



City of Costa Mesa

PLANNING COMMISSION

Agenda

Monday, February 28, 2022

6:00 PM

**City Council Chambers
77 Fair Drive**

The Commission meetings are presented in a hybrid format, both in-person at City Hall and virtually via Zoom Webinar. Pursuant to the State of California Assembly Bill 361(Gov. Code §54953(b)(3)) the Planning Commission Members and staff may choose to participate in person or by video conference.

You may participate via the following options:

1. Attending in person: If you are not fully vaccinated you are required to wear a mask while indoors at City Hall or the Council Chambers.
2. Members of the public can view the Commission meetings live on COSTA MESA TV (SPECTRUM CHANNEL 3 AND AT&T U-VERSE CHANNEL 99) or http://costamesa.granicus.com/player/camera/2?publish_id=10&redirect=true and online at [youtube.com/costamesatv](https://www.youtube.com/costamesatv).

3. Zoom Webinar:

Please click the link below to join the webinar:

<https://zoom.us/j/96060379921?pwd=N2lrbzhJM2hWU3puZkk1T3VYTXhoQT09>

Or sign into Zoom.com and “Join a Meeting”

Enter Webinar ID: 960 6037 9921 / Password: 595958

- If Zoom is not already installed on your computer, click “Download & Run Zoom” on the launch page and press “Run” when prompted by your browser. If Zoom has previously been installed on your computer, please allow a few moments for the application to launch automatically.
- Select “Join Audio via Computer.”
- The virtual conference room will open. If you receive a message reading, “Please wait for the host to start this meeting,” simply remain in the room until the meeting begins.
- During the Public Comment Period, use the “raise hand” feature located in the participants’ window and wait for city staff to announce your name and unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

Participate via telephone:

Call: 1 669 900 6833 Enter Webinar ID: 960 6037 9921 / Password: : 595958

During the Public Comment Period, press *9 to add yourself to the queue and wait for city staff to announce your name/phone number and press *6 to unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

4. Additionally, members of the public who wish to make a written comment on a specific agenda item, may submit a written comment via email to the PCPublicComments@costamesaca.gov. Comments received by 12:00 p.m. on the date of the meeting will be provided to the Commission, made available to the public, and will be part of the meeting record.

5. Please know that it is important for the City to allow public participation at this meeting. If you are unable to participate in the meeting via the processes set forth above, please contact the City Clerk at (714) 754-5225 or cityclerk@costamesaca.gov and staff will attempt to accommodate you. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City’s website.

Note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information. All pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments. Please e-mail to PCPublicComments@costamesaca.gov NO LATER THAN 12:00 Noon on the date of the meeting.

Note regarding agenda-related documents provided to a majority of the Commission after distribution of the agenda packet (GC §54957.5): Any related documents provided to a majority of the Commission after distribution of the Agenda Packets will be made available for public inspection. Such documents will be posted on the city's website and will be available at the City Clerk's office, 77 Fair Drive, Costa Mesa, CA 92626.

All cell phones and other electronic devices are to be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation.

Free Wi-Fi is available in the Council Chambers during the meetings. The network username available is: CM_Council. The password is: cmcouncil1953.

As a LEED Gold Certified City, Costa Mesa is fully committed to environmental sustainability. A minimum number of hard copies of the agenda will be available in the Council Chambers. For your convenience, a binder of the entire agenda packet will be at the table in the foyer of the Council Chambers for viewing.

The City of Costa Mesa aims to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is currently provided, the Clerk's office will attempt to accommodate in a reasonable manner. Please contact the City Clerk's office 24 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible 714-754-5225 or at cityclerk@costamesaca.gov. El objetivo de la Ciudad de Costa Mesa es cumplir con la ley de Estadounidenses con Discapacidades (ADA) en todos los aspectos. Si como asistente o participante en esta reunión, usted necesita asistencia especial, más allá de lo que actualmente se proporciona, la oficina del Secretario de la Ciudad intentara de complacer en una forma razonable. Favor de comunicarse con la oficina del Secretario de la Ciudad con 24 horas de anticipación para informarnos de sus necesidades y determinar si alojamiento es realizable al 714-754-5225 o cityclerk@costamesaca.gov.

PLANNING COMMISSION REGULAR MEETING

Monday, February, 28, 2022 - 6:00 P.M.

BYRON DE ARAKAL
Chair

JON ZICH
Vice Chair

DIANNE RUSSELL
Planning Commissioner

RUSSELL TOLER
Planning Commissioner

ADAM ERETH
Planning Commissioner

JOHNNY ROJAS
Planning Commissioner

JIMMY VIVAR
Planning Commissioner

TARQUIN PREZIOSI
Assistant City Attorney

JENNIFER LE
Director of Economic and
Development Services

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ELECTION OF OFFICER:

1. Selection of Liaison to the Housing and Public Service Grant Committee

ANNOUNCEMENTS AND PRESENTATIONS:

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA

Comments are limited to three (3) minutes, or as otherwise directed.

COMMISSIONER COMMENTS AND SUGGESTIONS

CONSENT CALENDAR:

None.

PUBLIC HEARINGS:

1. **PLANNING APPLICATION 21-13 IS A REQUEST FOR A 21-553
CONDITIONAL USE PERMIT TO ALLOW FOR A PHARMACEUTICAL
MANUFACTURING USE LOCATED AT 3030 AIRWAY AVENUE**

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 21-13, subject to conditions of approval.

Attachments: [Agenda Report](#)

- [1. Draft Planning Commission Resolution and Exhibits](#)
- [2. Applicant Letter](#)
- [3. Hazerdous Material Plan](#)
- [4. Vicinity Map](#)
- [5. Zoning Map](#)
- [6. Site Photos](#)
- [7. Project Plans](#)

OLD BUSINESS:

None.

NEW BUSINESS:

1. **CANNABIS RETAIL STOREFRONT AND NON-STOREFRONT 21-579
REGULATIONS - INFORMATIONAL PRESENTATION**

RECOMMENDATION:

Staff recommends that the Planning Commission:

Receive an informational presentation from staff, take public comment, and continue the item to the March 14, 2022 Planning Commission meeting.

Attachments: [Agenda Report](#)

DEPARTMENT REPORTS:

1. PUBLIC SERVICES REPORT

2. DEVELOPMENT SERVICES REPORT

CITY ATTORNEY REPORTS:

1. CITY ATTORNEY

ADJOURNMENT

Next Meeting: Planning Commission regular meeting, March 14, 2022 - 6:00 P.M.



City of Costa Mesa

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 21-553

Meeting Date: 2/28/2022

TITLE:

PLANNING APPLICATION 21-13 IS A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW FOR A PHARMACEUTICAL MANUFACTURING USE LOCATED AT 3030 AIRWAY AVENUE

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES
DEPARTMENT/PLANNING DIVISION

PRESENTED BY: CHRIS YEAGER, ASSOCIATE PLANNER

CONTACT INFORMATION: CHRIS YEAGER, 714.754.4883;
christopher.yeager@costamesaca.gov

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 21-13, subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT:

Etienne Runge is the authorized agent for the applicant, 3030 Airway Owner LLC.

BACKGROUND:

The property is zoned Industrial Park (MP) and has a General Plan land use designation of Industrial Park. The subject property is located on the east side of Airway Avenue between Kalmus Drive and Fischer Avenue. John Wayne Airport is located directly to the rear (east) of the property. The site contains an existing 77,100-square-foot industrial building, of which 51,000 square feet is proposed to be used for pharmaceutical manufacturing. The remainder of the space is occupied by a manufacturer of bath and spa parts. Two vehicle access driveways to the existing parking lot are provided to the site.

The previous use of the facility was a garment distribution and storage facility for a surf sportswear company (Rip Curl). The property to the north is a luxury auto storage facility and the property to the south is a multi-tenant building containing various airport service businesses.

The subject site is over 2,000 feet from the nearest residential development, the Baker Block. The City's homeless shelter is located over a half mile from the site at 3175 Airway Drive.

DESCRIPTION:

Planning Application 21-13 is a request for a Conditional Use Permit (CUP) to allow for a pharmaceutical manufacturing use within the MP (Industrial Park) zone. The project proposes a major tenant improvement to establish offices and laboratories (19,000 square feet), manufacturing (21,300 square feet), and warehousing uses (10,700 square feet). Exterior improvements include the removal and decommissioning of rooftop equipment, construction of a central utility plant, installation of an underground waste neutralization system, installation of an emergency generator, switchboards, compressed air systems, bulk tanks, transformer, modification of parking, and the installation of additional landscaping. The facility would be operated by Avid Biosciences, is proposed to operate 24 hours a day, and is projected to employ approximately 50 people over the next five years.

Pursuant to the Costa Mesa Municipal Code (CMMC) land use matrix section 13-30, the manufacturing of pharmaceuticals requires a CUP in the MP zone in order to operate.

ANALYSIS:

Proposed Use

According to Avid Biosciences, the company is a contract development and manufacturing organization focused on development and manufacturing of biopharmaceutical products derived from mammalian cell culture. The biopharmaceutical company is currently headquartered in Tustin and is expanding due to an increase in demand. The subject site will act as an additional biotechnology facility which will focus on gene therapy manufacturing.

Overall, the facility will operate similar to other light industrial manufacturing uses in the area. The facility is subject to regulatory controls and approvals including local, State, US Food and Drug Administration (FDA), and European Medicines Agency (EMA). Various inspections from regulators and clients will occur on-site to ensure compliance with best practices and regulations.

Development Services staff have coordinated with City's Fire Marshal to ensure that the proposed use conforms to the Fire Code in regard to the use and storage of chemicals and any necessary emergency response plan. In the event that Avid Biosciences needs to dispose of hazardous material, they have a contract with ACT enviro - a professional California licensed chemical disposal company - to remove and properly dispose of the waste. A detailed hazardous material plan has been provided by the applicant and is provided as Attachment 3. Odors and noise are not anticipated for this type of light manufacturing uses. Condition of approval (COA) No. 10 has been added to ensure that any odors (if generated) are not detectable outside of the subject property. In addition, on-site equipment would be subject to compliance with the City's noise ordinance.

According to the applicant, the largest quantity of waste generated on site will be disposed of to the sanitary sewer. Therefore, the applicant is proposing to install a waste neutralization system to ensure production drainage to the sanitary sewer will be maintained within permitted specifications, as determined by the Orange County Sanitation District (OCSd). The applicant is currently in discussion with OCSd and Costa Mesa Sanitation District regarding sewer disposal. COA No. 11 requires that the applicant coordinate with the sanitary district, comply with discharge requirements and regulations, and obtain a wastewater discharge permit if required prior to issuance of building permits.

Shipping and receiving is proposed to occur at the rear of the property at the existing loading dock, directly adjacent to John Wayne Airport and is anticipated to occur approximately three times per week. No distribution vehicles are proposed to be stored on-site while not in use. The loading location at the rear of the building in proximity to the airport is appropriate and will minimize operational noise from the site.

Site Design and Landscaping

Overall, the project does not propose any major exterior modifications. The project proposes to decommission and remove the majority of the roof top mechanical equipment and to construct a new central utility plant at the south east corner of the property (on grade). In addition, the applicant proposes to install an emergency generator and an underground waste neutralization system on the south side of the building. COA No. 12, requires that the applicant work with staff to determine the final design of the central utility plant, emergency generator, and waste neutralization system to ensure that all equipment be completely screened and screening is compatible with the Costa Mesa Municipal Code (CMMC) and the existing building architecture.

In order to allow for the above mentioned modifications, the project proposes to modify the number of parking spaces on site. For industrial uses, the CMMC Section 13-89 requires a “sliding scale” parking requirement and specifies three parking spaces shall be provided per 1,000 square feet of gross floor area for the first 25,000 square feet of building; two parking spaces shall be provided per 1,000 square feet of gross floor area between 25,000 and 50,000 square feet of building; and one and one-half parking spaces shall be provided per 1,000 square feet of gross floor area over 50,001 square feet of building. Therefore, based on the building square footage of 78,700 square feet, the property requires 131 parking spaces. The proposed site plan includes 151 parking spaces to be provided on-site and therefore has a surplus of 20 parking spaces.

Table 1 - Parking Summary	
Existing Parking Stalls	161 spaces
Proposed Parking Stalls	151 spaces
Required Parking Stalls	131 spaces

The applicant has provided a preliminary landscape plan. The existing property features a front landscape setback, which is entirely sod, as well as various other landscape areas throughout the property. The applicants have proposed to screen the existing backflow preventer in the front landscape setback with a hedging shrub. In addition, four trees are proposed to be planted in the front landscape setback. COA No. 6 requires that prior to building permit issuance, a final landscape plan shall be approved by Planning Staff and should include species, size of the new landscaping materials and the requirement that any landscaping used for screening is properly irrigated and maintained. Additional landscaping will bring the site into closer conformance to City landscape requirements and improve the site compared to existing conditions.

Tenant Improvement

As part of the project, the applicant is proposing a phased tenant improvement. Phase 1 includes the construction of offices and laboratories located toward the front of the building, including the

development of a large open office area surrounded by private offices, file storage, conference/breakout-rooms, restrooms and administrative services. An analytical development quality control area is also proposed in Phase 1.

Phase 2 includes the construction of the manufacturing and warehousing areas including additional labs, preparation areas, storage areas, shipping/receiving areas, and a new main electrical room.

Each phase will include the installation of equipment and set-up for the use of chemicals for pharmaceutical purposes. As part of the plan check process, a detailed equipment and chemical list will be reviewed to ensure compliance with all building and fire codes, consistent with the hazardous materials plan provided as part of the application.

Security

The facility is proposed to be secured with on-site camera surveillance systems, entry intrusion detection, and alarms that will be monitored by an outside security monitoring company. All exterior doors and some interior areas are proposed to be maintained with entry access controls and some finished products such as cell and gene therapy curative medicines will be stored in a fully secured, access controlled, alarmed, limited access dedicated freezer.

GENERAL PLAN CONFORMANCE:

The property has a General Plan designation of Industrial Park. Under the General Plan designation, industrial uses are allowed. As a result, the proposed pharmaceutical manufacturing use conforms to the City's General Plan. The following evaluates the proposed project's consistency with the most relevant goals, objectives, and policies of the General Plan.

Policy LU-1.1 *Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the community.*

Consistency: The site is in an industrial area of the City which has a diverse mix of industrial uses. The pharmaceutical manufacturing use is compatible with the surrounding neighborhood and the General Plan land use designation, zoning, and surrounding uses. The use is over 2,000 feet from the nearest residential property and will provide employment opportunities for approximately 50 people.

Objective LU-6C: *Retain and expand the City's diverse employment base, including office, retail/service, restaurants, high-tech, action sports, boutique and prototype manufacturing, and industrial businesses.*

Consistency: The project will redevelop a vacant industrial suite and will provide space for a pharmaceutical manufacturing facility which will provide high-tech jobs in Costa Mesa. The use, as conditioned, will not negatively affect the surrounding area.

JUSTIFICATIONS FOR APPROVAL:

Pursuant to CMMC Section 13-29 (g)(2), CUP Findings, in order to approve the project, the Planning

Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of the proposed project, based on an assessment of facts and findings which are also reflected in the draft Resolution.

- The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

As conditioned, the proposed project will be compatible with uses that exist within the general area in that it is an industrial project in a predominantly developed industrial sector of the City. The proposed site improvements and landscaping will improve and enhance the appearance of the property from Airway Avenue and the tenant improvements will enhance the existing industrial building. The project is over 2,000 feet from the nearest residences and, therefore, would have no effect on residential properties.

- Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

The development will be required to comply with all applicable California Building and Fire Code requirements to ensure the project is not materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. The use will be subject to State, Federal, and other applicable regulations. As conditioned, the industrial use is compatible with other similar uses in the area and will not negatively affect the welfare of surrounding industrial properties.

- Granting the conditional use permit will not allow a use, density or intensity, which is not in accordance with the general plan designation and any applicable specific plan for the property.

The project site is zoned MP (Industrial Park) and has a General Plan Designation of Industrial Park. The project does not propose to expand the existing facility and complies with the intent of the Zoning Code as it pertains to building height, setbacks, parking, and overall Project Floor Area Ratio and will not allow a use which is not compatible with the General Plan. The project will bring the property into closer conformance with the City Landscaping Code.

ENVIRONMENTAL DETERMINATION:

The project is exempt from the provisions of the California Environmental Quality Act under section 15301 (Class 1) Existing Facilities. The exemption applies to the operation, repair, maintenance, permitting, or minor alteration of existing private structures, facilities, mechanical equipment involving negligible or no expansion of the use.

ALTERNATIVES:

The Planning Commission has the following alternatives:

1. Approve the project: The Planning Commission may approve the project as proposed, subject to the conditions outlined in the attached Resolution.

2. Approve the project with modifications: The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow for additional information or analysis. In the event of significant modifications to the proposal, staff will return with a revised resolution incorporating new findings and/or conditions.
3. Deny the project: If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application and provide facts in support of denial to be included in a resolution for denial. If the project were denied, the applicant could not submit substantially the same type of application for six months.

LEGAL REVIEW:

The draft Resolution has been approved as to form by the City Attorney's Office.

PUBLIC NOTICE:

Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. Mailed notice. A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property.
2. On-site posting. A public notice was posted on each street frontage of the project site.
3. Newspaper publication. A public notice was published once in the Daily Pilot newspaper.

As of this report, no written public comments have been received. Any public comments received prior to the February 28, 2022 Planning Commission meeting will be provided separately.

CONCLUSION:

The proposed CUP is consistent with the City's Zoning Code and General Plan and, as conditioned, would not have a detrimental impact to surrounding properties or the general neighborhood. The proposed pharmaceutical manufacturing use will provide a job center for high-tech manufacturing jobs and will add a biotech and pharmaceutical manufacturing company to the City. Staff recommends that the Planning Commission approve the project, subject to the conditions of approval.



City of Costa Mesa

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 21-553

Meeting Date: 2/28/2022

TITLE:

PLANNING APPLICATION 21-13 IS A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW FOR A PHARMACEUTICAL MANUFACTURING USE LOCATED AT 3030 AIRWAY AVENUE

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES
DEPARTMENT/PLANNING DIVISION

PRESENTED BY: CHRIS YEAGER, ASSOCIATE PLANNER

CONTACT INFORMATION: CHRIS YEAGER, 714.754.4883;
christopher.yeager@costamesaca.gov

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 21-13, subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT:

Etienne Runge is the authorized agent for the applicant, 3030 Airway Owner LLC.

BACKGROUND:

The property is zoned Industrial Park (MP) and has a General Plan land use designation of Industrial Park. The subject property is located on the east side of Airway Avenue between Kalmus Drive and Fischer Avenue. John Wayne Airport is located directly to the rear (east) of the property. The site contains an existing 77,100-square-foot industrial building, of which 51,000 square feet is proposed to be used for pharmaceutical manufacturing. The remainder of the space is occupied by a manufacturer of bath and spa parts. Two vehicle access driveways to the existing parking lot are provided to the site.

The previous use of the facility was a garment distribution and storage facility for a surf sportswear company (Rip Curl). The property to the north is a luxury auto storage facility and the property to the south is a multi-tenant building containing various airport service businesses.

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development of a large open office area surrounded by private offices, file storage, conference/breakout-rooms, restrooms and administrative services. An analytical development quality control area is also proposed in Phase 1.

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Security

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Consistency: The site is in an industrial area of the City which has a diverse mix of industrial uses. The pharmaceutical manufacturing use is compatible with the surrounding neighborhood and the General Plan land use designation, zoning, and surrounding uses. The use is over 2,000 feet from the nearest residential property and will provide employment opportunities for approximately 50 people.

Objective LU-6C: *Retain and expand the City's diverse employment base, including office, retail/service, restaurants, high-tech, action sports, boutique and prototype manufacturing, and industrial businesses.*

Consistency: The project will redevelop a vacant industrial suite and will provide space for a pharmaceutical manufacturing facility which will provide high-tech jobs in Costa Mesa. The use, as conditioned, will not negatively affect the surrounding area.

JUSTIFICATIONS FOR APPROVAL:

Pursuant to CMMC Section 13-29 (g)(2), CUP Findings, in order to approve the project, the Planning

Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of the proposed project, based on an assessment of facts and findings which are also reflected in the draft Resolution.

- The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

As conditioned, the proposed project will be compatible with uses that exist within the general area in that it is an industrial project in a predominantly developed industrial sector of the City. The proposed site improvements and landscaping will improve and enhance the appearance of the property from Airway Avenue and the tenant improvements will enhance the existing industrial building. The project is over 2,000 feet from the nearest residences and, therefore, would have no effect on residential properties.

- Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

The development will be required to comply with all applicable California Building and Fire Code requirements to ensure the project is not materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. The use will be subject to State, Federal, and other applicable regulations. As conditioned, the industrial use is compatible with other similar uses in the area and will not negatively affect the welfare of surrounding industrial properties.

- Granting the conditional use permit will not allow a use, density or intensity, which is not in accordance with the general plan designation and any applicable specific plan for the property.

The project site is zoned MP (Industrial Park) and has a General Plan Designation of Industrial Park. The project does not propose to expand the existing facility and complies with the intent of the Zoning Code as it pertains to building height, setbacks, parking, and overall Project Floor Area Ratio and will not allow a use which is not compatible with the General Plan. The project will bring the property into closer conformance with the City Landscaping Code.

ENVIRONMENTAL DETERMINATION:

The project is exempt from the provisions of the California Environmental Quality Act under section 15301 (Class 1) Existing Facilities. The exemption applies to the operation, repair, maintenance, permitting, or minor alteration of existing private structures, facilities, mechanical equipment involving negligible or no expansion of the use.

ALTERNATIVES:

The Planning Commission has the following alternatives:

1. Approve the project: The Planning Commission may approve the project as proposed, subject to the conditions outlined in the attached Resolution.

2. Approve the project with modifications: The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow for additional information or analysis. In the event of significant modifications to the proposal, staff will return with a revised resolution incorporating new findings and/or conditions.
3. Deny the project: If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application and provide facts in support of denial to be included in a resolution for denial. If the project were denied, the applicant could not submit substantially the same type of application for six months.

LEGAL REVIEW:

The draft Resolution has been approved as to form by the City Attorney's Office.

PUBLIC NOTICE:

Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. Mailed notice. A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property.
2. On-site posting. A public notice was posted on each street frontage of the project site.
3. Newspaper publication. A public notice was published once in the Daily Pilot newspaper.

As of this report, no written public comments have been received. Any public comments received prior to the February 28, 2022 Planning Commission meeting will be provided separately.

CONCLUSION:

The proposed CUP is consistent with the City's Zoning Code and General Plan and, as conditioned, would not have a detrimental impact to surrounding properties or the general neighborhood. The proposed pharmaceutical manufacturing use will provide a job center for high-tech manufacturing jobs and will add a biotech and pharmaceutical manufacturing company to the City. Staff recommends that the Planning Commission approve the project, subject to the conditions of approval.

RESOLUTION NO. PC-2022-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 21-13 FOR A CONDITIONAL USE PERMIT TO ALLOW FOR A PHARMACEUTICAL MANUFACTURING USE LOCATED AT 3030 AIRWAY AVENUE

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, Planning Application 21-13 was filed by Etienne Runge, authorized agent for the property owner, 3030 Airway Owner LLC requesting approval of the following: Conditional Use Permit (CUP) to allow for a pharmaceutical manufacturing use within the MP zone. The project proposes a tenant improvement for offices and laboratories (19,000 square feet), manufacturing (21,300 square feet), and warehousing (10,700 square feet). Exterior improvements include the removal of rooftop equipment, construction of a central utility plant, installation of an underground waste neutralization system, installation of an emergency generator, switchboards, compressed air systems, bulk tanks, transformer, modification of parking, and the installation of additional landscaping.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 28, 2022 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 (Class 1), for Existing Facilities.

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application 21-13 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application 21-13 and upon

applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 28th day of February, 2022.

Byron de Arakal, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2022- __ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on February 28, 2022 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Scott Drapkin, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2022-__

EXHIBIT A

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(2) because:

Finding: The proposed use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

Facts in Support of Findings: As conditioned, the proposed project will be compatible with uses that exist within the general area in that it is an industrial project in a predominantly developed industrial sector of the City. The proposed site improvements and landscaping will improve and enhance the appearance of the property from Airway Avenue and the tenant improvements will enhance the existing industrial building. The project is over 2,000 feet from the nearest residences and, therefore, would have no effect on residential properties.

Finding: Granting the conditional use permit will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

Facts in Support of Finding: The development will be required to comply with all applicable California Building and Fire Code requirements to ensure the project is not materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. The use will be subject to State, Federal, and other applicable regulations. As conditioned, the industrial use is compatible with other similar uses in the area and will not negatively affect the welfare of surrounding industrial properties.

Finding: Granting the conditional use permit will not allow a use, density, or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.

Facts in Support of Finding: The project site is zoned MP (Industrial Park) and has a General Plan Designation of Industrial Park. The project does not propose to expand the existing facility and complies with the intent of the Zoning Code as it pertains to building height, setbacks, parking, and overall Project Floor Area Ratio and will not allow a use which is not compatible with the General Plan. The project will bring the property closer into conformance with the City landscaping code.

- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:

- a. The proposed use is compatible and harmonious with uses both on site as

well as those on surrounding properties. The project would be compatible with surrounding industrial uses. No parking or environmental impacts are anticipated.

- b. Safety and compatibility of the design of the parking areas, landscaping, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered. The proposed use would not substantially increase traffic or parking demand at the industrial facility.
 - c. The project, as conditioned, is consistent with the General Plan and the land use designation of Industrial Park.
 - d. The planning application is for a project-specific case and does not establish a precedent for future development. Approval will apply to this project-specific location. Conditions have been included that are specific to the proposed project.
- D. **Finding:** The project is exempt from the provisions of the California Environmental Quality Act under CEQA Guidelines Section 15301 (Class 1) for Existing Facilities. The Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion or use beyond what that is existing at the time of the lead agency's determination. Because the tenant improvements at the project site will not include major alterations or expansion to the existing building and because the proposed use is similar to the prior use of the subject suite, the project qualifies for this exemption.
- E. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT B

CONDITIONS OF APPROVAL

- Plng.
1. The use shall be limited to the type of operation described in the application and this staff report: a pharmaceutical manufacturing use within an existing industrial building. Any change in the operational characteristics shall be subject to Planning Division review and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
 2. The conditions of approval, code requirements, and special district requirements of PA-21-13 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 3. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers and/or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by the City.
 4. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 5. A copy of the conditions of approval for the conditional use permit must be kept on premises and present to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
 6. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets. Trees and shrub species, count, location and size will be subject to Planning Division approval.

7. The business shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever security and operational measures that are necessary to comply with this requirement.
8. The conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorize hereby for a period of 180 days or more. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the Director of Economic and Development Services or his designee, any of the findings upon which the approval was based are no longer applicable.
9. Any activity not consistent with all of the terms and conditions of all applicable zoning approvals and approved plans granted by the city is considered a nuisance and will be required to be immediately abated.
10. Odor control devices and techniques shall be incorporated to ensure that odors from the use are not are not detected outside the property, anywhere on adjacent property or public right-of-way, or within any other units located within the same building. Building and mechanical permits must be obtained from the Building Division prior to work commencing on any part of the odor control system.
11. Prior to building permit issuance, the applicant shall contact the Sanitary District to determine if a wastewater discharge permit is required, comply with applicable discharge requirements, and obtain a wastewater discharge permit if required.
12. Prior to issuance of a building permit, the applicant shall work with the Planning Division to determine the design of the new central utility plant, emergency generator, and waste neutralization system areas including screening. The design shall include fully screened equipment that is compatible with the existing building and surrounding development.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- | | |
|-------|---|
| Plng. | <ol style="list-style-type: none"> 1. The project is subject to compliance with all applicable Federal, State, and local laws. A copy of the applicable Costa Mesa Municipal Code requirements has been forwarded to the Applicant and, where applicable, the Authorized Agent, for reference. 2. The property owner is responsible for the maintenance of the landscaping on their property. Any dead, dying, or diseased trees, shrubbery, vines, groundcover, or turf, must be replaced within sixty (60) days of written notice from the development services or public services departments. |
|-------|---|

Tree stakes shall be removed when no longer needed to support the tree. Landscaping shall be maintained in an orderly and healthy condition. This shall include proper pruning according to International Society of Arborists (ISA) standards, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and application of appropriate quantities of water to all landscaped areas. Compost and/or mulch used as a groundcover shall maintain a consistent two (2)-inch minimum layer over soil.

3. Water conservation required: Landscape maintenance practices shall be employed which foster long-term landscape water. The practices may include, but not be limited to, performing routine irrigation system repair and adjustments, scheduling irrigation based on the California Irrigation Management Information System, use of moisture-sensing or rain shut-off devices, conducting water audits and prescribing the amount of water applied per landscaped acre.
4. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
5. Parking spaces shall be striped in accordance to the City's Parking Design Standards.
6. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. Operations shall comply with noise standards contained in CMMC Title 13, Chapter 13, Noise Control.
7. Truck Deliveries shall not occur anytime between the hours of 8:00 pm and 7:00 am.
8. Approval of the planning application is valid for two years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official; 2) a certificate of occupancy has been issued; or 3) the use has been established and a business license has been issued. A time extension can be requested no less than 30 days or more than 60 days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Economic and Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.

- Bldg. 9. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
10. Comply with the requirements of the following adopted codes Code, 2019 California Building Code, 2019 California Electrical code, 2019 California Mechanical code , 2019 California Plumbing code , 2019 California Green Building Standards Code and 2019 California Energy Code (or the applicable adopted, California Building code California Electrical code, California Mechanical code California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites ,facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2019 California Building Code.
11. Prior to the Building Division issuing a demolition permit, contact South Coast Air Quality Management District located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909- 396-2000
Or
Visit their web site
<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>
The Building Division will not issue a demolition permit until an Identification number is provided by AQMD.
12. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.
- Fire 13. Comply with the 2019 CFC as adopted and amended by the City of Costa Mesa.

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

- AQMD 1. Applicants shall contact the Air Quality Management District (AQMD) at 1-(800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD



December 23, 2021

City of Costa Mesa
Development Services Department
77 Fair Drive,
Costa Mesa, CA 92628

Re: Biopharmaceutical Manufacturing - Conditional Use Permit
3030 Airways Ave, Costa Mesa CA 92626
APN: 427-083-02

To Whom it May Concern,

CRB respectfully submits this letter as intent to apply for a Conditional Use Permit for the referenced project. The subject project is located at 3030 Airways, Costa Mesa, CA 92626. The project is currently zoned as Industrial Park (MP). The project is surrounded by industrial zoned properties to the north, the south, the west, and with the Santa Ana Airport located directly to the east. In accordance with the City of Costa Mesa's Municipal Code, MP zones require Conditional Use Permits for facilities that manufacture chemical products, paints, pharmaceutical and plastics. We are proposing the site to be used for manufacturing of pharmaceutical products.

The existing building is a one-story type V-B construction sprinklered with a total area of 77, 100 sf. There is currently one tenant occupying a portion of the exiting building (21,600sf) and they are a company called the Balboa Water Group (manufacturer of bath and spa parts). Avid Bioservices Inc. (manufacturer of pharmaceutical products) would occupy the remaining 51,000 sf for manufacturing of biopharmaceutical products. These proposed spaces will include the following:

Biopharmaceutical Manufacturing Suites	21,300 sf
Warehouse	10,700 sf
Office/Administration & Labs	19,000 sf

The Conditional Use Permit requires the project design team to justify the use of this site for manufacturing of biopharmaceutical products. We believe the proposed project site is ideal for manufacturing of the biopharmaceutical products for the following reasons:

1. The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area. The site is zoned as Industrial Park (MP) per the attached General Plan Land Uses.



The site is surrounded by Industrial Park properties to the north, south, west and the Santa Ana Airport to the east.

2. Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. Since the proposed site is not near residential areas or other occupancies that could impact the health, safety, and general welfare of the public.
3. Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property. The proposed use will include office space (B occupancy), warehouse (S-1 occupancy) and pharmaceutical manufacturing (F-1 occupancy). The proposed use is consistent with the previous use of the site.

For the reasons noted above, we believe the project is suitable for manufacturing of pharmaceutical products. Thus, we respectfully request that the Conditional Use Permit be granted. Please let us know if you have any questions or concerns or should you wish to discuss this proposal further.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Etienne Runge'.

Etienne Runge AIA, NCARB, RID

Architect of Record

CRB
14661 Franklin Ave., Suite 125
Tustin, CA 92780
Cell: (714) 235-1533

Background:

Avid Bioservices, Inc., (Avid) is a Contract Development and Manufacturing Organization (CDMO) with over 29 years of biologics development experience and 20 years as a biopharmaceutical CDMO experience in Orange County California. Avid has extensive experience leading their clients through manufacturing process validations and has a long (more than 16 years) commercial manufacturing history working with both large and small pharmaceutical organizations. Avid possesses extensive expertise in transitioning molecules through the product life cycle from early development into commercial manufacturing. Currently, Avid operates over 100,000 ft² of laboratory manufacturing space at the Tustin, California facility. Avid is planning to open 53,000 ft² of an expanded CDMO services at the Costa Mesa facility which will produce potentially life saving therapies on site.

Process Description:

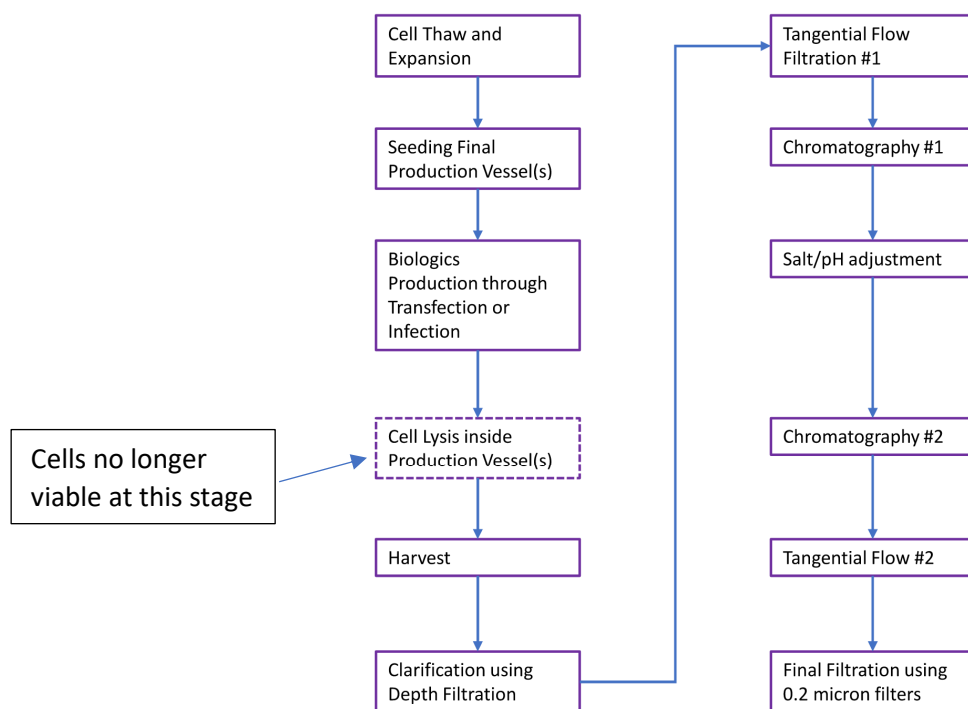
Avid's manufacturing process requires a sterile environment to produce its vectors for the cell and gene therapy markets. The facility will operate both bench scale lab operations and clean room manufacturing, similar to Avid's existing Tustin facility. The clean room environment is maintained with HEPA filtered air and defined air pressure differentials to maintain a "clean" manufacturing environment. These pressure differentials provide for a sterile manufacturing environment within the suite. Additionally, Avid will install a back-up emergency generator to maintain these pressure differentials and clean manufacturing areas in the event of a power outage. Avid's manufacturing process entails the use of enclosed bioreactors to provide optimal growth conditions and enclosed operations post cell growth. As a result, the entire manufacturing process is enclosed in growth vessels which vent through a 0.2 micron filter to prevent product aerosols from unintentionally being released from the bioreactors and to provide optimal growth in safe conditions to prevent contamination from the outside environment affecting the growth of the product.

Avid's chemical handling practices include the use of fume hoods during handling, appropriate storage when not in use and employee training in chemical safety and spill response. All containers are kept closed unless adding or accumulating and precautions are taken when transporting hazardous materials. Secondary containment is used for storage where appropriate. Spill kits are available throughout the facility.

Due to vessel's 0.2 micron exhaust filtration, process controls, facility pressurization design, waste sump system to contain liquid waste disposal prior to treatment and disposal, safe chemical handling practices, employee training and spill response procedures in place, Avid does not anticipate the unintended release of any production related material or chemical to the environment.

The diagram below displays the general production flow in the clean room manufacturing suites of the Costa Mesa facility. The process is contained within primary vessels or containers and a secondary container to maintain both sterility and safety of operations. The containerization of the material throughout the production is the standard operating process throughout the facility.

Biologics Production Outline



On site Chemical Storage and Usage:

Raw chemicals will typically be received and maintained on site in containers not exceeding 1 gallon for liquids and 10 lbs for solids, with a few minor exceptions. Any biological material received will be delivered frozen by courier (FedEx or similar) in an insulated box not exceeding 1 ft³. The only chemicals maintained in quantities that require reporting to the Orange County Certified Unified Program Agencies (CUPA) through the California Environmental Reporting System (CERS) are the following:

Common Name	CAS	State	Maximum Daily Quantity	Quantity
Oxygen	7782-44-7	Gas	460 ft ³	2 cylinders
Liquid nitrogen	7727-37-9	Liquid	121 gallons	2 dewars
Carbon Dioxide	124-38-9	Gas	460 ft ³	2 cylinders
WASTE - Flammable Liquids		Liquid	55 gallons	1 drum

The remaining chemicals used on site will be predominantly nutrient media, buffers and salts for cell growth, purification and agents to provide facility disinfection as required for a sterile manufacturing environment.

No chemical classes will be stored on site in excess of permitted quantities regulated by the Orange County Fire Authority, as specified in California Fire Code Table 5003.1.1. See Chemical Classification and Summary Report in attachment 1 and the 2019 CBC.

Waste Generation and Disposal:

Any hazardous wastes generated on site will be removed by a licensed hazardous waste hauler to a permitted disposal facility. Currently at the Tustin facility, Avid does not generate routine hazardous waste in quantities that would be designated as a large quantity generator by the State of California. It is anticipated that the Avid Costa Mesa site will not be considered a large quantity generator of hazardous waste either. The only anticipated hazardous waste to be routinely generated on site will be flammable liquids (alcohols). It is anticipated that these drums of flammable waste will be periodically shipped off site by a licensed hazardous waste hauler.

All consumable solid material used in the manufacturing process will be removed periodically as a regulated waste by a licensed waste hauler to an appropriate disposal facility.

Avid will be installing a waste neutralization system to ensure production drainage to the sanitary sewer will be maintained within permitted specifications, as determined by the Orange County Sanitation District. Avid currently maintains wastewater permit (1-571332) from the Orange County Sanitation District for the waste neutralization system in operation at the Tustin facility and will be installing a similar system at the Costa Mesa facility. Avid is currently in discussion with OCSD and Costa Mesa Sanitation District regarding sewer disposal for the facility. The largest quantity of waste generated on site will be disposed of to the sanitary sewer. See Burt Operators Manual in attachment 2.

Emergency Response:

Avid maintains an Emergency Response Contingency Plan that is reviewed and approved by the Orange County Fire Authority (CUPA). Within this plan are requirements for specific training and response procedures that all laboratory and manufacturing staff receives annually. Avid maintains ample spill response and containment supplies to keep any spill contained within the production facility. See Avid Emergency Response and Contingency Plan in attachment 3.

Environmental Permitting:

Avid has initiated the process of obtaining a California EPA ID for the disposal of any hazardous wastes.

Avid has initiated the process of obtaining an industrial waste permit from the Orange County Sanitation Department and the Costa Mesa Sanitation Department for the disposal of any material to the sanitary sewer.

Avid has initiated the process of obtaining a California Environmental Reporting Service (CERS) permit for the possession of all reportable hazardous materials.

Avid has prepared a chemical classification report and summary for review by the Orange County Fire Authority.

If you have any questions, do not hesitate to contact the undersigned individual.

Avid Representative

Date

Attachment 1

Avid Biosciences: Hazardous Chemical Inventory

December 2021

Executive Summary

Avid Biosciences (Avid), through Kasai Consulting provided Zova with a list of approximately 1060 chemical/product names and quantities for 1 Control Area. Of these Zova determined that 150 unique chemical/product entries met CFC reporting standards. All hazard categories appear to be within aggregate Maximum Allowable Quantities per CFC 5003.1.1(1) and 5003.1.1(2) assuming buildings are equipped throughout with an approved automatic sprinkler system in accordance with CFC 903.3.1.1. Avid should review this Hazardous Chemical Inventory and the assumptions made to ensure that these are representative of the Avid inventory.

Assumptions:

1. Missing quantities assigned: 460 CF each for Carbon Dioxide, Oxygen and Compressed air; 460 L for Liquid Nitrogen; 25 Gal for Flammable Hazardous Waste
2. Sodium Cyanoborohydride from Aldrich was assumed to be in 1M THF

Scope:

Provide Hazardous Chemical Inventory tables for 1 Control Area provided by Avid. As agreed to by Avid:

1. Physical State (Solid, Liquid, Gas), if not provided, is ascertained by retrieved Safety Data Sheet (SDS) or if ambiguous, based upon Avid supplied Product Numbers or Units.
2. Concentrations: Unless stated or determined by SDS, we assume 95+%.
3. Solvents: Unless stated in Avid supplied chemical list or SDS, we will assume most common solvent based on reputable chemical supplier's SDS. If ambiguous we will assume most hazardous solvent unless otherwise stated.
4. Hazardous information is based upon government supplied information (e.g. CERS) and/or SDS retrieved from reputable chemical supplier (typically Sigma, Fisher, Matrix Scientific etc.).

Report contents:

1. Summary of abbreviations used in the report
2. Hazardous Chemical Inventory including summary table
3. Appendix: *California Fire Code Table 5003.1.1: Maximum Allowable Quantity per Control Area of Hazardous Materials*

Disclaimer

Although every effort is made to ensure the accuracy, currency and completeness of the information, Zova Systems does not guarantee, warrant, represent or undertake that the information provided is correct, accurate or current. Zova Systems is not liable for any loss, claim, or demand arising directly or indirectly from any use or reliance upon the information.

Summary of abbreviations used in the report

Abbreviation	CFC Hazard Class
CF	Combustible Fibers
CG	Compressed Gases - Inert
CL2	Combustible Liquids II
CL3A	Combustible Liquids III-A
CL3B	Combustible Liquids III-B
CR	Corrosives
CRY	Cryogenic Fluids
EX	Explosives
FG	Flammable Gases
FL1A	Flammable Liquids I-A
FL1B	Flammable Liquids I-B
FL1C	Flammable Liquids I-C
FL1C/CL2	FL1C OR CL2: Cannot distinguish by information provided in SDS
FS	Flammable Solids
HT	Highly Toxics
OP	Organic Peroxides - Unclassified Detonable
OP1	Organic Peroxides I
OP2	Organic Peroxides II
OP3	Organic Peroxides III
OP4	Organic Peroxides IV
OP5	Organic Peroxides V
OX1	Oxidizers 1
OX2	Oxidizers 2
OX3	Oxidizers 3
OX4	Oxidizers 4
OXG	Oxidizer Gas, Gaseous
PY	Pyrophorics
TX	Toxics
UR1	Unstable Reactives 1
UR2	Unstable Reactives 2
UR3	Unstable Reactives 3
UR4	Unstable Reactives 4
WR1	Water Reactives 1
WR2	Water Reactives 2
WR3	Water Reactives 3

Other abbreviations:

ns	SDS does not state relevant properties
n/a	not applicable
FP	Flash Point
BP	Boiling Point
MP	Melting Point
MAQ	Maximum Allowable Quantity
CFC	California Fire Code

Avid Biosciences Hazardous Chemical Inventory 2021

1. Summary of CFC categories for **Control Area 1**
2. Hazardous Chemical Inventory Tables for Avid Biosciences

Avid Biosciences CONTROL AREA 1: Chemical Inventory Hazards Summary

Summary of CLOSED IN-USE Hazardous Materials (YELLOW exceeds CFC limits)

	CLASS		Open IN-USE			Closed IN-USE			Storage			Aggregate MAQ* per CFC 5003.1.1(1), 5003.1.1(2)
			Solid (lb)	Liquid (gal)	Gas (cu.ft.)	Solid (lb)	Liquid (gal)	Gas (cu.ft.)	Solid (lb)	Liquid (gal)	Gas (cu.ft.)	
PHYSICAL HAZARDS	Combustible Fiber	CF	0	0	0	0	0	0	0	0	0	100 CF
	Combustible Liquid II	CL2	0	0	0	0	59.76	0	0	0	0	240 gal
	Combustible Liquid IIIA	CL3A	0	0	0	0	1.74	0	0	0	0	660 gal
	Combustible Liquid IIIB	CL3B	0	0	0	8.82	12.87	0	0	0	0	13200 gal
	Compressed Gas	CG	0	0	0	0	0	1380	0	0	0	NL
	Cryogenics	CRY	0	0	0	0	121.52	0	0	0	0	NL
	Explosives	EX	0	0	0	0	0	0	0	0	0	0.25 lb
	Flammable Cryogenic Liquids	FCL	0	0	0	0	0	0	0	0	0	90 gal
	Flammable Gas	FG	0	0	0	0	0	0.07	0	0	0	2000 CF
	Flammable Liquid IA	FL1A	0	0	0	0	0	0	0	0	0	60 gal
	Flammable Liquid IB	FL1B	0	0	0	0	159.85	0	0	0	0	240 gal
	Flammable Liquid IC	FL1C	0	0	0	0	8.31	0	0	0	0	240 gal
	Flammable Solids	FS	0	0	0	0.55	0	0	0	0	0	250 lb
	Organic Peroxide (UD)	OP	0	0	0	0	0	0	0	0	0	0.25 lb, 0.025 gal
	Organic Peroxide I	OP1	0	0	0	0	0	0	0	0	0	2 lb, 0.2 gal
	Organic Peroxide II	OP2	0	0	0	0	0	0	0	0	0	100 lb, 10 gal
	Organic Peroxide III	OP3	0	0	0	0	0	0	0	0	0	250 lb, 25 gal
	Organic Peroxide IV	OP4	0	0	0	0	0	0	0	0	0	NL
	Organic Peroxide V	OP5	0	0	0	0	0	0	0	0	0	NL
	Oxidizer Class 4	OX4	0	0	0	0	0	0	0	0	0	0.25 lb, 0.025 gal
	Oxidizer Class 3	OX3	0	0	0	0	0.40	0	0	0	0	4 lb, 0.4 gal
	Oxidizer Class 2	OX2	0	0	0	7.72	3.87	0	0	0	0	500 lb, 50 gal
	Oxidizer Class 1	OX1	0	0	0	0.66	2.51	0	0	0	0	4000 lb, 400 gal
	Oxidizing Gas	OXG	0	0	0	0	0	460	0	0	0	3000 CF
	Pyrophorics	PY	0	0	0	0	0	0	0	0	0	1 lb, 0.1 gal
	Unstable Reactive 4	UR4	0	0	0	0	0	0	0	0	0	0.25 lb, 0.025 gal
	Unstable Reactive 3	UR3	0	0	0	0	0	0	0	0	0	2 lb, 0.2 gal
	Unstable Reactive 2	UR2	0	0	0	0	0	0	0	0	0	100 lb, 10 gal
	Unstable Reactive 1	UR1	0	0	0	1.10	0	0	0	0	0	NL
	Water Reactive Class 3	WR3	0	0	0	0	0	0	0	0	0	10 lb, 1 gal
	Water Reactive Class 2	WR2	0	0	0	0	2.38	0	0	0	0	100 lb, 10 gal
	Water Reactive Class 1	WR1	0	0	0	148.81	0	0	0	0	0	NL
HEALTH HAZARDS												
	Highly Toxic	HT	0	0	0	0.55	0.13	0	0	0	0	20 lb, 2 gal
	Toxic	TX	0	0	0	34.96	23.32	0	0	0	0	1000 lb, 100 gal
	Corrosive	CR	0	0	0	175.73	50.93	0	0	0	0	10000 lb, 1000 gal

* Assumes buildings equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1

Avid Biosciences Hazardous Chemical Inventory: CONTROL AREA 1

1 CHEMICAL NAME	2 CAS#	3 CONC (%)	4 STATE	5 CLASSIFICATION (CD/CF/CL=Combustible Dust/Fiber/Liquid; CG=Compressed Gas; CR=Corrosive; CRY=Cryogenic Liq; EX=Explosive; FL/FS/FG=Flammable Liq/Solid/Gas; HT=Highly Toxic; OP=Organic Peroxide; OX=Oxidizer, OXG=Oxidizing Gas; PY=Pyrophoric; T=Toxic; UR=Unstable Reactive; WR=Water Reactive)	6 PROPERTIES (ns=Not Specified in SDS; FP=Flash Pt; BP=Boiling Pt)	7 QUANTITIES			Units	LOCATION (Room)
						IN USE- OPEN SYSTEM	IN USE- CLOSED SYSTEM	STORAGE		
1-Butylamine, 99%	109-73-9	95+	L	CR, FL1B, TX	ns		0.053		gal	
1-Propanol HPLC Grade	71-23-8	95+	L	FL1B	FP=22C; BP=97C		1.057		gal	
2 M Sulfuric Acid	7664-93-9	20	L	CR	ns		1.057		gal	
2,2'-Azobis(2-methylpropionamide) dihydrochloride	2997-92-4	95+	S	TX	LD50 Oral Rat=500mg/kg		0.110		lbs	
2-Mercaptoethanol	60-24-2	95+	L	CL3B, TX	LD50 Oral=244 mg/kg; LD50 Dermal=150 mg/kg		0.079		gal	
2-Propanol	67-63-0	95+	L	FL1B	FP=12C; BP=82C		5.283		gal	
Isopropyl Alcohol, 70%	67-63-0	70-90	L	FL1B	FP=22C; BP=81C		4.250		gal	
AccQ Tag, Eluent A Concentrate	n/a	n/a	L	CL3B	FP>93C		0.528		gal	
Acetic Acid	64-19-7	95+	L	CR, CL2	pH=2.4 at 60.05 g/L; LD50 Oral=3,310 mg/kg; LD50 Dermal=1,060 mg/kg; FP=39C		1.347		gal	
Acetic Acid, Glacial	64-19-7	95+	L	CR, CL2	pH=2.4 at 60.05 g/L; LD50 Oral=3,310 mg/kg; LD50 Dermal=1,060 mg/kg; FP=39C		13.209		gal	
Acetic Anhydride	108-24-7	95+	L	CL2, CR	ns		0.079		gal	
Acetone	67-64-1	95+	L	FL1B	FP=1F; BP=133F		6.340		gal	
Acetonitrile	75-05-8	95+	L	FL1B	FP=6C; BP=81C, LC50 Inh Mouse 4H=6mg/L		25.625		gal	
Aminophenylboronate A6XL (20% EtOH)	n/d	n/a	L	CL2	FP=44C		5.283		gal	
Ammonium Hydroxide Solution	1336-21-6	30-50	L	CR, TX	pH=11.7; LD50-Oral: 350 mg/kg		0.555		gal	
Ammonium Hydroxide, 6.00 Normal	1336-21-6	21	L	CR	ns		0.132		gal	
Ammonium Molybdate TS	n/a	n/a	L	HT, CR	ns		0.132		gal	
Ammonium Sulfide Solution	12135-76-1	30-50	L	FL1B, CR	FP=20C, BP=40C		0.026		gal	
Benzyl Alcohol, N.F.	100-51-6	95+	L	CL3B, TX	LD50 Oral Rat=1,630mg/kg; LC50 Inh Rat 4h>4.2mg/L; FP=101C		0.793		gal	
GelCode® Blue Stain Reagent	n/a	n/a	L	CR	pH<2		0.132		gal	
Buffer, Reference Standard pH 12.45	n/a	n/a	L	CR	ns		0.660		gal	
Butane Fuel	68476-86-8	95+	G	FG, CG	LEL=-117F		0.069		CF	
Butyl Sepharose High Performance	n/a	n/a	L	CL2	FP=38-43C		5.389		gal	
Capto Adhere	64-17-5	14-19	L	CL2	FP=38-43C		0.634		gal	
Capto Adhere Impres	64-17-5	14-19	L	CL2	FP=38-43C		0.528		gal	
Capto Core 400	64-17-5	14-19	L	CL2	FP=38-43C		1.585		gal	
Capto MMC Impres	64-17-5	14-19	L	CL2	FP=38-43C		1.585		gal	
Capto Q	64-17-5	14-19	L	CL2	FP=38-43C		1.638		gal	
Carbon Dioxide (CO2)	124-38-9	95+	G	CG	ns		460.000		CF	
CiDehol 70, Isopropyl Alcohol Solution 70%	67-63-0	70-90	L	FL1B	FP=22C; BP=81C		21.896		gal	
Minnicare Cold Sterilant	n/a	n/a	L	CR, OX2	pH=0.8		1.754		gal	
Compressed Air	132259-10-0	95+	G	CG	ns		460.000		CF	
Coomassie Brilliant Blue R-250 Staining Solution	n/a	n/a	L	FL1C, CR	FP=23-60C		1.057		gal	
Copper (II) Sulfate Pentahydrate	7758-99-8	95+	S	TX, CR	LD50 Oral=300 mg/kg		7.716		lbs	
Cryocool Heat Transfer Fluid	n/a	n/a	L	CL2	FP=42C		0.500		gal	
Dimethyl Sulfoxide	67-68-5	95+	L	CL3B	FP=203F; BP=3720F		0.763		gal	
Dimethylformamide	68-12-2	95+	L	CL2	FP=57.5; BP=153C		0.013		gal	
EP Color Standard B, Brown	n/a	n/a	L	CR	ns		0.063		gal	
Eshmun HX	64-17-5	10-30	L	FL1C	FP=35C		0.159		gal	

Avid Biosciences Hazardous Chemical Inventory: CONTROL AREA 1

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						IN USE- OPEN SYSTEM	IN USE- CLOSED SYSTEM	STORAGE		
Eshmun S	64-17-5	10-30	L	FL1C	FP=35C		0.005		gal	
Ethanol for HPLC Grade, denatured	64-17-5	95+	L	FL1B	FP=14C; BP=78-80C		3.170		gal	
Ethyl Alcohol 190 Proof	64-17-5	95+	L	FL1B	FP=14C; BP=78-80C		3.000		gal	
Ethyl Alcohol, Pure	64-17-5	95+	L	FL1B	FP=14C; BP=78-80C		32.436		gal	
Ethylene Glycol	107-21-1	95+	L	CL3B	FP=232F		1.057		gal	
Ferric Chloride TS, 9% (w/v)	10025-77-1	9	L	CR	ns		0.132		gal	
Ferric Citrate	3522-50-7	95+	S	UR1	ns		1.102		lbs	
Ferrous Sulfate	7720-78-7	95+	S	TX	Oral Rat LC50=319mg/kg		2.205		lbs	
Formaldehyde Solution	50-00-0	37	L	CL2, CR, TX	FP=56C;		0.284		gal	
Formic Acid	64-18-6	95+	L	CL2, CR	LD50 Oral=1,076 mg/kg; LC50 15,000 ppm; FP=156F		1.506		gal	
Fractogel EMD DMAE (M)	n/a	n/a	L	FL1C	FP=35C		0.370		gal	
Fractogel EMD SE Hicap (M)	n/a	n/a	L	FL1C	FP=35C		0.568		gal	
Fractogel EMD SO3-	n/a	n/a	L	FL1C	FP=35C		0.264		gal	
Fractogel EMD TMAE Hicap (M)	n/a	n/a	L	FL1C	FP=35C		0.264		gal	
Gel Code Blue Stain Reagent	n/a	n/a	L	CR	pH<2		0.132		gal	
Glycerol	56-81-5	95+	L	CL3B	FP=320F; BP=182C		0.132		gal	
Guanidine Hydrochloride	50-01-1	95+	S	TX	LD50 Oral Rat=774mg/kg; LC50 Inh Rat 4H=3.2mg/L		3.307		lbs	
Hexane	110-54-3	95+	L	FL1B	FP=-10F		0.264		gal	
Hexmethylenetetramine	100-97-0	95+	S	FS	FP=250C		0.551		lbs	
HPLC Flushing Solvent	n/a	n/a	L	FL1B	FP=-20C, BP=82.4C		0.793		gal	
Hydrochloric Acid	7647-01-0	30-50	L	CR	ns		2.731		gal	
Hydrochloric Acid, 32-38%	7647-01-0	30-50	L	CR	ns		1.321		gal	
Hydrochloric Acid, 36.5-38.0%	7647-01-0	30-50	L	CR	ns		0.132		gal	
Imidazole	288-32-4	95+	S	CR, TX	ns		11.023		lbs	
Immersion Oil	n/a	95+	L	CL3B	ns		0.125		gal	
Iodoacetic Acid	64-69-7	95+	S	CR, TX	ns		0.110		lbs	
Kit Gram Stain Stabilized	n/a	n/a	L	FL1B	ns		0.264		gal	
Liquid Nitrogen (N2)	7727-37-9	n/a	L	CRY	ns		121.519		gal	
Lithium Tetraborate	12007-60-2	95+	S	CR, TX	LD50 Oral Rat=500 mg/kg		0.551		lbs	
Manganese Chloride, Tetrahydrate	13446-34-9	95+	S	CR, TX	LD50 Oral Rat=236 mg/kg		2.205		lbs	
Methanol	67-56-1	95+	L	FL1B, TX	FP=9.7C; BP=64.7C; Oral LD50<=143mg/kg human		14.001		gal	
Methotrexate	59-05-2	95+	S	TX	ns		0.001		lbs	
Methyl Red TS 2	n/a	n/a	L	FL1B	ns		0.132		gal	
MiniChrom Column ESHMUNO CP-FT	n/a	n/a	L	FL1C	FP=35C		0.001		gal	
Monoethanolamine	141-43-5	95+	L	CL3B, CR, TX	FP=170C; LD50 Oral=2,140 mg/kg; LD50 Dermal=1,000 mg/kg		0.132		gal	
N,N,N',N'-Tetramethylethylenediamine	110-18-9	95+	L	CR, FL1B	BP=120C; FP=62F		0.026		gal	
N,N-Dimethylformamide	68-12-2	95+	L	CL2	FP=57.5; BP=153C		0.132		gal	
NativePage 20X Running Buffer	6976-37-0	10-30	L	CR	ns		0.793		gal	
Ni Sepharose 6 Fast Flow	n/a	n/a	L	CL2	FP=38-43C		0.053		gal	
Nickel (II) Sulfate Hexahydrate	10101-97-0	95+	S	TX	LD50 Oral=175 mg/kg		2.205		lbs	
Nitric Acid, 2.00 Normal	7697-37-2	12	L	CR, OX1	ns		0.132		gal	
Nitric Acid, 70.0%	7697-37-2	70	L	CR, OX2, TX	ns		2.113		gal	
Nuvia cPrime Hydrophobic CEX Media	n/a	n/a	L	CL2	ns		0.528		gal	

Avid Biosciences Hazardous Chemical Inventory: CONTROL AREA 1

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						IN USE- OPEN SYSTEM	IN USE- CLOSED SYSTEM	STORAGE		
Nuvia S Cation Exchange Media	n/a	n/a	L	CL2	ns		0.264		gal	
Octanoic Acid	124-07-2	95+	L	CL3B, CR	ns		0.317		gal	
Oxygen (O2)	7782-44-7	95+	G	CG, OXG	ns		460.000		CF	
Perchloric Acid	7601-90-3	70	L	CR, OX3, CL3B	FP=113C		0.396		gal	
Phenolphthalein TS/RS, 1% (w/v) alcohol	n/a	n/a	L	FL1B	FP=15.5C; BP=77C		0.132		gal	
Phenolphthalein Solution, Alcoholic, 1.0%	n/a	n/a	L	FL1B	FP=12C; BP=83C		0.132		gal	
Phenylmethylsulfonyl Fluoride	329-98-6	95+	S	TX, CR	LD50 Oral Mouse =200mg/kg		0.011		lbs	
Phosphoric Acid	7664-38-2	70-90	L	CR	LD50 Oral Rat=1250 mg/kg		1.585		gal	
Phosphoric Acid solution	7664-38-2	70-90	L	CR	ns		0.793		gal	
Piperazine, 99%, extra pure	110-85-0	95+	S	CR	ns		2.425		lbs	
Poly(ethylene glycol), poly(propylene glycol), poly(ethylene glycol)	9003-11-6	95+	L	CL3B	ns		0.132		gal	
Poly(ethyleneimine) solution	9002-98-6	95+	L	CL3B	pH=12; FP>110C; LD50 Oral Rat>500,<2000mg/kg		0.026		gal	
Poly(propylene glycol)	25322-69-4	n/a	L	CL3B	FP=229C		0.066		gal	
Polyethylene Glycol 4,000	25322-68-3	95+	S	CL3B	FP=139C		4.409		lbs	
Polyethylene Glycol 6000	25322-68-3	95+	S	CL3B	FP=139C		4.409		lbs	
Polyethylenimine, branched	9002-98-6	95+	L	CL3B	pH=12; FP>110C; LD50 Oral Rat>500,<2000mg/kg		0.026		gal	
Polysorbate 20, N.F.	9005-64-5	95+	L	CL3B	ns		0.317		gal	
Polysorbate 80	9005-65-6	95+	L	CL3B	ns		4.649		gal	
POROS 50 HS Strong Anion Exchange Resin	64-17-5	<24	L	FL1B	FP=36-49		1.585		gal	
POROS XS Strong Cation Exchange Resin	n/a	n/a	L	CL2	FP=40-50C		18.492		gal	
Potassium Hydroxide Solution	1310-58-3	95+	L	CR, TX	LD50 Oral=365 mg/kg		0.132		gal	
Potassium Hydroxide, Solid Pellets	1310-58-3	90+	S	CR, TX, WR1	LD50 Oral=365 mg/kg		3.307		lbs	
Propionic acid	79-09-4	95+	L	CL3B, CR	ns		0.660		gal	
Pyridine	110-86-1	95+	L	FL1B	FP=78F		0.132		gal	
Q Sepharose Fast Flow	n/a	n/a	L	CL2	FP=44C		0.476		gal	
Reagent Alcohol	64-17-5	95+	L	FL1B	FP=14C; BP=78-80C		9.510		gal	
Salicylaldehyde, 99%	90-02-8	95+	L	CL3A, TX	FP=77C, LD50 Rat Oral=500mg/kg		0.026		gal	
Sodium Dodecyl Sulfate 20% Solution	151-21-3	10-30	L	CR	ns		0.317		gal	
Sephacryl S-400 High Resolution	n/a	n/a	L	CL2	ns		4.755		gal	
Septihol	n/a	40-70 IPA	L	FL1B	FP=21C		1.889		gal	
Silver Nitrate	7761-88-8	95+	S	CR, OX1	ns		0.661		lbs	
Simply Blue Safe Stain	n/a	n/a	L	CL3A	FP=60-93C		1.717		gal	
Sodium Azide	26628-22-8	95+	S	HT	LD50 Oral Rat=27mg/kg		0.110		lbs	
Sodium Cyanoborohydride	25895-60-7	5-10	L	FL1B, TX	ns		2.642		gal	
Sodium Hydroxide	1310-73-2	95+	S	CR, WR1	ns		83.335		lbs	
Sodium Hydroxide 1.0N	1310-73-2	1-5	L	CR	ns		0.528		gal	
Sodium Hydroxide 10N	1310-73-2	30-50	L	CR	pH=14		5.548		gal	
Sodium Hydroxide Pellets	1310-73-2	95+	S	CR, WR1	ns		61.729		lbs	
Sodium Hydroxide, 5N	1310-73-2	10-20	L	CR	pH=14		0.528		gal	
Sodium Iodide	7681-82-5	95+	S	WR1	ns		0.441		lbs	
Sodium N-Lauroyl Sarcosine	137-16-6	95+	S	HT, CR	LC50 Inh Rat 4H=0.05-0.5mg/L		0.441		lbs	
Sodium Perchlorate	7791-07-3	95+	S	OX2	ns		3.307		lbs	

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						IN USE- OPEN SYSTEM	IN USE- CLOSED SYSTEM	STORAGE		
Sodium Perchlorate Monohydrate	7791-07-3	95+	S	OX2	ns		4.409		lbs	
SP Sepharose Fast Flow	n/a	n/a	L	CL2	ns		0.634		gal	
Steri-Perox 6% Sterile Spray	n/a	n/a	L	CR	ns		0.125		gal	
Sulfuric Acid	7664-93-9	95+	L	CR, WR2, TX, OX1	LC50 Oral Rat=2140 mg/kg		2.378		gal	
Sulfuric Acid Solution 4N	7664-93-9	20	L	CR	ns		7.529		gal	
Sulfuric Acid, 2.0 Normal	7664-93-9	10	L	CR	ns		0.264		gal	
Super Refined Polysorbate 80-LQ-(MH)	9005-65-6	95+	L	CL3B	ns		0.053		gal	
TCEP HCl	51805-45-9	60-100	S	CR	ns		0.007		lbs	
Tetrahydrofuran	109-99-9	95+	L	FL1B	FP=-21.2C; BP=65C		0.053		gal	
Toluene	108-88-3	95+	L	FL1B	LD50 Oral=>1,000 mg/kg; BP=110C; FP=40F		0.132		gal	
Traceable Conductivity Calibration Standard, 10 Micromhos	n/a	n/a	L	FL1C	ns		2.245		gal	
Traceable Conductivity Solution	n/a	n/a	L	FL1C	ns		2.061		gal	
Tributyl Phosphate	126-73-8	95+	L	CL3B	FP=145C		0.291		gal	
Trichloroacetic Acid	76-03-9	95+	S	CR, TX	ns		2.205		lbs	
Triethanolamine	102-71-6	95+	L	CL3B	FP=365F		0.211		gal	
Triethylamine	121-44-8	95+	L	CR, FL1B, TX	LD50 Oral=450 mg/kg; BP=88.8C; MP=-115C; FP=-15C		0.026		gal	
Trifluoroacetic Acid	76-05-1	95+	L	CR, TX	LD50 Oral Rat=200mg/kg		0.103		gal	
Tri-n-butyl Phosphate	126-73-8	95+	L	CL3B	FP=145C		0.264		gal	
Tris(2-aminoethyl)amine	4097-89-6	95+	L	CL3B, CR	ns		0.005		gal	
Triton X-100	9002-93-1	95+	L	CL3B	ns		1.849		gal	
Tropolone	533-75-5	95+	S	CR	ns		0.004		lbs	
UNOsphere Q Strong Anion Exchange Media	n/a	n/a	L	CL2	ns		0.053		gal	
UNOsphere S Cation Exchange Media	n/a	n/a	L	CL2	FP=44C		0.793		gal	
Xylenes	1330-20-7	95+	L	FL1C	ns		1.057		gal	
Xylenes, ACS reagent, 98.5% xylenes + ethylbenzene basis	1330-20-7	95+	L	FL1C	ns		0.264		gal	
Waste Flammable Liquids	n/a	n/a	L	FL1B	ns		25.000		gal	

APPENDIX

California Fire Code Table 5003.1.1: Maximum Allowable Quantity per
Control Area of Hazardous Materials

TABLE 5003.1.1(1)

MAXIMUM ALLOWABLE QUANTITY PER CONTROL AREA OF HAZARDOUS MATERIALS POSING A PHYSICAL HAZARD^{a, i, m, n, p}

MATERIAL	CLASS	GROUP WHEN THE MAXIMUM ALLOWABLE QUANTITY IS EXCEEDED	STORAGE ^b			USE-CLOSED SYSTEMS ^b			USE-OPEN SYSTEMS ^b	
			Solid pounds (cubic feet)	Liquid gallons (pounds)	Gas (cubic feet at NTP)	Solid pounds (cubic feet)	Liquid gallons (pounds)	Gas (cubic feet at NTP)	Solid pounds (cubic feet)	Liquid gallons (pounds)
Combustible dust	NA	H-2	See Note q	NA	NA	See Note q	NA	NA	See Note q	NA
Combustible fibers ^g	Loose Baled ^o	H-3	(100) (1,000)	NA	NA	(100) (1,000)	NA	NA	(20) (200)	NA
Combustible liquid ^{e, i}	II IIIA IIIB	H-2 or H-3 H-2 or H-3 NA	NA	120 ^{d, e} 330 ^{d, e} 13,200 ^{e, f}	NA	NA	120 ^d 330 ^d 13,200 ^f	NA	NA	30 ^d 80 ^d 3,300 ^f
Consumer fireworks	1.4G	H-3	125 ^{e, 1}	NA	NA	NA	NA	NA	NA	NA
Cryogenic Flammable	NA	H-2	NA	45 ^d	NA	NA	45 ^d	NA	NA	10 ^d
Cryogenic Inert	NA	NA	NA	NA	NL	NA	NA	NL	NA	NA
Cryogenic Oxidizing	NA	H-3	NA	45 ^d	NA	NA	45 ^d	NA	NA	10 ^d
Explosives	Division 1.1	H-1	1 ^{e, g}	(1) ^{e, g}	NA	0.25 ^g	(0.25) ^g	NA	0.25 ^g	(0.25) ^g
	Division 1.2	H-1	1 ^{e, g}	(1) ^{e, g}		0.25 ^g	(0.25) ^g		0.25 ^g	(0.25) ^g
	Division 1.3	H-1 or H-2	10 ^{e, g}	(10) ^{e, g}		1 ^g	(1) ^g		1 ^g	(1) ^g
	Division 1.4	H-3	50 ^{e, g}	(50) ^{e, g}		50 ^g	(50) ^g		NA	NA
	Division 1.4G	H-3	125 ^{d, e, 1}	NA		NA	NA		NA	NA
	Division 1.5	H-1	1 ^{e, g}	(1) ^{e, g}		0.25 ^g	(0.25) ^g		0.25 ^g	(0.25) ^g
	Division 1.6	H-1	1 ^{e, g}	NA		NA	NA		NA	NA
Flammable gas	Gaseous Liquefied	H-2	NA	NA (150) ^{d, e}	1,000 ^{d, e} NA	NA	NA (150) ^{d, e}	1,000 ^{d, e} NA	NA	NA
Flammable liquid ^c	IA	H-2 or H-3	NA	30 ^{d, e}	NA	NA	30 ^d	NA	NA	10 ^d
	IB and IC			120 ^{d, e}			120 ^d			30 ^d
Flammable liquid, combination (IA, IB, IC)	NA	H-2 or H-3	NA	120 ^{d, e, h}	NA	NA	120 ^{d, h}	NA	NA	30 ^{d, h}
Flammable solid	NA	H-3	125 ^{d, e}	NA	NA	125 ^d	NA	NA	25 ^d	NA

(continued)

TABLE 5003.1.1(1)—continued
MAXIMUM ALLOWABLE QUANTITY PER CONTROL AREA OF HAZARDOUS MATERIALS POSING A PHYSICAL HAZARD^{a, j, m, n, p}

MATERIAL	CLASS	GROUP WHEN THE MAXIMUM ALLOWABLE QUANTITY IS EXCEEDED	STORAGE ^b			USE-CLOSED SYSTEMS ^b			USE-OPEN SYSTEMS ^b	
			Solid pounds (cubic feet)	Liquid gallons (pounds)	Gas (cubic feet at NTP)	Solid pounds (cubic feet)	Liquid gallons (pounds)	Gas (cubic feet at NTP)	Solid pounds (cubic feet)	Liquid gallons (pounds)
Inert Gas	Gaseous Liquefied	NA NA	NA NA	NA NA	NL NL	NA NA	NA NA	NL NL	NA NA	NA NA
Organic peroxide	UD	H-1	1 ^{c, g}	(1) ^{c, g}	NA	0.25 ^g	(0.25) ^g	NA	0.25 ^g	(0.25) ^g
	I	H-2	5 ^{d, e}	(5) ^{d, e}		1 ^d	(1) ^d		1 ^d	(1) ^d
	II	H-3	50 ^{d, e}	(50) ^{d, e}		50 ^d	(50) ^d		10 ^d	(10) ^d
	III	H-3	125 ^{d, e}	(125) ^{d, e}		125 ^d	(125) ^d		25 ^d	(25) ^d
	IV	NA	NL	NL		NL	NL		NL	NL
	V	NA	NL	NL		NL	NL		NL	NL
Oxidizer	4	H-1	1 ^g	(1) ^{c, g}	NA	0.25 ^g	(0.25) ^g	NA	0.25 ^g	(0.25) ^g
	3 ^k	H-2 or H-3	10 ^{d, e}	(10) ^{d, e}		2 ^d	(2) ^d		2 ^d	(2) ^d
	2	H-3	250 ^{d, e}	(250) ^{d, e}		250 ^d	(250) ^d		50 ^d	(50) ^d
	1	NA	4,000 ^{e, f}	(4,000) ^{e, f}		4,000 ^f	(4,000) ^f		1,000 ^f	(1,000) ^f
Oxidizing gas	Gaseous Liquefied	H-3	NA	NA (150) ^{d, e}	1,500 ^{d, e} NA	NA	NA (150) ^{d, e}	1,500 ^{d, e} NA	NA	NA
Pyrophoric	NA	H-2	4 ^{c, g}	(4) ^{c, g}	50 ^{c, g}	1 ^g	(1) ^g	10 ^{c, g}	0	0
Unstable (reactive)	4	H-1	1 ^{c, g}	(1) ^{c, g}	10 ^{c, g}	0.25 ^g	(0.25) ^g	2 ^{c, g}	0.25 ^g	(0.25) ^g
	3	H-1 or H-2	5 ^{d, e}	(5) ^{d, e}	50 ^{d, e}	1 ^d	(1) ^d	10 ^{d, e}	1 ^d	(1) ^d
	2	H-3	50 ^{d, e}	(50) ^{d, e}	750 ^{d, e}	50 ^d	(50) ^d	750 ^{d, e}	10 ^d	(10) ^d
	1	NA	NL	NL	NL	NL	NL	NL	NL	NL
Water reactive	3	H-2	5 ^{d, e}	(5) ^{d, e}	NA	5 ^d	(5) ^d	NA	1 ^d	(1) ^d
	2	H-3	50 ^{d, e}	(50) ^{d, e}		50 ^d	(50) ^d		10 ^d	(10) ^d
	1	NA	NL	NL		NL	NL		NL	NL

For SI: 1 cubic foot = 0.02832 m³, 1 pound = 0.454 kg, 1 gallon = 3.785 L.

NA = Not Applicable, NL = Not Limited, UD = Unclassified Detonable.

a. For use of control areas, see Section 5003.8.3.

b. The aggregate quantity in use and storage shall not exceed the quantity listed for storage.

c. The quantities of alcoholic beverages in retail and wholesale sales occupancies shall not be limited providing the liquids are packaged in individual containers not exceeding 1.3 gallons. In retail and wholesale sales occupancies, the quantities of medicines, foodstuff or consumer products and cosmetics containing not more than 50 percent by volume of water-miscible liquids with the remainder of the solutions not being flammable shall not be limited, provided that such materials are packaged in individual containers not exceeding 1.3 gallons.

d. [SFM] In other than Group L occupancies, maximum allowable quantities shall be increased 100 percent in buildings equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1. Where Note e also applies, the increase for both notes shall be applied accumulatively.

(continued)

TABLE 5003.1.1(1)—continued

MAXIMUM ALLOWABLE QUANTITY PER CONTROL AREA OF HAZARDOUS MATERIALS POSING A PHYSICAL HAZARD^{a, j, m, n, p}

- e. Maximum allowable quantities shall be increased 100 percent where stored in approved storage cabinets, day boxes, gas cabinets, gas rooms, exhausted enclosures or in listed safety cans in accordance with Section 5003.9.10. Where Note d also applies, the increase for both notes shall be applied accumulatively.
- f. Quantities shall not be limited in a building equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1.
- g. Allowed only in buildings equipped throughout with an approved automatic sprinkler system.
- h. Containing not more than the maximum allowable quantity per control area of Class IA, Class IB or Class IC flammable liquids.
- i. The maximum allowable quantity shall not apply to fuel oil storage complying with Section 603.3.2.
- j. Quantities in parenthesis indicate quantity units in parenthesis at the head of each column.
- k. A maximum quantity of 200 pounds of solid or 20 gallons of liquid Class 3 oxidizers is allowed where such materials are necessary for maintenance purposes, operation or sanitation of equipment where the storage containers and the manner of storage are approved.
- l. Net weight of pyrotechnic composition of the fireworks. Where the net weight of the pyrotechnic composition of the fireworks is not known, 25 percent of the gross weight of the fireworks including packaging shall be used.
- m. For gallons of liquids, divide the amount in pounds by 10 in accordance with Section 5003.1.2.
- n. For storage and display quantities in Group M and storage quantities in Group S occupancies complying with Section 5003.11, see Table 5003.11.1.
- o. Densely-packed baled cotton that complies with the packing requirements of ISO 8115 shall not be included in this material class.
- p. The following shall not be included in determining the maximum allowable quantities:
 - 1. Liquid or gaseous fuel in fuel tanks on vehicles.
 - 2. Liquid or gaseous fuel in fuel tanks on motorized equipment operated in accordance with this code.
 - 3. Gaseous fuels in piping systems and fixed appliances regulated by the *California Mechanical Code*.
 - 4. Liquid fuels in piping systems and fixed appliances, regulated by the *California Mechanical Code*.
 - 5. Alcohol-based hand rubs classified as Class I or II liquids in dispensers that are installed in accordance with Sections 5705.5 and 5705.5.1. The location of the alcohol-based hand rub (ABHR) dispensers shall be provided in the construction documents.
- q. Where manufactured, generated or used in such a manner that the concentration and conditions create a fire or explosion hazard based on information prepared in accordance with Section 104.7.2.

TABLE 5003.1.1(2)
MAXIMUM ALLOWABLE QUANTITY PER CONTROL AREA OF HAZARDOUS MATERIAL POSING A HEALTH HAZARD^{a, c, f, h, i}

MATERIAL	STORAGE ^b			USE-CLOSED SYSTEMS ^b			USE-OPEN SYSTEMS ^b	
	Solid pounds ^{d, e}	Liquid gallons (pounds) ^{d, e}	Gas cubic feet at NTP (pounds) ^d	Solid pounds ^d	Liquid gallons (pounds) ^d	Gas cubic feet at NTP (pounds) ^d	Solid pounds ^d	Liquid gallons (pounds) ^d
Corrosives	5,000	500	Gaseous 810 ^e Liquefied (150)	5,000	500	Gaseous 810 ^e Liquefied (150)	1,000	100
Highly Toxics	10	(10)	Gaseous 20 ^g Liquefied (4) ^g	10	(10)	Gaseous 20 ^g Liquified (4) ^g	3	(3)
Toxics	500	(500)	Gaseous 810 ^e Liquefied (150) ^e	500	(500)	Gaseous 810 ^e Liquefied (150) ^e	125	(125)

For SI: 1 cubic foot = 0.02832 m³, 1 pound = 0.454 kg, 1 gallon = 3.785 L.

- For use of control areas, see Section 5003.8.3.
- The aggregate quantity in use and storage shall not exceed the quantity listed for storage.
- In retail and wholesale sales occupancies, the quantities of medicines, foodstuff or consumer products and cosmetics, containing not more than 50 percent by volume of water-miscible liquids and with the remainder of the solutions not being flammable, shall not be limited, provided that such materials are packaged in individual containers not exceeding 1.3 gallons.
- [SFM] In other than Group L occupancies, maximum allowable quantities shall be increased 100 percent in buildings equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1. Where Note e also applies, the increase for both notes shall be applied accumulatively.
- Maximum allowable quantities shall be increased 100 percent where stored in approved storage cabinets, gas cabinets or exhausted enclosures. Where Note d also applies, the increase for both notes shall be applied accumulatively.
- For storage and display quantities in Group M and storage quantities in Group S occupancies complying with Section 5003.11, see Table 5003.11.1.
- Allowed only where stored in approved exhausted gas cabinets or exhausted enclosures.
- Quantities in parentheses indicate quantity units in parentheses at the head of each column.
- For gallons of liquids, divide the amount in pounds by 10 in accordance with Section 5003.1.2.

Attachment 2



PH PLUS NEUTRALIZATION SYSTEM

EQUIPMENT OPERATION AND MAINTENANCE MANUAL

PREPARED FOR:
Pacific Rim Mechanical
Avid Bioservices

BPE PROJECT #:
1177453

BURT | **PROCESS
EQUIPMENT**

Fluid Handling Equipment Since 1970
www.BurtProcess.com

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Section 1 – Operation and Maintenance Manuals

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1.1	System Introduction
1.2	Theory of Operation
1.3	System Installation/Startup
1.4	Routine Maintenance
1.5	Recommended Spare Parts
1.6	Troubleshooting Guide
1.7	BPE Product Warranty

Section 2 – Component O & M Manuals

Allen Bradley 855P-B10SH22 Panel Mounted Horn
Finish Thompson SP10V-5-M227 ½ HP Centrifugal Pump
Fusion Fluid PHX-FLM-1PH 1/3 Hp Mixer
Hayward TB Series True Union Ball Valves
Hayward TC10100ST Ball Check Valve
Honeywell DR4312 2-Pen Chart Recorder (*refer to CD*)
Plastomatic EVBA32400VS-PV Multi-Voltage Electric Actuator
Pulsatron LPH7MA-WTC3-BPXXX Metering Pump
Rosemount 1057-03-22-32-48-UL Multi Parameter Analyzer
Rosemount 396PVP-10-55 pH/ORP Sensor
Rosemount 8705PSF040C1W0B3Q4 Flow Tube (*refer to CD*)
Rosemount 8732EMT2A1M4 Flowmeter Transmitter (*refer to CD*)

Section 3 – B Size Prints As Built

1177453PID	Waste Water Treatment System P&ID
1177453PHX_ASSY	PHX-300 pH Adjustment System Assembly
1177453PHX_T	PHX-300 Tank Drawing
1177453_SKID	PHX Skid Details
1177453PHX_LC_RT	LSF-130-Q1-S 1-Point Level Control Reagent Low Level
1177453PHX_UTRAP	4" PVC U-Trap Assembly with Effluent pH Monitor
1177453PHX_EL01	PHX-300-EM Waste Neutralization System Electrical Schematics 1 of 3
1177453PHX_EL02	PHX-300-EM Waste Neutralization System Electrical Schematics 2 of 3
1177453PHX_EL03	PHX-300-EM Waste Neutralization System Electrical Schematics 3 of 3
1177453LS	Duplex Influent Lift Station
1177453LS_LC	LSF-170-S1 Float Type Level Control
1177453TS_EL_01	Duplex Control Panel

Section 4 – Quality Control Checklists

Section 5 – Components Index

1.0 Warnings



PH PROBES ARE SUBJECT TO DAMAGE FROM FREEZING TEMPERATURES. PROBES MUST BE REMOVED FROM SYSTEM IF SYSTEM WILL BE SUBJECT TO FREEZING TEMPERATURES PRIOR TO INSTALLATION.



REAGENT CHEMICALS MUST BE KEPT ABOVE 50°F FOR PROPER OPERATION.



CHEMICALS MAY BE HAZARDOUS TO YOUR HEALTH. OSHA STANDARDS REQUIRE YOU TO REFER TO AND UNDERSTAND THE MATERIAL SAFETY DATA SHEET (MSDS) FOR THE CHEMICALS THAT MAY BE USED IN THE SYSTEM PRIOR TO HANDLING THOSE CHEMICALS. THE SYSTEM WAS NOT EXPOSED TO CHEMICALS PRIOR TO SHIPMENT.



A QUALIFIED ELECTRICIAN MUST INSTALL POWER WIRING AND A DEDICATED GROUND.



RISK OF ELECTRIC SHOCK. SERVICE PANELS ARE TO BE OPENED ONLY BY QUALIFIED ELECTRICIAN PERSONNEL. REFER SERVICING TO THESE QUALIFIED AND TRAINED SERVICE PERSONNEL.

1.1 System Introduction

Burt Process Equipment's pH Plus family of advanced pre-engineered pH adjustment modules represent the industry's best and most complete line of pH monitoring and controlling equipment. The pH Plus Series is the result of 30 years of experience and engineering development in the field of industrial wastewater treatment.

The PHX module is designed for use as a continuous flow pH adjustment system or a batch treatment system when run manually.

In the continuous flow mode, the influent is fed through a down pipe to prevent short-circuiting and thus achieving adequate retention time for equalization reaction. The tank volume is sized for proper retention time based on flow rate and change in pH. A pH probe and controller provide proportional signals to metering pumps to dispense the correct amount of reagent chemicals. An agitator provides the required amount of pumping action for ample tank turnover, resulting in complete blending. The injection points, inlet and outlet fittings, and agitator are strategically located for reliable, accurate performance.

Effluent monitoring is available as an option and includes a second pH probe in an effluent monitoring cross or u-trap, along with a digital pH transmitter, magnetic flow meter and a 31-day strip recorder.

This system also comes with an influent duplex lift station. The transfer pumps for this station are located on the PHX skid. These pumps draw water from the transfer station and pump into/through the PHX unit.

1.2 Theory of Operation

When supplied as a continuous flow through system, the PHX Module will automatically adjust incoming wastewater to the desired pH range, usually 6.5 – 8.5 pH, with the proportional addition of a caustic (*50% sodium hydroxide*) or acid (*50% sulfuric*) reagent. The PHX system is factory assembled with internal wiring and plumbing and requires limited field connections. (Refer to the following **START UP PROCEDURE** for details.)

Below are the retention times and flows for the respective units, based upon a continuous flow operation:

Model	Normal Flow (GPM)	Retention Time (Min)	Elevated Flow (GPM)	Retention Time (Min)
PHX-100	7	15	10	10
PHX-200	13	15	20	10
PHX-300	20	15	30	10
PHX-400	27	15	40	10
PHX-500	33	15	50	10

A single pH sensor is utilized in the tank to detect the pH level of the wastewater. The sensor is an immersible type, and is provided with a BPE *Quick Twist* housing for easy removal for calibration and cleaning. A microprocessor based pH controller or transmitter, (depending upon options) signals the appropriate metering pump to inject reagent as required to keep the pH within the preset range. The pump stroke is accelerated as the pH approaches the extreme ends of the preset scale, and is slowed as the pH approaches neutral.

The tank is continuously agitated with a mixer, providing a tank turnover rate of 2-3 times per minute. The mixer operates continuously when the appropriate switch is in the “ON” position. An access/inspection port is provided for clean-out and proper agitation verification.

The system user must supply reagents. Alarms are provided to indicate to the operator when the reagent tanks reach low level. In addition, each reagent compartment includes a visual float indicator for high-level indication when filling the individual reagent tanks.

Should the pH in the tank exceed acceptable limits, an audible alarm shall sound and an alarm lamp at the panel will be activated. The set points for these alarm conditions (*both high and low*) are field adjustable through the pH controller/transmitter, depending upon your individual requirements.

The PHX Module can also be run in a batch mode. This set up is suitable where flow rates are relatively low and/or the influent requires a longer retention time than standard due to large variances in the wastewater pH. In this case, the discharge can be controlled via an optional automated valve and controls to ensure the batch is within specifications before dumping. Also, an optional discharge pump can be provided where gravity drain from the effluent is not possible.

Optional effluent pH monitoring packages are available for both continuous and batch mode PHX Modules. These generally include an effluent 'monitoring cross' fitting or u-trap, along with a pH sensor, pH transmitter and a strip or circular chart recorder. In addition to effluent pH monitoring, optional flow monitoring packages are available, utilizing in-line paddlewheel or magnetic sensing technologies, or non-contact ultrasonic sensors in conjunction with an open channel flume.

The provided PHX is supplied with an influent transfer station as well, and two transfer pumps to transfer wastewater from the station to the PHX. The two transfer pumps are located on the PHX skid.

Influent wastewater gradually fills up in the transfer station, until the first pump on point is reached. At this point one pump will begin sucking water from the transfer station bottom and transferring through the PHX. If the water level in the station continues to rise, eventually the second (lag) pump will energize to assist with pumping down the station. The pumps operate in a lead/lag arrangement to provide equal wear on the pumps.

If the transfer station water level rises too high, a high level alarm will enable. When the water level is pumped down to the low level point, both pumps will be disabled. The suctions on both pumps have a strainer and check valve. There is also a union near the top of the transfer station on the suction lines; this union allows for easy removal of the suction plumbing if necessary.

1.3 Installation and Initial Start-up Procedure



THE OPERATOR SHOULD READ THIS ENTIRE MANUAL BEFORE ATTEMPTING INSTALLATION AND SYSTEM START-UP.

The continuous flow through system is designed for automatic operation, with a minimum amount of operator interaction. Regular maintenance is required, and should be performed as outlined elsewhere in this manual.

The following steps are required to bring the neutralization module on-line:

1. Locate the PHX Module on a smooth, level surface that provides full support to the bottom of the unit. Install the transfer station in the pit, also ensuring the installation surface is appropriate.
2. Plumb the wastewater supply line to the transfer station inlet (inlet to be installed by customer). Then, plumb the two station discharge flanges to the pump suction flanges located on the PHX skid.
3. The effluent Utrap may have shipped loose; if this is the case attach the Utrap inlet to the PHX outlet flange.
4. Plumb the Utrap outlet, which is marked **OUTLET**, to drain. Use a pipe size at least as large as the effluent fitting. Care must be taken to prevent the possibility of downstream flow restriction that could cause the PHX to overflow. Refer to specific instructions for your system for details.
5. Check all tubing/piping connections to insure that proper seals are made, in order to prevent operator injury or system leaks. This applies to the inlet and outlet plumbing, as well as the metering pump tubing connections.
6. Make sure that the pH electrode/preamplifier assemblies are properly connected. A loose electrode can allow solution to contact the preamp electrical connections and damage the assembly. When it is time to start the unit, remove the rubber cap on the end of each pH electrode. This is installed to protect the electrode from drying out.
7. Make sure that the metering pumps, level controls, pumps, mixer and all electrical items (on PHX and transfer station) are plugged (hardwired) into the control panel outlets (terminal strip). Verify that the control panel power switch is in the off position, and plug (wire) the panel power to the proper supply power. A suitably sized, fused disconnect should be

provided for the module. Refer to the appropriate electrical schematic for the full load current of your unit.

8. The transfer station and neutralization tank should be filled with water before introducing the wastewater flow so that the mixer operation can be tested, as well as the metering pumps and the pH sensor(s).
9. The pH sensor(s) will require calibration before they are fully operational. See the pH transmitter and controller manuals in Section 2 for details. (Be sure to remove the electrode protective storage cap). The desired pH set points and alarm points should also be set at this time. (Section 2)
10. After all connections to the tanks are made, and the tanks are full of liquid, the power may be turned on at the panel. Set the panel switches for the mixer and the acid and caustic metering pumps to the "ON" position. Looking down the mixer shaft, rotation should be clockwise in motion. The metering pumps may require priming for proper operation. See the manual in Section 2 for complete instructions. Pumping stroke size and frequency adjustments should also be made as outlined by its manual. 50% settings for both should be set initially. Metering pumps should be set in "external" mode for automatic operation. This is done by opening the clear-hinged cover on the face of each metering pump, and turning the appropriate knob.

1.4 Routine Maintenance



BE SURE TO DISCONNECT ALL ELECTRICAL CONNECTIONS AND DEPRESSURIZE CHEMICAL FEED LINES BEFORE ATTEMPTING ANY SERVICE OR REPAIR ON THE NEUTRALIZATION SYSTEM. ALWAYS USE PROPER PERSONAL PROTECTIVE EQUIPMENT WHEN WORKING ON OR AROUND THE NEUTRALIZATION SYSTEM.

Routine Maintenance should include:

1. Replenishment of chemical reagents as required (remove the small yellow threaded cap adjacent to each metering pump to allow the 'full indicator' (float) to operate).
2. Cleaning pH sensors and level controls to remove any build-up and restore response time. This can be accomplished with clean water and/or methyl alcohol, and should be performed at least once per month. See pH electrode instruction sheet.
3. Calibration of pH sensors once per month to check condition of electrode and compensate for its degradation. **This maintenance procedure must be performed at least once per month.** Refer to the controller/transmitter manual for complete instructions.
4. Inspection of metering pumps' tubing/piping connections for leaks.
5. Visual inspection through the access door to check operating level and solution mixing action. Poor agitation could indicate faulty mixer operation or the presence of foreign matter in the tank. An abnormally high operating level could indicate an increased inlet flow or an obstructed outlet line.
6. Replacing chart paper on a timely basis (for optional pH and flow monitoring packages only).

REFER TO EACH COMPONENT'S SPECIFIC OPERATION AND MAINTENANCE MANUAL FOR COMPLETE MAINTENANCE AND CARE INSTRUCTIONS.

1.5 Recommended Spare Parts

COMPONENT	DESCRIPTION	PART NO.	QTY
Pulsatron LPH7MA-WTC3- BPXXX Metering Pump	KOP Kit	K7WTC3	1
Hayward TC10100ST Check Valve	Replace Entire Unit	TC10100ST	1
Honeywell 24001661-214 Chart Paper	Replace Entire Unit	24001661-214	1
Bussman LP-CC-2 Fuse	Replace Entire Unit	LP-CC-2	1
Bussman LP-CC-20 Fuse	Replace Entire Unit	LP-CC-20	1
Bussman LP-CC-5 Fuse	Replace Entire Unit	LP-CC-5	1

THE ABOVE PARTS SHOULD BE KEPT ON HAND AT ALL TIMES TO MINIMIZE DOWNTIME AND AVOID DIFFICULTIES. REFER TO EACH COMPONENTS SPECIFIC O & M MANUAL FOR INSTALLATION INSTRUCTIONS AND ADDITIONAL SPARE PARTS.

1.6 Troubleshooting Guide

PROBLEM	SYMPTOM	REMEDY
pH Not being adjusted	Reagent supply depleted	Replenish reagent
	Treatment probe not reading	Clean or replace probe.
	Poor agitation	Check mixer prop for obstructions
	Improper control set points	Refer to controller manual and adjust set points.
Chemical Reagent not being pumped	Metering pump requires priming	Prime pump per O & M Manual
	Tubing kinked or broken	Inspect/Replace damaged tubing
	Clogged injection check valve/suction strainer	Check suction/discharge valve for blockage/damage. Clean/replace as necessary.
Mixer not rotating	Thermal overload tripped	Reset overload relay in control panel – check for prop/foil blockage
	Blown fuse	Replace fuse in control panel
Water level too high	Effluent plumbing obstructed	Inspect/clean blockage of effluent plumbing
	Influent exceeded maximum flow rate	Decrease influent to within acceptable range
pH probe responding slowly	Probe dirty or worn out	Clean/replace electrode
Treatment overshoots pH set points	Reagent pumped too quickly	Turn down pump speed
		Turn down pump stroke length
		Turn down controller maximum stroke rate

1.7 BPE Product Warranty

MINIMUM ORDER:

The minimum order acceptable is \$25.00 net billing.

PRICES:

Prices are based on standard domestic packaging and do not include special export packaging or other requirements. **ALL PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE.**

CREDIT INFORMATION:

Open account billing is extended to firms with established credit ratings. Please request a credit application. Any account not approved by our Credit Department may order C.O.D. or by credit card.

TERMS:

Net (1) year.

DELIVERY:

We are staffed to handle most orders promptly from our large inventory. **ALL SHIPMENTS WILL BE F.O.B. OUR PLANT UNLESS OTHERWISE SPECIFIED.**

RETURNS AND CLAIMS:

CLAIMS FOR SHORTAGE MUST BE MADE WITHIN TEN (10) DAYS AFTER RECEIPT OF GOODS. Claims for goods damaged or lost in transit should be filed with the carrier. **RETURNS WILL NOT BE ACCEPTED WITHOUT OUR WRITTEN PERMISSION.**

TECHNICAL INFORMATION:

Information on corrosion, pressures, and temperatures may be used as a guide and as a basis for recommendations and should not be interpreted as a guarantee. To be certain of results, materials should be tested under actual service conditions.

LIMITED PRODUCT WARRANTY

All **products not manufactured by Burt Process Equipment** carry the original manufacturer's warranty. Copies are available on request. All **products manufactured by Burt Process Equipment will be free of defects** in material and workmanship for a period of (1) year from date of shipment from Burt Process Equipment. If found to be defective by us, we will **repair or replace the nonconforming parts or goods at our option**, or return the purchase price, at our option. Notice of a defective product must be given to Burt Process Equipment in writing immediately upon the discovery of such defect and include a copy showing proof of purchase. Burt Process Equipment will not be liable for special or consequential damages in any claim, suit or proceedings arising under this warranty, nor will Burt Process Equipment accept any liability for claims for labor, loss of profit, repairs or other expenses incidental to replacement. **The product warranty expressed above is our only warranty** and may not be verbally changed or modified by any representative of Burt Process Equipment. The offer to repair or replace nonconforming goods within warranty does not cover defects caused by shipping damages, damages caused by improper use or installation, or by the buyers attempt to use products beyond their mechanical, thermal or electrical capacity

All freight costs incurred in shipping parts to or from Burt Process Equipment or to the manufacture if necessary, are at the expense of the customer. .

Attachment 3



ORANGE COUNTY FIRE AUTHORITY
Hazardous Materials Inventory Statement

- Please type or print legibly in black ink.
- This form may be reproduced or downloaded from our website at www.ocfa.org.
- For line-by-line instructions, refer to the green colored pages.
- For assistance, contact the Disclosure Office at (714) 573-6250.

State law requires your business to complete all sections of the Emergency Response Procedure listed below. Those items left blank or complete with an “N/A” are not acceptable and in violation of Health & Safety Code (HSC) § 25505.

Do not submit business policies or procedure manual in lieu of completing these sections.

TRAINING

EMPLOYEE TRAINING PROGRAM – By law, all employees shall be trained in the methods for safe handling of hazardous materials, and in safety procedures in the event of a release or threatened release of hazardous materials.

Describe the training new employees receive regarding hazardous materials safety

New employees receive training on Hazard Communication, Chemical Hygiene, Hazardous Waste Management and Spill response. Training include proper handling, storage and labeling of containers, identification of hazardous materials, Safety Data Sheets, general chemical safety, use of PPE, use of emergency equipment, hazardous waste management and disposal, potential health hazards/effects, exposure monitoring, spill response and emergency notification.

Describe the training employees receive on an annual basis regarding hazardous materials safety

Employees will receive annual training on proper handling, storage and labeling of containers, identification of hazardous materials, Safety Data Sheets, general chemical safety, use of PPE, use of emergency equipment, hazardous waste management and disposal, spill response and emergency notification.

Describe when an employee would receive refresher training in hazardous materials safety

Training will be provided if there are changes in the work practices, procedures or inadequacies in the employee’s knowledge are apparent. Refresher will also be provided if employee is involved in any incidents related to handling of hazardous materials.

MITIGATION

How does your business prevent spills from occurring?

Some processes in the labs are conducted in a hood or lab bench area that reduces the possibility of accidentally knocking over a container.

Unused agents are placed in their appropriate storage area or storage cabinets and work areas are kept clean of equipment and clutter.

All containers are kept sealed and closed at all times unless adding or accumulating.

All precautions are taken when working with or transporting hazardous materials.

Employees are trained in spill prevention measures that include: Identification, containment, deny entry, timely notification, clean up and proper disposal.



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What methods does your business have to prevent a spill from spreading?

Containment with spill socks and absorbents, deny entry, notification and immediate clean-up of spilled material. Spill kits are available in all areas where hazardous materials are handled and stored.

ABATEMENT

List the types of releases that can occur at your business and how each type of release will be stopped.

Example: Processing pipe breaks – release is stopped with pipe clamps designed for this purpose.

Spill of hazardous materials will be stopped using absorbent socks from the spill kit for containment. Absorbent pads will be used for clean-up. Routine inspections are conducted in Manufacturing areas, laboratories and Warehouses. Chemicals are stored in appropriate designated areas including storage cabinets. All employees who handle and work with hazardous materials have been trained on chemical safety and spill response. Secondary containment is used for storage where appropriate. Spill kits are available throughout the facility.

How do you handle the clean-up and disposal of released materials at your facility?

Small Spills

If safe, trained personnel will clean up spill using absorbent material from the spill kit. Personnel will wear PPE as required. Waste materials for spill cleanup will be properly bagged and labeled as “spill debris”. Bag will be properly stored in the Waste Storage Area prior to proper disposal by a licensed waste contractor.

Large Spill

All large-scale chemical spills will be reported to the spill response team. If safe and appropriate, spill team will attempt to clean up spills. If not due to volume or other hazards posed, spill team will contact the outside emergency contractor to coordinate spill clean-up. For emergency or spills that are life threatening or pose immediate hazard to the environment, company will contact 911.

What aspects of an incident (release) are beyond your ability and need to be handled by others?

Example: Disposal of released materials – call ABC Waste Disposal Company @ (000) 123-4567.

If spill can't be cleaned up internally due to volume or other hazards posed, spill team will contact the outside emergency contractor to coordinate spill clean-up. For emergency or spills that are life threatening or pose immediate hazard to the environment, company will contact 911.

Emergency spill contractor, ACTenviro (866) 333-9222

For reportable release, site will contact local CUPA and National Response Center.

EVACUATION

How will you immediately notify and evacuate your facility? If the method of notification requires electrical power, how will it be operated during a power failure?

All employees will be notified of an emergency using the company's paging system and AlertMedia mass notification system (cell/e-mails). Employees will exit the facility using the nearest emergency exit. Airway building has a back-up emergency generator in case of power outage. Other small back-up generators are also available in the Facility Shop.



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Do you have a pre-arranged employee staging area? If yes, where do employees meet after being evacuated? Who is responsible to account for the evacuated employees?

Employees will meet in designated assembly area for the building they evacuated from. Area supervisor/team leader is responsible for accounting for the evacuated employees.

If you do not have an employee staging area, how will you account for the employees, to make sure that everyone has been evacuated?

N/A

ADDITIONAL INFORMATION

Your business is required by State Law to keep a copy of this Business Emergency Plan, including the chemical inventory and Site Map. Describe where copies of this plan as well as other records required by this plan (i.e. employee training, release reports, safety drills, maintenance records) will be located at your business.

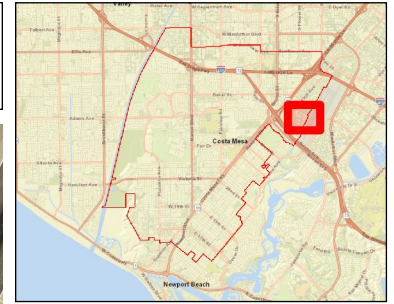
EHS Manager's office for Business Emergency Plan, chemical inventory and site map.
Facility Manager's office for maintenance related records.

Identify the local emergency medical facility that will be used by your business in the event of an accident or injury caused by a release or threatened release of hazardous materials:

Hospital/Clinic Coastal Family Medicine, CA			
Address 1190 Baker St. Ste. 100	City Costa Mesa	Zip Code 92626	Phone Number (714) 668-2500
Hospital/Clinic Kaiser On-The-Job			
Address 3401 S. Harbor Blvd.	City Santa Ana	Zip Code 92704	Phone Number (714) 644-6450

Does your business have a private on-site emergency response team? ☐ Yes ☒ No

If yes, describe what policies and procedures your business will follow to notify your on-site emergency response team in the event of an emergency:



Legend

 Costa Mesa

1: 6,659

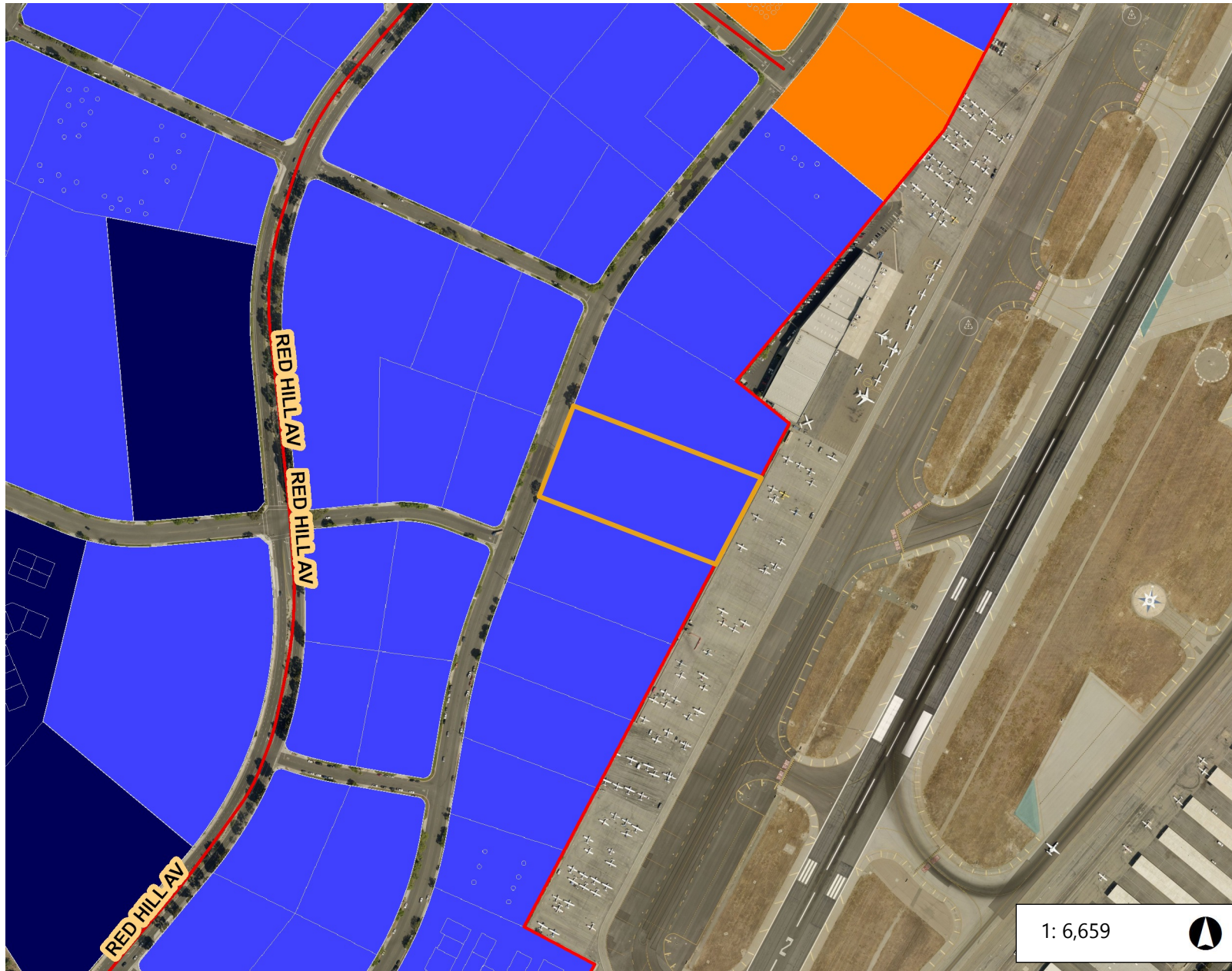
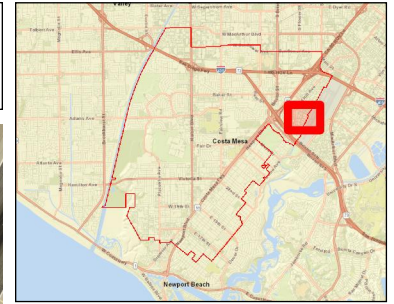


Notes

0.2 0 0.11 0.2 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Costa Mesa

The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.



Legend

 Costa Mesa

Zoning

-  AP - Administrative Professional
-  IR-MLT - Institutional Recreational I
-  R1 - Single-Family Residential
-  R2-MD - Multiple-Family Residentie
-  R2-HD - Multiple-Family Residentia
-  R3 - Multiple Family Residential
-  MG - General Industrial
-  MP - Industrial Park
-  PDI - Planned Development Indust
-  C1 - Local Business
-  C2 - General Business
-  C1-S - Shopping Center
-  TC - Town Center
-  PDR-NCM - Planned Development Mesa
-  I&R - Institutional Recreational
-  I&R-S - Institutional Recreational - S
-  P - Parking
-  CL - Commercial Limited
-  PDC - Planned Development Comr
-  PDR-LD - Planned Development R
-  PDR-MD - Planned Development R Density
-  PDR-HD - Planned Development R

1: 6,659



0.2 0 0.11 0.2 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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Notes

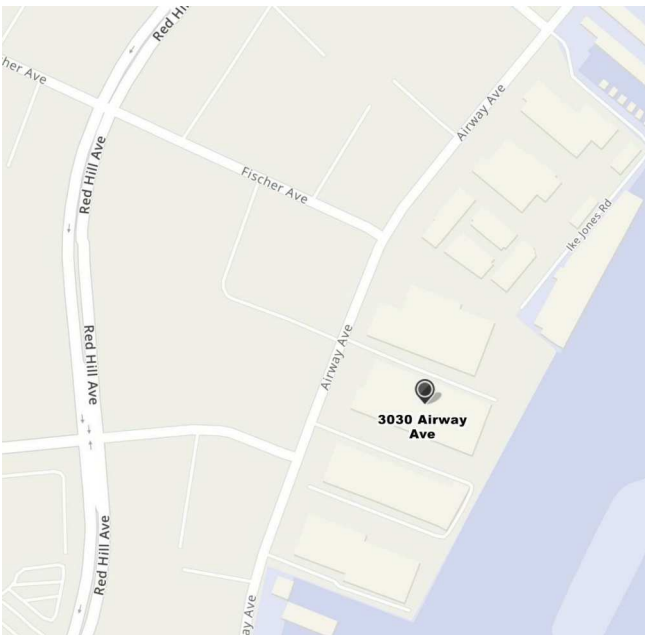
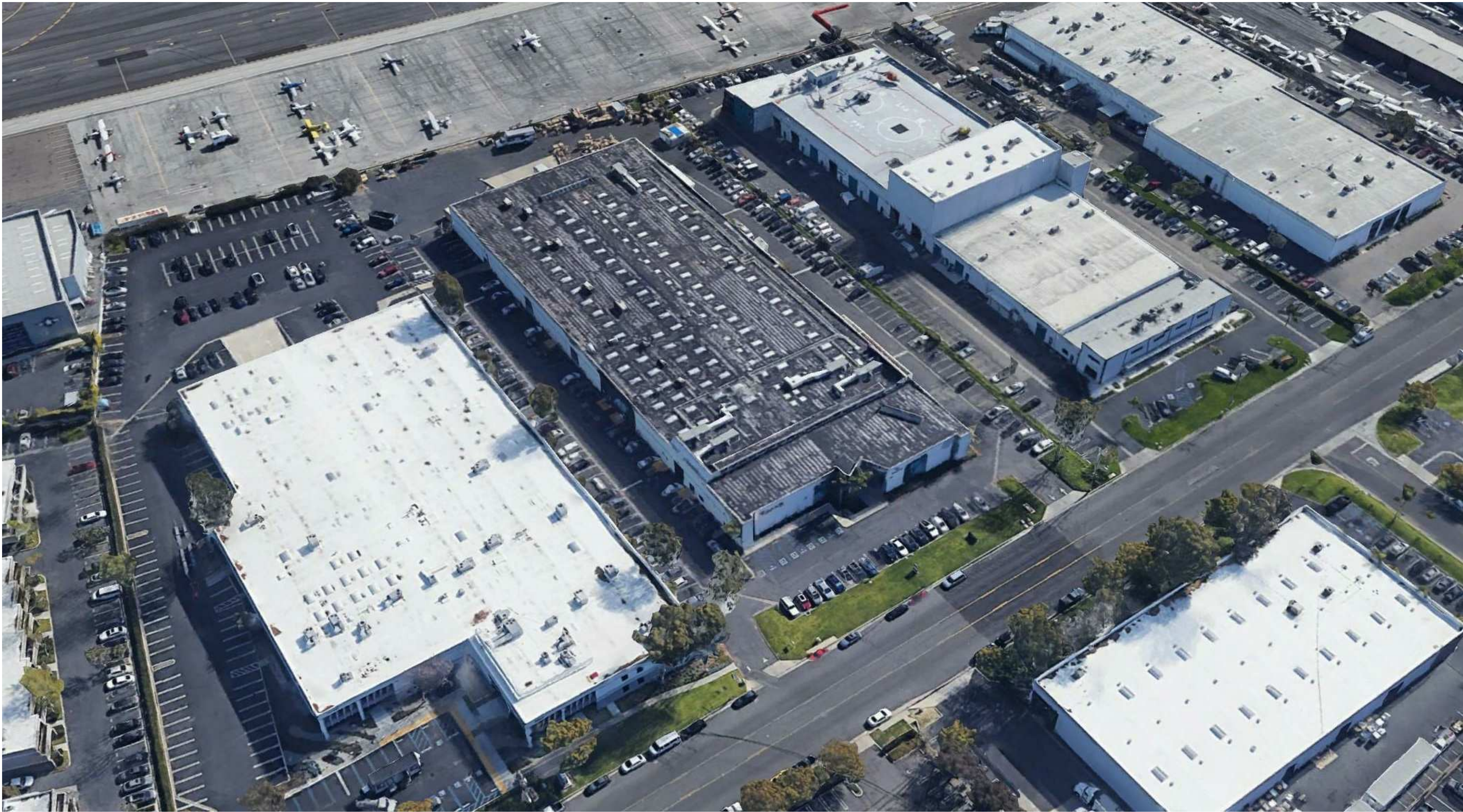




Right (south) side of the building with existing equipment enclosure.




Left (north) side of the building and new signage.




SITE LOCATION MAP

CLIENT



AVID BIOSERVICES
Where collaboration, quality and reliability meet.

CONSULTING ARCHITECT/ENGINEER



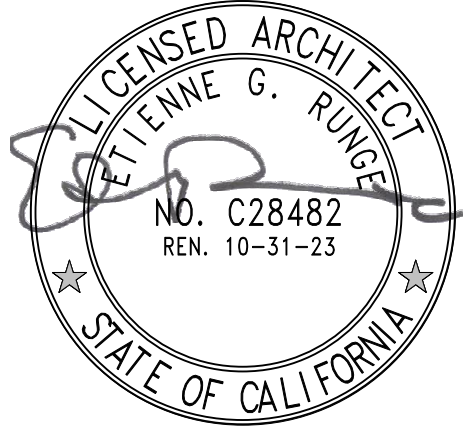
CLARK, RICHARDSON AND BISKUP
CONSULTING ENGINEERS, INC.
CRB ARCHITECTS-ENGINEERS P.C.
3207 GREY HAWK COURT
SUITE 150
CARLSBAD, CA 92010
PHONE: 760-496-3714
FAX: 760-496-3711

PROJECT TITLE

**AVID BIOPHARMACEUTICAL
MANUFACTURING**
3030 AIRWAY AVENUE, COSTA MESA, CA 92626

REV	BY	DATE	DESCRIPTION
1	ER	23DEC21	ISSUED FOR CONDITIONAL USE PERMIT

LICENSEE



INFORMATION CONTAINED HEREIN IS CONSIDERED CONFIDENTIAL. THIS DOCUMENT IS NOT TO BE USED, REPRODUCED, OR DISCLOSED IN WHOLE OR PART WITHOUT THE PRIOR WRITTEN PERMISSION OF AVID BIOSERVICES.

PROJ. NO.	217132	DESIGNED BY:	GZ
SCALE:	NONE	CHECKED BY:	NS
SHEET SIZE:	30x42	APPROVED BY:	ER

DRAWING TITLE

**GENERAL
COVER SHEET**

DRAWING NUMBER

G00-00

SHEET NUMBER	SHEET TITLE	23DEC2021 ISSUED FOR CONDITIONAL USE PERMIT
GENERAL		
G00-00	GENERAL - COVER SHEET	1
G00-01	GENERAL - LEAD SHEET	1
G00-02	ARCHITECTURAL - SYMBOLS AND ABBREVIATIONS	1
ARCHITECTURAL		
A10-10-00	ARCHITECTURAL - SITE PLAN	1
A11-10-00	ARCHITECTURAL - BUILDING FLOOR PLAN - LEVEL 1	1
A11-20-00	ARCHITECTURAL - ROOF PLAN	1
A13-1E-00	ARCHITECTURAL - ANNOTATION PLAN - EQUIPMENT PLATFORM	1
A13-10-01	PHASE 1 - ARCHITECTURAL - ENLARGED FLOOR PLAN - LEVEL 1 - AREA 1	1
A13-10-02	PHASE 2 - ARCHITECTURAL - ENLARGED FLOOR PLAN - LEVEL 1 - AREAS 2, 3 & 5	1
A13-10-04	PHASE 2 - ARCHITECTURAL - ENLARGED FLOOR PLAN - LEVEL 1 - AREA 4 WAREHOUSE	1
A17-10-01	PHASE 1 - ARCHITECTURAL - ENLARGED EQUIPMENT PLAN - LEVEL 1 - AREA 1	1
A20-00	ARCHITECTURAL - EXISTING EXTERIOR PHOTOS	1
A20-01	ARCHITECTURAL - EXISTING EXTERIOR ELEVATIONS	1

PROJECT DATA

PROJECT INFORMATION

PROJECT APN: 427-083-02
PROJECT NAME: AVID - BIOPHARMACEUTICAL
PROJECT ADDRESS: 3030 AIRWAY AVENUE, COSTA MESA, CA 92626
LOT SIZE: 4.202 ACRES
CONSTRUCTION TYPE: TYPE V-B

BUILDING AREA: 78,700 SF

PROPOSED AVID SUITE
OFFICES & LABS 19,000 SF
MANUFACTURING 21,300 SF
WAREHOUSE 10,700 SF
(E) TENANT SUITE (OUT OF SCOPE) 26,100 SF

PROJECT AREA 51,000 SF

EXISTING PARKING

(E) STANDARD SPACES: 161 SPACES
(E) COMPACT SPACES: 4 SPACES
(E) ADA SPACES: 9 SPACES

PROPOSED PARKING

(E) STANDARD SPACES TO REMAIN: 146 SPACES
NEW STANDARD SPACES: 5 SPACES
TOTAL STANDARD SPACES: 151 SPACES
(E) COMPACT SPACES TO REMAIN: 4 SPACES
(E) ADA SPACES TO REMAIN: 9 SPACES

SCOPE OF WORK

THIS DRAWING PACKAGE ILLUSTRATES THE INTENDED WORK AT 3030 AIRWAY AVENUE FOR AVID BIOSERVICES. THE EXISTING BUILDING WILL BE RENOVATED FOR NEW OFFICES, LABORATORIES, MANUFACTURING, AND WAREHOUSE SPACES IN TWO PRIMARY PHASES.

PHASE 1 INCLUDES THE OFFICE RENOVATION AND CONSTRUCTION OF NEW PRODUCT DEVELOPMENT LABORATORY SPACE.

PHASE 2 INCLUDES CONSTRUCTION OF NEW MANUFACTURING SUITES, WAREHOUSE AND QUALITY CONTROL LABORATORY SPACES, SITE IMPROVEMENTS, THE CENTRAL UTILITY PLANT, AND PARKING MODIFICATIONS WILL ALSO BE COMPLETED IN PHASE 2.

AVID BIOPHARMACEUTICAL MANUFACTURING

ISSUED FOR CONDITIONAL USE PERMIT | 23DEC21

PROJECT

AVID BIOPHARMACEUTICAL MANUFACTURING / 217132
3030 AIRWAY AVENUE
COSTA MESA, CA 92626
714-928-6100

CLIENT

AVID BIOSERVICES INC
2642 MICHELLE DR #200
TUSTIN, CA 92780
714-928-6100

ARCHITECT

CRB ARCHITECTS-ENGINEERS P.C.
3207 GREY HAWK COURT
SUITE 150
CARLSBAD, CA 92010
760-496-3714

STRUCTURAL

KPFF
3131 CAMINO DEL RIO NORTH
SUITE 1080
SAN DIEGO, CA 92108
619-521-8500

MECHANICAL & ELECTRICAL

CLARK, RICHARDSON AND BISKUP CONSULTING ENGINEERS, INC.
3207 GREY HAWK COURT
SUITE 150
CARLSBAD, CA 92010
760-496-3714

PLUMBING

PACIFIC RIM MECHANICAL
1701 E EDINGER AVE
SUITE F4
SANTA ANA, CA 92705
714-285-2600

217132

A	AMPERE	(E)	EXISTING, EXIST	H	HEIGHT (FOR DIMENSIONS ONLY)	(N)	NEW	S	SOUTH
ADA	AMERICAN NATIONAL STANDARDS DISABILITIES ACT	E	EAST	HB	HOSE BIBB	NA	NORTH	SAN	SANITARY
ADJ	ADJUSTABLE	EA	EACH	HDR	HEADR	NOT APPLICABLE	NOT APPLICABLE	SA	SYSTEM BONDING JUMPER
AF	AIR FLOW	EAT	ENTERING AIR TEMPERATURE	HDWR	HARDWARE	NAC	NOTIFICATION CIRCUIT BOOSTER PANEL	SC	SAMPLE CONNECTION
AFJ	AMP FRAME	EC	ELECTRIC CONTRACTOR	HEPA	HIGH EFFICIENCY PARTICULATE AIR	NAC	NORMALLY CLOSED	SCH	SCHEDULE
AFB	ABOVE FINISHED CEILING	EGC	EQUIPMENT GROUNDING CONDUCTOR	HEHT	HEIGHT	NAC	NATIONALLY ELECTRIC CODE	SCHM	SCHEDULE
AFCC	ABOVE FINISHED FLOOR	EE	EXPANSION JOINT	HH	HANDHOLE	NEUT	NEUTRAL	SD	STORM DRAIN
AFI	AMPERE INTERRUPTING CAPACITY	ELEC	ELECTRIC	HI	HIGH INTENSITY DISCHARGE	NIC	NIC NOT IN CONTRACT	SE	SERVICE ENTRANCE
AL	ALUMINUM	ELEC PNL	ELECTRICAL PANEL BOARD	HM	HOLLOW METAL	NO	NORMALLY OPEN	SECT	SECTION
ALT	ALTERNATE	ELEV	ELEVATION	HMI	HUMAN MACHINE INTERFACE	NO	NOMINAL	SFRM	SPRAY-APPLIED FIRE-RESISTIVE MATERIAL
AM	AMMETER	ELR	END OF LINE RESISTOR	HMA	HAND-OFF-AUTOMATIC (STATION)	NRTL	NATIONALLY RECOGNIZED TESTING LABORATORY	SG	SHIELD GLASS
AND	AND/OR	ENCL	ENCLOSURE	HOR	HAND-OFF-REMOTE	NS	NON-SAFETY	SH	SHIELD
ARCH	ARCHITECT (URAL)	ENGR	ENGINEER	HORIZ	HORIZONTAL	NTS	NOT TO SCALE	SHR	SHOWER
AS	AMMETER SWITCH	EPDM	ETHYLENE PROPYLENE DIENE MONOMER	HP	HIGH POINT; HORSE POWER	NUM	NUMBER	SIM	SIMILAR
ASSY	ASSEMBLY	EPO	EMERGENCY POWER OFF	HRTG	HEATING	OC	ON CENTER	SK	SKETCH
AT	AIR TRIP	EQ	EQUAL	HTR	HEATER	OC	ON CENTER	SK	SHEET METAL
ATS	AUTOMATIC TRANSFER SWITCH	EQUIP	EQUIPMENT	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	OCUP	OCCUPANT	SM	SLAB ON GRADE
AUX	AUXILIARY	ES	EMERGENCY SHOWER	HYDRUL	HYDRAULIC	OD	OVER CURRENT PROTECTION DEVICE	SPD	SURGE PROTECTION DEVICE
AVC	AVERAGE	ESHW	EMERGENCY SHOWER/EYEWASH	IO	INPUT/OUTPUT	OD	OUTSIDE DIAMETER	SPOT	SPOT POINT
AWG	AMPERE WITHSTANDING CAPACITY	ESC	ESCU/CHIEF (PLATE)	ID	INSIDE DIAMETER	OFI	OWNER FURNISHED CONTRACTOR INSTALLED	SPD	SURGE PROTECTION DEVICE
		ESP	EXTERNAL STATIC PRESSURE	IG	INSULATED GROUND	OFI	OWNER FURNISHED OWNER INSTALLED	SPEC	SPECIFICATION
BIO	BOTTOM OF	EST	ESTIMATE	IG	INSULATED GROUND	OPH	OVERHEAD	SPST	SINGLE POLE SINGLE THROW
BATT	BATTERY	EW	EMERGENCY EYEWASH	INC	INCLUDED	OPNG	OPENING	SPST	SINGLE POLE SINGLE THROW
BD	BOARD OR BUS DUCT	EWT	ENTERING WATER TEMPERATURE	INCL	INCLUDED	OPP	OPPOSITE	SS	STAINLESS STEEL
BLDG	BUILDING	EXH	EXHAUST	INO	INFORMATION	OSA	OPEN TO STRUCTURE ABOVE	SSM	SOLID STATE METERING
BLKG	BLOCKING	EXP	EXPANSION	INST	INSTRUMENTATION	OSD	OPEN SITE DRAIN	SST	SOLID STATE
BLW	BELOW	EXT	EXTERIOR	INSUL	INSULAT (E) (ED) (ION)	OST	OPEN SITE DRAIN	ST	SHUNT TRIP
BM	BEAM	INT	INTERIOR	INT	INTERIOR	PA	PUBLIC ADDRESS	STL	STEEL
BOP	BOTTOM OF PIPE	(F)	FUTURE	INV	INVERT	PAF	POWDER ACTUATED FASTENER	STOR	STORAGE
BOS	BOTTOM OF STEEL	F	FUSE, FUSIBLE	PART	PARTIAL	PAR	PARTIAL	STRUCT	STRUCTURAL
BOT	BOTTOM	F/O	FACE OF	JAN	JANITOR	PB	PULL BOX	SURF	SURFACE
BSMT	BASEMENT	FA	FIRE ALARM	JC	JANITOR CLOSET	PB	PUSH-BUTTON	SW	SWITCH
BTWN	BETWEEN	FAA	FIRE ALARM ANNUNCIATOR	JO	JOINT	PCC	PRECAST CONCRETE	SWBD	SWITCHBOARD
		FAB	FABRICATE	JO	JOINT	PERF	PERFORATED	SWGR	SWITCHGEAR
CB	CENTER OF	FAC	FACTORY	JM	JOINT	PH	PHASE	SYM	SYMMETRICAL
CB	CIRCUIT BREAKER	FACP	FIRE ALARM CONTROL PANEL	KMIL	KILO-CIRCULAR MILS	PNG	PARKING		
CCTV	CLOSED CIRCUIT TELEVISION	FAL	FRESH AIR INTAKE	KD	KNOCK DOWN	PL	PLATE	(T)	TEMPORARY
CEM	CEMENT	FATC	FIRE ALARM TERMINAL CABINET	KO	KNOCKOUT	PLM	PLASTIC LAMINATE	T	TOP (FOR DIMENSIONS ONLY)
CF	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	KV	KILOVOLT	KV	KILOVOLT	PLS	PLASTIC	T/O	TOP OF
CFD	COVERED FLOOR DRAIN	FC	FLOOR CLEANOUT	KVA	KILOVOLT-AMPERES	PLBG	PLUMBING	T/T	TANGENT TO TANGENT
CFI	CONTRACTOR FURNISHED OWNER INSTALLED	FCO	FLOOR CLEANOUT	KVA	KILOVOLT-AMPERES REACTANCE	PLC	PROGRAMMABLE LOGIC CONTROLLER	T/D	TRENCH DRAIN
CH	CORNER GUARD	FC	FLOOR DAMPER	KW	KILOWATT	PLSTR	PLASTER	TEL	TELEPHONE
CHEM	CHEMICAL	FD	FLOOR DRAIN	KWH	KILOWATT HOUR	PLYWD	PLYWOOD	THK	THICKNESS
CI	CAST IRON	FDC	FIRE DEPARTMENT CONNECTION			PNL	PANEL	TOP	TOP OF PIPE
CJ	CONTROL JOINT	FO	FOUNDATION	L	LENGTH (FOR DIMENSIONS ONLY)	POL	POLISHED	TP	TAMPER PROOF
CKT	CIRCUIT	FE	FIRE EXTINGUISHER	LAB	LABORATORY	POLYSIO	POLYISOCYANURATE	TS	TUBE STEEL
CL	CENTRALINE	FEB	FIRE EXTINGUISHER BRACKET	LAD	LAMINAR AIR DIFFUSER	PP	PICK POINT	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
CLF	CIRCUIT UNIT FUSE	FCB	FIRE EXTINGUISHER CABINET	LAM	LAMINAR AIR FLOW	PR	PAIR	TYP	TYPICAL
CLG	CEILING	FGL	FIBERGLASS	LAM	LAMINATE	PREFIN	PREFINISHED		
CLN	CLEAR	FHC	FIRE HOSE CABINET	LAT	LOCAL AREA NETWORK	PREFAB	PRE-FABRICATED	UC	UNDERCOUNTER
CM	CONSTRUCTION MANAGER	FIG	FIGURE	LAV	LAVATORY	PREP	PREPARED	UG	UNDERGROUND
CMU	CONCRETE MASONRY UNIT	FIN	FINISH	LCD	LINEAR CEILING DIFFUSER	PROJ	PROJECT	UL	

AA	AIR ACTUATOR	F	FILTER	PHG	PRE-HEAT COIL
AC	AIR COMPRESSOR	FACV	FLAME ARRESTOR/CONSERVATION VENT	PKG	PACKAGING LINE EQUIPMENT
AD	AIR CONTROLLING UNIT	FCP	FIRE CONTROL PANEL	PKP	POWER PACK
AD	AIR DRYER	FCU	FAN COIL UNIT	PSG	PURE STEAM GENERATOR
AG	AGITATOR	FE	FERMENTOR	PT	PASS-THRU
AHU	AIR HANDLING UNIT	FEX	FIRE EXTINGUISHER	PU	PUMP
AR	AIR RECEIVER	FFU	FAN FILTER UNIT	PW	PURIFIED WATER GENERATION SYSTEM
ARC	AIR CURTAIN	FH	FUME HOOD	PWW	PROCESS WASTE NEUTRALIZATION SYSTEM
AS	AIR SEPARATOR	FM	FLOW METER		
AT	ALTERNATING TANGENTIAL FILTER	FP	FIRE PUMP	RABS	RESTRICTED ACCESS BARRIER
ATS	AUTOMATIC TRANSFER SWITCH	FPR	FILTER PRESS	RAFS	RELIEF AIR FAN
AU	AUTOClave	FRZ	FREEZER	RAH	RADIANT HEATER
BD	BLOWDOWN SEPARATOR	FT	FLASH TANK	RCB	ROBOT / ROLLER BOTTLE APPARATUS
BDS	BUFFER DILUTION SKID			RP	RADIANT CEILING PANEL
BFS	BOILER FEED WATER SYSTEM	GB	GEAR BOX	RF	RETURN FAN
BG	BAG	GCP	GAS CONTROL PANEL	RFG	REFRIGERATOR
BR	BAG HOLDER	GEN	GENERATOR	RHC	REHEAT COIL
BHR	BLOWDOWN HEAT RECOVERY	GIH	GRAVITY INTAKE HOOD	RK	RACK
BLR	BOILER	GM	GAS MANIFOLD	RO	REVERSE OSMOSIS MEMBRANE
BR	BIOREACTOR	GRH	GRAVITY RELIEF HOOD	RP	RECEPTACLE PANEL
BRS	BRINE SYSTEM			RT	RETENTION TUBE
BSC	BIO SAFETY CABINET	HC	HEATING COIL	RTU	ROOFTOP UNIT
BT	BUBBLE TRAP	HEX	HEAT EXCHANGER		
BW	BIO WASTE SYSTEM	HO	HOMOGENIZER	SC	SCALE
C	COMPRESSOR	HOP	HOPPER	SCR	SCRUBBER
CA	CART	HPW	HIGH PURITY WATER PRETREATMENT SKID	SCRN	SCREEN
CAP	CAPPER	HRC	HEAT RECOVERY COIL	SDA	SOUND ATTENUATOR
CAV	CONSTANT AIR VOLUME BOX	HRU	HEAT RECOVERY UNIT	SDP	STANDBY POWER DISTRIBUTION PANEL
CC	COOLING COIL	HSB	HIGH SHEAR BLENDER	SEP	SEAM SEPARATOR
CDI	CONTINUOUS DEIONIZER	HTP	HEAT TRAP PANEL	SF	SUPPLY FAN
CE	CENTRIFUGE	HTST	HIGH TEMPERATURE SHORT TIME SKID	SI	STEAM IN PLACE STATION
CF	CARBON BED FILTRATION SKID/CARBON FILTER	HUM	HUMIDIFIER	SKP	SKID / PACKAGE
CFU	CHEMICAL FEED	HVU	HEATING AND VENTING UNIT	SM	STATIC MIXER
CFU	CHEMICAL FEED UNIT	IBC	INTERMEDIATE BULK CONTAINER	SMDP	STANDBY POWER MAIN DISTRIBUTION PANEL
CH	CHILLER	IC	ISOLATION CABINET	SR	SHREDDER
CIP	CLEAN IN PLACE (SKID)	IH	INTAKE HOOD	STK	STACK
CO2	CARBON DIOXIDE SYSTEM	INC	INCUBATOR	STP	STOPPER PROCESSOR
COL	COLUMN PACKED BED OR CHROMATOGRAPHY	ISO	ISOLATOR	SUB	SUBSTATION
COND	CONDENSER			SVF	STERILE VENT FILTER
COP	CLEAN-OUT-OF-PLACE UNIT	JC	JOCKEY PUMP		
CP	CONTROL PANEL			T	TRANSFORMER
CR	COMPUTER	LC	LIQUID CHROMATOGRAPHY	TCM	TEMPERATURE CONTROL MODULE
CRU	COLD ROOM	LF	LIQUID FILLER	TFF	ULTRAFILTRATION MICROFILTRATION SYSTEM
CSC	COMPUTER ROOM AIR CONDITIONER	LFB	LAMINAR FLOW BENCH	TK	TANK (NON-PRESSURE RATED)
CSC	CHEMICAL SAFETY CABINET	LFH	LAMINAR FLOW HOOD	TP	TRANSFER PANEL
CSG	CLEAN STEAM GENERATOR	LNZ	LIQUID NITROGEN SYSTEM		
CT	COOLING TOWER	LP	LIGHTING PANEL	U	UNLOADER
CU	CONDENSING UNIT	LYO	LYOPHILIZER	UF	ULTRAFILTRATION
CV	CONVEYOR			UH	UNIT HEATER
CY	CORROSY	M	MOTOR	UP	UTILITY PANEL
		MAU	MAKE-UP AIR UNIT	UPS	UNINTERRUPTIBLE POWER SUPPLY
D	DRUM	MSG	MIXING STATION	UPS	UPS PANEL
DA	DEARMATOR	MCC	MOTOR CONTROL CENTER	US	UTILITY STATION
DB	DOWNFLOW BOOTH	MEF	MULTIPLE EFFECT DISTILLATION	UT	UPS TRANSFORMER
DC	DUST COLLECTOR	MLT	MATERIAL HANDLING	UL	ULTRAVIOLET LIGHT
DE	DEACTIVATION SKID	MMF	MULTI MEDIA FILTER	UW	ULTRASONIC WASHER
DF	DEPTH FILTER	MX	MIXER		
DH	DEHUMIDIFIER			V	VESSEL (PRESSURE RATED)
DI	DE-IONIZER	N2	NITROGEN SYSTEM	VAC	VACUUM SKID
DR	DISTRIBUTION PANEL	NF	NOFAMILIZATION SYSTEM	VAV	VARIABLE AIR VOLUME UNIT
DPT	DEPRESSURIZATION TUNNEL			VC	VAPOR COMPRESSION DISTILLATION
DR	DRYER	O2	OXYGEN SYSTEM	VFD	VARIABLE FREQUENCY DRIVE
DS	DOSING SKID	OD	OZONE DESTRUCT DEVICE	VP	VACUUM PUMP
DSB	DISTRIBUTION SWITCHBOARD	OIT	OPERATION INTERFACE TERMINAL		
DU	DUST EXTRACTION UNIT	OS	OIL SEPARATOR	WA	WASHER
DX	DIRECT EXPANSION EVAPORATOR	OV	OVEN	WB	WATER BATH
		OZ	OZONE GENERATOR	WH	WATER HEATER
				WS	WATER SOFTENER
EAH	EXHAUST AIR HOOD				
EC	EVAPORATOR COIL				
EDC	EDUCTOR				
EDH	ELECTRIC DUCT HEATER				
EDR	ELECTRO DEIONIZATION REVERSE				
EF	EXHAUST FAN				
EL	EMERGENCY LIGHTING INVERTER				
ELEV	ELEVATOR				
ELP	EMERGENCY LIGHTING PANEL				
EMCS	ENERGY MANAGEMENT CONTROL SYSTEM				
ENV	ENVIRONMENTAL CHAMBER				
ERP	EMERGENCY RECEPTACLE PANEL				
ES	EFFLUENT SAMPLER				
ET	EXPANSION TANK				
EW	EYE WASH				

DEMO DRAWING MODIFIER (DEMO DRAWINGS ONLY)

The diagram illustrates the components of a drawing code. The code is shown as **CMPS - BLDG# - X - ADBC - DE - FF**. Lines connect each part of the code to its corresponding definition:

- DISCIPLINE DESIGNATOR** (CMPS):
 - (G) GENERAL
 - (C) CIVIL
 - (L) LANDSCAPE
 - (S) STRUCTURAL
 - (A) ARCHITECTURAL
 - (F) FIRE PROTECTION
 - (P) PLUMBING
 - (R) PROCESS PIPING
 - (M) MECHANICAL
 - (E) ELECTRICAL
 - (I) INSTRUMENTATION
- BLDG # (OPTIONAL)** (BLDG#):
 - (1) NON-PHASE DEPENDENT
 - (2) BY MULTIPLE PHASES/PACKAGES
- CAMPUS NAME (OPTIONAL)** (X):
 - (1) PHASE/PACKAGE NO. 1
 - (2) PHASE/PACKAGE NO. 2
 - (3) PHASE/PACKAGE NO. 3, ETC.
- BUILDING AREA DESIGNATOR** (ADBC):
 - (E) EQUIPMENT PLATFORM
 - (M) MEZZANINE
 - (P) PENHOUSE*
 - (R) ROOF*
 - (U) UNDERGROUND
- LEVEL DESIGNATOR** (DE):
 - (1) - LEVEL 1
 - (2) - LEVEL 2
 - (3) - LEVEL 3, ETC.
- PLAN CODE NUMBER** (FF):
 - GMPI/HVAC FLOW DIAGRAMS** (PLAN CODE NUMBERS FOR 2) SERIES (GMP FLOW DIAGRAMS):
 - (0) PROJECT DEFINED
 - (1) PERSONNEL FLOW DIAGRAMS
 - (2) EQUIPMENT FLOW DIAGRAMS
 - (3) PRODUCT/MATERIAL FLOW DIAGRAMS
 - (4) WASTE FLOW DIAGRAMS
 - (5) PROJECT DEFINED
 - HVAC CLASSIFICATION DIAGRAMS** (PLAN CODE NUMBERS FOR 3) SERIES (HVAC GMP DIAGRAMS):
 - (0) PROJECT DEFINED
 - (1) HVAC CLASSIFICATION DIAGRAMS

PENHOUSE ROOF TO BE DENOTED AS (PR)

DEMO DRAWING MODIFIER (DEMO DRAWINGS ONLY)

<p>DISCIPLINE DESIGNATOR</p> <p>(G) GENERAL (C) CIVIL (L) LANDSCAPE (S) STRUCTURAL (A) ARCHITECTURAL (F) FIRE PROTECTION (P) PLUMBING (R) PROCESS PIPING (M) MECHANICAL (E) ELECTRICAL (I) INSTRUMENTATION</p>	<p><u>PHASE/PACKAGE NO. (OPTIONAL)</u></p> <p>(1) NON-PHASE DEPENDENT SHEETS / SHEETS REFERENCED BY MULTIPLE PHASES/PACKAGES (1) PHASE/PACKAGE NO. 1 (2) PHASE/PACKAGE NO. 2 (3) PHASE/PACKAGE NO. 3, ETC.</p>	<p><u>BLDG # (OPTIONAL)</u></p> <p>CAMPUS NAME (OPTIONAL)</p>	<p>PLAN CODE NUMBER</p> <p>REFER TO PLAN SHEET NUMBERING SYSTEM</p> <p>PLAN CODE NUMBER "0" FOR ALL NON-PLAN SHEETS UNLESS NOTED OTHERWISE</p>	<p>DRAWING SERIES DESIGNATOR</p> <p>REFER TO PLAN SHEET NUMBERING SYSTEM</p> <p>FOR (0) SERIES (CODE PLANS): (1) LEAD/SUMMARY SHEETS (1) CODE SITE PLANS (2) BUILDINGS OCCUPANCY/CONTROL AREA PLANS (3) EGRESS PLANS (4) ACCESSIBILITY PLANS (5) PROJECT-DEFINED PLANS (6) PROJECT-DEFINED PLANS</p> <p>FOR (1) SERIES (NEW WORK PLANS): (0) SITE PLANS (1) OVERALL BUILDING PLANS (2) CORE AND SHELL PLANS (3) ANNOTATION PLANS (4) FF&E PLANS</p>
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SEQUENTIAL NUMBER
01, 02, 03, ETC.

CMPS - BLDG# - X - ADBC - GG

DEMO DRAWING MODIFIER (DEMO DRAWINGS ONLY)

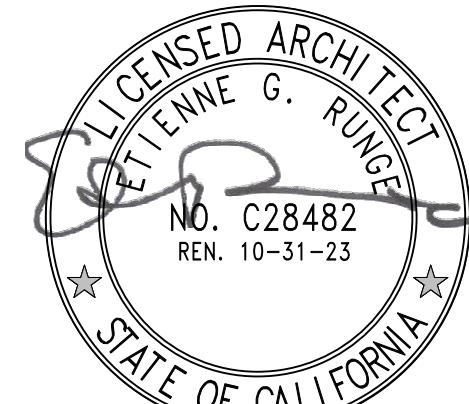
DISCIPLINE DESIGNATOR
(G) GENERAL
(C) CIVIL
(L) LANDSCAPE
(S) STRUCTURAL
(A) ARCHITECTURAL
(F) FIRE PROTECTION
(P) PLUMBING
(R) PROCESS PIPING
(M) MECHANICAL
(E) ELECTRICAL
(I) INSTRUMENTATION

SKETCH DATE NUMBER
(0) LEAD SHEET(S)
(1) SITE PLANS
FOR (1) SERIES:
(0) HAZARD CLASSIFICATIONS PLANS
(1) RISER ZONING PLANS
FOR (2) SERIES:
(0) FIRE PROTECTION PIPING PLANS
(1) FIRE PROTECTION HEAD LAYOUT PLANS

SEQUENTIAL NUMBER
01, 02, 03, ETC.
EXAMPLES:
ASK-123016-01
ADSK-123016-01

MECHANICAL PLAN CODE NUMBERS
FOR (0) SERIES
(0) LEAD SHEET(S)
(1) SITE PLANS

XDSK - MMDDYY - XX

[illegible]

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SCALE: NONE	CHECKED BY: NS
SHEET SIZE: 30x42	APPROVED BY: ER

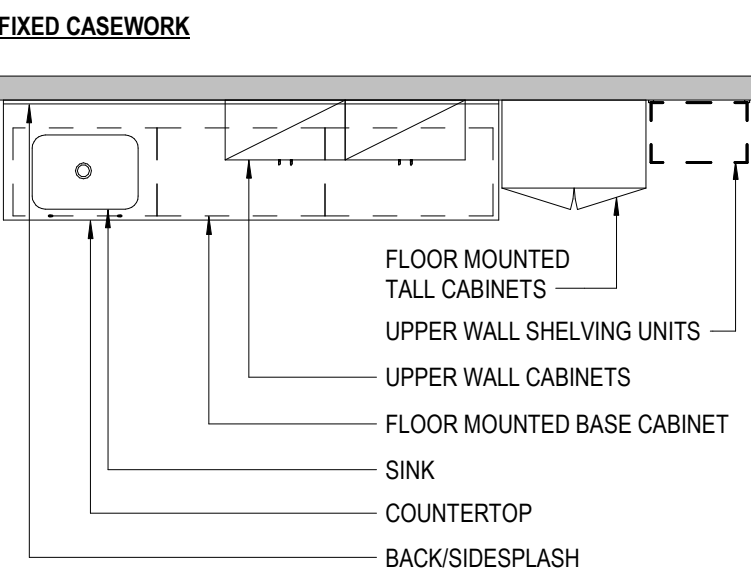
DRAWING TITLE

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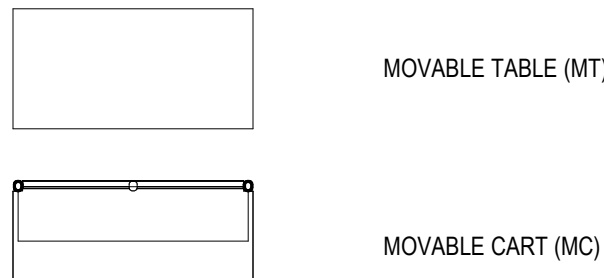
DRAWING NUMBER

G00-01

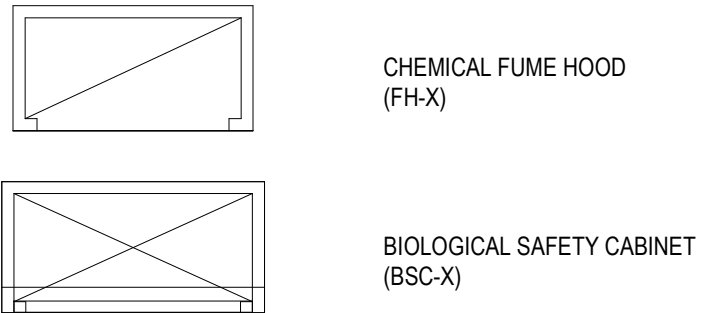
LAB SYMBOLOLOGY LEGEND



MOVABLE LAB FURNISHINGS

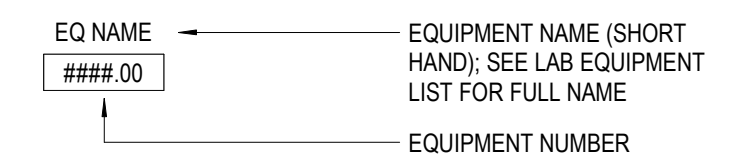


LAB EXHAUST DEVICES

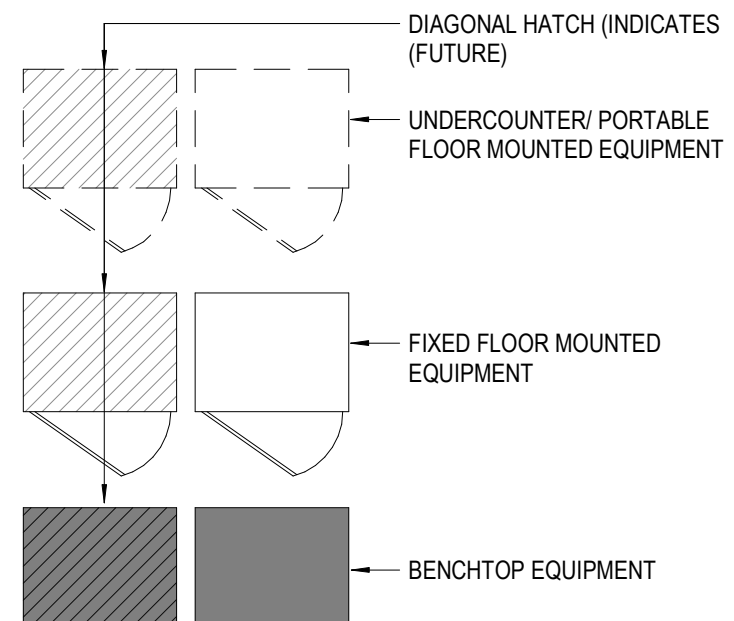


LAB EQUIPMENT LEGEND

LAB EQUIPMENT TAG

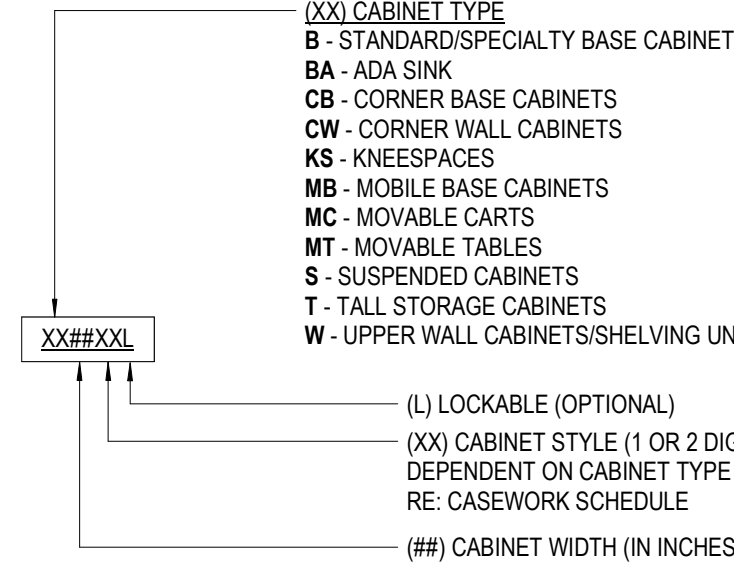


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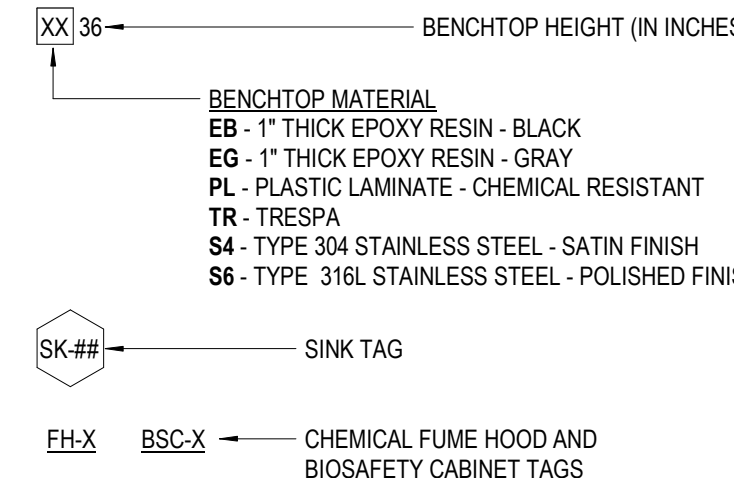


CASEWORK LEGEND

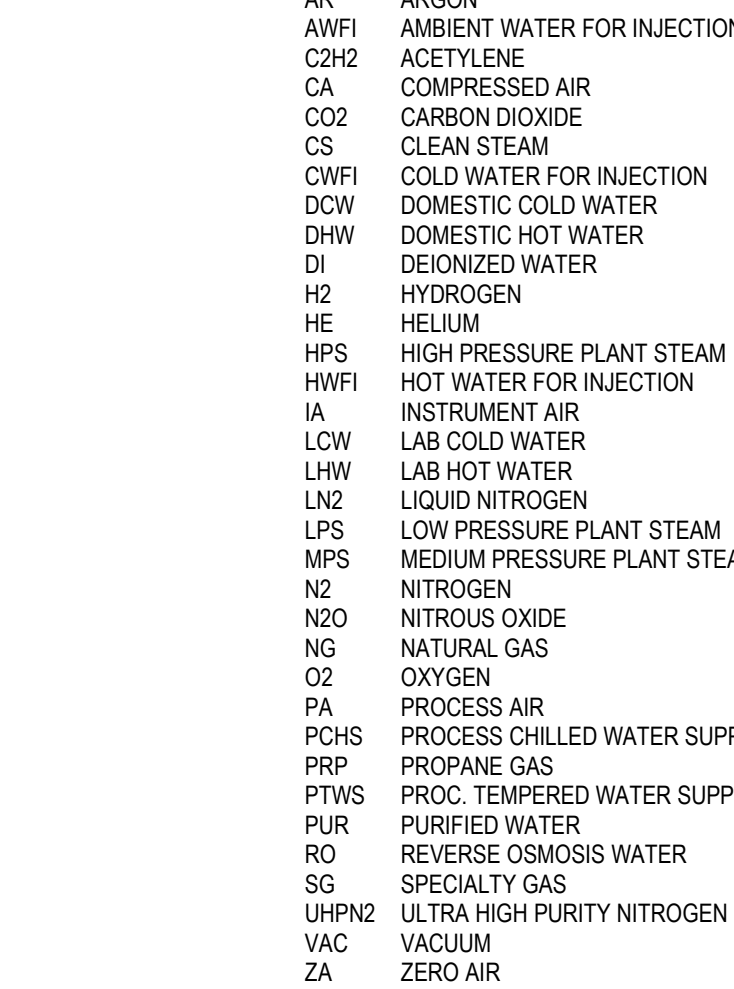
CASEWORK TAG



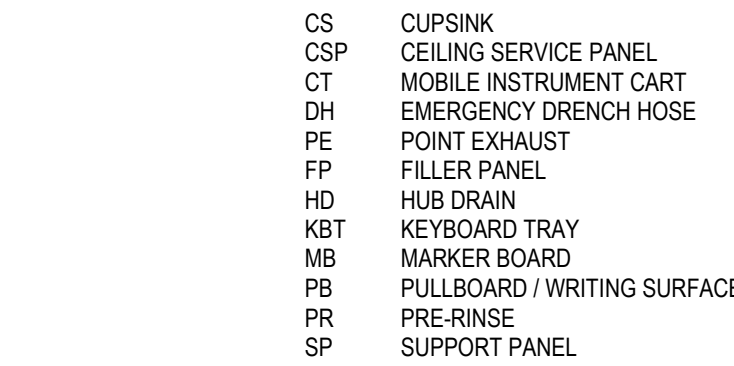
MISCELLANEOUS TAGS



LAB SERVICES TAG

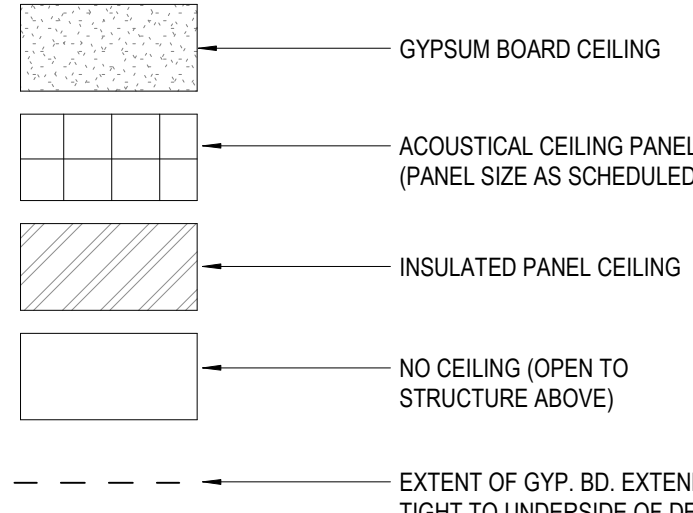


LAB ABBREVIATIONS

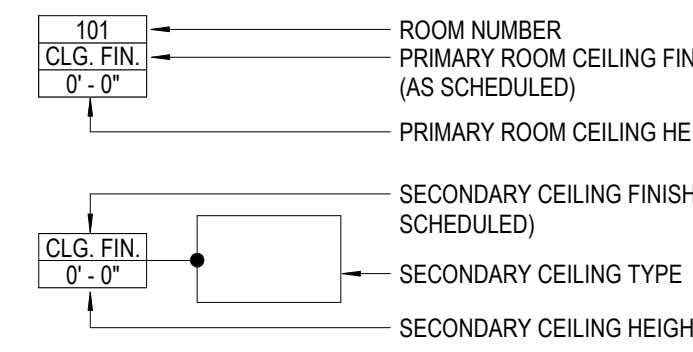


RCP LEGEND

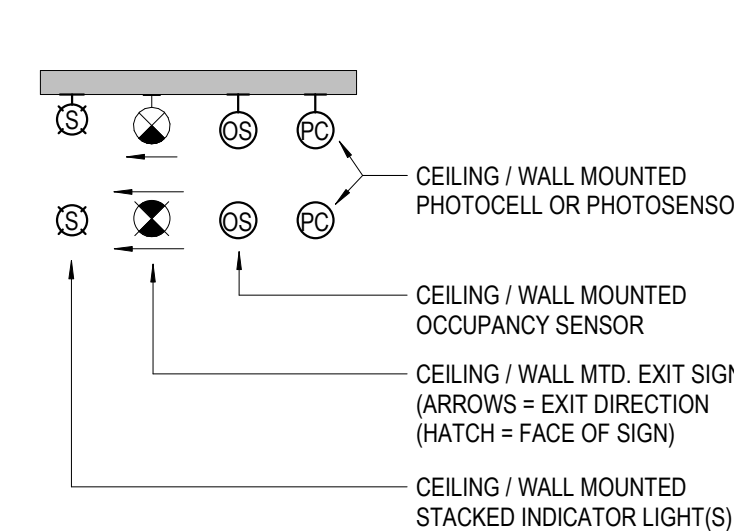
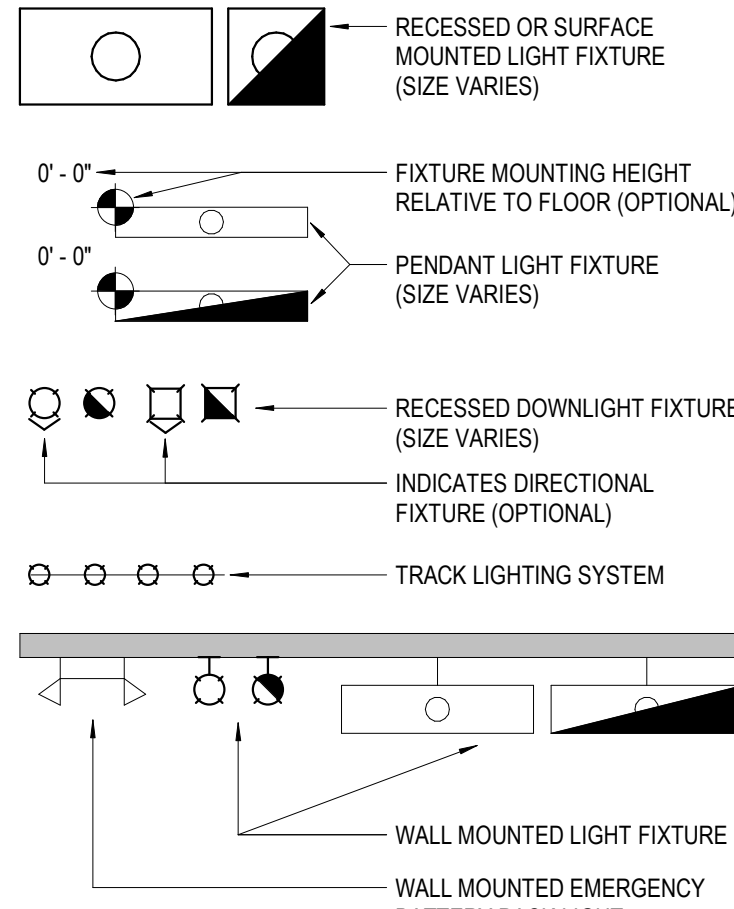
CEILING TYPES



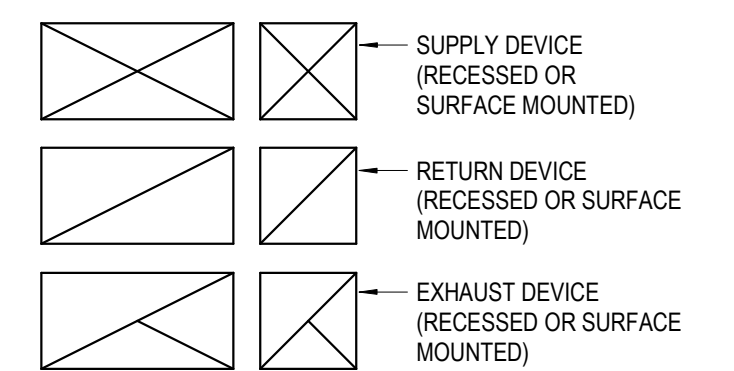
CEILING TAGS



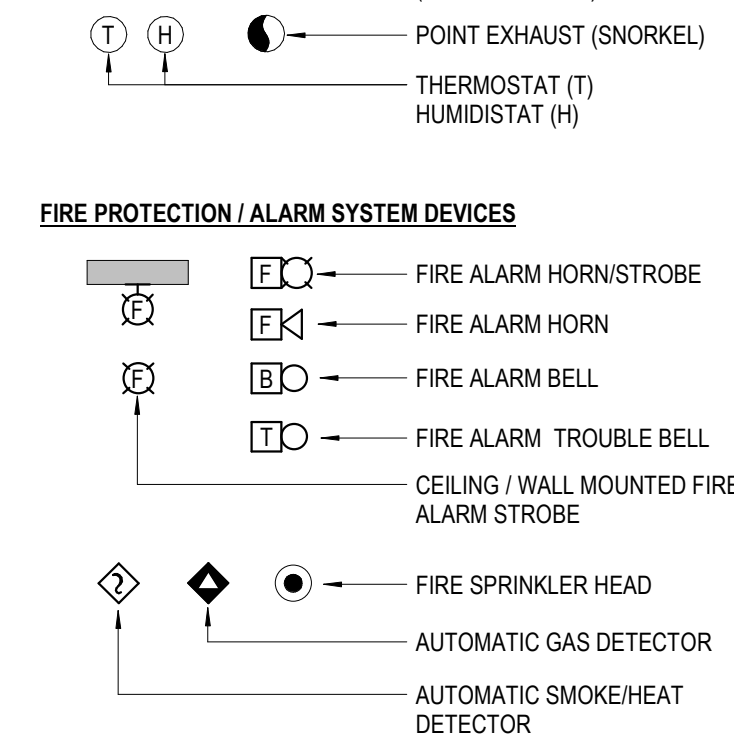
CEILING MOUNTED LIGHTING DEVICES (HATCH = EMERGENCY LIGHT)



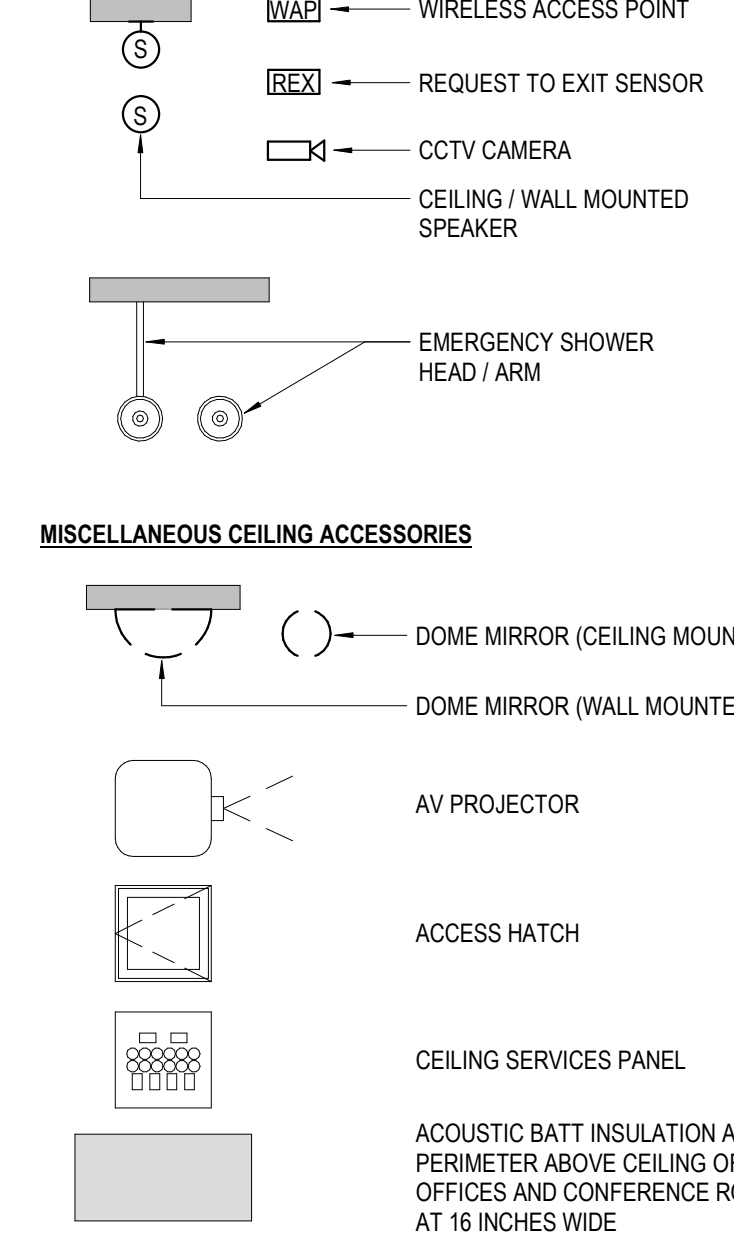
MISCELLANEOUS DEVICES



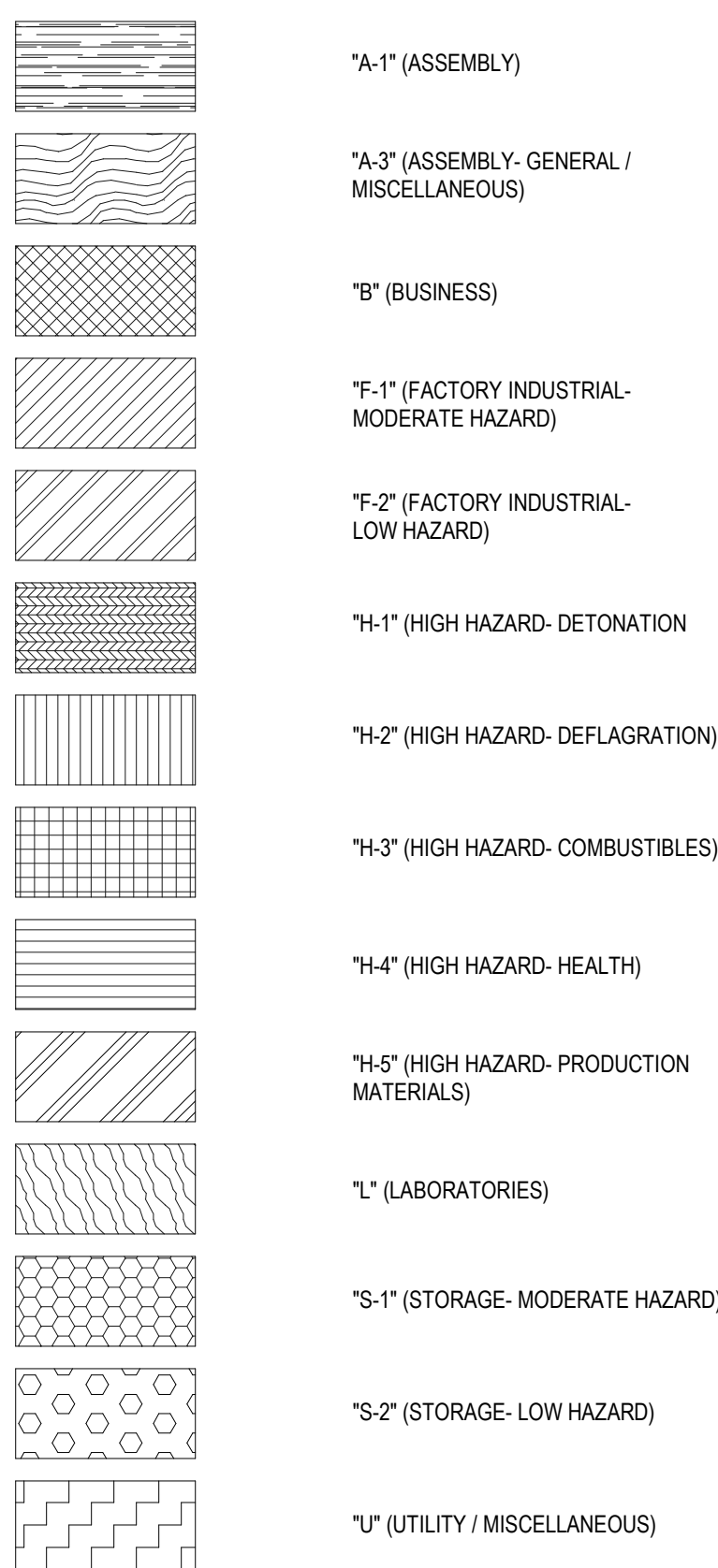
FIRE PROTECTION / ALARM SYSTEM DEVICES



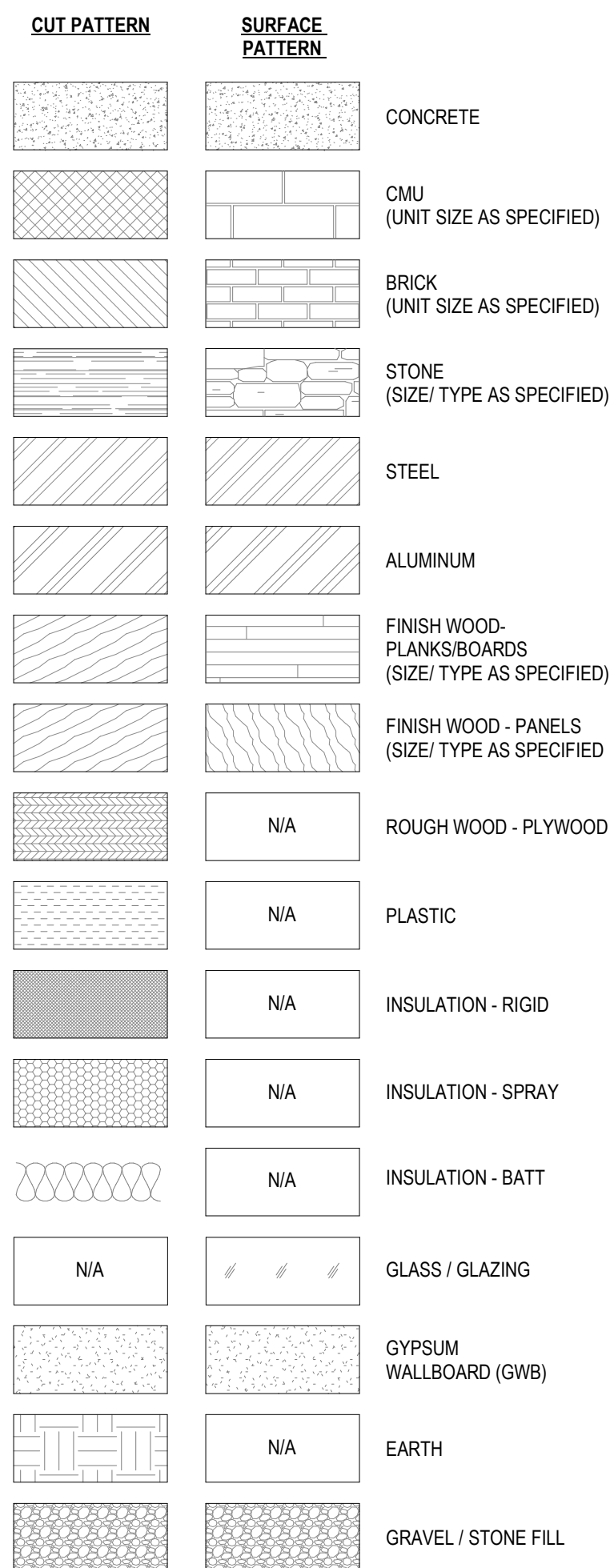
MISCELLANEOUS CEILING ACCESSORIES



OCCUPANCY USE GROUP LEGEND

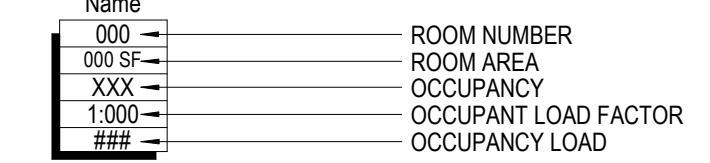


MATERIALS LEGEND

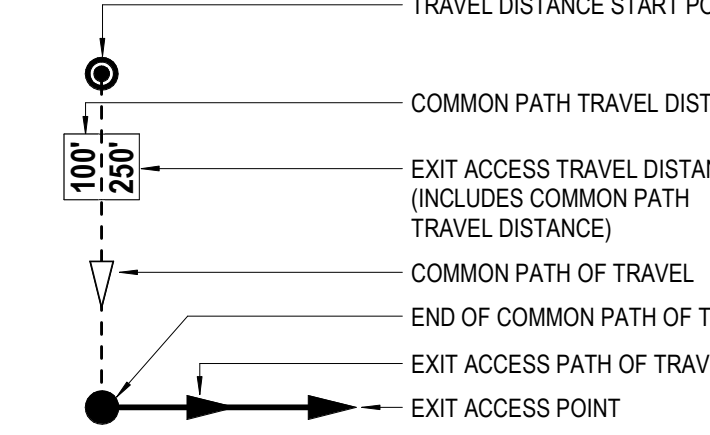


EGRESS PLAN LEGEND

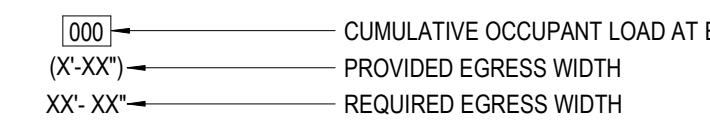
OCCUPANT LOAD TAG



PATH OF TRAVEL SYMBOLOLOGY



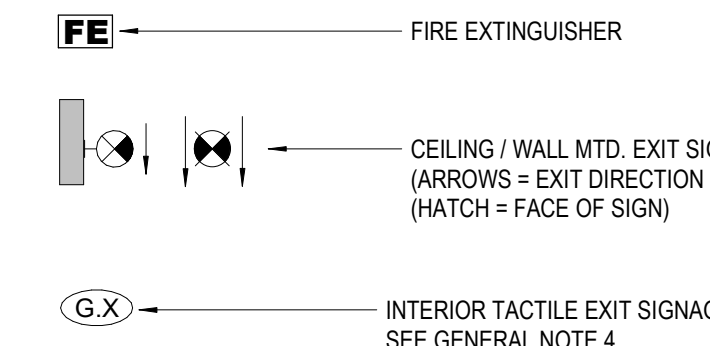
EXIT DOOR OCCUPANT LOAD TAG



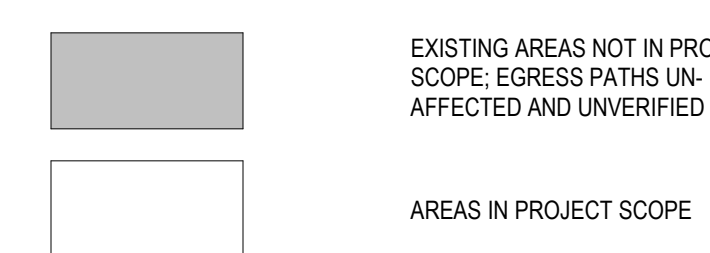
INTERIOR DOOR OCCUPANT LOAD TAG



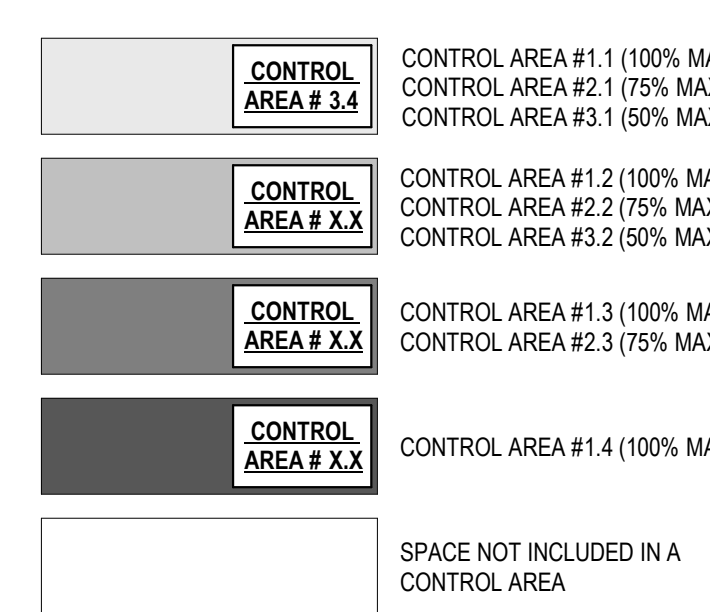
FIRE SPECIALTIES AND EXIT SIGNAGE



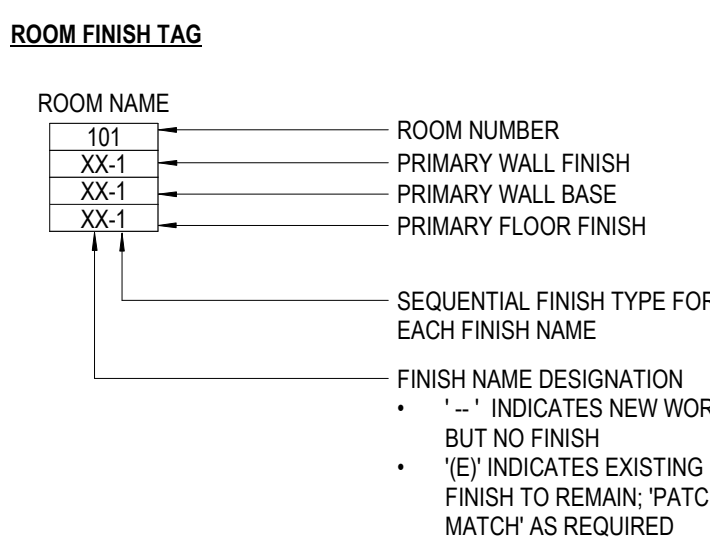
EGRESS AREAS



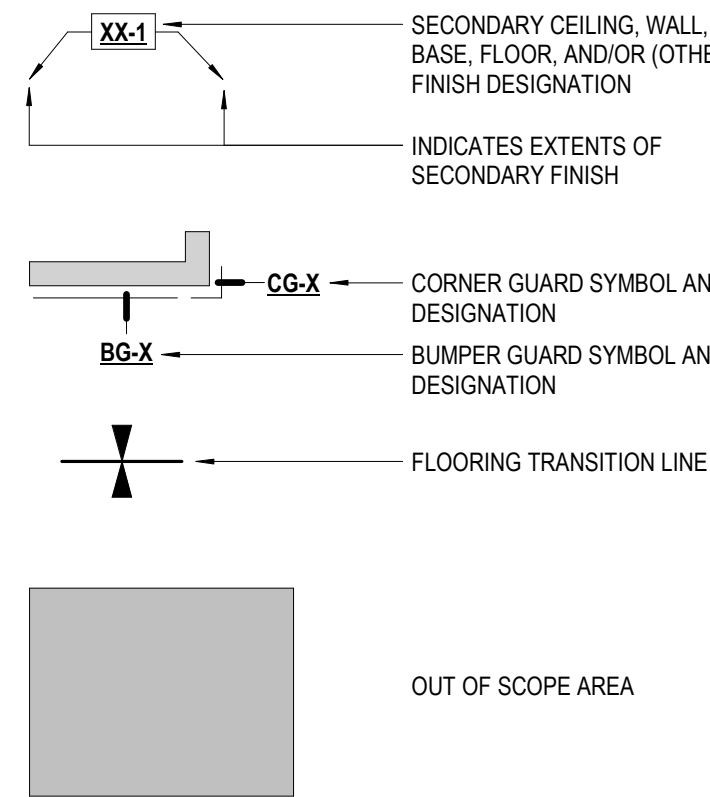
CONTROL AREA LEGEND



FINISH PLAN LEGEND

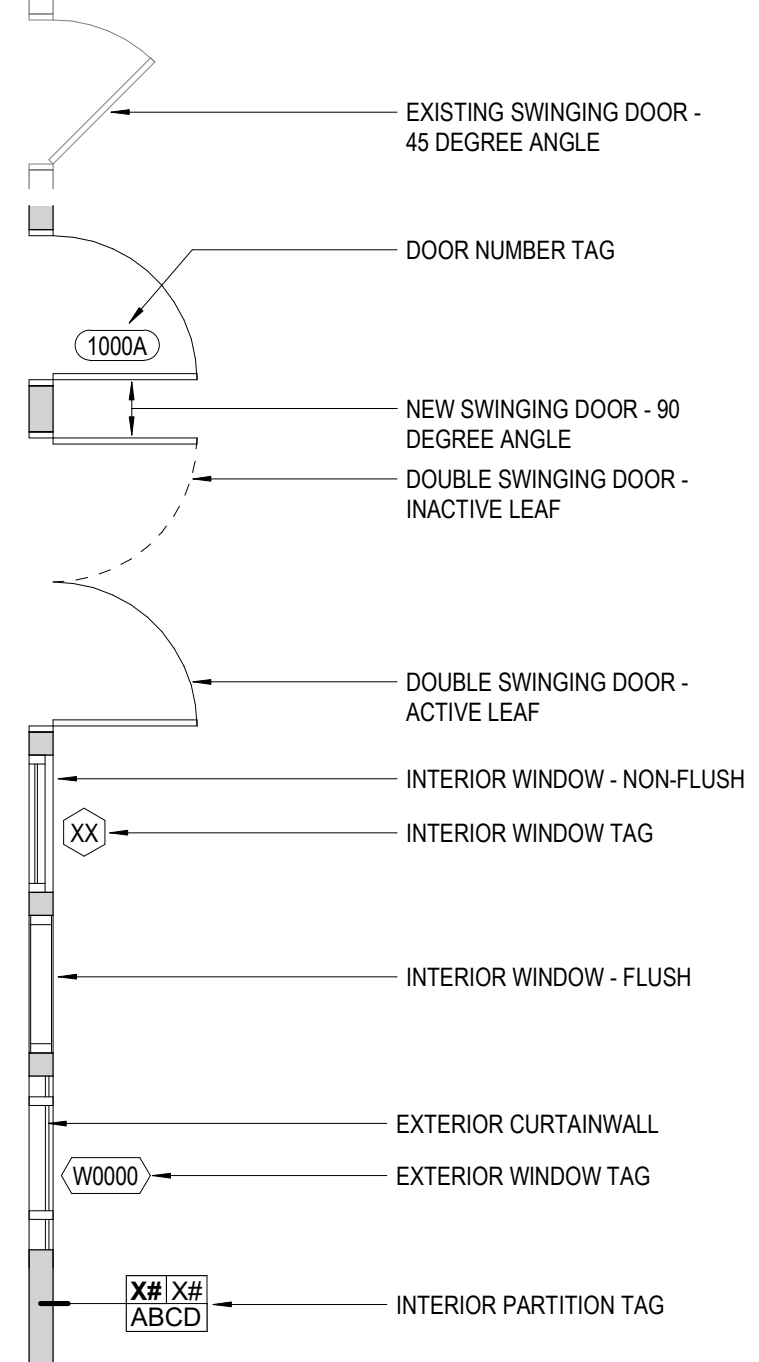


SECONDARY FINISH TAGS

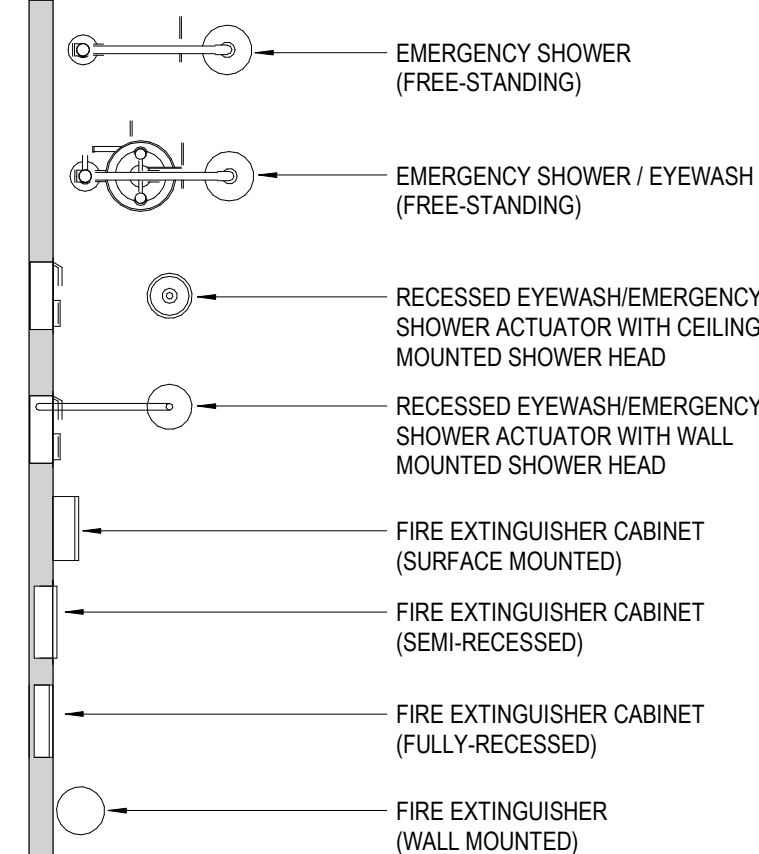


ARCHITECTURAL SYMBOLS

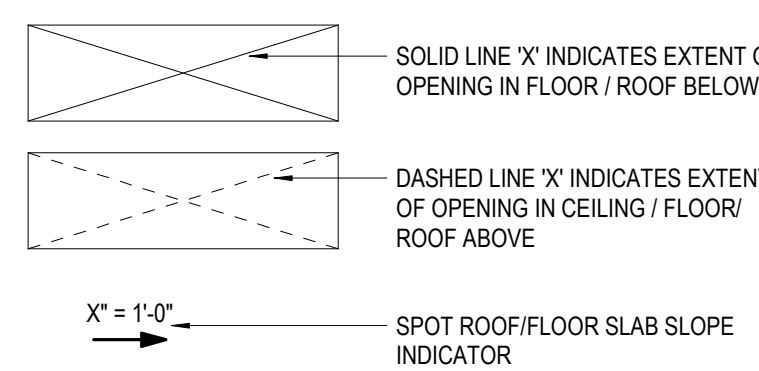
DOORS, WINDOWS, AND PARTITIONS



SAFETY AND FIRE EQUIPMENT

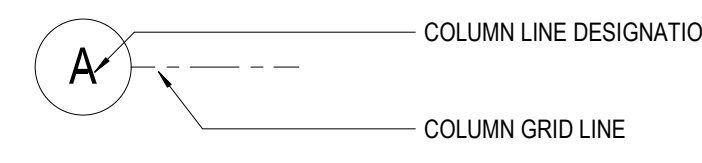


MISCELLANEOUS



GENERAL SYMBOLS LEGEND

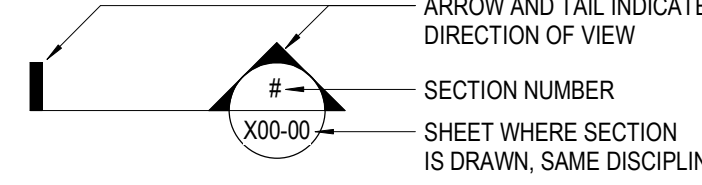
COLUMN LINE REFERENCE



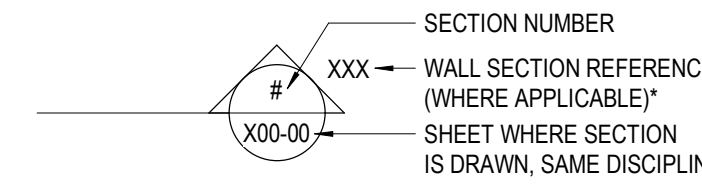
SHEET NOTE REFERENCE



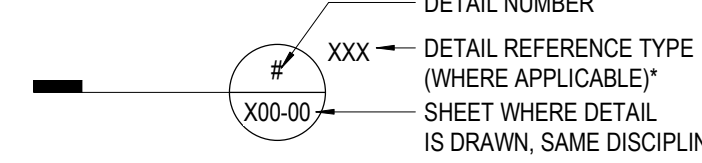
BUILDING SECTION REFERENCE



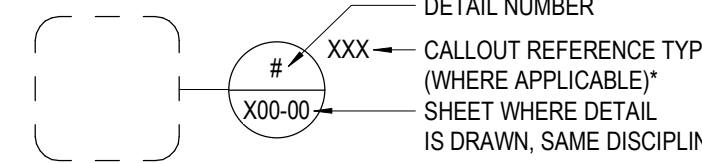
WALL SECTION REFERENCE



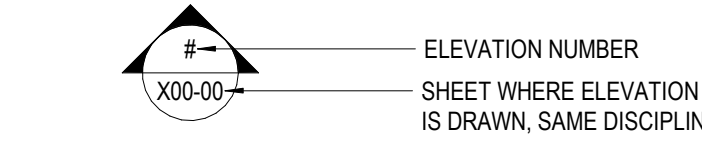
DETAIL REFERENCE



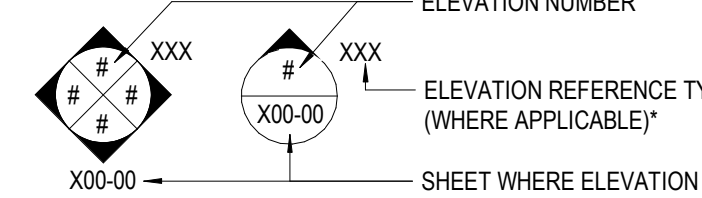
CALLOUT



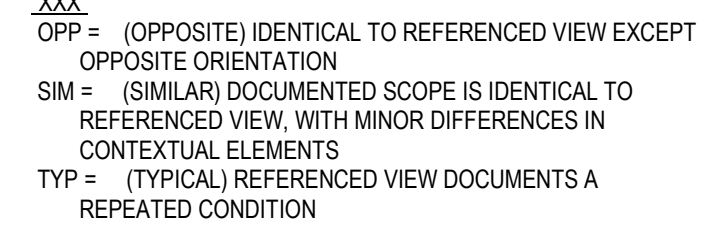
EXTERIOR ELEVATION REFERENCE



INTERIOR ELEVATION REFERENCE (SINGLE AND MULTIPLE)



* REFERENCE TYPES (SECTION / DETAIL / CALLOUT / ELEVATION)



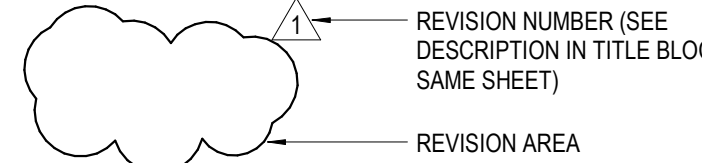
MATCH LINE



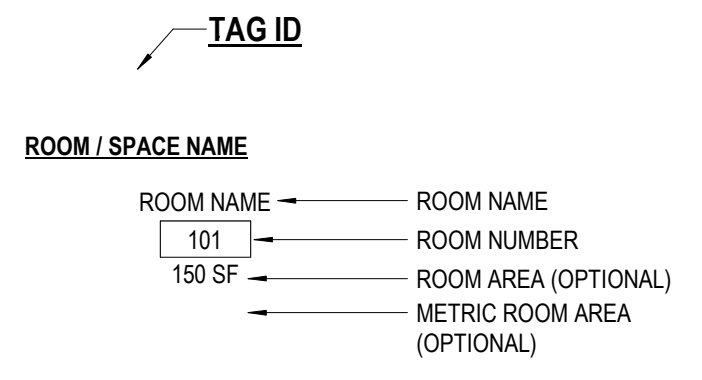
BREAK LINE



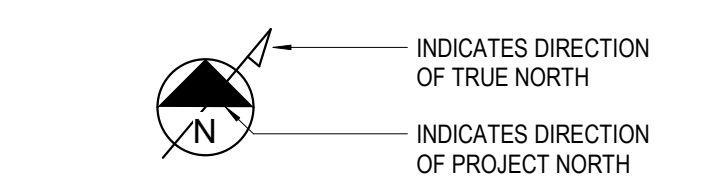
DRAWING REVISION



EQUIPMENT TAG



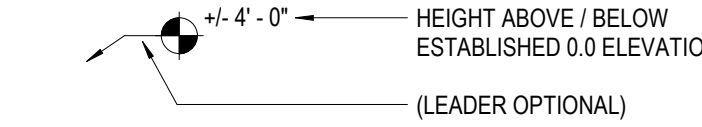
NORTH ARROW



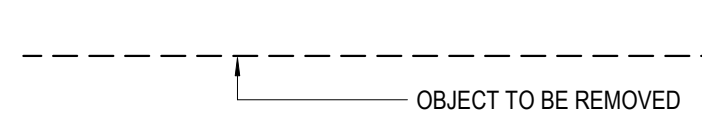
LEVEL



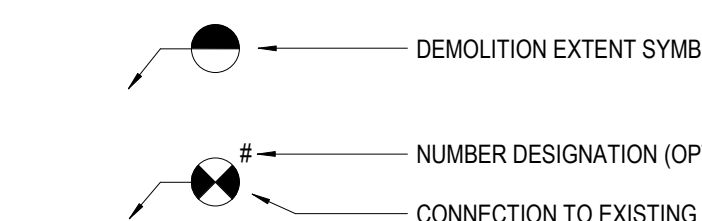
PLAN ELEVATION MARKER



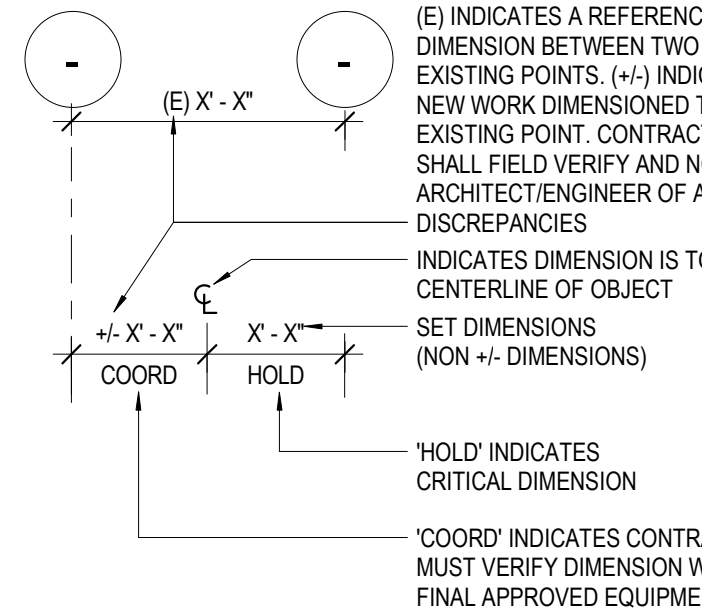
DEMOLITION LINEWORK



EXISTING / DEMOLITION EXTENTS

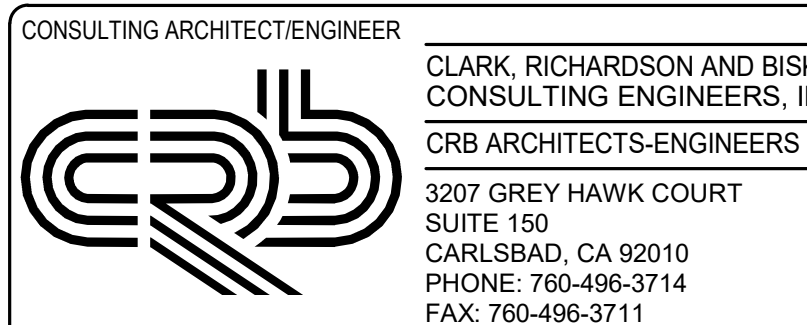
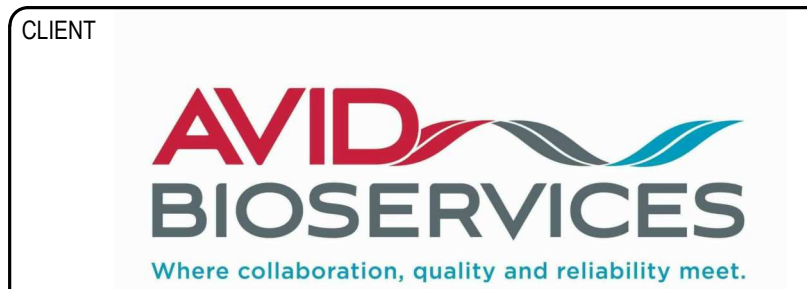


DIMENSIONS

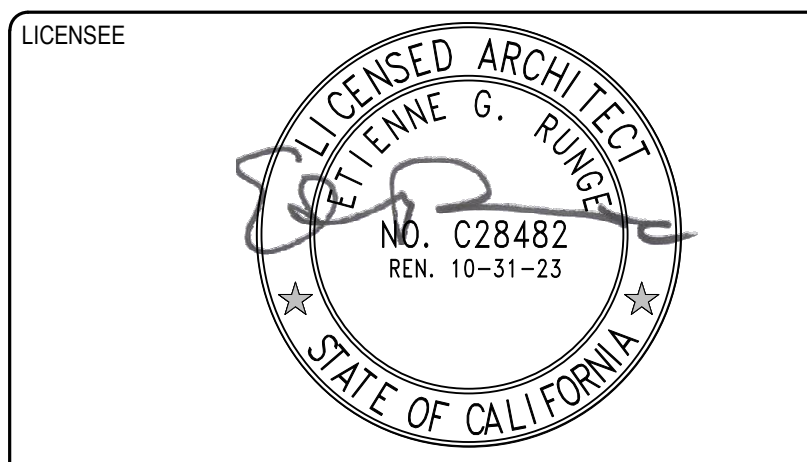


GENERAL NOTES

1. ARCHITECTURAL LEAD SHEET CONTENT IS GENERAL IN NATURE. NOT ALL SYMBOLOLOGY, LEGEND ELEMENTS, AND ABBREVIATIONS SHOWN ON THIS SHEET ARE USED, AND THEIR INCLUSION ON THIS SHEET IS NOT AN INDICATOR AS TO WHETHER OR NOT THEY ARE RELEVANT TO SPECIFIC PROJECT SCOPES.



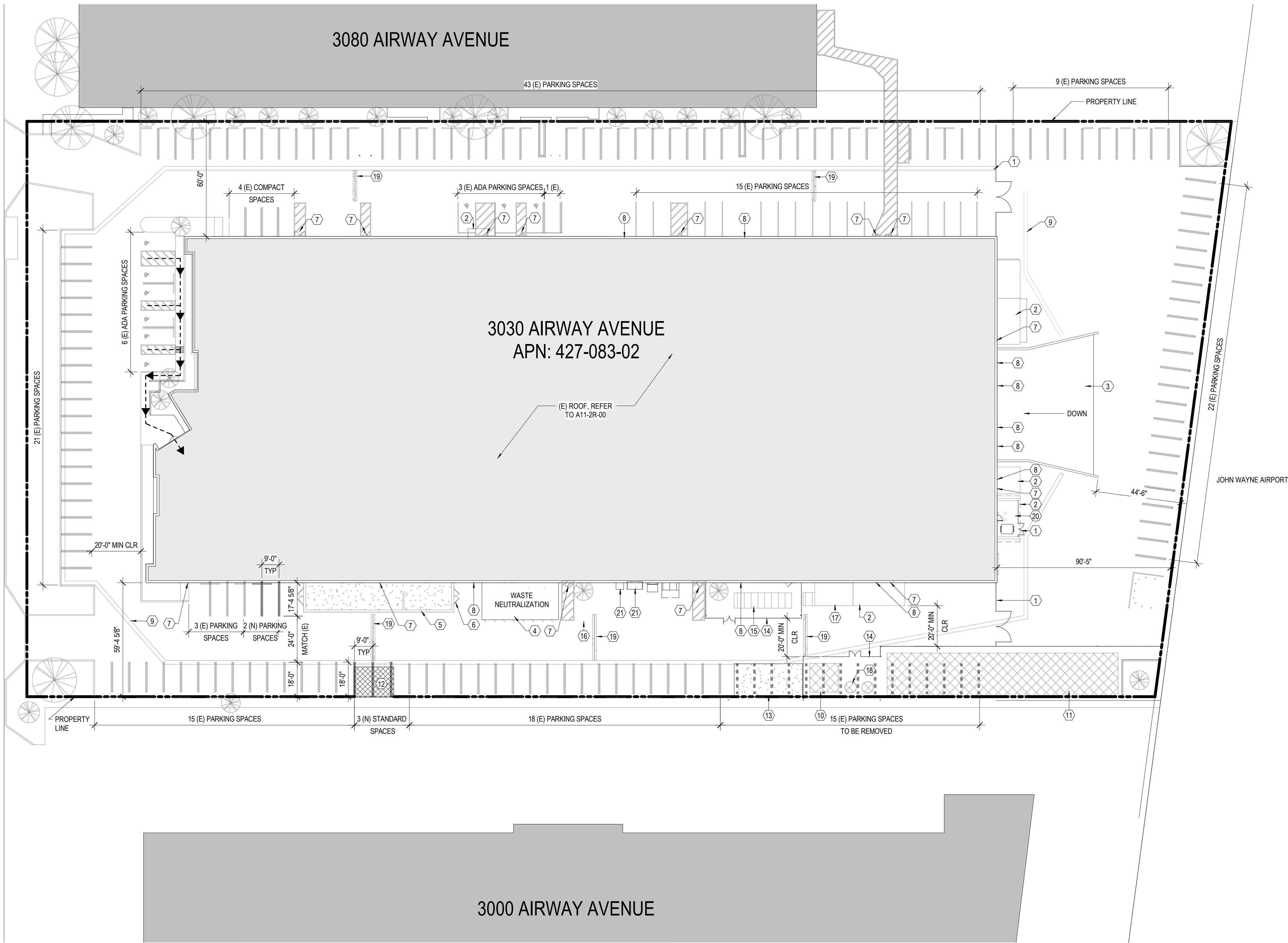
REV	BY	DATE	DESCRIPTION
1	ER	23DEC21	ISSUED FOR CONDITIONAL USE PERMIT



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PROJ. NO.	217132	DESIGNED BY:	BC
SCALE:	NONE	CHECKED BY:	NS
SHEET SIZE:	30x42	APPROVED BY:	ER





SITE PLAN LEGEND

SCOPE OF WORK AREAS

EXISTING AREAS NOT IN PROJECT SCOPE

EQUIPMENT TYPE IN SCOPE OF WORK

MECHANICAL EQUIPMENT

ELECTRICAL EQUIPMENT

PLUMBING/ PROCESS EQUIPMENT

PARKING ANALYSIS

EXISTING PARKING	
(E) STANDARD SPACES:	161 SPACES
(E) COMPACT SPACES:	4 SPACES
(E) ADA SPACES:	9 SPACES
PROPOSED PARKING	
(E) STANDARD SPACES TO REMAIN:	146 SPACES
NEW STANDARD SPACES:	5 SPACES
TOTAL STANDARD SPACES:	151 SPACES
(E) COMPACT SPACES TO REMAIN:	4 SPACES
(E) ADA SPACES TO REMAIN:	9 SPACES

GENERAL NOTES

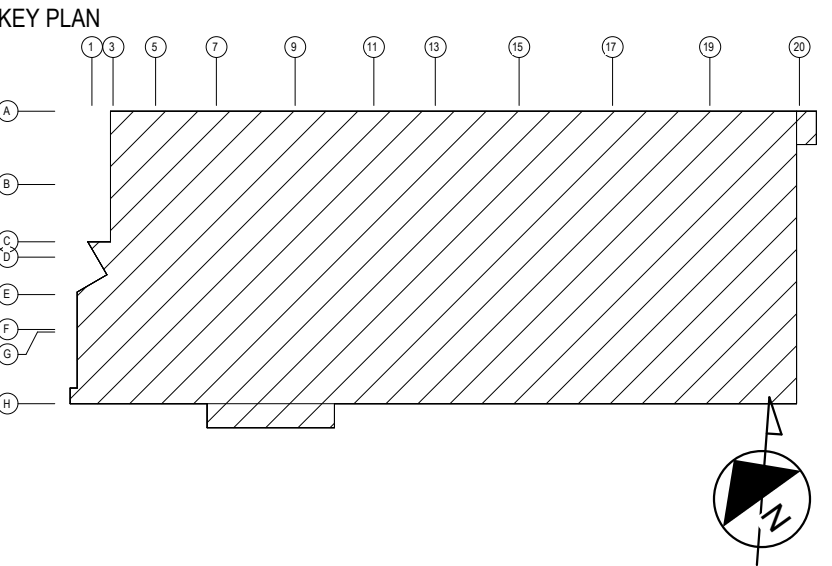
1. RE. SHEET C00-02 FOR GENERAL SYMBOLLOGY LEGEND AND ARCHITECTURAL-SPECIFIC LEGENES / ABBREVIATIONS.
2. RE. SHEET C00-01 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.
3. ARCHITECTURAL SITE PLAN IS DIAGRAMMATICAL IN NATURE.

ACCESSIBILITY LEGEND

- ACCESSIBLE PATH OF TRAVEL
- MIN. 4'-0" WIDE WALKWAY.
- MAX. 1:20 SLOPE ALONG THE PATH OF TRAVEL
- AND MAX. 1:48 CROSS-SLOPE OF PATH OF TRAVEL.

SHEET NOTES

1. HIGH CHAIN LINK FENCE AND GATE.
2. (E) CANOPY ABOVE TO REMAIN.
3. (E) CONC. LOADING DOCK AND RAMP.
4. PROPOSED BELOW GRADE WASTE NEUTRALIZATION TANK.
5. (E) EQUIPMENT ENCLOSURE.
6. (E) METAL GATE.
7. (E) EXTERIOR PERSONNEL DOOR.
8. (E) EXTERIOR OVERHEAD DOOR.
9. (E) DRAIN GUTTER.
10. 15' X 15' COMPRESSED AIR SYSTEM WITH 3'-0" CLEARANCE ON ALL SIDES.
11. 120' X 22' 300 TON AWWHP CENTRAL PLANT, INCLUDING PUMPS, BUFFER TANKS, AND ACCESSORY SKIDS.
12. KEEP EXISTING TRANSFORMER UNTIL NEW TRANSFORMER WITH PROPER NUMBER OF CONDUITS IS INSTALLED. DEMO AND USE AS PARKING SPACES.
13. NEW TRANSFORMER PAD.
14. 8' HIGH CHAIN LINK FENCE AND GATE.
15. 30' X 8' MW GENERATOR WITH 5'-0" CLEARANCE ON ALL SIDES.
16. 5 GALLON BUCKETS FOR GRAB SAMPLES.
17. PHASE 1 RENTAL GENERATOR.
18. BULK GAS TANKS (O2 AND CO2) 6' DIA. WITH 3'-0" CLEARANCE ON ALL SIDES.
19. (E) SPEED BUMP.
20. (E) TRASH ENCLOSURE.
21. SWITCHBOARD. 4'-0" CLEARANCE.



CLIENT

AVID BIOSERVICES

Where collaboration, quality and reliability meet.

CONSULTING ARCHITECT/ENGINEER

CLARK, RICHARDSON AND BISKUP
CONSULTING ENGINEERS, INC.
CRB ARCHITECTS-ENGINEERS P.C.

3207 GREY HAWK COURT
SUITE 150
CARLSBAD, CA 92010
PHONE: 760-496-3714
FAX: 760-496-3711

PROJECT TITLE

**AVID BIOPHARMACEUTICAL
MANUFACTURING**

3030 AIRWAY AVENUE, COSTA MESA, CA 92626

REV	BY	DATE	DESCRIPTION
1	ER	23DEC21	ISSUED FOR CONDITIONAL USE PERMIT

LICENSEE

CLARK, RICHARDSON AND BISKUP
CONSULTING ENGINEERS, INC.
NO. C28482
REN. 10-31-23
STATE OF CALIFORNIA

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SCALE:	1" = 30'-0"	CHECKED BY:	NS
SHEET SIZE:	30x42	APPROVED BY:	ER

DRAWING TITLE

**ARCHITECTURAL
SITE PLAN**

DRAWING NUMBER

A10-10-00

SYMBOLS LEGEND

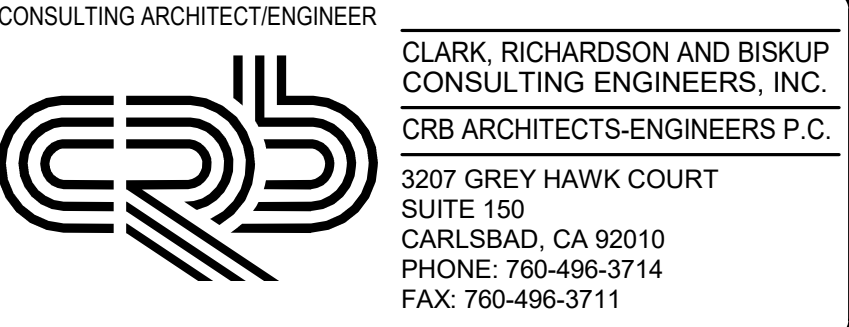
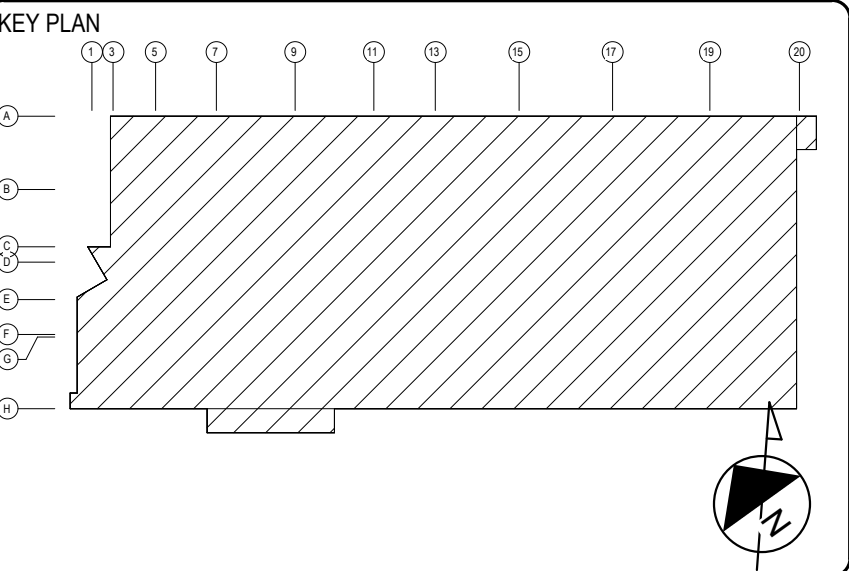
- EXISTING AREAS NOT IN PROJECT SCOPE
- AREAS IN PROJECT SCOPE

GENERAL NOTES

1. RE SHEET G00-02 FOR GENERAL SYMBOLOLOGY LEGEND AND ARCHITECTURAL SPECIFIC LEGENES / ABBREVIATIONS.
2. RE SHEET G00-01 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.
3. COLUMN GRID DIMENSIONS ARE EXISTING AND ARE SHOWN FOR REFERENCE - FIELD VERIFY ACTUAL COLUMN LOCATIONS.
4. ALL WORK MODIFYING, PATCHING, OR REPAIRING THE (E) ROOF MEMBRANE SHALL BE COMPLETED PER (E) ROOFING MFR. RECOMMENDATION AND SHALL MAINTAIN ALL WARRANTIES.

SHEET NOTES

- 1 (E) EXISTING SKYLIGHTS TO REMAIN
- 2 (E) MECHANICAL EQUIPMENT TO BE REMOVED, PER MECHANICAL DRAWINGS. (E) CONC. HOUSE KEEPING PAD TO REMAIN FOR A NEW MECHANICAL EQUIPMENT INSTALLATION.
- 3 (E) MECHANICAL EQUIPMENT TO BE ABANDONED AND REMAIN, PER MECHANICAL DRAWINGS. (E) CONC. HOUSE KEEPING PAD TO REMAIN.
- 4 (E) LIGHT MONITOR
- 5 (E) EQUIPMENT SCREEN
- 6 (E) ROOFING
- 7 LINE OF TENANT SEPARATION
- 8 (E) PIPE/DUCT TO REMAIN
- 9 (E) MECHANICAL EQUIPMENT
- 10 EXISTING METAL PANEL BLOCKING SKYLIGHT ABOVE THE TENANT SEPARATION WALL AND INFILLING THE GAP WILL BE ADDRESSED IN PHASE 1 AS PART OF FIRE BARRIER REPAIR AND IMPROVEMENT.

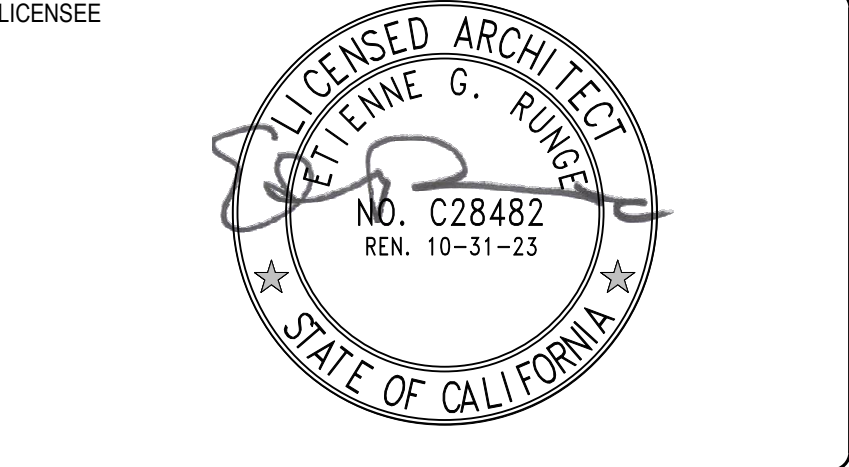


PROJECT TITLE

**AVID BIOPHARMACEUTICAL
MANUFACTURING**

3030 AIRWAY AVENUE, COSTA MESA, CA 92626

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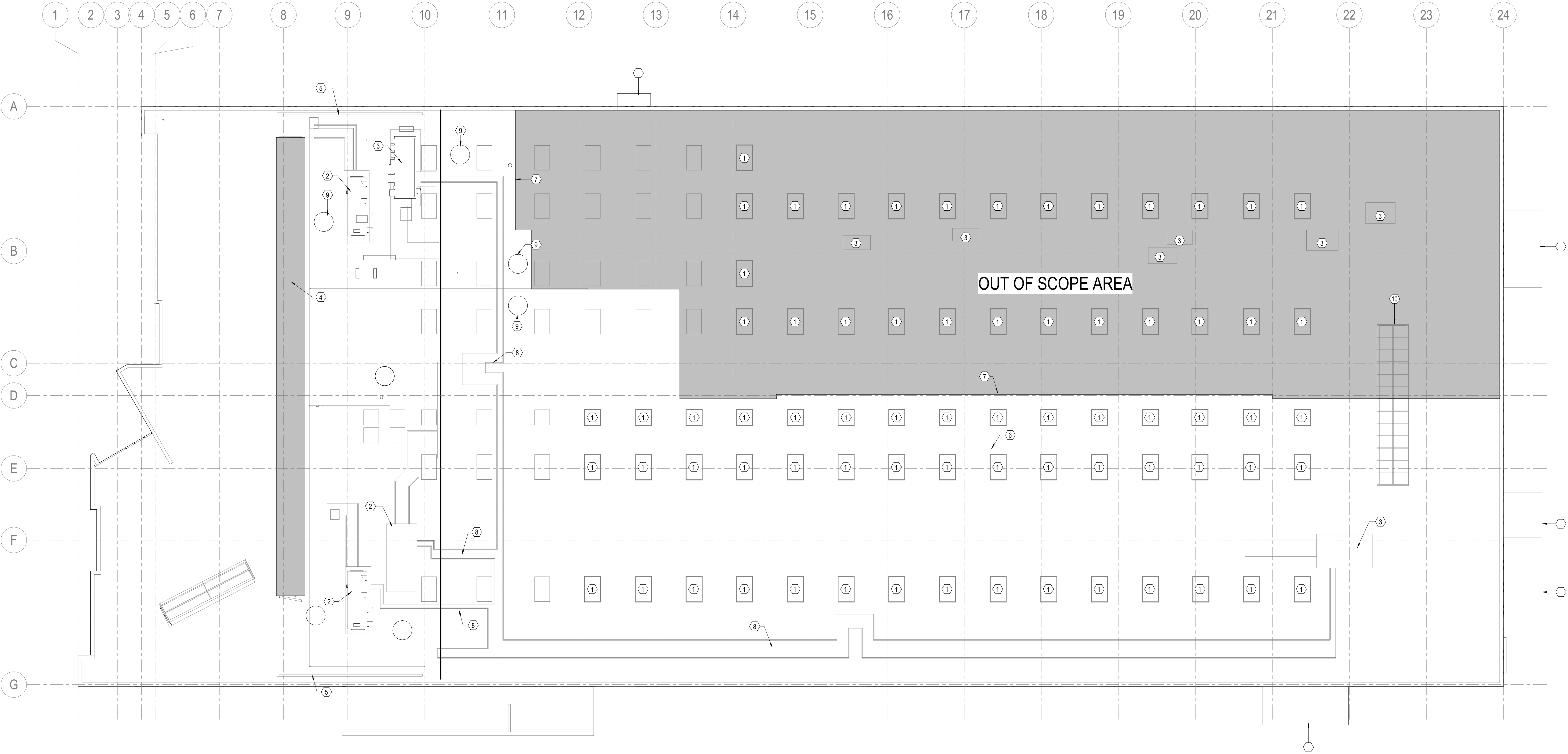
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SHEET SIZE:	30x42	APPROVED BY:	ER

DRAWING TITLE

**ARCHITECTURAL
ROOF PLAN**

DRAWING NUMBER

A11-2R-00



FLOOR PLAN LEGEND

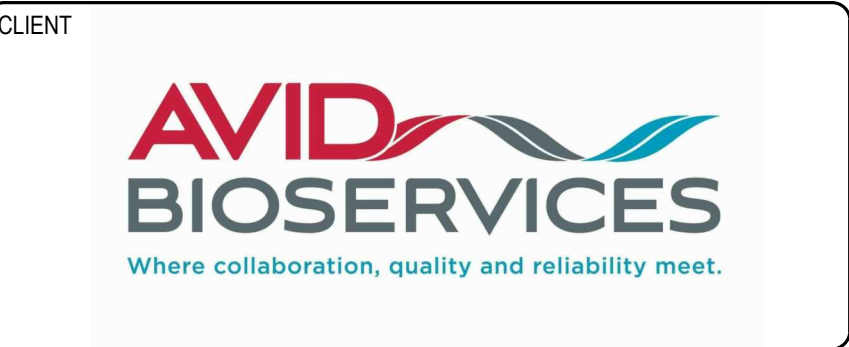
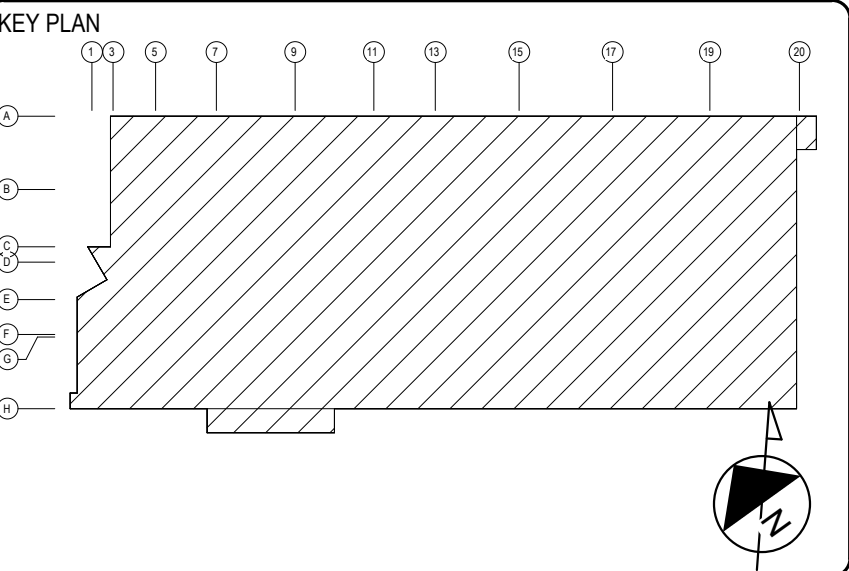
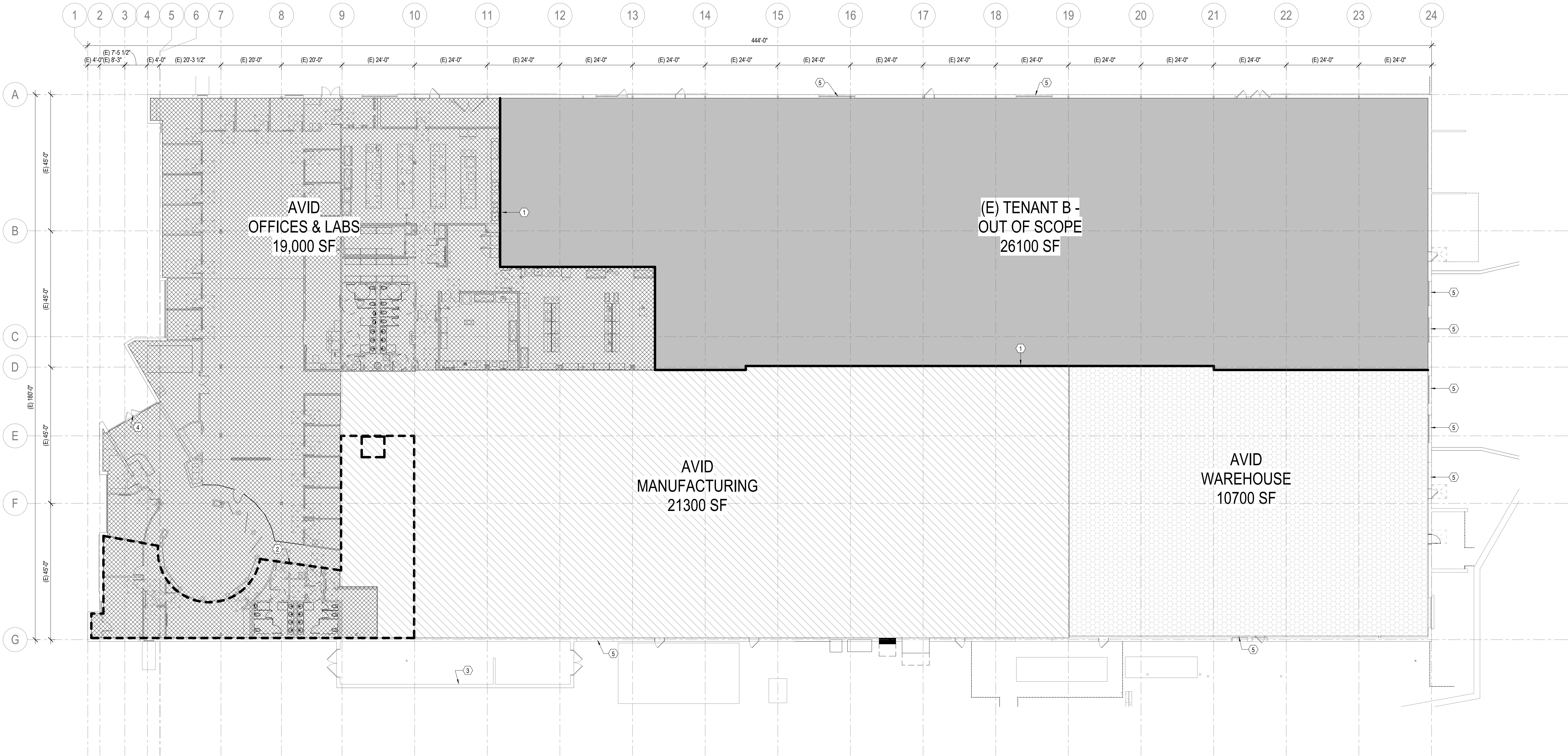
- (E) TENANT - OUT OF SCOPE
- AVID - WAREHOUSE
- AVID - MANUFACTURING
- AVID - OFFICES & LABS
- OUTLINE OF (E) MEZZANINE ABOVE

GENERAL NOTES

1. RE SHEET 000-02 FOR GENERAL SYMBOLLOGY LEGEND AND ARCHITECTURAL SPECIFIC LEGENES / ABBREVIATIONS.
2. RE SHEET 000-01 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.
3. RE SHEET A10-10-00 FOR ARCHITECTURAL SITE PLAN.

SHEET NOTES

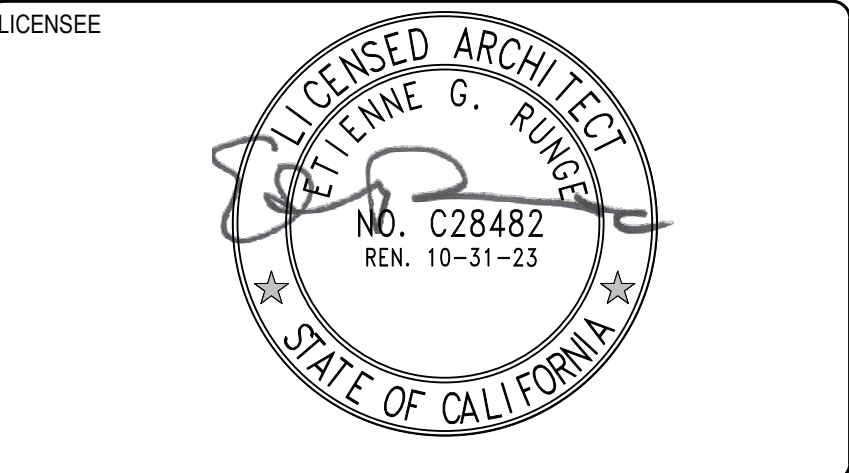
- 1 TENANT SEPARATION
- 2 (E) PLATFORM
- 3 (E) EQUIPMENT ENCLOSURE
- 4 (E) MAIN ENTRANCE
- 5 (E) EXTERIOR OVERHEAD DOOR



CONSULTING ARCHITECT/ENGINEER
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CONSULTING ENGINEERS, INC.
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3207 GREY HAWK COURT
SUITE 150
CARLSBAD, CA 92010
PHONE: 760-496-3714
FAX: 760-496-3711

PROJECT TITLE
AVID BIOPHARMACEUTICAL
MANUFACTURING
3030 AIRWAY AVENUE, COSTA MESA, CA 92626

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DRAWING TITLE
ARCHITECTURAL
BUILDING FLOOR PLAN
LEVEL 1


DRAWING NUMBER
A11-10-00

1. RE: SHEET G00-02 FOR GENERAL SYMBOLLOGY LEGEND AND ARCHITECTURAL-SPECIFIC LEGENDS / ABBREVIATIONS.
2. RE: SHEET G00-01 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.

1 EXISTING FLOOR OPENING WITH FALL PROTECTION BARRICADE AT
2 EQUIPMENT PLATFORM.
3 PLUMBING PIPING.
4 (E) MECHANICAL DUCT.
5 (E) ELECTRICAL PANEL.
6 (E) PLUMBING PIPING.
7 (E) WATER HEATER.
8 (E) FLOOR SINK.
9 MECHANICAL DUCTS.



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FAX: 760-496-3711

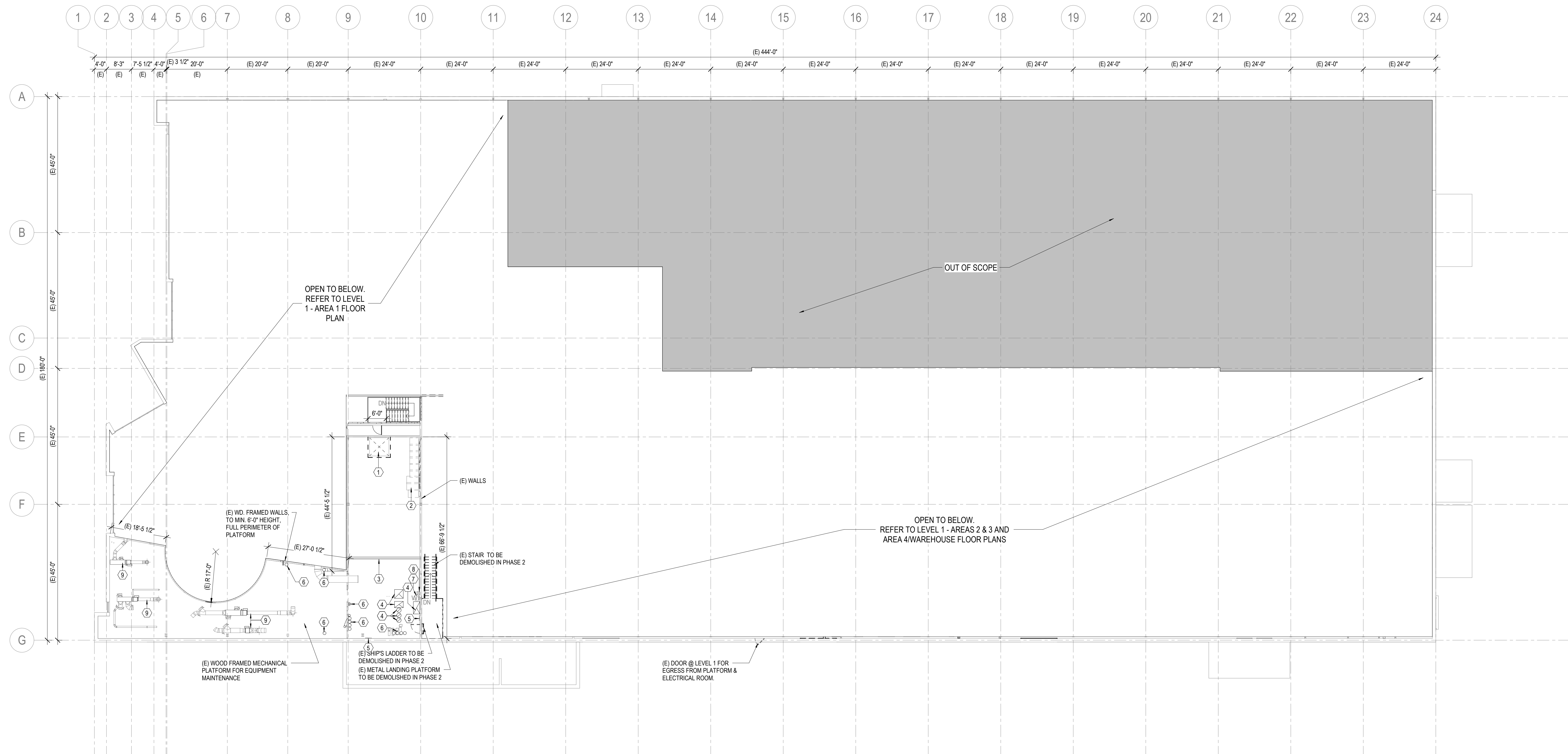
[illegible]

ETIENNE G. RUNGT
 NO. C28482
 REN. 10-31-23
 STATE OF CALIFORNIA

PROJ. NO. 217132	DESIGNED BY: GZ
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ARCHITECTURAL
ANNOTATION PLAN
EQUIPMENT PLATFORM

A13-1E-00



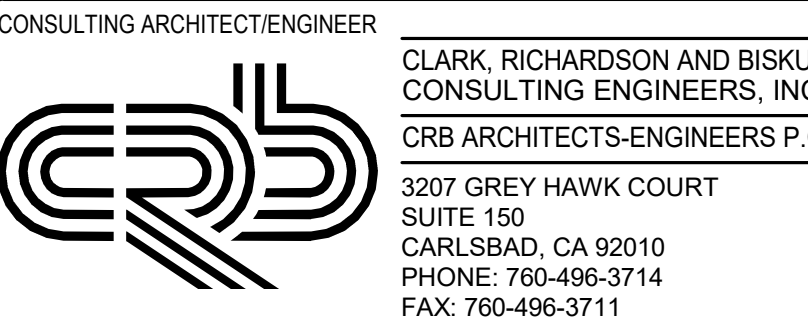
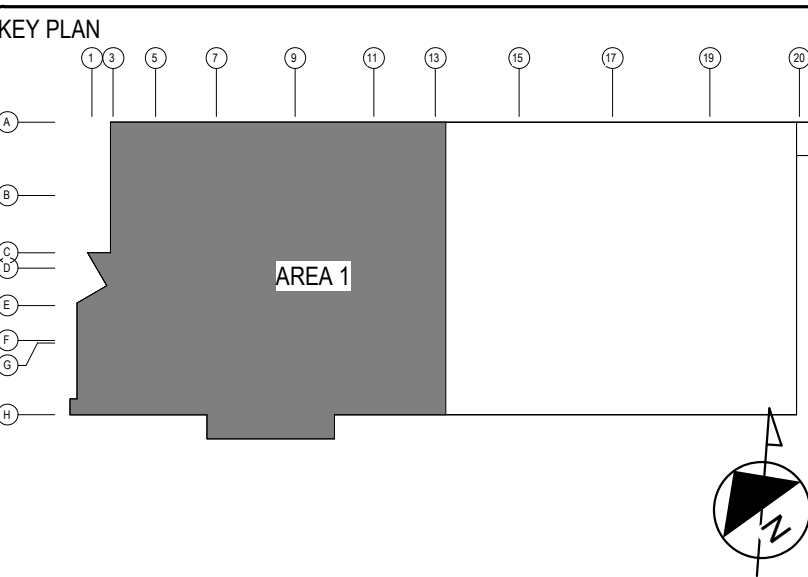


GENERAL NOTES

1. RE SHEET 000-02 FOR GENERAL SYMBOLLOGY LEGEND AND ARCHITECTURAL SPECIFIC LEGENDS / ABBREVIATIONS.
2. RE SHEET 000-01 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.

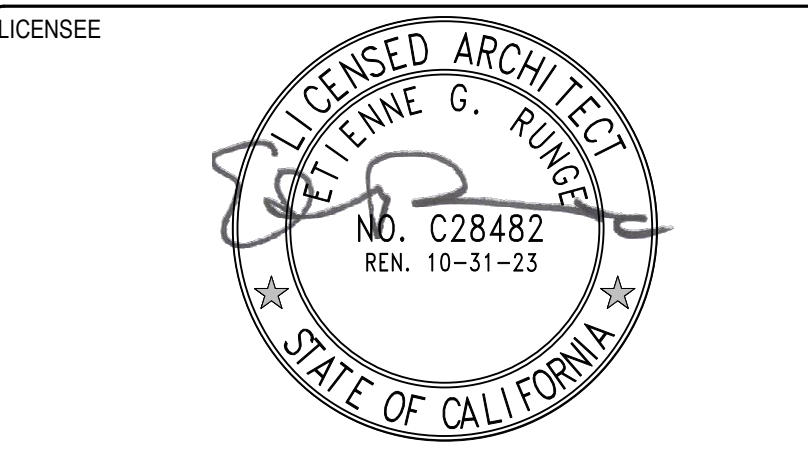
SHEET NOTES

1. ALIGN FACE OF WALL WITH FACE OF (E) WALL.
2. INFILL TO MATCH ADJACENT WALL. FACE OF WALL TO BE FLUSH WITH FACE OF (E) WALL.
3. ALIGN WALL WITH (E) MULLION.
4. ALIGN WITH (E) HEADWALL ABOVE.
5. MATCH ANGLE OF OPPOSITE WALL.
6. PROVIDE 5/8" TYPE 'X' GYP BD. OVER (E) WALL FRAMING.
7. (E) MILLWORK TO REMAIN.
8. FUTURE MILLWORK WITH UNDERMOUNT 36" STAINLESS STEEL KITCHEN SINK. PROVIDE PLUMBING CONNECTION AND CAP FOR LATER USE.
9. FUTURE MILLWORK WITH UNDERMOUNT 24" STAINLESS STEEL SINK. PROVIDE PLUMBING CONNECTION AND CAP FOR LATER USE.
10. SLAB INFILL. REFER TO STRUCTURAL DRAWINGS. PROVIDE VAPOR BARRIER BELOW SLAB. OVERLAP EDGES 6" MIN. WITH (E) VAPOR BARRIER AT ALL EDGES. TYP.
11. LAB BENCH UNIMBICAL CHASE.



PROJECT TITLE
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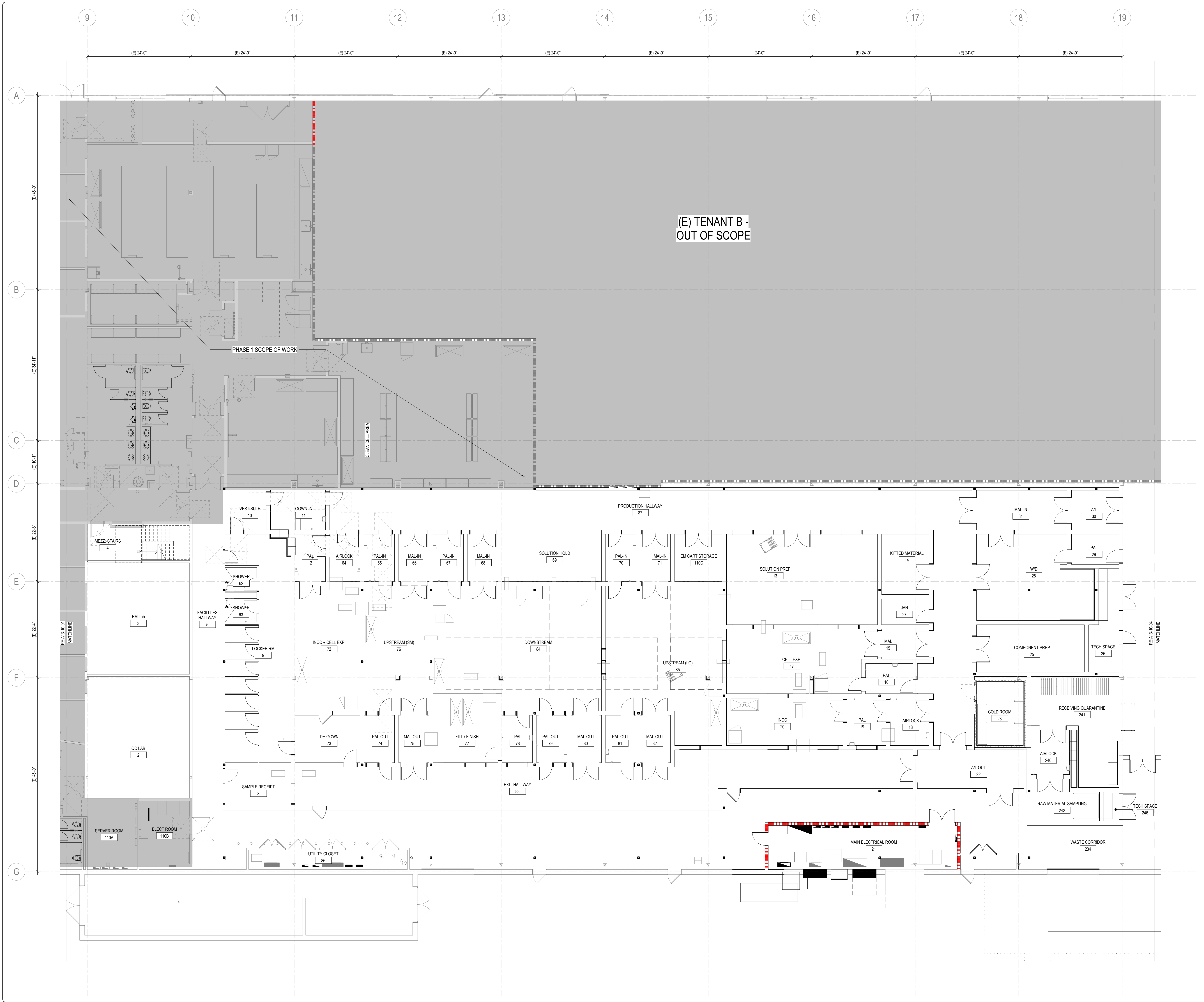


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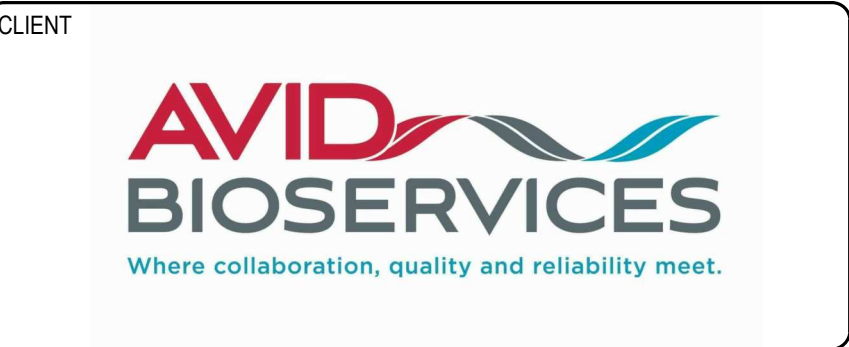
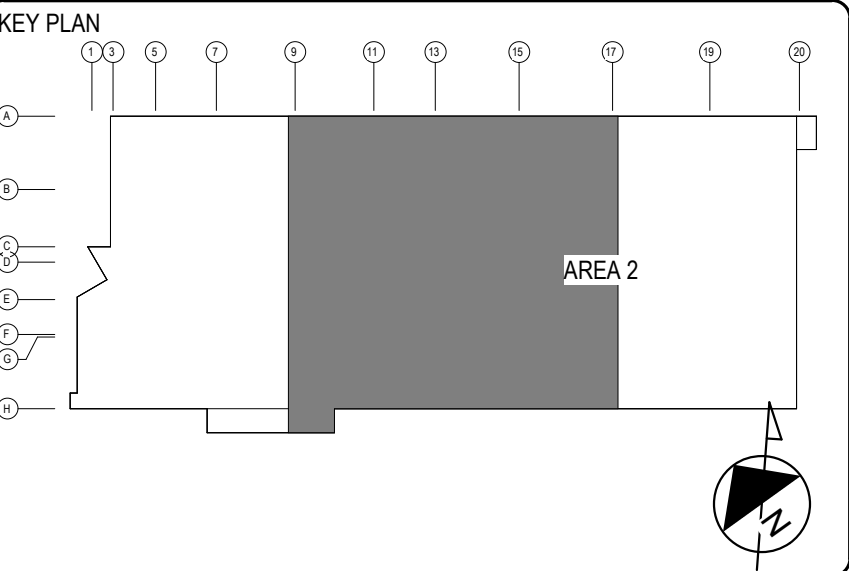
DRAWING TITLE
**PHASE 1 - ARCHITECTURAL
ENLARGED FLOOR PLAN
LEVEL 1 - AREA 1**

DRAWING NUMBER
A13-10-01



GENERAL NOTES

1. RE SHEET C00-02 FOR GENERAL SYMBOLLOGY LEGEND AND ARCHITECTURAL SPECIFIC LEGENDS / ABBREVIATIONS.
2. RE SHEET C00-01 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.



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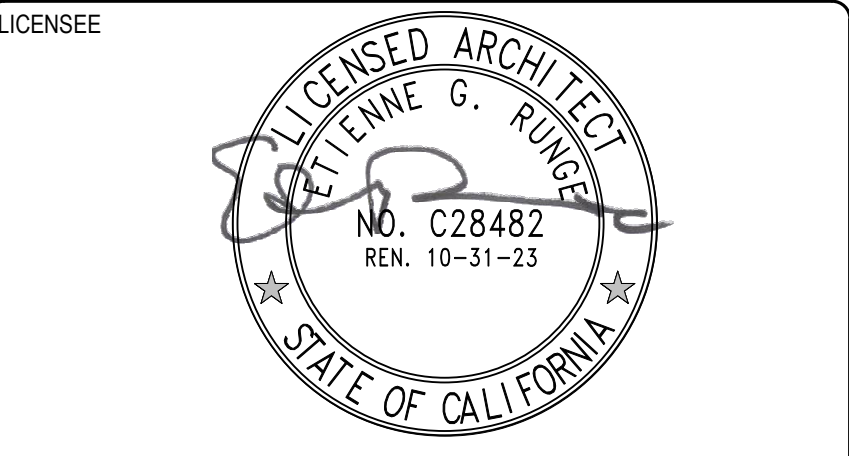
3207 GREY HAWK COURT
SUITE 150
CARLSBAD, CA 92010
PHONE: 760-496-3714
FAX: 760-496-3711

PROJECT TITLE

**AVID BIOPHARMACEUTICAL
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3030 AIRWAY AVENUE, COSTA MESA, CA 92626

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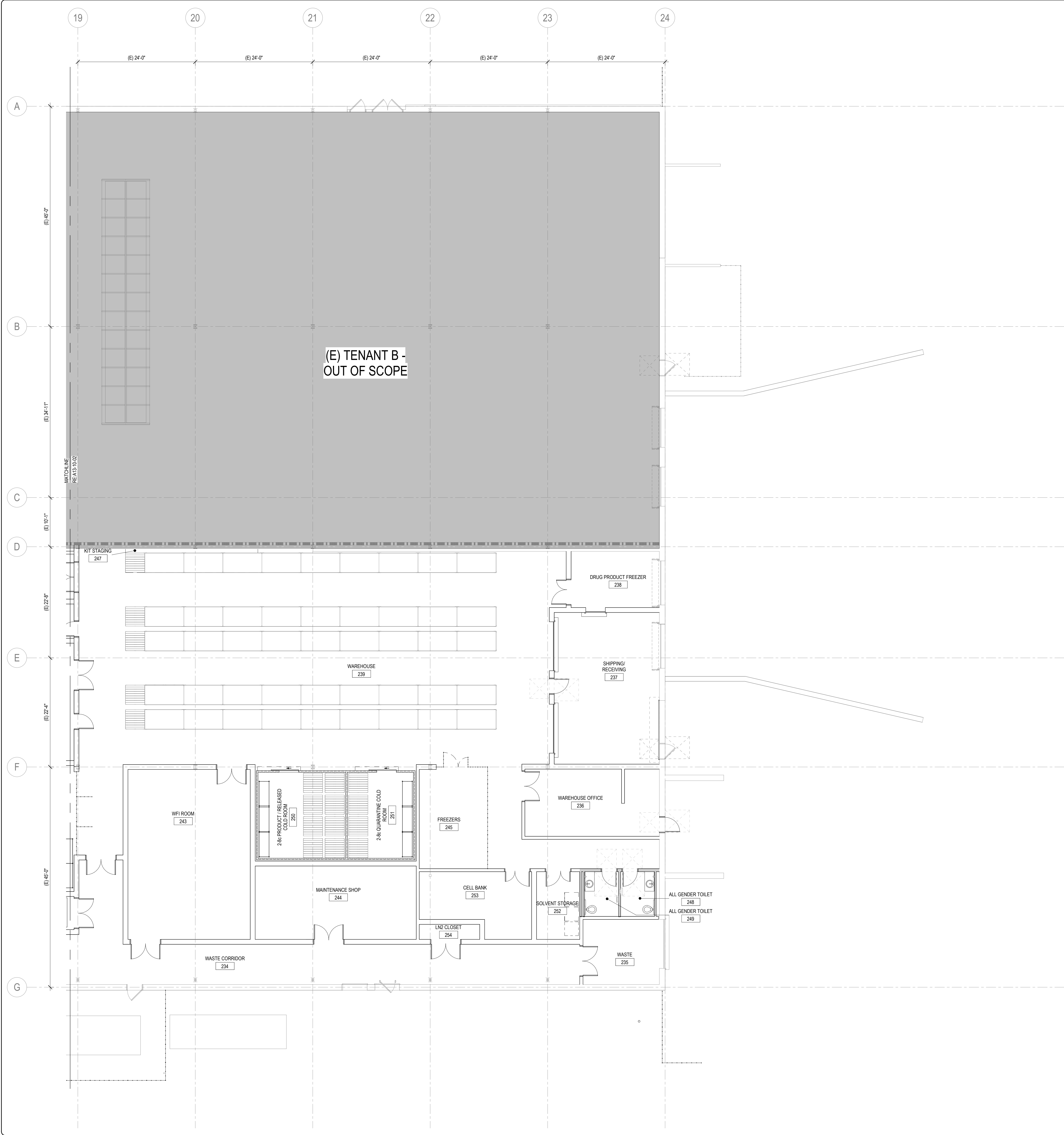
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SHEET SIZE:	30x42	APPROVED BY:	ER

DRAWING TITLE

**PHASE 2 - ARCHITECTURAL
ENLARGED FLOOR PLAN
LEVEL 1 - AREAS 2, 3 & 5**

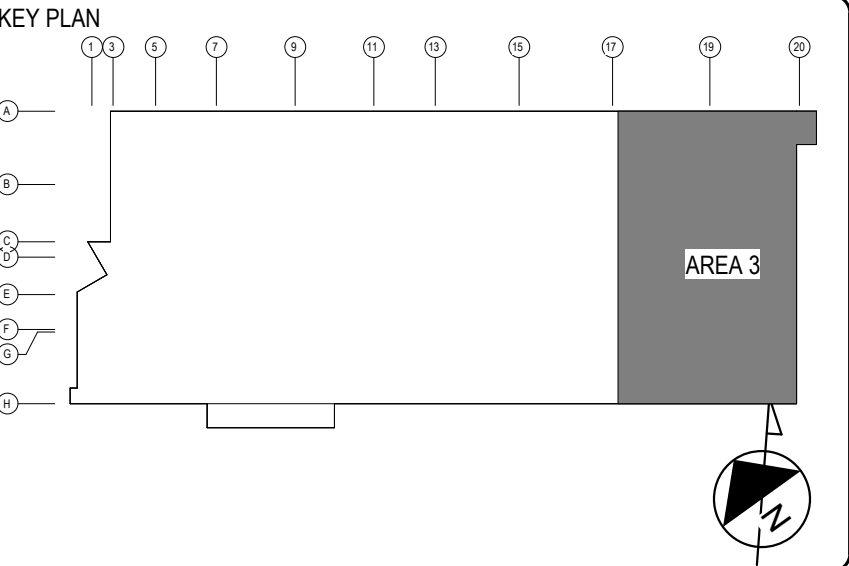
DRAWING NUMBER

A13-10-02



GENERAL NOTES

1. RE SHEET C00-02 FOR GENERAL SYMBOLLOGY LEGEND AND ARCHITECTURAL SPECIFIC LEGENDS / ABBREVIATIONS.
2. RE SHEET C00-01 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.



CONSULTING ARCHITECT/ENGINEER

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CONSULTING ENGINEERS, INC.
CRB ARCHITECTS-ENGINEERS P.C.

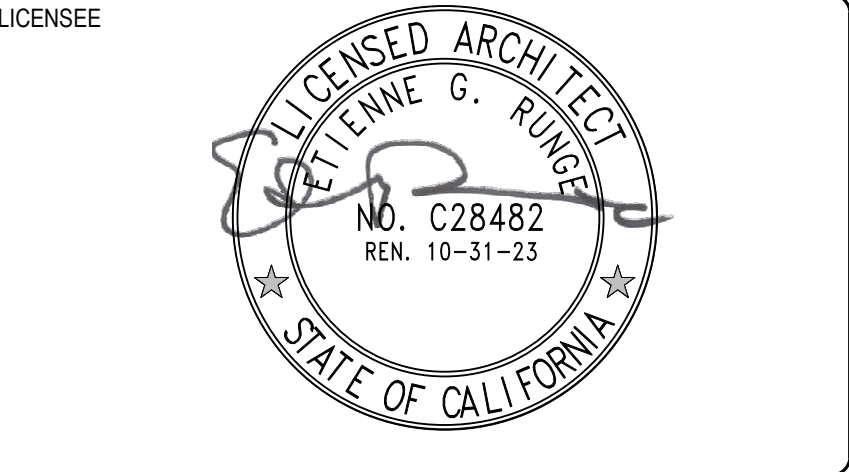
3207 GREY HAWK COURT
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FAX: 760-496-3711

PROJECT TITLE

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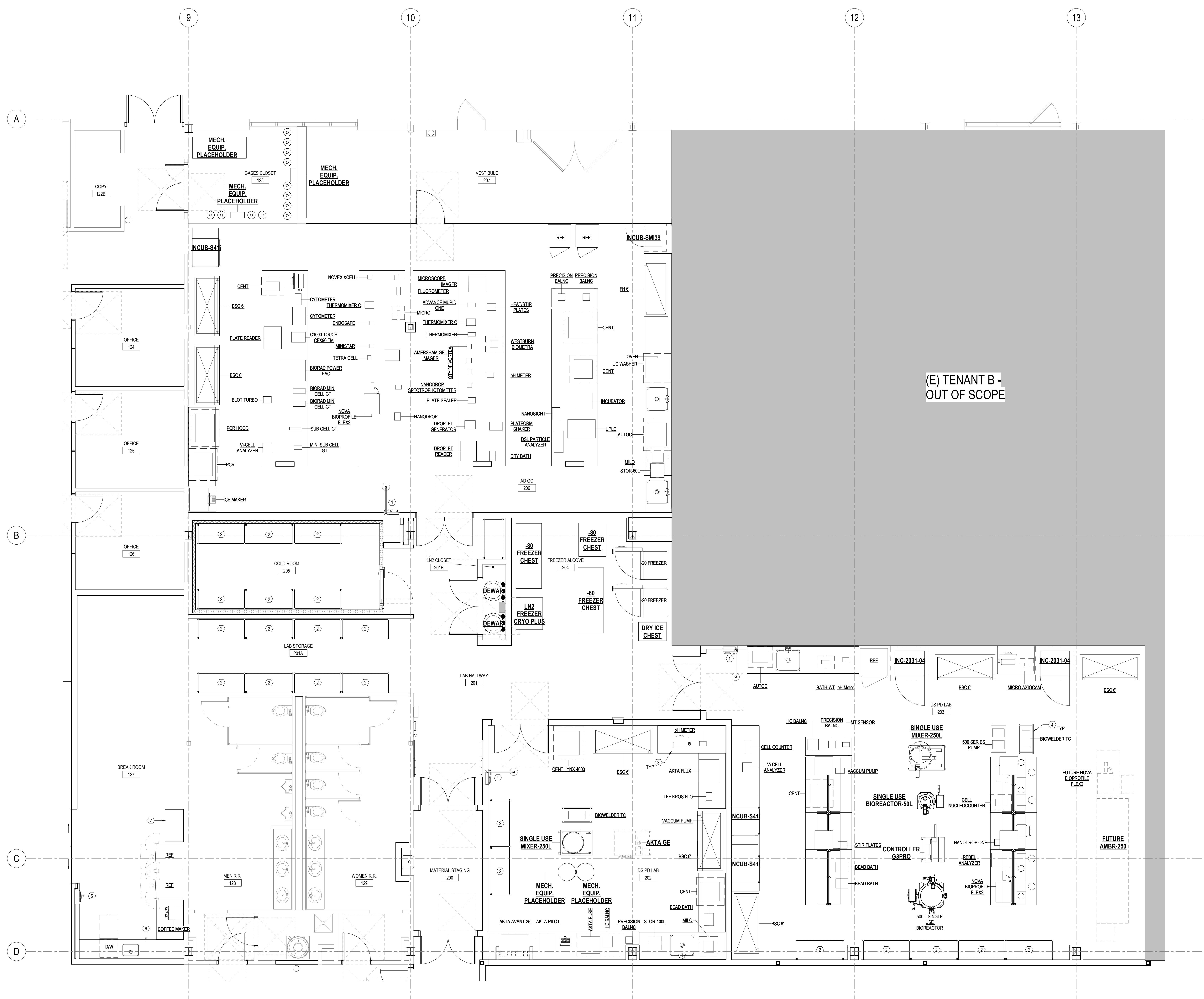
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DRAWING TITLE

**PHASE 2 - ARCHITECTURAL
ENLARGED FLOOR PLAN
LEVEL 1 - AREA 4 / WAREHOUSE**

DRAWING NUMBER

A13-10-04

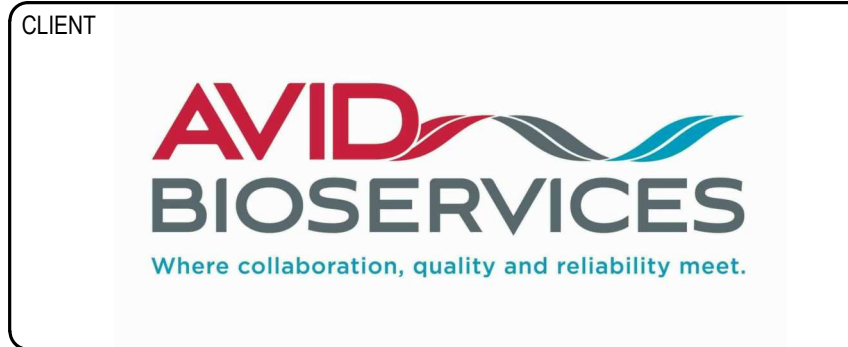
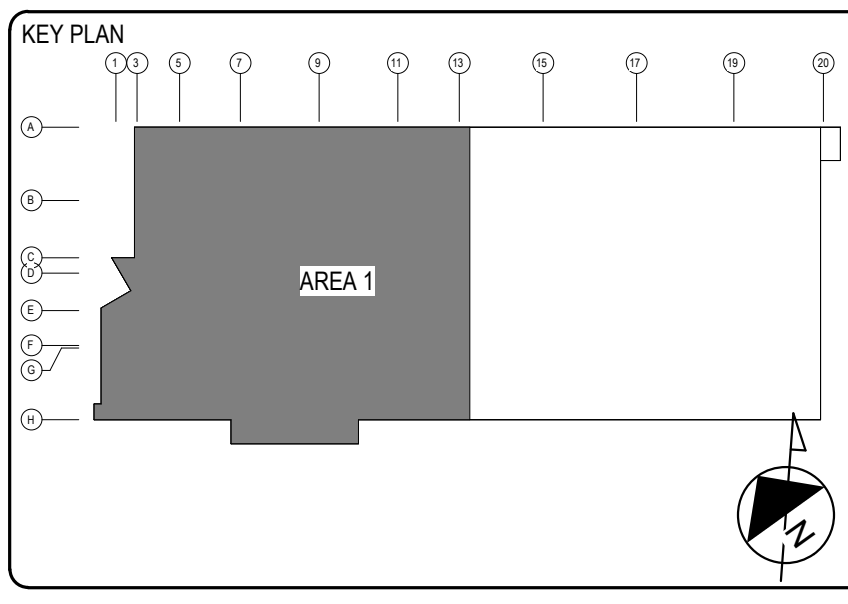


GENERAL NOTES

1. RE. SHEET C00-02 FOR GENERAL SYMBOLS / LEGEND AND ARCHITECTURAL SPECIFIC LEGENDS / ABBREVIATIONS.
2. RE. SHEET C00-01 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.

SHEET NOTES

1. BARRIER FREE, RECESSED, WALL MOUNTED COMBINATION EYEWASH AND SHOWER SAFETY STATION WITH CEILING MOUNTED EXPOSED SHOWER HEAD. UNIT SHALL INCLUDE ANSI COMPLIANT SIGN.
2. 6" HIGH STAINLESS STEEL METRO WIRE SHELVING RACK.
3. STAINLESS STEEL COUNTERTOP.
4. STAINLESS STEEL MOBILE CART.
5. WATER BOTTLE FILLING STATION.
6. SOLID SURFACE COUNTERTOP AND UNDERMOUNT STAINLESS-STEEL SINK.
7. SOLID SURFACE COUNTERTOP.



CONSULTING ARCHITECT/ENGINEER

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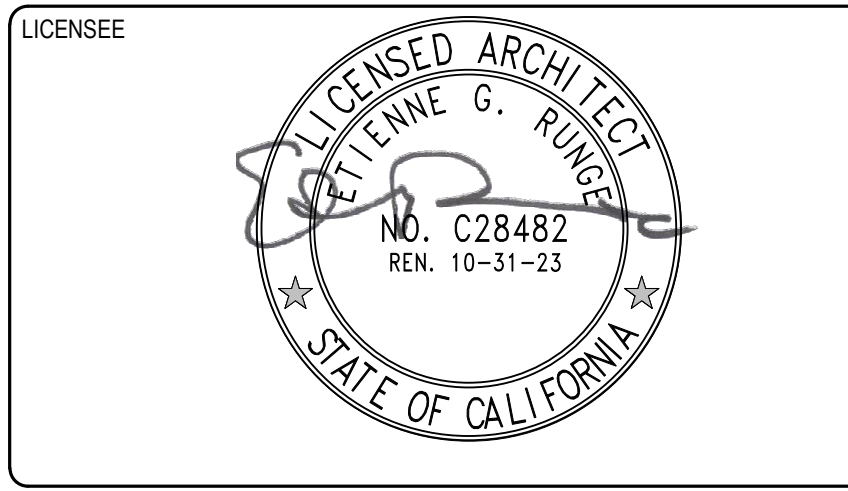
3207 GREY HAWK COURT
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CARLSBAD, CA 92010
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FAX: 760-496-3711

PROJECT TITLE

AVID BIOPHARMACEUTICAL MANUFACTURING

3030 AIRWAY AVENUE, COSTA MESA, CA 92626

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SHEET SIZE:	30x42	APPROVED BY:	ER

DRAWING TITLE

PHASE 1 - ARCHITECTURAL ENLARGED EQUIPMENT PLAN LEVEL 1 - AREA 1

DRAWING NUMBER

A17-10-01



EXISTING WEST ELEVATION PHOTO



EXISTING EAST ELEVATION PHOTO



EXISTING NORTH ELEVATION PHOTO




EXISTING SOUTH ELEVATION PHOTO

CLIENT



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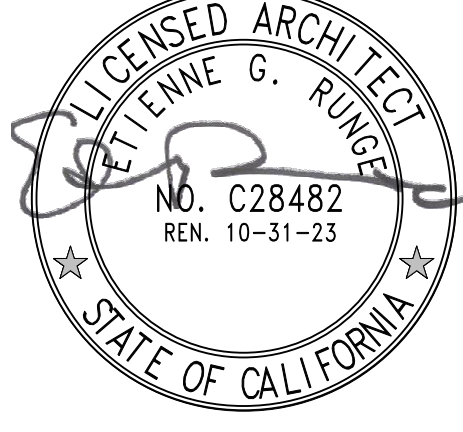
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LICENSEE



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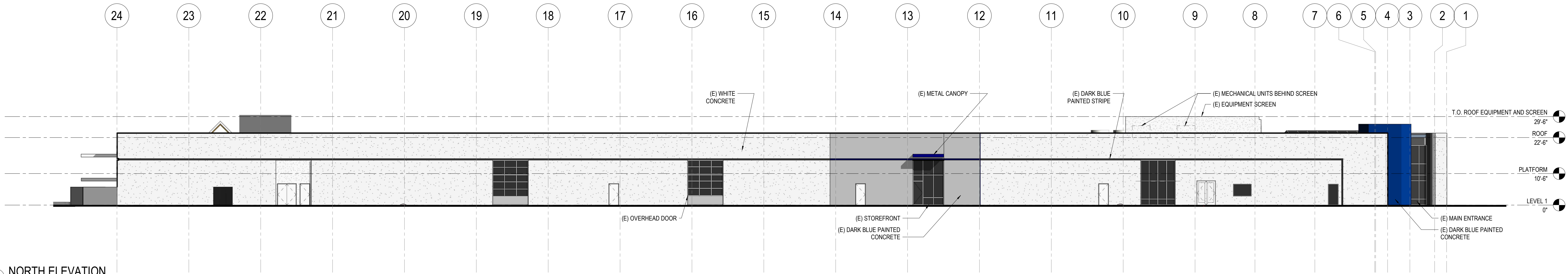
ARCHITECTURAL
EXISTING EXTERIOR
PHOTOS

DRAWING NUMBER

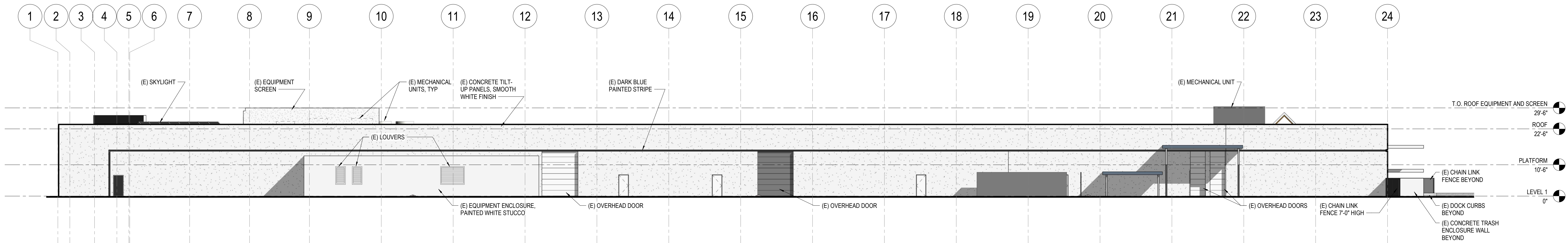
A20-00

GENERAL NOTES

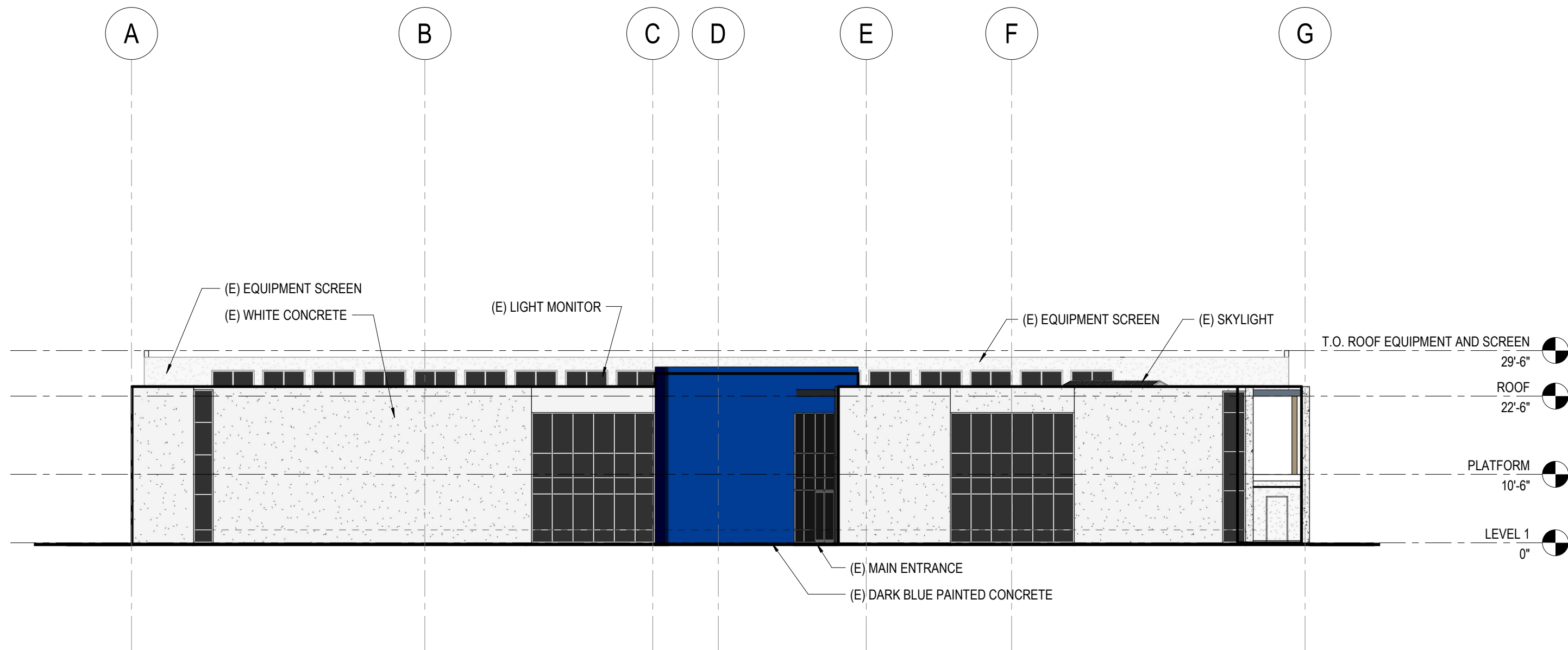
1. RE SHEET G00-02 FOR GENERAL SYMBOLLOGY LEGEND AND ARCHITECTURAL-SPECIFIC LEGENES / ABBREVIATIONS.
2. RE SHEET G00-01 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.
3. SOME COLUMN GRID LINES AND/OR LEVEL MARKERS NOT RELEVANT TO A GIVEN FACADE'S ELEVATION DRAWING MAY HAVE BEEN REMOVED FOR CLARITY.
4. FLOOR LEVEL ELEVATIONS NOTED ON ARCHITECTURAL ELEVATIONS REFER TO TOP OF FLOOR STRUCTURE OR SUB-FLOOR FINISHED FLOOR ELEVATIONS TO BE DETERMINED BASED UPON THICKNESS OF PROPOSED FLOOR FINISH.
5. ARCHITECTURAL ELEVATION DIRECTIONAL (NORTH, SOUTH, ETC.) TITLES REFER TO THEIR ASSOCIATION WITH PROJECT PLAN NORTH.



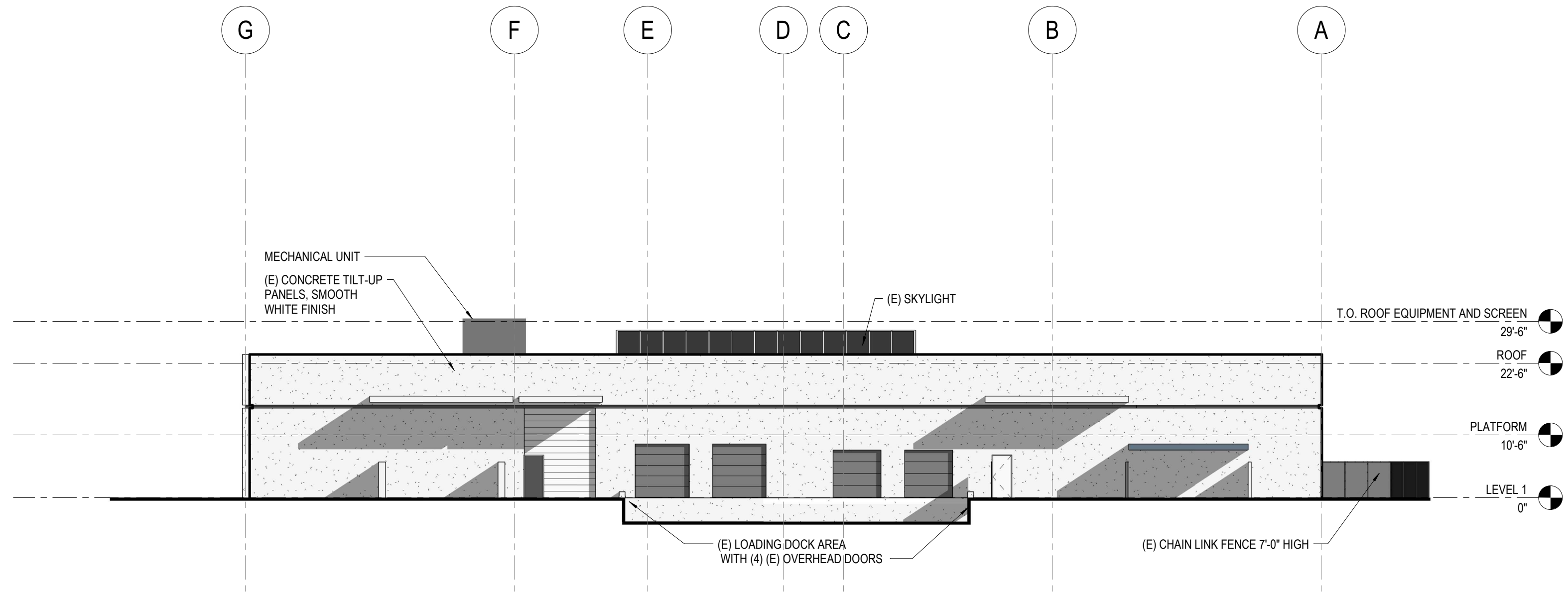
4 NORTH ELEVATION
1/16" = 1'-0"



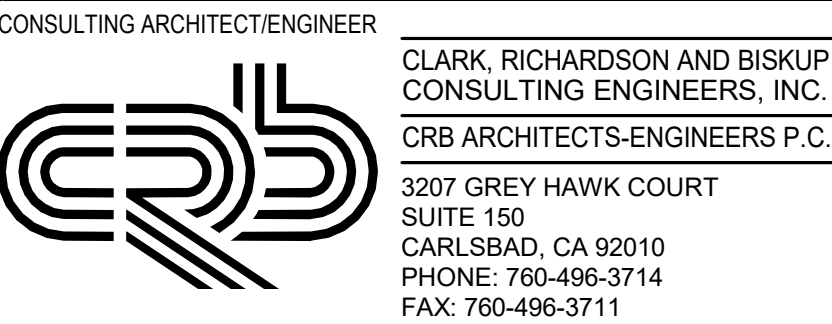
3 SOUTH ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"

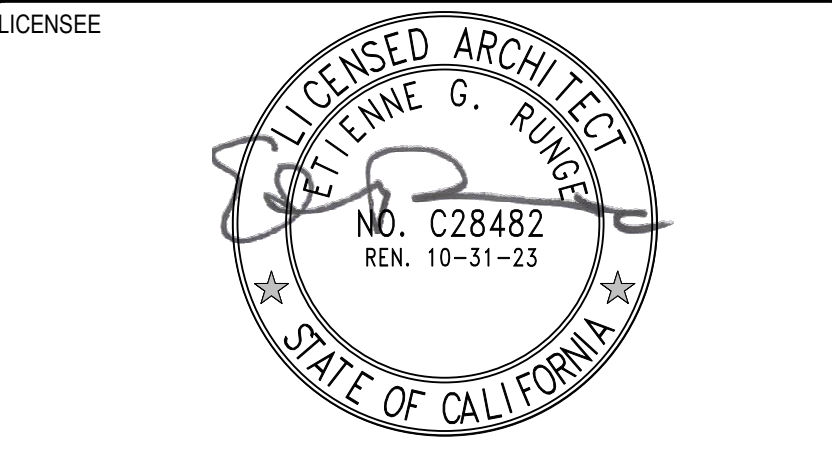


1 EAST ELEVATION
1/16" = 1'-0"



PROJECT TITLE
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SCALE:	AS INDICATED	CHECKED BY:	NS
SHEET SIZE:	30x42	APPROVED BY:	ER

DRAWING TITLE
**ARCHITECTURAL
EXISTING EXTERIOR ELEVATIONS**

DRAWING NUMBER
A20-01

SCOPE OF WORK AREAS

EXISTING ADJACENT BUILDINGS NOT
IN PROJECT SCOPE

EXISTING LANDSCAPING
TOTAL AREA OF 9,130 SQ. FT

EXISTING LANDSCAPING
NOT IN PROJECT SCOPE

EXISTING IRRIGATION AREAS

N.I.	- NON-IRRIGATED
S.I.	- SPRINKLER IRRIGATED
D.I.	- DRIP IRRIGATED
I.P.I.	- INTERMITTENT SPRINKLER IRRIGATED

1. RE: SHEET 1-G00-06 FOR GENERAL SYMBOLOGY LEGEND AND ARCHITECTURAL-SPECIFIC LEGENDS / ABBREVIATIONS.
2. RE: SHEET 1-G00-01 FOR GENERAL ABBREVIATIONS / EQUIPMENT DESIGNATIONS UTILIZED ACROSS ALL DISCIPLINES AND DRAWING NUMBERING SYSTEM LEGEND.
3. RE: SHEET 1-A10-00 FOR ARCHITECTURAL SITE PLAN.

- 1 (C) CANOPY ABOVE TO REMAIN
- 2 (C) CONC. LOADING DOCK AND RAMP
- 3 (E) EQUIPMENT ENCLOSURE
- 4 (E) METAL GATE
- 5 (E) EXTERIOR PERSONNEL DOOR
- 6 (E) EXTERIOR OVERHEAD DOOR
- 7 (E) DRAIN GUTTER
- 8 KEEP EXISTING TRANSFORMER UNTIL NEW TRANSFORMER WITH PROPER NUMBER OF CONDUITS IS INSTALLED. DEMO AND USE AS PARKING SPACES.
- 9 30" X 8" MG GENERATOR WITH 5'-0" CLEARANCE ON ALL SIDES.
- 10 PHASE 1 RENTAL GENERATOR.
- 11 (E) SPEED BUMP
- 12 (E) TRASH ENCLOSURE
- 13 NEW SHRUB PLANTING TO SCREEN (E) EQUIPMENT. PLANTS SHALL HAVE SHALLOW ROOT SYSTEMS TO AVOID DAMAGING (E) UNDERGROUND PIPES. PROVIDE ENOUGH CLEARANCE BETWEEN THE SHRUBS AND (E) EQUIPMENT. A PERMANENT FENCE SHALL BE PUT TO PERFORM MAINTENANCE SERVICE. SHRUB SPECIMEN SELECTION TO BE COORDINATED WITH THE CITY OF COSTA MESA PLANNING DEPARTMENT PRIOR TO INSTALLATION.
- 14 EXISTING TRASH ENCLOSURE SHALL BE DEMOLISHED AND REPLACED WITH THE CITY OF COSTA MESA PLANNING DEPARTMENT PRIOR TO INSTALLATION.
- 15 (E) BACKFLOW PREVENTER TO REMAIN.
- 16 (E) VALVES AND PIPING OUTSIDE OF PROPERTY LINES AND NOT IN PROJECT SCOPE.

CLIENT



CONSULTING ARCHITECT/ENGINEER

CLARK, RICHARDSON AND BISKU
CONSULTING ENGINEERS, INC.
CRB ARCHITECTS-ENGINEERS P.
3207 GREY HAWK COURT
SUITE 150
CARLSBAD, CA 92010
PHONE: 760-496-3714
FAX: 760-496-3711

PROJECT TITLE
AVID BIOPHARMACEUTICAL
MANUFACTURING
3030 AIRWAY AVENUE, COSTA MESA, CA 92626

[illegible]

LICENSEE

INFORMATION CONTAINED HEREIN IS CONSIDERED CONFIDENTIAL. THIS DOCUMENT IS NOT TO BE USED, REPRODUCED, OR DISCLOSED IN WHOLE OR PART WITHOUT THE PRIOR WRITTEN PERMISSION OF AVID BIOSERVICES.

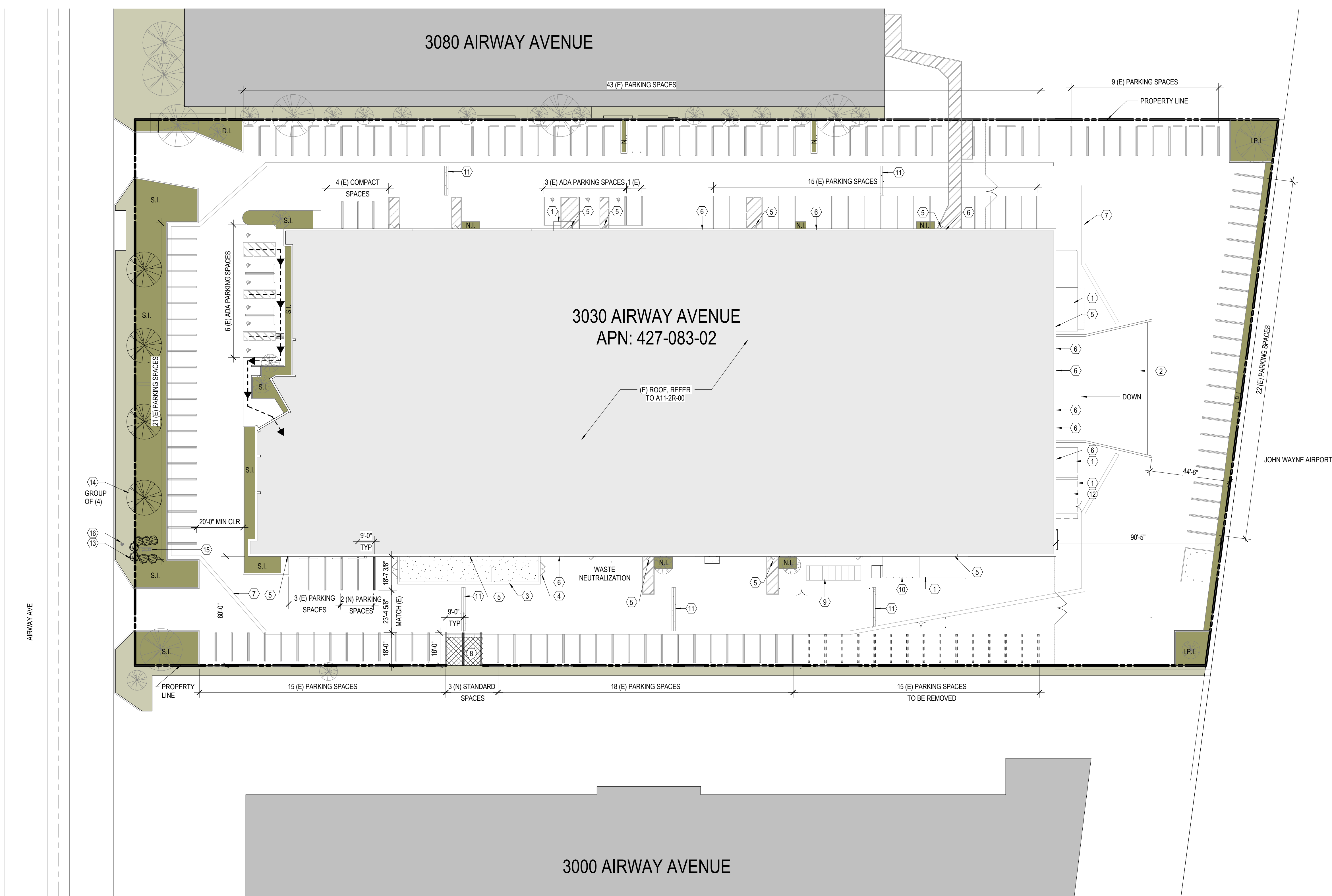
PROJ. NO. 217132	DESIGNED BY: GZ
SCALE: 1" = 30'-0"	CHECKED BY: NS
SHEET SIZE: 30x42	APPROVED BY: ER

DRAWING TITLE

PHASE 1 - GENERAL ARCHITECTURAL SITE AND IRRIGATION SUMMARY

DRAWING NUMBER

1-G10-01





City of Costa Mesa

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 21-579

Meeting Date: 2/28/2022

TITLE:

**CANNABIS RETAIL STOREFRONT AND NON-STOREFRONT REGULATIONS -
INFORMATIONAL PRESENTATION**

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES
DEPARTMENT/PLANNING DIVISION

PRESENTED BY: SCOTT DRAPKIN, ASSISTANT DIRECTOR

CONTACT INFORMATION: SCOTT DRAPKIN, (714) 754-5278;
scott.drapkin@costamesaca.gov

RECOMMENDATION:

Staff recommends that the Planning Commission:

Receive an informational presentation from staff, take public comment, and continue the item to the March 14, 2022 Planning Commission meeting.

APPLICANT OR AUTHORIZED AGENT:

City of Costa Mesa.

BACKGROUND:

In 1996, California became the first state to allow medicinal cannabis use when voters passed the Compassionate Use Act. In November 2016, Costa Mesa voters approved Measure X, which allows for cannabis distribution businesses, manufacturing businesses, research and development laboratories, and testing laboratories in the City. The uses allowed by Measure X were intended to provide cannabis products, resources and services relating to the State's approved medicinal cannabis industry. Measure X uses are now permitted specifically in the City's Industrial Park (MP) and Planned Development Industrial (PDI) zoning districts that are located north of South Coast Drive and west of Harbor Boulevard (excluding the South Coast Collection property located at 3303 Hyland Avenue). This area is also known as the City's "Green Zone." Measure X uses are regulated pursuant to Titles 9 and 13 of the Costa Mesa Municipal Code (CMMC) and various State laws.

In 2018, non-medical adult use cannabis became legal in California under the State's Medicinal and Adult-Use Cannabis Regulation and Safety Act (Proposition 64). On April 3, 2018, the City Council adopted Ordinance No. 18-04 that allowed adult use cannabis products to be manufactured, distributed, transported, tested, and developed in the same manner and within the same area as medical cannabis products pursuant to Measure X.

On November 3, 2020, Costa Mesa voters approved Measure Q, the *Costa Mesa Retail Cannabis*

Tax and Regulation Measure. The final results of the votes cast for Measure Q reflected that 33,291 were in support of the measure and 17,793 were against the measure. This measure allows the City to adopt regulations to permit retail cannabis uses within the City, including storefront retail (dispensaries) and non-storefront retail (delivery) subject to a four to seven percent gross receipts tax and certain minimum requirements.

On June 15, 2021, the City Council adopted Ordinance No. 21-08 and No. 21-09 to amend Titles 9 and 13, respectively, of the CMMC to establish regulations for legal cannabis storefront and non-storefront retail uses consistent with Measure Q. Pursuant to the CMMC, applications for cannabis storefront uses and stand-alone delivery uses are subject to Planning Commission review and approval of a Conditional Use Permit. Applications for existing Measure X businesses requesting to add retail delivery operations are subject to Zoning Administrator review and approval of a Minor Conditional Use Permit. All retail cannabis uses are also subject to issuance of a Cannabis Business Permit and a City business license, as well as applicable State licenses and permits.

As of this date, the City of Costa Mesa has approved Cannabis Business Permits for 20 cannabis manufacturing and/or distribution businesses that are located within the City's "Green Zone." Fifteen of these businesses have received business licenses and are operational. Pursuant to Ordinance No. 21-08 and subject to approval of a Minor Conditional Use Permit (MCUP), these existing businesses are allowed to add retail cannabis delivery to their existing operations. Since City Council adoption of Ordinances No. 21-08 and No. 21-09 on June 15, 2021, the Zoning Administrator has approved seven MCUPs to add retail delivery to existing Measure X businesses.

Since the City's retail cannabis ordinance was adopted in 2021, 64 cannabis retail storefront applications have been submitted. These applications are in various stages of review. A five-member Planning staff team has established a comprehensive cannabis permitting review process and is diligently reviewing individual applications. Additionally, staff has also coordinated and contracted with an experienced cannabis consultant (HDL Companies) to assist City staff with technical cannabis retail application review in matters such as security, background and business operations.

In January of 2022, City staff and individual Planning Commissioners toured several cannabis dispensaries located in the nearby City of Santa Ana. The purpose of these tours was for the Commissioners to see cannabis dispensary operations first-hand, including "back-of-house" operations. The Planning Commissioners and staff were also able to view dispensary staff interaction with customers, customer turnover, site parking and circulation, and security operations.

DESCRIPTION:

The intent of this Planning Commission agenda item is to provide an informational presentation to the Planning Commission that will assist and prepare the Commission for its review of the upcoming retail cannabis Conditional Use Permit applications. The February 28th presentation is intended to be foundational and will focus on the following topics:

- A background, timeline and summary of the City's cannabis regulations;
- A description of the types of cannabis related businesses that are permitted in the City with specific emphasis on retail cannabis uses;
- A summary of the applicable Costa Mesa Municipal Code regulations relating to

cannabis permitting (including location requirements, development standards, and operational requirements);

- A discussion of the City's cannabis permitting process (including pre-application review, ownership requirements/background checks, business plan review, security plan review, and building and safety review);
- A review of the City's applicable Conditional Use Permit process and findings; and
- A summary of the cannabis retail applications under review

Next Steps

After the staff presentation to the Planning Commission, the Planning Commission is encouraged to ask any questions of staff, and open the presentation for public comments. Staff members from various City Departments (including Development Services, Public Services, Police, Fire, Finance, and Transportation) will be available at the meeting to respond to Planning Commission questions. In addition, the City's aforementioned consultant expert will also provide a brief presentation and be available for questions.

Staff is recommending that the Planning Commission continue this item to the March 14, 2022 Planning Commission meeting. The March 14th agenda item and presentation will focus on providing additional information and responses to Planning Commission questions received during the first presentation. After the presentation(s), staff will begin to prepare for scheduling cannabis retail CUP applications for Planning Commission consideration.

ANALYSIS:

This agenda item is limited to providing an informational presentation to the Planning Commission. Additional detail will be provided in the staff presentation.

GENERAL PLAN CONFORMANCE:

This agenda report is limited to providing an informational presentation to the Planning Commission and therefore General Plan conformance is not applicable.

FINDINGS:

This agenda report is limited to providing an informational presentation to the Planning Commission and no decisions will be made by the Planning Commission.

ENVIRONMENTAL DETERMINATION:

In accordance with the California Environmental Quality Act (CEQA) Guidelines, the staff presentation is an exempt activity pursuant to Sections 15060(c)(1),(2)&(3) and 15061(b)(3). The presentation is not a "project" under CEQA.

ALTERNATIVES:

This agenda report is limited to providing an informational presentation to the Planning Commission with no associated decisions; therefore alternative actions is not applicable.

LEGAL REVIEW:

The City Attorney has approved this report as to form.

PUBLIC NOTICE:

Pursuant to the Brown Act, this item was posted on the Agenda 72 hours prior to the meeting. Staff has provided a courtesy notification by email to the cannabis industry and members of the public who have requested information via a cannabis subject matter interest list.

CONCLUSION:

Staff will be providing the Planning Commission with an informational presentation regarding the City's adopted cannabis ordinances and upcoming review of Conditional Use Permits relating to retail cannabis applications. The Planning Commission will receive a presentation by staff, may ask staff any questions, and open the item for public comment. This agenda item is informational only and no project level decisions will be made.



City of Costa Mesa

Agenda Report

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