalities of regulated commercial cannabis, and on the processes involved the cultivation, manufacturing, distribution, and sale of commercially regulated cannabis. Hosting educational forums will therefore be a critical element in our business approach. Building strong alliances with the community ensures clear and coherent communication about our business. At the same time, it will give us multiple primary contacts to immediately address community concerns.

Industry Leadership and Sponsorships

We will keep our corporate "brand" visible through sponsorships of community and industry causes and through industry activism that reflects our community-focused public health agenda and its emphasis on compassion and social justice.

Public Relations
Carefully managed messaging and coverage in local media can be a very effective means to create public awareness.

Community and Economic Development
The City of Antioch has shown great interest in revitalization and community development plans that correct systemic inequities and benefit blighted areas and disadvantaged populations.

Commitment to Local Hiring and Spending
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 anticipate spending at least 80% on goods and services provided by local companies.

We believe that Phase I day-to-day operations will add up to 5 full-time employment opportunities to the local Antioch economy. The manufacturing facility will contribute directly to the revitalization of its immediate neighborhood through investment in the immediate surroundings to mitigate any potential increase in traffic. We also anticipate bringing incidental business to shops, restaurants, and other services in the area.

As part of our community development mission, we are committed to maximizing the benefits our facility will have on the City of Antioch. In making ongoing capital investments in new manufacturing 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. In implementing our Community Benefits programs, we will also attempt to ensure that Antioch reaps the benefits of direct expenditures and their multiplied effect. In providing interpreters, for example, we will seek to employ Antioch residents. Whenever possible, we will use our local human resources and local vendors to implement our charitable programs.

Community Benefits Plan
Delta Labs Inc 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 LLC, 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 Community Benefits Plan as a blueprint for how we plan to accomplish our Mission. In developing our Community Benefits Plan, the following core principles that will guide us:

- Delta Labs Inc 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 Community Benefits Plan.

- Delta Labs Inc will support its Community Benefits Plan at the highest level of our organization. Our Board and senior management will be responsible for overseeing the development and implementation of the Community Benefits 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 Community Benefits Plan.

- To develop our Mission Statement and Community Benefits 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 Community Benefits Plan the Target Populations we wish to support, specific programs or activities that attend to the needs identified in the Community Health Needs Assessment and, measurable short and long-term goals for each program or activity.

Good Neighbor Policy

Delta Labs Inc. 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 & 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:

- 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. Delta Labs Inc 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 Labs Inc for any reason, there will always be someone with decision making abilities available.

Delta Labs Inc guarantees an open door policy for complaints and is committed to maintaining meaningful and respectable relationships to surrounding businesses and households. Delta Labs Inc 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. This meeting will be held prior to the grand opening. Fliers and informational packets will be distributed to the surrounding area in advance of the meeting.

We plan to meet with the neighborhood association as well as our neighbors adjacent to us on all sides to gain complete support of this project.

ATTACHMENT E

CCCFPD Comment Letter
(Contra Costa County Fire Protection District)

Contra Costa County Fire Protection District

June 16, 2021

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

Subject: Cannabis Extraction facility
2101 W. 10th St. Antioch
Project # UP-21-06
CCCFPD Project No.: P-2021-3528

Dear Mr. Cortez:

We have reviewed the land use permit application to establish a cannabis extraction lab 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), the 2019 California Residential Code (CRC), and Local and County Ordinances and adopted standards:

1. 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.

2. 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

3. Flammable or combustible liquid storage tanks shall ***not*** be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC

4. The developer shall submit a minimum of two (2) complete sets of tenant improvement plans and specifications for the subject project to the Fire District

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,

Todd Schiess
Fire Inspector I

cc: Rick Hoke
Delta Labs
rick@therichardscompany.net

File: 2101 W 10TH ST-PLN-P-2021-03528

E2

ANTIOCH
CALIFORNIA

PROJECT REFERRAL – REQUEST FOR REVIEW

The City of Antioch Planning Division is requesting your review
of the project information and plans referenced below.
Please provide feedback on availability of services, potential design or code conflicts,
requirements for additional permits, and draft conditions of project approval.

DATE OF REQUEST: 6/2/2021

SUBMIT COMMENTS TO: Jose Cortez (925-779-6118 or Jcortez@antiochca.gov)

COMMENTS DUE BY: ****** JUNE 16, 2021 ******

PROJECT NAME: DELTA LABS, INC.
Project No: UP-21-06 **Application Type:** Use Permit **Project Address:** 2101 W 10th St **Project Description:** Operation of a non-hydrocarbon (non volatile) extraction lab that produces THC concentrate.
Applicant Name: Rick Hoke, Delta Labs **Mailing Address:** **Phone:** 925-382-9528 **E-mail:** rick@therichardscompany.net

The following documents are included in this transmittal:

☐ Plans and related information for the project are attached to the transmittal / email

FOR CITY STAFF ONLY	
☐	**Due Date as above** -- Please submit your comments or draft conditions of approval to the planner by dates listed above
☐	**Due Date TBD** -- Planning staff will follow up with you to request a meeting for project discussion and to develop the schedule for comments and draft conditions
☐	Additional information will be routed to you (via email and/or hard copy)

ROUTED TO

☒ (CCFPD) Contra Costa Fire ☐ City Engineer / Dev Services ☐ Police Dept

Delta Labs Inc

CITY OF ANTIOCH

COMMERCIAL CANNABIS MANUFACTURING APPLICATION

Contact Information

Principals:

Rich Hoke
(925) 812-3694
hoke2009@gmail.com

Rick Hoke
(925) 382-9528
rick@therichardscompany.net

Dustin Hoke
(925) 382-8373
dustin@therichardscompany.net

Erin Page
(925) 759-1572
erin@deltadispensary.net

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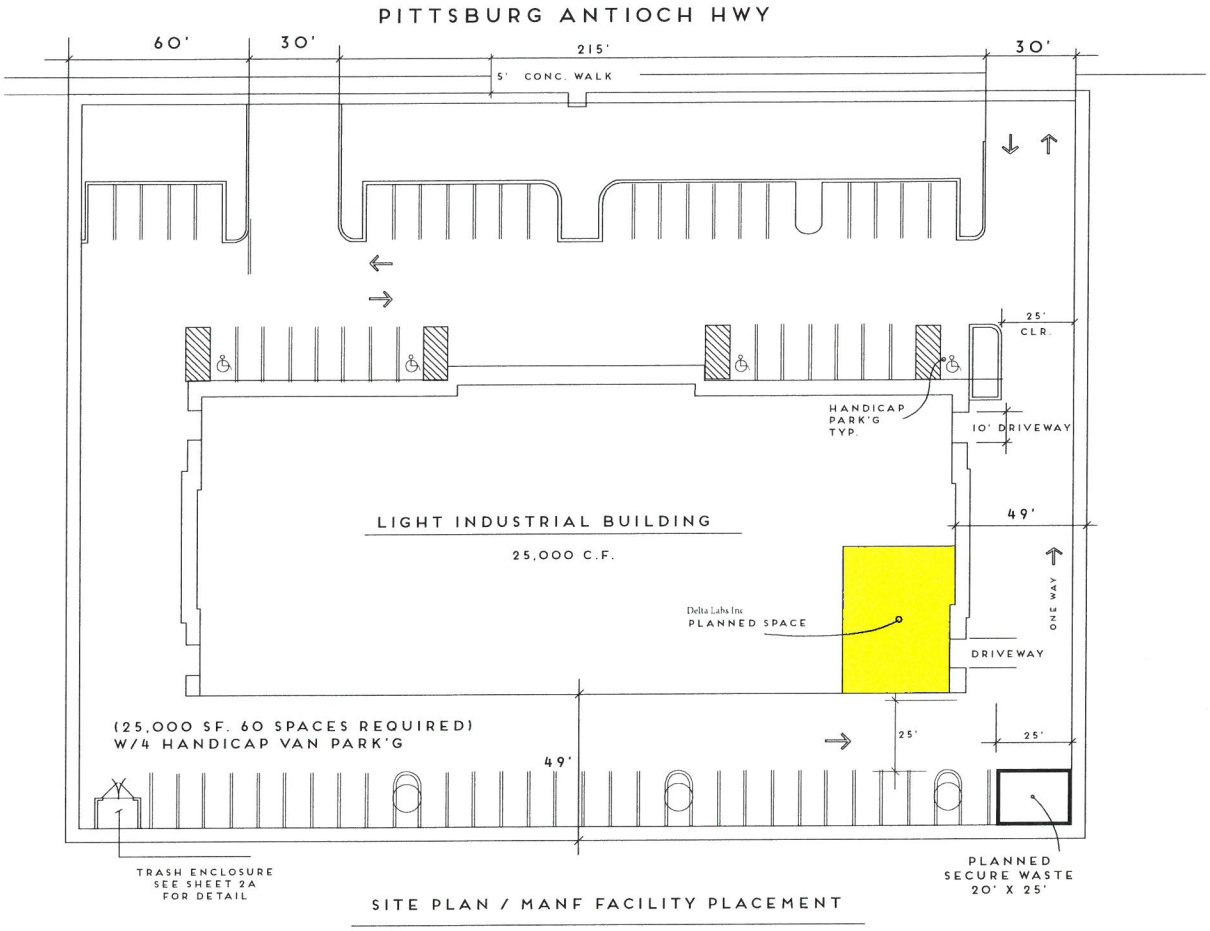
Insert Signed Application Form Page Here

Plans

Site Plan



Floor Plan

S

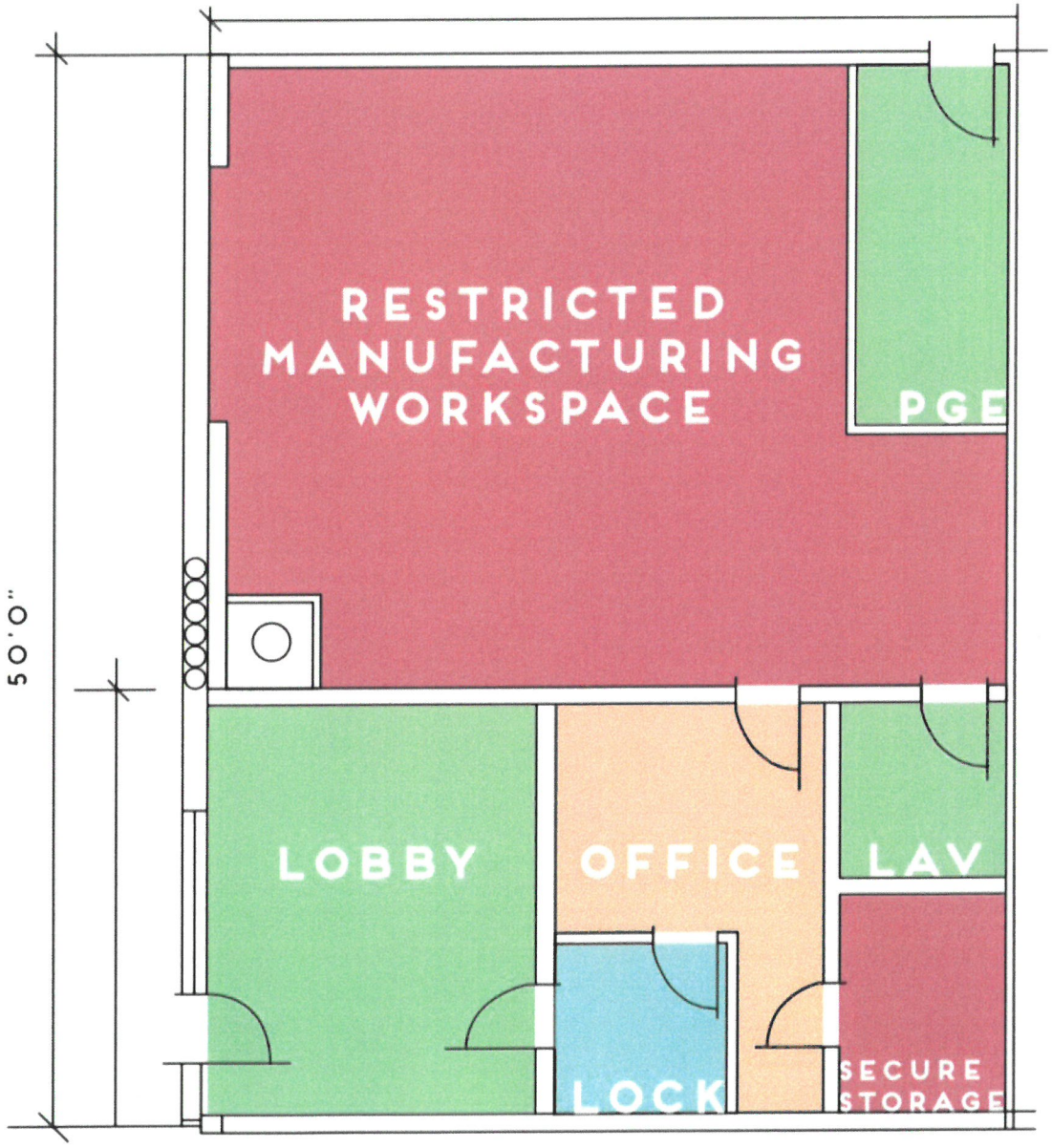
GATEWAY CENTER

LIGHT INDUSTRIAL BLDG LOT 05, DELTA BUSINESS PARK ANTIOCH, CA		
SCALE 1/8" = 1'0	APPROVED BY	DRAWN BY
DATE 7-04		REVISED JT
ADAPTED FROM TOM LIN DESIGN		
PROJECTED FLOORPLAN		DRAWING NUMBER X3

KEY

- HIGH SECURITY (CANNABIS PROCESSING)
- HIGH SECURITY (SECURE RFID TRANSITION)
- LOW SECURITY (CANNABIS STORAGE/TRANSITION)
- LOW SECURITY / GENERAL USE

NOTE: ALL ACCESSIBLE AREAS REQUIRE IDENTIFICATION BADGE FOR ENTRY



E9

Lighting and Photometric Plan (Interior & Exterior)

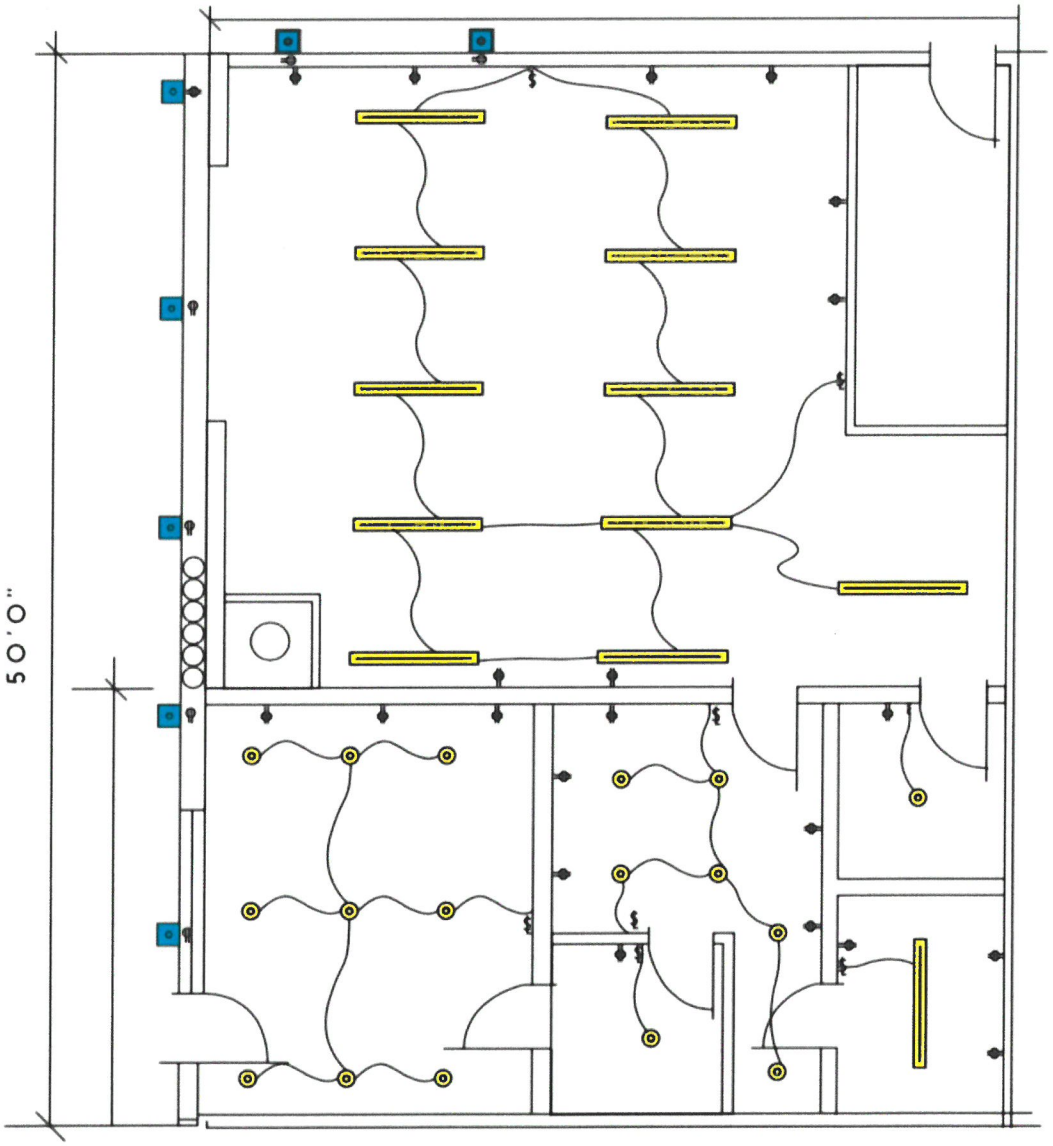
S

GATEWAY CENTER

LIGHT INDUSTRIAL BLDG LOT 05, DELTA BUSINESS PARK ANTIOCH, CA	
SCALE 1/8" = 1'-0"	APPROVED BY
DRAWN BY	
DATE 7-04	REVISED JT
ADAPTED FROM TOM LIN DESIGN	
PROJECTED LIGHTPLAN	DRAWING NUMBER X3

KEY

- = 97L BAR LED LIGHTING FIXTURE 357 CANDLE POWER (4492 LUMENS)
- = 9.5" CDL 48W LED RECESSED 254 CANDLE POWER (3200 LUMENS)
- = 9.5" CDL 48W LED RECESSED 254 CANDLE POWER (3200 LUMENS)
- = 110V Fourplex Outlet
- = 110V Duplex Outlet
- = Switch

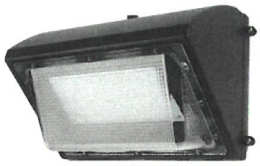


Lighting and Photometric Equipment

60W LED Wall Pack with Photocell - 7,200 Lumens - 250W Metal Halide Equivalent - 4000K

- Natural White w/208-277V AC Photovoltaic Cell

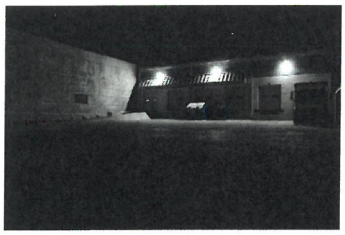
Part Number: WP-40K60-S2

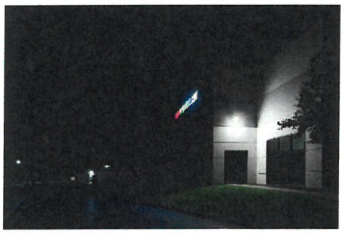


Product Details

- Die cast aluminum housing with bronze powder coated finish
- Photocell included for dusk to dawn operation
- DLC Premium - 120 lumens per watt
- 120 VAC or 208-277 VAC

View more details





Specifications

Beam Angle	110 degree	**CRI**	82 CRI
Color Temperature	4000 K	**Comparable Wattage**	250 Watts Metal-Halide
Current Draw	500mA	**Dimensions**	View Dimensional Drawings
Dimmable	No	**Efficacy**	120 lm/w
IP Rating	Weatherproof IP65	**Intensity**	7200 Lumen
LED Color	Natural 4000K	**LED Lifetime**	50000 Hours
Lens Type	Polycarbonate	**Material**	Aluminum Housing
Operating Temperature	-20~+45 °C (-4~+113 °F)	**Photocontrol**	Photocell Included
Replacement For	250 Watt MH	**Standards And Certifications**	DLC Premium, UL Listed
Total Power Consumption	60 Watts	**Type**	Photocontrol, Standard, Wall Pack

Package Weight: 10lb 8.9oz (4.79kg)

Package Dimensions: 15.75" (40cm) x 12.25" (31cm) x 13" (33cm)

All specifications are subject to change without notice.

9.5" CDL 48W TITANIUM LED SERIES 4.0

GREENCREATIVE

ENERGY STAR

PRO

48W REPLACES

2X42W CFL

60% Energy Savings

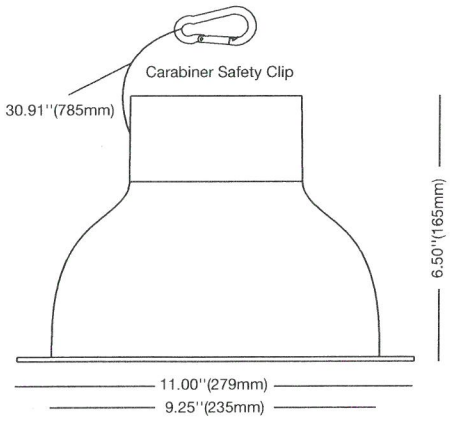
- Fits existing architectural and commercial housing
- 120-277V circuit with 0-10V dimming
- Easy installation - Quick connector and pre-wired conduit
- Lasts 4 times longer than CFL
- Comfortable diffused light
- Available in 2700K, 3000K, 3500K & 4000K CCT

40,000 H | 120-277V UNIVERSAL | 75 LPW EFFICACY | 5 YR WARRANTY | 80 CRI (Ra) | SEMI DIRECTIONAL

CLASSIFIED cULus | FC | lighting facts LED Product Partner | LM 79 | LM 80 | TM 21 | IES

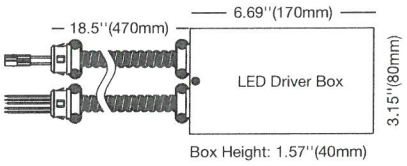
PRODUCT FEATURES

Accessories include a carabiner safety clip that can be used during installation for easy wiring. Two types of retaining clips are also included to secure the fixture if recessed frame does not already have pre-installed clips.



3X Butterfly Clips

3X Retaining Clips



www.greencreative.com / info@greencreative.com - Tel / Fax: (866) 774-5433 - / GREENCREATIVELED / GClightingLED / GREEN CREATIVE

TEXAS FLUORESCENTS

LLL Series

RA LED Linear Lighting Channel

FEATURES AND SPECIFICATIONS

Texas Fluorescents introduces an eye-catching selection of LED Linear Lighting channels that can be surface or pendant mounted individually or in a continuous run that put a line of light where you want it with unmatched styling and energy efficiency. Utilizing the latest in LED High Powered 24 volt Tape Lighting sized exactly to the specific channel provides micro-illumination that will not only highlight the area around it beautifully but say "look here." Ideal for general lighting applications in both commercial and residential applications for circulation spaces, high impact areas and residentially over tables, kitchen islands and home offices. The versatility and clean styling makes this an ideal choice in many applications.

Each Linear Channel is available in popular sizes, four or eight feet, or can be custom sized for your specific application within some small parameters or can be joined together for longer runs. Each channel requires a remote 24 volt driver sized to the wattage of the channel to power the LED Tape.

This Round Channel utilizes a snap in drop down lens to provide 527 lumens per foot using less than 8.78 watts.

Surface mounting of LLLRA Series is physically possible but due to its round shape, aesthetic preference should be considered.

MATERIALS

Anodized Aluminum Channel is lightweight, small dimensions, and dissipates heat well, designed especially for the flexible LED Tape. Highly tooled plastic end caps screw onto the aluminum channel and protect the channel and LED tape from dust and keep the LED Tape clean and in optimum condition. A raceway in the back of the channel provides both a heat sink for the LED Tape and a holder for screws to pendant mount the Channels. The channels can be suspended or flush mounted. Flush mounting requires fastening the channel to the surface from inside the Channel prior to adding the LED Tape. So for surface mounting order Channel and LED separately. The channels are factory or field cuttable to any length but exact length should be determined by the application and the exact length of LED Tape that will provide smooth, consistent lighting through out. Joiner splines are available to join Channels together.

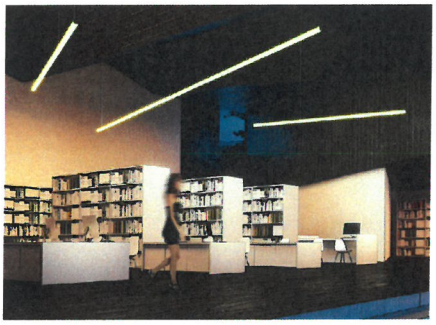
Snap in flush frosted lens is specially formulated for smooth illumination of the LED Tape.

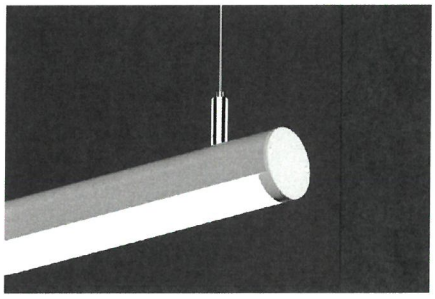
ELECTRICAL

High Powered and high quality LED Tape is flexible and designed for high temperature resistant PCB. Tape provides 120 degree illumination in choice of two color temperatures, 3000K or 4000K. The LED tape has a 50,000 average life and is 24V. Tape comes in a 16 foot reel and is designed to be cut every 2 to 4 inches depending on the exact version. Clear 18 gauge electrical wire is soldiered onto the LED tape and comes standard 10 feet. All LED Tapes require a 24V remote driver, sold separately.

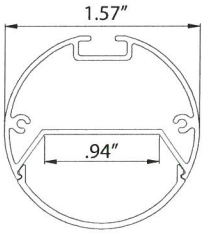
WARRANTY

Five Year Limited Warranty.





DIMENSIONS



COMPONENTS

Channel

LED Tape

Texas Fluorescents
2055 Luna Rd. Suite 142 Carrollton, TX 75006
Phone: 972-247-3171 Fax: 972-247-0200
www.texasfluorescents.com email: sales@texasfluorescents.com

Catalog Number:
Notes:

400W LED Dimmable Parking Lot Light

Specifications

APLD-NW400-2048	
Intensity	50000 lm
Replacement For	1200 Watt HID
Total Power Consumption	400 Watts (±10W)
Power Factor	>0.9
Operating Voltage Range	200~480 VAC
Beam Angle	TYPE IV (100 x 140)
Dimensions	14in W x 30in L x 5in H (35.6cm x 76.2cm x 13cm)
Color Temperature	5000 K
CRI	70
Operating Temperature	-49~113°F (-45~45 °C)
IP Rating	Weatherproof IP65
LED Lifetime	50,000 Hours
Fixture Weight	38 lbs 8 oz (17.46Kg)
Standards and Certifications	ETL / RoHS
Warranty	5 Years

Optional Accessories

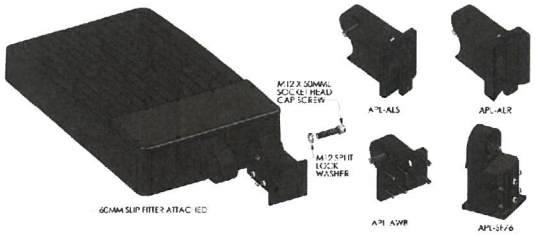
Large Square Pole Mount Kit (APL-ALS)
Large Round Pole Mount Kit (APL-ALR)
Wall Mount Kit (APL-AWB)
Slip Fitter Mount 76mm (APL-SF76)
All accessories are available at superbrightleds.com

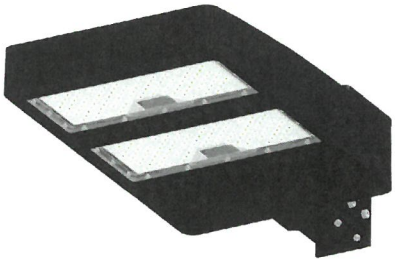
Safety and Notes

- Secure hardware properly-Fixture is heavy.
- Consult with qualified electrician to install with national, local and state codes.

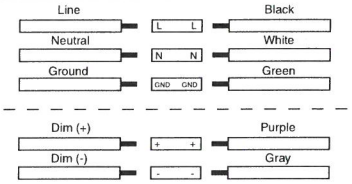
Accessory Attachment

1. Choose mounting accessory per application (60mm comes attached).
2. Remove M12x50mm long socket head cap screw with 10mm allen(not included).
3. Remove current mounting accessory and attach new mounting accessory in it's place.
4. Secure with M12x50mm long socket head cap screw.





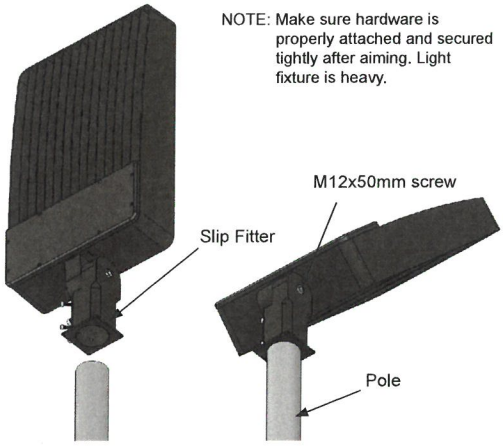
Wiring Diagram



Slip Fitter Installation (Included or APL-SF76)

1. Remove power prior to installation.
2. Loosen screws on side of Slip Fitter.
3. Connect wiring to power supply wires. Black to Line, White to Neutral, and Green to Ground. If 1~10V dimming is used, connect Black to DIM+ and White to DIM-. Consult electrician and install according to national, local, and state codes.
4. Attach Slip Fitter to top of pole.
5. Tighten all hardware on side of Slip Fitter
6. Adjust angle per application by loosening M12x50mm long socket head cap screw with 10mm allen (not included).

NOTE: Make sure hardware is properly attached and secured tightly after aiming. Light fixture is heavy.



Rev Date: V1.0 07/26/2017
4400 Earth City Expy, St. Louis, MO 63045 • 866-590-3533 • superbrightleds.com

Statement of Intent/Project Description

To whom it may Concern:

Delta Labs Inc is planning on developing a Type 6, non-volatile, commercial cannabis manufacturing facility at 2101 W. 10th St. in Antioch, CA. The building was constructed and is currently owned by the Hoke Family. The total square footage Delta Labs Inc intends to initially occupy is less than 2,000 sf and located on the southwest corner of the Gateway Center.

In accordance with CA State Law, and published Bureau of Cannabis Control Regulations Delta Labs Inc is submitting this application for a Type 6, non-volatile manufacturing facility to the City of Antioch with the intention of being granted a Conditional Use Permit to operate under the City of Antioch's proposed commercial cannabis regulations.

We have been business owners within the City of Antioch for over a decade and helped to establish several small businesses that have brought tens of thousands of dollars in annual tax revenue to the community. We are active members in the community and contribute both time and financial assistance to charitable organizations that benefit the residents of Antioch. This new endeavor is projected to increase those contributions significantly through direct tax revenue to the city, by way of development agreement and/or a voter approved tax initiative that we would support.

As business owners, public safety is of the utmost concern and we are committed to providing the safest, most secure commercial cannabis facility in Antioch. In addition to the physical security measures Delta Labs Inc will be implementing, and which are highlighted in the Safety and Security Section of this application, we will be deploying several active and passive measures that local law enforcement, first responders, and City of Antioch agencies will have direct access to.

We are committed to being good neighbors and our investment in security is a significant deterrence factor in discouraging any criminal activity that would adversely affect the community. Further, Delta Labs Inc is not a general consumer business and any visits to the facility will be scheduled and conducted under active surveillance that law enforcement will be able to remotely view at any time. All transactions will be conducted through licensed entities according to Bureau of Cannabis Control regulations, and in accordance with the City of Antioch's commercial cannabis regulations.

Throughout this application we have attempted to present as clear and coherent a picture of our daily operations. We look forward to building a business that the community can be proud of and investing in the community that provides us this opportunity. We look forward to working with local residents and creating good paying, local employment opportunities for individuals that wish to participate in what is projected to be a $6B dollar economy in the next 2 years. We appreciate your time and consideration of our application and look forward to discussing our plans in greater specificity to the satisfaction of City Staff and Members of the Planning Commission.

Respectfully,

The Hoke Family

Emergency Access

To be updated upon signature by receiving parties.

Cold Extraction Equipment

*Table top washing machines

*Bubble bag filter bags

*Ice

*Water

Cold Water Extraction Process

1) put cannabis into work bag and place the bag inside of the washing machine

2) fill washing machine with water and ice and start the washing machine cycle

3) when the machine stops use the drain hose to drain the machine into the filter bags

4) you then collect the material from inside the filter bags and lay it out on parchment paper to dry

5) take work bag from washing machine and put used material into composter or secured disposal

6) take the collected water and re-filter it for the next round use

7) once the material collected from the filter bags is dry it is ready for market

E18

E19

E20

Equipment Summary

Rotary Evaporator

A rotary evaporator is a device used in chemical laboratories for the efficient, gentle removal of solvents from samples by evaporation. Rotary evaporation is most often used to separate solvents with low boiling points, such as n-hexane or ethyl acetate, from compounds which are solid at room temperature and pressure. However, careful application also allows removal of a solvent from a sample containing a liquid compound, if there is minimal co-evaporation (azeotropic behavior), and a sufficient difference in boiling points at the chosen temperature and reduced pressure.

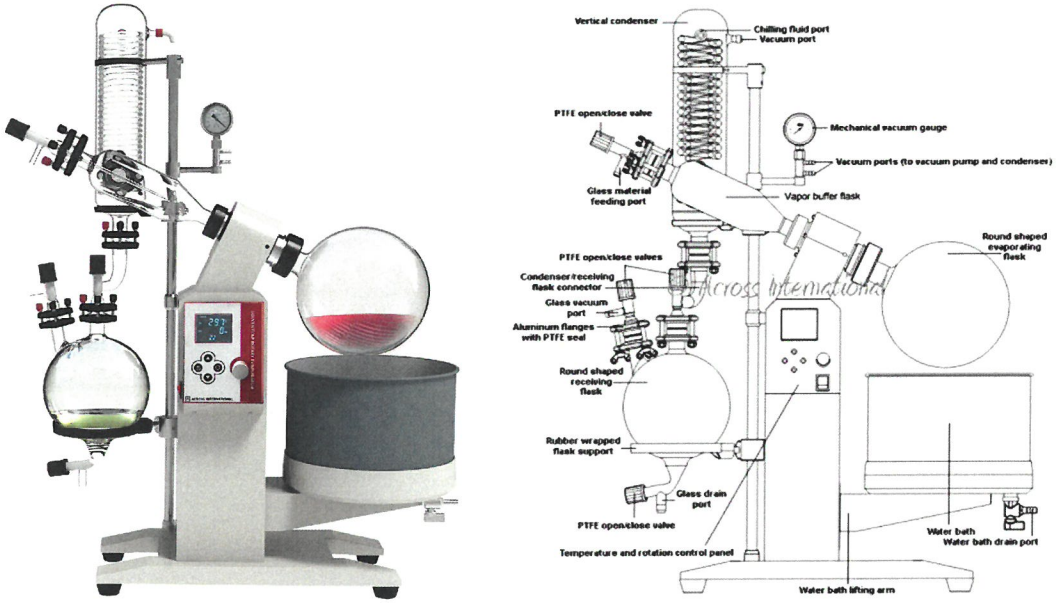


Figure 1: Ai SolventVap 1.3-Gallon/5L Rotary Evaporator w/ Motorized Lift

Model	**SE05**	**SE13**	**SE26**	**SE53**	**SE130**
Power	110V or 220V 50/60Hz single phase		220V 50/60Hz single phase		
Rot. Motor Power	25 watts	40 watts	300 watts		400 watts
Evaporating Flask	0.5, 1, or 2 Liter	5 Liter	10 Liters	20 Liters	50 Liter
Receiving Flask	1 Liter	3 Liter	5 Liter	10 Liter	20 Liter
Rotation Speed	10-180 RPM	10-140 RPM	10-130 RPM		10-110 RPM
Condenser	Vertical with dual-spiral glass tubing		Main & auxiliary triple-circulating cold traps, vertical		
Evaporating Speed	20 ml/minute	0.5-1.0 gal/hour	1.7 gallon/hour	1.32-2.9 gal/hour	2.4-4 gal/hour
Number of Heaters	One		Two	Three	

ULVAC DTC-41 Diaphragm Pump

An elastomeric diaphragm can be used as a versatile dynamic seal that removes many of the limitations found with other sealing methods. They do not leak, offer little friction, and can be constructed for low pressure sensitivity. With the right material consideration, diaphragms can seal over a wide range of pressures and temperatures without needing lubrication or maintenance.

Delta Labs Inc has selected the Ulvac pump which have two-stage PTFE diaphragms that are ideal for pumping corrosive gases and organic solvents. These pumps are oil-free, portable, and chemical-resistant, which means less maintenance and no more frequent and costly oil change, or cross contamination.

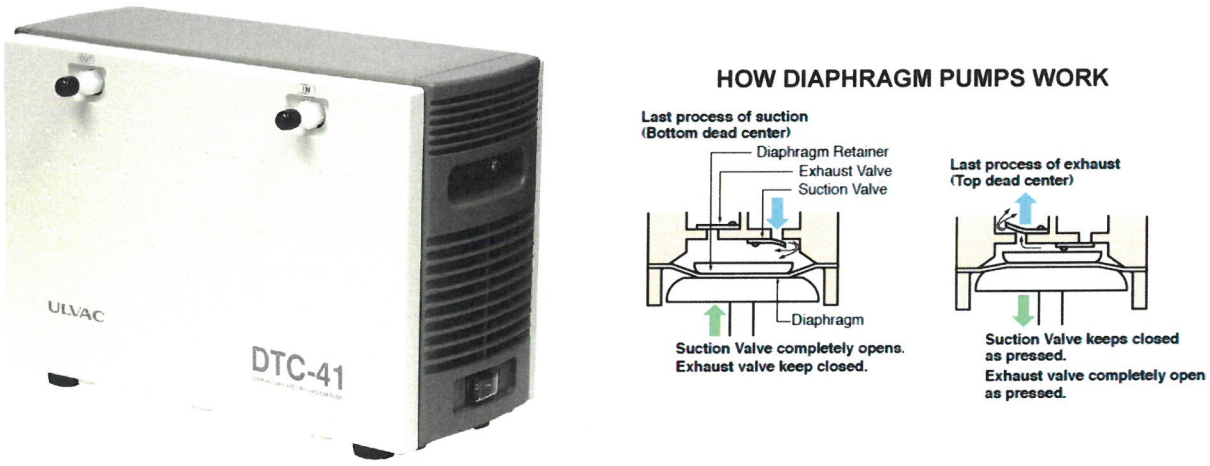


Figure 2: ULVAC DTC-41 Diaphragm Pump

Electrical requirements	115V 60Hz or 230V 50/60Hz, single phase 0.13HP, 100 watts
Full load current	1.1 amps
Pumping rate	1.62 cfm (6 minutes to pump down a 0.9 cu ft oven)
Gasket material	All-PTFE
Ultimate vacuum level	7.5 torr / 10 mbar
Inlet/Outlet	3/8" hose barb
Adjustable vac./gas ballast	No
Pump dimensions (LxWxH)	13 x 5.5 x 8.5 inches
Shipping dimensions (LxWxH)	15 x 9 x 10 inches
Noise	53 dB(A)
Working environment	32°F to 104°F (0°C to 40°C)

Ai -30°C 10L Recirculating Chiller

Ai C30 series recirculating chillers are the true thermostatic control laboratory chiller, these closed laboratory chillers are ideal for applications such as cooling rotary evaporators, analytical instrumentation, laser etching, ICP, vacuum systems, plasma etching and jacketed reactors. This system can also be used as a replacement to tap water cooling in laboratory applications.

Ai C30 are compressor-based recirculating chillers that offer outstanding performance and high reliability as well as quiet operation and ease-of-use. Powerful force/suction pump provides constant flow rates, while microprocessor PID controller gives you the ideal solution when you need precise temperature control or cooling below ambient temperature.

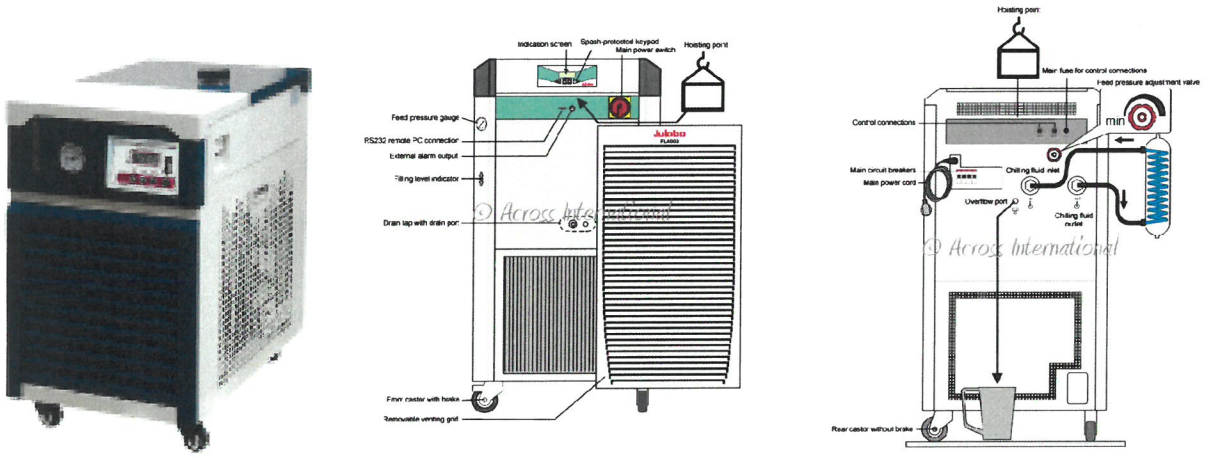


Figure 3: Ai -30°C 10L Recirculating Chiller

Model	C30-10-5L
Electrical requirements	220V 60Hz 1-PH, 1100 watts (Not compatible with 50Hz power)
Compressor	Make: Panasonic Power: 110V or 208-230V 60Hz 1-Phase Number of compressor: One Refrigerant: R410A
Cooling capacity (assuming working environment is 25°C/77°F)	@ 32°F/0°C: 1250W @ 14°F/-10°C: 800W @ -4°F/-20°C: 300W @ -22°F/-30°C: 150W
Reservoir	Capacity: 10 liters or 2.6 gallons Material: Type 304 stainless steel Chilling fluid connection: 3/8" hose barb x 2
Recirculating pump	Pump type: Centrifugal Output: 100 watts Pumping speed: 5.3 gallon/min or 20L/min Maximum head: 20 feet or 6 meters Pressure: 5.8 psi

Process Summary

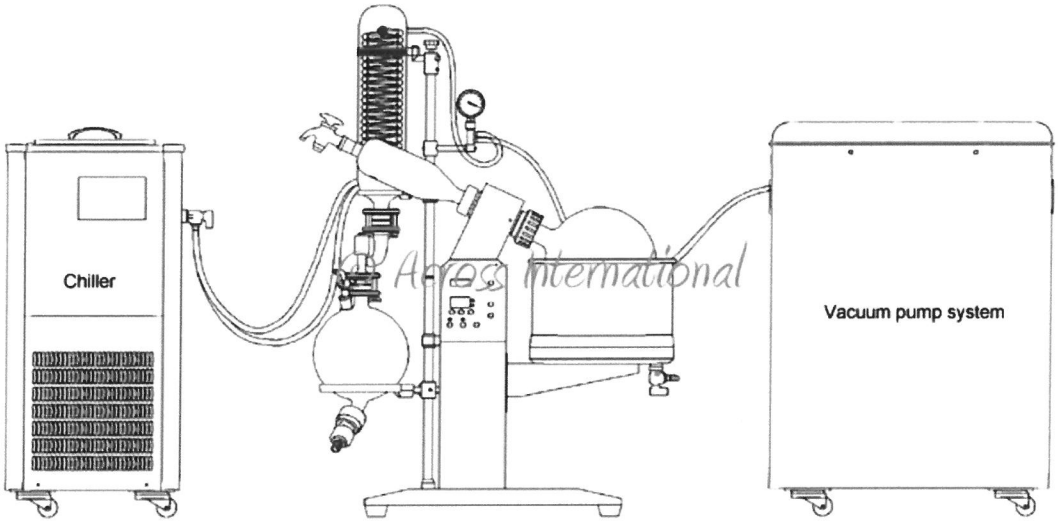
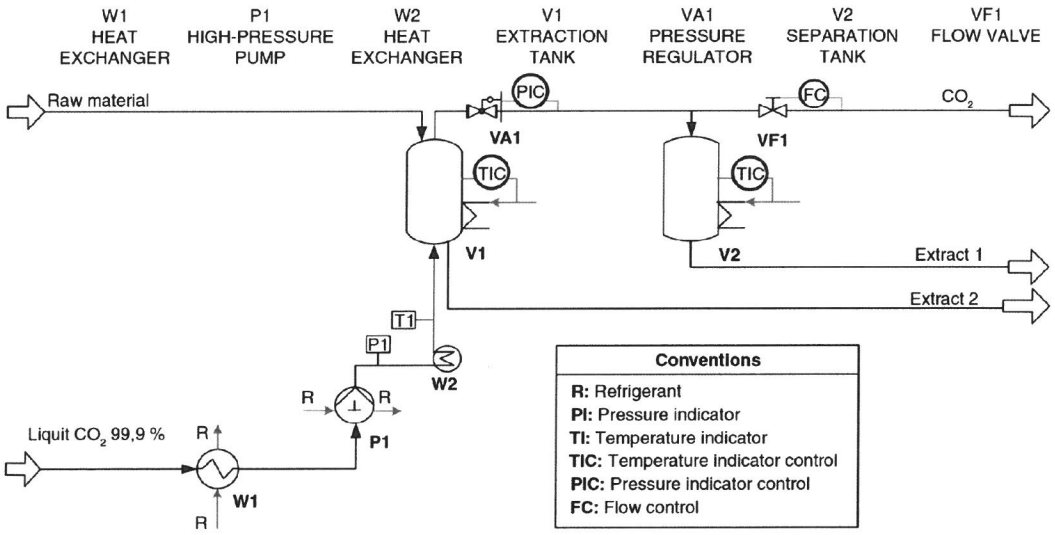


FIGURE 1. Flow diagram of the supercritical fluid extraction equipment. DOI: 10.3989/gya.0786161



Safety for CO2 Extraction Systems

CO2 is non flammable – NO EXPLOSIVE RISK

- Eliminates need for evacuation system, room, hood, etc
- Building code requires ventilation

Minimal facility requirements

- CO2 monitoring/alarm
- Placarding – "oxygen deficient environment"
- Venting of relief points to outside
- Safe storage/handing of compressed gas cylinders

Carbon Dioxide (CO2) extraction of cannabis is becoming more prevalent as the extract market grows with the spread of commercial cannabis legalization. It is much safer than using compressed gas such as Butane, and the containers are both certified and reusable.

The following is a compilation of the process learnings regarding feedstock selection and preparation that have been accepted by the commercial cannabis industry as best practices.

Feedstock Selection

Material selection, especially when starting extraction work, will be determined by price and availability. However, once there are options the following criteria should be considered. Although there is an incredible variety of commercially available cannabis grown in the US, there are three basic categories that Delta Labs Inc will be using in its manufactured products:

Strain

- Cannabis indica–induces full body relaxation, used to treat pain or insomnia, more resinous material
- Cannabis sativa–induces creativity, used to treat depression, more woody material
- Cannabis Hybrid–any combination of the above two

The number of cannabis strains continues to increase as plants are bred to optimize specific traits such as:

- Yield
- Hardiness
- Concentration/balance of certain cannabinoids (generally THC and CBD)
- Flavor
- Effectiveness at treating specific ailments
- Effectiveness at inducing certain effects

Our extract can only be as good as the starting material, and while Delta Labs Inc will be contracting exclusively with some source farms, there are times that large quantities of "trim" are available on the commercial market that we will be purchasing. If a commercial grower has used pesticides, herbicides or fungicides, those residues will be in the feedstock and will be concentrated in the extract. In every instance, purchased feedstock will be accompanied by a Certificate of Analysis to pass current Category 2 California Standards. However, there are still trace amounts of pesticides in cloned

specimens that will not be revealed at the trim test but will be revealed in the process of extraction. No product that fails a Category 2 screening will be released by Delta Labs Inc into the commercial cannabis market.

Cannabis feed stock is available as whole plants, branches, buds, and trim (leaves, stem, and perhaps some small buds). It is available both fresh and dried. Any of these variants can be CO2 extracted, but with differing results.

Feedstock type

Freshly harvested cannabis is quite fragrant due to terpenes, the compounds responsible for scent and flavor. Extract derived from fresh material has a higher terpene content than that made from dried material. It therefore has more flavor and demands a higher price. Relatively few manufacturers use fresh material however due to the following issues:

Fresh material

- The scent of fresh feedstock tends to be intense, causing issues for discrete transport
- It is very perishable and must be refrigerated, frozen, or processed quickly, usually within 24 hours of harvest
- It requires more processing than dried material because of the inherent water content. Increasing the number of processing steps and, overall processing time not only adds to manufacturing costs, but it also generally results in reduced yield and some level of product degradation.
- The resulting extract tends to be sticky and hard to work with
- Acquisition costs tend to be much higher per pound than for dried material (even though a substantial portion of what you are buying is water weight)
- To get fresh material you usually need to buy the whole plant

Terpenes are highly volatile and dissipate quickly, especially when heated or exposed to circulating air for curing. Although dried material will have a lower concentration than fresh material, dried feedstock is more readily available, has a lower cost per pound, is more stable, and takes up less storage space than the wet version. Growers that dry and store with care will preserve more cannabinoid and terpene content than less experienced or less skilled growers. Extract derived from dried material makes up the majority of the market.

Preparing the feedstock

Trim is the green material trimmed from the plant to expose the bud/flower and consists of the leaves, non-woody stems, and immature buds (popcorn). High quality trim will be free of any woody material and have an abundance of popcorn. Low quality material will be full of stems and devoid of popcorn. Cannabinoid concentration depends on the quality of trim and extraction yield will be between flower and stem.

The stems and roots are the most fibrous parts of the plant and they contain the lowest concentration of cannabinoids. They are difficult to process.

Plants from an indoor nursery tend to be of manageable size with stems that are pliable and of small diameter. Outdoor-grown plants, although usually healthier, can be more than ten feet high and ten feet in diameter. Processing this mass of material can be challenging, especially since the stems can be quite woody. Drying whole plants is difficult as it is hard to get consistent airflow throughout the plant, so whole plants tend to be used fresh.

Whole plants

While it is possible to stuff any kind of feedstock material into the extraction vessel as is, there are a number of reasons why this is almost never done:

- Large pieces of material have limited surface area, and therefore require large volumes of CO2 solvent for full extraction
- Loading unevenly shaped items into the extraction vessel, even if the material is compactable and strongly tamped down, will inevitably lead to air pockets that will ensure channeling (having the CO2 flow through one channel in the load rather than evenly throughout the load)
- Loading weights will vary as the feedstock material is non-homogeneous
- Preloading charges of material will be impossible

Both efficiency and yield are greatly improved by first breaking down the material into small particle sizes. The goal of grinding is to break up the plant material into very small pieces that are as homogenous as possible without degradation. This can be done using any kind of equipment that does the following:

- Grinding
- Cuts rather than compresses the feedstock
- Keeps the feedstock moving so that it does not heat up and release terpenes

In small-scale production a consumer grade food processor works well. In larger-scale production a commercial kitchen grade food processor is appropriate. When using a food processor, make sure to loosely pack the grinding chamber so that the machine can fully break down the feedstock without binding up, and thus heating the material. It is better to have more batches and cool material than fewer batches and warm material. At pilot-scale production (with the NPX units) an industrial grinding unit will allow flow through processing without heating.

Grinding generates cannabis dust. It should be done in a hood. If a hood is not available then personnel in the area should wear a mask and lab coat. Personnel should always wear lab gloves when handling cannabis.

Preparing Charges

Pre-making extraction charges enables processing efficiency.

- Get a tube (PVC, stainless steel, or other non-reactive material) that has a slightly smaller ID (inner diameter) than the extraction vessel ID.
- Prepare a form
- Measure the internal height of the extraction vessel.
- Mark that height on the tube.
- Cut the tube to be longer than that height by at least two inches.
- The sleeve should hold the material with minimal leakage, be flexible, be non-reactive, and allow CO2 to flow through.
- Select charge sleeves
- When filled, the sleeve must fit into the extract vessel without wrinkles or gaps as those would encourage channeling.
- Some common sleeves are women's stockings, cotton bags, cheesecloth bags mesh bags and mesh baskets.
- Grind the material (in fume hood wearing gloves from this point on)

- Grind the quantity of material that you will use in one day. The terpenes that remain in the dry material will dissipate quickly once the surface area has been exposed; the longer the material sits after grinding the lower the terpene concentration will be.
- Keep the ground material sealed in its container except when you are actively using it.

Create the first charge (note, should be done with each new feed material)

- Put the tube into the charge sleeve with the height marking at the top.
- Tare a container that will hold more than enough volume of ground cannabis to fill the tube when compacted.
- Fill and weigh the container (weight 1).
- Carefully transfer as much of the material in the container as possible into the tube, tamping down firmly to compress the ground cannabis to get rid of any air pockets, until the tube is filled to the height marking.
- Weigh the container holding the remaining ground cannabis (weight 2).
- The load weight for each of the additional charges will be (weight 1 – weight 2).
- Carefully lift up the tube while pushing the ground contents into the sleeve. A flexible plunger with the same ID as the tube will help greatly.
- Remove the tube from the charge sleeve leaving the ground cannabis in the sleeve.
- Seal the open end of the sleeve by tying it off or using a cable tie.
- Put the completed charge sleeve into a sealed container until ready to use.
- Put the tube into the charge sleeve with the height marking at the top.
- Weigh out the charge (weight 1 – weight 2)
- Carefully lift up the tube while pushing the ground contents into the sleeve. A flexible plunger with the same ID as the tube will help greatly.

Create remaining charges

- Remove the tube from the charge sleeve leaving the ground cannabis in the sleeve.
- Seal the open end of the sleeve by tying it off or using a cable tie.
- Put the completed charge sleeve into a sealed container until ready to use.

Fire Safety Plan

This is the written Fire Safety Plan for Delta Labs Inc. This plan addresses and meets the application requirements of the City of Antioch Cannabis Program Rules and Regulations.

Delta Labs Inc recognizes that a prime motivation for regulating commercial cannabis facilities is to protect the peace, health, safety, and welfare of the community from any issues that may arise as a result from a commercial manufacturing facility. Combustible events not only cause millions of dollars of property damage annually, but they also affect lives.

Because of the complex nature of a manufacturing facility, which combines low to moderate hazard manufacturing, it needs to meet safety standards for F-1 (moderate-hazard manufacturing), B (professional service), and M (merchant) occupancy classifications. To make sure we develop a fire protection plan adequate in all of these occupancy categories, we have partnered with an industry leader in commercial cannabis consulting to evaluate our building and assist us in crafting a comprehensive plan. In this section we give the details of our Fire Safety Plan crafted with their input. Upon being awarded a Conditional Use Permit to operate, Delta Labs Inc will contract with a state certified Fire Safety Professional to audit our plan according to local and state statute(s).

There are two components to fire safety: prevention and suppression.

Preventative Fire Measures

Areas of the Facility

Critical components of fire prevention in a manufacturing facility that includes:

- Complying with State and Local Fire Codes
- Ensuring Electrical Safety
- Good Housekeeping and Site Maintenance
- Adequate Signs and Notification for Hazardous Materials
- Fire Safety Training and Drills
- Effective Emergency Response Plans

Complying with State and Local Fire Codes

Delta Labs Inc will conform to all applicable sections of the California Fire Code, which is the latest edition. However, Delta Labs Inc recognizes that compliance with the following sections is particularly important:

- Section 903.2.3 C.F.C., pertaining to automatic sprinkler systems for Group F occupancies as discussed in Section 8.3.1. Group F occupancies refer to buildings or portions of buildings used for packaging, or processing operations similar to Delta Labs Inc manufacturing facility.
- Section 105.6.7. C.F.C., pertaining to combustible fiber storage rooms. The facility will have sprinklers as described in Section 8.3.1 in order to mitigate this potential fire hazard.
- Section 901.4.3. C.F.C., pertaining to clear identification of fire hydrant locations.

Electrical Safety

Delta Labs Inc recognizes the importance of electrical safety as a key feature of an effective fire protection plan. Delta Labs Inc will minimize workplace electrical hazards by specifying electrical equipment and designing electrical systems that conform to all the applicable electrical and fire codes for the City of Antioch. We will achieve optimal electrical safety for our facility in the following areas:

a. Electrical Systems Design
b. Electrical Equipment
c. Employee Training

Electrical System Design

The electrical systems for the facility will be designed and constructed in accordance with the California Electric Code (the latest code), and will include the following general electrical safety features:

- Conductors will be protected from overload by circuit breakers; feeders and branch circuits over 600 volts nominal will also have short-circuit protection.
- Only code-approved conductors and equipment will be installed or used.
- Conductors will be spliced or joined with suitable splicing devices.
- Electrical circuits and electrical equipment will be grounded to protect employees against electrical shock, safeguard against fire, and protect against damage to electrical equipment.
- Grounded/grounding conductors of an electrical circuit will be marked or color coded in a way that allows employees to identify and distinguish them from each other and from the other conductors in the circuit.

It should be noted that design and installation of the Electrical System will be complementing an already existing design developed by the owners of the manufacturing facility as they are also the general contractors for the original building.

Electrical Equipment

The safety of equipment will always be assessed in light of the following considerations:

- Whether electrical equipment has the manufacturer's name, trademark, or other descriptive marking by which the organization responsible for the product may be identified, as well as markings indicating voltage, current, wattage, or other ratings. If not, the equipment will not be installed.
- If parts of electrical equipment in ordinary operation produce arcs, sparks, flames, or molten metal: all electrical equipment with these attributes, will be enclosed or separated and isolated from all combustible material.
- Whether electrical insulation is adequate. When Delta Labs Inc staff ascertains that insulation is not adequate, appropriate adjustments and replacements will be made.
- What the heating effects are of equipment operation under conditions of use. Qualified staff will perform initial and periodic tests to determine the heat effects on electrical equipment. Equipment not meeting safety requirements will be replaced or repaired.
- Whether the equipment classification by type, size, voltage, and current capacity is appropriate for the equipment's intended use.

Employee Training

Delta Labs Inc will train all employees on safe procedures for working with or near electricity. Employees will know that smoking is strictly prohibited anywhere in the facility. They will be made aware of the locations of breakers and boxes, and of the location of emergency phones, panic buttons, and the appropriate procedures for using these devices. They will be trained to mind the following electrical safety guidelines:

- Tools, power cords, and electrical fittings are to be inspected for damage or wear prior to each use. Employees are not to use damaged equipment and must make sure worn wires are replaced.
- Employees are to tape cords to walls or floors when necessary for safe working conditions.
- Employees are not to use cords around exposed nails and staples as they can damage the cords and result in fire and shock hazards.
- Employees are to use cords or equipment only at the level of amperage or wattage for which they are rated.
- When working with or near electricity or power lines, employees are not to use non- wood ladders or other ladders made of conductive materials.
- Employees are not to use extension cords as substitutes for wiring improvements.
- Employees are to use only approved extension cords [i.e., those with the Underwriters Laboratory (UL) or Factory Mutual (FM) label].
- Access to circuit breakers or fuse boxes is not to be blocked at any time.
- Outlets or cords that have exposed wiring are not to be used.
- Power tools are not to be used with the guards removed.
- Power cords are to be kept away from heat, water, and oil to prevent damage to insulation or shock.
- Power cords are to be kept clear of tools during use.

Good Housekeeping and Site Maintenance

A responsible fire prevention plan includes good housekeeping procedures and maintenance of fire systems. The site will be kept clean at all times to prevent accumulation of waste, trash, and debris and minimize potential hazards. Waste, trash and debris will be disposed of on a regular basis in a safe, acceptable manner, and in accordance with applicable laws and ordinances. Fire control systems will be routinely checked and maintained.

Specifically, to limit the risk of fires, Delta Labs Inc intends to follow the procedures recommended by OSCHON in their public report to the Division of Workers' Compensation, which requires employees to:

- Minimize the storage of combustible materials.
- Make sure that doors, hallways, stairs, and other exit routes are kept free of obstructions.
- Dispose of combustible waste in covered, airtight, metal containers.
- Use and store flammable materials in well-ventilated areas away from ignition sources.
- Use only nonflammable cleaning products.
- Keep incompatible (i.e., chemically reactive) substances away from each other.
- Perform "hot work" (i.e., welding or working with an open flame or other ignition sources) in controlled and well-ventilated areas.
- Keep equipment in good working order (i.e., inspect electrical wiring and appliances regularly and keep motors and machine tools free of dust and grease).
- Ensure that heating units are safeguarded.
- Report all gas leaks immediately.
- Repair and clean up flammable liquid leaks immediately.
- Keep work areas free of dust, lint, sawdust, scraps, and similar material.
- Not rely on extension cords if wiring improvements are needed, and take care not to overload circuits with multiple pieces of equipment.
- Ensure that required hot work permits are obtained.
- Turn off electrical equipment when not in use.

To ensure proper functionality of our fire control systems, Davis Cannabis Company will ensure that equipment is maintained according to the manufacturers' specifications and according to local, state, and national requirements. Delta Labs Inc will only allow properly trained individuals to perform maintenance work.

Some of the items that will be subject to a schedule of routine maintenance and regular inspection are:

- Equipment installed to detect fuel leaks, to control heating, and to control pressurized systems;
- Portable fire extinguishers, automatic sprinkler systems, and fixed extinguishing systems;
- Detection systems for smoke, heat, or flame;
- Fire alarm systems; and
- Emergency backup systems and the equipment they support.

Signs and Notification for Hazardous Materials

Delta Labs Inc will comply with applicable local and state requirements regarding the posting of signs identifying the presence of hazardous materials on the facility site. This will include the posting of NFPA diamond signs used by emergency personnel to quickly and easily identify the risks posed by nearby hazardous materials.

In addition, Delta Labs Inc will comply with applicable local and state regulations regarding the notification of appropriate agencies in the event of release or threatened release of hazardous material into the workplace or environment. This includes providing all state, city, or county fire or public health or safety personnel and emergency rescue personnel with access to the facility as necessary to mitigate the emergency.

Delta Labs Inc shall regularly evaluate the presence of combustible materials. We recognize that certain types of substances can ignite at relatively low temperatures. To identify these types of substances and safe procedures for handling them, the following classification and handling procedures of flammable and combustible materials was obtained from OSCHON and will be a required part of employee training:

Class A Combustibles

These include common combustible materials (wood, paper, cloth, rubber, and plastics) that can act as fuel and are found in non-specialized areas such as offices. Rules to handle Class A combustibles safely:

- Dispose of waste daily.
- Keep trash in metal-lined receptacles with tight-fitting covers (metal wastebaskets
- that are emptied every day do not need to be covered).
- Keep work areas clean and free of fuel paths that could allow a fire to spread.
- Keep combustibles away from accidental ignition sources, such as hot plates, soldering irons, or other heat- or spark-producing devices.
- Store paper stock in metal cabinets.
- Store rags in metal bins with self-closing lids.
- Do not order excessive amounts of combustibles.
- Make frequent inspections to anticipate fires before they start.

Class B Combustibles

These include flammable and combustible liquids (oils, greases, tars, oil-based paints, and lacquers), flammable gases, and flammable aerosols. Rules to handle Class B combustibles safely:

- Use only approved pumps, taking suction from the top, to dispense liquids from tanks, drums, barrels, or similar containers (or use approved self-closing valves or faucets).
- Do not dispense Class B flammable liquids into containers unless the nozzle and container are electrically interconnected by contact or by a bonding wire. Either the tank or container must be grounded.
- Store, handle, and use Class B combustibles only in approved locations where vapors are prevented from reaching ignition sources such as heating or electric equipment, open flames, or mechanical or electric sparks.
- Do not use a flammable liquid as a cleaning agent inside a building (the only exception is in a closed machine approved for cleaning with flammable liquids).
- Do not use, handle, or store Class B combustibles near exits, stairs, or any other areas normally used as exits.
- Do not weld, cut, or grind near Class B combustibles.
- Do not use unsafe electrical appliances or equipment near Class B combustibles.
- Do not generate heat, allow an open flame, or smoke near Class B combustibles.
- Know the location of and how to use the nearest portable fire extinguisher rated for Class B fire.

Fire Safety Training and Drills

Delta Labs Inc will ensure that employees have the full benefit of receiving training upon hire, with regular refresher training throughout their employment. Random drills conducted at least twice a year will give employees the opportunity to practice protocols and allow us to assess the effectiveness of their training.

Training

One goal of training is to make sure employees understand the structural safeguards that are built in to our facility so they can rely on them appropriately and know if they are obstructed or malfunctioning. This means making sure employees:

- Are aware of the emergency exits and the location and types of fire extinguishers;
- Are aware of the fixed fire extinguishing systems at the facility and understand how these systems are designed to operate in a fire emergency;
- Are aware of the emergency lighting system and how it is supposed to work;
- Are familiar with the alarm system, knowing how to operate it, including methods of voice communication and activating sound signals such as bells, whistles, and horns; and
- Know the evacuation plan, including exit routes from building, the correct procedures to follow, locations of exit signs, and the meaning of different evacuation signals they may hear.

All employees will know:

- How to raise the alarm if there is fire.
- How to contact the fire Department.
- How to use fire-fighting equipment, including portable fire extinguishers.
- That exits are to remain clear of obstructions and that fire doors are to be unblocked and are not to be locked when employees are inside.

Evacuation plans will identify employees who will serve as floor wardens. Floor wardens are the go-to people during an emergency who will provide direction to the rest of the staff. Floor wardens receive special training on the execution of their functions.

Evacuation plans will also specify a) who stays behind to shut down critical facility equipment and b) how these individuals are to be evacuated.

Every employee will be briefed on the fire hazards specific to his or her individual job and on general matters such as:

- Proper handling and packaging of flammable waste.
- Housekeeping procedures for storage and cleanup of flammable materials and flammable waste.
- Proper cleaning and maintenance of heat producing equipment and storage of flammables away from this equipment.
- All employees will receive instruction on the general evacuation procedures:
- How and where to assemble and whom to report to. This is critical in order to be able to account for all employees.
- How to evacuate disabled employees.

Drills

Delta Labs Inc will conduct fire drills twice a year to assess everyone's fire emergency preparedness. management will periodically test employees on their knowledge of fire safety matters within the facility. All employees are required to participate in fire drills to test their knowledge in practice. In case they do not implement emergency procedures properly, employees will be required to review procedures and attend additional training and drill exercises.

Results of fire drills are recorded in Delta Labs Inc fire log, utilizing a check list that evaluates the following items:

Communication

- Was the fire alarm clearly heard in all areas?
- Was the public address system clearly heard in all areas? o Fire Department notified?
- Security notified?

Evacuation Team Personnel

- Did Floor Wardens report to respective stations?
- Did Floor Wardens carry out all assigned duties (building search, head count, etc.)

Containment of Fire

- Were all doors closed but not locked?
- Was a fire extinguisher taken to the location of the fire?

Evacuation

- Were corridors and exits found clear of obstructions?
- Did the evacuation proceed in a smooth and orderly manner? o Did visitors to the building take part in the drill?
- Was a status report given after relocation?

Utilities

- Were electrical appliances turned off? o Emergency lights left on?
- Was ventilating system shut down?

Records/Valuables

- Were important documents/cash, etc. secured or prepared for removal?

Emergency Response Plan

In addition to fire safety, Delta Labs Inc recognizes the importance of having an integrated emergency response plan that will include the following elements:

- Identification of the most common types of emergencies (bomb threats, fire and explosions, hazardous materials release, suspicious package, earthquakes, utility outage, gunfire, death or serious injury, workplace violence, hostage situation);
- Definition of the leadership structure for Delta Labs Inc in the event of an emergency;
- Emergency leadership roles and protocols (i.e. floor wardens and responsible persons);
- Identification of command centers;
- Classification of the severity of each emergency;
- General instructions for responding to each of the emergency types defined by Federal Emergency Management Agency (FEMA).
- General evacuation instructions.

Administrative and Non-Sensitive Proximity of the Facility

In addition to the foregoing, further fire safety measures must be adopted in the non-manufacturing space and surrounding areas that could be impacted by an emergency event:

- Promulgation of a strict no-smoking policy and other fire prevention rules to all members;
- Clearly marked and illuminated exits and evacuation routes; and
- A facility staff trained and routinely drilled in the proper procedures to evacuate personnel.

Promulgation of Policies and Procedures

- Explanation of fire prevention rules and emergency response procedures will be included in every employee intake and also be part of any authorized visitor indemnification agreement. This will include familiarizing visitors with the location of fire exists, routes of evacuation, sound of fire alarms, assembly points, and basic procedures to follow.
- Visitors will be advised that there will be no smoking permitted anywhere in the facility and that they may not bring hazardous or flammable materials into the facility.
- Clearly Marked Exits and Evacuation Routes
- Evacuation routes will be indicated at intake and during pre-entry to the facility, and clearly mapped in diagram form on well-displayed signs throughout the facility, as well as marked by required signage and illuminated exit signs.

Assigned Staff Roles and Training in Visitor Evacuation

- Staff will be trained in procedures to evacuate authorized visiting individuals in all possible circumstances and scenarios, and periodic fire drills will test the effectiveness of these procedures.
- At all times there will be an on-duty staff member (Ward 1) who will have responsibility for ensuring that all visitors have been evacuated in the event of an emergency. The visitor check-in list will be used for this purpose.
- A second on-duty staff member (Ward 2) will be responsible for conducting visitors to the emergency assembly area and staying with them throughout the emergency. Ward 2 will have responsibility for advising visitors on appropriate behaviors during evacuation and will normally be someone who is trained in first aid.

Fire Suppression

Delta Labs Inc will employ many techniques to mitigate and control fires if they occur. Smart mitigation techniques limit fire damage and conserve the resources of the City of Antioch Fire Department and other first responders, by reducing the number of incidents that require response by firefighters. These mitigation techniques include the following:

A. Fire Alarms
B. Sprinklers
C. Extinguishers
D. Monitoring Services
E. Fire Evacuation Plan

Fire Alarms

A fire alarm system will be designed and installed for the facility in conformance with the City requirements and NFPA 13. Our system will be a fully analog addressable fire alarm system, comprising a main fire alarm panel which can fully tie into a network accessible by Delta Labs Inc third party monitoring company, and is also expandable. The addressable fire alarm system helps detect fires early: all loop devices in the system are individually addressed to provide the panel with unique identification of each device. The addressable fire alarm system can be integrated with the building management system, CCTV, and access control systems to allow us to monitor safety and security from one central station.

The main fire alarm panel will be located in the security room. In compliance with the City of Antioch Fire Department requirement, a remote annunciator will be located outside the main lobby for access. Manual pull stations will be located at each exit. Audio/visual fire alarm devices will be located in the administrative entry, corridors, and restrooms. Smoke detectors will be located in electrical rooms, telephone rooms, and in the security room. The fire alarm system will be installed using open plenum rated design. The fire alarm system will monitor the sprinkler water flow and supervisory valves with addressable modules. There will be a communication dialer for central station notification upon receipt of alarm and trouble conditions.

Each HVAC unit will have one addressable duct smoke detector mounted on the supply side of the unit. Each duct smoke detector will have a relay contact for interfacing with the HVAC unit for shutdown in the event a duct smoke detector initiates an alarm. Monitoring of the fire alarm system will be provided by a third party monitoring company and the central station will be located with them. The fire alarm system proposed by Delta Labs Inc will meet all code requirements.

Details of all annunciation and control panels to be installed will be submitted to the Fire Department for review and approval prior to installation.

Sprinklers

A new wet-pipe, fire sprinkler system will be installed to meet requirements for the proposed commercial cannabis manufacturing facility. Hydraulic calculations indicate that an overhead density of .20 gpm over a 1,500 square-foot (slope ceiling add 30%) design area will satisfy the sprinkler needs without need for an in-rack sprinkler system. The density is derived from the National Fire Protection Association (NFPA) 2013 edition Ordinary Hazard Group II with a commodity classification. Max storage height will be 12 feet. The automatic sprinkler systems will be provided in all areas and will be designed to comply with the Salinas requirements and NFPA 13. A minimum of one shutoff valve and water flow device will be provided per zone. The sprinkler water flow and supervisory valves will be monitored by the new fire alarm system. Fire sprinklers to be quick response, 5.6k-factor. It will be 200 degrees above t-bar and 155 below t-bar.

Extinguishers

Fire extinguishers are a necessary tool in controlling fires prior to the arrival of emergency personnel. Delta Labs Inc intends on installing both fixed and portable extinguishers in key locations throughout the facility. The location of these extinguishers depends largely on the type of extinguisher. Fire extinguishers are divided into four basic categories, based on different types of fires. Each fire extinguisher also has a numerical rating that serves as a guide for the amount of fire the extinguisher can handle. The higher the number, the more fire-fighting power the fire extinguisher has.

The four categories of fire extinguisher are as follows.

- Class A extinguishers are for ordinary combustible materials such as paper, wood, cardboard, and most plastics. The numerical rating on these types of extinguishers indicates the amount of water it holds and the amount of fire it can extinguish.
- Class B fires involve flammable or combustible liquids such as gasoline, kerosene, grease and oil. The numerical rating for class B extinguishers indicates the approximate number of square feet of fire it can extinguish.
- Class C fires involve electrical equipment, such as appliances, wiring, circuit breakers and outlets. Class C extinguishers do not have a numerical rating. The C classification means the extinguishing agent is non-conductive.
- Class D fire extinguishers are commonly found in a chemical laboratory. They are for fires that involve combustible metals, such as magnesium, titanium, potassium, and sodium. These types of extinguishers also have no numerical rating, nor are they given a multi-purpose rating–they are designed for class D fires only.
- For fires involving a combination of these classifications, a fire extinguisher with ABC ratings must be used. This is the multipurpose dry chemical extinguisher. The ABC type is filled with monoammonium phosphate, a yellow powder that leaves a sticky residue that may be damaging to electrical appliances such as a computer.

Based on Delta Labs Inc operations, fire extinguishers at the proposed manufacturing facility will be the Class A, B, and C fire extinguishers. Both fitted and portable fire extinguishers will be located in accordance with National Fire Protection Association 10 (NFPA) and City of Antioch requirements, and as shown in the Fire Alarm Plan above.

Monitoring Services

Delta Labs Inc will use a third-party fire monitoring service, or "Remote Station Monitoring". Both the fire alarm and sprinkler system will be monitored for any alarm or trouble conditions. When an alarm signal is received, our contracted company will dispatch the fire City and the Davis Cannabis Company staff for corrective action.

All signals from our fire monitoring system are sent automatically to a UL listed central station at the remote site. The central station is staffed 24 hours a day, 365 days a year. All fire monitoring systems send an automatic signal to the central station every 24 hours. This is called a timer test. The timer test lets us know the system is operating normally and is not having any problems. If we do not receive a timer test, we know to take corrective action.

Our fire monitoring system has a fire communications module, or communications panel. The communications panel is required to have two conventional telephone lines by which the panel communicates with the central station.

As a life safety system, the fire monitoring system constantly supervises its wiring, phone lines, AC power, battery, and general operations. If one phone line should fail, the system uses the other phone line to call the central station and notify

of a phone line failure. The same is true of most other system problems; the system calls the central station and identifies the problem so the situation can be corrected.

Computer automation is an essential part of the central station operation. The computers receive alarm and trouble signals and present the information to the station operators. This allows us to take action as quickly and efficiently as possible.

Fire Evacuation Plan

Delta Labs Inc recognizes that the safe, orderly and prompt evacuation of our employees, patients, and any other building occupants depends not only on having the physical safety features of the building, such as fire extinguishers and fire alarms, in operating condition, but also on having an operational emergency evacuation plan. The cooperation and participation of every building occupant is essential. Every employee has an individual responsibility to know how to accomplish the evacuation when the fire alarm device sounds or when directed by a public authority or management representative. DFire Evacuation Plan consists of the following:

Pre-Planning the Escape

- The locations of fire alarm pull boxes will be clearly identified and all employees and patients will be made aware of them during their initial new employee or patient orientation and again in periodic refresher reviews and drills.
- Exits will be checked routinely to ensure there are always at least two unobstructed pathways out.
- The fire exits will be checked routinely to make sure they are usable.
- Periodic fire drills will be enacted to ensure patients and employees learn the sound of the building's fire alarm.
- Emergency telephone numbers will be posted near all telephones. Telephones will be located strategically throughout the building. A minimum of 4 telephones will be provided.
- Fire evacuation exit diagrams will be posted throughout the building.
- Exits will be clearly marked.

Evacuating If There Is A Fire or Fire Alarm

- When an employee discovers a fire or smoke condition, he/she must sound the building alarm by activating the nearest pull station, and make a follow-up call to 911. Red emergency telephones will be located strategically throughout the facility to ensure that employees have easy access to calling 911.
- Whenever the fire alarm is sounded, all employees must leave immediately. Employees must not assume the fire alarm is false or a test and wait to see what others do. In a fire, seconds count.
- Each employee must try to help others, if he/she can do so safely.
- Unless unusual conditions dictate otherwise, all employees must use the nearest stairway as this is the best evacuation route to the nearest exit.
- When leaving, each employee must close (not lock) the door behind himself or herself. If the door locks automatically, he/she shall take his/her key with him/her in case he/she needs to get back in for refuge.
- Once outside, he/she shall meet at his/her assembly point and take a head count to make sure everyone is out and accounted for. He/she must never attempt to re- enter the building to search for someone missing; he/she should let fire or police officials know.
- There will be 3 floor wardens who will be responsible for alerting employees during their training of the assembly point, and in an actual emergency they will be responsible for taking a head count to ensure everyone is accounted for once outside of the building. These individuals will serve as the main contact for emergency training and drills.
- Additionally, floor wardens will be provided a neon vest to wear so that they can be easily identified.

Checking The Doors And Avoiding Smoke Inhalation

- Before opening a door, each employee should make sure there is no fire on the other side by using the back of his/her hand to touch the door, door knob, or door frame.
- If the door, door knob, or door frame feels hot, the door shall not be opened, as there is probably fire on the other side. If the door, door knob, or door frame feels cool, the door should be opened slowly, and the employee shall leave the area and close the door behind them.
- Stay low when there is smoke.
- If an employee encounters smoke while escaping, he/she should crawl or get as low as they can, since the cleanest air will be within 1 to 2 feet from the floor. If the main exit is blocked by fire or smoke, the employee should use their alternate route. If this is not feasible, the employee shall go to the safest location and wait for rescue.
- Protecting Oneself If One Can't Escape
- He/she must close all doors between himself/herself and the fire.
- All cracks around doors must be sealed with cloth to keep the smoke out.
- He/she must call 911 to notify emergency personnel of his/her location.

Standardization of Procedures

Standardization of procedures is the only way to ensure accountability and comprehensive preparedness. Accordingly, Davis Cannabis Company has developed a set of standardized forms and checklists to ensure that our safety procedures are correctly implemented and followed. We provide a sample of these safety-procedure forms and checklists in the Exhibits appended to this Fire Safety Plan:

- Fire Risk Survey – Exhibit A
- General Fire Prevention Checklist – Exhibit B
- Exits Checklist – Exhibit C
- Flammable and Combustible Material Checklist – Exhibit D