

**Lead Agency:**

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone:1-925-655-2705

**Contra  
Costa  
County**



**John Kopchik**  
Director

**Aruna Bhat**  
Deputy Director

**Jason Crapo**  
Deputy Director

**Maureen Toms**  
Deputy Director

July 16, 2021

**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT  
A PROPOSED NEGATIVE DECLARATION**

**County File #'s: CDRZ20-03254 and CDLP21-02006**

**PROJECT TITLE: SGI Pacheco LLC, Cannabis Distribution Facility  
and Re-Zoning**

**TO:** RESPONSIBLE AND TRUSTEE AGENCIES, AND OTHERWISE INTERESTED AGENCIES, ORGANIZATIONS, AND INDIVIDUALS

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Community Development Division of the Department of Conservation and Development of Contra Costa County has prepared an initial study on the following project:

**Project Description**

The Contra Costa County Department of Conservation & Development (DCD) has received an application for a re-zoning and land use permit (**County File Numbers: CDRZ20-03254 and CDLP21-02006**) for changing the zoning of the subject site from Retail Business to C General Commercial for the purposes of establishing a cannabis distribution facility within an existing cannabis retail facility.

**Project Applicant**

SGI Pacheco LLC, (215) 582-7666  
728 E. Commercial St.  
Los Angeles, Ca 90012

**Project Location**

5753 Pacheco Boulevard  
Pacheco, Ca 94553  
APN: 125-032-031

## **WHERE TO REVIEW THE INITIAL STUDY**

The initial study can be viewed online at the following link: [California Environmental Quality Act \(CEQA\) Notifications | Contra Costa County, CA Official Website](#). Any sources of information referenced in the Initial Study can be provided upon request by contacting the project planner.

## **PUBLIC COMMENT PERIOD**

Prior to adoption of the Initial Study, the County will be accepting comments on the adequacy of the document during a 30-day public comment period; the Initial Study may be adopted at a future date in a public hearing following the public comment period. The period for accepting comments on the adequacy of the environmental document will begin on **Friday, July 16, 2021**, and extends to **Monday, August 16, 2021**. Any comments should be in writing and submitted to the following address:

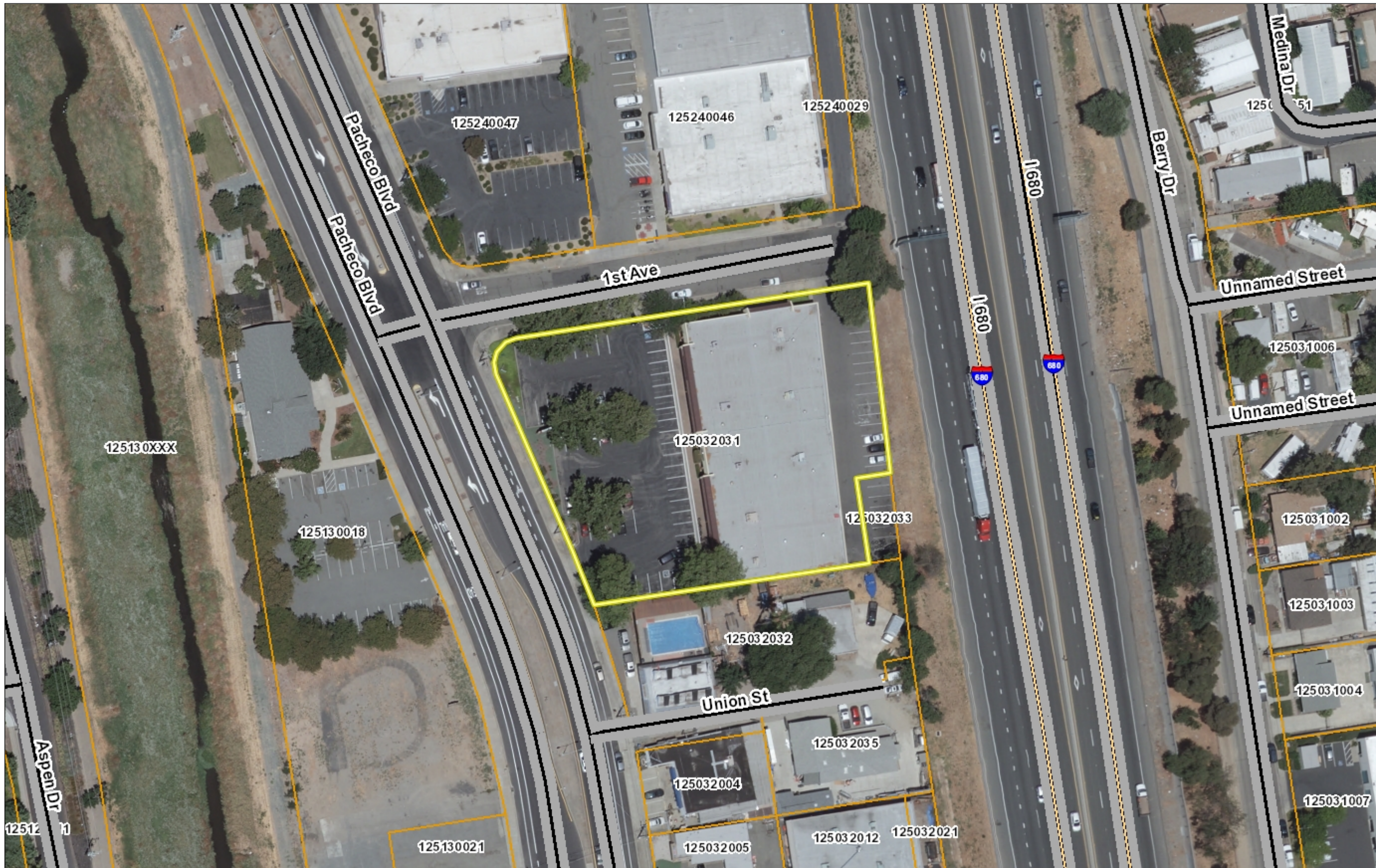
**Contra Costa County  
Department of Conservation & Development  
Community Development Division  
30 Muir Road  
Martinez, California 94553  
Attention: Francisco Avila, (925) 655-2866  
Email: [Francisco.Avila@dcd.cccounty.us](mailto:Francisco.Avila@dcd.cccounty.us)**

The County File Number stated above should be included in all correspondence.

Signature: Francisco Avila  
Francisco Avila, Principal Planner  
Contra Costa County  
Department of Conservation & Development

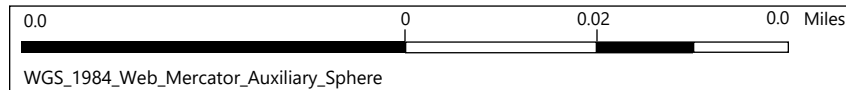
Cc: County Clerk's Office (2 copies)  
Adjacent Occupants and Property Owners  
Notification List

Att: Vicinity Map  
Site Plan



Legend

- City Limits
  - Highways
  - Highways Bay Area
  - Streets
  - County Boundary
  - Bay Area Counties
  - Assessor Parcels
- Aerials 2014
- Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

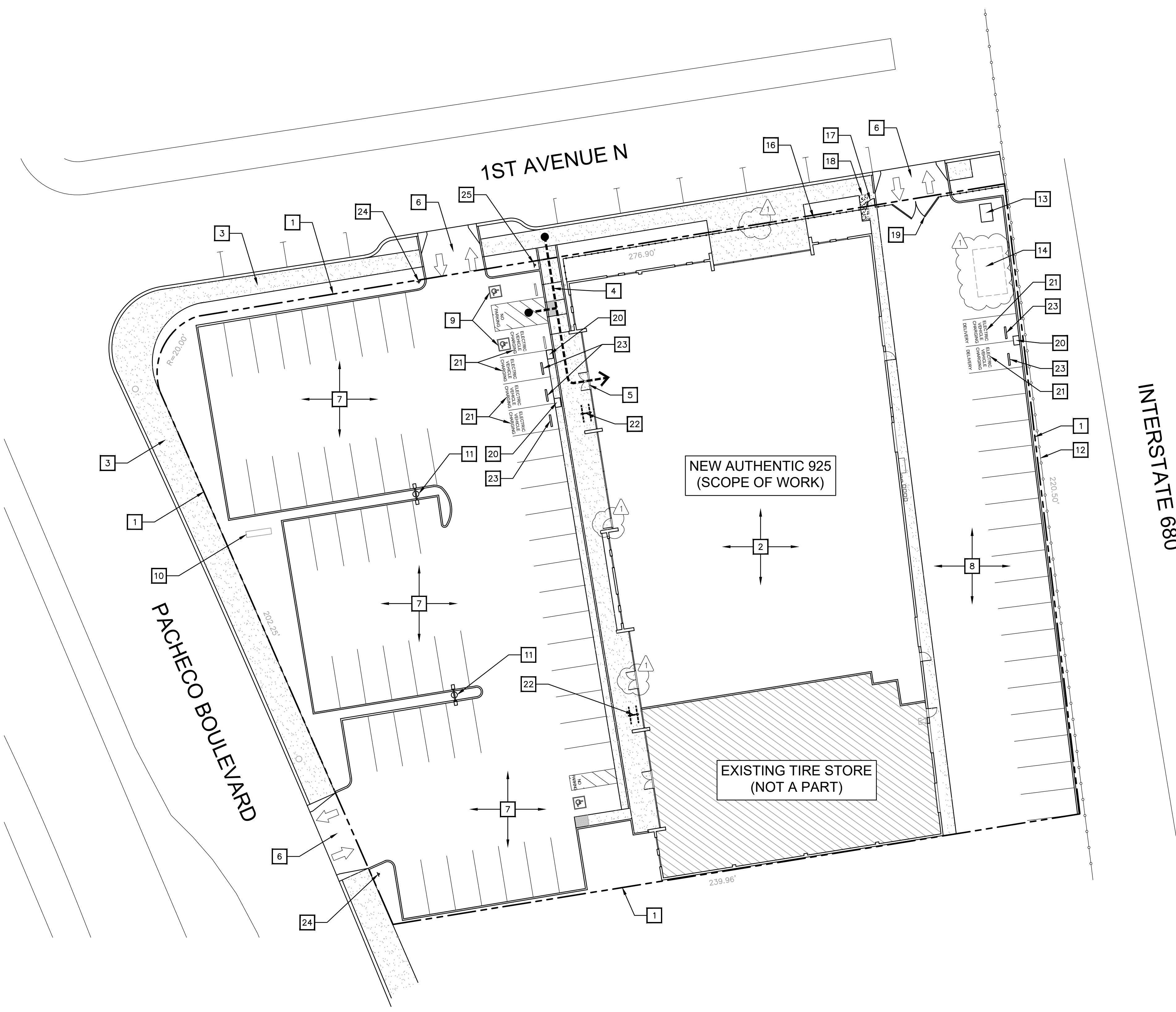
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 1,128



Notes

Contra Costa County -DOIT GIS



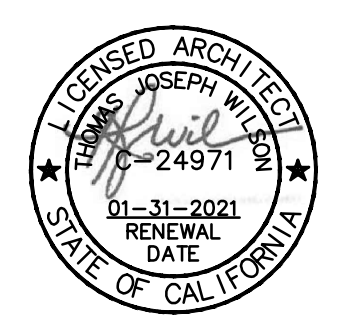
**SITE PLAN**  
SCALE: 1" = 20'-0"

**SHEET NOTES**

- 1 EXISTING PROPERTY LINE.
- 2 EXISTING BUILDING TO REMAIN. SEE SHEETS A2.0 AND A2.1 FOR DEMOLITION AND NEW WORK.
- 3 EXISTING PUBLIC STREET AND SIDEWALK TO REMAIN.
- 4 EXISTING ACCESSIBLE PATH FROM PUBLIC SIDEWALK, FROM BUS STOP, AND FROM ACCESSIBLE PARKING STALLS TO TENANT ENTRANCE.
- 5 EXISTING ACCESSIBLE TENANT ENTRANCE.
- 6 EXISTING DRIVEWAY TO REMAIN.
- 7 EXISTING PARKING LOT TO REMAIN.
- 8 EXISTING EMPLOYEE PARKING AND DELIVERY AREA TO REMAIN.
- 9 EXISTING ACCESSIBLE PARKING STALLS AND PATH OF TRAVEL. VERIFY THAT ALL ACCESSIBLE SITE ITEMS MEET ACCESSIBILITY STANDARDS PER NOTES AND DETAILS ON SHEETS A0.3 - A0.5. REPAIR OR REPLACE NON-COMPLIANT ITEMS.
- 10 EXISTING MONUMENT SIGN TO REMAIN. ANY CHANGES ARE A SEPARATE SIGN PERMIT AND NOT A PART OF THIS BUILDING PERMIT.
- 11 EXISTING SITE LIGHT TO REMAIN.
- 12 EXISTING CHAIN LINK FENCE ALONG FREEWAY RIGHT-OF-WAY TO REMAIN.
- 13 EXISTING ELECTRICAL TRANSFORMER TO REMAIN.
- 14 EXISTING TRASH AND RECYCLING AREA TO REMAIN.
- 15 (NOT USED)
- 16 NEW SECURITY FENCE. SEE DETAIL 5/A1.4.
- 17 NEW EXIT GATE WITH PANIC HARDWARE. GATE MUST MEET ALL ACCESSIBILITY REQUIREMENTS FOR EXIT DOORS. SEE ACCESSIBILITY NOTES AND DETAILS ON SHEETS A0.3 - A0.5.
- 18 PROVIDE NEW CONCRETE LANDINGS ON BOTH SIDES OF NEW PEDESTRIAN GATE AS REQUIRED TO MEET ACCESSIBILITY STANDARDS. SEE DETAILS 2/A0.4, 1/A1.4 AND 4/A1.4.
- 19 NEW DOUBLE GATES AT EXISTING DRIVEWAY FOR VEHICULAR ACCESS TO BACK OF BUILDING DELIVERY AREA.
- 20 NEW ELECTRIC VEHICLE CHARGING STATION TO SERVE TWO STALLS. SEE ELECTRICAL DRAWINGS.
- 21 NEW 1'-0" HIGH PAINTED LETTERS CENTERED IN PARKING STALL STATING: "ELECTRIC VEHICLE CHARGING".
- 22 NEW BICYCLE RACK TO ACCOMMODATE TWO BICYCLES. SEE DETAIL 2/A1.4.
- 23 NEW WHEEL STOP. SEE DETAIL 9/A1.2.
- 24 ACCESSIBLE SIGN AT SITE ENTRANCE DRIVEWAY. PROVIDE NEW SIGN IF MISSING OR IF EXISTING SIGN IS NOT COMPLIANT. SEE DETAIL 10/A1.2.
- 25 ACCESSIBLE DIRECTIONAL SIGN AT PEDESTRIAN ACCESS TO SITE. PROVIDE NEW SIGN IF MISSING OR IF EXISTING SIGN IS NOT COMPLIANT. SEE DETAIL 11/A1.2.
- 26 (NOT USED)

**TWA ARCHITECT**

TOM WILSON ARCHITECT, INC.  
920 First Street, Suite 202  
Benicia, CA 94510  
Tel: (707) 747-1231  
www.tw-architects.com



**GENERAL NOTES**

- A. THE EXISTING DEVELOPED SITE FOR THIS BUILDING INCLUDES ALL SITE ACCESSIBILITY REQUIREMENTS AND HAS BEEN APPROVED UNDER A SEPARATE BUILDING PERMIT. THE FOLLOWING ITEMS ARE EXISTING AND ARE NOT A PART OF THIS TENANT IMPROVEMENT PERMIT.
- EXISTING ACCESSIBLE PATH FROM PUBLIC SIDEWALK AND FROM BUS STOP TO BUILDING AND TO EACH TENANT ENTRANCE.
  - EXISTING SIGNAGE AT EACH DRIVEWAY ENTRANCE TO THE SITE INDICATING ACCESSIBILITY.
  - EXISTING ACCESSIBLE PARKING STALLS CLOSE TO EACH TENANT ENTRANCE.
  - EXISTING ACCESSIBLE PATH FROM ACCESSIBLE PARKING STALLS TO EACH TENANT ENTRANCE.

**AUTHENTIC 925**  
TENANT IMPROVEMENTS  
5753 PACHECO BOULEVARD  
PACHECO, CA 94553

**LEGEND**

- EXISTING ACCESSIBLE PATH FROM PUBLIC SIDEWALK, FROM BUS STOP, AND FROM ACCESSIBLE PARKING STALLS TO TENANT ENTRANCE

DATE:	07-23-2020
REV. NO.	REV. DATE
1	11-11-2020
2	
3	
4	

SITE PLAN

**A1.1**

JOB NO.: NSE11

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