

PLANNING COMMISSION
Albert Enault, Chair
Kristina Elder, Vice Chair
Herbert Dardon, Commissioner
Vinay Tewari, Commissioner
Terrence West, Commissioner



PLANNING COMMISSION MEETING

A G E N D A
REGULAR MEETING OF THE SUISUN CITY
PLANNING COMMISSION
TUESDAY, SEPTEMBER 10, 2024
6:30 PM

Suisun City Council Chambers - 701 Civic Center Boulevard - Suisun City, California

*PLANNING COMMISSION MEETINGS ARE HELD IN-PERSON
PUBLIC PARTICIPATION IS ALSO AVAILABLE VIA ZOOM*

ZOOM MEETING INFORMATION:

WEBSITE: <https://zoom.us/join>

*MEETING ID: **872 3827 7412***

CALL IN PHONE NUMBER: (707) 438-1720

*REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE PLANNING COMMISSION MEETING BY EMAILING
CLERK@SUISUN.COM (PRIOR TO 4 PM), VIA WEBSITE OR ZOOM CALL IN PHONE NUMBER: (707) 438-1720.*

*(If attending the meeting via phone press *9 to raise your hand and *6 to unmute/mute for public comment.)*

(Next Resolution No. PC 24-10)

ROLL CALL

Planning Commissioners
Pledge of Allegiance
Invocation

CONFLICT OF INTEREST NOTIFICATION

(Any items on this agenda that might be a conflict of interest to any Commissioners should be identified at this time.)

REPORTS: (Informational items only.)

1. City Staff.

PUBLIC COMMENTS

(Request by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3. Comments are limited to no more than 3 minutes unless allowable by the Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the Clerk. By law, no prolonged discussion or action may be taken on any item raised during the public comment period, although informational answers to questions may be given and matters may be referred for placement on a future agenda.)

CONSENT CALENDAR

Consent calendar items requiring little or no discussion may be acted upon with one motion.

- 2. Planning Commission Approval of the Minutes of the Regular Meeting of the Suisun City Planning Commission held on June 11, 2024 - (Vasquez: bvasquez@suisun.com).

PUBLIC HEARING

- 3. Planning Commission Adoption of Resolution No. PC24-___: A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Approval of Site Plan/Architectural Review SP/AR No. 20-1-001 and Commercial Cannabis Permit CCBP No. 20-1-001 and Finding the Project is Exempt from the California Environmental Quality Act (CEQA) Per Section 15303 for the Cannabissary Retail Cannabis Dispensary Project located at Assessor’s Parcel Numbers 0038-231-020 through 040 - (Kearns: jkearns@suisun.com).

GENERAL BUSINESS - NONE

REPORTS: (Informational items only.)

- 4. a. Commission Members
b. Commission Chairperson

ADJOURNMENT

Public Access To Agenda Documents

A complete packet of information containing staff reports and exhibits related to each item for the open session of this meeting, and provided to the City Council, are available for public review at least 72 hours prior to a Council /Agency/Authority Meeting at Suisun City Hall 701 Civic Center Blvd., Suisun City. Agenda related writings or documents provided to a majority of the Council/Board/Commissioners less than 72 hours prior to a Council/Agency/Authority meeting related to an agenda item for the open session of this meeting will be made available for public inspection during normal business hours. An agenda packet is also located at the entrance to the Council Chambers during the meeting for public review. The city may charge photocopying charges for requested copies of such documents. To the extent feasible, the agenda packet is available for online public viewing on the City’s website: <https://www.suisun.com/Government/City-Council/Agendas>

The City Council/Agency/Authority hopes to conclude its public business by 10:00 p.m. No new items will be taken up after 10:00 p.m., unless so moved by a majority of the City Council, and any items remaining will be agendized for the next meeting. The agendas have been prepared with the hope that all items scheduled will be discussed within the time allowed.

Accommodations

If you require an accommodation to participate in this meeting, please contact the City Clerk at (707) 421-7302 or clerk@suisun.com. The City’s reasonable accommodation policy is available for review on the City’s website at www.suisun.com/government/city-council/, you may request an electronic copy or have a copy mailed to you. Please

note that for accommodations that are not readily available, you must make your request as soon as you can prior to the time of the meeting.

Decorum

All participants are expected to conduct themselves with mutual respect. Conduct that disrupts meetings will be addressed in accordance with Section 54957.95 of the Government Code.

Ordinances

Ordinances are city laws contained in the Suisun City Municipal Code. Enacting a new city law or changing an existing one is a two-step process. Government Code 36934 provides, except when, after reading the title, further reading is waived by regular motion adopted by majority vote all ordinances shall be read in full either at the time of introduction or passage; provided, however, that a reading of the title or ordinance shall not be required if the title is included on the published agenda and a copy of the full ordinance is made available to the public online and in print at the meeting prior to the introduction or passage.

Certification Of Posting

Agendas for regular and special meetings are posted in accordance with the Brown Act at Suisun City Hall, 701 Civic Center Boulevard, Suisun City, CA. Agendas may be posted at other Suisun City locations including:

- Suisun City Fire Station, 621 Pintail Drive, Suisun City, CA;
- Joe Nelson Center, 611 Village Drive, Suisun City, CA;
- Harbor Master Office, 800 Kellogg Street, Suisun City, CA.

I, Bianca Vasquez, Administrative Assistant for the City of Suisun City, declare under penalty of perjury that the above agenda was posted and available for review, in compliance with the Brown Act.

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PLANNING COMMISSION
Albert Enault, Chair
Kristina Elder, Vice Chair
Herbert Dardon, Commissioner
Vinay Tewari, Commissioner
Terrence West, Commissioner



PLANNING COMMISSION MEETING

MINUTES
REGULAR MEETING OF THE SUISUN CITY
PLANNING COMMISSION
TUESDAY, JUNE 11, 2024
6:30 PM

Suisun City Council Chambers - 701 Civic Center Boulevard - Suisun City, California

*PLANNING COMMISSION MEETINGS ARE HELD IN-PERSON
PUBLIC PARTICIPATION IS ALSO AVAILABLE VIA ZOOM*

ZOOM MEETING INFORMATION:

WEBSITE: <https://zoom.us/join>

*MEETING ID: **861 4858 8335***

CALL IN PHONE NUMBER: (707) 438-1720

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(Next Resolution No. PC 24-~~0403~~)

ROLL CALL

Chairperson Enault called the meeting to order at 6:30 pm with the following Planning Commissioners present:

PRESENT: Commissioners: Dardon, West, Tewari, Elder, Enault

ABSENT: Commissioners: None

Pledge of Allegiance led by Commissioner Tewari

Invocation led by Development Services Director Bermudez

CONFLICT OF INTEREST NOTIFICATION - NONE

(Any items on this agenda that might be a conflict of interest to any Commissioners should be identified at this time.)

REPORTS: (Informational items only.)

1. City Staff.

Development Services Director Bermudez reported on the following:

- Public Comments were received for the Highway 12 Logistics Center Environmental Impact Report; a link that was sent to Commissioners and a Public Hearing will be held on July 9, 2024.
- Tractor Supply Grand Opening on Saturday, June 15, 2024.
- Waterfront District Amendment Plan to move forward as *Waterfront Specific Plan Economic Development Strategy and Implementation Plan*. A consultant will work with staff on this plan.

PUBLIC COMMENTS

(Request by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3. Comments are limited to no more than 3 minutes unless allowable by the Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the Clerk. By law, no prolonged discussion or action may be taken on any item raised during the public comment period, although informational answers to questions may be given and matters may be referred for placement on a future agenda.)

In-person comments by Steve Olry, and George Guynn, and online public comments by Donna Leblanc regarding the Suisun-Solano Water Board Meeting.

Michelle Chavez commented online on the Cannabis Dispensary status and Dr. Nare's Dentist Office expansion.

CONSENT CALENDAR

Consent calendar items requiring little or no discussion may be acted upon with one motion.

2. Planning Commission Approval of the Minutes of the Regular Meeting of the Suisun City Planning Commission held on April 9, 2024 - (Vasquez: bvasquez@suisun.com).

Commissioner Tewari motioned and seconded by Commissioner West for approval of the minutes. Motion passed by the following vote:

AYES: Commissioners: Tewari, West, Dardon, Elder, Chair Enault

ABSTAIN: Commissioners: None

ABSENT: Commissioners: None

PUBLIC HEARING

3. Planning Commission Adoption of Resolution No. PC-24-03: A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Approval of the Proposed Zoning Text Amendment Amending Various Sections of Title 18 (Zoning) of the Suisun City Code - (Bermudez: jbermudez@suisun.com).

Development Services Director Bermudez presented a Presentation on Zoning Text Amendments.

Chairperson Enault opened the public hearing.

Public Comments made by the following:

George Guynn commented on the housing program.

Steve Olry commented on affordable housing.

Donna LeBlanc asked clarifying question on the ADU's and commented on an error made in the packet.

There being no further speakers, the Public Hearing was closed.

Staff answered clarifying questions from Commissioners. Commissioners had further discussion.

The following addition was noted to add as an amendment:

- Amendment for the number of beds for Residential Care Facilities.

Commissioner West motioned and Commissioner Elder seconded to accept the changes and find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3); and Adopt Resolution Recommending City Council Approval of the Proposed Zoning Text Amendment Amending Various Sections of Title 18 (Zoning) of the Suisun City Code in addition to the Amendment for Residential Care Facilities. Motion passed by the following vote:

AYES: Commissioners: West, Elder, Tewari, Dardon, Chair Enault

ABSTAIN: Commissioners: None

ABSENT: Commissioners: None

GENERAL BUSINESS - NONE

REPORTS: (Informational items only.)

4. a. Commission Members – Commissioners reported on recent and upcoming events in Suisun City.
 - b. Commission Chairperson

ADJOURNMENT

There being no further business the meeting was adjourned at 7:48 p.m.

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DATE: 09/10/2024
 TO: PLANNING COMMISSION
 FROM: JOHN KEARNS, PRINCIPAL PLANNER
 RE: CANNABISSARY RETAIL CANNABIS DISPENSARY

SUMMARY

This report reviews the proposal for a new cannabis dispensary located along the west side of Humphrey Drive and south of Railroad Avenue. The applicant, Cannabissary, is seeking approval to establish a retail cannabis operation in this area. This report outlines the key aspects of the proposal, including the site plan, compliance with local regulations, and recommendations for approval or denial.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission conduct a public hearing, for the Cannabissary Retail Cannabis Dispensary:

1. Find the Project is Exempt from the California Environmental Quality Act (CEQA) Per Section 15303 for the Cannabissary Retail Cannabis Dispensary Project located at Assessor's Parcel Numbers 0038-231-020 through 040
2. Adopt Resolution No. PC24-___; A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Approval of Site Plan/Architectural Review SP/AR No. 20-1-001 and Commercial Cannabis Permit CCBP No. 20-1-001

BACKGROUND

The City (Planning Commission and City Council) has discussed cannabis regulations, appropriate tax rates, and user fees on several occasions in recent years. Below is a condensed timeline which shows key discussions and milestones since beginning the discussion in March 2017:

- March 21, 2017 – First City Council Briefing and Policy Discussion.
- June 7, 2017 – Cannabis Policy Community Meeting.
- May 29, 2018 - City Council adopted Ordinance No. 750, adding Chapter 18.49 (“Cannabis Regulatory Program”) to the Suisun City Code (SCC).
- November 26, 2019 – City Council set applicable tax rates for cannabis related activities with the passage of Resolution 2019-120.
- December 3, 2019 – City Council directed staff to prepare amendments to Chapter 18.49 that would expand opportunities for retail storefronts and various text amendments.
- December 17, 2019 – City Council amended Master Fee Schedule which included cannabis application fee and Commercial Cannabis Business Permit fee increases.
- January 9, 2020, to May 7, 2020 – Request for Applications (RFA) period for up to three retail storefronts.
- March 17, 2020 – City Council adopts Ordinance No. 768 which increased the number of retail storefront locations from one to three and expanded the eligible zoning districts.

- November 17, 2020 – City Council chose “Cannabissary” as the second retail dispensary following second Request for Applications (RFA) process.

As a result of the direction provided by the City Council on November 17, 2020 (direction to work with applicant), staff began working with Cannabissary in preparing a package for Planning Commission and City Council consideration including Site Plan/Architectural Review and Commercial Cannabis Business Permit applications.

Project Description

The applicant has proposed a dispensary project which she has termed a holistic health and wellness shopette. The proposed dispensary would be situated along the western side of Humphrey Drive and south of Railroad Avenue. The proposed project is located on vacant property within the Commercial Services and Fabricating Zone (CSF) of the Suisun City Zoning Map. The subject site would include Assessor’s Parcel Numbers 0038-231-020 through 040 to total a 31,200 square foot developable property. The property has existing light industrial uses to the west and south and vacant property to the north and east. The proposed project would include construction of a retail dispensary shown to total just less than 2,500 square feet. It is important to note that the applicant does have plans for future site expansion but is unable to at this point due to language in the current ordinance pertaining to establishment of Cannabis Business Zones. Therefore, at this time, the requested action is for the operation of a dispensary.

The staff report includes the Request for Applications (RFA) document submitted by the applicant (Attachment 7). This document contains business and operational plan information and sensitive data such as state government-issued identification, Social Security Numbers, and employee addresses. Due to the sensitive nature of this information, staff has removed these details from the RFA. If the Planning Commission wishes to review the whole document, arrangements can be made for a meeting at City Hall. Staff has provided all relevant information for the Commission to consider the requested permits.

Good Neighbor Meeting

A required Good Neighbor public meeting was hosted by the applicant on Saturday December 17, 2022, and was attended by nine members of the public. Surrounding property owners were sent notice of the meeting by first class certified mail. Consistent with the protocol of the Good Neighbor Policy, following the meeting City staff is provided a transcript of the meeting which includes all questions and answers. Following staff review of the transcript, it appears that many of the questions/concerns were tied to crime, security, and safety. Additionally, there were questions and discussion regarding various other topics including traffic, roads, and the cannabis industry in total.

Planning Commission meeting notices to affected property owners were sent by first class mail on August 28, 2024, and the public hearing notice was published in the Daily Republic on September 1, 2024.

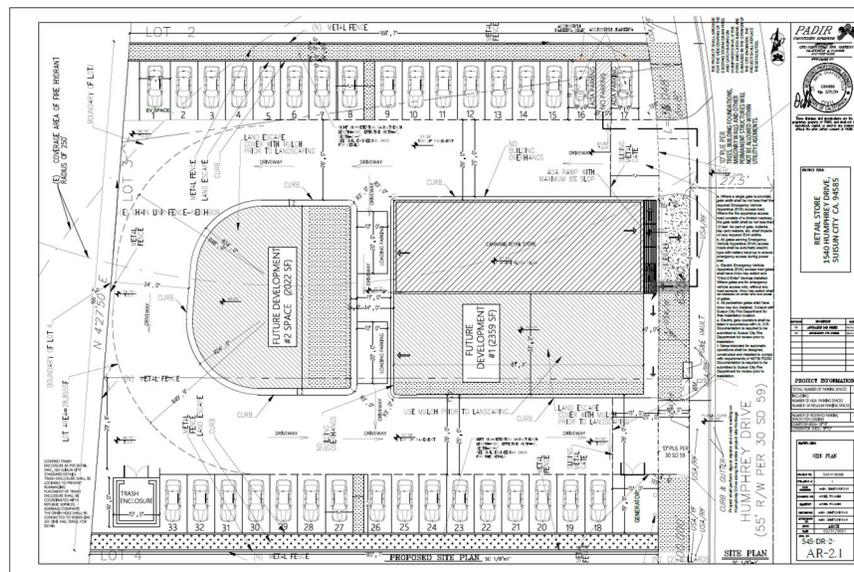
Property Owner Notification and Comment

The City informed neighboring property owners through the public notice process. After realizing that there was an issue with initial property owner notifications, staff considered whether to proceed with the scheduled August 24 hearing. After careful consideration, staff regrouped and notified the surrounding property owners again, following all legal notification requirements. Since the notification began in August, staff members have had direct conversations with Jim MacLaughlin, who owns a nearby self-storage facility, and Chris Sordi, who is considering building a residential subdivision east of the proposed dispensary. Enclosed is a letter from Mr. MacLaughlin expressing several concerns about the proposed business operation. Staff's conversations with Chris Sordi reflect similar concerns expressed in the attached letters (see Attachment 5).

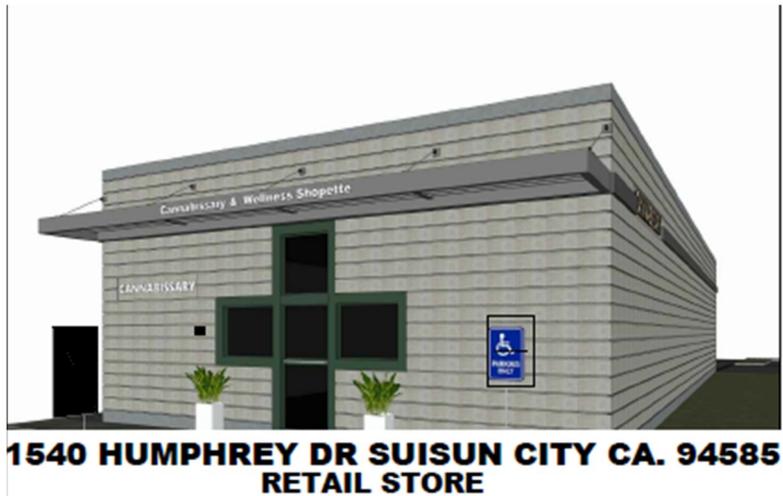
Following a lengthy policy discussion from 2017 to 2020, the City Council considered reasonable tax rates for cannabis distribution, expanding retail and commercial opportunities at specific sites, and establishing permitting and operational standards for future cannabis businesses. In 2020, the City Council decided to award the Cannabissary proposal the chance to become one of three cannabis storefronts to operate in the City, pending processing a Commercial Cannabis Business Permit. Attached with this staff report, are details and documentation that form the basis of the City Council's decision to select Cannabissary at the proposed location (Attachment 6). While comments from surrounding property owners have raised concerns, staff has determined that the previous policy discussion by the City Council, which established suitable locations and operational and performance standards, provides a baseline foundation for the Planning Commission to consider issuing a Commercial Cannabis Business Permit at this location.

DISCUSSION/ANALYSIS

Below is the submitted site plan for the project which shows the proposed dispensary with the establishment of 33 parking spaces and site improvements. The project would have two driveways with ingress from the northern driveway and egress from the southern driveway.



The image below is an exhibit provided by the applicant representing how the building design. The full set of project plans can be found in Attachment 3.



General Plan and Zoning

General Plan

The proposed use is located within the Commercial Mixed Use (CMU) designation in the Suisun City General Plan which allows for retail and service commercial operations which is a zone that allows a retail cannabis dispensary per Chapter 18.49. The General Plan emphasizes economic development by “enhancing the City’s long-term fiscal sustainability” [Goal ED-4]. The establishment of this specific use is expected to generate substantial tax revenues for the City. It is anticipated the City will receive a 7% tax on gross receipts and \$2 per building square foot.

Zoning

The proposed site is located within the Commercial Services and Fabricating (CSF) Zone of the Suisun City Zoning Map. This district is one the allowable districts which can accommodate commercial cannabis activities (in this case a retail dispensary). Further, this specific location was identified in the original response to the Request for Applications (RFA) in which the City Council identified Cannabissary as the 2nd retail dispensary. In short, the proposed use must be found consistent with Title 18 “Zoning” and specifically Chapter 18.49 “Cannabis Regulatory Program” which staff has determined the proposed project including the submitted plans does achieve.

Site Plan/Architectural Review

The decisions of the Planning Commission (Commission) regarding the Site Plan/Architectural Review and Commercial Cannabis Business Permit should be considered in the context of the City’s Strategic Plan. Goal 2 “Develop Sustainable Economy” of the strategic plan includes the following specific objective:

- Promote sustainable economic growth by attracting small and medium-sized businesses and creating jobs.

The development of the parcels under consideration, which have remained vacant for several years, are expected to generate much needed one-time and ongoing revenues for the city. Additionally, the project would provide frontage improvements and participate in funding its fair share contribution, which has yet to be determined but would be known upon completion of the traffic

analysis completed by Fehr and Peers related to the Railroad Avenue Realignment. The traffic report will yield needed improvements such as safety enhancements, possible signalization, and a funding source for future improvements, to both the intersections of Railroad Avenue and Humphrey Drive as well as Railroad Avenue and East Tabor Avenue. Staff and the Planning Commission are tasked with implementing the Strategic Plan goals and objectives. Staff has determined that approval of the proposed project will be responsive to this charge.

The proposed project has been analyzed for consistency with the General Plan designation, zoning district, Municipal Code regulations, and other applicable codes and regulations. All City departments, as well as Suisun-Solano Water Authority (SSWA) and Fairfield-Suisun Sewer District have reviewed the project and provided staff with conditions of approval required by those departments/agencies.

For approval of Site Plan and Architectural Review, the Commission must find that the proposed project complies with all development standards, other relevant city standards, and the uses and activities permitted in the zoning district. Upon application, as required by the zoning code, staff reviewed siting of structure(s); protection of other properties from nuisance; design and location of parking facilities; control of ingress and egress to minimize traffic hazards and ensure safety of pedestrians and bicyclists; landscaping; building elevations showing design, height, and function of proposed structures; proposed signage; and exterior lighting.

Commercial Cannabis Business Permit (CCBP)

As required by Chapter 18.49 of the Suisun City Code, all permissible commercial cannabis activities must receive a CCBP. The Planning Commission's role is advisory in nature in that they are requested to make a recommendation to the City Council for an ultimate decision. When considering a recommendation, the Planning Commission must keep in mind the consistency of the proposed business with the requirements of the code, and particularly the operational standards of the code. Additionally, as a reminder, the CCBP is required to be reviewed annually. Typically, the review is conducted at the staff level; however, depending on the circumstances, the Planning Commission and/or City Council may need to be involved.

The requirements outlined in Section 18.49.090 "Application for Commercial Cannabis Business Permit" are very similar to that of a Conditional Use Permit. Having parameters around items such as: hours of operation, security, allowable uses, etc. is important as the Commission considers the proposal. The applicant has provided the following information relative to the proposed business to provide the Commission insight into the business:

- The hours of operation are proposed to be 9AM-10PM 7 days/week (hours may need to be adjusted once the business has begun operation);
- On-site 24 hours security with 2 shifts;
- HD Surveillance cameras with close coordination with local law enforcement.
- 12-16 employees (Store Manager, Managers, and Care Associates);
- Secure gated facility;
- Aesthetically pleasing development with perimeter landscaping;
- Safe access in and out of the property for clients and the community;

- The site can accommodate business future growth if changes to Chapter 18.49 are prepared and approved.

A full description of the proposed business and how it complies with Chapter 18.49 will be provided during staff's presentation at the public hearing. Additionally, the applicant will have an opportunity to make a presentation and will be able to provide additional details.

Traffic Assessment Report, AHTC Inc.

Consistent with procedures for reviewing new projects, staff requested the applicant commission a traffic analysis for the proposed project. The applicant hired AHTC inc. to complete an analysis in which Vehicle Miles Traveled (VMT) and specific intersections were analyzed. Below are excerpts from the report providing the report's conclusions. Further, it is important to note that following this study, in a discussion regarding the realignment of Railroad Avenue, the City Council directed staff to work with a consultant on a standalone traffic analysis. This study is expected to be completed in the next month or so and its conclusions will supersede those of the applicant's study and will establish the fair share contribution of the applicant to any future off-site improvements.

Vehicles Miles Traveled (VMT)

Based on the California Office of Planning and Research's analysis, a retail project of 50,000 square feet or more should be considered a regional serving retail. The proposed project is a local serving 2,500 square feet of retail space far below OPR's regional serving retail threshold. Therefore, the project will have less than significant VMT impact.

Recommended Actions

Per the AHTC study, the proposed project was not shown to have adverse effects on access, safety, and circulation on the roadway system within the study area or at the analyzed intersections. Therefore, no additional actions would be needed. However, the project proposes to contribute its fair share for cumulative effect to the intersection of East Tabor Avenue and Railroad Avenue. The traffic analysis determined the project's fair share to be 24.14% to the ultimate improvement. This information is provided for context only as the Fehr and Peers analysis/conclusions will supersede those of the applicant's study.

To view the full traffic analysis please see Attachment 4.

CEQA REVIEW

Subsequent to the filing of the Project Applications, the City performed an environmental assessment pursuant to the requirements of the California Environmental Quality Act (California Public Resources Code section 21000, *et seq.*) and the Guidelines thereunder (14 California Code of Regulations section 15000, *et seq.*) (collectively, "CEQA"), and determined the Project Approvals were subject to exemptions pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures).

ATTACHMENTS

1. PC24-___: A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Approval of Site Plan/Architectural Review SP/AR No. 20-1-001 and Commercial Cannabis Permit CCBP No. 20-1-001 and Finding the Project is Exempt from the California Environmental Quality Act (CEQA) Per Section 15303 for the Cannabissary Retail Cannabis Dispensary Project located at Assessor's Parcel Numbers 0038-231-020 through 040
2. Applicant Letter
3. Project Plans
4. Traffic Analysis Report
5. Letter from Jim MacLaughlin, MacLaughlin and Co., dated August 26, 2024
6. City Council Cannabis Staff Reports
7. Request for Application – Cannabissary

RESOLUTION NO. PC 24-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SUISUN CITY RECOMMENDING CITY COUNCIL APPROVAL OF SITE PLAN/ARCHITECTURAL REVIEW SP/AR NO. 20-1-001 AND COMMERCIAL CANNABIS PERMIT CCBP NO. 20-1-001 AND FINDING THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER SECTION 15303 FOR THE CANNABISSARY RETAIL CANNABIS DISPENSARY PROJECT LOCATED AT ASSESSOR'S PARCEL NUMBERS 0038-231-020 THROUGH 040.

WHEREAS, Cannabissary (hereinafter referred to as Applicant) filed an application with the City of Suisun City in response to the City of Suisun City's second Request for Applications; and

WHEREAS, the City Council of the City of Suisun City did direct staff to work with the applicant as a result of a discussion and direction item held on November 17, 2020; and

WHEREAS, the public notice was published in the Daily Republic on September 1, 2024; and

WHEREAS, Applicant has met all applicable requirements under State law and City ordinances related to this development plan; and

WHEREAS, a report by the City Staff was presented and made a part of the recommendations of said meeting; and

WHEREAS, the Planning Commission is required to make a recommendation to the Suisun City Council on this Project including the Site Plan/Architectural Review and Commercial Cannabis Business Permit; and

WHEREAS, the Planning Commission of the City of Suisun City did conduct on September 10, 2024, a properly noticed public hearing pursuant to Government Code Section 65090 and has considered all written and verbal testimony presented during the hearing; and

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission of the City of Suisun City does hereby recommend City Council Approval of a Site Plan/Architectural Review Permit and Commercial Cannabis Business Permit at APN's 0038-231-020 through 040 subject to the following findings:

- A. Subsequent to the filing of the Project Applications, the City performed an environmental assessment pursuant to the requirements of the California Environmental Quality Act (California Public Resources Code section 21000, *et seq.*) and the Guidelines thereunder (14 California Code of Regulations section 15000, *et seq.*) (collectively, "**CEQA**"), and determined the Project Approvals were subject to exemptions pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures).

B. The Planning Commission recommended approval of the subject entitlements subject to the below criterion:

1. That the establishment, maintenance or operation of a use or building applied for are in conformity to the General Plan for the City with regard to circulation, population densities and distribution, design, and/or other aspects of the General Plan considered by the Development Services Director to be pertinent;
2. That adequate utilities, access roads, pedestrian and bicycle access, drainage, parking, and/or other necessary facilities have been or are being provided;
3. That the applicant exhibits proof that such use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city, provided that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect.
4. That the proposed use conforms with all relevant federal, state, and local laws and regulations.

Cannabis Business Permit

The Planning Commission shall recommend approval of a qualified application to the City Council only upon making a positive finding that the proposed operation will promote the overall health, safety, and welfare of the city's residents, based on consideration of the following factors:

1. The proposed operating procedures are detailed, comprehensive, and consistent with best practices and industry standards.
2. The proposed security plan is thorough and establishes high standards for public safety, and for protection of cannabis and cannabis products against theft and diversion to unlawful uses.
3. The exterior appearance of the premises of the proposed operation is aesthetically pleasing and architecturally consistent with surrounding uses.
4. The proposed operation is compatible with surrounding land uses.
5. The proposed operation will provide economic benefits to the city.
6. The proposed operation will provide employment opportunities for city residents.
7. The proposed operation will positively impact the community, based on factors such as, without limitation, whether and to what extent the proposed operation will offer or engage in community service, education, outreach, and engagement programs.
8. The proposed operation will be sensitive to community concerns and is not likely to result in negative or nuisance impacts on the community.
9. The proposed operation will maintain best practices with regards to sanitation, cleanliness, and handling, treatment and disposal of waste, contaminants, and hazardous materials.
10. The proposed operation will make efficient and safe use of energy, water, and other resources.

11. The proposed operation is in compliance with the California Environmental Quality Act.
12. The proposed operation is adequately capitalized.
13. The owner, managers and employees of the proposed operation possess a high degree of training, professionalism, and experience.
14. The proposed operation meets all applicable requirements of this chapter, this Code and state law.
15. The proposed operation will be within an established Cannabis Business Zone.
16. The proposed operation satisfies any additional criteria that the planning commission determines is of benefit to making a determination of the applicant's commitment to the health, safety and welfare of the residents and visitors of the City.

The forgoing motion was made by Commissioner _____ and seconded by Commissioner _____ and carried by the following vote:

AYES:	Commissioners:
NOES:	Commissioners:
ABSENT:	Commissioners:
ABSTAIN:	Commissioners:

WITNESS my hand and the seal of said City this 10th day of September 2024.

Commission Secretary

Exhibit A: Cannabissary Conditions of Approval

**EXHIBIT A:
CANNABISSARY
CONDITIONS OF APPROVAL**

GENERAL

- G-1 The Developer shall indemnify, defend, and hold harmless the City of Suisun City, including its agents, employees, and officers in accordance with the indemnification provisions of the Agreement.
- G-2 The use shall be constructed and operated in accordance with the information presented (except as otherwise identified in these Conditions of Approval) and shall conform to all requirements of the Suisun City Municipal Code (SCMC), including but not limited to the Uniform Building Code, as adopted by SCMC Title 15.
- G-3 Approval of this permit will be effective, provided no appeals are received within 10 days of the City Council meeting date of _____ and that Developer's signatures are obtained affirming that they have read and understand the Conditions of Approval for Application No. _____, and agree to comply with the conditions.
- G-4 The Developer shall comply with all applicable Federal, State, and local codes including, but not limited to, the Uniform Building Code, Fire Code and County Health Department guidelines as interpreted by the County Health Inspectors.
- G-5 All the proposed improvements, including landscape installation shall be completed prior to issuance of any business license or Certificate of Occupancy.
- G-6 Prior commencing operations, Developer shall obtain a Type 10 Retailer cannabis license from the State of California's Bureau of Cannabis Control, CalCannabis Cultivation Licensing, or the Manufactured Cannabis Safety Branch, as applicable, including from any successor or later-added State agency, and shall maintain such State licensing in good standing throughout the Term of the Agreement.

PLANNING

- P-1 The use shall operate consistently with approved Commercial Cannabis Business Permit (CCBP) approved by the City Council. This includes hours of operation, types of business activities on and off site, and approved site layout.
- P-2 A sign permit and building permit shall be submitted to and approved by the Development Services Department.
- P-3 The final color scheme to be approved by Development Services Director (or his/her designee).
- P-4 Final plans, responding to any comments raised at the _____ City Council meeting, need to be submitted and approved by the Development Services Director (or his/her designee).
- P-5 All exterior lighting shall be downcast.
- P-6 Construction of the project and use of the property shall be in substantial conformance with the approved plans including the project description. Any deviation will need to be submitted to the Development Services Director to determine whether further Planning Commission consideration is necessary.

- P-7 A City Council public hearing shall not commence until the completion of the 2024 - Fehr & Peers Traffic Study.
- P-8 Prior to issuance of Building Permits the applicant shall contribute towards a traffic impact fee amount that is to be determined upon the completion of the 2024 - Fehr & Peers Traffic Study. This amount represents the Applicant's fair and equitable contribution of all roadway and safety improvements covering Humphrey Drive, Railroad Avenue, and East Tabor intersections.
- P-9 Applicant must apply for, receive approval of, and record a Lot Line Adjustment to form a new parcel which accommodates the proposed development and conforms with Title 18 "Zoning" of the Suisun City Code.

PUBLIC WORKS

- PW-1 All work performed shall conform to these conditions as well as to all City ordinances, rules, standard specifications and details, design standards, and any special requirements imposed by the City Engineer. The Public Works Department will provide inspection to ensure conformance. Any deviation from the aforementioned documents shall require review and written approval by the City Engineer. Deviations or exceptions to the design requirements in the listed documents for private improvements must be identified in the design guidelines, or submitted to the City Engineer for approval.
- PW-2 The Applicant shall agree, with respect to the new public improvements on this project, to either establish a community facilities district (CFD) or annex such property to an existing community facilities district, as deemed appropriate by the Applicant and the City, for the purpose of financing the cost of providing the following public services to the project property(ies): police services, fire services, paramedical services, services for the maintenance of parks, open space (landscaping), and storm drain. The rate and method of apportionment of special tax applicable to the property shall establish a special tax designed to offset public services per City Council Resolution 2005-70. The City shall not be obligated to issue certificates of occupancy with respect to the property until formation of the new community facilities district or annexation to an existing community facilities district is completed.
- PW-3 The City Engineer may approve and/or negotiate minor changes or exceptions to Public Works Department conditions of approval.
- PW-4 The Applicant shall designate a design professional as the main point of contact in submitting plans, reports and other documents to the City during the design and plan review phase. Submittals from any other person will not be accepted by the City.
- PW-5 The Improvement Plans shall include a General Note that: any revisions to the approved Improvement Plans and/or City Standards, including those due to field conditions, shall require review and written approval by the City Engineer. The Applicant shall have the revised plans prepared by the Project Professional Designer and shall have the revised plans submitted for review and approval by the City Engineer. Any revisions to the Improvement Plans resulting from these or other conditions contained herein shall be subject to written approval of the City Engineer.
- PW-6 The Improvement Plans shall include a Site Improvement Plan prepared by a registered Civil Engineer and shall comply with the requirements of the soils report for the project.
- PW-7 The Improvement Plans shall include and demonstrate successful turning movements for all City fire trucks and commercial trucks.
- PW-8 Building foundations shall comply with Suisun City's Ordinance No. 729 and the most current Building Code.
- PW-9 The Applicant shall pay all Public Works fees, including plan review and inspection fees, as established by the City Public Works Fee Schedule at the time of submittal of Improvement Plans.

- PW-10 The Applicant shall pay Suisun-Solano Water Authority (SSWA) plan check and inspection fees within 30 calendar days upon receipt of invoice from the Solano Irrigation District (SID). The invoice will be for actual expenses incurred by SSWA for providing plan checking and inspection services for the project.
- PW-11 The Applicant shall obtain all necessary permits from all applicable agencies prior to start of construction.
- PW-12 The Applicant shall dedicate any required right-of-way by Final Map or approved instrument prior to start of construction.
- PW-13 The Applicant shall dedicate, as required, on-site easements for new public utilities by Final Map or approved instrument prior to start of construction.
- PW-14 If not already existing, the Applicant shall dedicate a ten-foot (10') minimum utility service easements along the road frontages by Final map or approved instrument prior to construction.
- PW-15 Dumpsters for use during construction shall be dumpsters supplied by Republic Services. This is pursuant to the agreement between the City and Republic Services for all areas within Suisun City.
- PW-16 All work within the public right-of-way, which is to be performed by the Applicant, the general contractor, and all subcontractors shall be included within a single City Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- PW-17 The Applicant shall have a superintendent present at all times at the job site. Superintendent shall provide the quality control for the Applicant; respond to the City's concerns; coordinate inspections with the City Inspector; make construction decisions on behalf of the Applicant; and coordinate work of the Applicant's subcontractors.
- PW-18 A sign shall be posted on the property in a manner consistent with the public hearing sign requirements, which shall identify the address and phone number of the Applicant and/or Applicant's representative for the purposes of responding to questions and complaints during the construction period. Said sign shall also indicate the hours of permissible construction work.
- PW-19 Prior to start of construction, a security fence, the height of which shall be the maximum permitted by the Zoning Ordinance, shall be installed and maintained around the perimeter of the lot. The lot shall be kept clear of all trash, weeds, and unusable construction material throughout the construction activity.
- PW-20 Unless otherwise approved by the City Engineer, all existing sidewalks shall be kept clear and passable during all phases of the project.
- PW-21 Any existing wells shall be abandoned per County of Solano Health Department standards prior to development of the property. Owner shall submit documentation to the Public Works Director that this condition has been satisfied prior to any construction on this project.
- PW-22 If any archaeological resources are found during the grading of the site or during performance of any work, work shall be halted, the City Engineer shall be notified and a certified archaeological firm shall be consulted for advice at Applicant's expense.
- PW-23 Any relocation or modification of any existing facilities necessary to accommodate subject project shall be at the Applicant's expense. It shall be the responsibility of the Applicant to coordinate all necessary utility relocations with the appropriate utility company.
- PW-24 Any existing frontage, or street, improvements, which in the opinion of the City Engineer, are currently damaged or become damaged as a part of the work shall be removed and replaced as required to the current City Standards, or as directed. Prior to start of construction, Developer shall perform a walk-through with the Public Works Department

- staff and take date-stamped photos of existing conditions.
- PW-25 Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near driveways and corners in order to allow an unobstructed view of oncoming traffic. Improvements at driveways and corners are subject to the review and approval of the City Engineer.
- PW-26 The project shall comply with the requirements of the most current Municipal Regional Permit (MRP) issued to the Fairfield-Suisun Urban Runoff Management Program and to the City's Stormwater C.3 Guidebook. This includes, but is not limited to, construction and post-construction Best Management Practices (BMPS); obtaining all necessary permits for storm water discharges; entering into a Stormwater Treatment Measures Maintenance Agreement; preparing a long-term maintenance plan for the Applicant's maintenance of the post-construction stormwater facilities; and contracting with a Qualified SWPPP Practitioner (QSP) to inspect and to ensure the implementation of all elements of the Storm Water Pollution Prevention Plan (SWPPP), including non-stormwater and stormwater visual observations, sampling, and analysis and preparation of Rain Event Action Plans (REAP). As part of the improvement plans, the ponding depths, pipe sizing, time of release, and storage for the bioretention facilities shall be calculated. The project shall not introduce any ponding nuisance and shall eliminate the possibility of flooding in the bioretention facilities.
- PW-27 The proposed trash enclosures are to comply with Detail SW-3 of the City's Stormwater C.3 Guidebook. Additionally, trash enclosures serving food service facilities, the drain shall be connected to a properly sized grease removal device and/or treatment devices prior to discharging to the sanitary sewer.
- PW-28 The project shall install full capture trash devices within the proposed on-site drain inlets. These full trash capture trash devices shall be monitored and maintained by the Applicant or Property Owner.
- PW-29 All on-site drain inlets and catch basins along the project frontage shall be marked with "No Dumping – Flows to Bay" or equivalent information.
- PW-30 The maximum allowable slope in landscape areas shall be 3:1, or as approved by City Engineer. Slopes steeper than the allowable slope would require the installation of retaining wall.
- PW-31 Dust control shall be in conformance with City Standards and Ordinances. Vehicles hauling dirt or other construction debris from the site shall cover any open load with a tarpaulin or other secure covering to minimize dust emissions.
- PW-32 All relocated facilities shall meet state and local separation standards. Separation between proposed water and sanitary sewer pipes shall meet the latest Suisun-Solano Water Authority (SSWA) Design Standards, Standard Specifications, and Standard Drawings.
- PW-33 Direct tapping of City or SSWA water mains is not permitted. Applicant shall install the required fittings in the existing or new main lines to accommodate the proposed water system. No existing water mains shall be shut down without specific permission of the City Engineer and the Solano Irrigation District.
- PW-34 Street sweeping shall be regularly performed such that no evidence of tracking dirt shall be present on the public street.
- PW-35 The landscaping and irrigation shall comply with the City's water efficient landscaping ordinance. The irrigation plans shall include Model Water Efficient Landscape Ordinance (MWELo) calculations.
- PW-36 No structures such as trees, buildings, and concrete foundations shall be installed within utility easements. Civil and landscape plan sheets shall show the utility easements and all other easements.
- PW-37 Trees shall not be planted within bioretention areas.

- PW-38 The project shall protect bioretention areas by installing 4-foot tall metal fence (or other barrier acceptable to the Public Works Director) around them.
- PW-39 Project improvements shall comply with ADA requirements.
- PW-40 The project shall provide accessible on-site walk path connections to all buildings.
- PW-41 The Applicant shall arrange for the videotaping of the existing storm drain pipeline outfalling into Humphrey Ditch. This is the pipeline that crosses Humphrey Drive in front of the 1530 Humphrey Drive address. Project shall repair all pipe deficiencies identified in the videotaping and deficiencies with the associated catch basin to the City Engineer's satisfaction.
- PW-42 The project shall install commercial driveways meeting the minimum City requirements.
- PW-43 Driveways shall be controlled by STOP signs, bars and legends.
- PW-44 The project shall pay its fair share contribute for a future traffic signal at the t-intersection of Railroad Avenue and East Tabor Avenue.
- PW-45 The project shall replace the curb and gutter that are either currently damaged or damaged as a result of construction activities.
- PW-46 The project shall install a City standard sidewalk along Railroad Avenue frontage as well as from the existing sidewalk (fronting 1530 Humphrey Drive) on the west side of Humphrey Drive to the corner of Railroad Avenue.
- PW-47 The project shall install No Parking Anytime signs along the back side of the new sidewalk along Humphrey Drive. Signs shall be spaced no more than 150 feet apart.
- PW-48 The project shall install new cobra head LED street light behind the new sidewalk along the project frontage. Street light spacing shall be no more than 150 feet apart.
- PW-49 The project shall provide a photometric analysis for on-site parking lots as well as for the public street segments fronting the project site. The project shall comply with the City standards for illumination.
- PW-50 Runoff shall not drain onto the adjacent private parcels.
- PW-51 All new on-site storm drain pipelines and facilities shall be private and maintained by the Property Owner.
- PW-52 The on-site sanitary sewer pipelines and facilities shall be private and maintained by the Property Owner. The Property Owner shall be responsible for the maintenance of the private sanitary sewers up to the street side cleanouts, which are to be installed at the back of public sidewalk.
- PW-53 The on-site truck delivery route(s) and parking spaces shall be designed so that delivery trucks do not have to back out of the main on-site thoroughfare to leave the parking spaces.
- PW-54 Maintenance of on-site lighting, landscaping, paving, utilities and other on-site improvements shall be the responsibility of the Property Owner.
- PW-55 The project shall provide base failure repairs, crack sealing and asphalt rubber cape seal one half of Humphrey Drive and Railroad Avenue along the project frontage.
- PW-56 The project shall ensure that there is adequate space to install the required number of parking spaces for the complete build-out.
- PW-57 Per State mandate, the project shall electric vehicle charging stations as well as parking stalls that are prewired and electric vehicle ready. Locations are to be at the discretion of the Applicant.
- PW-58 The project shall install bike rack(s) that can accommodate a total of four (4) bicycles. Locations are to be at the discretion of the Applicant.
- PW-59 Prior to the issuance of Certificate of Occupancy, the Applicant shall submit to the Public Works Department "as-built" Improvement Plans in PDF format.

FAIRFIELD-SUISUN SEWER DISTRICT

FSSD-1 All FSSD fees applicable to the proposed project are required to be paid upon issuance of a building permit, including but not limited to capacity fees, plan check fees, encroachment, and inspection.

FSSD -2 A site plan indicating the proposed sanitary sewer improvements, conforming to City of Suisun City and Fairfield-Suisun Sewer District standards, shall be submitted for approval.

SOLANO IRRIGATION DISTRICT

SID-1 Water facilities shall conform to the current Suisun-Solano Water Authority (SSWA) standard specifications and details.

SID-2 Per the SSWA Cross-Connection Control Resolution No. 99-01, all types of commercial buildings and landscape irrigation services are required to include an approved backflow prevention assembly, at the developer's expense. The desired location, service size, and flow-rate for the backflow prevention assembly must be submitted for approval. Based on the proposed commercial use, a Reduced Pressure Principle Assembly will be required on each of the domestic water services.

SID-3 Per the SSWA Cross-Connection Control Resolution No. 99-01, fire protection systems are required to include an approved backflow prevention assembly, at the developer's expense. The desired location, service size and flow-rate for the fire protection system must be submitted for approval. Based on the proposed commercial use, a Double Check-Detector Check (DCDC) Assembly will be required on each of the fire protection systems.

SID-4 The developer is required to provide and install freeze protection for all RPBFP's and DCDC's at the developer's expense.

SID-5 At the time the Building Permit is issued, the developer will be required to pay the appropriate SSWA Connection Fee and Meter Installation Fee at the City of Suisun City. These fees are determined by the size of meter requested. All domestic water services will be metered.

SID-6 We require that the District (on behalf of SSWA) review, approve and sign all Final and/or Parcel Maps, and that SSWA review, approve and sign the Improvement Plans of this development.

SID-7 The SSWA Plan Review Fee applies and is due upon submittal of the maps and plans for review.

SID-8 Electronic AutoCAD files and scanned .tif images at 300 dpi (of all improvement plan sheets) are required upon the completion of the project showing "as-builts" for electronic archiving.

5/1/2024

Dear Suisun City Planning Department,

Here are the completed planning documents for the planning commission review. This packet includes updates to:

- Site plan
- Floor plan
- Elevations
- Preliminary grading and drainage plan
- Truck turning-emergency access
- Landscape drawings
- Traffic studies
- Photometry study
- Building plans (available on request)
- Updated Live Scans
- Construction Detail
- Cannabis Community Newsletter
- Original RFA submission

Since the start of the project, we have made significant changes, with plenty considerations for immediate and future use, while still remaining flexible to Railroad Avenue Concept Future Plans. These updated plans move the lot lines of the development space to the two center lots and allows for adequate Emergency Vehicle access, provides ample parking, security, lighting and allows expansion to a vertical business model, a cannabis microbusiness in Suisun City, with plenty of room for additional expansion and uses.

This design within Suisun’s light industrial zone allows for either option of additional enclosed building spaces and/or supplemental lighting greenhouse canopy—master planned with optimal solar input; futuristically it can also incorporate a drive “thru” window, much like a drive thru pharmacy.

We plan on developing the adjacent lots to include leasable commercial-light industrial and commercial mixed-use suites and/or combination storage facilities in the future.

During this central planning phase, we have continued our Community and Good Neighbor Outreach, including the Adopt a Street and Adopt a Neighborhood programs, helping beautify the City of Suisun; keeping our Community safer through neighbor camaraderie in the Neighborhood Crime Watch and hosting last Year’s National Night Out on our neighborhood block; supporting many local charities, including last year’s Holiday, Toys 4 Tots Toy Drive, and support for Suisun City Police Officers Association, Suisun City Neighbors Action Coalition (SNAC) , Suisun City Wildlife Center, Meals on Wheels; plus several local charities in the area that help the homeless, the disadvantaged, veterans and our youth. We look forward to the continued support to our community in the most locally impactful ways.

In addition, we have been keeping abreast the current cannabis regulatory framework, as well as research, innovation, business, marketing, branding and compliance through regular semi-annual attendance at the foremost cannabis business summits and expositions in California and

Las Vegas—pertinent leading topics within the dynamic cannabis industry—building our brand and our business on solid foundation.

We apologize for delays. The COVID-19 pandemic has had major widespread impact on many...including small business and especially start-ups like ours, with continued effects we are seeing play out to this day... We believe our brand and our business is a universal solution to modern challenges we face in the post-pandemic world. We are proud that the community has had this time to get to know who we are and what we will bring to the table. Cannabissary is a force for good—Let's bring cannabis science, education, innovation, convenience and safety to heal our communities.

If there are any other items needed, please let me know so we can get those to you as soon as possible. We are enthusiastic and ready to build!

Sincerely,



Dr. Verna L. Schuetter
Owner and Founder
Cannabissary

SCOPE OF WORK
DESIGN NEW DEVELOPMENT CANNABIS RETAIL STORE

PROJECT DATA

NOTE: DATA OBTAINED FROM THE SUISUN CITY POLICIES, GUIDELINES, ZONING MAP, AND GENERAL PLAN 2035, VOL. 1; CHAPTERS 1 THROUGH 10

ASSESSOR'S PARCEL NO. (APN): LOT 2: 0038-231-020
ASSESSOR'S PARCEL NO. (APN): LOT 3: 0038-231-030
ASSESSOR'S PARCEL NO. (APN): LOT 4: 0038-231-040

ZONING DISTRICT : CSE
GENERAL PLAN : MERCANTILE OCCUPANCY
LOT AREA : 31214.5 SF
FLOOR AREA : 2494 SF
SITE DEVELOPMENT AREA : 31214.5 SF
NO. OF STORIES : 1
SLOPE AT BUILDING'S EDGE : 1%
PARKING LOTS : 33
LOADING PARKING LOTS : 2
BUILDING HEIGHT : 15'8"
FAR (FLOOR AREA RATIO): %7.98
(BCR) BUILDING COVERAGE: %7.98
Special Resources/Hazards/Constraints Areas:
FEMA Flood Zone: Not Applicable EXHIBIT 9-4
Drains to: Not Applicable
Mean annual precipitation: Not Applicable
Wildland Urban Interface Fire Area: Not Applicable EXHIBIT 9-5
High County Landslide Hazard Zone: NA
State Seismic Hazard Zone (earthquake induced landslides): NA

SETBACK TABLE OF REQUIRED AND PROPOSED SETBACKS.

SETBACK	REQUIRED BY CODE	PROPOSED
FRONT	10'	70'
LEFT SIDE FIRST FLOOR	0	4'
RIGHT SIDE FIRST FLOOR	0	70'
REAR FIRST FLOOR	10'	44'8"

GEOLOGY QUATERNARY
LOCATED ON BOTH ZONES OF EXHIBIT 7, 10, SUISUN CITY GENERAL PLAN

NOISE: WITHIN THE ZONE OF 60 db, HOWEVER, WILL NOT EFFECT ON THE BUSINESS EXHIBIT 9, 1, SUISUN CITY GENERAL PLAN AS PER TABLE 9, 1. THE INTERIOR OF THE BUILDING IS DESIGNED TO REDUCE THE NOISE TO THE LEVEL OF 45 db AS THE STANDARD FOR THE OFFICE BUILDING

FIRE:
ALL EXTERIOR WALLS ARE DESIGNED FOR AT LEAST BEING A TWO HOURS FIRE RATED WALLS.

THE STEEL/WOOD STRUCTURE IS PROTECTED BY FIRE RETARDANT MATERIAL TO KEEP STRUCTURE AS A 2 HOURS FIRE RATED STRUCTURE. THE FLOW OF THE FIRE HYDRANT WILL BE EVALUATED. POLICY PH5, 12.2

SEISMIC DESIGN CRITERIA:
SITE CLASS: D
MAPPED ACCELERATION PARAMETERS: S_s=1.919g; S₁=0.651g
DESIGN SPECTRAL RESPONSE ACCELERATIONS: S_d=1.280g; S₀₁=0.651g
NON STRUCTURAL SEISMIC BRACING= REQUIRED

SEISMIC CITY ZONE= E, RISK=HIGH S_d
BUILDING IMPORTANCE FACTOR=GROUP II= 1.00

TYPE OF SOIL: HIGH EXPANSIBLE SOIL, STRIP FOOTING IS NEEDED AS PER THE SOIL ENGINEER

SHRINK, SWELL POTENTIAL: HIGH EXHIBIT 9, 7
LIQUEFACTION RISK = LOW EXHIBIT 9, 8
OF PROJECT DATA AND FEATURES

PROJECT DESIGN TEAM:

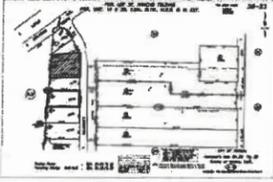
PROJECT MANAGER: PADIR CONSULTING ENGINEERS
ARCHITECTURE, STRUCTURE, AND CIVIL ENGINEERING: PADIR CONSULTING ENGINEERS, PROJ. # 545-18098
BASIC DESIGN OF MECHANICAL/ELECTRICAL: PADIR CONSULTING ENGINEERS, PROJ. # 545-18098
SUBINVIDOR: SOIL ENGINEER: RC ENGINEERING COMPANY PROJ. W#452: 20/20/20
MECHANICAL/ELECTRICAL/PLUMBING (MEP): PARTNER OR DESIGN BLDG CONTRACTOR: T.B.A.



1550 HUMPHREY DR SUISUN CITY CA. 94585
BASIC DESIGN DRAWINGS FOR PRE ADJUSTMENTS AND PLANNING/ZONING REVIEW



LOT VIEW



PARCEL MAP



VICINITY MAP

- REFERENCE CODES**
- 2022 California Building Code Volumes 1 & 2
 - 2022 California Mechanical Code
 - 2022 California Plumbing Code
 - 2022 California Electrical Code
 - 2022 California Existing Buildings Code
 - 2022 California Fire Code
 - 2022 California Energy Code
 - 2022 California Residential Building Code
 - 2022 California Green Building Standards Code
 - 2022 California Historical Building Code
 - City of Suisun City, General Plan 2035, Vol. 1 Chapter 1, 10
 - Suisun City Code 18.49 Cannabis Regulatory Program
 - City of Suisun Supplemental Security Requirements

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DISCLAIMER:
The PROJECT has been designed based on standard HSE and QA/QC procedures (OSHA, 29 CFR 1926, ASTM, and other related codes as described in this document). Construction works are under contractors' responsibility. The Engineer is not responsible for any given data by other parties. This consulting engineer is not responsible for any damages that are the consequence of any future construction works or interpretation out of this design documents. Any changes during construction by contractor, any shop drawings, or any material delivered by vendors are required EOR or city inspectors' written verification/authorization.



These drawings and specifications are the property of PADIR and shall not be reproduced, copied, or used in any manner without the prior written consent of PADIR.

PROJECT INFO

RETAIL STORE
1550 HUMPHREY DRIVE,
SUISUN CITY CA. 94585

REVISION	DESCRIPTION	DATE
01	APPROVED FOR PERMIT	06/29/2022
02	APPROVED FOR PERMIT	06/29/2022

DRAWING INFO

PROJECT INFORMATION

PROJECT NO.	545-18098
REV. NO.	1
DRAWING NO.	AR-1.1
DATE	08/01/2022
SCALE	AS SHOWN
DESIGNED BY	AMN GHAFORPOUR
CHECKED BY	AMN GHAFORPOUR
APPROVED BY	AMN GHAFORPOUR
DRAWN BY	ARCHE
DATE	08/01/2022

545-DR-2-
AR-1.1

City Of Suisun City
Supplemental Security Requirements

City of Suisun City
Supplemental Security Requirements
Cannabis Retailer/Dispenser

The following requirements are intended to be supplemental to the security requirements set forth in SCC Chapter 18.09, including but not limited to Section 18.09.153 and 18.09.160(A). Retailers will be required to comply with these requirements in addition to (rather than in lieu of) those requirements. Determinations regarding compliance with these requirements will be made by the City Manager (or his or her designee), in his or her sole discretion.

- General Security Requirements**
- Retail sales buildings must be permanent structures meeting applicable building codes and state cannabis laws and regulations.
 - All storage rooms are to be located inside the secured space. Customer areas and public hallways must not have direct access to a storage room.
 - Storage room door(s) must be equipped with card access control and must not include rattles, glass, or other transparent material.
 - A secured, fully enclosed space, defined by an interior barrier not less than 7 feet tall, shall be established within the secured space of the business for the delivery of cannabis products.
 - All walls must be full height and slab-to-slab construction (no access from crawlspace). The walls must not allow people to climb over, through, around, or under them to gain access into the space.
 - Secured space and sales space must be secured from the lobby by a clearly defined perimeter of physical barriers (walls) and doors with security devices (card readers). This perimeter should be solid and there should be no gaps in the barriers large enough to pass items through, over, or around.
 - Doors located in the path of egress through lobbies and reception areas must have glass viewing panels.
 - Cash reserves stored on premises overnight shall be secured.
 - There shall be no operable windows in the lobby.
 - If multiple reception staff will be in the lobby at one time, duress buttons must be configured as follows:
 - For multiple workstations a button must be installed at each work station.
 - For a single workstation shared by more than one receptionist, one duress button must be provided for each receptionist.
 - All receptionists' duress buttons must be:
 - Out of view of customers and the public and beneath the reception desk.
 - Within easy and inconspicuous reach of the receptionist's normal position.
 - Positioned so as to limit the risk of false alarm activation (for example, bumping the button with one's knee).
 - If the site includes entrance/exit gates, such gates shall be equipped with a "knee" key override to allow police and fire access to the facility during an emergency.

Doors and Access Requirements

- Lobby entry doors must meet or exceed the minimum requirements of a card reader access door and must meet all the other requirements listed in this section.
- All lobby entry doors must be equipped with electrified locking hardware that may be associated with a time zone for automatic locking and unlocking purposes. This time zone must be predicated on building business hours as determined by lobby staffing requirements, and the front doors must never be unlocked unless the reception desk is staffed. Outside of normal business hours, lobby entry doors must only be accessible by following normal procedures for card reader door entry.
- All interior doors located in the lobby/reception area and leading to secured space or sales space must meet or exceed the minimum requirements of a card reader access door.
- Interior doors to secured space or sales space within view of the receptionist can be configured for remote release by using a card reader located on the underside of the reception desk. The receptionist(s) will use this card reader to remotely release the doors as required, allowing entry to visitors. If multiple doors require remote release, each door must have a separate card reader on the underside of the desk, configured for remote door release of the corresponding door. Individual remote door release card readers must be spaced a sufficient distance from one another to prevent accidental release of an unintended door.
- Lobby doors and interior doors to secured space and sales space must not suffer unintentional unlocking or alarm sounding due to pedestrian traffic. Therefore, request to exit (REX) motion detectors cannot be utilized to unlock these doors.
- Interior security doors that are not in view of the receptionist must not be enabled for remote release by a card reader and must function as standard card reader access doors. It is allowable to use surveillance to make these doors "in view," if the receptionist is equipped with both video and audio communication to the remote door, including a viewing monitor at each receptionist's workstation. The viewing monitor must not be part of the receptionist's computer workstation and must not be connected to the monitored security system.

- Video Surveillance**
- CCV general requirements:
 - All cameras shall be minimum 1080P HD.
 - All video surveillance cameras shall include remote focus functionality.
 - Cameras on all perimeter doors.
 - Building perimeter to be fully covered by CCTV surveillance.
 - Cameras to view parking lot, entrances and exits.
 - CCTV storage to be a minimum of 90 days.
 - Cameras in public areas to give a general overview of the area.
 - The entire opening of all entry and exit doorways must be captured as primary views.
 - Primary views are required of all lobby doors that provide entry from the building's exterior space into the lobby.

- The entire lobby space must be monitored by security video cameras. All required views of the lobby space, primary or incidental, must be captured by cameras located within the lobby space.
- The entire reception desk area must be monitored and recorded by the security video system to produce primary views.
- The entire reception desk area must be monitored by a security video primary camera and recorded.
- The field of view for the reception desk camera must include the area directly in front of the reception desk, including a clear view of both the face of the persons standing in that location and a view of items they are holding.
- All persons entering the employee space from the lobby must be monitored by security video cameras and recorded.
- A dedicated incidental video camera must be placed on the outside of the storage room. The camera should be located on the unsecured side of the door with unobstructed view of both the doorway and the card reader. The field of view for this camera must provide a clear view of both the face of the person entering and a view of items being carried into the premises by that person. This field of view must be limited to the doorway only, in order to provide full-size images. It must not be possible for any person to enter using the door from any angle without being captured and identified on camera.
- An incidental camera will also be located within the room and positioned to view the entire room and the entry door to the room (whenever possible).

- General Lighting Requirements**
- Lighting must be designed to support security video surveillance by avoiding fixture placement that results in high glare or extreme ranges of luminance in the view of any camera.
 - Lighting Measurements Note: One foot-candle (fc) = 10.764 lux. The fc (or lumen per square foot) is a unit of luminance. Lux and fc are different units of the same quantity.
 - Recessed lighting, lamp standard lighting, low-level lighting, and uplights are not sufficient or adequate for these purposes.
 - The lighting element types must support color video monitoring and recording. Therefore, sodium vapor elements and other elements that do not support color rendition must be avoided.

- Interior Lighting Requirements**
- Building entry and exit lobbies must be illuminated to 5 fc/50 lux.
 - Main storage rooms must be illuminated to a minimum of 30 fc/300 lux when in use.
 - Interior lighting levels must support interior video surveillance design. Interior lighting must not be on a switchable circuit and must not be lower than 0.25 fc at any time.

- Exterior Lighting Requirements**
- Lighting must be sufficient to enable the identification of all people and activity 24 hours per day, in any weather, and must deter concealment in all locations where video camera coverage is installed.

- All exterior lighting during the hours of darkness will be a minimum of 1 foot-candle uniform at plane, dependent on the range and angle of view, for all areas except walkways and loading docks. Exterior lighting must not be on any form of switched circuit.
- Exterior walkways must be illuminated to 3 fc/30 lux at plane.
- Loading docks must be illuminated to 5 fc/50 lux at plane when in use during hours of darkness and to 3 fc/30 lux when not in use during hours of darkness.
- Vehicular entry and exit points should be illuminated to 3 fc/30 lux.
- Parking lots and parking garages must be illuminated to 2 fc/20 lux.
- Perimeter fencing/walls surrounding high value spaces must be illuminated to 2 fc/20 lux.

- Landscaping**
- Landscaping for parking lots (car parks) will be composed of low shrubbery and trees that are sufficiently pruned to enable visibility through the planted areas of any individuals in or behind those areas. Foliage shall not compromise the lighting criteria nor interfere with camera views as applicable.
 - Trees and shrubs around buildings must be kept trimmed to prevent obstruction of intended fields of view for security cameras and to allow clear fields of view for pedestrians and drivers. Care should be taken in trimming to eliminate potential areas of obstruction or concealment and to keep lines of sight clear.

- Fencing**
- Exterior fencing shall consist of 8-foot-high wrought iron with hooks facing out on all perimeter fence lines, or an alternative design as approved by the Director or his/her designee, and shall be provided for all exterior secured spaces and business services areas, excluding street frontage and public parking areas.
 - All fencing shall be based in concrete, asphalt or a similar hard surface material.

- Definitions**
- "Public space" shall mean any space to which the public may be granted access, including lobby and sales areas.
 - "Lobby" and "lobby area" shall mean those areas where members of the public may enter and present identification prior to accessing sales areas.
 - "Lobby entry doors" shall mean any authorized entry doors that allow entry to the lobby from an outdoor or non-public space.
 - "Sales area" shall mean the floor area where cannabis or cannabis products are displayed for public viewing and where sales transactions occur.
 - "Secured space" shall mean all spaces where public access is restricted, and shall include all areas of the business other than lobby areas and sales areas.

GENERAL NOTES

- WORKING HOURS NO WORK SHALL COMMENCE ON THE JOB SITE PRIOR TO 7:00 A.M. NOR CONTINUE LATER THAN 6:00 P.M. MONDAY THROUGH FRIDAY, 8:00 A.M. NOR CONTINUE LATER THAN 5:00 P.M. SATURDAY AND THERE SHALL BE NO CONSTRUCTION ACTIVITY ON SUNDAY OR FEDERAL HOLIDAYS WHEN CITY OFFICES ARE CLOSED.
- GENERAL CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO EXCAVATION, TRENCHING, OR GRADING OF ANY KIND. GENERAL CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES WHEN REROUTING ELECTRICAL, TELEPHONE, CABLE TV, GAS, WATER, SANITARY SEWER SERVICES, OR ANY OTHER UTILITY. G.C. SHALL MAINTAIN ALL ELECTRICAL AND COMMUNICATION SYSTEMS IN HOUSE AT ALL TIMES.
- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL GOVERNING CODES, ORDINANCES, AND REGULATIONS. G.S. SHALL BECOME FAMILIAR WITH ALL CITY OF LOS ALTOS ASPECTS OF WORKING. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND EXECUTION OF THE WORK SHOWN OR IMPLIED IN THE CONSTRUCTION DOCUMENTS AND IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND PROCEDURES.
- GENERAL CONTRACTOR SHALL COORDINATE ALL FACETS OF HIS WORK AND ALL TRADES INVOLVED TO AVOID CONFLICT IN THE LOCATION, INSTALLATION, AND CONSTRUCTION OF ALL ITEMS OF WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS. ANY WORK IS TO BE INSTALLED BY THE OWNER DIRECTLY. ALLOWANCES FOR THE OWNER'S WORK MUST BE MADE, COORDINATE WITH ARCHITECT/OWNER.
- GENERAL CONTRACTOR SHALL LEAVE THE JOB SITE "BROOM CLEAN" AT THE END OF EACH WORKING DAY. ALL MATERIALS SHALL BE STORED IN A NEAT AND SAFE PLACE TO AVOID ACCIDENTS, FOR CONSTRUCTION AND FOR THE OWNER.
- IN CASE OF ANY DISCREPANCY IN THE CONTRACT DOCUMENTS, CONSULT THE ARCHITECT BEFORE PROCEEDING.
- NO DIMENSIONS SHALL BE TAKEN BY SCALING FROM THE DRAWINGS. DETAILS TAKE PRECEDENCE OVER GENERAL SECTIONS OR FLOOR PLANS. IF DIMENSIONS MUST BE CLARIFIED, CONSULT THE ARCHITECT. REFER TO THE COVER SHEET FOR DIMENSIONING STANDARDS.
- VERIFY ALL DIMENSIONS ON THE JOB SITE PRIOR TO ORDERING OR MANUFACTURING.
- GENERAL CONTRACTOR SHALL REVIEW ALL ARCHITECTURAL DRAWINGS BEFORE FRAMING, COORDINATE RECESSED LIGHT FIXTURE LOCATIONS, SHAFTS, AND HVAC DUCTWORK PRIOR TO FRAMING. IT IS IMPERATIVE THAT FRAMING MEMBER LOCATIONS DO NOT CONFLICT WITH LOCATIONS OF RECESSED LIGHT FIXTURES IF CONFLICT EXISTS. NOTIFY ARCHITECT.
- GENERAL CONTRACTOR SHALL INSTALL ALL APPLIANCES SPECIFIED AND ALL NEW EQUIPMENT ACCORDING TO MANUFACTURER'S INSTRUCTIONS. ALL GUARANTEES, INSTRUCTION BOOKLETS, AND INFORMATION REGARDING NEW EQUIPMENT SHALL BE HANDLED DIRECTLY TO THE OWNER IN ONE MANILA ENVELOPE AT THE TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL VERIFY THAT EVERY PIECE OF EQUIPMENT AND EVERY APPLIANCE IS IN PERFECT WORKING ORDER AND THAT INFORMATION ABOUT ALL WARRANTIES AND GUARANTEES IS MADE KNOWN TO THE OWNER.
- THE INSTALLER OF EACH MAJOR UNIT OF WORK IS REQUIRED TO INSPECT THE SUBSTRATE AND CONDITIONS TO RECEIVE WORK AND SHALL REPORT ALL UNSATISFACTORY CONTRACTOR TO THE GENERAL CONTRACTOR AND NOT PROCEED UNTIL SATISFACTORY CONDITIONS ATTAINED.
- FOR MOUNTING HEIGHTS NOT CLEARLY OUTLINED IN THE PLANS OR SCHEDULES, COORDINATE WITH THE ARCHITECT. ARCHITECT SHALL CONFIRM ALL ELECTRICAL DEVICE AND LIGHT FIXTURE LOCATIONS BEFORE CONTRACTOR PULLS WIRE.
- PROVIDE SOLID BLOCKING AS NECESSARY FOR WALL MOUNTED SHELVES, FIXTURES, AND FITTINGS, EVEN WHEN WORK IS TO BE DONE BY OWNER. DIRECTLY REVIEW SCOPE OF WORK AND LOCATION IS FROM INTERIOR ELEVATIONS AND COORDINATE WITH OWNER/ARCHITECT.
- ALL FASTENING DEVICES TO BE CONCEALED, UNLESS OTHERWISE SHOWN.
- WEATHER STRIP ALL EXTERIOR DOORS AND WINDOWS.
- CAULK OR OTHERWISE SEAL AROUND ALL OPENINGS TO LIMITS INFILTRATION, INCLUDING BUT NOT LIMITED TO EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN SOLE PLATES AND FLOORS AND BETWEEN EXTERIOR WALL PANELS.
- GENERAL CONTRACTOR SHALL VERIFY THAT ALL WORK ON THE EXTERIOR OF THE PROJECT IS WATERTIGHT. ALL JOINTS EXPOSED TO THE ELEMENTS SHALL BE TESTED FOR WATER TIGHTNESS PRIOR TO SUBSTANTIAL COMPLETION.

STAIRCASE NOTES

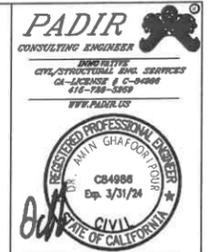
NOTE: STAIR RISE HEIGHT SHALL BE 7" MAX AND 4" MIN. STAIR TREAD DEPTH SHALL BE 10" MIN. THE RISE HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 11" MEASURED AT A RIGHT ANGLE TO THE TREADS LEADING EDGE AT A POINT 12" FROM THE SIDE WHERE THE TREADS ARE NARROWER AND A MINIMUM TREAD DEPTH OF 10" MIN. 36" LANDING OUTSIDE EXTERIOR DOORS REQUIRED, NOT MORE THAN 7 1/2" LOWER THAN THE THRESHOLD. LANDINGS MUST SLOPE 2% AWAY FROM THE BUILDING.

CAL GREEN NOTES

- DIVERT A MINIMUM OF 65% OF THE CONSTRUCTION WASTE TO RECYCLE OR SALVAGE PER SECTION 4.408.1
- PLEASE PROVIDE A COPY OF THE OPERATION AND MAINTENANCE MANUAL TO THE BUILDING OCCUPANT OR OWNER ADDRESSING ITEMS 1 THROUGH 10 IN SECTION 4.410.1
- AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER BASED 94.304.1
- DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED PER SECTION 4.507.2 HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.
- PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALL AGAINST THE PASSAGE OF RODENTS 94.0406.1
- COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION 4.504.1
- ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUNDS DURING CONSTRUCTION 4.504.2.1
- PAINT, STAIN AND OTHER COATING SHALL BE COMPLIANT WITH VOC LIMITS 4.504.2.2
- AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS 4.504.2.3 DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANCE
- CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS 4.504.3
- MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS PER SECTIONS 4.504.4
- PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEM SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS 4.504.5
- INSTALL CAPILLARY BREAK AND VAPOR RETARDED AT SLAB ON GRADE FOUNDATION 4.505.2
- CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE 4.505.3
- PROJECT MODELED WITH COMPLIANCE WITH COOL ROOF AND PIPE INSULATIONS. ALL LINES.
- HERS VERIFICATION REQUIRED FOR THE BUILDING ENVELOPE, HVAC COOLING, HVAC DISTRIBUTION SYSTEMS, HVAC FAN SYSTEMS AND IAQ (INDOOR AIR QUALITY). PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.

BATHROOM NOTES

MIN. 15" FROM CENTERLINE OF WATER CLOSETS TO THE WALL OR BARRIER ON EACH SIDE, AND PROVIDE A CLEAR SPACE OF NOT LESS THAN 24" IN FRONT OF EACH WATER CLOSET. SHOWER PAN TO HAVE MIN. AREA OF 1024 SQIN & A MIN. FINISH DIM. OF 30" IN ANY DIRECTION. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22" UNOBSTRUCTED OPENING FOR EGRESS.



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PROJECT TITLE
RETAIL STORE
1550 HUMPHREY DRIVE,
SUISUN CITY CA. 94585

NO.	DESCRIPTION	DATE
01	APPLICATION FOR PERMIT	03/21/2021
02	APPLICATION FOR PERMIT	04/01/2021

CITY SUPPLEMENTAL SECURITY REQUIREMENTS	
PROJECT NO.	545-18098
PROJ-FIN #	1
LEAD DESIGNER	AMIN GHAFORPOUR
DESIGNED BY	ARIEL TOUMAH
DRAWN BY	ARIEL TOUMAH
CHECKED BY	AMIN GHAFORPOUR
APPROVED BY	AMIN GHAFORPOUR
ISSUED	ARCH
DATE	09/01/2022
DRW. NO.	545-DR-2-AR-1.2

FINISHING NOTES

- BUILDING INSULATION:** Building insulation shall be Batts in thickness(es) and locations noted on the Drawings, and installed in accordance with the manufacturers specifications. Foil shall face down at underside of roof and insulation shall be unfaced elsewhere.
- CABINET WORK:** All cabinet materials indicated on the Drawing shall be "Economy" Grade stock (species as noted on the Drawings) and plywood, as per WIC standards. Include hardware as selected by the Owner.
- COUNTERTOPS:** Where indicated on the Drawings, countertops shall as selected by owner in color(s) pattern(s), applied to 1/2" plywood or particle board, and applied with waterproof glue.
- DRYWALL WORK:** Wood Framing for ceilings and partitions so designated shall be straight and free of defects and species as noted on the drawings. All drywall work, partition and ceiling construction shall be installed in strict conformance with all applicable Schedule. Drywall material shall be as follows:
TYPE A: 1/2" thick type "X" tapered edge water resistant wall board as manufactured by U.S Gypsum or equal, joint and fasten as recommended by the manufacturer, keeping end joints to a minimum. Cement and tape all joints per manufacturer's instructions.
TYPE B: 1/2" thick tapered edge water resistant wall board as manufactured by U.S Gypsum or equal, joint and fasten as recommended by the manufacturer, keeping end joints to a minimum. Cement and tape all joints per manufacturer's instructions.
- PAINTING:** No painting shall be commenced until surfaces are in proper condition to receive paint. If the painting subcontractor considers any surface unsuitable for the proper finish of his work the painting subcontractor shall notify the contractor of this fact in writing and shall not apply any materials until such surfaces have been properly repaired for painting. All colors shall be indicated on the drawings or as selected by the owner or the Architect. The painting subcontractor shall furnish color samples of the selected colors.
Notify the contractor or the Architect 24 hours before starting work, and make color samples as requested. Manufacturer of paint shall be first grade lines of Benjamin Moore, Dun Edwards, Sherwin, Williams, Dutch Boy, Kelley, Moor, or approved equal. All steel required to be painted shall be shop applied and cured.
- ALL WALLS AND CEILINGS CONSIST OF 1 COAT OF PRIME AND 2 COATS OF THE FINISH PAINTS.
- ALL DOORS AND WINDOWS CONSIST OF 1 COAT OF PRIME AND 2 COATS OF THE SEMI GLOSS FINISH PAINTS.
- PROVIDE LEVEL 4 FINISH ABOVE TILES WHERE REQUIRED. PROVIDE 1/4" HARDI, BACKER BOARD WITH WATERPROOF MEMBRANE UNDER TILE FLOOR.
- USE SCHULTER KERDI W.P. MEMBRANE.
- USE 5/8" DENS-SHIELD TILE BACKER IN LIEU OF GYPSUM BOARD AT WET WALLS. USE SCHULTER KERDI W.P. MEMBRANE.
- SHOWER AND TUB/SHOWER WALLS:
SPECIFY A SMOOTH, HARD, NONABSORBANT SURFACE E.G. CERAMIC TILE OR FIBERGLASS OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G.) CEMENT FIBER CEMENT, OR GLASS MAT GYPSUM BACKER TO A HEIGHT OF 72" ABOVE THE DRAIN INLET.
- WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATH TUB COMPARTMENTS. CRC SECTION R307.2 AND R702.4
- REQUIRED FIRE BLOCKING TO BE INSTALLED IN LOCATIONS PER R302.11 CRC.
- BUILDING ADDRESS SHALL COMPLY WITH SECTION R319 CRC.
- FIRE RATED WALLS ARE REQUIRED TO BE FULL HEIGHT AND HAVE THE POSITIVE CONNECTION WITH BOTH CEILING AND FLOOR.

ROOF NOTES

THE ROOF WILL COMPLY WITH COOL ROOF REQUIREMENTS OF THE 2019 G.E.C. 2019 110.8 NFPA 13D AUTOMATIC SPRINKLER SYSTEM WILL BE INSTALLED. PLANS TO BE DEFERRED CMV RESIDENTIAL FIRE SPRINKLER SYSTEM REQUIREMENTS (SEE CITY WEBSITE UNDER FIRE HANDOUTS) COORDINATE WATER METER AND WATER MAIN SIZES WITH APPROVED FIRE SPRINKLER SHOP DRAWINGS. MIN 1" METER 1" SERVICE UNLESS HYDRAULIC CALCULATIONS PROVE EXISTING ADEQUATE. FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT ROUGH INSPECTION. (2019 CMC 303.1 AND 2019 CPC 310.4)

PROPERTY LINE SURVEY WILL BE COMPLETED BY A LICENSED SURVEYOR AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION.

BUILDING HEIGHT VERIFICATION WILL BE COMPLETED BY A LICENSED SURVEYOR AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FRAMING INSPECTION.

COMPLETED CF2R, LTG, O1, E FORM MUST BE PROVIDED TO THE CITY BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.

THE BUILDING MUST PROVIDE THE HOMEOWNER WITH A LUMINAIRES SCHEDULE (AS REQUIRED IN TITLE 24 CALIFORNIA CODE OF REGULATIONS PART 110.103(B) THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINAIRES.

1508.1.3. ROOF coverings within all other areas the entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one, year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof covering that is at least class C.

FOR ANY REPAIR LESS THAN 50% COVERING OF THE ROOF CLASS 'B' SHALL BE USED.

1505.3 Class B roof assemblies. class B roof assemblies are those that are effective against moderate fire, test exposure.
Class B roof assemblies and roof coverings shall be listed and identified as class B by an approved testing agency.

1505.4 Class C roof assemblies. class C roof assemblies are those that are effective against light fire, test exposure.
Class C roof assemblies and roof coverings shall be listed and identified as class C by an approved testing agency.

GENERAL NOTES:

- DOORS TO BE FIRE, PRIMED FROM MANUFACTURE. G.C.TO PAINT ALL DOORS WHITE 2COATS DUNN EDWARDS SEMI GLOSS PAINT, COLOR SELECTED BY ARCHITECT.
- SEE SHEET AR-13 FOR TYPICAL DOOR DETAILS.
- ALL HARDWARE FINISH TO BE BRUSHED NICKLE U.O.N.

KEYNOTES:

- PROVIDE HAGAR #9436 SLIDING BARN DOOR HARDWARE.
- PROVIDE FROSTED LAMINATED GLASS.
- USE SINGLE PANE TEMPERED FROSTED GLASS.
- USE JOHNSON HARDWARE POCKET DOOR KIT 1500SC (SOFT CLOSE) WITH EMTEK 2715 MORTISE LOCKSET.

Because so many fire deaths occur when occupants of residential buildings are asleep at the time of a fire, the 2013 California Building Code (CBC), Section 1029 requires that:

- Basements in dwelling units and
- Every sleeping room below the fourth story

shall have at least one operable window or exterior door opening approved for emergency escape and rescue. Such openings shall open directly into a public way or to a yard or court that opens to public way.

- The net clear openable area shall be no less than 5.7 square feet (5 square feet for grade floor openings and basement window wells).
- In addition to the above requirement, the net clear openable height dimension shall be a minimum of 24 inches the net clear openable width dimension shall be a minimum of 20 inches (notexusing both minimum figures will not obtain the required 5.7 square feet.)

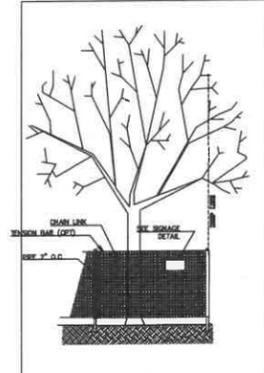
NOTE: 2019 CBC, THRESHOLDS FOR DOORWAYS TO HAVE 0.5, INCH MAX. AND 0.75, INCH FOR SLIDING DOORS, THRESHOLDS GREATER THAN 0.25, INCHES REQUIRE BEVELING AT A 50% SLOPE, WHERE ALLOWED, DOOR THRESHOLDS COMBINED WITH RISERS ARE 10 HAVE A COMBINED MAX HEIGHT OF 7.75, INCHES.

FIRE RATING DOOR SPECIFICATION:

- DOORS SHALL BE SELF CLOSING AND SELF LATCHING.
- SOLID WOOD DOORS NOT LESS THAN 1, 3/8" THICKNESS OR HOIHEYCOMB CORE STEEL DOOR.
- A 20 MINUTE FIRE RATED.

LEGEND

CSM, CASEMENT
SL, SLIDER



SITE NOTES

ALL DIMENSIONS AND SETBACK POINTS NEED TO BE CHECKED BEFORE THE ADDITION TAKES PLACE. PLEASE VERIFY ALL SETBACKS FROM THE BOUNDARY OF THE PROPERTY TO THE <E> HOUSE AND <N> ADDITIONS PRIOR TO DIGGING NEW FOUNDATION AND POURING OF THE CONCRETE OR FROM WORK SETUP.

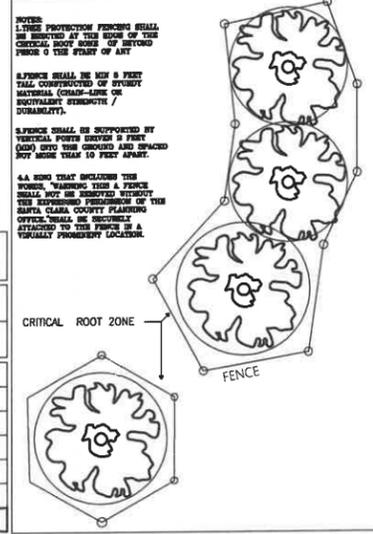
IF THE SETBACK AT THE SITE DOES NOT MATCH UP TO THE DRAWING OR IS OVER THE ALLOWABLE SETBACK PLEASE CONTACT THE PROJECT ARCHITECT FOR FURTHER GUIDANCE ON THE PROJECT.

- IF THERE ARE ANY SUBSTANDARD OR RAISED/OFFSET CONCRETE SECTION GREATER THAN OR EQUAL TO 3/4" SHALL BE REPLACED.
- ALL DAMAGED SIDEWALK OR DRIVEWAY IN THE PUBLIC RIGHT-OF-WAY FRONTING THE PROPERTY NOT CAUSED BY A CITY STREET TREE AND SIDEWALK OR DRIVEWAY NOT INSTALLED PER CITY STANDARDS SHALL BE REMOVED AND REPLACED.
- IF THERE IS AN EXISTING CLEAN OUT THAT DOES NOT MEET CURRENT CITY STANDARDS SHALL BE REPLACED.
- ALL UNPAVED AREAS SHALL BE GRADED TO SLOPE AT 1% OR MORE. ALL PAVED AREAS SHALL BE GRADED TO SLOPE AT 0.5% OR MORE. ALL GRADING AND DRAINAGE WORK SHALL CONFORM TO CURRENT CITY REQUIREMENTS.
- OBTAIN AN ENCROACHMENT PERMIT FROM PUBLIC WORKS DEPARTMENT PRIOR TO COMMENCING ANY WORK WITHIN THE CITY'S PUBLIC RIGHT-OF-WAY INCLUDING THE DRIVEWAY AND SIDEWALK WORK PLUS ANY CONSTRUCTION-RELATED ACTIVITIES SUCH AS STORAGE OF BUILDING MATERIALS, PLACEMENT OF PORTA-POTTIES, ETC. THE ENCROACHMENT PERMIT SHALL BE ISSUED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

CONSTRUCTION NOTES

Any and all excessively annoying, loud or unusual noises or vibrations such as offend the peace and quiet of persons of ordinary sensibilities and which interfere with the comfortable enjoyment of life or property and affect at the same time an entire neighborhood or any considerable number of persons shall be considered a noise disturbance.

Construction Activities:
Construction activities are limited to the hours of eight (8) a.m. and six (6) p.m. Monday through Friday.
Construction activities by residents and property owners personally undertaking construction activities to maintain or improve their property are allowed on Saturdays, Sundays or holidays between the hours of nine (9) a.m. and five (5) p.m.
A sign, containing the permitted hours of construction activities exceeding the noise limits set forth in Section 8.06.030, shall be posted at all entrances to a construction site upon the commencement of construction, for the purpose of informing contractors and subcontractors and all other persons at the construction site of the basic requirements of this chapter. The sign shall be at least five (5) feet above ground level and shall consist of a white background with black letters.
Notwithstanding any other provision set forth above, all powered equipment shall comply with the limits set forth in Section 8.06.040(b).



FINISHES SCHEDULE

SPACE	WALL						CEILING						FLOOR				BASEBOARD			
	FINISH	SIZE	COLOR	PAINT TYPE	SURFACE LEVEL	FIRE RATING	FINISH	SIZE	COLOR	PAINT TYPE	SURFACE LEVEL	FIRE RATING	FINISH	SIZE	COLOR	SPEC.#	FINISH	SIZE	COLOR	SPEC.#
1 OFFICE, WORKING AREA	1/2" GYPSUM BOARD	4'0" x 8'0"	AS SHOWN	BY CLERK	DUNN EDWARDS VELVET/ROCKWELL	NA	1/2" GYPSUM BOARD	4'0" x 8'0"	AS SHOWN	BY CLERK	DUNN EDWARDS VELVET/ROCKWELL	NA	CARPET TILE	12"X12"	BY CLERK		WOOD GRAB	6" x 6" x 1/2"	BY CLERK	MATCH COORDINATE
2 STORAGE	1/2" GYPSUM BOARD	4'0" x 8'0"	AS SHOWN	BY CLERK	DUNN EDWARDS VELVET/ROCKWELL	NA	1/2" GYPSUM BOARD	4'0" x 8'0"	AS SHOWN	BY CLERK	DUNN EDWARDS VELVET/ROCKWELL	NA	CERAMIC TILE	12"X12"	BY CLERK		WOOD GRAB	4"	BY CLERK	MATCH COORDINATE
3 BREAK ROOM	1/2" GYPSUM BOARD	4'0" x 8'0"	AS SHOWN	BY CLERK	DUNN EDWARDS LOW CREST	NA	1/2" GYPSUM BOARD	4'0" x 8'0"	AS SHOWN	BY CLERK	DUNN EDWARDS LOW CREST	NA	CERAMIC TILE	12"X12"	BY CLERK		WOOD GRAB	4"	BY CLERK	MATCH COORDINATE
4 BATHROOM	1/2" GYPSUM BOARD	4'0" x 8'0"	AS SHOWN	BY CLERK	DUNN EDWARDS SEMI-GLOSS	NA	1/2" GYPSUM BOARD	4'0" x 8'0"	AS SHOWN	BY CLERK	DUNN EDWARDS SEMI-GLOSS	NA	CERAMIC TILE	4"X8"	BY CLERK		-	-	BY CLERK	MATCH COORDINATE
5 ART MECHANICAL ROOM & UTILITY PURCHASE AREA, ETC.	1/2" GYPSUM BOARD	4'0" x 8'0"	AS SHOWN	BY CLERK	DUNN EDWARDS LOW CREST	NA	1/2" GYPSUM BOARD	4'0" x 8'0"	AS SHOWN	BY CLERK	DUNN EDWARDS LOW CREST	NA	CERAMIC TILE	-	-		-	-	BY CLERK	MATCH COORDINATE
6 HALLWAY	1/2" GYPSUM BOARD	4'0" x 8'0"	AS SHOWN	BY CLERK	DUNN EDWARDS VELVET/ROCKWELL	NA	1/2" GYPSUM BOARD	4'0" x 8'0"	AS SHOWN	BY CLERK	DUNN EDWARDS VELVET/ROCKWELL	NA	CARPET TILE	12"X12"	BY CLERK		WOOD GRAB	6" x 6" x 1/2"	BY CLERK	MATCH COORDINATE
7 GARAGE	1/2" GYPSUM BOARD	4'0" x 8'0"	AS SHOWN	BY CLERK	DUNN EDWARDS VELVET/ROCKWELL	NA	1/2" GYPSUM BOARD	4'0" x 8'0"	AS SHOWN	BY CLERK	DUNN EDWARDS VELVET/ROCKWELL	NA	CONCRETE	-	-		CONCRETE	-	BY CLERK	MATCH COORDINATE

EXTERIOR WALL GYPSUM BOARD= (2) LAYERS OF 5/8" FIRE X CODE (2 HOURS FIRE RATED WALL).

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C84986
Exp. 3/31/24

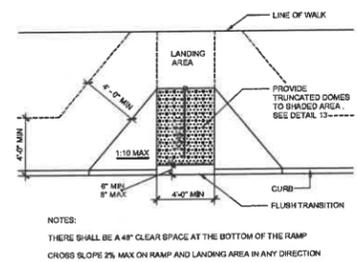
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PROJECT TITLE
RETAIL STORE
1550 HUMPHREY DRIVE,
SUISUN CITY CA. 94585

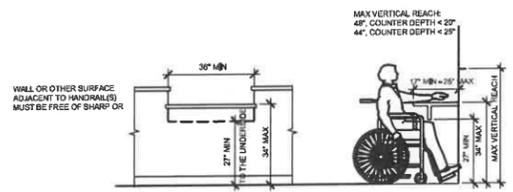
REVISION	DESCRIPTION	DATE
01	APPLICATION FOR PERMIT	03/21/2021
02	APPLICATION FOR PERMIT	04/01/2021

CITY SUPPLEMENTAL SECURITY REQUIREMENTS

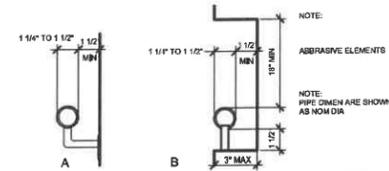
PROJECT NO: 545-18098
JOB-PHASE #: 1
JOB NUMBER: AMN GHAF00RPOUR
DESIGNED BY: ARBEL TOUMAH
CHECKED BY: ARBEL TOUMAH
APPROVED BY: AMN GHAF00RPOUR
DATE: 09/01/2022
SHEET NO: 545-DR-2-AR-1.3



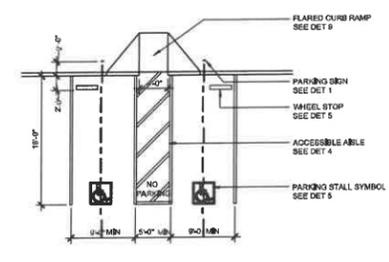
9 FLARED CURB RAMP - TYPE 1
1/4" = 1'-0"



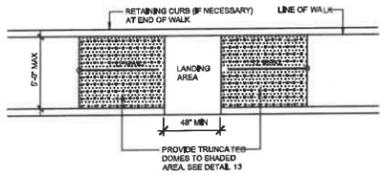
10 MINIMUM CLEARANCE FOR COUNTER
1/2" = 1'-0"



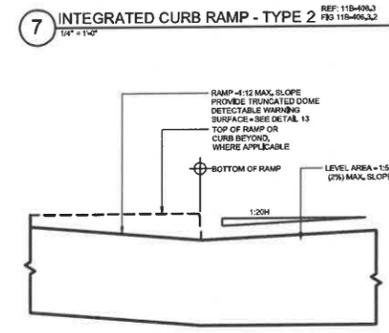
11 STAIR HANDRAILS
3" = 1'-0"



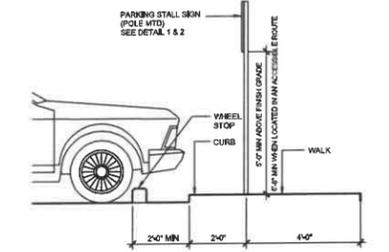
8 DOUBLE STALL: CAR W/ FLARED CURB RAMP - TYPE 1
1/8" = 1'-0"



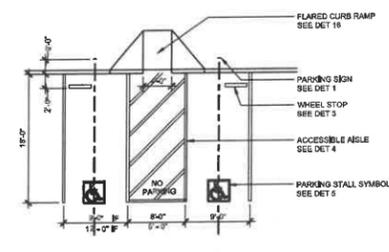
7 INTEGRATED CURB RAMP - TYPE 2
1/4" = 1'-0"



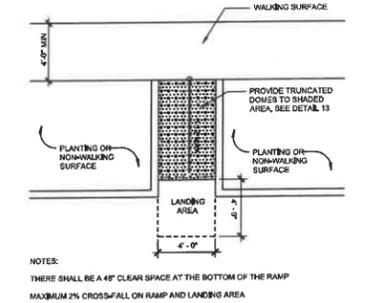
6 COUNTER SLOPE OF SURFACE ADJACENT TO CURB RAMP
2" = 1'-0"



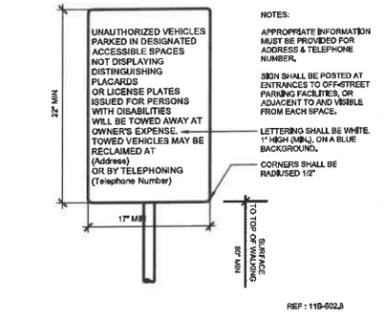
5 5 SECTION AT WHEELSTOP/SIGN
1/2" = 1'-0"



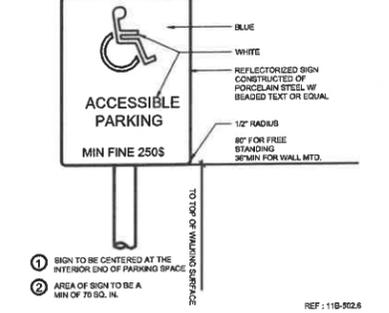
4 DOUBLE STALL: VAN W/ FLARED CURB RAMP - TYPE 1
1/8" = 1'-0"



3 INTEGRATED CURB RAMP - TYPE 1
1/4" = 1'-0"



2 SIGNAGE: UNAUTHORIZED PARKING (1129B.5)
1 1/2" = 1'-0"



1 SIGNAGE: ACCESSIBLE PARKING SPACE
3" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
AMIN GHAFORPOUR
C84986
Exp. 3/31/24
CIVIL
STATE OF CALIFORNIA

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PROJECT TITLE
RETAIL STORE
1550 HUMPHREY DRIVE,
SUISUN CITY CA. 94585

NO.	DESCRIPTION	DATE
01	APPLICATION FOR PERMIT	08/21/2021
02	APPLICATION FOR PERMIT	08/21/2021

DESIGN TITLE
**CBC 2022
ACCESSIBILITY DIAGRAMS**

PROJECT NO. 545-18098

DESIGN # 1

ISSUE NO. AMN GHAFORPOUR

DESIGNED BY: ARSEL TOUMEH

DRAWN BY: ARSEL TOUMEH

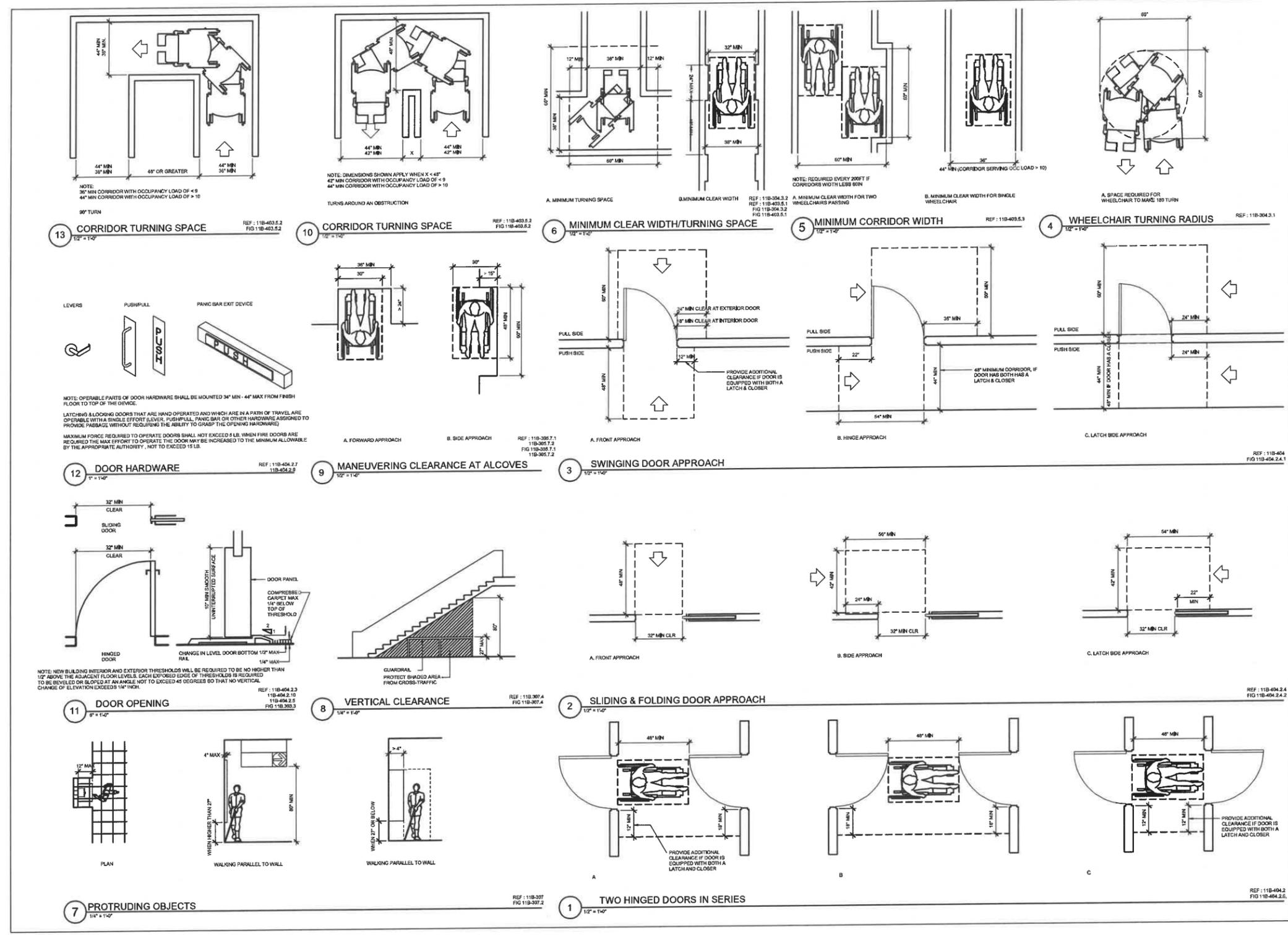
CHECKED BY: AMN GHAFORPOUR

APPROVED BY: AMN GHAFORPOUR

FIELD ARCH

DATE 09/01/2022

SCALE 545-DR-2-
AR-1.5



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MINI GRAFOORP/TOUR
C84886
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STATE OF CALIFORNIA

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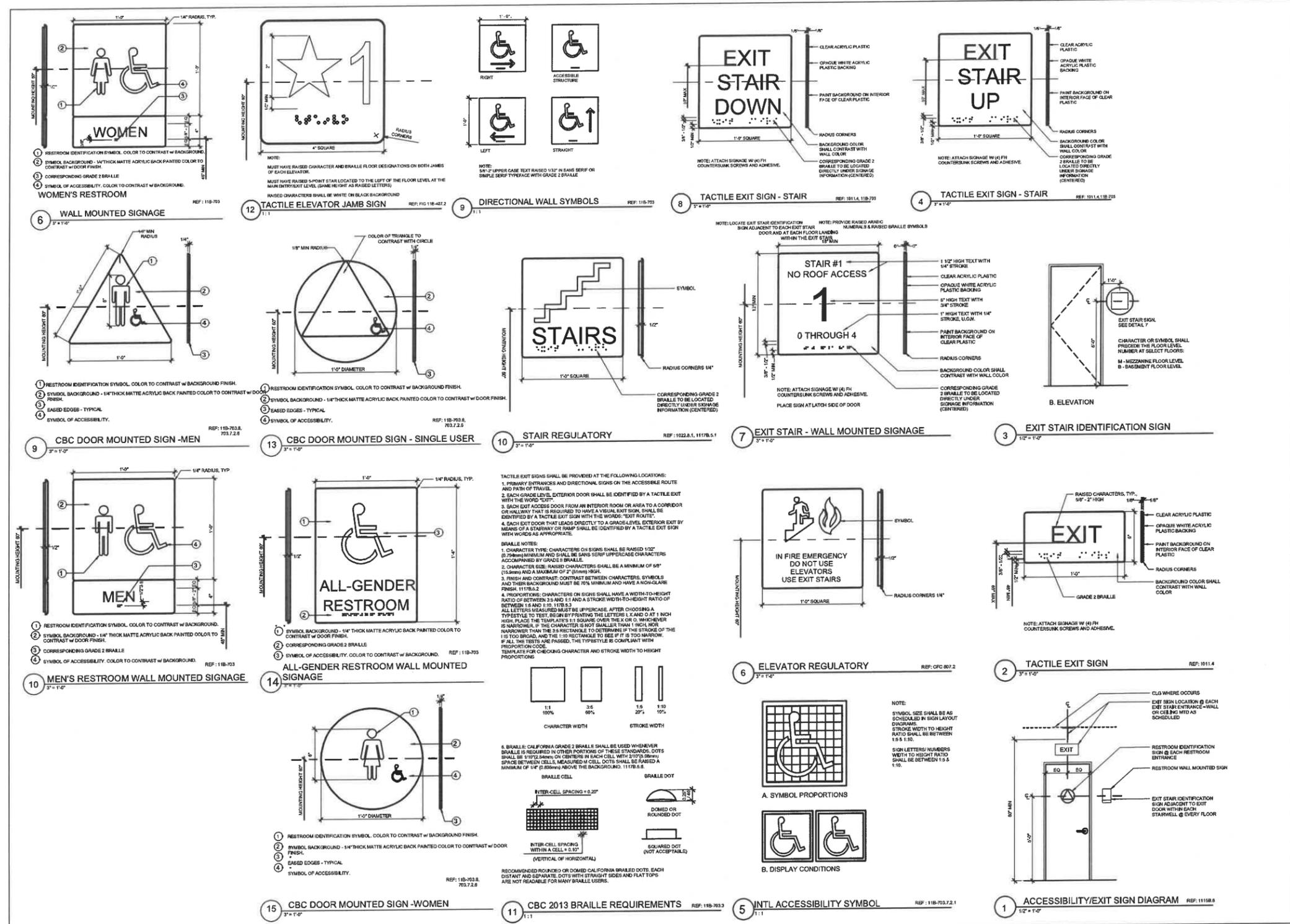
PROJECT TITLE
**RETAIL STORE
1550 HUMPHREY DRIVE,
SUISUN CITY CA. 94585**

NO.	DESCRIPTION	DATE
01	APPROVAL FOR PERMIT	02/21/2022
02	APPROVAL FOR PERMIT	04/14/2022

DESIGNED BY
**CBC 2022
ACCESSIBILITY DIAGRAMS**

PROJECT NO. 545-18098
JOB-PLAN # 1
JOB DESCRIPTION AMN CHAFOORPOUR
DESIGNED BY ARDEL TOUMER
CHECKED BY ARDEL TOUMER
DESIGNED BY AMN CHAFOORPOUR
APPROVED BY AMN CHAFOORPOUR
FIELD ARCH
DATE 09/07/2022

545-DR-2-
AR-1.6



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 REGISTERED PROFESSIONAL ENGINEER
 AMY GHAFORPOUR
 C.E. LICENSE # C-44988
 Exp. 3/31/24
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 STATE OF CALIFORNIA

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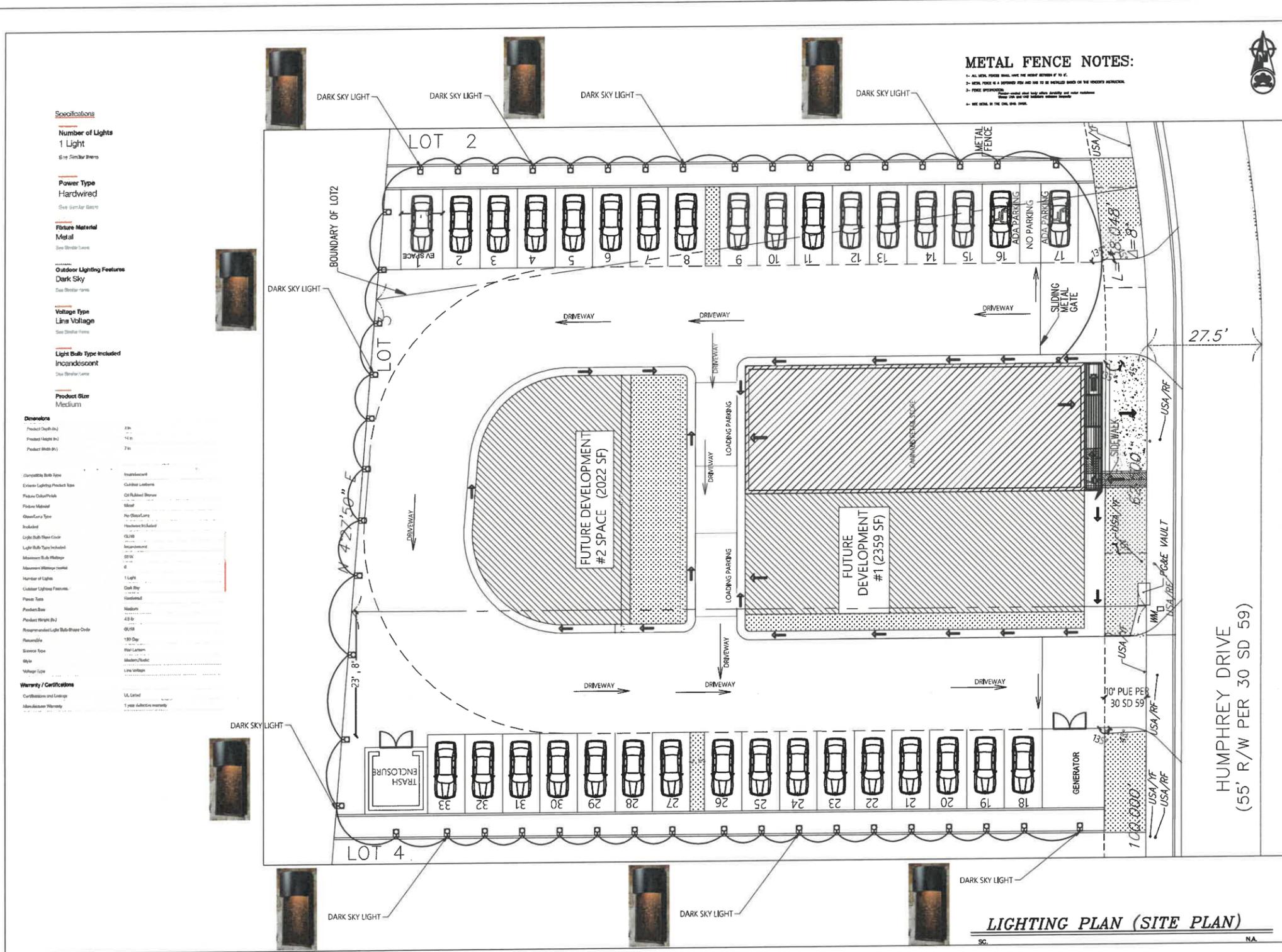
PROJECT DATA
 RETAIL STORE
 1550 HUMPHREY DRIVE,
 SUISUN CITY CA. 94585

NO.	REVISION	DATE
01	APPROVAL FOR PERMIT	04/24/2022
02	APPROVAL FOR PERMIT	04/24/2022

DESIGNED BY
CBC 2022 REGULATORY SIGN ACCESSIBILITY DIAGRAMS

PROJECT NO.	545-19098
REV. NO.	1
LEAD DESIGNER	AMY GHAFORPOUR
DESIGNED BY	ARIEL TOUMEH
CHECKED BY	ARIEL TOUMEH
DESIGNED BY	AMY GHAFORPOUR
APPROVED BY	AMY GHAFORPOUR
FILED BY	ARCH
DATE	09/01/2022

FIG. NO.
545-DR-2-AR-1.8



Specifications

- Number of Lights**
1 Light
- Power Type**
Hardwired
- Fixture Material**
Metal
- Outdoor Lighting Features**
Dark Sky
- Voltage Type**
Line Voltage
- Light Bulb Type Included**
Incandescent
- Product Size**
Medium

Dimensions

Product Depth (in)	8 1/2
Product Height (in)	14 1/2
Product Width (in)	7 1/2

Compatibility

Compatible Bulb Type	Incandescent
Compatible Lighting Product Size	Outdoor Luminaire
Fixture Color/Finish	Oil Rubbed Bronze
Fixture Material	Steel
Mounting Type	Free Standing
Includes	Hardware Included
Light Bulb Base Code	Q338
Light Bulb Type Included	Incandescent
Maximum Bulb Wattage	60 W
Maximum Voltage Available	6
Number of Lights	1 Light
Customer Lightness Features	Dark Sky
Power Type	Hardwired
Product Size	Medium
Product Weight (lb)	4.5 lb
Recommended Light Bulb Shape Code	Q338
Roaming Code	100 Day
Scanner Type	Wall Luminaire
Style	Modern/Classic
Voltage Type	Line Voltage

Warranty / Certifications

Certifications and Listings	UL Listed
Manufacturer Warranty	1 year full parts warranty

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ARCHITECTURE
C84895
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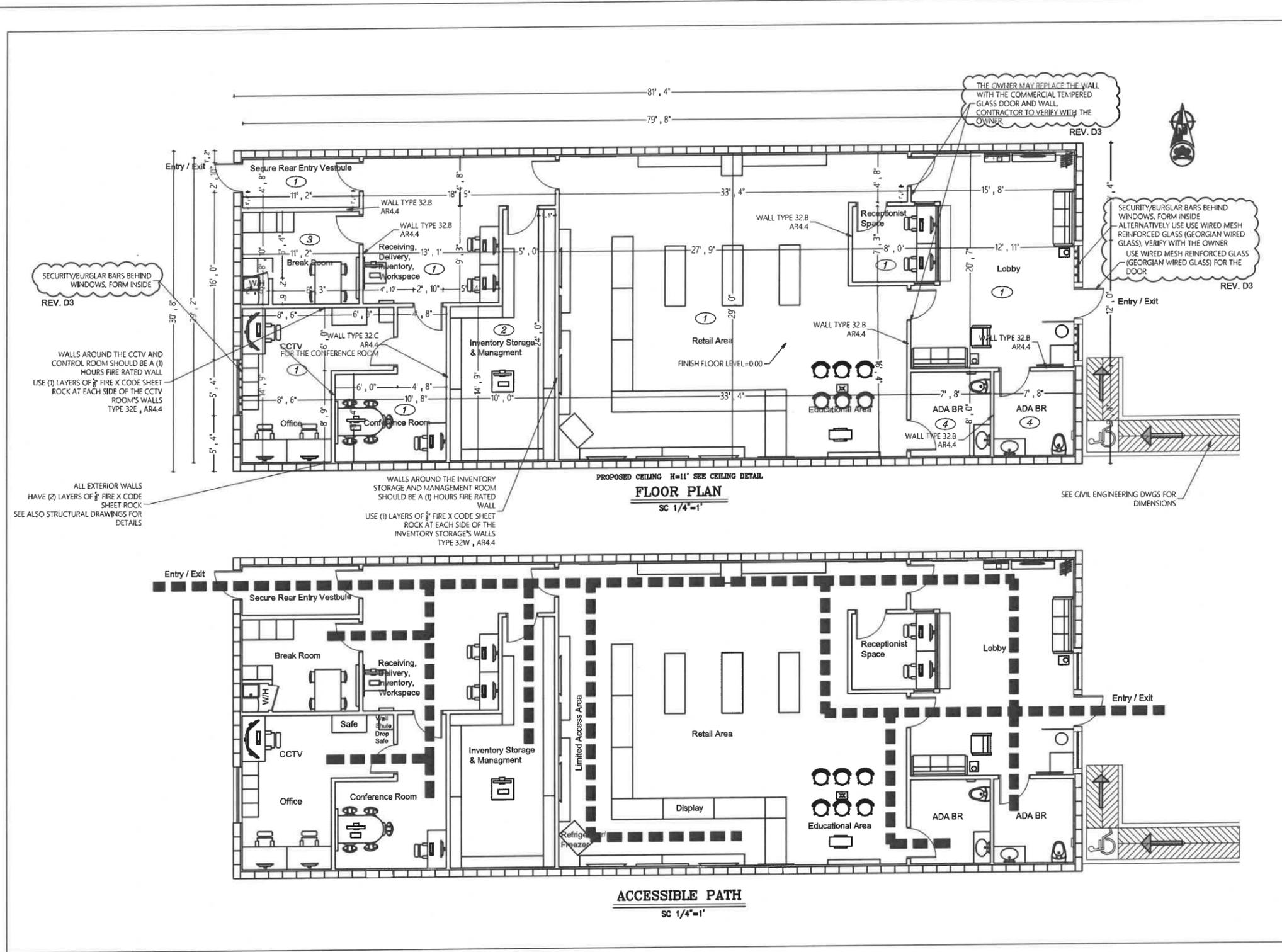
PROJECT TITLE:
**RETAIL STORE
1540 HUMPHREY DRIVE,
SUISUN CITY CA, 94585**

NO.	DESCRIPTION	DATE
01	APPLICATION FOR PERMIT	10/21/2021
02	APPLICATION FOR PERMIT	10/16/2021

LIGHTING PLAN (SITE PLAN)

PROJECT NO.	545-1809B
DATE	1
DESIGNED BY	AMN CHAFOORPOUR
DRAWN BY	ARIEL TOUMEH
CHECKED BY	ARIEL TOUMEH
APPROVED BY	AMN CHAFOORPOUR
FIRM	ARCH
DATE	03/31/2021
DWG. NO.	545-DR-2-AR-3.1

LIGHTING PLAN (SITE PLAN)



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CIVIL ENGINEERING
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Exp. 3/31/24
STATE OF CALIFORNIA

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PROJECT TITLE
RETAIL STORE
1540 HUMPHREY DRIVE,
SUISUN CITY CA. 94585

REVISIONS

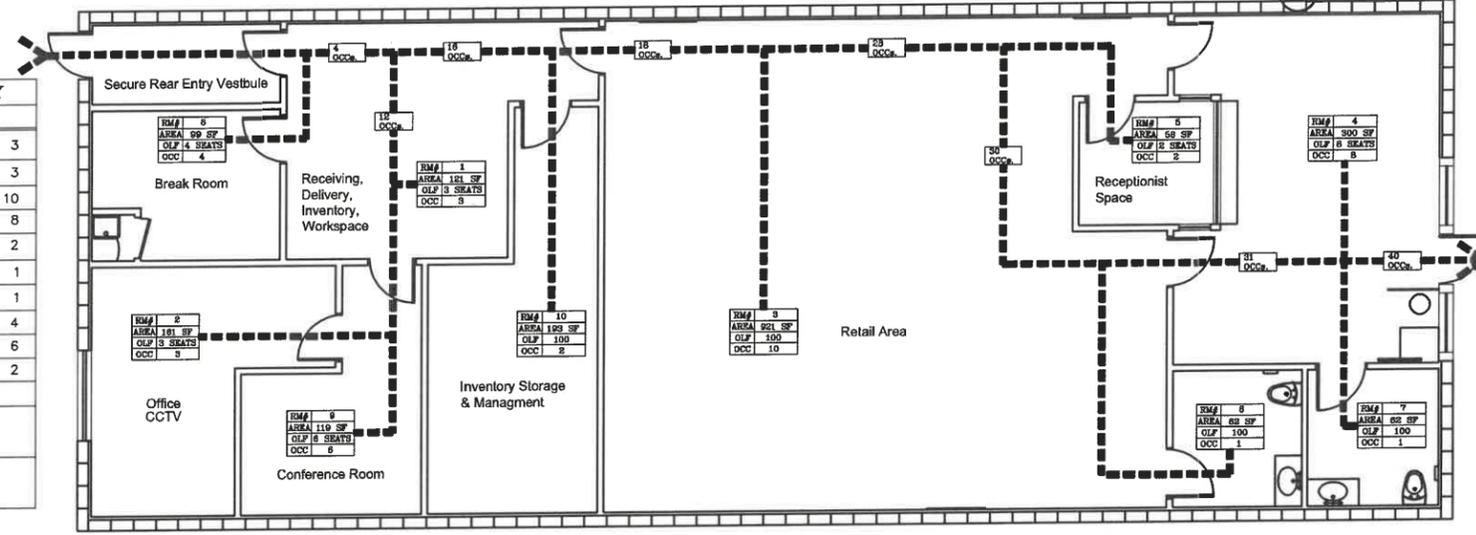
FLOOR PLAN

PROJECT NO.	545-1809B
REV. NO.	1
DESIGNED BY	AMIN CHAFFETONPOUR
DRAWN BY	ARSEL TOUMEH
CHECKED BY	ARSEL TOUMEH
APPROVED BY	AMIN CHAFFETONPOUR
FIELD	ARCH
DATE	09/01/2022
DWG. NO.	545-DR-2-AR-4.1

AREA AND OLF CALCULATION

NO.	ROOM	AREA(S.F)	O.L.F	OCCUPANCY	
				SEATS	PERSONS
1	WORKSPACE	121	100	3 SEATS	3
2	OFFICE	161	100	3 SEATS	3
3	RETAIL AREA	921	100	9.21	10
4	WAITING AREA	300	100	8 SEATS	8
5	RECEPTIONIST AREA	58	100	2 SEATS	2
6	RESTROOM FOR WOMEN	62	100	1 PERSON	1
7	RESTROOM FOR MEN	62	100	1 PERSON	1
8	BREAK ROOM	99	100	4 SEATS	4
9	CONFERENCE ROOM	119	100	6 SEATS	6
10	INVENTORY STORAGE	193	100	1.93	2
TOTAL AREA OF PROJECT		2494 SF		MAX. POSSIBLE OCCUPANTS 20	
EFFECTIVE WORKING AREA OF PROJECT		1903 SF		MAX. EXPECTED OCCUPANTS 40	

O.L.F=OCCUPANT LOAD FACTOR

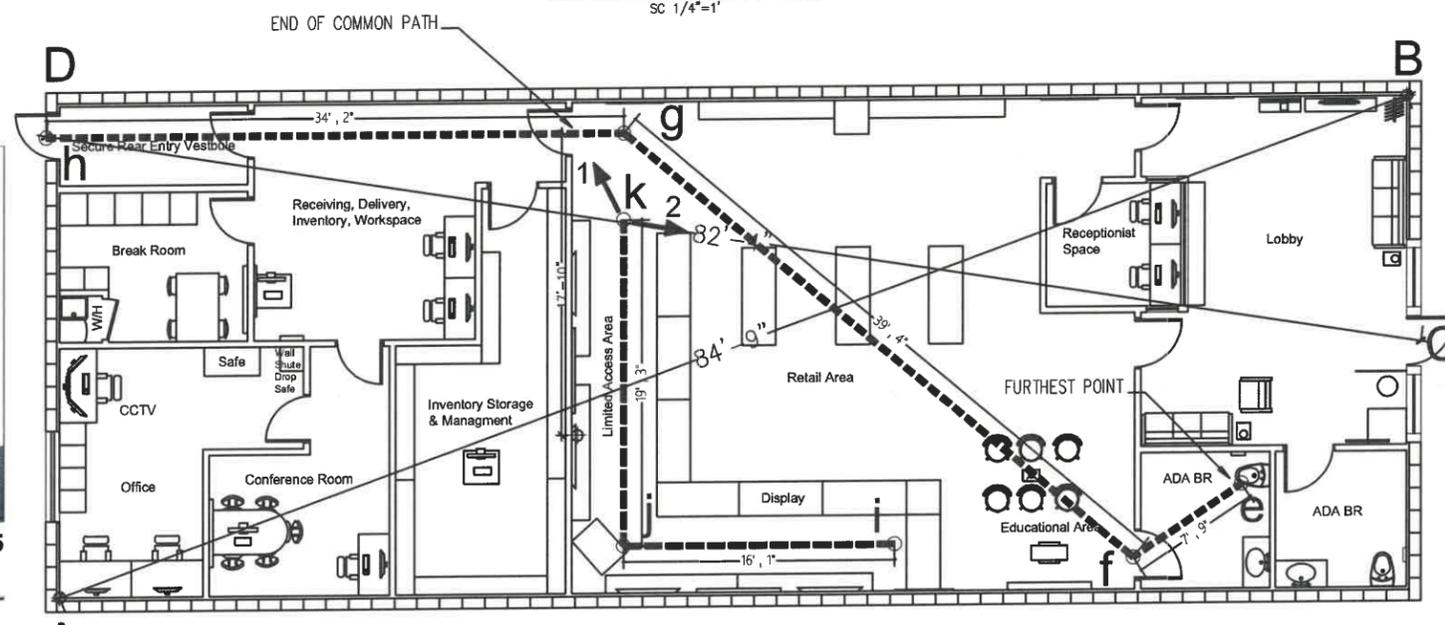


OCCUPANT LOAD PLAN
SC 1/4"=1'

REAR VIEW



1540 HUMPHREY DR SUISUN CITY CA. 94585
RETAIL STORE
BASIC DESIGN DRAWINGS FOR PRE ADJUSTMENTS AND PLANNING/ZONING REVIEW



MEANS OF EGRESS
SC 1/4"=1'

EXITS SEPARATION DISTANCE = $AB/2 < DC$ ($84'9''/2 < 82'4''$)
 EXIT ACCESS TRAVEL DISTANCE (FURTHEST POINT , e) = $ef + fg + gh = 7'9'' + 39'4'' + 34'2'' = 81'3'' < 200'$
 COMMON PATH OF EGRESS TRAVEL = $ij + jk = 16'1'' + 19'3'' = 35'3'' < 200'$

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REGISTERED PROFESSIONAL ENGINEER
AMIN GHAFORPOUR
CIVIL
C-84986
Exp. 3/31/24
STATE OF CALIFORNIA

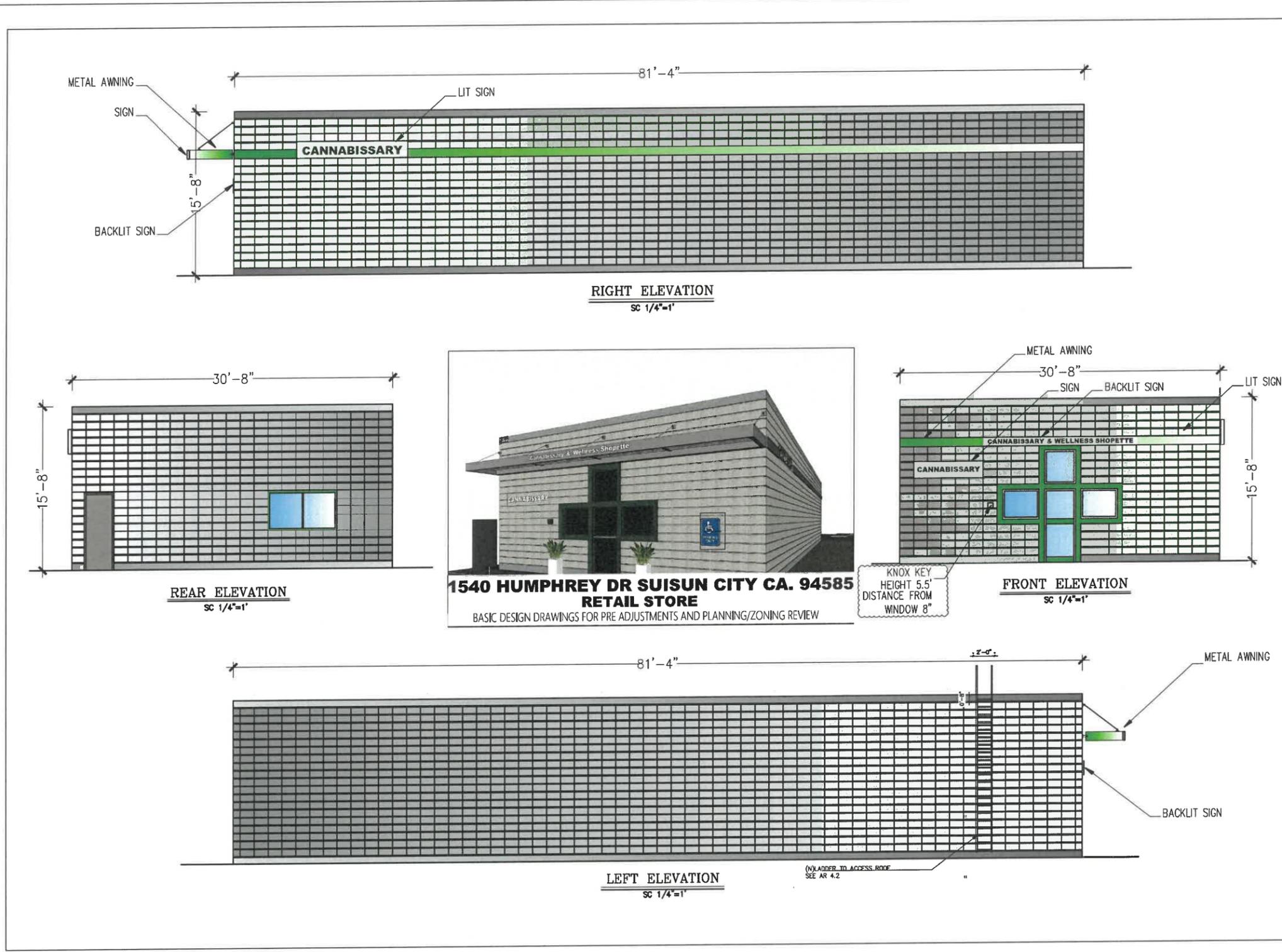
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PROJECT TITLE
RETAIL STORE
1540 HUMPHREY DRIVE,
SUISUN CITY CA. 94585

NO.	DESCRIPTION	DATE
01	APPLICATION FOR PERMIT	04/11/2022
02	APPLICATION FOR PERMIT	04/11/2022

PROJECT TITLE
MEANS OF EGRESS

PROJECT NO.	545-18098
JOB-PROJ #	1
LEAD ARCHITECT	AMIN GHAFORPOUR
DESIGNED BY:	ARIEL TOUMEH
DRAWN BY:	ARIEL TOUMEH
CHECKED BY:	AMIN GHAFORPOUR
APPROVED BY:	AMIN GHAFORPOUR
FIELD:	ARCH
DATE:	09/01/2022
FILE NO.	545-DR-2-AR-4.2



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AMIN GHAFORPOUR
CIVIL
STATE OF CALIFORNIA
Exp. 3/31/24

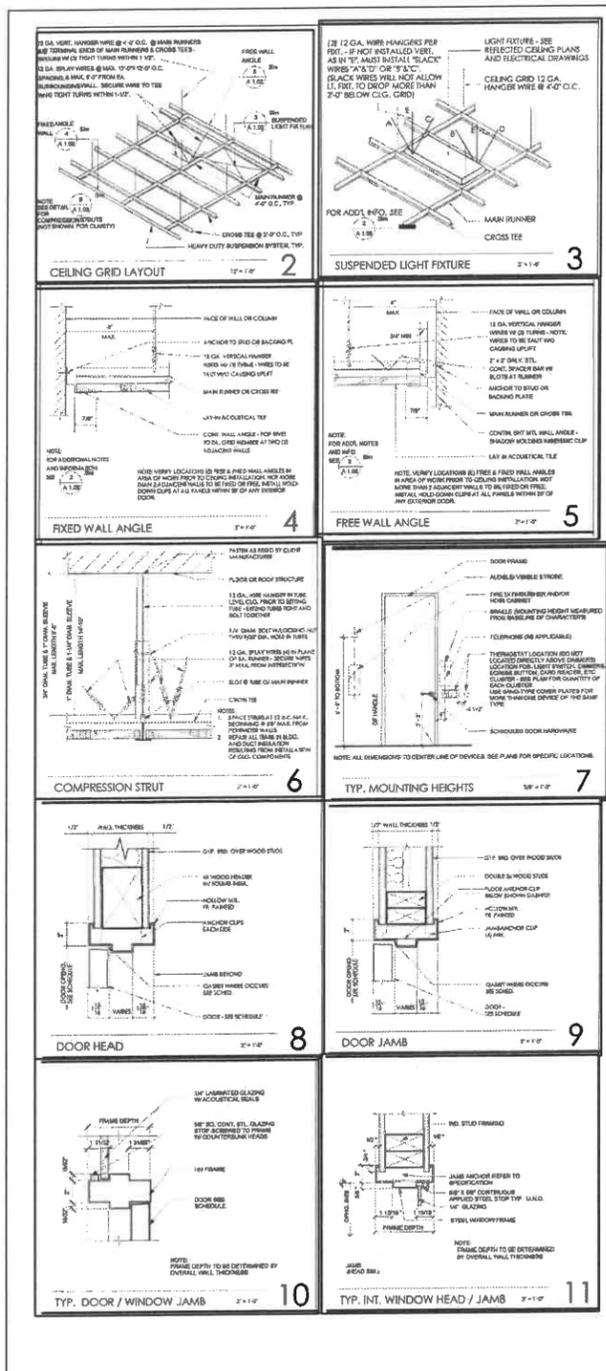
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PROJECT TITLE
**RETAIL STORE
1540 HUMPHREY DRIVE,
SUISUN CITY CA. 94585**

NO.	DESCRIPTION	DATE
00	APPLICATION FOR PERMIT	06/14/2021
01	APPLICATION FOR PERMIT	06/14/2021

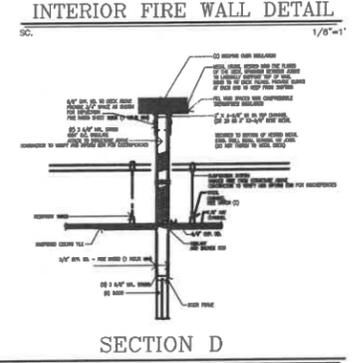
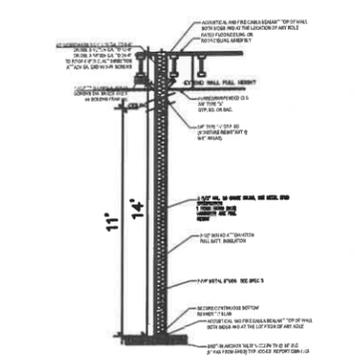
PROJECT TITLE
ELEVATIONS

PROJECT NO.	545-18098
REV. NO.	1
DESIGNER	AMIN GHAFORPOUR
CHECKED BY:	ARDEL TOUMEH
APPROVED BY:	ARDEL TOUMEH
DESIGNED BY:	AMIN GHAFORPOUR
APPROVED BY:	AMIN GHAFORPOUR
FIELD	ARCH
DATE	09/01/2022
FILE NO.	545-DR-2-AR-4.3



SUSPENDED T-BAR SYSTEM:

- PROVIDE 12 GA. HANGER WIRES AT 4'-0" O.C. ALONG MAIN RUNNERS.
 - PROVIDE 12 GA. HANGER WIRES AT THE ENDS OF ALL MAIN AND CROSS RUNNERS WITH 18" FROM THE SUPPORT OR WITH 1/4 OF THE LENGTH OF THE END, WHICHEVER IS LEAST, AT THE PERIMETER OF THE CEILING AREA. END CONNECTIONS FOR THE RUNNERS WHICH ARE DESIGNED TO RESIST THE APPLIED HORIZONTAL FORCES MAY BE USED IN LIEU OF THE T-BAR HANGER WIRES.
 - PROVIDE TRAPEZOIDAL OR OTHER SUPPLEMENTARY SUPPORT MEMBERS AT OBSTRUCTIONS TO MAIN SPACING. PROVIDE ADDITIONAL HANGERS, STRUTS, OR BRACES AS REQUIRED AT ALL CEILING AREAS, SCOFFS, OR DISCONTINUOUS AREAS. HANGER WIRES THAT ARE MORE THAN 1 IN 4 OUT OR PLUMB ARE TO HAVE CORRESPONDING WIRES.
 - CEILING GRID MEMBERS MAY BE ATTACHED TO NOT MORE THAN 2 ADJACENT WALLS. CEILING GRID MEMBERS SHOULD BE AT LEAST 24" FREE OF OTHER WALLS. IF WALLS RUN DIAGONALLY TO CEILING GRID SYSTEM, ONE END OF MAIN AND CROSS RUNNERS, ONE END OF MAIN CROSS RUNNERS, SHOULD BE FREE AND A MINIMUM OF 24" CLEAR OF WALL.
 - AT THE PERIMETER OF THE CEILING ARE WHERE MAIN OR CROSS RUNNERS ARE NOT CONNECTED TO THE ADJACENT WALL, PROVIDE DIRECT CONNECTIONS BETWEEN THE RUNNERS AT THE PERIMETER TO PREVENT LATERAL SPREADING. A METAL STRUT OR A T-BA. WIRE WITH A POSITIVE MECHANICAL CONNECTION TO THE RUNNER MAY BE USED WHERE THE PERPENDICULAR DISTANCE FROM THE WALL TO THE FIRST PARALLEL RUNNER IS 17'-0" OR LESS. THIS BRACING IS TO BE CONNECTED TO EACH AT 8 FEET BY 12 FEET ON CENTER. PROVIDE BRACING WIRES AT LOCATIONS NOT MORE THAN 1/2 THE SPACING FROM EACH PERIMETER WALL AND AT THE EDGE OF VERTICAL CEILING CUTTERS. THE BOTTOM OF THESE WIRES SHOULD NOT EXCEED 4" FROM THE PLANE OF THE CEILING AND SHOULD BE TIGHT WITHOUT CLAMPING THE CEILING TO THE STRUCTURE. BRACING WIRES ARE NOT TO BE PERMITTED.
 - FASTEN HANGER WIRES WITH NOT LESS THAN 3 RIGHT TURNS. FASTEN BRACING WIRES WITH 4 RIGHT TURNS. MAKE ALL RIGHT TURNS WITH A DISTANCE OF 1 1/2 INCHES. HANGER OR BRACING WIRE ANCHORS TO THE STRUCTURE SHOULD BE MADE AS CLOSELY AS POSSIBLE TO THE DIRECTION OF THE FORCE AS APPLIED TO THE WIRE. NOTE: WHEN USING THE MAZE OF BRACING WIRES BOTH STRANDES HAVE BEEN DEFORMED OR BENT OR WRAPPING CAN HAVE THE 1 1/2 INCH REQUIREMENT. BUT THE NUMBER OF TURNS SHALL BE MAINTAINED AND BE AS HIGH AS POSSIBLE. LATERAL FORCE BRACING MEMBERS SHALL BE SPACED A MINIMUM OF 6 INCHES FROM ALL HORIZONTAL FINISH OR STRUCTURE THAT IS NOT PROVIDED WITH BRACING RESTRAINTS FOR HORIZONTAL FORCES.
 - WHEN DRILLED IN CONCRETE ANCHORS OR OTHER ANCHORS ARE USED IN REINFORCED CONCRETE FOR HANGER WIRES, 1 OUT OF 10 MUST BE FIELD TESTED FOR 200 POUNDS IN TENSION. WHEN DRILLED IN CONCRETE ANCHORS ARE USED FOR BRACING WIRES, 1 OUT OF 2 MUST BE FIELD TESTED FOR 400 POUNDS IN TENSION. BROKEN ANCHORS IN CONCRETE ARE NOT PERMITTED FOR USE. IF ANY BRANCH OR DRILLED-IN ANCHOR FAILS, SEE SPEC. SECTION 1923A.3.5.
 - ATTACH ALL LIGHT FIXTURES AND CEILING INDICATED AIR TERMINALS OR SERVICES TO THE CEILING GRID RUNNERS TO RESIST A HORIZONTAL FORCE EQUAL TO THE WEIGHT OF THE FIXTURE, SCREWS OR APPROVED FASTENERS TO BE USED.
 - NUMBER OF SCREWS, FASTENERS AND AIR TERMINALS TO BE USED SHALL BE WEIGHING LESS THAN 40 POUNDS MAY BE SUPPORTED DIRECTLY ON THE RUNNERS OF A HEAVY DUTY GRID SYSTEM SET. IN ADDITION, THEY MUST HAVE A MINIMUM OF THREE SLACK SAFETY WIRES ATTACHED TO THE FIXTURE AT DIAGONAL CORNERS AND ANCHORED TO THE STRUCTURE ABOVE. ALL 4" AND LIGHT FIXTURES MUST HAVE SLACK SAFETY WIRES AT EACH CORNER. ALL FLUSH OR RECESSED LIGHT FIXTURES AND AIR TERMINALS OR SERVICES HANGING 24" OR MORE MUST BE INDEPENDENTLY SUPPORTED FROM THE STRUCTURE ABOVE. THE 18" TALL T-BA. WIRES, INCLUDING THEIR ATTACHMENT TO THE STRUCTURE ABOVE MUST BE CAPABLE OF SUPPORTING THE WEIGHT OF THE FIXTURE. ALL FIXTURES AND AIR TERMINALS OR SERVICES SUPPORTED ON INTERMEDIATE HEAVY DUTY GRID SYSTEMS MUST BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN 14 12 GA. WIRES EACH ATTACHED TO THE RUNNER OR TERMINAL AND TO THE STRUCTURE ABOVE.
 - SUPPORT SURFACE INDICATED LIGHT FIXTURES WHICH ARE EACH SUPPORTED BY NOT LESS THAN 14 12 GA. WIRES EACH ATTACHED TO THE RUNNER OR TERMINAL AND TO THE STRUCTURE ABOVE.
 - SUPPORT PENDANT MOUNTED LIGHT FIXTURES DIRECTLY FROM THE STRUCTURE ABOVE WITH HANGER WIRES OR CABLES PASSING THROUGH EACH PENDANT HANGER AND CAPABLE OF SUPPORTING AT LEAST THE WEIGHT OF THE FIXTURE. USE ALSO HORIZONTAL BRACING AS NECESSARY FOR THE CONDITION AT THE CEILING GRID.
 - LAT-H CEILING ASSEMBLIES - BRACES OR BRACKETINGS OF LAT-H CEILING ASSEMBLIES IN EXTERIOR SHALL BE ATTACHED WITH THROUGH CONNECTIONS SUCH AS POP RIVETS, SCREWS, PLAS WITH BUD TAPS OR OTHER APPROVED CONNECTIONS. THIS INCLUDES LAT-H OVER NURSE STATIONS IN CORRIDORS.
 - INTERIOR FINISHES WHICH CEILING MUST BE OBTAINED BY INSTALL FOR ATTACHMENT.
 - IN RESUME DESIGN CATEGORY D, E & F, COMPLY WITH ASCE 7-05 SECTION 15.4.2.1 AS FOLLOWS:
 - ALL CEILING SHALL USE A HEAVY DUTY T-BAR GRID SYSTEM. IN THE WIDTH OF THE FORWARD SUPPORTING COLUMN ANGLE, SHALL BE NOT LESS THAN 2 INCHES.
- MINIMUM CATEGORY D & F DESIGN**
- Basic Connections, Fasteners, and Lateral Ties/Braces
- Minimum Interaction Strength Limits @ RT / CE: 180 lbs.
 - Vertical hanger wires @ 200 lbs. @ 4" o.c. Required.
 - Connection device from vertical wires to the structure above must sustain min 100 lbs. Required.
 - Main tie classifications Heavy-duty 1 in 4 max plumb of vertical hanger wires required if perimeter hanger wires are used.
 - Perimeter vertical hanger wires more than 18" from wall required.
 - Grid end wall clearance: 3/4" min. - light wall only.
 - Perimeter closure (locking) with 1/2" dia. @ 12" o.c. @ 1/4" dia. @ 12" o.c. - floating wall only.
 - Grid connection to perimeter attached on two adjacent walls. Required fastener tie ends tied together. Required (ACM) Seismic Clips (offset the requirement).
 - Horizontal restraint (slay wires or rigid bracing) within 2" of intersection and spaced 90" apart or 48" on center. Required.
 - Compression posts (min) 12 o.c. in both directions, starting if from wall. Required.
 - Slab bracing connection strength 200 lbs. or the design load, whichever is greater. Required.
 - Partition attachment (bracing independent of ceiling) bracing seismic separation joint. Required in areas > 800 sq. ft. or full height partition. Rigid bracing for ceiling plane elevation changes. Required.
- Main Fixture Attachments**
- Light fixture (all types) mechanically attached to grid NEC 410-16 (min per fixture unless independently supported). Required.
 - Surface-mounted fixtures attached to grid not required.
 - Undercabinet fixtures directly supported from structure with in-gauge wire (or approved alternative). Required.
 - Rigid bracing of can light fixtures @ 10 lbs. - one wire to structure (may be slack). Required.
 - 11 to 14 lbs. - one wire from hanger to structure (may be slack). Required.
 - 2 to 7 lbs. - supported directly to structure by approved fastener.
- Hold Down / Supplementary Hanger Wires**
- Intermediate Duty Main Ties with cross tee rolling below 14 lbs./ft. Required.
 - 1/4" dia. 12-gauge hanger wires must be attached to the grid members within 3 inches of each corner of each light fixture.
 - Heavy Duty Main Ties with cross tee rolling below 14 lbs./ft. Required.
 - 1/4" dia. 12-gauge hanger wires must be attached to the supporting cross tee within 3 inches of the corner of each light fixture.
 - Supplementary hanger wires for Heavy Duty Main Ties with cross tee rolling below 14 lbs./ft. not required.



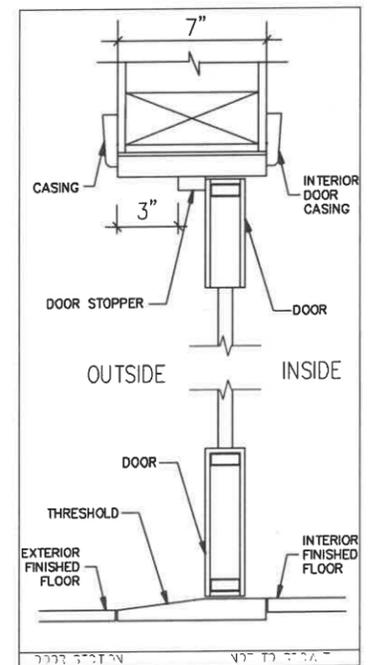
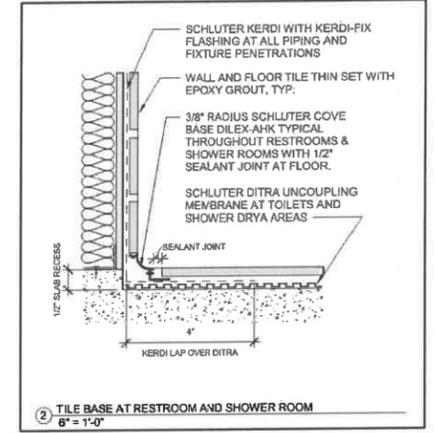
IMPORTANT NOTES

Wall	Fire Rated	Materials	Notes
1	1 hr	5/8" Type X Fire Rated Gypsum	Fire rated wall must have positive connection to ceiling and floor. Fire rated walls need to be full height.
2	2 hr	1 1/2" Type X Fire Rated Gypsum	Fire rated wall must have positive connection to ceiling and floor. Fire rated walls need to be full height.
3	3 hr	2 1/4" Type X Fire Rated Gypsum	Fire rated wall must have positive connection to ceiling and floor. Fire rated walls need to be full height.

NOTE OF METAL STUD SPECIFICATION

0000 CSD TABLE 791.1(3) 10-1.1

1.2. Non-combustible metal stud with a minimum yield strength of 45,000 psi. The metal stud shall be galvanized to meet the requirements of ASTM A653, minimum coating weight of 0.018 oz./sq. ft. (0.55 mil) and shall be free of oil and dirt.



PADIR
CONSULTING ENGINEER

REGISTERED PROFESSIONAL ENGINEER
CALIFORNIA LICENSE NO. 44886
EXPIRES 3/31/24

DATE: 08/01/2022

PROJECT TITLE:
RETAIL STORE
1540 HUMPHREY DRIVE,
SUISUN CITY CA. 94585

NO.	DESCRIPTION	DATE
01	APPROVAL FOR PERMIT	8/1/2022
02	APPROVAL FOR PERMIT	8/1/2022

DETAILS

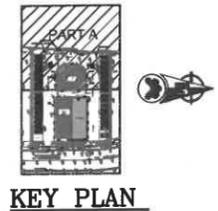
PROJECT NO.	545-18098
REV. NO.	1
DESIGNED BY:	AMN GHAFORPOUR
DRAWN BY:	ARIEL TOUCHÉ
CHECKED BY:	AMN GHAFORPOUR
APPROVED BY:	AMN GHAFORPOUR
SCALE:	ARCH
DATE:	08/01/2022
DWG. NO.	545-DR-2-AR-5.1

LEGEND:

EXISTING	(Symbol Size May Vary)	PROPOSED
---	Property Boundary	---
---	Lot Line	---
---	Curb & Gutter	---
---	Storm Drain	---
---	Swale	---
---	Cut / Fill Transition	---
▲	City Standard Curb Inlet	▲
□	Field Inlet / Flat Grate Inlet	□
○	Area Drain	○
○	Storm Manhole	○
---	Direction of Surface Drainage	---
---	Overland Release	---
---	Contour	---
---	Line of Grading	---
---	Retaining Wall	---

ABBREVIATION:

B.O.W	BOTTOM OF WALL	PVC	Poly Vinyl Chloride
BW	BACK OF WALL ELEV.	PUE	Public Utility Easement
BOF	BOTTOM OF PIPE	PVC	Polyvinyl Chloride
CI	CURB INLET	PCP	Reinforced Concrete Pipe
CL	Center Line	RG	Rough Grade
CS	Concrete Surface	R/W	Right of Way
DS	DOWNSPOUT	S	SLOPE
FF	Finish Floor	SD	Storm Drain
FL	Flow Line	SDMH	Storm Drain Manhole
FG	FLOOR GRADE	TC	Top of Curb
GB	Grade Break	TCM	Treatment Control Measure
GS	Garage Slab	TCV	Top of Vertical Curb
HM	Hydro-modification	T.O.W	TOP OF WALL
HP	High Point	FFL	FINISH FLOOR LEVEL
LP	Low Point	T.O.S	TOP OF SIDE WALK
PL	Property Line	T.O.R	BOTTOM OF RETENTION
		T.O.F	TOP OF FOUNDATION
		T.O.P	TOP OF PAVEMENT

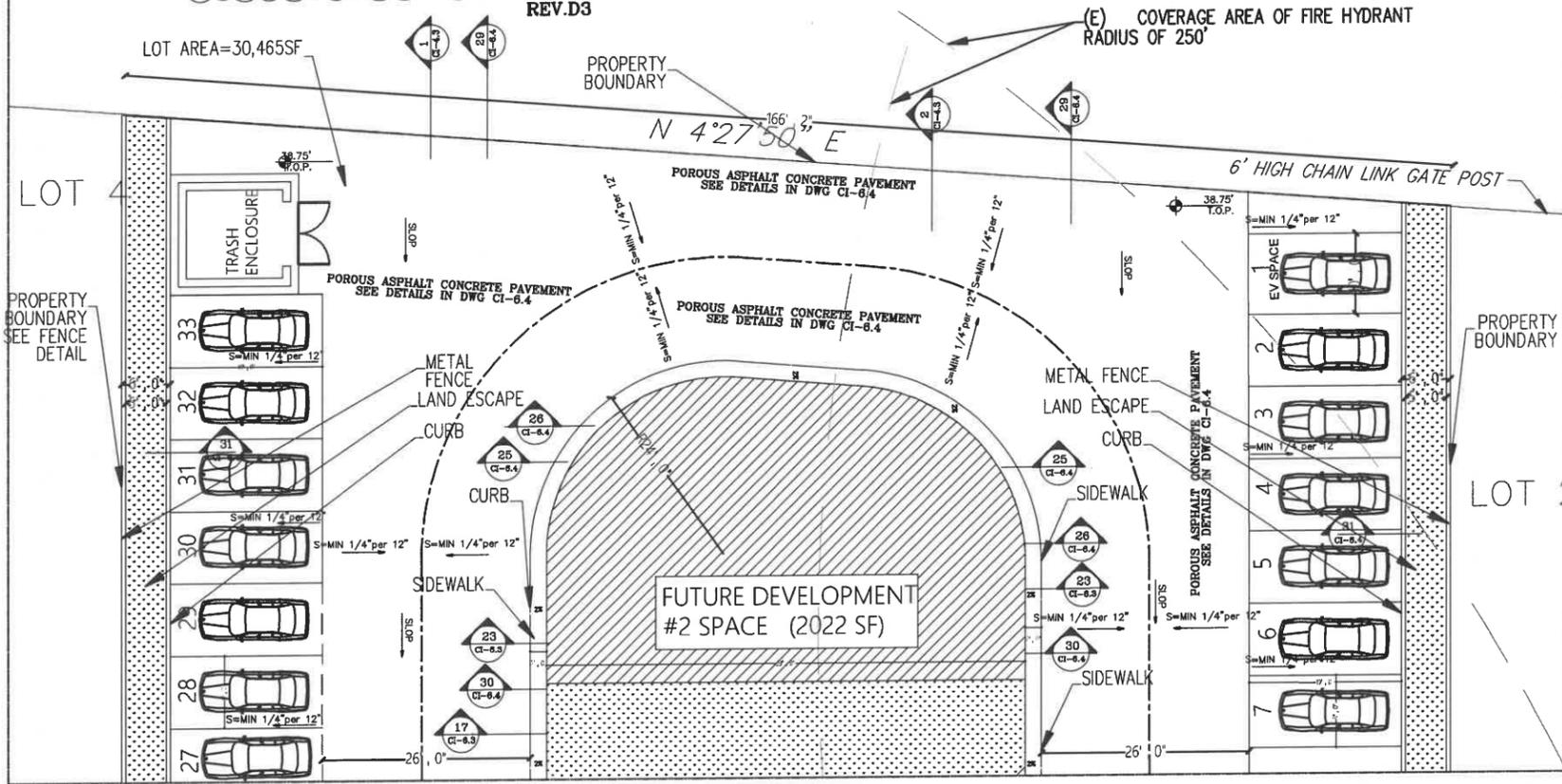
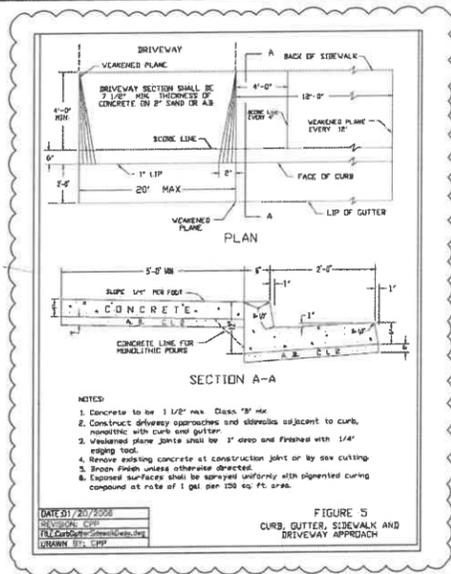


- GRADING AND DRAINAGE NOTES**
- SEE LANDSCAPE DRAWINGS FOR PEDESTRIAN PAVING LAYOUT AND DETAILS.
 - ALL EXISTING UTILITIES TO REMAIN SHALL BE ADJUSTED TO FINISHED GRADE.
 - SEE LANDSCAPE DRAWINGS FOR GRADING BETWEEN PL AND BUILDING ENVELOPE.
 - ALL IMPROVEMENTS WITHIN CITY RIGHT-OF-WAY SHALL BE CONSTRUCTED PER CITY STANDARDS.
 - SEE STRUCTURAL DRAWINGS FOR EXTERIOR WALL DETAILS. SEE ARCHITECTURAL DRAWINGS FOR WATERPROOFING AND WALL DRAINAGE.
 - SEE ARCHITECTURAL PLANS BY OTHERS FOR GARAGE GRADING.

- NOTES:**
- SURVEYORS CONFIRMATION ON THE GIVEN DATA PRIOR TO CONSTRUCTION IS REQUIRED AND NO EARTHWORK IS ALLOWED PRIOR TO THE SURVEYORS CONFIRMATION.
 - ANY TREE REMOVAL REQUIRES APPLICATION TO PERMIT AND CONTACTING THE CITY ARBORIST. THE SUGGESTED REMOVAL IN THIS DRAWING IS FOR THE GRADING DESIGN AND THE SOUL F THIS DRAWING DOES NOT BEAR THE PERMISSION FOR ANY TREE REMOVAL.
 - FOR THE REMOVAL OF THE TREES CONTRACTOR SHOULD COORDINATE WITH THE ARCHITECT AND LANDSCAPE DESIGNER OF THE PROJECT.

BASIS OF BEARING

FOR THE BEARING PLEASE SEE THE SURVEYING MAP PREPARED BY GARY D.CARNES AS THE PRELIMINARY DRAWING. SURVEYORS CONFIRMATION ON THE GIVEN DATA PRIOR TO CONSTRUCTION IS REQUIRED AND NO EARTHWORK IS ALLOWED PRIOR TO THE SURVEYORS CONFIRMATION. SEE BENCHMARK NOTE ON THE SURVEYING MAP.



PROPOSED PLAN
ELEVATIONS AND SLOPES PART A 1/8"=1'

PADIR
CONSULTING ENGINEER

REGISTERED PROFESSIONAL ENGINEER
CIVIL
No. 024886
Exp. 3/31/24

PROJECT TITLE:
DR.VERNA LEE SCHUETTER
RETAIL STORE
1550 HUMPHREY DRIVE,
SUISUN CITY CA. 94585

REVISION	DESCRIPTION	DATE
00	APPLICATION FOR PERMIT	10/11/2023
01	APPLICATION FOR PERMIT	10/16/2023
02	RESPONSE TO THE COMMENTS	11/14/2023

PROPOSED PLAN ELEVATIONS AND SLOPES PART A

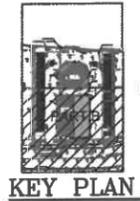
PROJECT NO.	545-18088
JOB FILE #	1
LEAD ENGINEER	AMN GHAFORPOUR
DRAWING BY	HEYDAR ARBAZI
CHECKED BY	HEYDAR ARBAZI
DESIGNED BY	AMN GHAFORPOUR
APPROVED BY	AMN GHAFORPOUR
FIELD	CIVIL
DATE	05/09/2023
FILE NO.	545-DR-2- CI-4.1

LEGEND:

EXISTING	(Symbol Size May Vary)	PROPOSED
---	Property Boundary	---
---	Lot Line	---
---	Curb & Gutter	---
---	Storm Drain	---
---	Swale	---
---	Cut / Fill Transition	---
△	City Standard Curb Inlet	△
□	Field Inlet / Flat Grate Inlet	□
○	Area Drain	○
⊙	Storm Manhole	⊙
---	Direction of Surface Drainage	---
---	Overflow Release	---
---	Contour	---
---	Limit of Grading	---
---	Retaining Wall	---
---	GREEN AREA - SEE LANDSCAPE DRAWINGS	---
---	CONCRETE PAVEMENT	---

ABBREVIATION:

B.O.W	BOTTOM OF WALL	PVC	Poly Vinyl Chloride
BW	BACK OF WALL ELEV.	PU	Public Utility Easement
BDP	BOTTOM OF P&E	PVC	Poly Vinyl Chloride
CI	CURB INLET	RCP	Reinforced Concrete Pipe
CL	Center Line	RG	Rough Grade
CS	Concrete Surface	R/W	Right of Way
DS	DOWNSPOUT	S	SLOPE
FF	Finished floor	SD	Storm Drain
FL	Flow Line	SDMH	Storm Drain Manhole
FG	FLOOR GRADE	TC	Treatment Control Measure
GB	Grade Break	TDC	Top of Depressed Curb
GS	Garage Sdb	TVC	Top of Vertical Curb
H/A	Hydro-modification	T/W	TOP OF WALL
HP	High Point	T&E	T&E FLOOR LEVEL
LP	Low Point	T.O.S.	TOP OF SIDE WALK
PL	Property Line	T.O.R.	TOP OF RETENTION
		T.O.F.	TOP OF FOUNDATION
		T.O.P.	TOP OF PAVEMENT

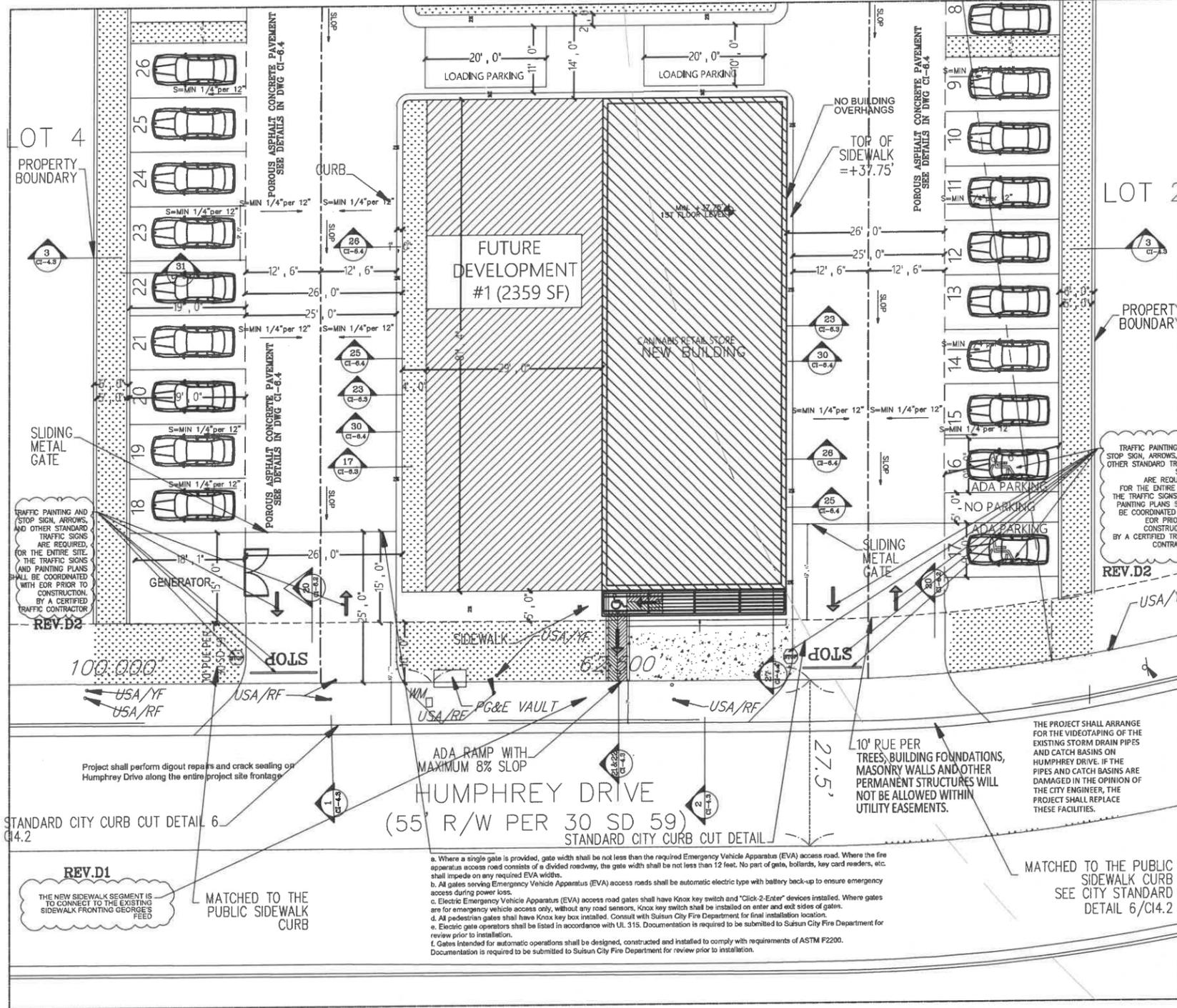


- GRADING AND DRAINAGE NOTES**
- SEE LANDSCAPE DRAWINGS FOR PEDESTRIAN PAVING LAYOUT AND DETAILS.
 - ALL EXISTING UTILITIES TO REMAIN SHALL BE ADJUSTED TO FINISHED GRADE.
 - SEE LANDSCAPE DRAWINGS FOR GRADING BETWEEN PL AND BUILDING ENVELOPE.
 - ALL IMPROVEMENTS WITHIN CITY RIGHT-OF-WAY SHALL BE CONSTRUCTED PER CITY STANDARDS.
 - SEE STRUCTURAL DRAWINGS FOR EXTERIOR WALL DETAILS. SEE ARCHITECTURAL DRAWINGS FOR WATERPROOFING AND WALL DRAINAGE.
 - SEE ARCHITECTURAL PLANS BY OTHERS FOR GARAGE GRADING.

- NOTES:**
- SURVEYORS CONFIRMATION ON THE GIVEN DATA PRIOR TO CONSTRUCTION IS REQUIRED AND NO EARTHWORK IS ALLOWED PRIOR TO THE SURVEYORS CONFIRMATION.
 - ANY TREE REMOVAL REQUIRES APPLICATION TO PERMIT AND CONTACTING THE CITY ARBORIST. THE SUGGESTED REMOVAL IN THIS DRAWING IS FOR THE GRADING DESIGN AND THE SOUL F THIS DRAWING DOES NOT BEAR THE PERMISSION FOR ANY TREE REMOVAL.
 - FOR THE REMOVAL OF THE TREES CONTRACTOR SHOULD COORDINATE WITH THE ARCHITECT AND LANDSCAPE DESIGNER OF THE PROJECT.

BASIS OF BEARING

FOR THE BEARING PLEASE SEE THE SURVEYING MAP PREPARED BY GARY D. CARNES AS THE PRELIMINARY DRAWING. SURVEYORS CONFIRMATION ON THE GIVEN DATA PRIOR TO CONSTRUCTION IS REQUIRED AND NO EARTHWORK IS ALLOWED PRIOR TO THE SURVEYORS CONFIRMATION. SEE BENCHMARK NOTE ON THE SURVEYING MAP.



PADIR
CONSULTING ENGINEER

REGISTERED PROFESSIONAL ENGINEER
CIVIL/STRUCTURAL/ENR. SERVICES
C.E. LICENSE # C-40000
415-768-0000
WWW.PADIR.US

REGISTERED PROFESSIONAL ENGINEER
AMIN GHAFORPOUR
C84986
Exp. 3/31/24
CIVIL
STATE OF CALIFORNIA

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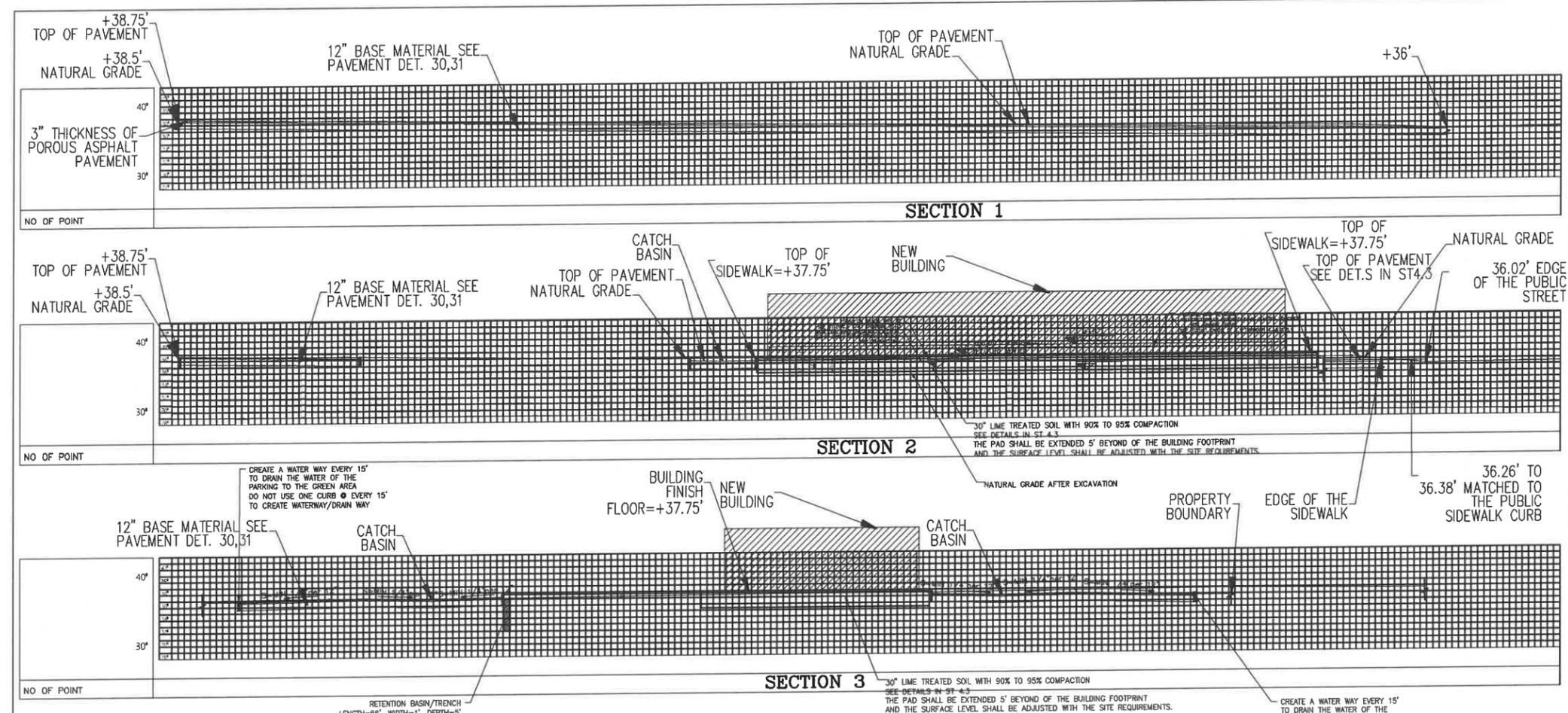
PROJECT TITLE:
**DR. VERNA LEE SCHUETTER
RETAIL STORE
1550 HUMPHREY DRIVE,
SUISUN CITY CA. 94585**

DESCRIPTION	DATE
APPROVED FOR PERMIT	04/11/2024
APPROVED FOR PERMIT	04/11/2024
RESPONSE TO THE COMMENTS	04/12/2024

PROPOSED PLAN ELEVATIONS AND SLOPES PART B

PROJECT NO	545-18098
DATE	1
DESIGNER	AMIN GHAFORPOUR
CHECKED BY	HEYDAR ABBASI
APPROVED BY	HEYDAR ABBASI
DESIGNED BY	AMIN GHAFORPOUR
APPROVED BY	AMIN GHAFORPOUR
FIELD	CIVIL
DATE	05/09/2023
REV. NO	
	545-DR-2-
	CI-4.2

**PROPOSED PLAN
ELEVATIONS AND SLOPES PART B 1/8"=1'**



GENERAL NOTE:
OF THE GAS PIPE SHALL BE UNDERGRADED A MINIMUM OF 18" BELOW THE FINISH GRADE AND A MINIMUM OF 12" ABOVE THE GRADE. THE GAS PIPE SHALL BE UNDERGRADED A MINIMUM OF 18" BELOW THE FINISH GRADE AND A MINIMUM OF 12" ABOVE THE GRADE. THE GAS PIPE SHALL BE UNDERGRADED A MINIMUM OF 18" BELOW THE FINISH GRADE AND A MINIMUM OF 12" ABOVE THE GRADE.

NOTES:
1. EARTHWORK QUANTITIES ARE BASED ON NEAT LINE QUANTITIES AND DOES NOT FACTOR IN ANY SHRINKAGE ADJUSTMENTS. CONTRACTOR'S BID SHALL INCORPORATE SHRINKAGE BASED ON ACTUAL FIELD CONDITIONS AND GEOTECHNICAL RECOMMENDATIONS.
2. EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION.

General Construction Requirements
Utility trenches extending underneath all traffic areas must be backfilled with native or import soil materials and compacted to relative compaction of 90% to within 12 inches of the subgrade. The upper 12 inches should be compacted to 95% relative compaction in accordance with Laboratory Test Procedure ASTM D1557. Backfilling and compaction of these trenches must also meet the requirements set forth by the City of Suisun, Department of Public Works.

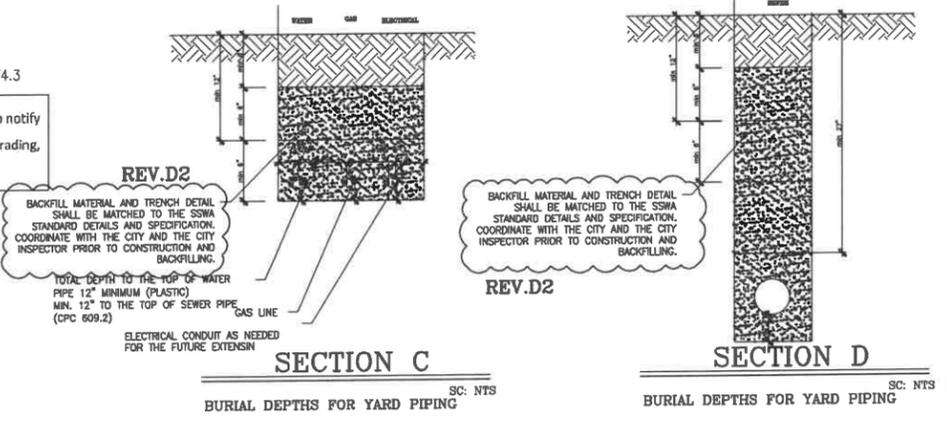
Applicable safety standards require that trenches in excess of 5 feet must be properly shored or that the walls of the trench slope back to provide safety for installation of lines. If trench wall sloping is performed, the inclination should vary with the soil type and applicable OSHA Safety Standards. The soils at the site are considered to be Type B, except where groundwater is encountered Type C should be used.

With respect to state-of-the-art construction or local requirements, utility lines are generally bedded with granular materials. These materials can convey surface or subsurface water beneath the structures. It is, therefore, recommended that all utility trenches which possess the potential to transport water be sealed with a compacted impervious cohesive soil material or lean concrete where the trench enters/exits the building perimeter. This impervious seal should extend a minimum of 2 feet away from the building perimeter.

IMPORTANT NOTE—LIME TREATED PAD FILL AND COMPACTION:

- 1—THIS BUILDING IS BUILT OVER THE COMPACTED FILL (PAD) SINCE THE SOIL IS AN EXPANSIVE SOIL AND THERE IS THE POTENTIAL OF LIQUEFACTION.
- 2—SEE FOUNDATION CONSTRUCTION PROCEDURE IN ST4.3
- 3—SEE SOIL LIME TREATED PAD SPECIFICATION IN ST4.3
- 4—SEE SOIL ENGINEERING TEST AND OBSERVATION REQUIREMENTS ON ST3.3, ST4.1 THROUGH ST4.3

1. It should be noted that it is the responsibility of the owner or his representative to notify **KC ENGINEERING CO.**, in writing, a minimum of two working days before any clearing, grading, or foundation excavation operations can commence at the site.



PADIR
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CIVIL, STRUCTURAL, ENG. SERVICES
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REGISTERED PROFESSIONAL ENGINEER
AMIN GHAFORPOUR
C84986
Exp. 3/31/24
STATE OF CALIFORNIA

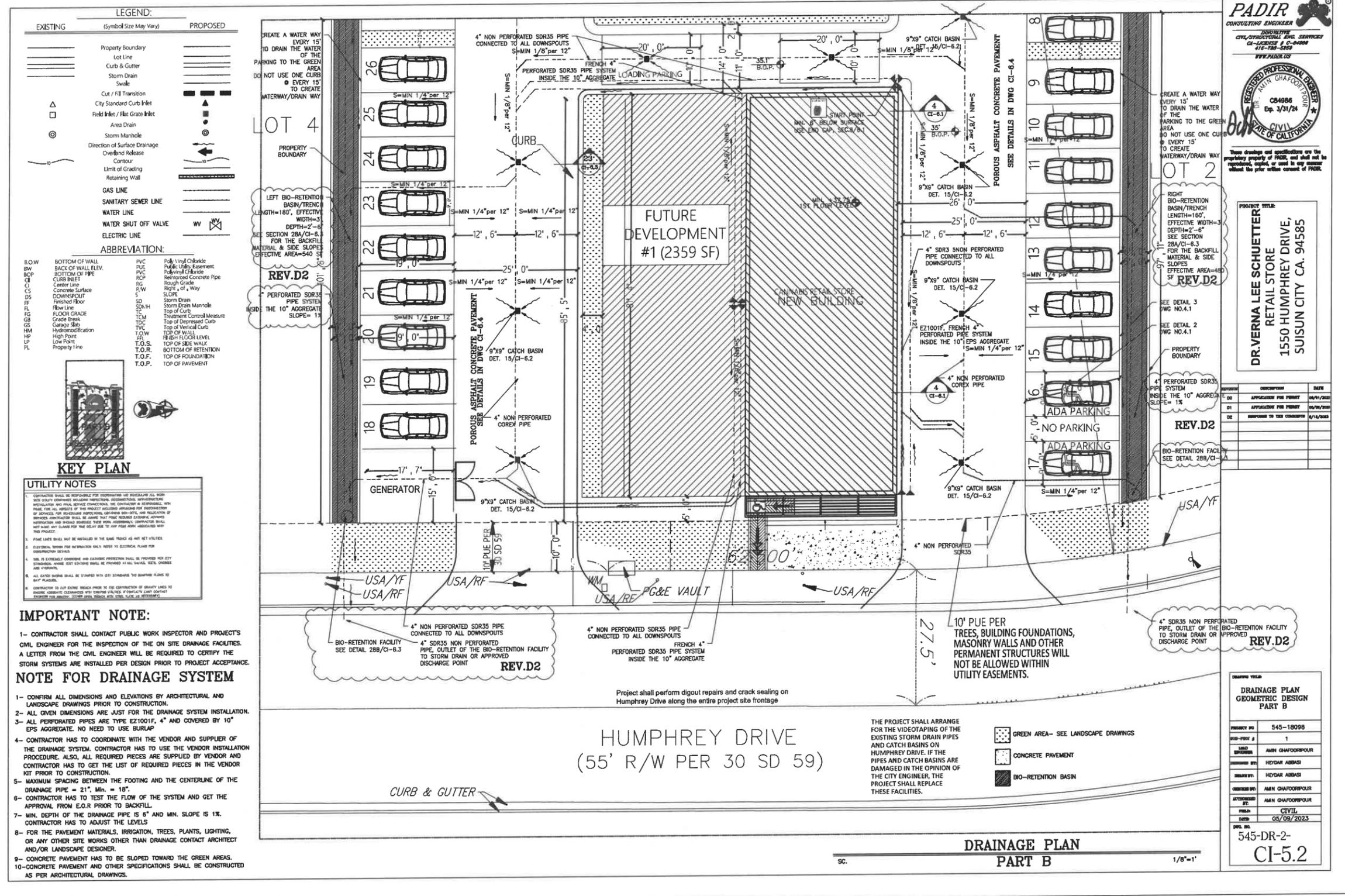
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PROJECT TITLE:
DR.VERNA LEE SCHUETTER
RETAIL STORE
1550 HUMPHREY DRIVE,
SUISUN CITY CA. 94585

NO.	DESCRIPTION	DATE
00	APPLICATION FOR PERMIT	06/17/2023
01	APPLICATION FOR PERMIT	06/16/2023
02	RESPONSE TO THE COMMENTS	6/14/2023

PROJECT TITLE:
LONGITUDINAL PROFILE
STATION 1&2&3

PROJECT NO.	545-18098
DWG. NO.	1
DESIGNED BY:	AMIN GHAFORPOUR
CHECKED BY:	HEYDAR ARBAZI
DATE:	05/09/2023
SCALE:	CIVIL
DATE:	05/09/2023
PROJECT NO.:	545-DR-2-
DWG. NO.:	CI-4.3

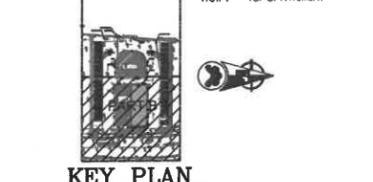


LEGEND:

EXISTING	(Symbol Size May Vary)	PROPOSED
Property Boundary	---	---
Lot Line	---	---
Curb & Gutter	---	---
Storm Drain	---	---
Swale	---	---
Cut / Fill Transition	---	---
City Standard Curb Inlet	---	---
Field Inlet / Flat Grate Inlet	---	---
Area Drain	---	---
Storm Manhole	---	---
Direction of Surface Drainage	---	---
Overland Release	---	---
Contour	---	---
Limit of Grading	---	---
Retaining Wall	---	---
GAS LINE	---	---
SANITARY SEWER LINE	---	---
WATER LINE	---	---
WATER SHUT OFF VALVE	---	---
ELECTRIC LINE	---	---

ABBREVIATION:

B.O.W	BOTTOM OF WALL	PVC	Poly Vinyl Chloride
BW	BACK OF WALL ELEV.	PUE	Public Utility Easement
BOP	BOTTOM OF PIPE	PUE	Public Utility Easement
CI	CURB INLET	RCP	Reinforced Concrete Pipe
CS	Center Line	RG	Rough Grade
CT	Concrete Surface	R/W	Right of Way
DS	DOWNSPOUT	SD	SLOPE
FF	Finished Floor	SDM	Storm Drain Manhole
FL	Flow Line	TCM	Treatment Control Measure
FG	FLOOR GRADE	TWC	Top of Vertical Curb
GB	Grade Break	TOW	TOP OF WALL
GS	Garage Slab	FL	FINISH FLOOR LEVEL
HM	Hydro Modification	T.O.S.	TOP OF SIDE WALK
HP	High Point	T.O.R.	TOP OF RETENTION
LP	Low Point	T.O.F.	TOP OF FOUNDATION
PL	Property Line	T.O.P.	TOP OF PAVEMENT



UTILITY NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND INSTALLING ALL UTILITIES WITH EXISTING UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND OTHER AGENCIES.
- ALL UTILITIES SHALL BE INSTALLED IN THE SAME TRENCH AS ANY OTHER UTILITIES.
- ELECTRICAL NOTES FOR INFORMATION ONLY REFER TO ELECTRICAL PLANS FOR DIMENSIONS AND DEPTHS.
- SEE ELECTRICAL NOTES FOR INFORMATION ONLY REFER TO ELECTRICAL PLANS FOR DIMENSIONS AND DEPTHS.
- ALL UTILITIES SHALL BE INSTALLED IN THE SAME TRENCH AS ANY OTHER UTILITIES.
- CONTRACTOR TO OBTAIN PERMITS PRIOR TO THE CONSTRUCTION OF UTILITIES LINES TO AVOID CONFLICTS WITH EXISTING UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

IMPORTANT NOTE:

- CONTRACTOR SHALL CONTACT PUBLIC WORK INSPECTOR AND PROJECT'S CIVIL ENGINEER FOR THE INSPECTION OF THE ON SITE DRAINAGE FACILITIES. A LETTER FROM THE CIVIL ENGINEER WILL BE REQUIRED TO CERTIFY THE STORM SYSTEMS ARE INSTALLED PER DESIGN PRIOR TO PROJECT ACCEPTANCE.

NOTE FOR DRAINAGE SYSTEM

- CONFIRM ALL DIMENSIONS AND ELEVATIONS BY ARCHITECTURAL AND LANDSCAPE DRAWINGS PRIOR TO CONSTRUCTION.
- ALL GIVEN DIMENSIONS ARE JUST FOR THE DRAINAGE SYSTEM INSTALLATION.
- ALL PERFORATED PIPES ARE TYPE E21001F, 4" AND COVERED BY 10" EPS AGGREGATE. NO NEED TO USE BURLAP.
- CONTRACTOR HAS TO COORDINATE WITH THE VENDOR AND SUPPLIER OF THE DRAINAGE SYSTEM. CONTRACTOR HAS TO USE THE VENDOR INSTALLATION PROCEDURE. ALSO, ALL REQUIRED PIECES ARE SUPPLIED BY VENDOR AND CONTRACTOR HAS TO GET THE LIST OF REQUIRED PIECES IN THE VENDOR KIT PRIOR TO CONSTRUCTION.
- MAXIMUM SPACING BETWEEN THE FOOTING AND THE CENTERLINE OF THE DRAINAGE PIPE = 21", MIN. = 18".
- CONTRACTOR HAS TO TEST THE FLOW OF THE SYSTEM AND GET THE APPROVAL FROM E.O.R PRIOR TO BACKFILL.
- MIN. DEPTH OF THE DRAINAGE PIPE IS 6" AND MIN. SLOPE IS 1%. CONTRACTOR HAS TO ADJUST THE LEVELS.
- FOR THE PAVEMENT MATERIALS, IRRIGATION, TREES, PLANTS, LIGHTING, OR ANY OTHER SITE WORKS OTHER THAN DRAINAGE CONTACT ARCHITECT AND/OR LANDSCAPE DESIGNER.
- CONCRETE PAVEMENT HAS TO BE SLOPED TOWARD THE GREEN AREAS.
- CONCRETE PAVEMENT AND OTHER SPECIFICATIONS SHALL BE CONSTRUCTED AS PER ARCHITECTURAL DRAWINGS.

PADIR
CONSULTING ENGINEER

REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING
No. 44886
Exp. 3/31/24

DR. VERNA LEE SCHUETTER
REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING
No. 44886
Exp. 3/31/24

PROJECT TITLE:
DR. VERNA LEE SCHUETTER
RETAIL STORE
1550 HUMPHREY DRIVE,
SUISUN CITY CA. 94585

NO.	DESCRIPTION	DATE
01	APPLICATION FOR PERMIT	10/19/2021
02	RESPONSE TO THE COMMENTS	1/14/2022

REVISIONS

NO.	DESCRIPTION	DATE
REV.D2	BIO-RETENTION FACILITY SEE DETAIL 28B/CI-6.3	
REV.D2	SEE DETAIL 3 WG NO.4.1	
REV.D2	SEE DETAIL 2 WG NO.4.1	
REV.D2	BIO-RETENTION FACILITY SEE DETAIL 28B/CI-6.3	

DRAINAGE PLAN GEOMETRIC DESIGN PART B

PROJECT NO.	545-18098
DWG. FILE #	1
LEAD ENGINEER	AMN GHAFORPOUR
DESIGNED BY	HEYDAR ABBASI
CHECKED BY	HEYDAR ABBASI
DESIGNED BY	AMN GHAFORPOUR
APPROVED BY	AMN GHAFORPOUR
FIELD	CIVIL
DATE	05/09/2023
DWG. NO.	545-DR-2-CI-5.2

THE PROJECT SHALL ARRANGE FOR THE VIDEO TAPING OF THE EXISTING STORM DRAIN PIPES AND CATCH BASINS ON HUMPHREY DRIVE. IF THE PIPES AND CATCH BASINS ARE DAMAGED IN THE OPINION OF THE CITY ENGINEER, THE PROJECT SHALL REPLACE THESE FACILITIES.

GREEN AREA - SEE LANDSCAPE DRAWINGS
CONCRETE PAVEMENT
BIO-RETENTION BASIN

HUMPHREY DRIVE
(55' R/W PER 30 SD 59)

DRAINAGE PLAN PART B

1/8"=1'

Appendix C - Sample Certificate of Completion.

CERTIFICATE OF COMPLETION

This certificate is filed out by the project applicant upon completion of the landscape project.

PART 1. PROJECT INFORMATION SHEET

Date	
Project Name	Telephone No.
Name of Project Applicant	Fax No.
Title	Email Address
Company	Street Address
City	State
	Zip Code

Project Address and Location:

Street Address	Parcel, tract or lot number, if available.
City	Latitude, longitude (optional)
State	Zip Code

Property Owner or his/her designee:

Name	Telephone No.
	Fax No.
Title	Email Address
Company	Street Address
City	State
	Zip Code

Property Owner

"I/We certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Property Owner Signature _____ Date _____

Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the local agency _____
2. Date the Landscape Documentation Package was approved by the local agency _____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor _____

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

"I/We certify that based upon periodic site observations, the work has been completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature*	Date
Name (print)	Telephone No.
	Fax No.
Title	Email Address
License No. or Certification No.	
Company	Street Address
City	State
	Zip Code

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

PART 3. IRRIGATION SCHEDULING

Attach parameters for setting the irrigation schedule on controller per ordinance Section 492.10.

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11.

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT

Attach Landscape Irrigation Audit Report per ordinance Section 492.12.

PART 6. SOIL MANAGEMENT REPORT

Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section 492.6.

Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.6.

These forms are for reference only and won't be filled out until the landscaping is installed and reviewed

WATER EFFICIENT LANDSCAPE WORKSHEET										
Date: 8/24/2023		Project: Cannabissary - Retail		Address: 1540 Humphrey Dr., Suisun City, CA		Total Planted Area (sq.ft.): 8,292				
Reference Evapotranspiration (Eto): 45.2 Suisun Valley										
HYDRO ZONE NO.	VALVES	HYDRO ZONE DESC.	Plant Factor PF	Irrig. Method	Irig. Efficiency IE	ETAF PFAE	LDSCP AREA Square Feet	ETAF x Area	Estimated Total Water Use (Gal.)	
Regular Landscape Areas										
1	2,4,5,7	Drip, low water, sun	0.3	Drip	0.81	0.3704	6,491	2404.07	67,372	
2	3,6	Drip, low water, tree	0.3	Drip	0.81	0.3704	50	18.52	519	
3	1,8	Drip, med water, shrub	0.5	Drip	0.81	0.6173	1,751	1080.86	30,290	
4										
5										
6										
7										
8										
							Totals	8,292	3,503	98,181
Special Landscape Areas										
							1			
							1			
							1			
							Totals	0		
							ETWU Total		98,181	
							Maximum Allowed Water Allowance (MAWA)		104,669	
ETAF for MAWA calc: 0.46 MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]										
ETAF Calculations										
Regular Landscape Areas										
Total ETAF x Area									3,503	
Total Area									8,292	
Average ETAF									0.42	
All Landscape Areas										
Total ETAF x Area									3,503	
Total Area									8,292	
Sitewide ETAF									0.42	

LANDSCAPE DOCUMENTATION PACKAGE CHECKLIST

- 1 - PROJECT INFORMATION
 - a Date - 8/24/23
 - b Applicant - Greg Lewis - Landscape Architect
 - c Project Address - 1540 Humphrey Dr., Suisun City, CA
 - d Total Landscape Area - 8292 sf
 - e Type of project - Retail Commercial Building
 - f Water provider - Suisun City Utility Services
 - g Checklist of all documents in package - see this page
 - h Contacts of Applicant - Greg Lewis - Landscape Architect
lewislandscape@sbglobal.net
office phone (831) 359-0960
Owner - Verna Lee Schuetter vemalee@gmail.com
- i "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package"

Owner Signature _____ Date _____

2 - WATER EFFICIENT LANDSCAPE WORKSHEETS - SEE SHEET L0

3 - SOIL MANAGEMENT REPORT
This will be done and submitted after rough grading

4 - LANDSCAPE DESIGN PLAN
See sheets L1

5 - IRRIGATION DESIGN PLAN
See sheets L2

6 - GRADING DESIGN PLAN
See Civil Grading Plan by Civil Engineers

The following items are required when the landscape construction is complete

CERTIFICATION OF COMPLETION
Project information sheet

Certification that the landscape project has been installed per the approved Landscape Documentation Package

Irrigation Scheduling

Landscape and Irrigation Maintenance Schedule

Irrigation Audit Report

Documentation verifying implementation of soil report recommendations



Gregory Lewis
Landscape Architect

#2176
736 Park Way
Santa Cruz, CA 95065
(831) 359-0960
lewislandscape@sbglobal.net

CLIENT:

VERNA LEE SCHUETTER
vemalee@gmail.com



RETAIL STORE
1540 HUMPHREY DR.,
SUISUN CITY, CA 94585

REV#	DESCRIPTION	DATE
	LANDSCAPE PLAN SUBMITTAL	08/23/2023
	LANDSCAPE PLAN SUBMITTAL	09/04/2023

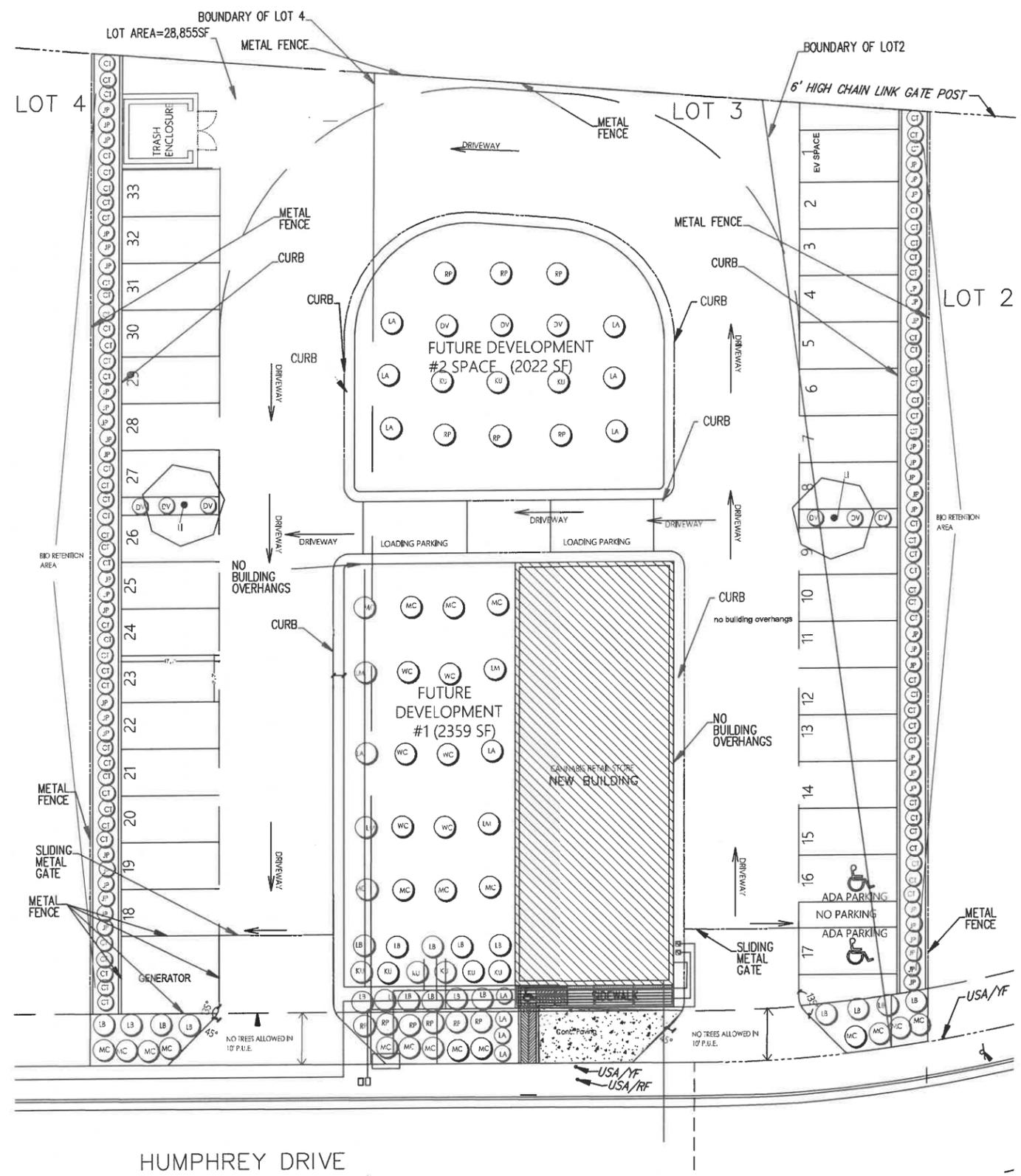
PROJECT #: _____
DATE: 2023.08.24
CHECKED BY: GL

LANDSCAPE DOCUMENTATION

L0

LANDSCAPE SHEET INDEX

- L0 - Landscape Documentation
- L1 - Planting Plan
- L2 - Irrigation Plan
- L3 - Hydrozone Plan
- L4 - Landscape Details
- L5 - Landscape Specifications
- L6 - Plant Images



Plant Legend

KEY	QTY	SIZE	W/C	ECOLOGICAL NAME	COMMON NAME
U	2	15'	LOW	Lagerkeemia fuscata	Crope Myrtle (deciduous)
SHRUBS					
DV	9	5'	LOW	Dalies vegata	Fortnight Lily
WC	6	5'	LOW	Westlingia composita or Morning Light	Coast Rosemary
GROUND COVERS					
LB	19	1'	LOW	Lomandra Breese	Lowender
LA	12	1'	LOW	Lomandra Provencia	Low Purple Lantana
LM	4	1'	LOW	Lomandra montendensis	Red Hot Poker
KU	9	1'	LOW	Kniphofia uvarka	Low Rosemary
RP	12	1'	LOW	Rosmarinus Huntington Carpet	Pink Muhly
MC	21	1'	LOW	Muhlenbergia capillaris	
BIO-RETENTION PLANTS					
JP	46	5'	MED	Juncus patens Ek Blue	Gray Rush
CT	73	5'	MED	Chondropetalum tectatum	Small Cape Rush

Planting Notes

- See sheets L4 and L5 for detailed Irrigation Plan, Details, and Specifications.
- Exact location of plants on site to be adjusted so as to best coordinate with sprinkler head locations, light, drainage features, and swales.
- Don't install top dress mulch that will float in the part of the bio retention area that floods.
- Use 3 inch deep mulch in all planting areas. Provide owner with different mulch samples and prices including a Viceroy Recycling Mahogany Wrester Mulch or Premium Wood Chips.
- Install plants for all plant circles shown on the plan even if they aren't labeled. Call for clarification. For bidding purposes, if no one is available to answer questions, assume that any plant circle scaled less than 8" wide is 5 gal. size and any circle scaled larger is 2" box size.
- The plan is schematic. Don't install plants too close to edges of paving or buildings. Keep valves and quick couplers away from trees.
- See specs concerning soil amendments and fertilizer. For bidding purposes until the soil fertility test is done, bid 6 cubic yards of mineral reduced-sulfur and 16 pounds of 12-2-12 fertilizer flat into the top 6" to 8" of soil after ripping soil to 12" deep, except under existing tree, in bio retention areas or on steep slopes. Bio retention areas have special soil specified by the civil engineer.
- See Civil Plans for maintenance notes for maintaining bio retention areas. Maintenance should include keeping areas clear of mulch and debris, watering plant material as needed, and keeping a dense cover of vegetation growing on the swale area. Use as minimal amount as necessary of fertilizer in this area. Use none if possible. Don't use other agricultural chemicals in this area if possible. Keep debris to the swale clear of debris so that water is not blocked from flowing into the swale.
- Make sure you are bidding and doing installation using the most recent set of landscape plans. Contact the landscape architect to verify this.
- Install 3 inches of composted, non-biodegradable mulch in areas between storm water treatment plantings and on side slopes of storm water treatment areas. Use 7/8" dia gravel mulch in these areas if the city allows because it won't float.
- All planting areas to be surrounded with 6 inch high concrete curb except where runoff needs to flow into the planter. See civil plans for curb locations and details.
- All locations of curb openings where runoff flows into bio retention areas shall be 4" to 6" dia, crushed rock so that the runoff does not erode the bio retention area soil.

NOTE: THIS DRAWING REFLECTS ONLY THE LANDSCAPING. CONTRACTOR TO USE THESE DRAWINGS ONLY FOR THE LANDSCAPE PURPOSES. ALL CONSTRUCTION DIMENSIONS SHALL BE BASED ON THE CIVIL ENGINEERING AND ARCHITECTURAL DRAWINGS. CONTRACTOR SHOULD NOT USE THESE DRAWINGS FOR ANY CONSTRUCTION PURPOSES.



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Architect**
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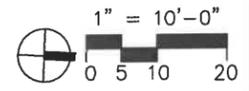
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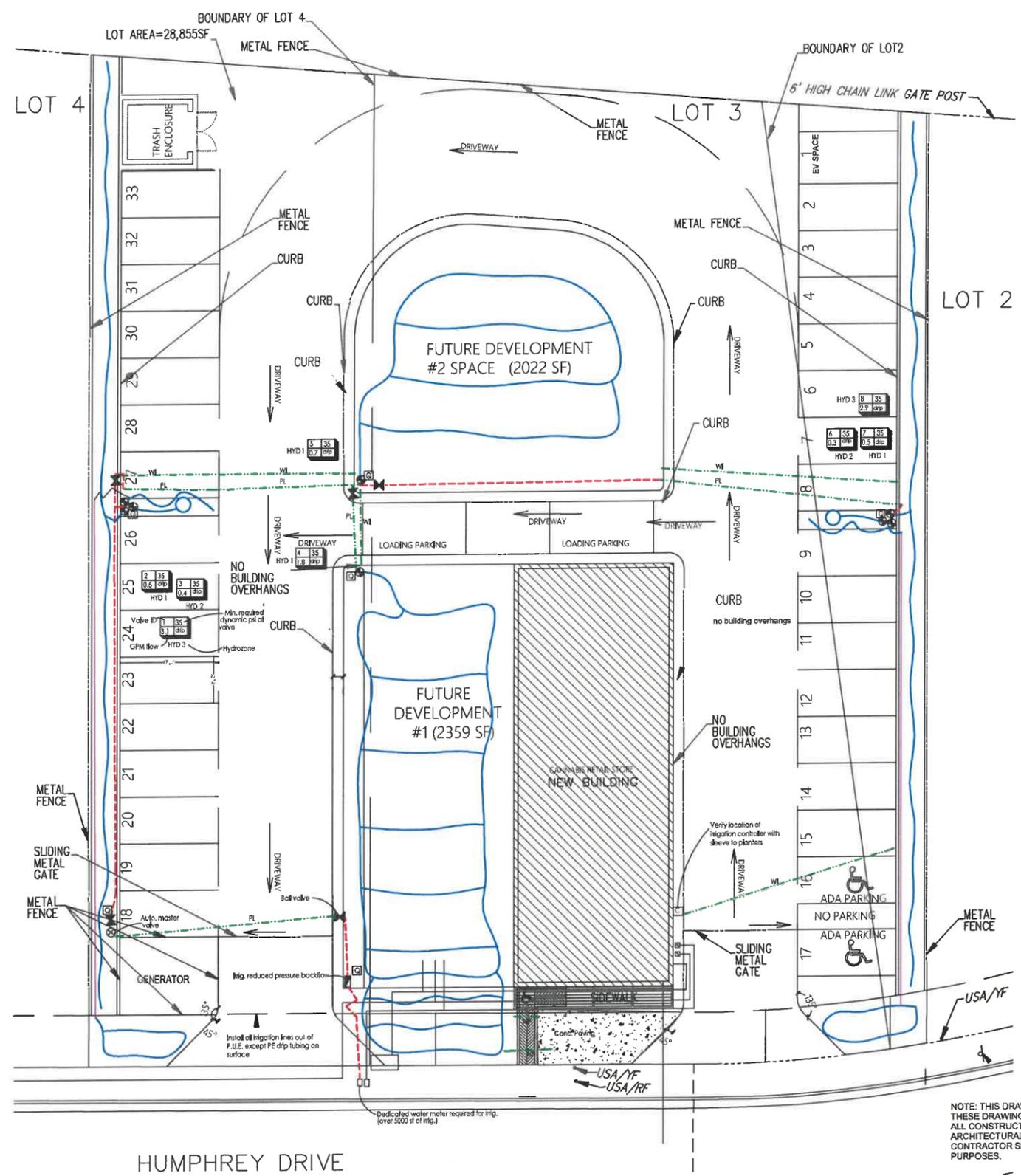
REV#	DESCRIPTION	DATE
06/02/22	LANDSCAPE PLAN SUBMITTAL	06/02/22
06/02/23	LANDSCAPE PLAN SUBMITTAL	06/02/23

PROJECT #:
DATE: 2023.08.24
CHECKED BY: GL

PLANTING
PLAN

L1





Irrigation Legend

KEY	MANUF.	MANUF. #	DESCRIPTION
CG 5304.31	Hunter	IC4004M	12 station Controller with 4 programs and expand modules for 12 stations
			will mount exterior with Wireless Solar Sync OnSite Weather Station. Controller will change its program based on current weather conditions. Initial wireless sensor on roof gutter in the sun where it will get rain. Ask owners if they would prefer a WiFi controller instead of using Solar Sync - WiFi requires internet connection
	Reboco	855V BV 3/4"	Reduced pressure backflow preventor
	Hunter	ICV101-G	Automatic master valve - 1" globe valve below grade in valve box. Install Hunter Flow Clk and FCI Sensor
	Hunter		Manual shut-off valve in valve box same size as pressure line
	Rainbird	330LR	3/4" quick coupler with locking cover and 2 piece body - provide one valve key and one hose swivel
	Hunter	IC2101-25	1" globe valve with 1" drip filter and 25 psi pressure regulator below grade in valve box large enough to service the filter. This kit is good for up to .5 to 1.5 GPM flow.
			Nonpressure line - Sch 40 PVC 3/4" unless noted for larger size - 12" cover - pipes less than 2" to be Sch 40 PVC
			1" Pressure line - Sch 40 PVC - 18" of cover (24" of cover under A.C. paving)
			Lines Under Paving - Sch 40 PVC - 24" of cover
			Pressure line - 1" Sch 40 PVC
			Non Pressure line - 1" Sch 40 PVC
			1-1/2" gray elec. conduit for control wires.

All lines under pavement to be sleeved using a Sch 40 PVC sleeve 2 sizes larger than the pipe inside

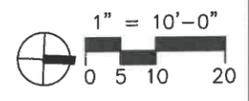
Irrigation Notes

- See sheet L4 and L5 for landscape details and specifications.
- This system is designed to operate with minimum 5 GPM of minimum 50 p.s.i. at the point of connection. If this condition is not met contact the Landscape Architect for possible re-design. If static pressure exceeds 80 psi at the point of connection a pressure regulator will be necessary. There is supposed to be approx. 100 psi static pressure in this area.
- Detector tape should be installed with any pressure lines not buried in the same trench with control wires and with any lines of any kind under paving not to a trench with control wires.
- Electric controllers should be set to water between 6:00 a.m. and 10:00 a.m. to avoid watering during times of higher wind and temperature and programmed with repeat cycles to avoid runoff.
- Irrigation schedules should reflect time of year and plant maturity.
- No changes should be made to what is shown on the plans without the written approval of the Landscape Architect
- Run extra control wires from the controller - one extra wire for each valve grouping
- The controller will not allow the irrigation to operate during rain events.
- The routing of irrigation lines is schematic on the plan. Do not put valves too close to lines. Stay 8" to 10" away if possible. Do not put pressure lines under trees. Install lines in planting areas instead of under paving wherever possible. Locate all trees with 8" or more to backfill any lines, valves, or controllers.
- See Civil engineer's grading plan.
- Do not dig trenches right next to structures such that the bearing under the foundation of the structure will fail. Check with the structural engineer or architect if you are not sure how close or how deep you can dig next to structures.
- Check with landscape architect to make sure you have most recent version of the revised landscape plans prior to doing final bid or starting construction.
- Flunks of similar waste use have been grouped together on the same circuits.
- Regular maintenance is to include the following minimum conditions:
 - Landscape shall be maintained to ensure water efficiency. On a regular schedule check, adjust, and repair the irrigation equipment, reset the controller based on weather, ozone and dechlorinator, replace mulch, fertilizer, pump, and weed landscape areas
 - Whenever possible, repair of the irrigation system shall be done with the originally specified materials or equivalent.
 - The irrigation system shall be checked at least once a year prior to start up in the spring, for runoff and overflow. If at all possible do this 1 to 2 times per month March thru October. Make adjustments and repairs as necessary to conserve water.
 - When irrigation audit as specified in the most current version of CA State MWELO will probably be required by the city, the landscape contractor is responsible for the cost of a water audit after the irrigation and landscaping is installed. He is also responsible for the cost of monitoring and fixing any major leaks the water auditor or user needs to be changed or fixed.
 - A soil fertility test and Soil Management Report as specified in the most current version of MWELO (CA State Model Water Efficient Landscape Ordinance) is to be done as soon as the soil test will be in the planter is known.
 - The controller specified require electricity for their operation. They can be installed in a different location if necessary for better access to elec. power or better security from vandalism.

Drip Irrigation Notes

- Secure larger 3/4" drip tubing 1" below grade with 7" or 11" Unshaped stakes 3 feet on center or closer so that the tubing can be found easily but does not show if the mulch gets brushed away. Cover tubing with soil and mulch and install manual flush valves at ends of tubing and make them so they can be found easily.
 - Use large tubing over top of or right next to edge of plant materials to minimize length of smaller 1/4" tubing. Secure emitters on 3/4" tubing at plant root balls. When necessary run short lengths of 1/4" tubing from emitters to plant root balls. Install stakes on 1/4" tubing at 12" on center and cover tubing with 1" of soil like mulch.
 - As the plant and plant rootball increase in size, the locations of the emitters may need to be adjusted so they are evenly spaced over the rootball.
 - Install pressure compensating emitters (with minimal difference in flow between 10 PSI and 40 PSI) at each plant on root ball (not right of stem). Use the ones that 1/4" tubing can be connected to. Other emitters may have a higher discharge rate at startup requiring larger pipe size.
- Emitter schedule:
Two 1 GPH emitters at small ground covers and shrubs (eventual size) UMLPLA/RP
Three 1 GPH emitters of medium shrubs LB/DXU/WC/CT/JP
PLACE EMITTERS DIRECTLY ON TOP OF ROOTBALLS OF JP AND CT IN NO RETENTION AREAS
Five 1 GPH emitters at vines or tall shrubs none
With shrubs that have multiple emitters, put some at edge of root ball (not right on stem) and some out under future canopy. Space emitters evenly in future root zone area.
For plants in bio retention areas put emitters right on the root ball, spread out evenly around it.

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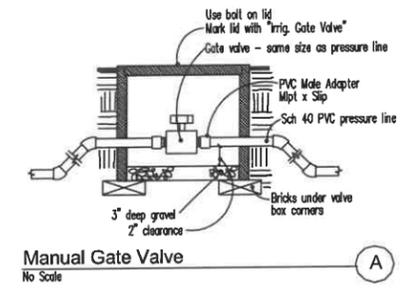
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REV #	DESCRIPTION	DATE
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	LANDSCAPE PLAN SUBMITTAL	09/20/2023

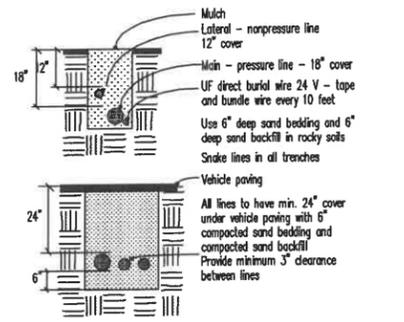
PROJECT #:
DATE: 2023.08.24
CHECKED BY: GL

IRRIGATION PLAN

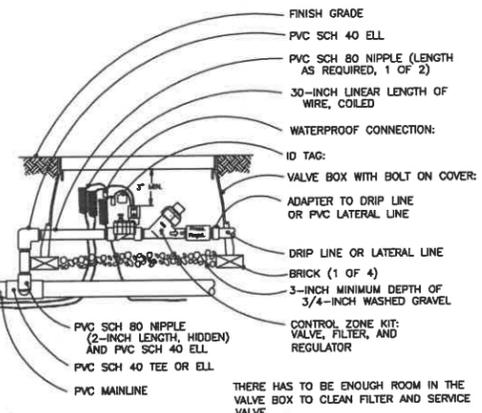
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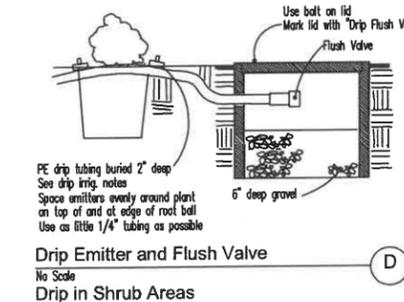
Manual Gate Valve
No Scale



Trenches/Lines
No Scale

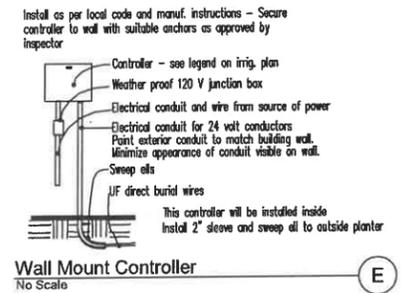


Remote Control Globe Valve, Filter and Pressure Regulator
No Scale

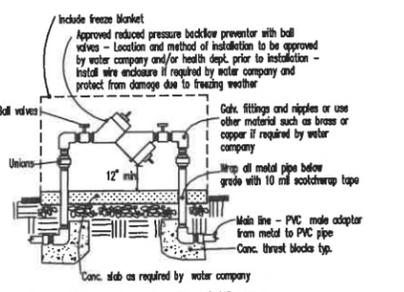


Drip Emitter and Flush Valve
No Scale

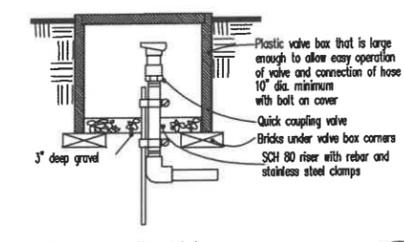
Drip in Shrub Areas



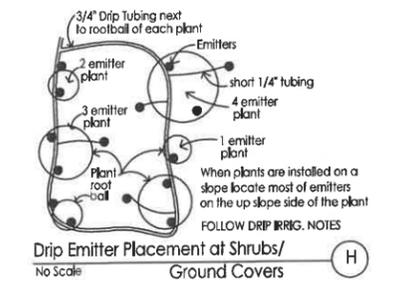
Wall Mount Controller
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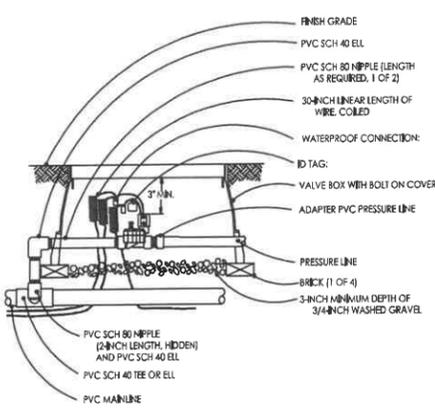
Reduced Pressure Backflow Preventor
No Scale



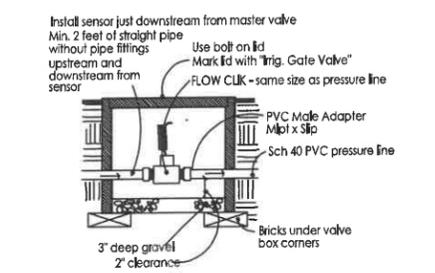
Quick Coupling Valve Below Grade
No Scale



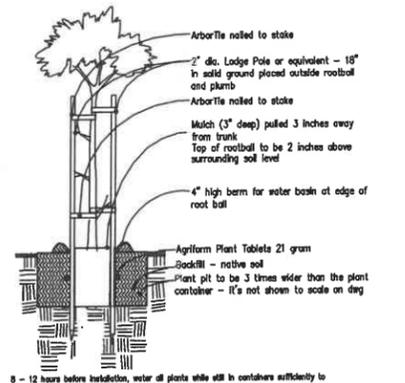
Drip Emitter Placement at Shrubs/Ground Covers
No Scale



Remote Control Master Valve
No Scale

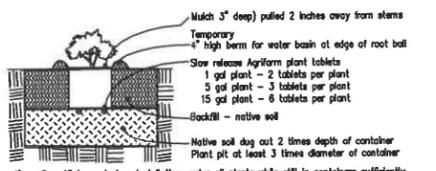


FLOW-CLIK Sensor
No Scale



- 8 - 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
- Dig hole at least 2" less deep than the container and 3 times wider than the diameter of the container the plants were delivered in.
- Gauge holes in the side of the plant pit - 2 holes per sq. ft. of wall surface
- Remove rootball carefully from container with support from below. Sever any circling roots (3/16" dia. or greater) with sharp knife. Do not pull roots apart. The severing of large roots will encourage new roots at the cuts. Install enough backfill under root ball so top of rootball ends up 2" above grade of surrounding soil when it settles. Install some of fertilizer pockets under root ball.
- Fill ground rootball with backfill mix to 1/2 its height and pack soil as you fill with shovel hands or feet being careful not to disturb root ball
- Put Agriform Plant tablet fertilizer at this level adjacent to rootball and at bottom of hole (5 tablets per 15 gal. or 5 tablets per 1 inch of caliper width. Fill the remainder of the hole with backfill and pack it.
- Water tree thoroughly by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet.
- Install stakes such that the stakes and the tree line won't damage the tree and the stakes won't lean toward each other. Cut off tops of stakes if necessary to lower below branches that could be rubbed by stakes. Install stakes so they are straight up and don't lean in to each other.

Tree Planting
No Scale



- 8 - 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
- Dig the plant hole at least 3 times the dia. and 2 times the depth of the plant container.
- Replace this mixture in bottom half of hole and walk on it. The level of it should be such that when the plant is installed and settled it will be slightly above grade of existing soil. Fill hole with water.
- Remove rootball carefully from container by tapping out, not pulling out by the stem. Sever rootball roots in 3 vertical cuts and bottom to 1/2" deep, or by cutting roots of 1/2" or larger with shears. Do not pull roots apart.
- Install fertilizer pockets under rootball of plant. Set rootball on prepared surface and fill hole to 1/2 the depth, tamping soil around rootball. Fill hole with water.
- Fill the remainder of the hole with backfill and pack it but do not tamp rootball.
- Make the water basin.
- Water shrub thoroughly within 1 hour of planting by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet
- Install mulch

Shrub Planting
No Scale

Gregory Lewis Landscape Architect
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lewislandscape@sbcglobal.net

CLIENT:
VERNA LEE SCHUETTER
vernalee@gmail.com



RETAIL STORE
1540 HUMPHREY DR.,
SUISUN CITY, CA 94585

REV#	DESCRIPTION	DATE
0000002	06/20/2022	06/20/2022
LANDSCAPE PLAN SUBMITTAL		
LANDSCAPE PLAN SUBMITTAL		

PROJECT #:
DATE: 2023.06.24
CHECKED BY: GL

LANDSCAPE DETAILS

L4



Gregory Lewis
Landscape
Architect
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736 Park Way
Santa Cruz, CA 95065
(831) 359-0960
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DATE	06/20/2022
	06/20/2023
REV #	DESCRIPTION
	LANDSCAPE PLAN SUBMITTAL
	LANDSCAPE PLAN SUBMITTAL

PROJECT #:
DATE: 2023.08.24
CHECKED BY: GL

LANDSCAPE
SPECIFICATIONS

L5

GENERAL CONDITIONS – SOIL PREPARATION, PLANTING, AND IRRIGATION

1.1. QUALITY ASSURANCE:
A. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this section.
B. It is the Contractor's responsibility to verify all information contained in the plans and specifications and to notify the Architect of any discrepancy prior to ordering products or commencing with the work.
C. Check and verify dimensions, reporting any variations to the Architect before proceeding with the work.

1.2. CONTRACTOR COORDINATION
A. It is the responsibility of the Landscape Contractor to familiarize himself with all grade differences, location of walls, retaining walls, etc., and to coordinate work with the General Contractor.

1.3. DIMENSIONS AND SCALE
A. Dimensions are to take precedence over scale at all times. Large scale details are to take precedence over those of small scale. Dimensions shown on plans shall be adhered to insofar as it is possible, and no deviation from such dimensions shall be made except with the consent of the Architect. The Contractor shall verify all dimensions of the site and shall be solely responsible for same or deviations therefrom.

1.4. LAWS AND REGULATIONS
A. The Contractor shall conform to and abide by all city, county, state and federal building, labor and sanitary laws, ordinances, rules, and regulations.

1.5. LICENSES AND PERMITS
A. The Contractor shall give all notices and procure and pay for all permits and licenses that may be required to complete the work.

1.6. SUBMITTALS
A. All the request of the owner or the Landscape Architect, submit manufacturer's and/or supplier's specifications and other data needed to prove compliance with the specified requirements including certificates stating quantity, type, composition, weight, and origin of all amendments, chemicals, import soil, planter mix, plants, and irrigation equipment used on the site.
1.7. PRODUCT SUBSTITUTIONS
A. Any product substitutions shall be requested in writing. The Landscape Architect must approve or refuse any substitutions in writing. Lack of written approval will mean the substitution is not approved. Any difference in cost to the Contractor of a less expensive substitution shall be credited to the Owner's account.

1.8. ERRORS AND OMISSIONS
A. The Contractor shall not take advantage of any unintentional error or omission in the drawings or specifications. He will be expected to furnish all necessary materials and labor that are necessary to make a complete job to the true intent and meaning of these specifications. Should there be discrepancies in the drawings or specifications, the contractor shall immediately call the attention of the Architect to same and shall receive the complete instructions in writing.

1.9. INSPECTIONS/REVIEWS DEFINITION
A. Inspection or observation as used in these specifications means visual observation of materials, equipment, or construction work on an intermittent basis to determine that the work is in substantial conformance with the contract documents and the design intent. Such inspection or observation does not constitute acceptance of the work nor shall it be construed to relieve the contractor in any way from his responsibility for the means and methods of construction or for safety on the construction site. Inspection or observation will be done by the Landscape Architect only if requested by the owner in writing. This service will require a written contract for additional fees.

LANDSCAPE IRRIGATION

PART 1 – GENERAL
1.1. WORK INCLUDED
A. The work includes but is not necessarily limited to the furnishing of all materials, equipments, and labor required to install a complete irrigation system.

1.2. GUARANTEE. The entire sprinkler system shall be guaranteed by the Contractor in writing to be free from defects in material and workmanship for a period of one year from acceptance of the work. The guarantee shall include repair of any trench settlement occurring within the guarantee period, including related damage to paving, landscaping, or improvements of any kind.

1.3. REVIEWS
A. Request the following reviews prior to progressing with the work: (1) Layout of system (2) Depth of lines prior to backfilling (3) Coverage adjustment of all heads, valve boxes and operation of system.

1.4. WATER PRESSURE
A. Verify the existence of the minimum acceptable volume of water at the minimum acceptable dynamic pressure as per plan at the point of connection at the earliest opportunity, reporting insufficient volume and/or pressure to the Landscape Architect. Contractor is responsible for cost of installation of pressure regulator if pressure exceeds 80 psi.

1.5. UTILITIES
A. Verify the location of all existing utilities and services in the line of work before excavating. Take all precautionary measures necessary to avoid damaging

1.6. ELECTRICAL CONNECTION
A. Verify existence of 110 Volt 20 Amp. circuit for irrigation controller (by other) at location noted on plan for installation of controller.

PART 2 – PRODUCTS

2.1. PIPE
A. Plastic pipe to be polypropylene chlorinated, marked 1120-1220, and bearing the seal of the National Sanitation Foundation. Use Schedule 40 polypropylene chlorinated fittings bearing the seal of the National Sanitation Foundation, and complying with ASTM D2466 for pressure line and also for any water lines under asphalt paving. Use Sch. 40 PVC for lateral lines in planting areas unless stronger pipe is specified in the irrigation legend. For joining, use a solvent complying with ASTM D2466 and recommended by the manufacturer of the approved pipe. Pipe is to be continuously and permanently marked with the manufacturer's name, pipe size, schedule number, type of material, and code number.
B. Galvanized steel pipe is to comply with ASTM A120 or ASTM A53, galvanized, Schedule 40, threaded, coupled, and not-to-be galvanized. Use 150 lb. rated galvanized malleable iron, bonded pattern fittings. Wrap all galvanized pipe below grade with 2" wide, 10 mil. plastic wrapping tape (ESD Scotch wrap or equal).
C. Drip tubing is to be as noted on plans. Use compression fittings.

2.2. CONTROL WIRE
A. Use type UF direct burial wire minimum size #14, copper, U.L. approved for irrigation control use for runs of 1000 feet or less. For longer runs consult with Landscape Architect. Use 3M DBV Direct Bury Wire Splice Kits or dry splice type wire connectors of equal quality. No underground splices will be allowed without a splice box.

2.3. OTHER MATERIALS
A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

PART 3 – EXECUTION

3.1. SURFACE CONDITIONS
A. Examine the area and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.

3.2. EXCAVATION
A. Trenches may be excavated either by hand or machine, but shall not be wider than is necessary to lay the pipe. Care should be taken to avoid damage to existing water lines, utility lines, and roots of plants to be saved.
B. Minimum depth of cover for buried pipelines shall be: 1. Eighteen (18) inches for machine pressure piping. 2. Eighteen (18) inches for 24 volt wiring from controllers to remote control valves. 3. Twelve (12) inches for lateral distribution lines. 4. Twenty-four (24) inches, minimum cover, with 6" sand bedding and 6" sand cover for any pipe or wire sleeve under A.C. paving.
C. Under existing paving, piping may be installed by jacking, boring, or hydraulic driving except that no hydraulic driving will be permitted under asphalt concrete pavement (except pipes and sleeves under A.C. paving are to be installed prior to installation of the paving). Where cutting or breaking of existing pavement is necessary, secure permission from the Architect before cutting or breaking the pavement, and then make necessary repairs and replacements to the approval of the Architect and at no additional cost to the Owner.

3.3. INSTALLATION OF PIPE
A. Handling and assembly of pipe, fittings, and accessories shall be by skilled tradesmen using methods and tools approved by the manufacturer of the pipe and equipment and exercising care to prevent damage to the materials or equipment.
B. Metal pipe threads shall be sound, clean cut, and coated to full inside diameter. Threaded joints shall be made up with the best quality pipe joint compound available and smoothly placed on the male threads only throughout the system.
C. On plastic threaded connections use the sealer recommended by the manufacturer of the plastic valve or fitting. Do not use paste sealer products on plastic valves. Tighten plastic threaded connections with light wrench pressure only.
D. Connections and controls shall functionally be shown on the drawings, but physically shall be the most direct and convenient method while imposing the least hydraulic friction. Install lines in planting areas whenever possible.
E. Thread male PVC connections into metal female connections rather than the opposite.
F. Interior of pipe fittings, and accessories shall be kept clean at all times, and all open ends in piping runs shall be closed at the end of each day's work or otherwise as necessary to prevent the entry of foreign materials. Bending of galvanized steel pipe will not be permitted. Install plastic pipe with the markings turned up to be seen from above until the pipe is installed. "Smoke" the pipe in the trenches so that there will be a small amount of excess length in the line to compensate for contraction and expansion of the pipe.
G. Place bedding in 6" layers such that there will be no settling. The top 6" of soil to be the top soil and soil amendment mixture. All backfill shall be free of rock and debris. Test pipe for leaks prior to backfilling joints. Obtain approval of the owner's representative before backfilling joints.

3.4. INSTALLATION OF EQUIPMENT
A. Flush lines clean prior to installation of valves, sprinkler heads, or hose bibbs. Install valves, sprinkler heads, controllers, backflow preventors, hose bibbs, and other equipment as per the irrigation Plan and details.

3.5. ELECTRICAL WORK
A. The line voltage work shall consist of connecting the controller to the nearest available 110 volt supply. The line voltage connection shall be in conduit, in accordance with local electrical code. Controllers mounted inside buildings can be plugged into outside. The low voltage work shall include all necessary wiring from the controller to the automatic sprinkler valves, installed in accordance with the manufacturer's recommendations. A loop of extra wire, a minimum of eighteen (18) inches long shall be provided at each automatic valve. Appropriate separation loops shall be provided throughout the system to ensure that no wiring will be under wires.
B. All splices and connections on the 24 volt system shall be made using 3M DBV Direct Bury Splice Kits, Roth Bird Fettle connector, or equal.
C. Wiring, wherever possible, shall be placed in the same trench with, and dangle off, the irrigation main water line. Tape and bundle wire every ten feet.
D. All wiring placed under paving shall be put in adequately sized Sch. 40 PVC pipe sleeves prior to paving operations.
E. Wire for 24 volt control lines shall be size #14 UF direct burial irrigation wire. Unless noted differently on the plan, common grounds shall be white, size #16 UF direct burial wire. For wire runs over 1000 feet consult with Landscape Architect for wire size. Under no circumstances, on multiple controller installations, will a single common ground, shared by each controller, be permitted. Each controller shall have its own separate common ground wire.

3.6. TESTING
A. All testing shall be done in the presence of the Owner's Representative. Controller of all pipelines with clean soil approximately every four feet to resist hydraulic pressure, but leave fittings exposed for inspection. Piping under paving shall be tested before paving is in place. Install a 0 to 180 P.S.I. gauge on lines to be tested. All valves shown on Plans shall be in place and shall be in the closed position. Mains shall be tested at 100 P.S.I., and laterals at 85 P.S.I. If available static water pressure is under 100 P.S.I., provide suitable pump for tests. Fill pipelines slowly to avoid pipe damage, and bleed all air from lines as they are being filled. After closing valve at water source, mains shall hold 100 P.S.I. gauge pressure for two hours with no leaks. Laterals are expected to show minor seepage at multiple testing joint assemblies. Major leaks are not acceptable. Laterals shall be tested for one hour at 85 P.S.I. solely to reveal any piping or assembly flaws. The laterals are not expected to hold gauge pressure. For testing laterals, cap flares or turn adjusting screws on nozzles to the "off" position, as appropriate. Repair any flaws discovered in mains or laterals, then retest in same fashion as outlined in presence of the Landscape Architect until all lines have been approved. Provide required testing equipment and personnel.

3.7. SYSTEM ADJUSTMENT
A. The entire sprinkler system shall be properly adjusted before final acceptance. Adjustments shall include but not necessarily be limited to: (1) Adjustment of area and distance control devices on sprinklers, including changing nozzle size if necessary to assure proper coverage of planted areas. (2) Retention or addition of sprinkler heads if necessary to properly cover planted areas, without causing excessive water to be thrown onto buildings, walks, paving, etc. (3) Throttling of automatic valves as necessary to operate sprinklers at manufacturer's recommended pressure. (4) Adjustment and testing of all automatic control devices to ensure their proper function, both automatically and manually. (5) Installation of pop-up heads anywhere there is a chance of pedestrians or vehicles hitting heads even if pop-ups are not shown on the plan. (6) Installation of check valves to keep sprinkler head droplets from ending landscape areas, wasting water, or creating soggy spots in the landscape.

3.8. AS-BUILT DRAWINGS AND INSTRUCTION
A. Regularly update a print of the system noting any changes which are made by demonstrating features below grade from surface features with at least 1/2" dimensions. Prior to final approval, give the Owner 2 copies of clean blueprints marking to show changes during construction. The most important features to mark on the plan are valves, pressure lines, wires, and hose bibbs.
B. After the system has been completed, inspected, and approved, instruct the Owner's maintenance personnel in the operation and maintenance of the system. Give the Owner completed warranty cards for the irrigation equipment and keys to controllers and hose bibbs.

3.9. SOIL PREPARATION AND PLANTING
PART 1 – GENERAL
1.1. DESCRIPTION
A. The work includes, but is not necessarily limited to, the furnishing of all materials, equipment, and labor required to do the installation and complete placement of topsoil, fine grading, soil conditioning, and planting.

1.2. QUALITY ASSURANCE
A. Plant identification and Quality
1. Plants are to be true to name, with one of each bundle or lot tagged with the name of the plants in accordance with standards of practice of the American Association of Nurserymen. In all cases, botanical names take precedence over common names.
2. Plants shall be vigorous, of normal growth habit, free of diseases, insects, spider mites, excessive abrasions, sun scalds, or other objectionable blemishes, and shall conform to the standards as outlined by the California Association of Nurserymen. Plant stock shall be sturdy and well "hardened off". All plants shall have normal well developed branch system, and vigorous, fibrous root systems which are not root bound. Ground cover plants (matted cuttings) shall have well developed root systems and be kept moist prior to and during installation. Plants shall be nursery grown and of size indicated on Drawings. All plants not conforming to those requirements will be considered defective, removed from the site and replaced with acceptable new plants at the Contractor's expense.
3. Sod shall have a well developed root system. Yellowing, brown, diseased, dried, or past infested sod shall be rejected. Sod is to be cleanly mowed within 72 hours of delivery to the site. Sod is to be delivered to the site within 24 hours after being harvested and installed immediately after being delivered. Sod shall not be stored on the site overnight. Any sod delivered to the site that cannot be installed the same day shall be removed and not used on the site.
4. Ground cover is to have well developed roots and foliage. It is to be grown in and delivered to the site in flats.

1.3. SUBMITTALS
A. Provide the results of lab tests done on representative samples of existing soils and imported soils to be used for the top 12" or more of landscape areas. Tests are to be done by a reputable soils lab (See: Perry Lab, Walnutville or Santa Clara Soil and Plant Lab). Samples to be tested are to be collected by lab personnel. Soil samples are to be tested for:
1. Particle size distribution (silt, clay, sand).
2. Agricultural suitability including any excess problems: i.e., salinity (sulfur, magnesium), boron, sodium, pH level.
3. Fertility – amounts of available nitrogen, potassium, phosphorous, iron, magnesium, copper, zinc, and boron.
4. Chemicals and/or poisons that would hinder plant growth. The owner is to decide if tests for poisons will be done since there is a small chance that any exist and the cost of testing for them is separate and difficult.
An interpretation of the test results and their effect on plant performance done by the lab staff or an approved horticultural consultant should be included in the report. The Owner is responsible for the cost of initial testing and for any additional chemicals and amendments that are required that are not already included in the Specifications or Drawings. Soils tests must be done as soon as possible and prior to ordering or installing soil amendments or plant materials. Plant selections and soil amendment specifications are subject to change depending on the results of the soil tests.
5. If bedding is done prior to soil fertility tests, bid 6 cu. yds. of nitrified RWI sandmat and 10 lbs. of 12-12-12 fertilizer per 1000 sq.ft. Used or dug into the top 6" to 8" of soil in all planting areas for bedding purposes only. Refuse bid when results of soil fertility tests are obtained.

1.4. GUARANTEE
A. Trees shall be guaranteed 1 year – all other plant material 120 days following final acceptance. Any plant material needing replacement because of weakness or probability of dying will be replaced with material of similar type and size to that of the surrounding area. The replacement plants will have the same guarantee as the original plants or trees, starting the day of their replacement. The Contractor is not responsible for losses due to vandalism if he has taken reasonable measures for protection of the plants.

1.5. PRODUCT HANDLING
A. Protect plants before and during installation, maintaining them in a healthy condition. Application(s) of anti-desiccant may be required to minimize damage. The Contractor is responsible for vandalism, theft, or damage to plant material until commencement of the maintenance period.

1.6. REVIEWS
A. Request the following reviews by the Owner's Representative at least three (3) days in advance (in writing): (1) Rough grading (of landscape area) (2) Soil test (3) Verification of incorporation depths (4) Finish grade (5) Plant material quality approval (6) Plant material layout (7) Plant pit sizes (prior to planting plants) (8) Preliminary inspection (9) Final inspection (5 day advance notice required)

PART 2 – PRODUCTS

2.1. TOPSOIL
A. Native topsoil or import landscape soil

2.2. NATIVE TOPSOIL
A. Native soil on site without admixture of subsoil, free from rocks over two cubic inches, debris, and other deleterious material. Native topsoil is to be stripped, stockpiled, and reinstalled.

2.3. IMPORT LANDSCAPE SOIL
A. Import landscape soil must be tested and meet the following specifications:
1. TEXTURE:
Sandy loam to loam
2. GRADING:
SIEVE SIZE PERCENT PASSING SIEVE
25.4 mm (1") 95 – 100
8.51 mm (3/4") 85 – 100
53 Micron (270 mesh) 10 – 30
3. CHEMISTRY – SUITABILITY CONSIDERATIONS:
a. Salinity: Saturation Extract Conductivity (ECe x 103 @ 25 degree C.) Less than 4.0
b. Sodium: Sodium Adsorption Ratio (SAR) Less than 9.0
c. Boron: Saturation Extract Concentration Less than 1.0 PPM
d. Reaction: pH of Saturated Paste: 5.5 – 7.5
e. Lime: less than 3% by weight
4. PESTS:
a. The population of any single species of plant pathogenic nematode: fewer than 500 per pint of soil.
b. ORGANIC MATTER
i. Soil is to have 3% to 10% organic matter at below 18 inches in depth. Soil is to have less than 30% organic matter at 0 to 18 inches in depth. Organic matter to be less than 1" dia. Do not use mushroom compost. No noxious weeds are allowed.
c. FERTILITY CONSIDERATIONS:
i. Soil is to contain sufficient quantities of available nitrogen, phosphorous, potassium, calcium, and magnesium to support normal plant growth. In the event of nutrient inadequacies, provisions shall be made to add required materials to overcome inadequacies prior to planting.
7. COMPACTION
a. Compost the soil enough so it doesn't settle more when walked on and not significantly over time where the flow of drainage will be affected or soil needs to be added. Don't over compact or work soil when it has too much moisture. Dig bottom layer of import soil into existing soil.
2.4. ORGANIC SOIL AMENDMENT
a. Material around 1-1/4" in diameter, that is nitrogen stabilized by the supplier, and contains a wetting agent. Also see note on planting plan

2.5. ORGANIC MULCH
A. See Planting Plan
2.6. PLANTER SOIL MIX
A. See Planting Plan and Details.

2.7. BACKFILL FOR PLANT PITS
A. For native soils with 50% or more clay content – 75% topsoil and 25% organic amendment thoroughly mixed and incorporated together with no topsoil clods larger than 1/2" diameter. In heavy clay soils or other soils with large clods this will require mixing the backfill in a stockpile at the supplier. For soils with less clay content amend only the top 6" of the plant pit backfill as per the soil lab recommendations.

2.8. FERTILIZER
A. Fertilizer needs and amounts will be based on the results of the soil test
B. Sod loam areas (there is no loam on the plan)

2.9. PLANT MATERIAL SUBSTITUTES
A. Substitutes will not be permitted except when prior to installation that plants specified are not available and then only upon approval of the Landscape Architect and Owner.

2.10. OTHER MATERIALS
A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Landscape Architect.

PART 3 – EXECUTION

3.1. SURFACE CONDITIONS
A. Examine the area and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.
B. Weed and Debris Removal – All ground areas to be planted shall be cleared of all weeds and debris prior to any soil preparation or grading work. Weeds and debris shall be disposed of off the site.

C. Contaminated Soil – Do not perform any soil preparation work in areas where soil is contaminated with cement, plaster, paint or other construction debris. Bring such areas to the attention of the Owner's Representative and do not proceed until the contaminated soil is removed and replaced.
D. Moisture Content – Soil shall not be worked when moisture content is so great that excessive compaction will occur, nor when it is so dry that dust will form in the air or that clods will not break readily. Water shall be applied, if necessary, to bring soil to an optimum moisture content for tilling and planting.

3.2. ROUGH GRADING AND TOPSOIL PLACEMENT
A. Request a review by the Owner's Representative to verify specified limits and grades of work completed to date before starting soil preparation work. Place topsoil as required to obtain an 12" minimum depth of topsoil or as noted otherwise on the Plans. (Topsoil may already exist in the planting areas). Integrate topsoil layer into subsoil or existing compacted topsoil layer by raking. Complete rough grading as necessary to round top and toe of all slopes, providing naturalized contouring to integrate newly graded area with the existing topography. Verify that rough grading is completed in accordance with civil engineering drawings and/or any landscape grading drawings. Break through any compacted layers of subgrade material (sometimes left from building or paving pad construction) that will not allow water in planting areas to percolate through, causing a boggy, over saturated soil condition. You may have to use a backhoe or rototiller to break up and turn soil to a minimum depth of 12". If proposed planters are in areas of existing paving or basecoat, remove at least 12" of material and bring in top soil up to grade required by grading plan. Rough grading in planting areas is to be such that when amendment is incorporated and the match is installed, the grade will be +/- 1" to finish grade.

B. Soil Preparation (in writing): (1) Distribute soil (organic) amendment and fertilizer in the amounts recommended by the soils lab over all planting areas unless noted otherwise on the Plans. (2) Rip and/or till the amendment and fertilizer into the top 6" to 8" of soil until they are thoroughly mixed in. Hand work areas inaccessible to mechanical equipment. (3) Moisture to uniform depth for settlement and regrade to establish elevations and slopes indicated on Drawings.

3.3. FINISH GRADING
A. The Contractor shall make himself familiar with the site and grading plans and do finished grading in conformance with said Plans and as herein specified.
B. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given or between points established by marks, provide marks wherever possible. Finish grades shall be smooth, even, and on a uniform plane with no abrupt changes of surface. Minor adjustments of finish grade shall be made at the direction of the Landscape Architect, if required.
C. All grades shall provide for natural runoff of water without low spots or pockets. Finalize grades shall be accurately set and shall be not less than 2% gradient wherever possible. Grades shall slope away from building foundations unless otherwise noted on Plans. All finish grades (top of mulch) are 1" below finish grade of walks, pavements, curbs, and valve boxes unless otherwise noted.

3.4. MULCHING
A. Recultivate soils compacted by planting or other operations and smooth the soil areas prior to applying mulch. Mulch all planting areas to a depth as noted on plans. This depth should be as per the plans even after being settled and stepped on 30 days after installation. Water lightly to settle mulch. Do not bury ground cover with mulch. Pines and willow match in such a way that it does not get washed onto paving or block drain swales or beds.
3.6. WEED CONTROL
A. The Contractor is responsible for pre-emergent weed control. Follow the manufacturer's directions. The Contractor is responsible for the replacement of any plants (other than weeds) that are hurt or killed due to the misuse of weed control products or use of the wrong product. Dry soils can increase the effect of certain pre-emergents. Adjust the application rates accordingly. Some owners may prefer hand weeding to chemical weed control although it is usually more expensive.

3.7. MAINTENANCE
A. Maintenance shall begin immediately after each plant is installed.
B. Maintenance will include:
1. Continuous operations of watering, weeding, cultivating, fertilizing, spraying, insect, pest, fungus, and rodent control, and any other operations to ensure good normal growth.
2. Fertilizing: In addition to fertilizing of trees, shrubs and ground covers, herbs specified, furnish and apply any additional fertilizers necessary to maintain plantings in a healthy, green vigorous growing condition during the maintenance period.
3. Weeding, Cultivating and Clean Up: Planting areas shall be kept neat and free from debris at all times and shall be cultivated and weeded at no more than 10-day intervals.
4. Insect, Pest and Disease Control: Insects and diseases shall be controlled by the use of approved insecticides and fungicides. Moles, gophers, and other rodents shall be controlled by traps, approved pellets inserted by probe gun, or other approved means.
5. Protection: Work under this Section shall include complete responsibility for maintaining adequate protection for all areas. Any damaged areas shall be repaired at no additional expense to the Owner.
6. Replacements: Immediately replace any plant materials that die or are damaged. Replacements shall be made to the Specifications as required for original plantings.
7. Hand Weeding: Even when planting areas are watered with automatic irrigation, the soil surrounding the plant pits can be moist while the weeds/and root ball is dry. This can cause the plants to deteriorate or not grow (even during the winter). The plants will do best (especially during the hot season) if they are hand watered deeply until their roots grow out into the surrounding soil.

3.8. PRELIMINARY INSPECTION
A. As soon as all the planting is installed, the Contractor will request the Owner's Representative (in writing) to make a preliminary inspection. The 30 calendar day maintenance period will start when the work is approved. Replacement and/or repairs may be required for approval. The Contractor is to notify the Owner and the Owner's Representative in writing when the 30 day maintenance period begins.

3.9. FINAL INSPECTION
A. At least 5 days prior to the anticipated end of the maintenance period, the Contractor shall submit a written request for final inspection. The planting areas shall be weeded, matted and clean. The work shall be accepted by the Owner and the Owner's Representative in writing when the work by the Owner's Representative.



LI Lagerstroemia Tuscarora
Crape Myrtle



MC Muhlenbergia capillaris
Pink Muhly



WC Westringia compacta
Coast Rosemary



DV Dietes iridioides
Fortnight Lily



LB Lomandra Breeze



LA Lavandula
Lavender



RP Rosmarinus
Rosemary



LM Lantana montevidensis
Low Purple Lantana



Kniphofia uvaria
Red Hot Poker



CT Chondropetalum tectorum
Small Cape Rush



JP Juncus patens
Gray Rush



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REV #	DESCRIPTION	DATE
01	LANDSCAPE PLAN SUBMITTAL	08/22/2023
02	LANDSCAPE PLAN SUBMITTAL	08/24/2023

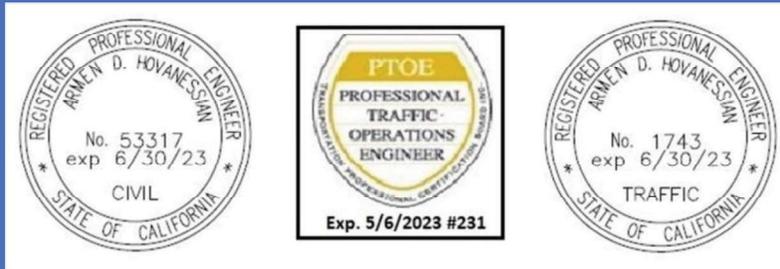
PROJECT #:
DATE: 2023.08.24
CHECKED BY: GL

PLANT
IMAGES

L6



CANABIS RETAIL STORE
1550 HUMPHREY DRIVE
SUISUN CITY CALIFORNIA
TRAFFIC ASSESSMENT REPORT
MARCH 31, 2023



Armen D. Hovannessian

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INTRODUCTION

This traffic assessment study is prepared for the proposed cannabis retail store located at 1550 Humphrey Drive, Suisun City California. The methodology and base assumptions used in the analysis were established based on discussions with the City of Suisun City. This study evaluates the potential project-specific transportation effects of the proposed project. The analysis focuses on traditional mobility considerations as well as safety, sustainability, smart growth, and the reduction of greenhouse gas emissions.

PROJECT DESCRIPTION

Project Characteristics

The project proposes to construct a 2500 square foot cannabis retail store on an approximate 27,500 square foot vacant lot. The store will be open to the public.

Project Location

As illustrated in the project area map in Figure 1, the project is located on the westside of Humphrey Drive, (APN Number 0038231030), south of Railroad Avenue, and north of Highway 12 in the City of Suisun City. This is an industrial area on the eastern portion of the city.

Figure 1 – Project Area Map



Figure 3 – ¼ Mile Radius Area Map



The following describes the details of the transportation infrastructure in the vicinity of the project:

Non-Vehicular Transportation System

A review of the project area to evaluate the effects of the project on the non-vehicular transportation system for Pedestrian Facilities, Bicycle Facilities, Transit Services was conducted. The project is located within a sparsely developed area surrounded by farmland, industrial properties, and some residential uses. As a result, there are no dedicated facilities provided for non-vehicular and pedestrian access in this area. However, the paved roads are available for bicyclist use and a 5 foot wide sidewalk exists on the west side of Humphrey Drive south of the project site.

Transit Services

Transit services in the area are provided by FAST Transit. However, none of the transit lines provide service to the project site. The nearest transit stop is located approximately 1/3 mile away on East Tabor Avenue and provides access to transit lines 2 and 4.

Vehicular Transportation System

An assessment of the roadway system within ¼ mile radius of the project site was conducted. The assessment included the number of traffic lanes, direction of flow, and the presence of peak period travel lanes affecting roadway travel capacity, the presence of bicycle lanes, and any other significant street information.

Regional Freeway System

The project area is served by Highway 12 and Highway 80 (I-80). The project site is located north of Highway 12 and east of Highway 80 (I-80). The segment of Highway 12 near the project site generally consists of a divided highway with two mixed-flow travel lanes in each direction with

left-turn and right-turn lanes at intersections. The nearest intersection with Highway 12 is located at Sunset Avenue/Grizzly Island Road. The nearest intersection with Highway 80 (I-80) is located on Travis Boulevard.

Area Roadway System

The project area is served by the following surrounding roadways:

- Railroad Avenue
- East Tabor Avenue
- Sunset Avenue

East Tabor Avenue and Railroad Avenue are paved roadways with one travel lane in each direction. East Tabor Avenue is classified as a Minor Arterial roadway and Railroad Avenue is classified as a Major Collector roadway per the Cal-Trans California Roadway System. Neither roadway provides continuous sidewalks, but there are sidewalks on certain segments. There are no curb and gutter on either side of both roads.

Sunset Avenue is also a paved roadway and is classified as a Major Arterial roadway per the Cal-Trans California Roadway System. It has curb and gutters and sidewalks on both sides of the roadway. Two travel lanes and bike lanes are provided in each direction with left turn channelization at intersections south of Railroad Avenue. Sunset Avenue northbound approach to Railroad Avenue drops to one travel lane, a bike lane, and right turn only lane at Railroad Avenue.

CEQA TRANSPORTATION IMPACT ANALYSIS

This analysis conforms to the requirements of Senate Bill 743 (SB 743) and is consistent with the California Environmental Quality Act (CEQA), requiring the use of Vehicle Miles Traveled (VMT) as the primary metric for evaluating a project's transportation impacts. Suisun City standard of significance for evaluating VMT are adopted from guidance provided by the California Governor's Office of Planning and Research (OPR) in the publication Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory, 2018. OPR's guidance for retail land uses, which the proposed cannabis dispensary would be classified as, were applied. According to OPR, for retail uses an increase in total regional VMT is considered a significant impact. However, OPR indicates that local-serving retail may generally be presumed to have a less than significant VMT impact and can generally be screened from further VMT analysis. Based on substantial research OPR determined that adding local-serving retail uses typically improves destination accessibility to customers, often reducing trip distances resulting in reduced vehicle miles traveled. This is caused by customers traveling shorter distances than they previously did.

Based on OPR's analysis, a retail project of 50,000 square feet or more should be considered a regional serving retail. The proposed project is a local serving 2,500 square feet of retail space far below OPR's regional serving retail threshold. Therefore, the project will have less than significant VMT impact.

NON-CEQA TRANSPORTATION ANALYSIS

Operational Evaluation

An operational evaluation of the project area was conducted to determine any project impact on access, safety, and circulation on the roadway network in the vicinity of the project.

Study Intersections

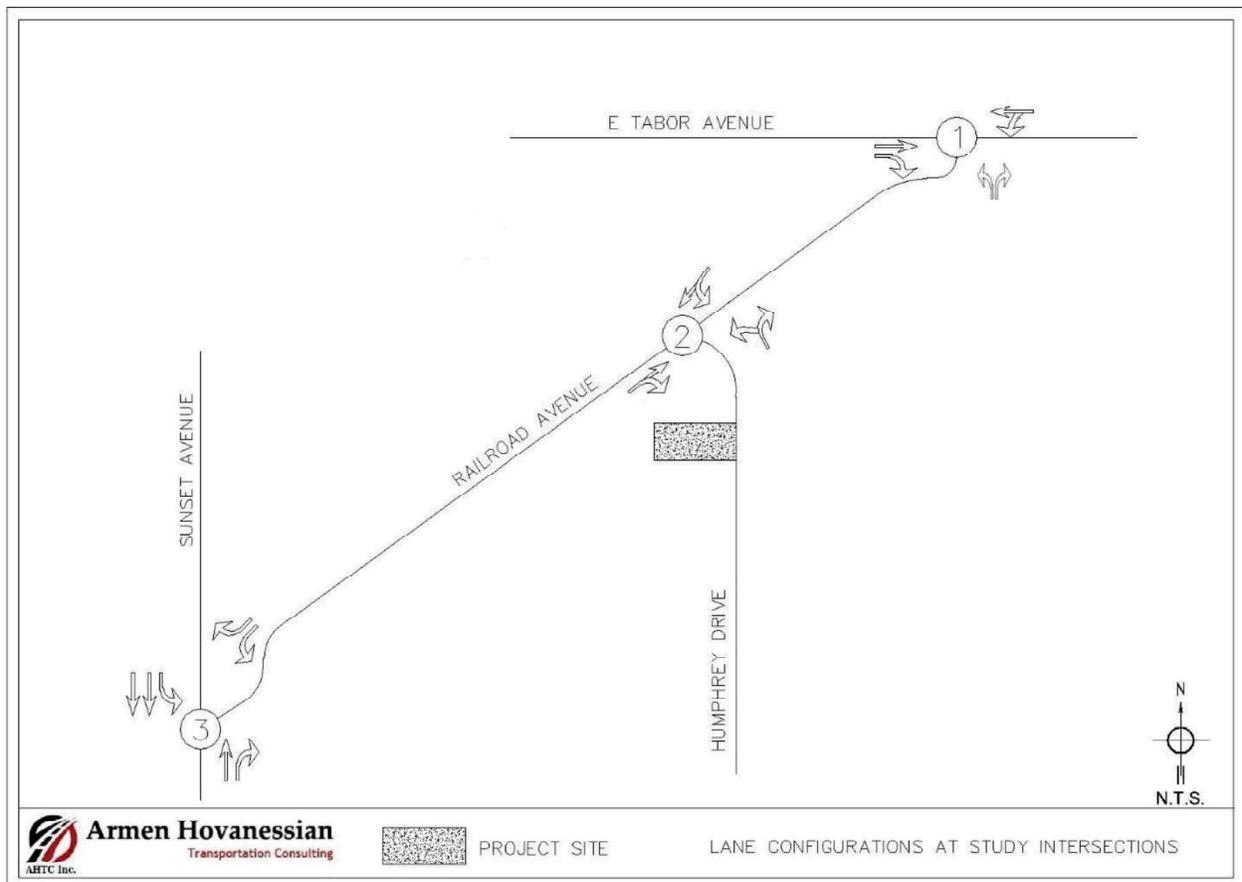
After consultation with the City of Suisun City, it was determined that the following intersections would be analyzed and evaluated for operational assessment, as shown in Table 1 below:

Table 1 – Study Intersections

Intersection(s)	Configuration	Existing Control
Railroad Avenue & East Tabor Avenue	T-intersection	Stop Sign Control
Railroad Avenue & Humphrey Drive	T-intersection	Stop Sign Control
Railroad Avenue & Sunset Avenue	T-intersection	Signal Control

Refer to Figure 4 below for a depiction of the configurations of traffic lanes at the approaches to the study intersections.

Figure 4 – Study Intersections Lane Configurations



Traffic Volume Counts

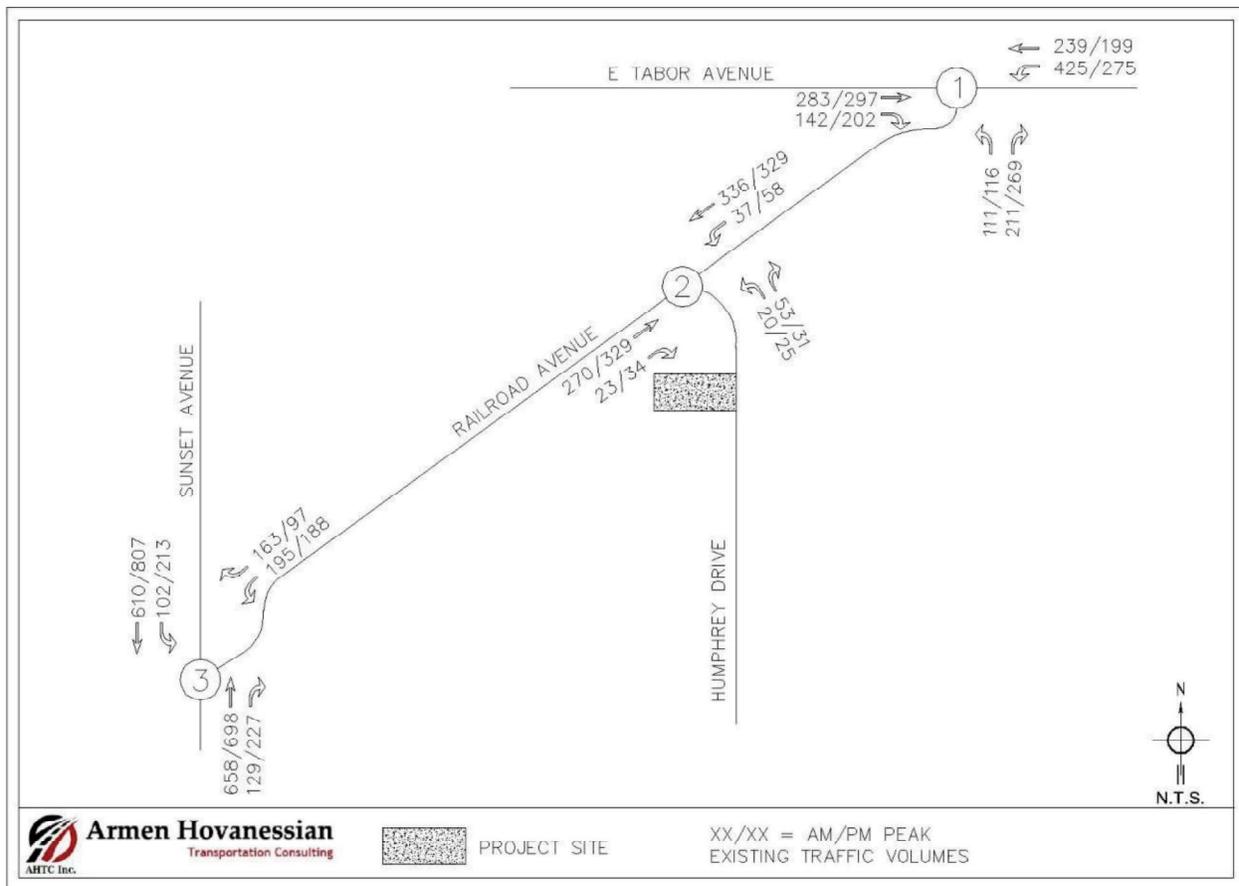
Traffic volume counts were obtained for vehicular turning movements at the following three (3) study intersections:

- Railroad Avenue & East Tabor Avenue
- Railroad Avenue & Humphrey Drive
- Railroad Avenue & Sunset Avenue

Vehicular turning movement counts were conducted on Thursday, January 26, 2023, during the typical commuter hours of 7:00 AM to 10:00 AM and 3:00 PM to 6:00 PM, to obtain existing traffic volumes for the AM and PM peak hours.

Please refer to Appendix 1 for the manual traffic counts, and Figure 5 below for Existing (AM/PM Peak) Traffic Volumes for an illustration of the AM and PM peak-hour turning movement counts used for the study intersections.

Figure 5 – Existing Traffic Volumes at Study Intersections



Project Trip Generation

As previously stated in the project description, the proposed project is a new 2,500 square foot retail Cannabis Dispensary.

Trip rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual 11th Edition* were used in this analysis for a Marijuana Dispensary, ITE code 882 (please see Appendix 2).

As shown in the project trip generation Table 2 below, the project is forecasted to result in 41 net new AM peak trips and 61 net new PM peak hour trips. The total daily net new trips will be 528.

Table 2 – Project Trip Generation

	Land Use (ITE Code)	Size	Unit	AM Peak Hour Trips			PM Peak Hour Trips			Daily Trips						
				Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total			
Proposed	Marijuana Dispensary (882)	2.5	1,000 Sq Ft	16.57	<i>Split</i>	54%	46%	24.57	<i>Split</i>	49%	51%	211.12	528			
					41	22	19			61	30			31		
					<i>Split</i>					<i>Split</i>						0
					0	0	0			0	0			0		0
	Total New Trips				41	22	19		61	30	31		528			
Existing	Vacant Land				<i>Split</i>				<i>Split</i>				0			
					0	0	0			0	0			0		
					<i>Split</i>					<i>Split</i>						0
					0	0	0			0	0			0		0
	Total Existing Trips				0	0	0		0	0	0		0			
NET INCREASE/DECREASE TRIPS					41	22	19		61	30	31		528			

Source: ITE Trip Generation Manual, 11th Edition

Project Trip Distribution and Assignment

Trip distribution assumptions are used to determine the origin and destination of new vehicle trips associated with the Project. The geographic distribution of project trips is based on the functional classification of streets in the vicinity, the magnitude of traffic volumes, as well as local knowledge of the roadway network. Based on the project trip generation, shown in Table 2, and the regional trip distribution assumptions, a proposed study area for the traffic analysis was derived. The location and the number of the intersections to be analyzed was reviewed and approved by the city staff.

Refer to Figures 6 and 7 below for illustrations showing the Project’s Trip Distributions and Assignments at the study intersections.

Figure 6 – Project Trip Distribution

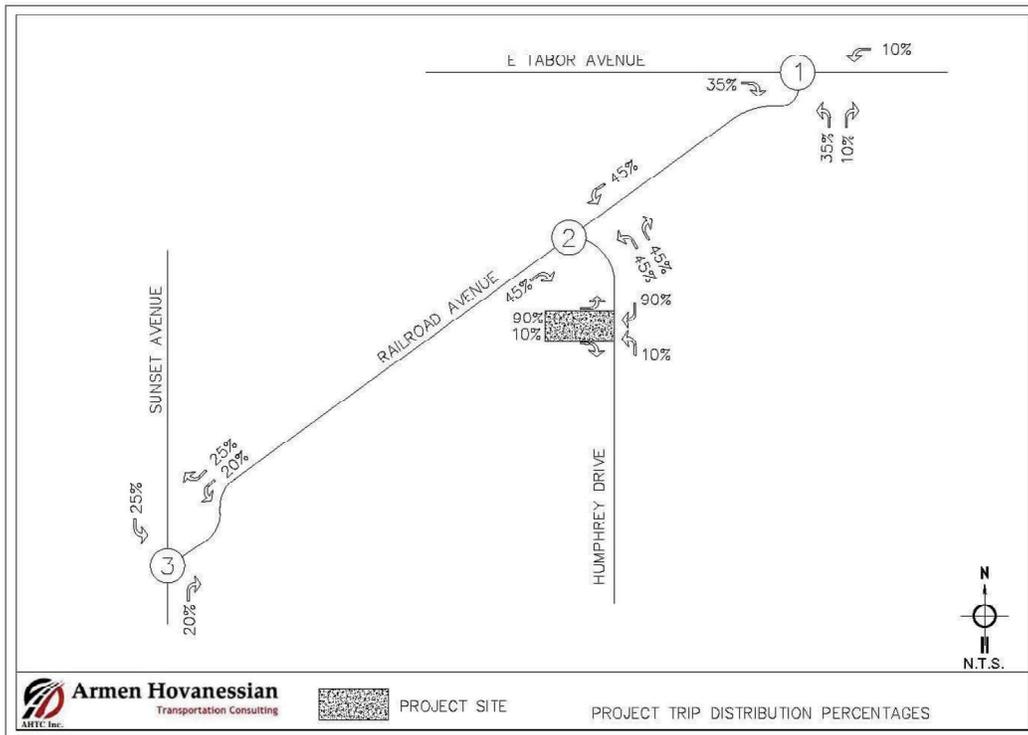
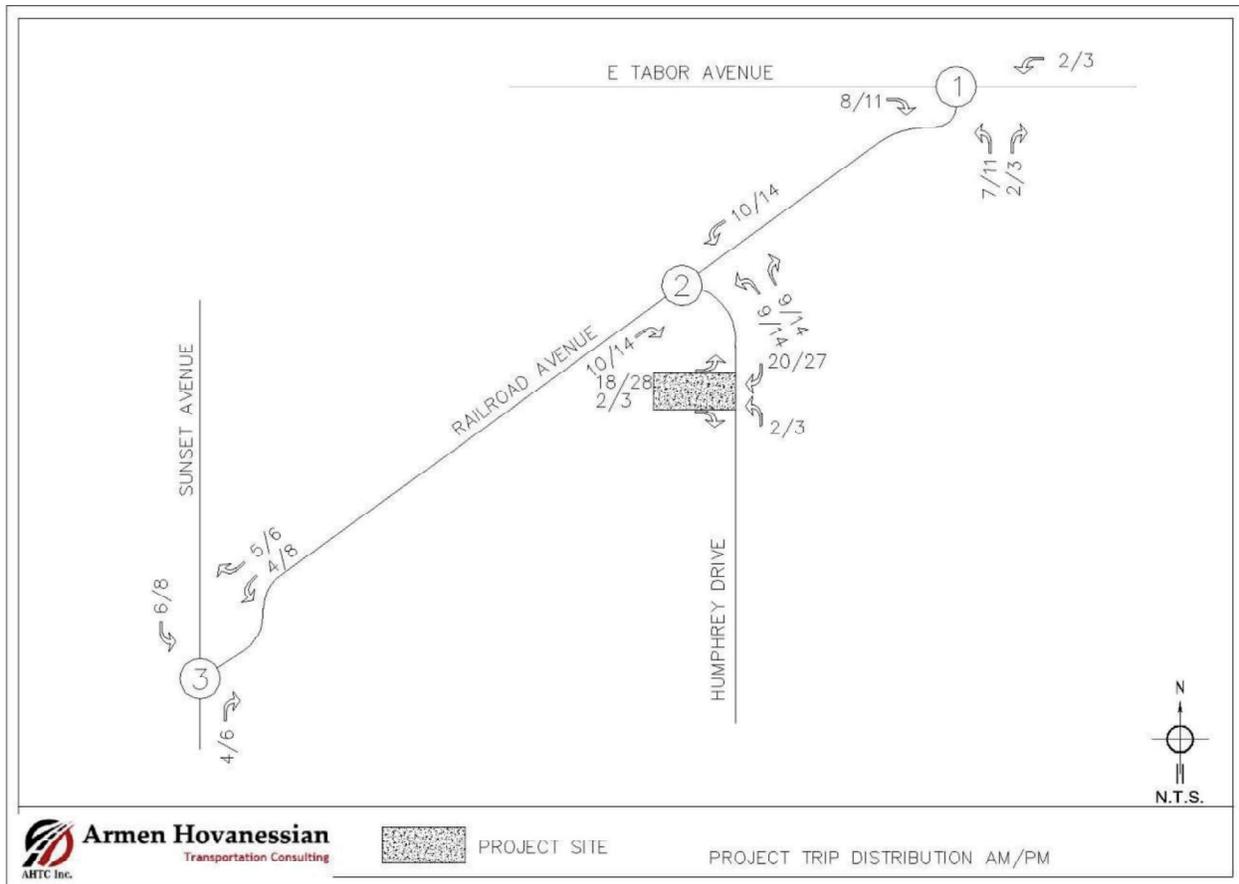


Figure 7 – Project Trip Assignments for AM/PM Peak Hours



Traffic Forecasts

In general, future peak hour traffic projections for the study intersections are estimated to include future growth due to (1) related projects within ¼ to ½ mile of the project site and (2) ambient traffic growth. In this analysis the related projects within one (1) mile of the project site were included.

Related Projects

To understand the relative traffic impacts for the projected year of completion, this traffic study analyzed potential traffic trips due to the development of related projects in the area. Three (3) such related projects were identified by the city staff. The associated trip volumes were calculated using the ITE Trip Generation Manual, 11th edition. A map of the locations of the related projects, with respect to the project site is shown in Figure 8.

Figure 8 – Related Projects Map

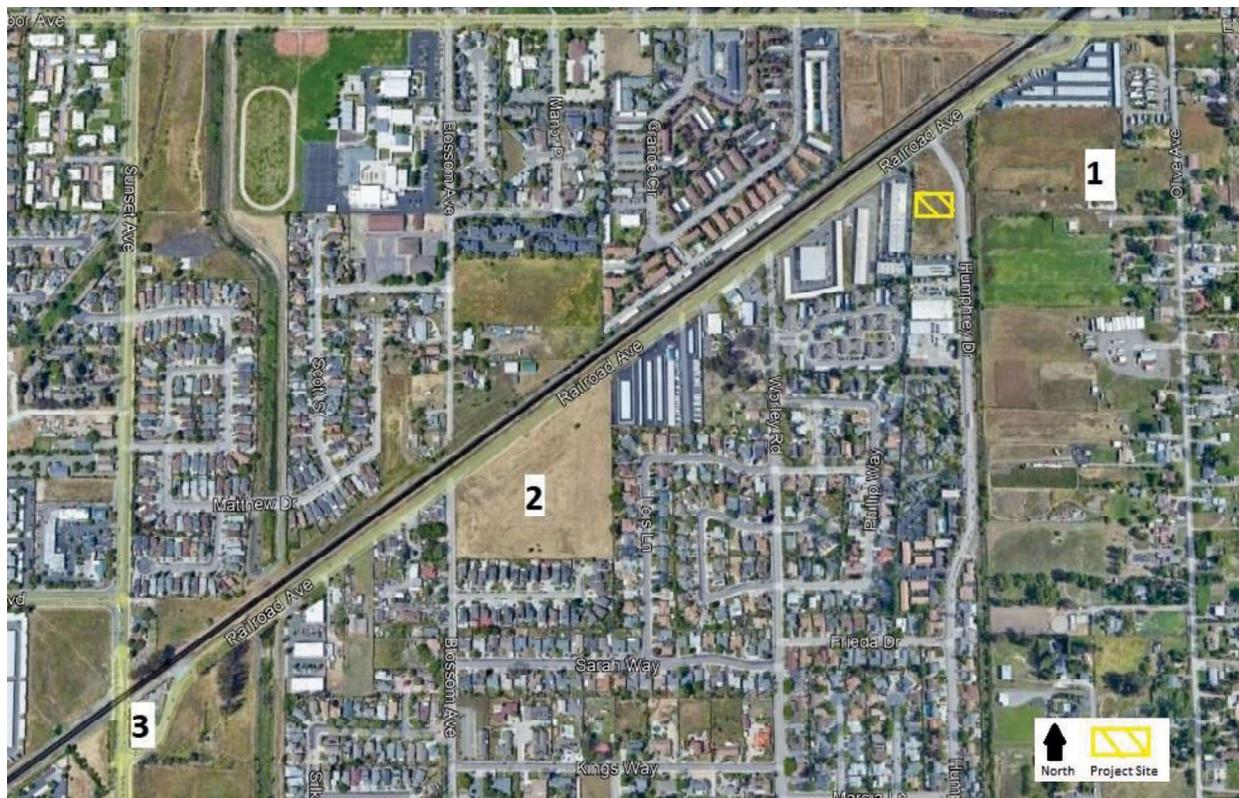


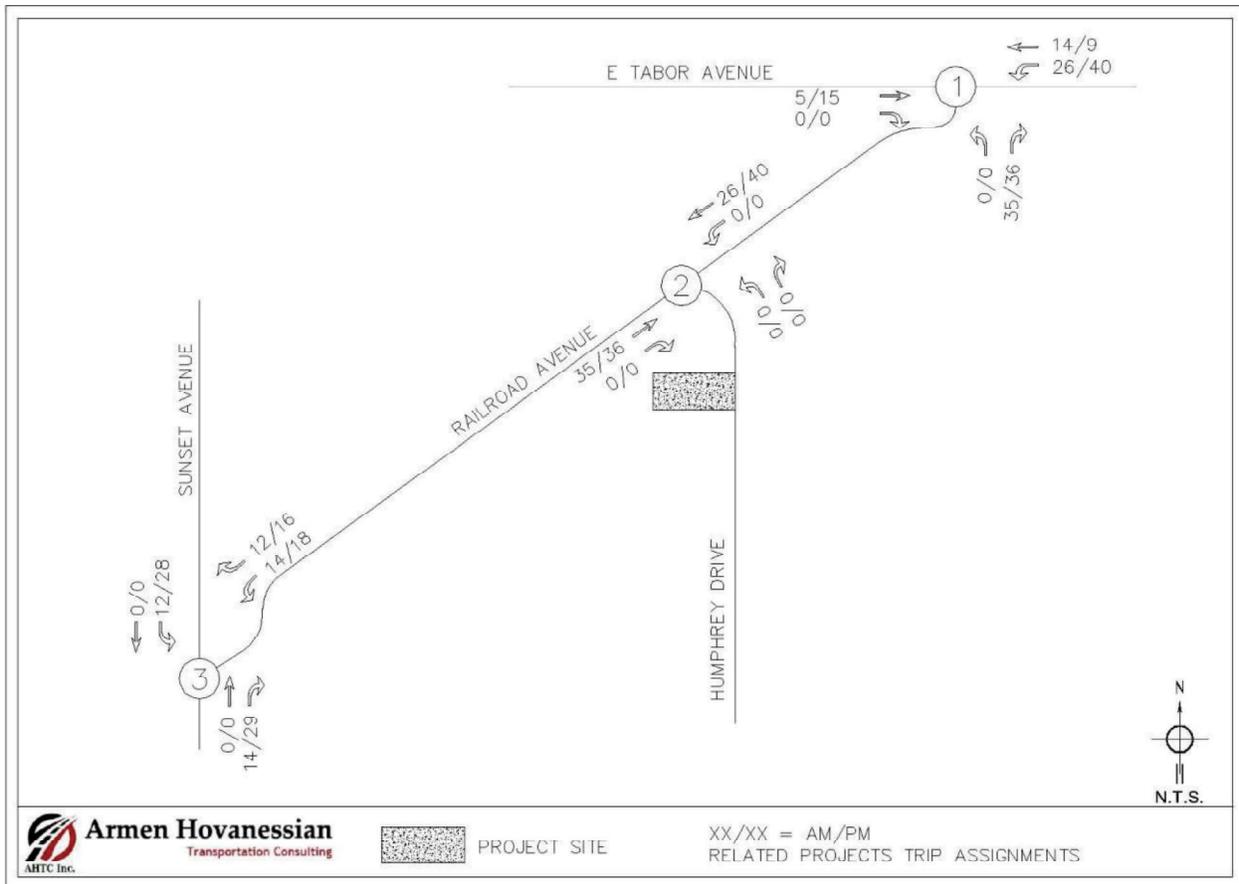
Table 3 provides information related to related project with the corresponding traffic volumes at the study intersections:

Table 3 - Related Projects’ Trip Generation for AM/PM Peak Hours

#	Project Name	Location	Land Use	Size	Unit	Daily Trips	Weekday Peak Hour					
							AM			PM		
							In	Out	Total	In	Out	Total
1	Olive Tree Ranch	Olive Avenue	Residential	70	DU	660	14	39	53	44	25	69
2	Blossom Avenue Apartments	Blossom Avenue & Railroad Avenue	Residential	180	DU	1213	20	64	84	64	39	103
3	Element K Cannabis Retail store	Sunset Avenue & Railroad Avenue	Retail	1,516	Square Feet	320	14	12	26	18	19	37

Refer to Figure 9 below for illustration showing the Related Projects’ Trip Assignments at the study intersections.

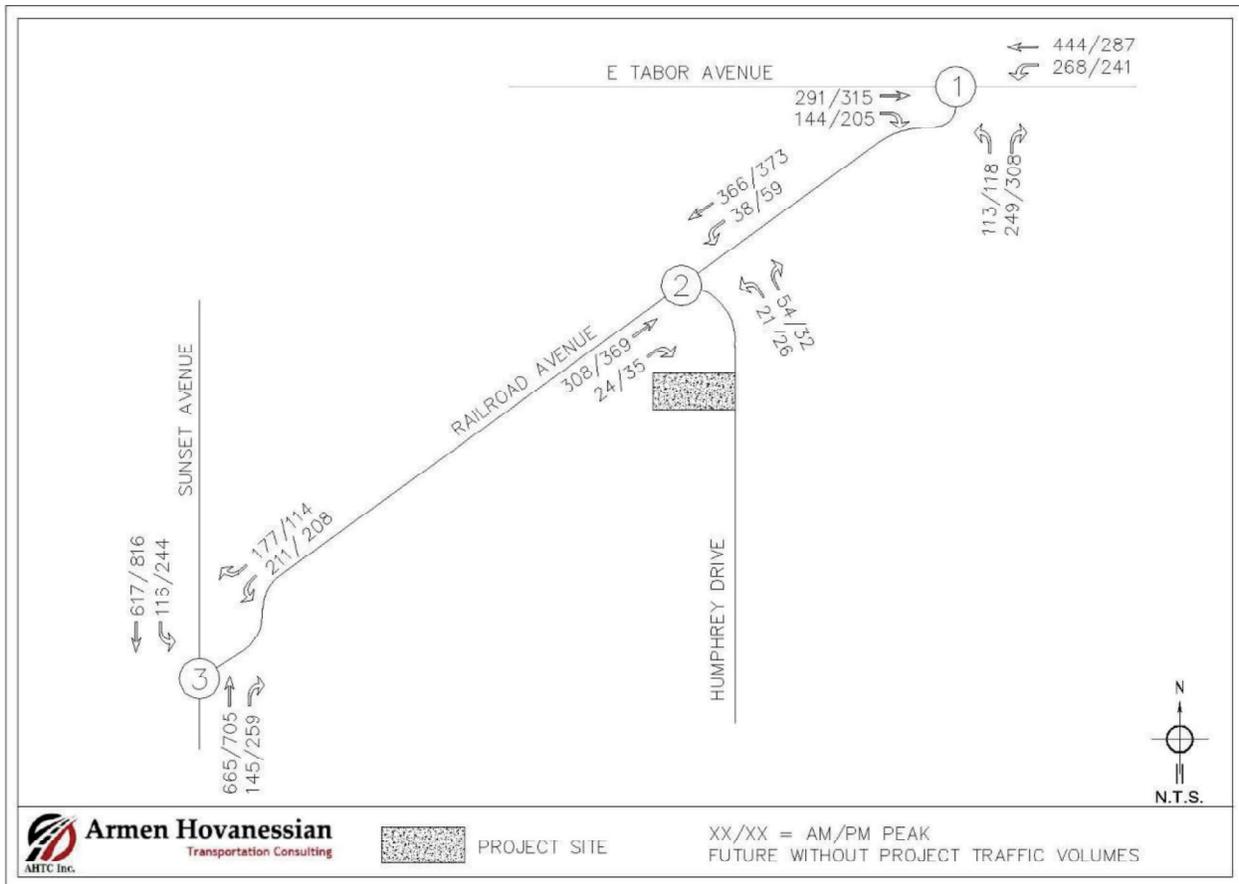
Figure 9 – Related Projects’ Trip Assignments for AM/PM Peak Hours



Ambient Traffic Growth

To account for the future ambient traffic growth from intensification of existing developments, and other projects that are located further than a half mile from the project site, the existing traffic volumes were increased by an ambient growth rate of 1% per year to the anticipated year of completion 2024. These values were used in addition to the related project trip generation to forecast future traffic volumes without project traffic volumes as shown in Figure 10.

Figure 10 – Traffic Volumes (AM/PM Peak Hours) for Future (2024) without Project



Operational Analysis

Operational analyses of vehicle average control delays, levels of service, and queueing were conducted at the study intersections for the following conditions and their traffic volumes.

- 1) Existing Traffic Conditions (See Figure 5)
- 2) Existing Plus Project Traffic Conditions (See Figure 11)
- 3) Future (2024) Without Project Traffic Conditions (See Figure 10)
- 4) Future (2024) Plus Project Traffic Conditions (See Figure 12)

Figure 11 – Existing Plus Project Traffic Volumes

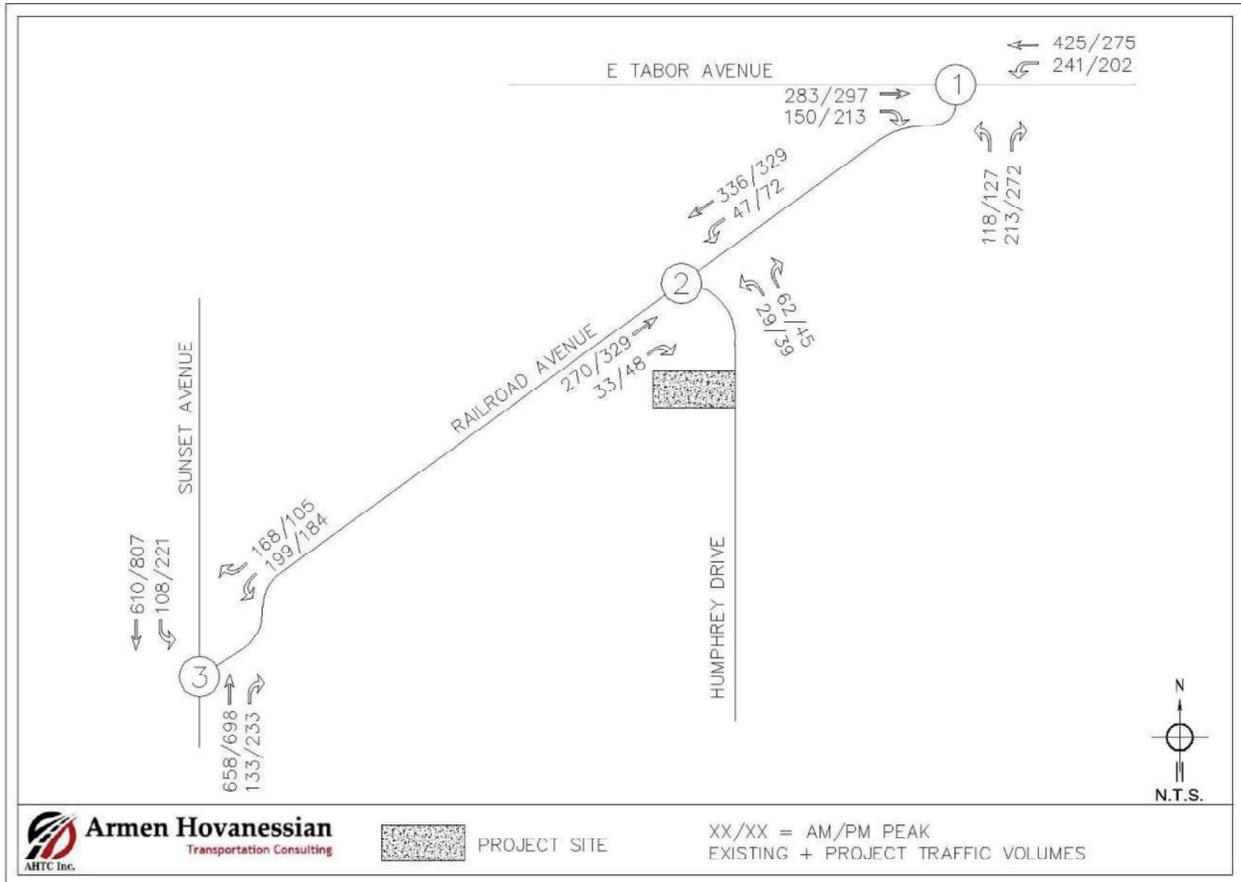
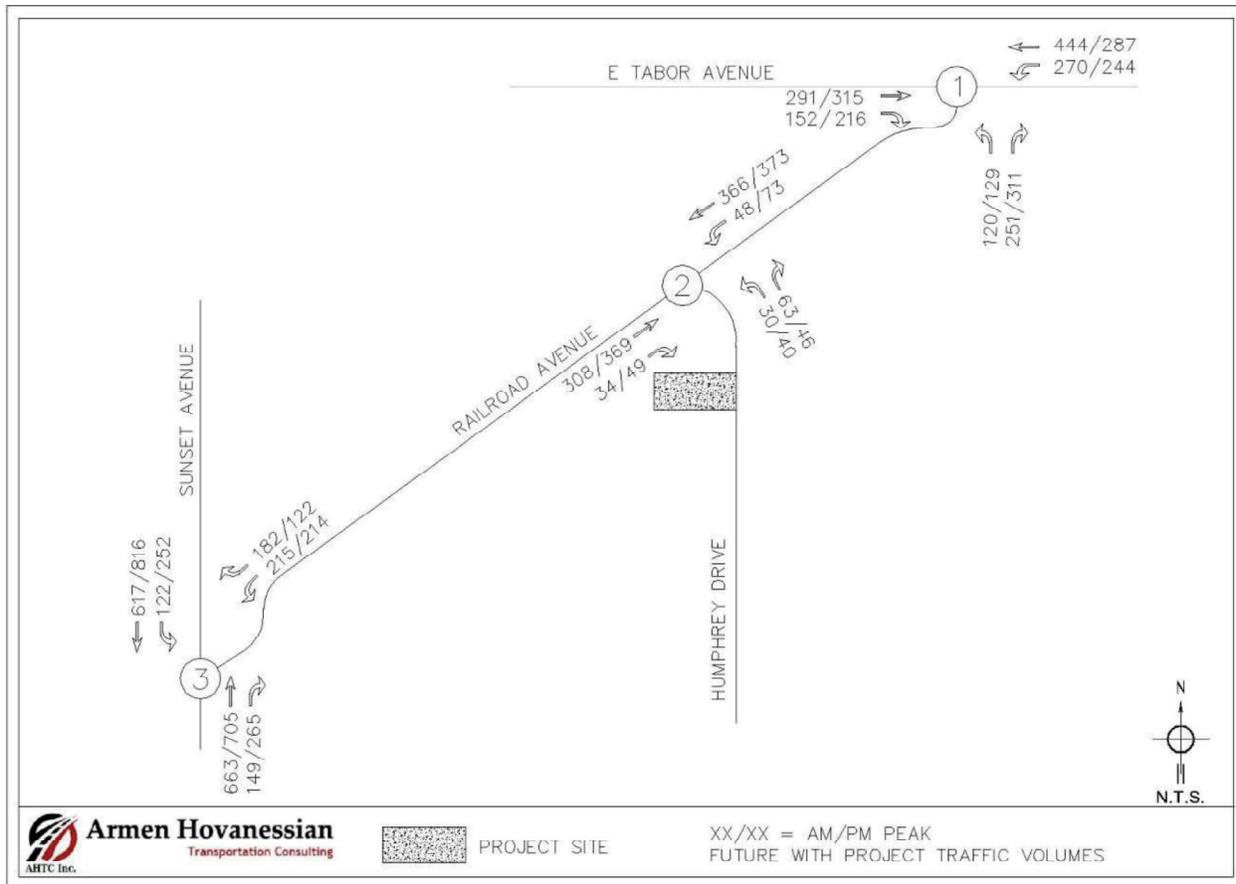


Figure 12 – Traffic Volumes (AM/PM Peak Hours) for Future (2024) Plus Project



Delay and Queueing Methodology

Signalized Intersections

Sunset Avenue and Railroad Avenue is the only signalized study intersection. For signalized intersections, the Highway Capacity Manual (HCM) operations methodology for performing signalized intersection capacity analysis. This method relies on the determination of a delay or Level of Service (LOS) at each of the study intersection by first determining their corresponding average control delay per vehicle. Control delay includes initial deceleration delay, queue move-up time, stopped delay and final acceleration delay. It is a measure of driver discomfort, frustration, fuel consumption and lost travel time.

Level of Service (LOS) varies from at best LOS A (free flow/excellent) to at worst LOS of F (stop-and-go/failure). Shown below, in Table 4, are the LOS categories and their corresponding HCM average control delay ranges for signalized intersections.

Table 4 – LOS at Signalized Intersection

Level of Service	Average Control Delay per Vehicle (Sec/Veh)
A	0 to 10.00
B	10.01 to 20.00
C	20.01 to 35.00
D	35.01 to 55.00
E	55.01 to 80.00
F	Over 80.00

Unsignalized Intersections

The intersections of Humphrey Drive & Railroad Avenue and East Tabor Avenue & Railroad Avenue are study intersections that are partial stop sign-controlled. This analysis utilizes the Highway Capacity Manual (HCM) methodologies for performing two-way stop-controlled (TWSC) and all-way Stop-controlled (AWSC) intersection capacity analyses. For TWSC intersection analysis, Level of Service (LOS) is calculated for each movement of the intersection and the most critical LOS is the one that represents the effectiveness of that intersection. For AWSC intersection analysis, LOS is defined by the control delay of the entire intersection. The LOS thresholds for TWSC and AWSC intersections differ from those for signalized intersections to reflect different driver expectations. Table 5 shown below are the LOS categories and their most common corresponding HCM average control delay ranges for TWSC and AWSC intersections.

Table 5 – LOS at Unsignalized Intersections

Level of Service	Average Control Delay per Vehicle (Sec/Veh)
A	0 to 10.00
B	Over 10 to 15
C	Over 15 to 25
D	Over 25 to 35
E	Over 35 to 50
F	Over 50

Level of Service and Queueing Analysis

The results of the operational analyses are summarized in the following tables:

- Table 6: Levels of Service, Delays and Queue Lengths for existing conditions.
- Table 7: Levels of Service, Delays and Queue Lengths for existing plus project conditions.
- Table 8: Levels of Service, Delays and Queue Lengths for future without project conditions.
- Table 9: Levels of Service, Delays and Queue Lengths for future with project conditions.

Table 6 – LOS Existing Conditions

Study Intersection	Int. Control	Approach	Movement	Existing					
				AM			PM		
				Delay (sec)	LOS	95th % Queue (ft)	Delay (sec)	LOS	95th % Queue (ft)
Railroad Avenue & E. Tabor Avenue	T-Intersection N/B Stop	NB Railroad Ave	left	143.7	F	145	56.9	F	90
			through		A			A	
			right	12.1	B	29	13.4	B	44
		WB East Tabor Ave	left	9.3	A	20	9.4	A	18
			through		A			A	
		EB East Tabor Ave	through		A			A	
right			A			A			
Railroad Avenue & Humphrey Drive	T-Intersection W/B Stop	NB Railroad Ave	through		A			A	
			right		A			A	
		SB Railroad Ave	left	8.00	A	2	8.3	A	4
			through		A			A	
		WB Humphrey Dr	left	12.3	B	11	14.6	B	11
			right	12.3	B	11	14.6	B	11
Railroad Avenue & Sunset Avenue	Signalized Intersection	NB Sunset Ave	through	14.6	B	608	22	C	750
			right	8.3	A	38	12.5	B	65
		SB Sunset Ave	left	49.6	D	107	56.2	E	187
			through	4.2	A	107	4.4	A	146
		WB Railroad Ave	left	42.3	D	172	43.2	D	168
			right	41.3	D	49	36.9	D	39

Table 7 – LOS Existing + Project Conditions

Study Intersection	Int. Control	Approach	Movement	Existing + Project					
				AM			PM		
				Delay (sec)	LOS	95th % Queue (ft)	Delay (sec)	LOS	95th % Queue (ft)
Railroad Avenue & E. Tabor Avenue	T-Intersection N/B Stop	NB Railroad Ave	left	168.1	F	163	68.1	F	108
			right	12.2	B	31	13.5	B	44
		WB East Tabor Ave	left	9.3	A	20	9.5	A	18
			through		A			A	
		EB East Tabor Ave	through		A			A	
right			A			A			
Railroad Avenue & Humphrey Drive	T-Intersection W/B Stop	NB Railroad Ave	through		A			A	
			right		A			A	
		SB Railroad Ave	left	8.14	A	2	8.4	A	4
			through		A			A	
		WB Humphrey Dr	left	13.2	B	15	16.3	C	18
			right	13.2	B	15	16.3	C	18
Railroad Avenue & Sunset Avenue	Signalized Intersection	NB Sunset Ave	through	15.1	B	616	23	C	761
			right	8.6	A	39	13	B	67
		SB Sunset Ave	left	49.2	D	112	57.1	E	366
			through	4.3	A	108	4.5	A	2490
		WB Railroad Ave	left	42.2	D	175	43	D	570
			right	41.5	D	50	36.9	D	587

Table 8 – LOS Future without Project Conditions

Study Intersection	Int. Control	Approach	Movement	Future w/o Project					
				AM			PM		
				Delay (sec)	LOS	95th % Queue (ft)	Delay (sec)	LOS	95th % Queue (ft)
Railroad Avenue & E. Tabor Avenue	T-Intersection N/B Stop	NB Railroad Ave	left	237.2	F	183	106.6	F	132
			right	12.9	B	37	14.7	B	57
		WB East Tabor Ave	left	9.5	A	24	9.8	A	22
			through		A			A	
		EB East Tabor Ave	through		A			A	
			right		A			A	
Railroad Avenue & Humphrey Drive	T-Intersection W/B Stop	NB Railroad Ave	through		A			A	
			right		A			A	
		SB Railroad Ave	left	8.10	A	2	8.4	A	4
			through		A			A	
		WB Humphrey Dr	left	13.1	B	11	16	C	13
			Right	13.1	B	11	16	C	13
Railroad Avenue & Sunset Avenue	Signalized Intersection	NB Sunset Ave	Through	16.4	B	644	26.5	C	771
			right	9.3	A	43	14.8	B	73
		SB Sunset Ave	left	48.7	D	118	60.1	E	216
			through	4.5	A	112	4.8	A	155
		WB Railroad Ave	left	41.8	D	183	42.5	D	181
			right	40.8	D	50	36.4	D	42

Table 9 – LOS Future + Project Conditions

Study Intersection	Int. Control	Approach	Movement	Future + Project					
				AM			PM		
				Delay (sec)	LOS	95th % Queue (ft)	Delay (sec)	LOS	95th % Queue (ft)
Railroad Avenue & E. Tabor Avenue	T-Intersection N/B Stop	NB Railroad Ave	left	270.2	F	202	133.7	F	156
			right	12.9	B	40	14.8	B	57
		WB East Tabor Ave	left	9.6	A	24	9.9	A	24
			through		A			A	
		EB East Tabor Ave	through		A			A	
			right		A			A	
Railroad Avenue & Humphrey Drive	T-Intersection W/B Stop	NB Railroad Ave	through		A			A	
			right		A			A	
		SB Railroad Ave	left	8.20	A	2	8.5	A	4
			through		A			A	
		WB Humphrey Dr	left	14.2	B	18	18.2	C	22
			right	14.2	B	18	18.2	C	22
Railroad Avenue & Sunset Avenue	Signalized Intersection	NB Sunset Ave	through	17	B	655	28	C	771
			right	9.7	A	44	15.4	B	76
		SB Sunset Ave	left	48.3	D	122	61.2	E	225
			through	4.6	A	114	5	A	158
		WB Railroad Ave	left	41.6	D	186	42.3	D	186
			right	40.8	D	51	36.4	D	43

Please refer to Appendix 3 for the (HCM) analysis worksheets for the analyzed intersections.

As shown in the Level of Service comparison Table 10, with the addition of the project traffic to the future traffic, the level of services for all traffic movements at the study intersections will remain substantially the same or experience minor change. Therefore, the project does not add any substantial amount of traffic to the study intersections.

Table 10 – Comparison of LOS- Future to Future + Project Conditions

Study Intersection	Int. Control	Approach	Movement	Comparison of Future To Future + Project									
				AM					PM				
				Diff. in Delay (sec)	LOS Future	LOS Future + Project	Diff. in 95% Queue (ft)	Number of Cars	Diff. in Delay (sec)	LOS Future	LOS Future + Project	Diff. in 95% Queue (ft)	Number of Cars
Railroad Avenue & E. Tabor Avenue	T-Intersection N/B Stop	NB Railroad Ave	left	33	F	F	19	0.95	27.1	F	F	24	1.2
			through	0	A	A	0	0	0	A	A	0	0
			right	0	B	B	3	0.15	0.1	B	B	0	0
		WB East Tabor Ave	left	0.1	A	A	0	0	0.1	A	A	2	0.1
			through	0	A	A	0	0	0	A	A	0	0
			right	0	A	A	0	0	0	A	A	0	0
Railroad Avenue & Humphrey Drive	T-Intersection W/B Stop	NB Railroad Ave	left	0	A	A	0	0	0	A	A	0	0
			through	0	A	A	0	0	0	A	A	0	0
			right	0	A	A	0	0	0	A	A	0	0
		SB Railroad Ave	left	0.1	A	A	0	0	0.1	A	A	0	0
			through	0	A	A	0	0	0	A	A	0	0
			right	0	A	A	0	0	0	A	A	0	0
WB Humphrey Dr	left	1.1	B	B	7	0.35	2.2	C	C	9	0.45		
	through	0	A	A	0	0	0	A	A	0	0		
	right	1.1	B	B	7	0.35	2.2	C	C	9	0.45		
Railroad Avenue & Sunset Avenue	Signalized Intersection	NB Sunset Ave	through	0.6	B	B	11	0.55	1.5	C	C	0	0
			right	0.4	A	A	1	0.05	0.6	B	B	3	0.15
		SB Sunset Ave	left	-0.4	D	D	4	0.2	1.1	E	E	9	0.45
			through	0.1	A	A	2	0.1	0.2	A	A	3	0.15
		WB Railroad Ave	left	-0.2	D	D	3	0.15	-0.2	D	D	5	0.25
			right	0	D	D	1	0.05	0	D	D	1	0.05

Collision Analysis

The collision history from the California Highway Patrol as published in their Statewide Integrated Traffic Records System (SWITRS) reports for the study area for the past 5 years (2017-2021) of available data was obtained from the Suisun City. The intersection of Railroad Avenue and East Tabor Avenue is on the boundary between Suisun City and the City of Fairfield, therefore the collision history for this intersection was also obtained from the City of Fairfield for the past 5 years (2018-2022) of available data. The data was reviewed and analyzed to determine any correctable collision patterns that may indicate a safety issue at the three study intersections. Table 11 below lists the number of collisions at the three study intersections.

Table 11 – Collision Numbers at Study Intersections

Intersection(s)	2017	2018	2019	2020	2021	2022
Railroad Avenue & Tabor Avenue	1	6	3	5	5	5
Railroad Avenue & Humphrey Drive	0	0	0	0	0	N/A
Railroad Avenue & Sunset Avenue	4	7	6	5	0	N/A

The are no correctable collision patterns at the study intersections of Railroad Avenue and Humphrey Drive.

At the intersection of East Tabor Avenue and Railroad Avenue, the collision history contains 13 collisions between northbound motorists and east/west traffic, which would be correctable with the installation of a traffic signal. In addition, there are 7 westbound left turn with eastbound through collisions which would be correctable with the installation of westbound protected only left turn phasing as part of the new traffic signal installation.

At the intersection of Railroad Avenue and Sunset Avenue, the collision history lists mostly rear end collisions due to unsafe speed in the northbound and southbound directions on Sunset Avenue to the approach of the traffic signal at Railroad Avenue. Rear end collisions are usually caused by driver error due to drivers following too closely. A possible remedy may be additional advance warning signs of the approaching traffic signal. The other collisions were mostly solo vehicle collisions with fixed objects or vehicles departing the roadway and there are not enough details to pinpoint the exact cause and possible solutions.

Traffic Signal Warrant Analysis

Per the City of Suisun City request, a Traffic Signal Peak Hour Warrant analysis was conducted for the project study intersection of Railroad Avenue and Humphrey Drive. The intersection did not meet the warrant to authorize a traffic signal for this location. (Please see warrant in Appendix 4).

The minor street traffic volume is too low and falls below the minimum threshold of 125 vehicles per hour for a major street volume of 750 vehicles per hour.

Recommended Actions

The project does not have major adverse effects on access, safety, and circulation on the roadway system within the study area or at the analyzed intersections. Therefore, no additional actions would be needed.

However, the project proposes to contribute its fair share for cumulative effect to the intersection of East Tabor Avenue and Railroad Avenue to install a traffic signal as an improvement to the roadway system. The following is the recommended methodology to determine the fair share contribution. A project's fair share contribution at an off-site study area intersection is determined based on the following equation, which is the ratio of Project traffic to net new traffic, where net new traffic is total future traffic (Opening Year Cumulative conditions) subtracts less baseline traffic:

Project Fair Share % = Project Traffic / (Opening Year Cumulative Total Traffic – Existing Baseline Traffic)

$$24.14\% = (28 / (1474-1358)) \times 100$$

Based on the above equation, the project's fair share will be 24.14%.

Appendix 1 – Manual Traffic Counts

CITY TRAFFIC COUNTERS
WWW.CTCOUNTERS.COM

ITEM 3
ATTACHMENT 4

File Name : HumphreyDr_RailroadAve
Site Code : 00000000
Start Date : 1/26/2023
Page No : 1

Groups Printed- Vehicles

Start Time	Southbound			Railroad Avenue Westbound			Humphrey Drive Northbound			Railroad Avenue Eastbound			Int. Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00 AM	0	0	0	6	39	0	2	0	5	0	39	1	92
07:15 AM	0	0	0	4	51	0	4	0	11	0	62	2	134
07:30 AM	0	0	0	5	82	0	4	0	14	0	55	5	165
07:45 AM	0	0	0	11	89	0	4	0	17	0	68	6	195
Total	0	0	0	26	261	0	14	0	47	0	224	14	586
08:00 AM	0	0	0	13	87	0	5	0	15	0	85	6	211
08:15 AM	0	0	0	8	78	0	7	0	7	0	62	6	168
08:30 AM	0	0	0	8	65	0	4	0	4	0	57	4	142
08:45 AM	0	0	0	6	53	0	3	0	3	0	39	2	106
Total	0	0	0	35	283	0	19	0	29	0	243	18	627
09:00 AM	0	0	0	6	53	0	5	0	5	0	39	8	116
09:15 AM	0	0	0	5	49	0	3	0	13	0	45	11	126
09:30 AM	0	0	0	5	45	0	4	0	8	0	45	1	108
09:45 AM	0	0	0	2	41	0	3	0	8	0	38	4	96
Total	0	0	0	18	188	0	15	0	34	0	167	24	446
03:00 PM	0	0	0	6	62	0	4	0	7	0	66	6	151
03:15 PM	0	0	0	8	70	0	6	0	13	0	83	10	190
03:30 PM	0	0	0	14	87	0	6	0	5	0	68	10	190
03:45 PM	0	0	0	17	91	0	5	0	12	0	77	9	211
Total	0	0	0	45	310	0	21	0	37	0	294	35	742
04:00 PM	0	0	0	17	76	0	8	0	5	0	92	9	207
04:15 PM	0	0	0	10	75	0	6	0	9	0	92	6	198
04:30 PM	0	0	0	11	76	0	3	0	8	0	83	6	187
04:45 PM	0	0	0	16	74	0	5	0	11	0	92	8	206
Total	0	0	0	54	301	0	22	0	33	0	359	29	798
05:00 PM	0	0	0	10	74	0	8	0	8	0	74	14	188
05:15 PM	0	0	0	11	81	0	3	0	13	0	72	4	184
05:30 PM	0	0	0	10	85	0	6	0	9	0	78	13	201
05:45 PM	0	0	0	13	85	0	6	0	5	0	75	5	189
Total	0	0	0	44	325	0	23	0	35	0	299	36	762
Grand Total	0	0	0	222	1668	0	114	0	215	0	1586	156	3961
Apprch %	0	0	0	11.7	88.3	0	34.7	0	65.3	0	91	9	
Total %	0	0	0	5.6	42.1	0	2.9	0	5.4	0	40	3.9	

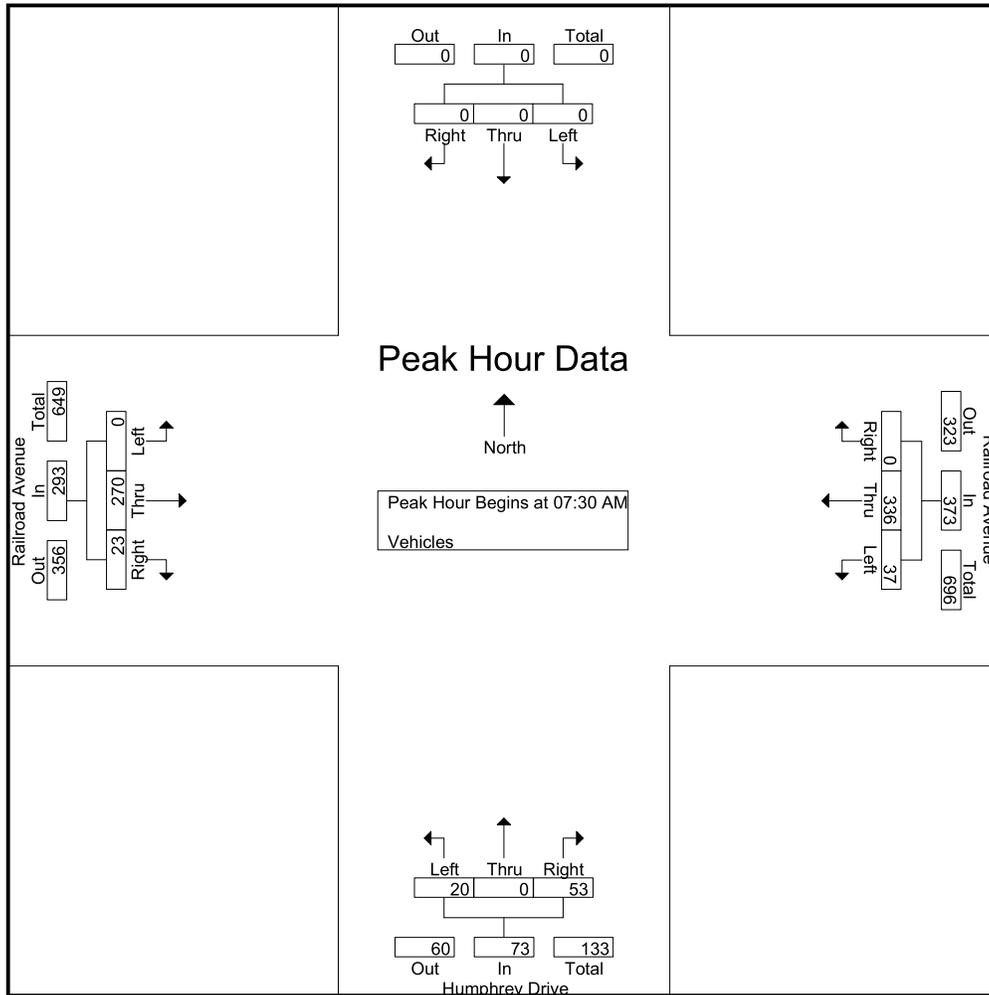
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File Name : HumphreyDr_RailroadAve
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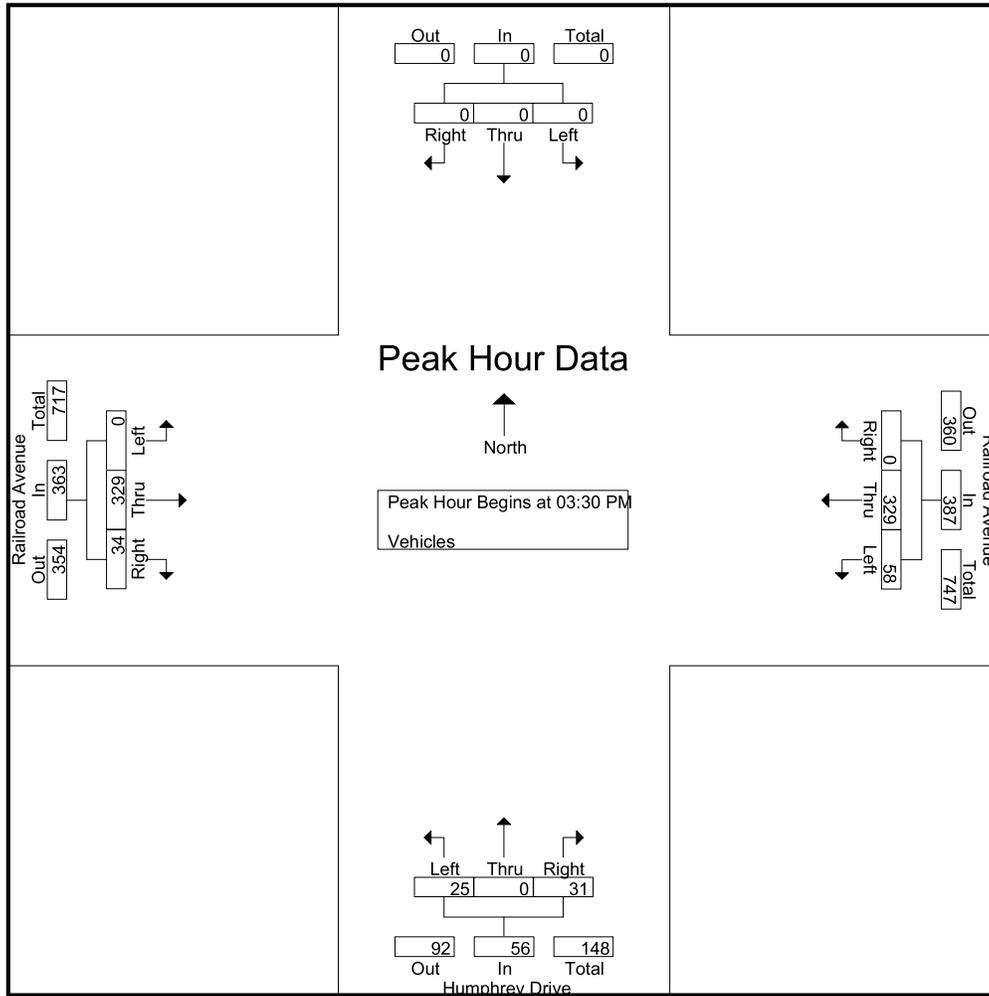
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	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:30 AM	0	0	0	0	5	82	0	87	4	0	14	18	0	55	5	60	165
07:45 AM	0	0	0	0	11	89	0	100	4	0	17	21	0	68	6	74	195
08:00 AM	0	0	0	0	13	87	0	100	5	0	15	20	0	85	6	91	211
08:15 AM	0	0	0	0	8	78	0	86	7	0	7	14	0	62	6	68	168
Total Volume	0	0	0	0	37	336	0	373	20	0	53	73	0	270	23	293	739
% App. Total	0	0	0	0	9.9	90.1	0		27.4	0	72.6		0	92.2	7.8		
PHF	.000	.000	.000	.000	.712	.944	.000	.933	.714	.000	.779	.869	.000	.794	.958	.805	.876

Peak Hour Analysis From 07:00 AM to 09:45 AM - Peak 1 of 1
 Peak Hour for Entire Intersection Begins at 07:30 AM



File Name : HumphreyDr_RailroadAve
Site Code : 00000000
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Start Time	Southbound				Railroad Avenue Westbound				Humphrey Drive Northbound				Railroad Avenue Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 03:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 03:30 PM																	
03:30 PM	0	0	0	0	14	87	0	101	6	0	5	11	0	68	10	78	190
03:45 PM	0	0	0	0	17	91	0	108	5	0	12	17	0	77	9	86	211
04:00 PM	0	0	0	0	17	76	0	93	8	0	5	13	0	92	9	101	207
04:15 PM	0	0	0	0	10	75	0	85	6	0	9	15	0	92	6	98	198
Total Volume	0	0	0	0	58	329	0	387	25	0	31	56	0	329	34	363	806
% App. Total	0	0	0	0	15	85	0		44.6	0	55.4		0	90.6	9.4		
PHF	.000	.000	.000	.000	.853	.904	.000	.896	.781	.000	.646	.824	.000	.894	.850	.899	.955



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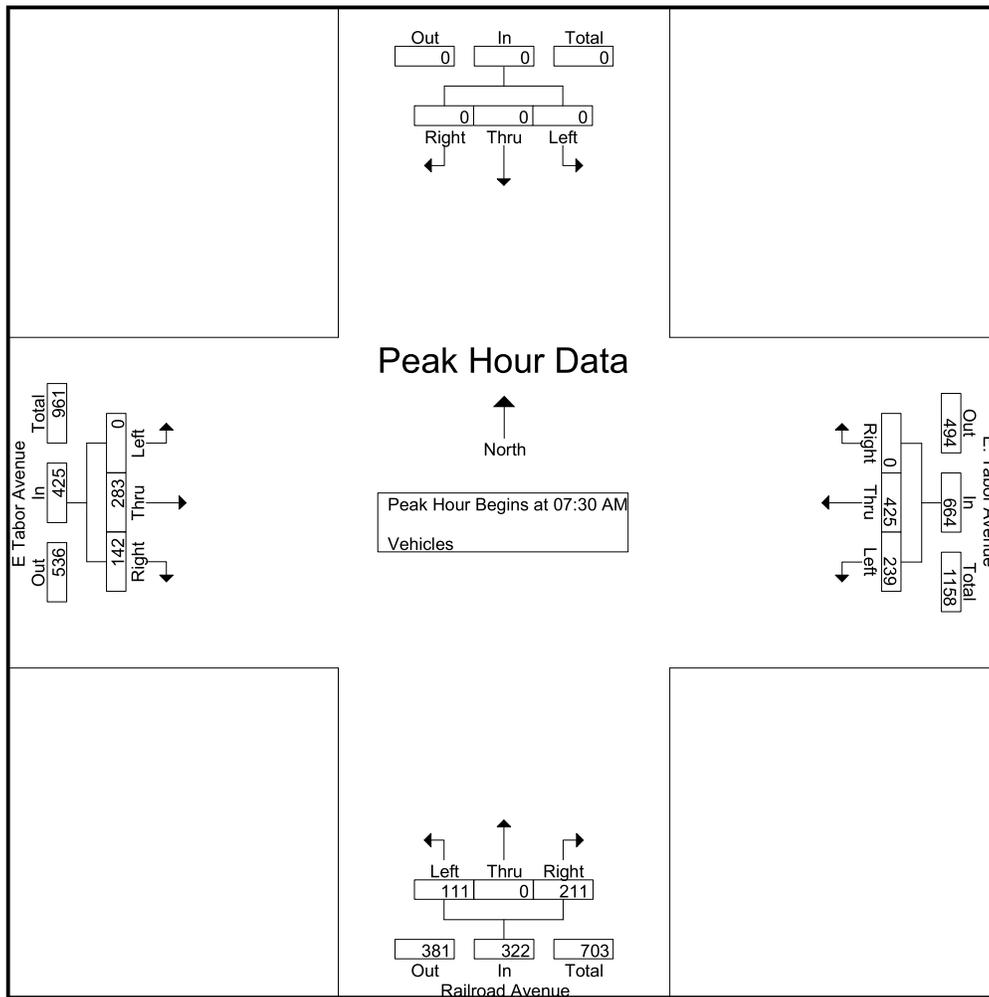
Groups Printed- Vehicles

Start Time	Southbound			E. Tabor Avenue Westbound			Railroad Avenue Northbound			E Tabor Avenue Eastbound			Int. Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00 AM	0	0	0	31	48	0	12	0	30	0	24	13	158
07:15 AM	0	0	0	36	69	0	20	0	47	0	46	20	238
07:30 AM	0	0	0	60	99	0	18	0	60	0	85	31	353
07:45 AM	0	0	0	64	108	0	28	0	58	0	79	35	372
Total	0	0	0	191	324	0	78	0	195	0	234	99	1121
08:00 AM	0	0	0	66	139	0	34	0	54	0	63	37	393
08:15 AM	0	0	0	49	79	0	31	0	39	0	56	39	293
08:30 AM	0	0	0	37	45	0	19	0	41	0	53	33	228
08:45 AM	0	0	0	33	66	0	12	0	30	0	42	32	215
Total	0	0	0	185	329	0	96	0	164	0	214	141	1129
09:00 AM	0	0	0	38	39	0	20	0	25	0	28	21	171
09:15 AM	0	0	0	30	31	0	26	0	33	0	26	22	168
09:30 AM	0	0	0	29	36	0	20	0	28	0	34	23	170
09:45 AM	0	0	0	30	30	0	16	0	24	0	28	15	143
Total	0	0	0	127	136	0	82	0	110	0	116	81	652
03:00 PM	0	0	0	33	67	0	26	0	41	0	72	27	266
03:15 PM	0	0	0	51	52	0	26	0	55	0	61	36	281
03:30 PM	0	0	0	53	64	0	28	0	58	0	70	45	318
03:45 PM	0	0	0	53	66	0	26	0	60	0	69	57	331
Total	0	0	0	190	249	0	106	0	214	0	272	165	1196
04:00 PM	0	0	0	39	70	0	30	0	74	0	74	54	341
04:15 PM	0	0	0	54	75	0	32	0	77	0	84	46	368
04:30 PM	0	0	0	48	58	0	26	0	70	0	60	40	302
04:45 PM	0	0	0	56	60	0	37	0	62	0	76	34	325
Total	0	0	0	197	263	0	125	0	283	0	294	174	1336
05:00 PM	0	0	0	49	77	0	22	0	60	0	78	44	330
05:15 PM	0	0	0	55	81	0	28	0	61	0	88	41	354
05:30 PM	0	0	0	48	63	0	30	0	54	0	65	47	307
05:45 PM	0	0	0	49	66	0	34	0	51	0	61	47	308
Total	0	0	0	201	287	0	114	0	226	0	292	179	1299
Grand Total	0	0	0	1091	1588	0	601	0	1192	0	1422	839	6733
Apprch %	0	0	0	40.7	59.3	0	33.5	0	66.5	0	62.9	37.1	
Total %	0	0	0	16.2	23.6	0	8.9	0	17.7	0	21.1	12.5	

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Start Time	Southbound				E. Tabor Avenue Westbound				Railroad Avenue Northbound				E Tabor Avenue Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 09:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	0	0	0	0	60	99	0	159	18	0	60	78	0	85	31	116	353
07:45 AM	0	0	0	0	64	108	0	172	28	0	58	86	0	79	35	114	372
08:00 AM	0	0	0	0	66	139	0	205	34	0	54	88	0	63	37	100	393
08:15 AM	0	0	0	0	49	79	0	128	31	0	39	70	0	56	39	95	293
Total Volume	0	0	0	0	239	425	0	664	111	0	211	322	0	283	142	425	1411
% App. Total	0	0	0	0	36	64	0	810	34.5	0	65.5	915	0	66.6	33.4	916	898
PHF	.000	.000	.000	.000	.905	.764	.000	.810	.816	.000	.879	.915	.000	.832	.910	.916	.898

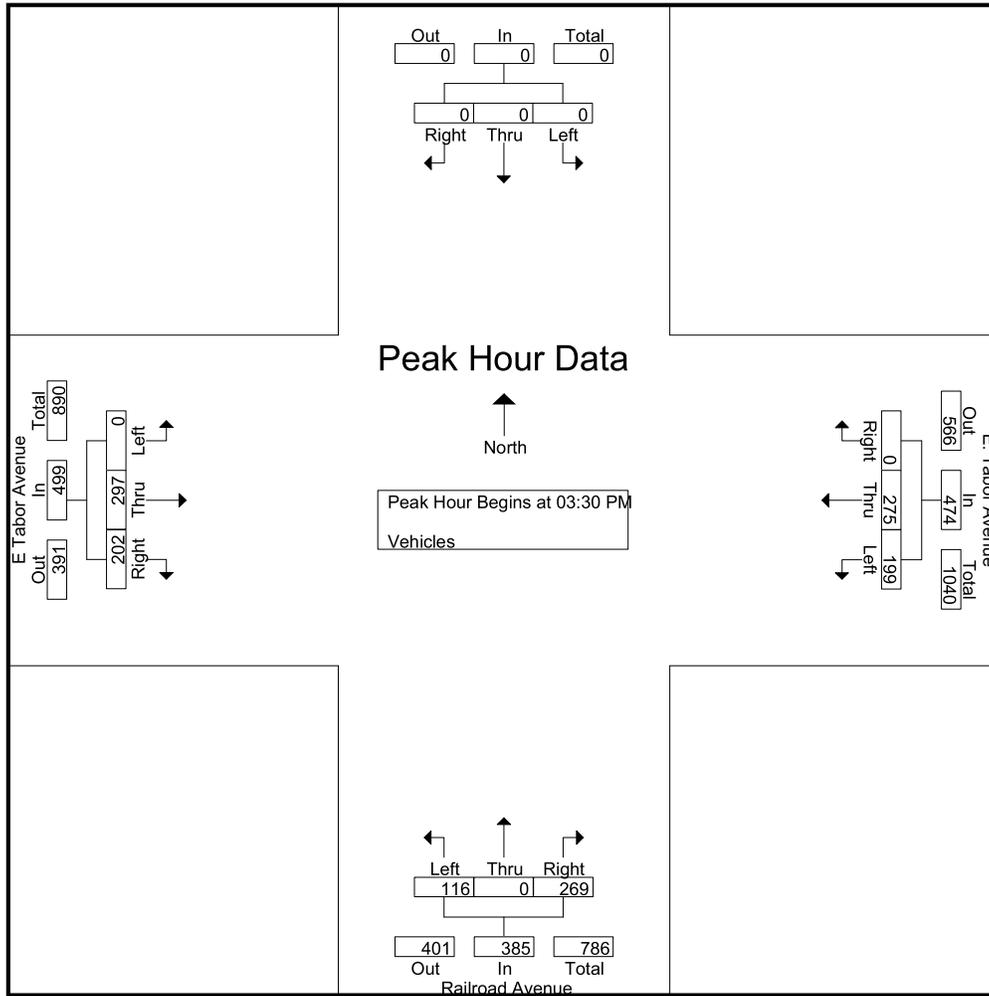


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File Name : RailroadAve_TaborAve
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Start Time	Southbound				E. Tabor Avenue Westbound				Railroad Avenue Northbound				E Tabor Avenue Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 03:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 03:30 PM																	
03:30 PM	0	0	0	0	53	64	0	117	28	0	58	86	0	70	45	115	318
03:45 PM	0	0	0	0	53	66	0	119	26	0	60	86	0	69	57	126	331
04:00 PM	0	0	0	0	39	70	0	109	30	0	74	104	0	74	54	128	341
04:15 PM	0	0	0	0	54	75	0	129	32	0	77	109	0	84	46	130	368
Total Volume	0	0	0	0	199	275	0	474	116	0	269	385	0	297	202	499	1358
% App. Total	0	0	0	0	42	58	0	.919	30.1	0	69.9	.883	0	59.5	40.5	.960	.923
PHF	.000	.000	.000	.000	.921	.917	.000	.919	.906	.000	.873	.883	.000	.884	.886	.960	.923



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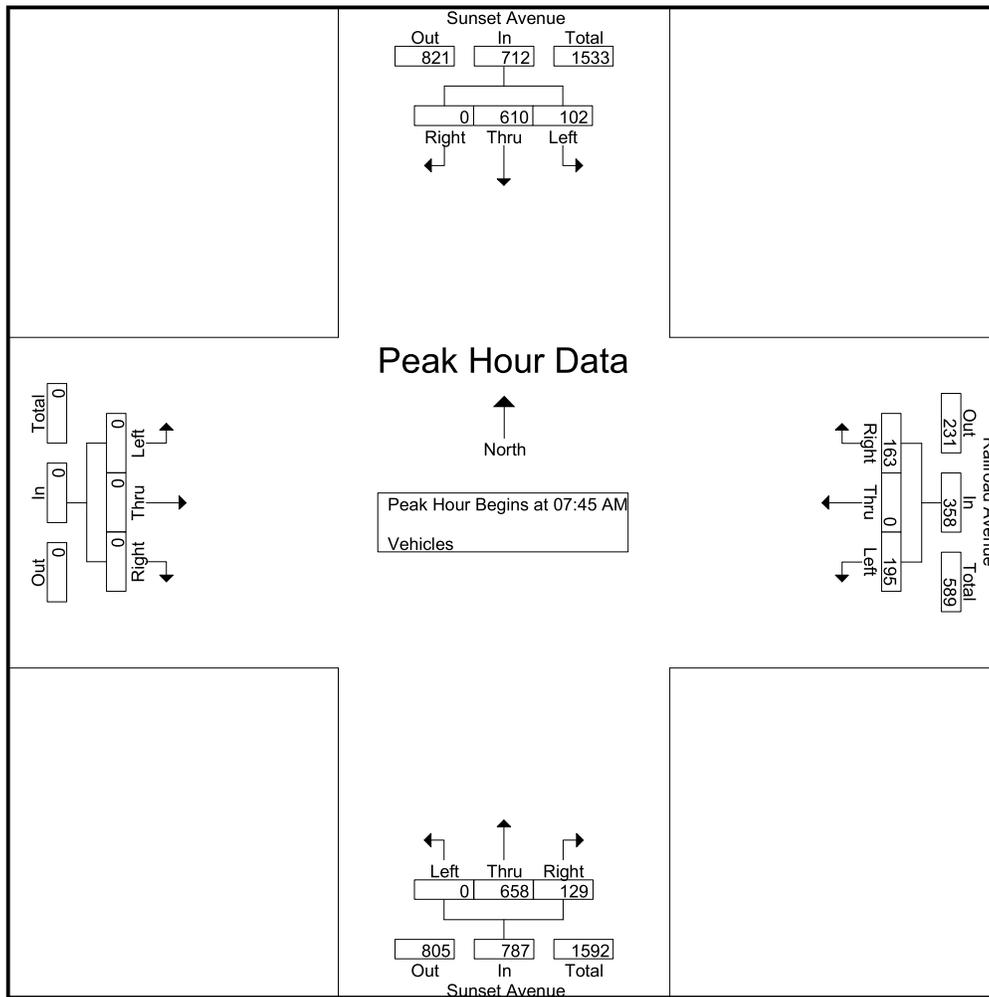
File Name : SunsetAve_RailroadAve
Site Code : 00000000
Start Date : 1/26/2023
Page No : 1

Groups Printed- Vehicles

Start Time	Sunset Avenue Southbound			Railroad Avenue Westbound			Sunset Avenue Northbound			Eastbound			Int. Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00 AM	4	47	0	19	0	7	0	39	15	0	0	0	131
07:15 AM	6	98	0	33	0	14	0	84	32	0	0	0	267
07:30 AM	10	105	0	58	0	20	0	130	29	0	0	0	352
07:45 AM	19	146	0	58	0	31	0	175	25	0	0	0	454
Total	39	396	0	168	0	72	0	428	101	0	0	0	1204
08:00 AM	32	141	0	43	0	44	0	161	41	0	0	0	462
08:15 AM	23	178	0	51	0	53	0	198	28	0	0	0	531
08:30 AM	28	145	0	43	0	35	0	124	35	0	0	0	410
08:45 AM	18	114	0	37	0	16	0	123	25	0	0	0	333
Total	101	578	0	174	0	148	0	606	129	0	0	0	1736
09:00 AM	25	113	0	26	0	18	0	92	29	0	0	0	303
09:15 AM	26	110	0	29	0	13	0	105	26	0	0	0	309
09:30 AM	19	117	0	35	0	16	0	108	25	0	0	0	320
09:45 AM	19	121	0	33	0	20	0	102	18	0	0	0	313
Total	89	461	0	123	0	67	0	407	98	0	0	0	1245
03:00 PM	42	202	0	29	0	25	0	181	39	0	0	0	518
03:15 PM	33	157	0	37	0	27	0	185	60	0	0	0	499
03:30 PM	65	205	0	50	0	25	0	175	53	0	0	0	573
03:45 PM	50	240	0	51	0	26	0	195	64	0	0	0	626
Total	190	804	0	167	0	103	0	736	216	0	0	0	2216
04:00 PM	49	189	0	45	0	24	0	166	42	0	0	0	515
04:15 PM	49	173	0	42	0	22	0	162	68	0	0	0	516
04:30 PM	35	190	0	41	0	21	0	158	58	0	0	0	503
04:45 PM	50	196	0	41	0	29	0	162	69	0	0	0	547
Total	183	748	0	169	0	96	0	648	237	0	0	0	2081
05:00 PM	59	208	0	43	0	26	0	166	40	0	0	0	542
05:15 PM	76	198	0	49	0	25	0	153	57	0	0	0	558
05:30 PM	44	168	0	46	0	26	0	183	62	0	0	0	529
05:45 PM	30	140	0	50	0	26	0	146	30	0	0	0	422
Total	209	714	0	188	0	103	0	648	189	0	0	0	2051
Grand Total	811	3701	0	989	0	589	0	3473	970	0	0	0	10533
Apprch %	18	82	0	62.7	0	37.3	0	78.2	21.8	0	0	0	
Total %	7.7	35.1	0	9.4	0	5.6	0	33	9.2	0	0	0	

File Name : SunsetAve_RailroadAve
Site Code : 00000000
Start Date : 1/26/2023
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Start Time	Sunset Avenue Southbound				Railroad Avenue Westbound				Sunset Avenue Northbound				Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 09:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	19	146	0	165	58	0	31	89	0	175	25	200	0	0	0	0	454
08:00 AM	32	141	0	173	43	0	44	87	0	161	41	202	0	0	0	0	462
08:15 AM	23	178	0	201	51	0	53	104	0	198	28	226	0	0	0	0	531
08:30 AM	28	145	0	173	43	0	35	78	0	124	35	159	0	0	0	0	410
Total Volume	102	610	0	712	195	0	163	358	0	658	129	787	0	0	0	0	1857
% App. Total	14.3	85.7	0		54.5	0	45.5		0	83.6	16.4		0	0	0		
PHF	.797	.857	.000	.886	.841	.000	.769	.861	.000	.831	.787	.871	.000	.000	.000	.000	.874

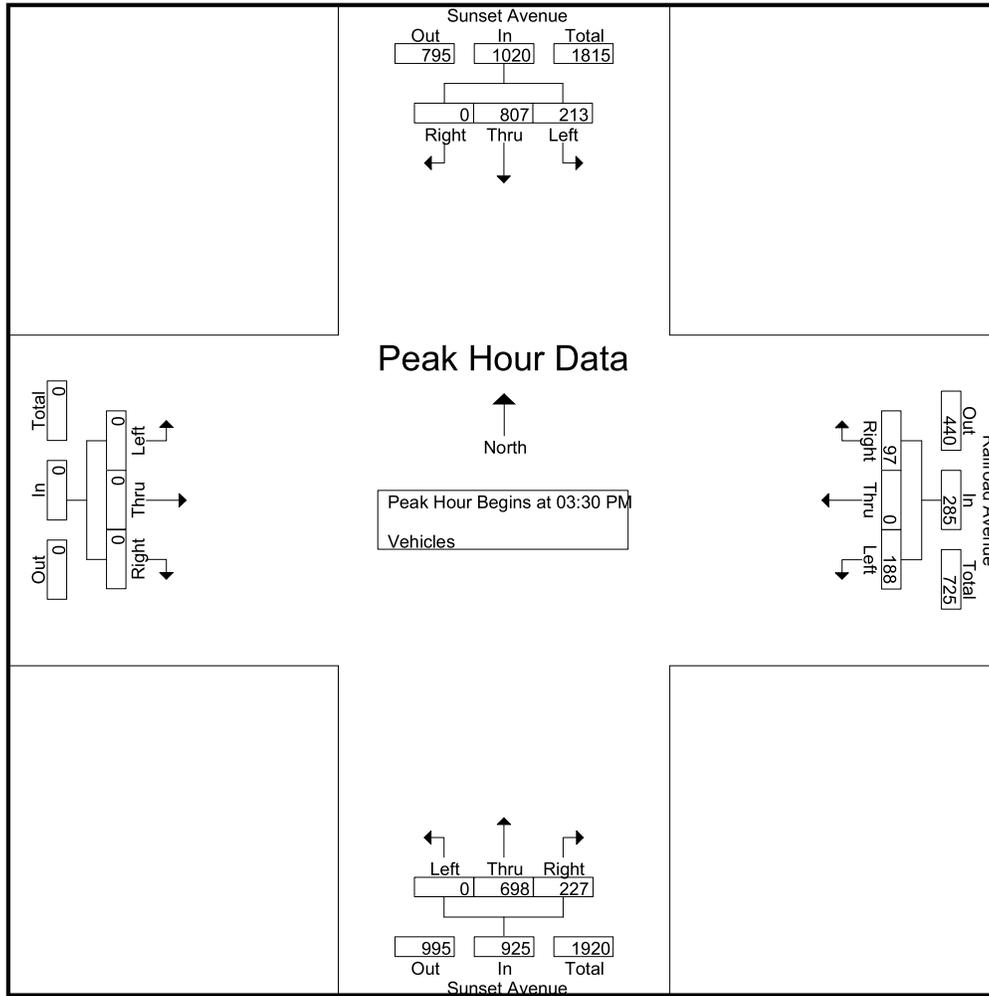


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File Name : SunsetAve_RailroadAve
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Start Date : 1/26/2023
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Start Time	Sunset Avenue Southbound				Railroad Avenue Westbound				Sunset Avenue Northbound				Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 03:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 03:30 PM																	
03:30 PM	65	205	0	270	50	0	25	75	0	175	53	228	0	0	0	0	573
03:45 PM	50	240	0	290	51	0	26	77	0	195	64	259	0	0	0	0	626
04:00 PM	49	189	0	238	45	0	24	69	0	166	42	208	0	0	0	0	515
04:15 PM	49	173	0	222	42	0	22	64	0	162	68	230	0	0	0	0	516
Total Volume	213	807	0	1020	188	0	97	285	0	698	227	925	0	0	0	0	2230
% App. Total	20.9	79.1	0		66	0	34		0	75.5	24.5		0	0	0		
PHF	.819	.841	.000	.879	.922	.000	.933	.925	.000	.895	.835	.893	.000	.000	.000	.000	.891



Appendix 2 - Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition

Land Use: 882 Marijuana Dispensary

Description

A marijuana dispensary is a stand-alone facility where cannabis is sold to patients or retail consumers in a legal manner. Marijuana cultivation and processing facility (Land Use 190) is a related land use.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 2010s in California, Colorado, Massachusetts, and Oregon.

Source Numbers

867, 893, 919, 1041, 1059

Marijuana Dispensary (882)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: **Weekday**

Setting/Location: **General Urban/Suburban**

Number of Studies: 7

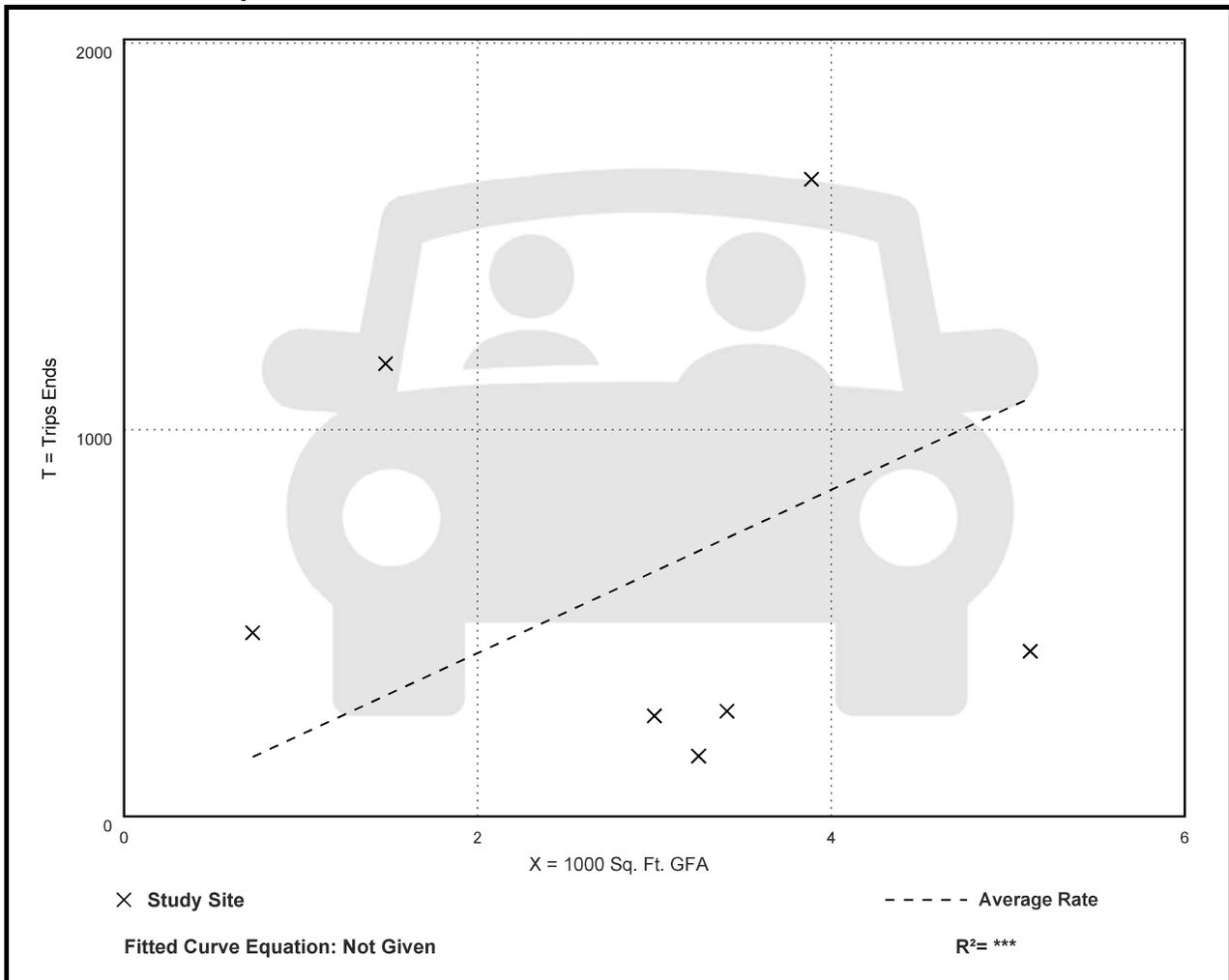
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per **1000 Sq. Ft. GFA**

Average Rate	Range of Rates	Standard Deviation
211.12	48.00 - 791.22	246.90

Data Plot and Equation



Marijuana Dispensary (882)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: **Weekday,**

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 7

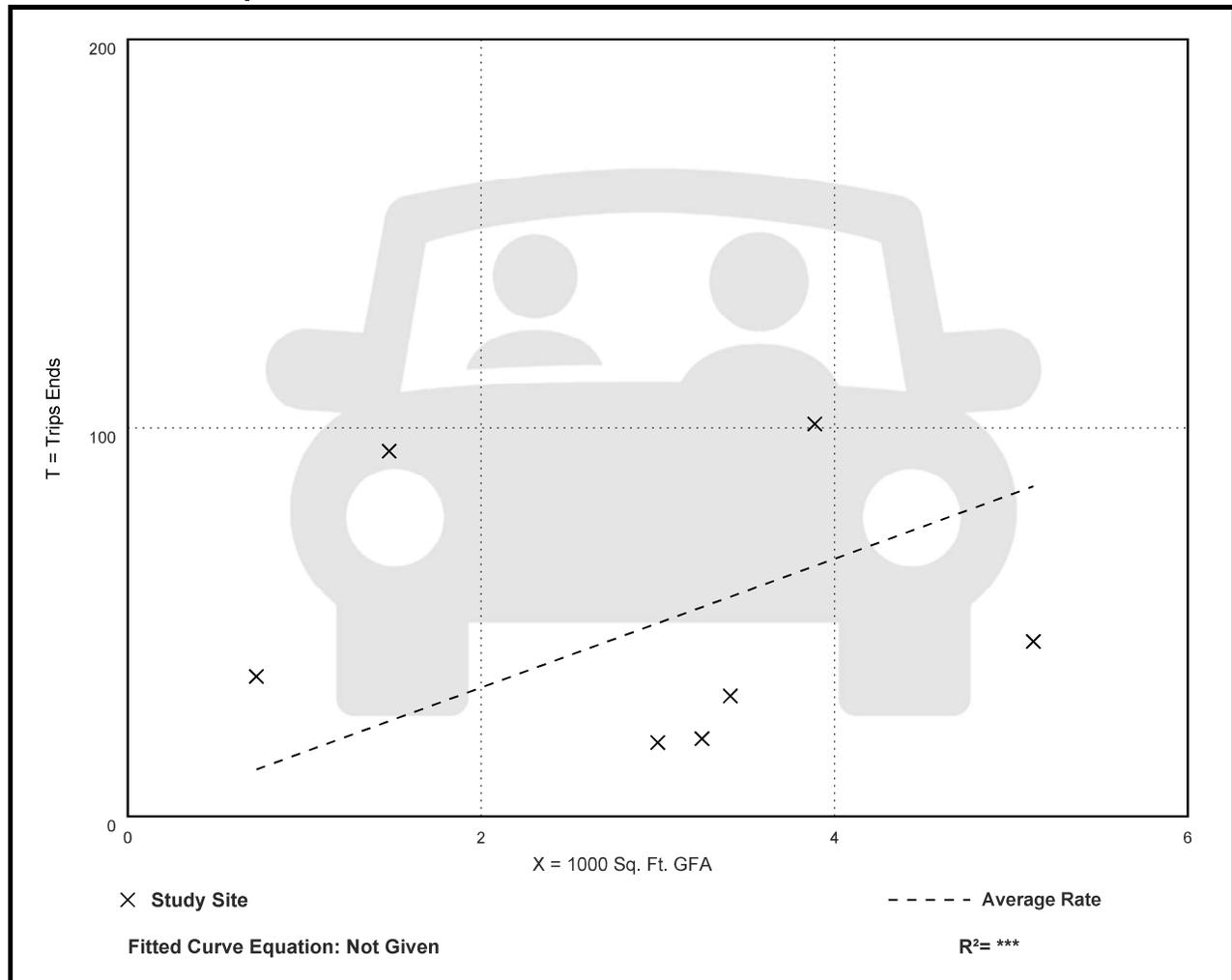
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
16.57	6.15 - 63.51	17.63

Data Plot and Equation



Marijuana Dispensary (882)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: **Weekday,**

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 12

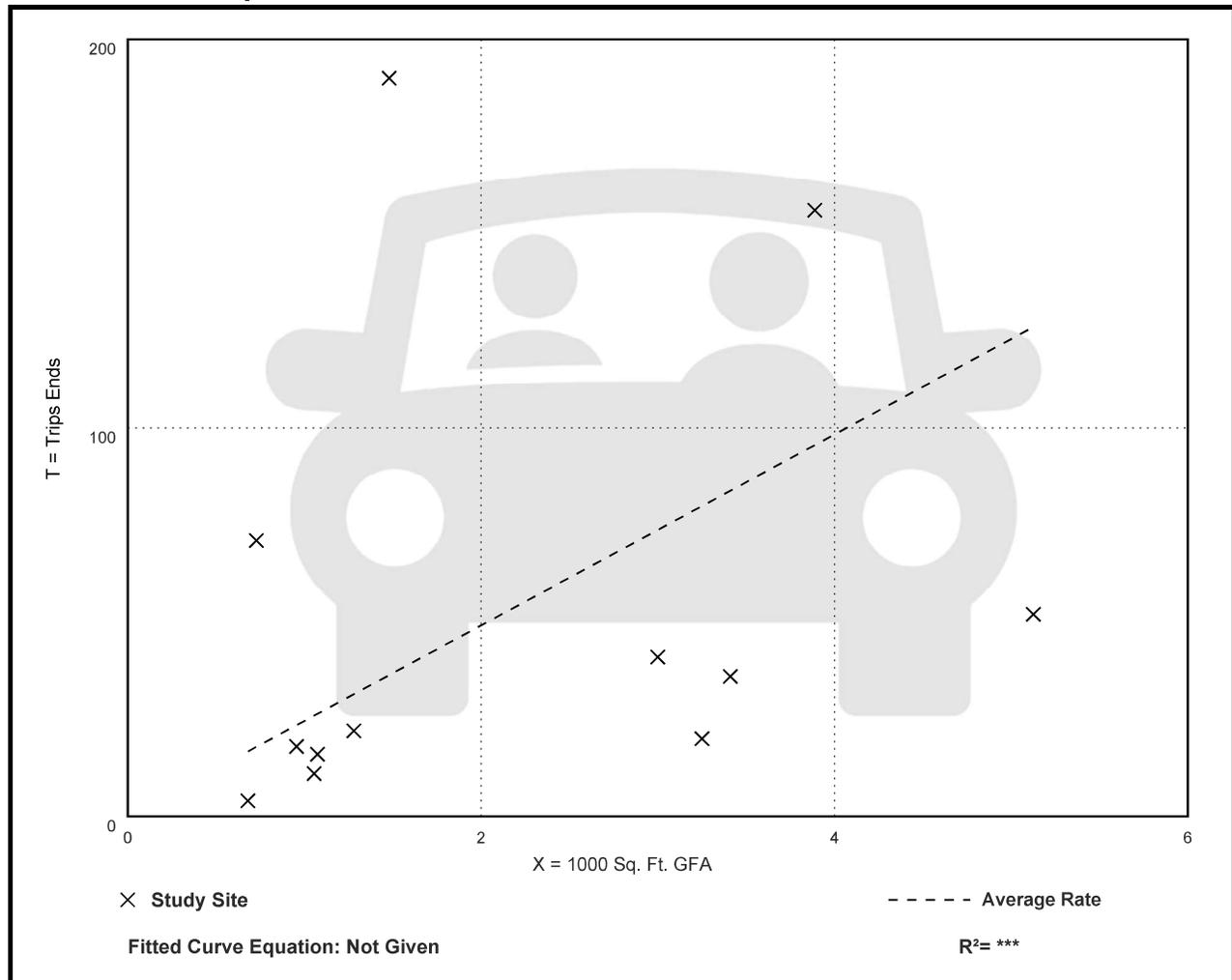
Avg. 1000 Sq. Ft. GFA: 2

Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
24.57	5.88 - 128.38	32.18

Data Plot and Equation



Appendix 3 - (HCM) analysis worksheets

Queues

5: Sunset Avenue & Railroad Avenue

02/18/2023



Lane Group	NBT	NBR	SBL	SBT	SWL	SWR
Lane Group Flow (vph)	715	140	111	663	212	177
v/c Ratio	0.69	0.15	0.52	0.27	0.67	0.41
Control Delay	23.0	4.0	45.0	5.7	44.4	7.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	23.0	4.0	45.0	5.7	44.4	7.8
Queue Length 50th (ft)	295	3	60	61	114	0
Queue Length 95th (ft)	#608	38	107	107	172	49
Internal Link Dist (ft)	2420			768	4395	
Turn Bay Length (ft)						
Base Capacity (vph)	1029	931	314	2488	570	630
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.69	0.15	0.35	0.27	0.37	0.28

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

HCM 6th Signalized Intersection Summary
5: Sunset Avenue & Railroad Avenue

02/18/2023

	↑	↗	↘	↓	↙	↖
Movement	NBT	NBR	SBL	SBT	SWL	SWR
Lane Configurations	↑	↗	↘	↑↑	↙	↖
Traffic Volume (veh/h)	658	129	102	610	195	163
Future Volume (veh/h)	658	129	102	610	195	163
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	715	140	111	663	212	177
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	1117	947	142	2604	266	237
Arrive On Green	0.60	0.60	0.08	0.73	0.15	0.15
Sat Flow, veh/h	1870	1585	1781	3647	1781	1585
Grp Volume(v), veh/h	715	140	111	663	212	177
Grp Sat Flow(s),veh/h/ln	1870	1585	1781	1777	1781	1585
Q Serve(g_s), s	22.4	3.5	5.5	5.5	10.3	9.6
Cycle Q Clear(g_c), s	22.4	3.5	5.5	5.5	10.3	9.6
Prop In Lane		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	1117	947	142	2604	266	237
V/C Ratio(X)	0.64	0.15	0.78	0.25	0.80	0.75
Avail Cap(c_a), veh/h	1117	947	317	2604	574	511
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	11.8	8.0	40.6	4.0	36.9	36.6
Incr Delay (d2), s/veh	2.8	0.3	9.0	0.2	5.4	4.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	8.9	1.2	2.7	1.5	4.8	4.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	14.6	8.3	49.6	4.2	42.3	41.3
LnGrp LOS	B	A	D	A	D	D
Approach Vol, veh/h	855			774	389	
Approach Delay, s/veh	13.6			10.7	41.9	
Approach LOS	B			B	D	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	12.2	59.4			71.5	18.5
Change Period (Y+Rc), s	5.0	5.6			5.6	5.0
Max Green Setting (Gmax), s	16.0	29.4			50.4	29.0
Max Q Clear Time (g_c+I1), s	7.5	24.4			7.5	12.3
Green Ext Time (p_c), s	0.1	2.3			5.1	1.1
Intersection Summary						
HCM 6th Ctrl Delay			17.9			
HCM 6th LOS			B			

HCM 6th TWSC
6: Railroad Avenue & E. Tabor Avenue

02/18/2023

Intersection						
Int Delay, s/veh	14.7					
Movement	EBT	EBR	WBL	WBT	NEL	NER
Lane Configurations	↑	↑		↑	↑	↑
Traffic Vol, veh/h	283	142	239	425	111	211
Future Vol, veh/h	283	142	239	425	111	211
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	308	154	260	462	121	229

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	462	0	1290 308
Stage 1	-	-	-	-	308 -
Stage 2	-	-	-	-	982 -
Critical Hdwy	-	-	4.12	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	-	-	2.218	-	3.518 3.318
Pot Cap-1 Maneuver	-	-	1099	-	180 732
Stage 1	-	-	-	-	745 -
Stage 2	-	-	-	-	363 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1099	-	123 732
Mov Cap-2 Maneuver	-	-	-	-	123 -
Stage 1	-	-	-	-	745 -
Stage 2	-	-	-	-	248 -

Approach	EB	WB	NE
HCM Control Delay, s	0	3.3	57.5
HCM LOS			F

Minor Lane/Major Mvmt	NELn1	NELn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	123	732	-	-	1099	-
HCM Lane V/C Ratio	0.981	0.313	-	-	0.236	-
HCM Control Delay (s)	143.7	12.1	-	-	9.3	0
HCM Lane LOS	F	B	-	-	A	A
HCM 95th %tile Q(veh)	6.6	1.3	-	-	0.9	-

HCM 6th TWSC
7: Railroad Avenue & Humphrey Drive

02/18/2023

Intersection						
Int Delay, s/veh	1.6					
Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	20	53	270	23	37	336
Future Vol, veh/h	20	53	270	23	37	336
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	22	58	293	25	40	365

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	751	306	0	0	318	0
Stage 1	306	-	-	-	-	-
Stage 2	445	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	378	734	-	-	1242	-
Stage 1	747	-	-	-	-	-
Stage 2	646	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	363	734	-	-	1242	-
Mov Cap-2 Maneuver	363	-	-	-	-	-
Stage 1	747	-	-	-	-	-
Stage 2	620	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	12.3	0	0.8
HCM LOS	B		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	573	1242	-
HCM Lane V/C Ratio	-	-	0.138	0.032	-
HCM Control Delay (s)	-	-	12.3	8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.5	0.1	-

Queues

5: Sunset Avenue & Railroad Avenue

02/18/2023



Lane Group	NBT	NBR	SBL	SBT	SWL	SWR
Lane Group Flow (vph)	759	247	232	877	204	105
v/c Ratio	0.88	0.29	0.69	0.35	0.66	0.29
Control Delay	39.0	5.4	44.1	6.1	44.6	8.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	39.0	5.4	44.1	6.1	44.6	8.3
Queue Length 50th (ft)	379	10	124	86	109	0
Queue Length 95th (ft)	#750	65	187	146	168	39
Internal Link Dist (ft)	2420			768	4395	
Turn Bay Length (ft)						
Base Capacity (vph)	859	845	360	2504	570	581
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.88	0.29	0.64	0.35	0.36	0.18

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

HCM 6th Signalized Intersection Summary
5: Sunset Avenue & Railroad Avenue

02/18/2023

	↑	↗	↘	↓	↙	↖
Movement	NBT	NBR	SBL	SBT	SWL	SWR
Lane Configurations	↑	↗	↘	↑↑	↙	↖
Traffic Volume (veh/h)	698	227	213	807	188	97
Future Volume (veh/h)	698	227	213	807	188	97
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	759	247	232	877	204	105
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	998	845	269	2629	254	226
Arrive On Green	0.53	0.53	0.15	0.74	0.14	0.14
Sat Flow, veh/h	1870	1585	1781	3647	1781	1585
Grp Volume(v), veh/h	759	247	232	877	204	105
Grp Sat Flow(s),veh/h/ln	1870	1585	1781	1777	1781	1585
Q Serve(g_s), s	28.7	7.8	11.4	7.7	10.0	5.5
Cycle Q Clear(g_c), s	28.7	7.8	11.4	7.7	10.0	5.5
Prop In Lane		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	998	845	269	2629	254	226
V/C Ratio(X)	0.76	0.29	0.86	0.33	0.80	0.46
Avail Cap(c_a), veh/h	998	845	317	2629	574	511
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	16.5	11.6	37.3	4.0	37.4	35.4
Incr Delay (d2), s/veh	5.5	0.9	18.9	0.3	5.9	1.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	12.4	2.7	6.2	2.1	4.7	2.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	22.0	12.5	56.2	4.4	43.2	36.9
LnGrp LOS	C	B	E	A	D	D
Approach Vol, veh/h	1006			1109	309	
Approach Delay, s/veh	19.6			15.2	41.1	
Approach LOS	B			B	D	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	18.6	53.6			72.2	17.8
Change Period (Y+Rc), s	5.0	5.6			5.6	5.0
Max Green Setting (Gmax), s	16.0	29.4			50.4	29.0
Max Q Clear Time (g_c+I1), s	13.4	30.7			9.7	12.0
Green Ext Time (p_c), s	0.2	0.0			7.2	0.8
Intersection Summary						
HCM 6th Ctrl Delay			20.4			
HCM 6th LOS			C			

HCM 6th TWSC
6: Railroad Avenue & E. Tabor Avenue

02/18/2023

Intersection						
Int Delay, s/veh	8.9					
Movement	EBT	EBR	WBL	WBT	NEL	NER
Lane Configurations	↑	↑		↑	↑	↑
Traffic Vol, veh/h	297	202	199	275	116	269
Future Vol, veh/h	297	202	199	275	116	269
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	323	220	216	299	126	292

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	543	0	1054 323
Stage 1	-	-	-	-	323 -
Stage 2	-	-	-	-	731 -
Critical Hdwy	-	-	4.12	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	-	-	2.218	-	3.518 3.318
Pot Cap-1 Maneuver	-	-	1026	-	250 718
Stage 1	-	-	-	-	734 -
Stage 2	-	-	-	-	476 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1026	-	187 718
Mov Cap-2 Maneuver	-	-	-	-	187 -
Stage 1	-	-	-	-	734 -
Stage 2	-	-	-	-	356 -

Approach	EB	WB	NE
HCM Control Delay, s	0	4	26.5
HCM LOS			D

Minor Lane/Major Mvmt	NELn1	NELn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	187	718	-	-	1026	-
HCM Lane V/C Ratio	0.674	0.407	-	-	0.211	-
HCM Control Delay (s)	56.9	13.4	-	-	9.4	0
HCM Lane LOS	F	B	-	-	A	A
HCM 95th %tile Q(veh)	4.1	2	-	-	0.8	-

HCM 6th TWSC
7: Railroad Avenue & Humphrey Drive

02/18/2023

Intersection						
Int Delay, s/veh	1.6					
Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	25	31	329	34	58	329
Future Vol, veh/h	25	31	329	34	58	329
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	27	34	358	37	63	358

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	861	377	0	0	395
Stage 1	377	-	-	-	-
Stage 2	484	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	326	670	-	-	1164
Stage 1	694	-	-	-	-
Stage 2	620	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	304	670	-	-	1164
Mov Cap-2 Maneuver	304	-	-	-	-
Stage 1	694	-	-	-	-
Stage 2	578	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	14.6	0	1.2
HCM LOS	B		

Minor Lane/Major Mvmt	NET	NERNWLn1	SWL	SWT
Capacity (veh/h)	-	-	436	1164
HCM Lane V/C Ratio	-	-	0.14	0.054
HCM Control Delay (s)	-	-	14.6	8.3
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.5	0.2

Queues

5: Sunset Avenue & Railroad Avenue

02/18/2023



Lane Group	NBT	NBR	SBL	SBT	SWL	SWR
Lane Group Flow (vph)	715	145	117	663	216	183
v/c Ratio	0.70	0.16	0.53	0.27	0.68	0.42
Control Delay	23.6	4.1	45.1	5.8	44.5	7.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	23.6	4.1	45.1	5.8	44.5	7.7
Queue Length 50th (ft)	299	3	63	62	116	0
Queue Length 95th (ft)	#616	39	112	108	175	50
Internal Link Dist (ft)	2420			768	4395	
Turn Bay Length (ft)						
Base Capacity (vph)	1019	926	314	2481	570	634
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.70	0.16	0.37	0.27	0.38	0.29

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

HCM 6th Signalized Intersection Summary
5: Sunset Avenue & Railroad Avenue

02/18/2023

	↑	↗	↘	↓	↙	↖
Movement	NBT	NBR	SBL	SBT	SWL	SWR
Lane Configurations	↑	↗	↘	↑↑	↙	↖
Traffic Volume (veh/h)	658	133	108	610	199	168
Future Volume (veh/h)	658	133	108	610	199	168
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	715	145	117	663	216	183
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	1105	937	149	2595	271	241
Arrive On Green	0.59	0.59	0.08	0.73	0.15	0.15
Sat Flow, veh/h	1870	1585	1781	3647	1781	1585
Grp Volume(v), veh/h	715	145	117	663	216	183
Grp Sat Flow(s),veh/h/ln	1870	1585	1781	1777	1781	1585
Q Serve(g_s), s	22.8	3.7	5.8	5.6	10.5	10.0
Cycle Q Clear(g_c), s	22.8	3.7	5.8	5.6	10.5	10.0
Prop In Lane		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	1105	937	149	2595	271	241
V/C Ratio(X)	0.65	0.15	0.79	0.26	0.80	0.76
Avail Cap(c_a), veh/h	1105	937	317	2595	574	511
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	12.2	8.3	40.4	4.0	36.8	36.6
Incr Delay (d2), s/veh	2.9	0.4	8.8	0.2	5.4	4.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	9.2	1.2	2.8	1.6	4.9	4.1
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	15.1	8.6	49.2	4.3	42.2	41.5
LnGrp LOS	B	A	D	A	D	D
Approach Vol, veh/h	860			780	399	
Approach Delay, s/veh	14.0			11.0	41.9	
Approach LOS	B			B	D	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	12.5	58.8			71.3	18.7
Change Period (Y+Rc), s	5.0	5.6			5.6	5.0
Max Green Setting (Gmax), s	16.0	29.4			50.4	29.0
Max Q Clear Time (g_c+I1), s	7.8	24.8			7.6	12.5
Green Ext Time (p_c), s	0.2	2.2			5.1	1.1
Intersection Summary						
HCM 6th Ctrl Delay			18.3			
HCM 6th LOS			B			

HCM 6th TWSC
6: Railroad Avenue & E. Tabor Avenue

02/18/2023

Intersection						
Int Delay, s/veh	17.3					
Movement	EBT	EBR	WBL	WBT	NEL	NER
Lane Configurations	↑	↑		↑	↑	↑
Traffic Vol, veh/h	283	150	241	425	118	213
Future Vol, veh/h	283	150	241	425	118	213
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	308	163	262	462	128	232
Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	471	0	1294	308
Stage 1	-	-	-	-	308	-
Stage 2	-	-	-	-	986	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1091	-	179	732
Stage 1	-	-	-	-	745	-
Stage 2	-	-	-	-	361	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1091	-	~ 121	732
Mov Cap-2 Maneuver	-	-	-	-	~ 121	-
Stage 1	-	-	-	-	745	-
Stage 2	-	-	-	-	244	-
Approach	EB	WB	NE			
HCM Control Delay, s	0	3.4	67.8			
HCM LOS			F			
Minor Lane/Major Mvmt	NELn1	NELn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	121	732	-	-	1091	-
HCM Lane V/C Ratio	1.06	0.316	-	-	0.24	-
HCM Control Delay (s)	168.1	12.2	-	-	9.3	0
HCM Lane LOS	F	B	-	-	A	A
HCM 95th %tile Q(veh)	7.4	1.4	-	-	0.9	-
Notes						
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon						

HCM 6th TWSC
7: Railroad Avenue & Humphrey Drive

02/18/2023

Intersection						
Int Delay, s/veh	2					
Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	29	62	270	33	47	336
Future Vol, veh/h	29	62	270	33	47	336
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	32	67	293	36	51	365

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	778	311	0	0	329	0
Stage 1	311	-	-	-	-	-
Stage 2	467	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	365	729	-	-	1231	-
Stage 1	743	-	-	-	-	-
Stage 2	631	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	346	729	-	-	1231	-
Mov Cap-2 Maneuver	346	-	-	-	-	-
Stage 1	743	-	-	-	-	-
Stage 2	598	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	13.2	0	1
HCM LOS	B		

Minor Lane/Major Mvmt	NET	NERNWLn1	SWL	SWT
Capacity (veh/h)	-	-	539	1231
HCM Lane V/C Ratio	-	-	0.184	0.042
HCM Control Delay (s)	-	-	13.2	8.1
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.7	0.1

Queues

5: Sunset Avenue & Railroad Avenue

02/18/2023



Lane Group	NBT	NBR	SBL	SBT	SWL	SWR
Lane Group Flow (vph)	759	253	240	877	211	114
v/c Ratio	0.90	0.30	0.69	0.35	0.67	0.30
Control Delay	41.8	5.5	43.8	6.2	44.5	8.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	41.8	5.5	43.8	6.2	44.5	8.0
Queue Length 50th (ft)	388	11	128	88	113	0
Queue Length 95th (ft)	#761	67	192	148	172	41
Internal Link Dist (ft)	2420			768	4395	
Turn Bay Length (ft)						
Base Capacity (vph)	841	834	366	2490	570	587
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.90	0.30	0.66	0.35	0.37	0.19

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

HCM 6th Signalized Intersection Summary
5: Sunset Avenue & Railroad Avenue

02/18/2023

	↑	↗	↘	↓	↙	↖
Movement	NBT	NBR	SBL	SBT	SWL	SWR
Lane Configurations	↑	↗	↘	↑↑	↙	↖
Traffic Volume (veh/h)	698	233	221	807	194	105
Future Volume (veh/h)	698	233	221	807	194	105
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	759	253	240	877	211	114
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	982	832	276	2613	261	233
Arrive On Green	0.52	0.52	0.16	0.74	0.15	0.15
Sat Flow, veh/h	1870	1585	1781	3647	1781	1585
Grp Volume(v), veh/h	759	253	240	877	211	114
Grp Sat Flow(s),veh/h/ln	1870	1585	1781	1777	1781	1585
Q Serve(g_s), s	29.2	8.1	11.8	7.8	10.3	6.0
Cycle Q Clear(g_c), s	29.2	8.1	11.8	7.8	10.3	6.0
Prop In Lane		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	982	832	276	2613	261	233
V/C Ratio(X)	0.77	0.30	0.87	0.34	0.81	0.49
Avail Cap(c_a), veh/h	982	832	317	2613	574	511
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	17.1	12.1	37.1	4.2	37.2	35.3
Incr Delay (d2), s/veh	5.9	0.9	20.0	0.3	5.8	1.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	12.8	2.9	6.5	2.2	4.8	2.4
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	23.0	13.0	57.1	4.5	43.0	36.9
LnGrp LOS	C	B	E	A	D	D
Approach Vol, veh/h	1012			1117	325	
Approach Delay, s/veh	20.5			15.8	40.8	
Approach LOS	C			B	D	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	19.0	52.8			71.8	18.2
Change Period (Y+Rc), s	5.0	5.6			5.6	5.0
Max Green Setting (Gmax), s	16.0	29.4			50.4	29.0
Max Q Clear Time (g_c+I1), s	13.8	31.2			9.8	12.3
Green Ext Time (p_c), s	0.1	0.0			7.2	0.9
Intersection Summary						
HCM 6th Ctrl Delay			21.1			
HCM 6th LOS			C			

HCM 6th TWSC
6: Railroad Avenue & E. Tabor Avenue

02/18/2023

Intersection						
Int Delay, s/veh	10.3					
Movement	EBT	EBR	WBL	WBT	NEL	NER
Lane Configurations	↑	↑		↑	↑	↑
Traffic Vol, veh/h	297	213	202	275	127	272
Future Vol, veh/h	297	213	202	275	127	272
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	323	232	220	299	138	296

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	555	0	1062 323
Stage 1	-	-	-	-	323 -
Stage 2	-	-	-	-	739 -
Critical Hdwy	-	-	4.12	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	-	-	2.218	-	3.518 3.318
Pot Cap-1 Maneuver	-	-	1015	-	247 718
Stage 1	-	-	-	-	734 -
Stage 2	-	-	-	-	472 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1015	-	183 718
Mov Cap-2 Maneuver	-	-	-	-	183 -
Stage 1	-	-	-	-	734 -
Stage 2	-	-	-	-	349 -

Approach	EB	WB	NE
HCM Control Delay, s	0	4	30.9
HCM LOS			D

Minor Lane/Major Mvmt	NELn1	NELn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	183	718	-	-	1015	-
HCM Lane V/C Ratio	0.754	0.412	-	-	0.216	-
HCM Control Delay (s)	68.1	13.5	-	-	9.5	0
HCM Lane LOS	F	B	-	-	A	A
HCM 95th %tile Q(veh)	4.9	2	-	-	0.8	-

HCM 6th TWSC
7: Railroad Avenue & Humphrey Drive

02/18/2023

Intersection						
Int Delay, s/veh	2.3					
Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	39	45	329	48	72	329
Future Vol, veh/h	39	45	329	48	72	329
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	42	49	358	52	78	358

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	898	384	0	0	410
Stage 1	384	-	-	-	-
Stage 2	514	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	310	664	-	-	1149
Stage 1	688	-	-	-	-
Stage 2	600	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	284	664	-	-	1149
Mov Cap-2 Maneuver	284	-	-	-	-
Stage 1	688	-	-	-	-
Stage 2	549	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	16.3	0	1.5
HCM LOS	C		

Minor Lane/Major Mvmt	NET	NERNWLn1	SWL	SWT
Capacity (veh/h)	-	-	410	1149
HCM Lane V/C Ratio	-	-	0.223	0.068
HCM Control Delay (s)	-	-	16.3	8.4
HCM Lane LOS	-	-	C	A
HCM 95th %tile Q(veh)	-	-	0.8	0.2

Queues

5: Sunset Avenue & Railroad Avenue

02/18/2023



Lane Group	NBT	NBR	SBL	SBT	SWL	SWR
Lane Group Flow (vph)	723	162	133	671	234	198
v/c Ratio	0.77	0.19	0.56	0.27	0.69	0.43
Control Delay	28.1	4.5	45.2	6.2	44.2	7.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	28.1	4.5	45.2	6.2	44.2	7.3
Queue Length 50th (ft)	319	4	72	66	125	0
Queue Length 95th (ft)	#655	44	122	114	186	51
Internal Link Dist (ft)	2420			768	4395	
Turn Bay Length (ft)						
Base Capacity (vph)	935	867	316	2445	570	644
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.77	0.19	0.42	0.27	0.41	0.31

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

HCM 6th Signalized Intersection Summary
5: Sunset Avenue & Railroad Avenue

02/18/2023

	↑	↗	↘	↓	↙	↖
Movement	NBT	NBR	SBL	SBT	SWL	SWR
Lane Configurations	↑	↗	↘	↑↑	↙	↖
Traffic Volume (veh/h)	665	149	122	617	215	182
Future Volume (veh/h)	665	149	122	617	215	182
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	723	162	133	671	234	198
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	1067	904	167	2557	290	258
Arrive On Green	0.57	0.57	0.09	0.72	0.16	0.16
Sat Flow, veh/h	1870	1585	1781	3647	1781	1585
Grp Volume(v), veh/h	723	162	133	671	234	198
Grp Sat Flow(s),veh/h/ln	1870	1585	1781	1777	1781	1585
Q Serve(g_s), s	24.4	4.4	6.6	5.9	11.4	10.8
Cycle Q Clear(g_c), s	24.4	4.4	6.6	5.9	11.4	10.8
Prop In Lane		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	1067	904	167	2557	290	258
V/C Ratio(X)	0.68	0.18	0.80	0.26	0.81	0.77
Avail Cap(c_a), veh/h	1067	904	317	2557	574	511
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	13.5	9.3	39.9	4.4	36.3	36.1
Incr Delay (d2), s/veh	3.5	0.4	8.3	0.3	5.3	4.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	10.0	1.5	3.2	1.7	5.3	4.4
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	17.0	9.7	48.3	4.6	41.6	40.8
LnGrp LOS	B	A	D	A	D	D
Approach Vol, veh/h	885			804	432	
Approach Delay, s/veh	15.7			11.8	41.3	
Approach LOS	B			B	D	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	13.4	56.9			70.4	19.6
Change Period (Y+Rc), s	5.0	5.6			5.6	5.0
Max Green Setting (Gmax), s	16.0	29.4			50.4	29.0
Max Q Clear Time (g_c+I1), s	8.6	26.4			7.9	13.4
Green Ext Time (p_c), s	0.2	1.6			5.1	1.2
Intersection Summary						
HCM 6th Ctrl Delay			19.4			
HCM 6th LOS			B			

HCM 6th TWSC
6: Railroad Avenue & E. Tabor Avenue

02/18/2023

Intersection						
Int Delay, s/veh	25					
Movement	EBT	EBR	WBL	WBT	NEL	NER
Lane Configurations	↑	↑		↑	↑	↑
Traffic Vol, veh/h	291	152	270	444	120	251
Future Vol, veh/h	291	152	270	444	120	251
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	316	165	293	483	130	273
Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	481	0	1385	316
Stage 1	-	-	-	-	316	-
Stage 2	-	-	-	-	1069	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1082	-	158	724
Stage 1	-	-	-	-	739	-
Stage 2	-	-	-	-	330	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1082	-	~ 100	724
Mov Cap-2 Maneuver	-	-	-	-	~ 100	-
Stage 1	-	-	-	-	739	-
Stage 2	-	-	-	-	208	-
Approach	EB	WB	NE			
HCM Control Delay, s	0	3.6	96.1			
HCM LOS			F			
Minor Lane/Major Mvmt	NELn1	NELn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	100	724	-	-	1082	-
HCM Lane V/C Ratio	1.304	0.377	-	-	0.271	-
HCM Control Delay (s)	270.2	12.9	-	-	9.6	0
HCM Lane LOS	F	B	-	-	A	A
HCM 95th %tile Q(veh)	9.2	1.8	-	-	1.1	-
Notes						
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon						

HCM 6th TWSC
7: Railroad Avenue & Humphrey Drive

02/18/2023

Intersection						
Int Delay, s/veh	2					
Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	30	63	308	34	48	366
Future Vol, veh/h	30	63	308	34	48	366
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	33	68	335	37	52	398
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	856	354	0	0	372	0
Stage 1	354	-	-	-	-	-
Stage 2	502	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	328	690	-	-	1186	-
Stage 1	710	-	-	-	-	-
Stage 2	608	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	310	690	-	-	1186	-
Mov Cap-2 Maneuver	310	-	-	-	-	-
Stage 1	710	-	-	-	-	-
Stage 2	574	-	-	-	-	-
Approach	NW	NE	SW			
HCM Control Delay, s	14.2	0	0.9			
HCM LOS	B					
Minor Lane/Major Mvmt	NET	NERNWLn1	SWL	SWT		
Capacity (veh/h)	-	-	494	1186	-	
HCM Lane V/C Ratio	-	-	0.205	0.044	-	
HCM Control Delay (s)	-	-	14.2	8.2	0	
HCM Lane LOS	-	-	B	A	A	
HCM 95th %tile Q(veh)	-	-	0.8	0.1	-	

Queues

5: Sunset Avenue & Railroad Avenue

02/18/2023



Lane Group	NBT	NBR	SBL	SBT	SWL	SWR
Lane Group Flow (vph)	766	288	274	887	233	133
v/c Ratio	0.98	0.36	0.72	0.36	0.69	0.32
Control Delay	57.0	6.0	43.8	6.8	44.1	7.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	57.0	6.0	43.8	6.8	44.1	7.4
Queue Length 50th (ft)	~437	14	143	94	125	0
Queue Length 95th (ft)	#771	76	225	158	186	43
Internal Link Dist (ft)	2420			768	4395	
Turn Bay Length (ft)						
Base Capacity (vph)	783	807	388	2446	570	600
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.98	0.36	0.71	0.36	0.41	0.22

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

HCM 6th Signalized Intersection Summary
5: Sunset Avenue & Railroad Avenue

02/18/2023

	↑	↗	↘	↓	↙	↖
Movement	NBT	NBR	SBL	SBT	SWL	SWR
Lane Configurations	↑	↗	↘	↑↑	↙	↖
Traffic Volume (veh/h)	705	265	252	816	214	122
Future Volume (veh/h)	705	265	252	816	214	122
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	766	288	274	887	233	133
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	924	783	308	2567	285	253
Arrive On Green	0.49	0.49	0.17	0.72	0.16	0.16
Sat Flow, veh/h	1870	1585	1781	3647	1781	1585
Grp Volume(v), veh/h	766	288	274	887	233	133
Grp Sat Flow(s),veh/h/ln	1870	1585	1781	1777	1781	1585
Q Serve(g_s), s	31.6	10.1	13.5	8.3	11.4	6.9
Cycle Q Clear(g_c), s	31.6	10.1	13.5	8.3	11.4	6.9
Prop In Lane		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	924	783	308	2567	285	253
V/C Ratio(X)	0.83	0.37	0.89	0.35	0.82	0.52
Avail Cap(c_a), veh/h	924	783	317	2567	574	511
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	19.5	14.1	36.4	4.6	36.5	34.7
Incr Delay (d2), s/veh	8.5	1.3	24.8	0.4	5.7	1.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	14.6	3.6	7.8	2.4	5.3	2.7
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	28.0	15.4	61.2	5.0	42.3	36.4
LnGrp LOS	C	B	E	A	D	D
Approach Vol, veh/h	1054			1161	366	
Approach Delay, s/veh	24.6			18.3	40.1	
Approach LOS	C			B	D	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	20.6	50.1			70.6	19.4
Change Period (Y+Rc), s	5.0	5.6			5.6	5.0
Max Green Setting (Gmax), s	16.0	29.4			50.4	29.0
Max Q Clear Time (g_c+I1), s	15.5	33.6			10.3	13.4
Green Ext Time (p_c), s	0.0	0.0			7.3	1.0
Intersection Summary						
HCM 6th Ctrl Delay			23.9			
HCM 6th LOS			C			

HCM 6th TWSC
6: Railroad Avenue & E. Tabor Avenue

02/18/2023

Intersection						
Int Delay, s/veh	16.2					
Movement	EBT	EBR	WBL	WBT	NEL	NER
Lane Configurations	↑	↑		↑	↑	↑
Traffic Vol, veh/h	315	216	244	287	129	311
Future Vol, veh/h	315	216	244	287	129	311
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	342	235	265	312	140	338

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	577	0	1184 342
Stage 1	-	-	-	-	342 -
Stage 2	-	-	-	-	842 -
Critical Hdwy	-	-	4.12	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	-	-	2.218	-	3.518 3.318
Pot Cap-1 Maneuver	-	-	996	-	209 701
Stage 1	-	-	-	-	719 -
Stage 2	-	-	-	-	423 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	996	-	142 701
Mov Cap-2 Maneuver	-	-	-	-	142 -
Stage 1	-	-	-	-	719 -
Stage 2	-	-	-	-	287 -

Approach	EB	WB	NE
HCM Control Delay, s	0	4.6	49.7
HCM LOS			E

Minor Lane/Major Mvmt	NELn1	NELn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	142	701	-	-	996	-
HCM Lane V/C Ratio	0.987	0.482	-	-	0.266	-
HCM Control Delay (s)	133.7	14.8	-	-	9.9	0
HCM Lane LOS	F	B	-	-	A	A
HCM 95th %tile Q(veh)	7.1	2.6	-	-	1.1	-

HCM 6th TWSC
7: Railroad Avenue & Humphrey Drive

02/18/2023

Intersection						
Int Delay, s/veh	2.3					
Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	40	46	369	49	73	373
Future Vol, veh/h	40	46	369	49	73	373
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	43	50	401	53	79	405

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	991	428	0	0	454
Stage 1	428	-	-	-	-
Stage 2	563	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	273	627	-	-	1107
Stage 1	657	-	-	-	-
Stage 2	570	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	248	627	-	-	1107
Mov Cap-2 Maneuver	248	-	-	-	-
Stage 1	657	-	-	-	-
Stage 2	518	-	-	-	-

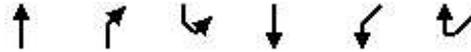
Approach	NW	NE	SW
HCM Control Delay, s	18.2	0	1.4
HCM LOS	C		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	366	1107	-
HCM Lane V/C Ratio	-	-	0.255	0.072	-
HCM Control Delay (s)	-	-	18.2	8.5	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	1	0.2	-

Queues

5: Sunset Avenue & Railroad Avenue

02/18/2023



Lane Group	NBT	NBR	SBL	SBT	SWL	SWR
Lane Group Flow (vph)	723	158	126	671	229	192
v/c Ratio	0.76	0.18	0.55	0.27	0.69	0.42
Control Delay	27.2	4.3	45.2	6.1	44.3	7.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	27.2	4.3	45.2	6.1	44.3	7.4
Queue Length 50th (ft)	315	4	68	65	122	0
Queue Length 95th (ft)	#644	43	118	112	183	50
Internal Link Dist (ft)	2420			768	4395	
Turn Bay Length (ft)						
Base Capacity (vph)	947	876	314	2455	570	640
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.76	0.18	0.40	0.27	0.40	0.30

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

HCM 6th Signalized Intersection Summary
5: Sunset Avenue & Railroad Avenue

02/18/2023

	↑	↗	↘	↓	↙	↖
Movement	NBT	NBR	SBL	SBT	SWL	SWR
Lane Configurations	↑	↗	↘	↑↑	↙	↖
Traffic Volume (veh/h)	665	145	116	617	211	177
Future Volume (veh/h)	665	145	116	617	211	177
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	723	158	126	671	229	192
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	1080	916	159	2568	284	253
Arrive On Green	0.58	0.58	0.09	0.72	0.16	0.16
Sat Flow, veh/h	1870	1585	1781	3647	1781	1585
Grp Volume(v), veh/h	723	158	126	671	229	192
Grp Sat Flow(s),veh/h/ln	1870	1585	1781	1777	1781	1585
Q Serve(g_s), s	24.0	4.2	6.2	5.8	11.2	10.4
Cycle Q Clear(g_c), s	24.0	4.2	6.2	5.8	11.2	10.4
Prop In Lane		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	1080	916	159	2568	284	253
V/C Ratio(X)	0.67	0.17	0.79	0.26	0.81	0.76
Avail Cap(c_a), veh/h	1080	916	317	2568	574	511
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	13.1	8.9	40.2	4.3	36.5	36.2
Incr Delay (d2), s/veh	3.3	0.4	8.5	0.2	5.3	4.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	9.8	1.4	3.0	1.7	5.2	4.3
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	16.4	9.3	48.7	4.5	41.8	40.8
LnGrp LOS	B	A	D	A	D	D
Approach Vol, veh/h	881			797	421	
Approach Delay, s/veh	15.1			11.5	41.3	
Approach LOS	B			B	D	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	13.0	57.6			70.6	19.4
Change Period (Y+Rc), s	5.0	5.6			5.6	5.0
Max Green Setting (Gmax), s	16.0	29.4			50.4	29.0
Max Q Clear Time (g_c+I1), s	8.2	26.0			7.8	13.2
Green Ext Time (p_c), s	0.2	1.7			5.1	1.2
Intersection Summary						
HCM 6th Ctrl Delay			19.0			
HCM 6th LOS			B			

HCM 6th TWSC
6: Railroad Avenue & E. Tabor Avenue

02/18/2023

Intersection						
Int Delay, s/veh	21.6					
Movement	EBT	EBR	WBL	WBT	NEL	NER
Lane Configurations	↑	↑		↑	↑	↑
Traffic Vol, veh/h	291	144	268	444	113	249
Future Vol, veh/h	291	144	268	444	113	249
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	316	157	291	483	123	271

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	473	0	1381 316
Stage 1	-	-	-	-	316 -
Stage 2	-	-	-	-	1065 -
Critical Hdwy	-	-	4.12	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	-	-	2.218	-	3.518 3.318
Pot Cap-1 Maneuver	-	-	1089	-	159 724
Stage 1	-	-	-	-	739 -
Stage 2	-	-	-	-	331 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1089	-	~ 101 724
Mov Cap-2 Maneuver	-	-	-	-	~ 101 -
Stage 1	-	-	-	-	739 -
Stage 2	-	-	-	-	210 -

Approach	EB	WB	NE
HCM Control Delay, s	0	3.6	82.9
HCM LOS			F

Minor Lane/Major Mvmt	NELn1	NELn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	101	724	-	-	1089	-
HCM Lane V/C Ratio	1.216	0.374	-	-	0.267	-
HCM Control Delay (s)	237.2	12.9	-	-	9.5	0
HCM Lane LOS	F	B	-	-	A	A
HCM 95th %tile Q(veh)	8.3	1.7	-	-	1.1	-

Notes
 ~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

HCM 6th TWSC
7: Railroad Avenue & Humphrey Drive

02/18/2023

Intersection						
Int Delay, s/veh	1.6					
Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	21	54	308	24	38	366
Future Vol, veh/h	21	54	308	24	38	366
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	23	59	335	26	41	398

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	828	348	0	0	361	0
Stage 1	348	-	-	-	-	-
Stage 2	480	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	341	695	-	-	1198	-
Stage 1	715	-	-	-	-	-
Stage 2	622	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	326	695	-	-	1198	-
Mov Cap-2 Maneuver	326	-	-	-	-	-
Stage 1	715	-	-	-	-	-
Stage 2	595	-	-	-	-	-

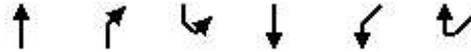
Approach	NW	NE	SW
HCM Control Delay, s	13.1	0	0.8
HCM LOS	B		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	528	1198	-
HCM Lane V/C Ratio	-	-	0.154	0.034	-
HCM Control Delay (s)	-	-	13.1	8.1	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.5	0.1	-

Queues

5: Sunset Avenue & Railroad Avenue

02/18/2023



Lane Group	NBT	NBR	SBL	SBT	SWL	SWR
Lane Group Flow (vph)	766	282	265	887	226	124
v/c Ratio	0.96	0.35	0.71	0.36	0.68	0.31
Control Delay	51.8	5.9	43.8	6.6	44.3	7.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	51.8	5.9	43.8	6.6	44.3	7.6
Queue Length 50th (ft)	418	14	139	92	121	0
Queue Length 95th (ft)	#771	73	216	155	181	42
Internal Link Dist (ft)	2420			768	4395	
Turn Bay Length (ft)						
Base Capacity (vph)	800	817	381	2461	570	594
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.96	0.35	0.70	0.36	0.40	0.21

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

HCM 6th Signalized Intersection Summary
5: Sunset Avenue & Railroad Avenue

02/18/2023

	↑	↗	↘	↓	↙	↖
Movement	NBT	NBR	SBL	SBT	SWL	SWR
Lane Configurations	↑	↗	↘	↑↑	↙	↖
Traffic Volume (veh/h)	705	259	244	816	208	114
Future Volume (veh/h)	705	259	244	816	208	114
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	766	282	265	887	226	124
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	940	797	300	2582	277	247
Arrive On Green	0.50	0.50	0.17	0.73	0.16	0.16
Sat Flow, veh/h	1870	1585	1781	3647	1781	1585
Grp Volume(v), veh/h	766	282	265	887	226	124
Grp Sat Flow(s),veh/h/ln	1870	1585	1781	1777	1781	1585
Q Serve(g_s), s	31.0	9.7	13.1	8.2	11.0	6.4
Cycle Q Clear(g_c), s	31.0	9.7	13.1	8.2	11.0	6.4
Prop In Lane		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	940	797	300	2582	277	247
V/C Ratio(X)	0.81	0.35	0.88	0.34	0.82	0.50
Avail Cap(c_a), veh/h	940	797	317	2582	574	511
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	18.8	13.5	36.6	4.5	36.7	34.8
Incr Delay (d2), s/veh	7.7	1.2	23.5	0.4	5.8	1.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	14.1	3.5	7.5	2.3	5.2	2.6
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	26.5	14.8	60.1	4.8	42.5	36.4
LnGrp LOS	C	B	E	A	D	D
Approach Vol, veh/h	1048			1152	350	
Approach Delay, s/veh	23.4			17.6	40.4	
Approach LOS	C			B	D	
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	20.1	50.9			71.0	19.0
Change Period (Y+Rc), s	5.0	5.6			5.6	5.0
Max Green Setting (Gmax), s	16.0	29.4			50.4	29.0
Max Q Clear Time (g_c+I1), s	15.1	33.0			10.2	13.0
Green Ext Time (p_c), s	0.1	0.0			7.3	1.0
Intersection Summary						
HCM 6th Ctrl Delay			23.1			
HCM 6th LOS			C			

HCM 6th TWSC
6: Railroad Avenue & E. Tabor Avenue

02/18/2023

Intersection						
Int Delay, s/veh	13.2					
Movement	EBT	EBR	WBL	WBT	NEL	NER
Lane Configurations	↑	↑		↑	↑	↑
Traffic Vol, veh/h	315	205	241	287	118	308
Future Vol, veh/h	315	205	241	287	118	308
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	342	223	262	312	128	335

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	565	0	1178 342
Stage 1	-	-	-	-	342 -
Stage 2	-	-	-	-	836 -
Critical Hdwy	-	-	4.12	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	-	-	2.218	-	3.518 3.318
Pot Cap-1 Maneuver	-	-	1007	-	211 701
Stage 1	-	-	-	-	719 -
Stage 2	-	-	-	-	425 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1007	-	145 701
Mov Cap-2 Maneuver	-	-	-	-	145 -
Stage 1	-	-	-	-	719 -
Stage 2	-	-	-	-	291 -

Approach	EB	WB	NE
HCM Control Delay, s	0	4.5	40.2
HCM LOS			E

Minor Lane/Major Mvmt	NELn1	NELn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	145	701	-	-	1007	-
HCM Lane V/C Ratio	0.885	0.478	-	-	0.26	-
HCM Control Delay (s)	106.6	14.7	-	-	9.8	0
HCM Lane LOS	F	B	-	-	A	A
HCM 95th %tile Q(veh)	6	2.6	-	-	1	-

HCM 6th TWSC
7: Railroad Avenue & Humphrey Drive

02/18/2023

Intersection						
Int Delay, s/veh	1.6					
Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	26	32	369	35	59	373
Future Vol, veh/h	26	32	369	35	59	373
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	35	401	38	64	405

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	953	420	0	0	439
Stage 1	420	-	-	-	-
Stage 2	533	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	287	633	-	-	1121
Stage 1	663	-	-	-	-
Stage 2	588	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	266	633	-	-	1121
Mov Cap-2 Maneuver	266	-	-	-	-
Stage 1	663	-	-	-	-
Stage 2	544	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	16	0	1.1
HCM LOS	C		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	391	1121	-
HCM Lane V/C Ratio	-	-	0.161	0.057	-
HCM Control Delay (s)	-	-	16	8.4	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	0.6	0.2	-

Appendix 4 - Traffic Signal Warrant Analysis

Figure 4C-101 (CA). Traffic Signal Warrants Worksheet (Sheet 2 of 5)

WARRANT 2 - Four Hour Vehicular Volume

SATISFIED* YES NO

Record hourly vehicular volumes for any four hours of an average day.

APPROACH LANES	One		2 or More		Hour
Both Approaches - Major Street					
Higher Approach - Minor Street					

*All plotted points fall above the applicable curve in Figure 4C-1. (URBAN AREAS)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<u>OR</u> , All plotted points fall above the applicable curve in Figure 4C-2. (RURAL AREAS)	Yes <input type="checkbox"/>	No <input type="checkbox"/>

**WARRANT 3 - Peak Hour
(Part A or Part B must be satisfied)**

SATISFIED YES NO

PART A

SATISFIED YES NO

(All parts 1, 2, and 3 below must be satisfied for the same one hour, for any four consecutive 15-minute periods)

1. The total delay experienced by traffic on one minor street approach (one direction only) controlled by a STOP sign equals or exceeds four vehicle-hours for a one-lane approach, or five vehicle-hours for a two-lane approach; <u>AND</u>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
2. The volume on the same minor street approach (one direction only) equals or exceeds 100 vph for one moving lane of traffic or 150 vph for two moving lanes; <u>AND</u>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
3. The total entering volume serviced during the hour equals or exceeds 800 vph for intersections with four or more approaches or 650 vph for intersections with three approaches.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

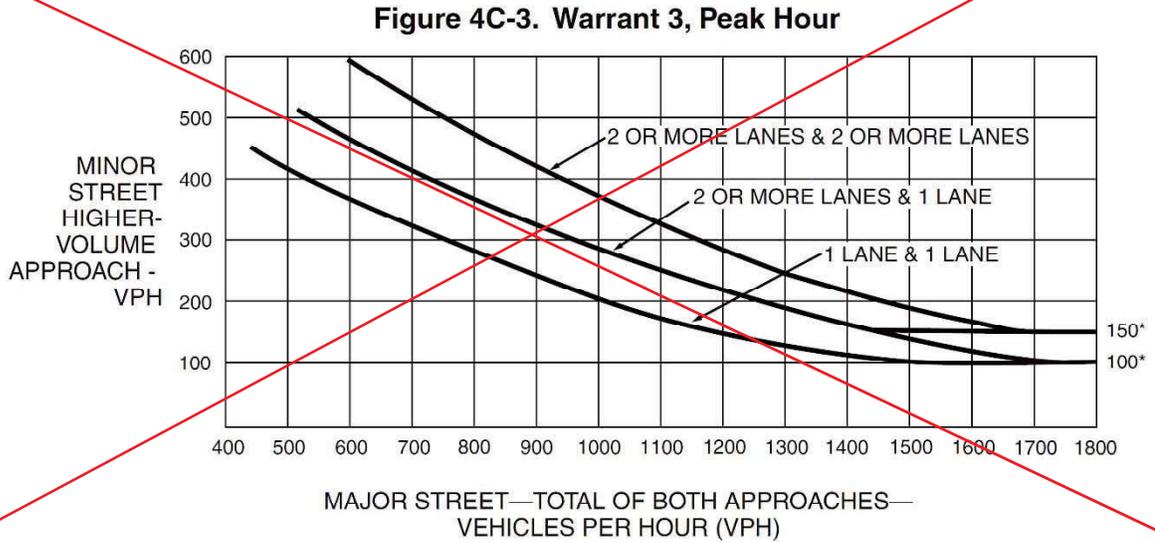
PART B

SATISFIED YES NO

APPROACH LANES	One		2 or More		Hour
Both Approaches - Major Street	750		3 : 3		0 - 4 : 30 PM
Higher Approach - Minor Street	56		3 : 3		0 - 4 : 30 PM

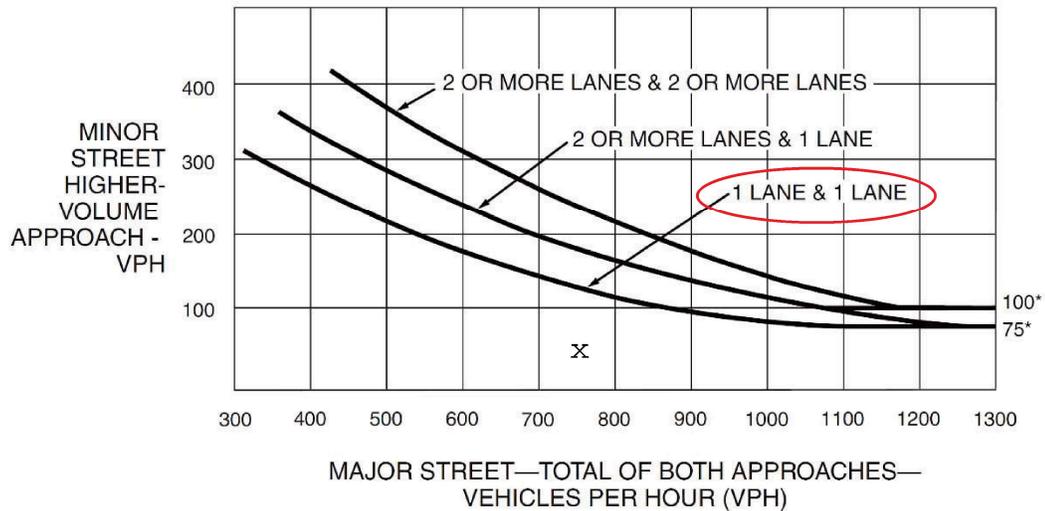
The plotted point falls above the applicable curve in Figure 4C-3. (URBAN AREAS)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<u>OR</u> , The plotted point falls above the applicable curve in Figure 4C-4. (RURAL AREAS)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal.

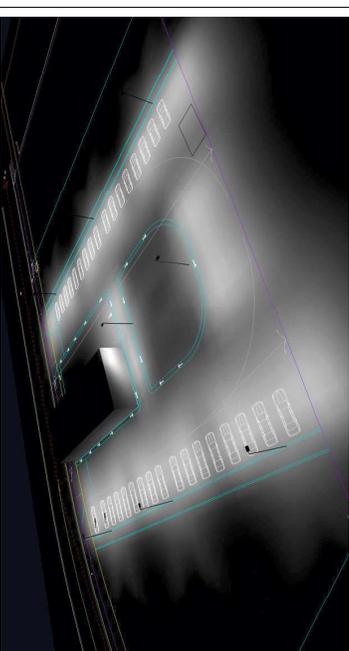
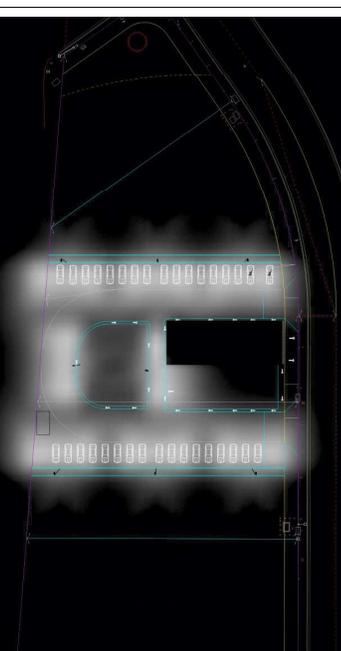


*Note: 150 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor-street approach with one lane.

Figure 4C-4. Warrant 3, Peak Hour (70% Factor)
(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET)



*Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.



3D RENDERINGS

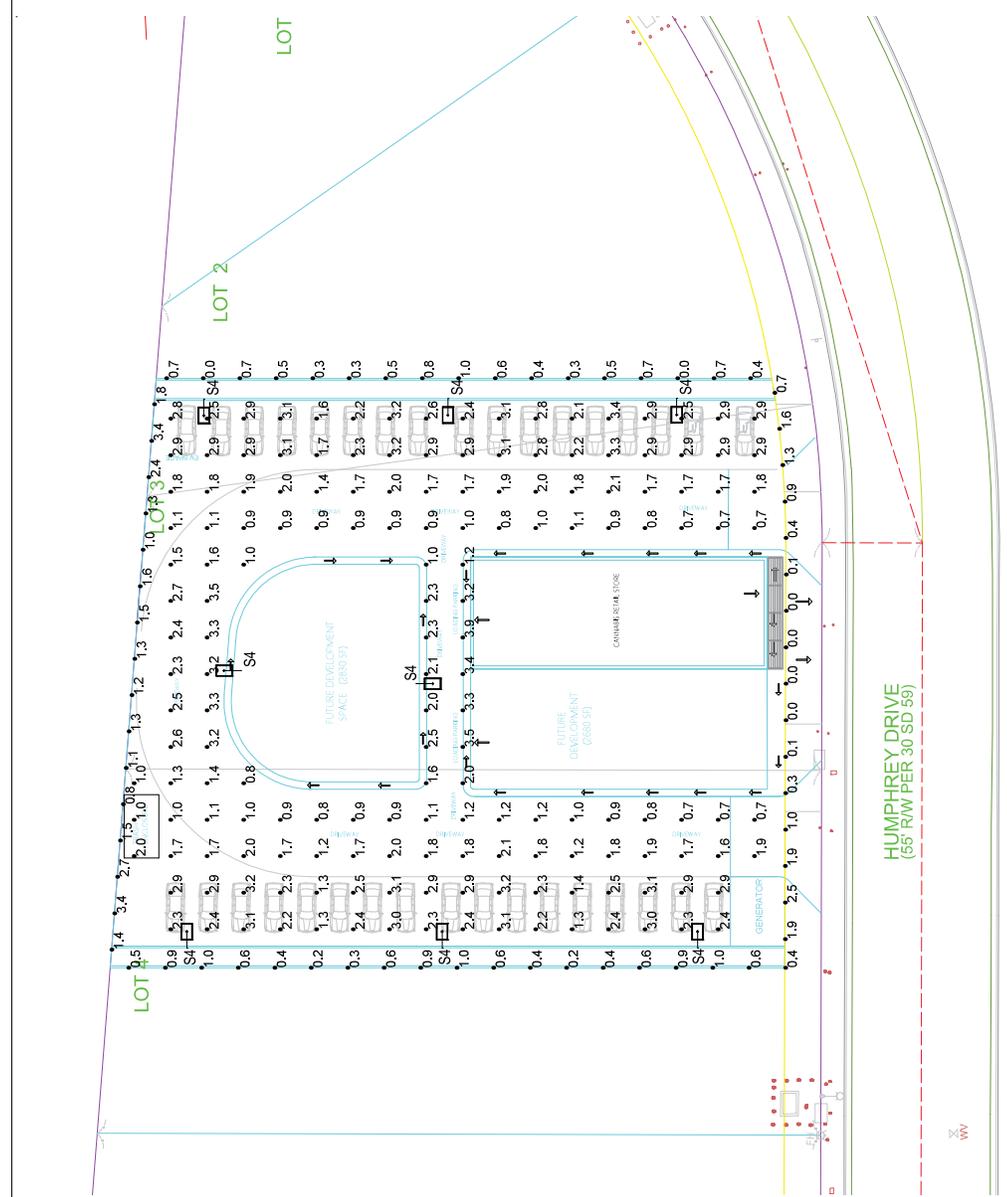
Mounting Height=15ft
 Fixture Tilt=0
 Light Loss Factor=0.9 (Maintained Fc)
 Calculation Grids Are At Grade (Z=0)
 Fixture Spacing=70ft

THIS ANALYSIS IS BASED ON COMPUTER GENERATED DATA DERIVED FROM
 ILLUMINANCE CALCULATIONS PERFORMED IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY
 (IES) RECOMMENDATIONS. THE ANALYSIS DOES NOT TAKE INTO
 ACCOUNT VARIATIONS IN LIGHT OUTPUT, LIGHT DISTRIBUTION, LIGHT
 SOURCE DISTRIBUTIONS LIKE TREES, VEHICLES ETC. ARE NOT
 INCLUDED IN THIS ANALYSIS. CALCULATIONS ACTUAL MEASUREMENTS IN
 THE FIELD MAY VARY.

Luminaire Location Summary				
LumNo	Label	Z	Orient	Tilt
1	S4	15	0	0
2	S4	15	0	0
3	S4	15	0	0
4	S4	15	180	0
5	S4	15	180	0
6	S4	15	180	0
7	S4	15	90	0
8	S4	15	270	0

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Description	Mtg Height
—	8	S4	Single	Beacon VP-1-160L-50c-4K-4W	15

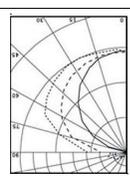
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking & Drives	ILLUMINANCE	Fc	2.04	3.9	0.7	2.91	5.57
Property Line	ILLUMINANCE	Fc	0.89	3.4	0.0	N.A.	N.A.



HUMPHREY DRIVE
 (55' RWY PER 30' SD 55')



Photometrics LLC
 2129 Chinoak Tr
 Maitland, FL 32751
 (407) 330-8220



#	Date	Comments

Revisions
 Draen By: BV
 Checked By:
 Date: 7/1/2022
 Scale: 1/16"=1' (at 24"x36" Print Size)

ITEM 3
 ATTACHMENT 4
 RETAIL STORE
 1540 HUMPHREY DRIVE
 SUISUN CITY, CA, 94585
 PHOTOMETRIC PLAN

VIPER Area/Site

VIPER LUMINAIRE



FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, wiSCAPE and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



See Certification Specifications

CONTROL TECHNOLOGY




SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles.
- All mounting hardware included

INSTALLATION (CONTINUED)

- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0- 10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard

CONTROLS (CONTINUED)

- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- Meets the qualifications for DLC Premium
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See [Buy American Solutions](#).

WARRANTY

- 5 year warranty
- See [HLI Commercial and Industrial Outdoor Lighting Warranty](#) for additional information



KEY DATA	
Lumen Range	5,000–80,000
Wattage Range	36–600
Efficacy Range (LPW)	92–155
Weight lbs. (kg)	13.7-30.9 (6.2-13.9)

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Example: VP-2-320L-145-3K7-2-R-UNV-A3-BLT

CATALOG # VP1-160L-50-4K7-4W-UNV-A_U

VP Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage	
VP Viper	Micro Strike	1 Size 1	160L-35 ⁶ 5500 lumens	AP AP-Amber Phosphor Converted	2 Type 2	L Optic rotation left	UNV 120-277V	
			160L-50 ⁶ 7500 lumens					
			160L-75 10000 lumens					
			160L-100 12500 lumens					
			160L-115 15000 lumens					
		2 Size 2	160L-135 18000 lumens	27K8 2700K, 80 CRI	3 Type 3	4F Type 4 Forward	R Optic rotation right	120 120V
			160L-160 21000 lumens					
			320L-145 21000 lumens					
			320L-170 24000 lumens					
			320L-185 27000 lumens					
		3 Size 3	320L-210 30000 lumens	3K7 3000K, 70 CRI	4W Type 4 Wide	5QM Type 5 Square Medium	240 240V	277 277V
			320L-235 33000 lumens					
			320L-255 36000 lumens					
			320L-315 ⁶ 40000 lumens					
			480L-285 40000 lumens					
		4 Size 4	480L-320 44000 lumens	3K8 3000K, 80 CRI	5QM Type 5 Square Medium	5QW Type 5 Square Wide	208 208V	277 277V
			480L-340 48000 lumens					
			480L-390 52000 lumens					
			480L-425 55000 lumens					
			480L-470 60000 lumens					
720L-435 60000 lumens	5K7 5000K, 70 CRI	5K8 5000K, 80 CRI			347 347V	480 480V		
720L-475 65000 lumens								
720L-515 70000 lumens								
720L-565 ⁶ 75000 lumens								
720L-600 ⁶ 80000 lumens								
CLO Custom Lumen Output ¹								

Mounting
A Arm mount for square pole/flat surface
A_ Arm mount for round pole ²
ASQU Universal arm mount for square pole
A_U Universal arm mount for round pole ²
AAU Adjustable arm for pole mounting (universal drill pattern)
AA_U Adjustable arm mount for round pole ²
ADU Decorative upswept Arm (universal drill pattern)
AD_U Decorative upswept arm mount for round pole ²
MAF Mast arm fitter for 2-3/8" OD horizontal arm
K Knuckle
T Trunnion
WB Wall Bracket, horizontal tenon with MAF
WM Wall mount bracket with decorative upswept arm
WA Wall mount bracket with adjustable arm

Color
BLT Black Matte Textured
BLS Black Gloss Smooth
DBT Dark Bronze Matte Textured
DBS Dark Bronze Gloss Smooth
GTT Graphite Matte Textured
LGS Light Grey Gloss Smooth
LGT Light Grey Gloss Textured
PSS Platinum Silver Smooth
WHT White Matte Textured
WHS White Gloss Smooth
VGT Verde Green Textured
Color Option
CC Custom Color

Options
F Fusing
2PF Dual Power Feed
2DR Dual Driver
TE Tooless Entry
BC Backlight Control
TB Terminal Block

Network Control Options
NXSPW-14F NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' ^{1,3,4}
NXSPW-40F NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 40' ^{1,3,4}
NXSP-14F NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' ^{3,4}
NXSP-40F NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 40' ^{3,4}
NXWE NX Wireless Enabled (module + radio) ^{3,4}
WIR wiSCAPE® In-Fixture Module ^{3,4}
WIRSC wiSCAPE® Module and Occupancy Sensor ^{3,4}
Stand Alone Sensors
BTS-14F Bluetooth® Programmable, PIR Occupancy/Daylight Sensor ⁴
BTS-40F Bluetooth® Programmable, PIR Occupancy/Daylight Sensor ⁴
BTSO-12F Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12' mounting height ⁴
7PR 7-Pin Receptacle ⁴
7PR-SC 7-Pin Receptacle with shorting cap ⁴
3PR 3-Pin twist lock ⁴
3PR-SC 3-Pin receptacle with shorting cap ⁴
3PR-TL 3-Pin PCR with photocontrol ⁴
Programmed Controls
ADD AutoDim Timer Based Dimming ⁴
ADT AutoDim Time of Day Dimming ⁴
Photocontrols
PC Button Photocontrol ^{4,7}

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information

2 – Replace “_” with “2” for 2.5”-3.4” OD pole, “3” for 3.5”-4.13” OD pole, “4” for 4.18”-5.25” OD pole, “5” for 5.5”-6.5” OD pole

3 – Networked Controls cannot be combined with other control options

4 – Not available with 2PF option

5 – Not available with Dual Driver option

6 – Some voltage restrictions may apply when combined with controls

7 – Not available with 480V

VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	160						
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS	320						
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS	480					
NOMINAL WATTAGE	285	320	340	390	425	470
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.38	2.67	2.83	3.25	3.54	3.92
208	1.37	1.54	1.63	1.88	2.04	2.26
240	1.19	1.33	1.42	1.63	1.77	1.96
277	1.03	1.16	1.23	1.41	1.53	1.70
347	0.82	0.92	0.98	1.12	1.22	1.35
480	0.59	0.67	0.71	0.81	0.89	0.98

# OF LEDS	720				
NOMINAL WATTAGE	435	475	515	565	600
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	3.63	3.96	4.29	4.71	5.00
208	2.09	2.28	2.48	2.72	2.88
240	1.81	1.98	2.15	2.35	2.50
277	1.57	1.71	1.86	2.04	2.17
347	1.25	1.37	1.48	1.63	1.73
480	0.91	0.99	1.07	1.18	1.25

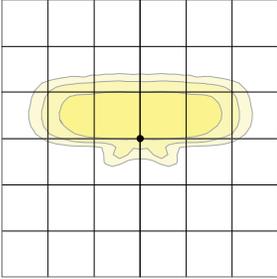
VIPER Area/Site

VIPER LUMINAIRE

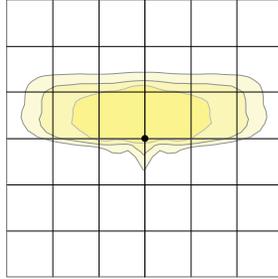
MICRO STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see [website photometric test reports](#).

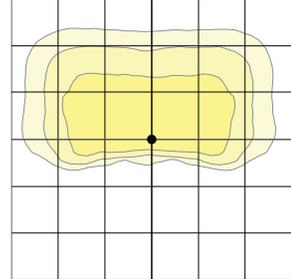
Type 2



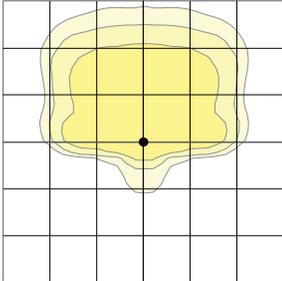
Type 3



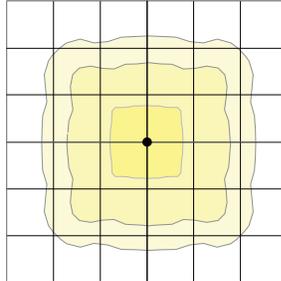
Type 4 Wide



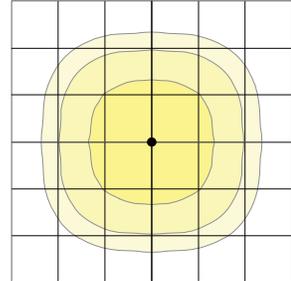
Type 4F



Type 5QM



Type 5QW

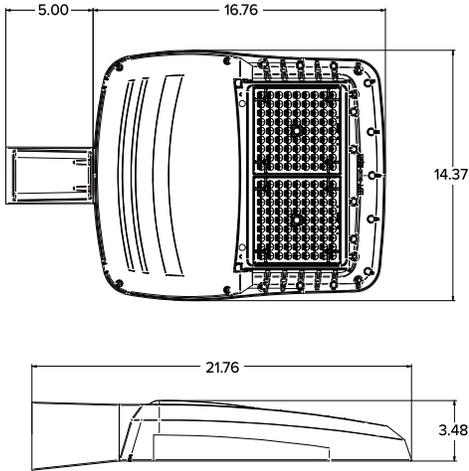


VIPER Area/Site

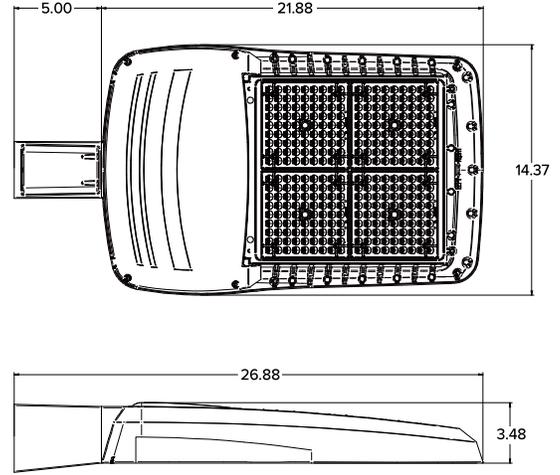
VIPER LUMINAIRE

DIMENSIONS

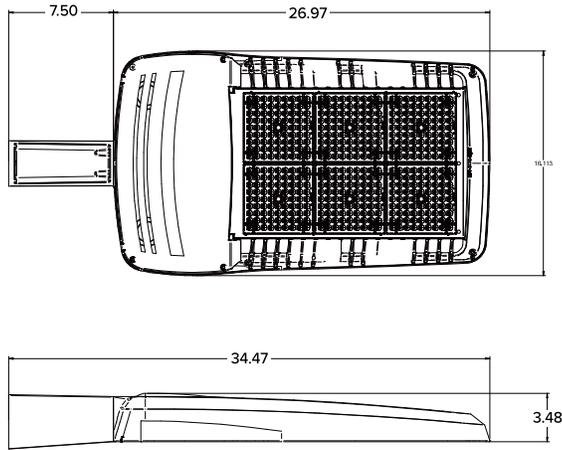
SIZE 1



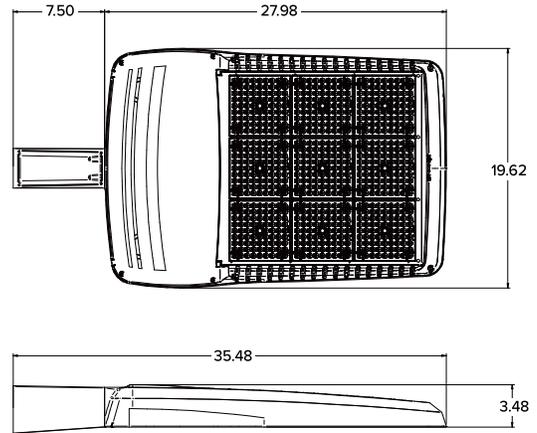
SIZE 2



SIZE 3



SIZE 4



	EPA				Config.
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

VIPER Area/Site

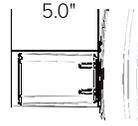
VIPER LUMINAIRE

MOUNTING



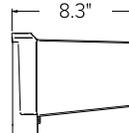
ASQ-STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Hubbell Outdoor B3 drill pattern. For round poles add applicable suffix (2/3/4/5)



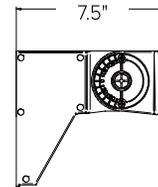
ASQU-UNIVERSAL ARM MOUNT

Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5" and Hubbell drill pattern S2. For round poles add applicable suffix (2/3/4/5)



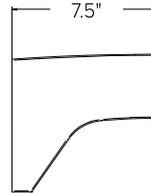
AAU-ADJUSTABLE ARM FOR POLE MOUNTING

Rotatable arm mounts directly to pole. Compatible with drill patterns from 2.5" to 4.5" and Hubbell drill pattern S2. For round poles add applicable suffix (2/3/4/5). Rotatable in 15° aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



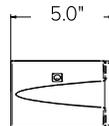
ADU-DECORATIVE UPSWEPT ARM

Upswept Arm compatible with drill patterns from 2.5" to 4.5". For round poles add applicable suffix (2/3/4/5).



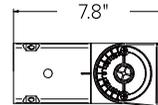
MAF-MAST ARM FITTER

Fits 2-3/8" OD horizontal tenons.



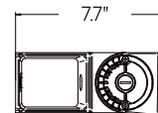
K-KNUCKLE

Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



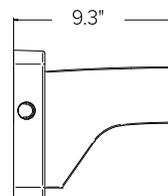
T-TRUNNION

Trunion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



WM-WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.





COMPOSITE POLE

DESIGNED FOR POST TOP OR AREA LIGHTING LUMINAIRES

- Tapered composite pole shaft
- Direct Embedded and Anchor Base models
- Base cover provided with AB pole

Job: Retail Store/Dispensory
Location: Suisun City, CA
Type: Site Lighting Poles

Ordering Information

TR34-15/DE/XXX/SMS/DTC

SAMPLE CATALOG NUMBER LOGIC

	B	C	D	E	F	G
TR34	16	DE	BLK	TXT	23	•
TR34	20	AB	DGR	SMS	30	•
POLE	ABOVE GRADE HEIGHT	INSTALLATION METHOD	COLOR	SURFACE FINISH	TENON O.D.	OPTIONS

B ABOVE GRADE HEIGHT

Cat No.	Description
TR34-10	10 feet/3.0M
TR34-11	11 feet/3.4M
TR34-12	12 feet/3.7M
TR34-13	13 feet/4.0M
TR34-14	14 feet/4.3M
TR34-15	15 feet/4.6M
TR34-16	16 feet/4.9M
TR34-17	17 feet/5.2M
TR34-18	18 feet/5.5M
TR34-19	19 feet/5.8M
TR34-20	20 feet/6.1M
TR34-21	21 feet/6.40M
TR34-22	22 feet/6.71M
TR34-23	23 feet/7.01M
TR34-24	24 feet/7.32M
TR34-25	25 feet/7.62M
TR34-26	26 feet/7.92M
TR34-27	27 feet/8.32M
TR34-28	28 feet/8.53M
TR34-29	29 feet/8.84M
TR34-30	30 feet/9.14M

C INSTALLATION METHOD

Cat No.	Description
DE	Direct Embedded
AB	Anchor Base

D COLOR

Cat No.	Description
BLK	Black
DBZ	Dark Bronze
DGR	Dark Green
SLV	Silver
WHT	White
GRY	Grey
CC	Custom color - Please provide a min. 3" x 3" color chip.

E SURFACE FINISH

Cat No.	Description
TXT	Natural texture of the reinforcing strands
SMS	Smooth surface finish

F TENON SIZE

Cat No.	Description
23	2 3/8" (60mm) OD x 3 3/4" (95mm) height
30	3" (76mm) OD x 3 3/4" (95mm) height
99	Custom Tenon Size

G OPTIONS

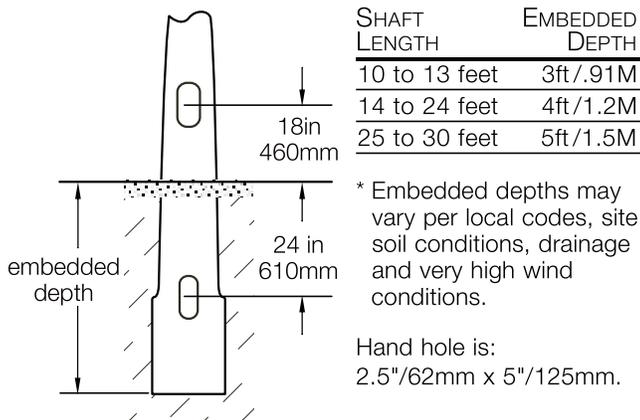
Cat No.	Description
DTC	Top pole cap and drilling for a side mounted arm(s). Provide template or drawing for hole locations.
FLD	Top pole cap. Field drill to accept a luminaire.
RC	Receptacle housing and a NEC approved cover. GFCI receptacle by others. Standard location is 12"/305mm below the top of the pole.
RBC	XTREME urethane composite base cover for direct embedded (DE) installations. Painted to match the pole color. • Other accessories are shown on the Accessories specification sheet.

ABOVE GRADE
HEIGHT
20' MODEL
SHOWN



DESIGNED FOR POST TOP OR AREA LIGHTING LUMINAIRES

Direct Embedded - DE



Specifications

POLE SHAFT

The pole shaft shall be round tapered, smooth with a .14"/3.5mm per foot taper. The hand hole shall be 2.5"/62mm x 5"/125mm with a cover. The shaft shall be constructed of continuous fiberglass filament combined with a thermosetting resin. The glass filament shall be helically wound at alternating high and low angle layers for maximum compressive and bending strength. The hand hole area and hardware attachment areas shall be reinforced. The poles shall be designed with a minimum safety factor of 1.5:1 and have a maximum deflection of 15% under full wind loading conditions.

The butt end of the embedded-type post shall be enlarged and oval to increase the resistance to rotation and provide maximum ground bearing resistance (anti-lift). The post shall be non-conductive and chemically inert.

PERFORMANCE CRITERIA

The post shall be designed with a minimum safety factor of 1.5:1 and have no more than a 15% deflection at full wind loading. The post shall deflect no more than 2.5% of the above-ground length with 100 lbs. of lateral top load. Poles shall be tested and rated per ANSI C136.20-2012.

DIRECT EMBEDDED INSTALLATION

Direct embedded poles shall have a 2.5 inch (62mm) by 6 inch (152mm) slot for conduit entrance 24 inches (610mm) below finished grade. Embedded depths may vary per local codes, site soil conditions, drainage and very high wind conditions.

ANCHOR BASE

Anchor bases shall be constructed of primed and painted aluminum or galvanized steel. The base shall be factory bonded to the pole.

TENON

A painted galvanized steel or aluminum tenon shall be firmly bonded to the pole for mounting a post-top luminaire or arm.

FINISH

The surface of the post shall be uniform and consistent for the entire length of the post. A UV-resistant catalyzed urethane coating shall be extremely durable and retains its gloss after a 5000 hour exposure test (ASTM) to the sun, with no dulling or chalking of the surface.

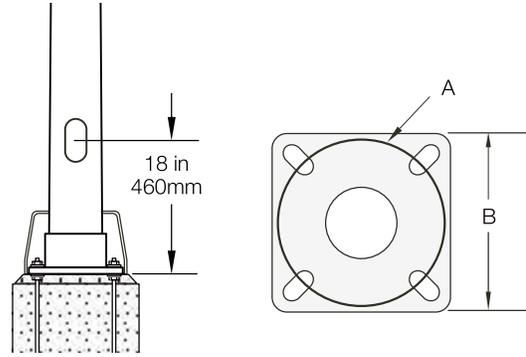
BASE COVER

The standard base cover shall be a round or square two-piece molded ABS cover. Optional base cover – Proprietary elastomeric urethane or fiberglass (one or two-piece). All base covers shall be corrosion free and painted to match pole.

WARRANTY

The products shall be warranted to be free of defects for three years from the date of shipment from the factory.

Anchor Base Installation - AB



Anchor Base Dimensions for TR34

- Hand hole is 2.5"/62mm x 5"/125mm
- Mounting slots are .75"/19mm x 1.5"/38mm for 8" bolt circle and 1"/25mm x 1.5"/38mm for 10" & 12" bolt circle
- Conduit entry hole in base plate is 4.0"/100mm

SHAFT LENGTH	BOLT CIRCLE (A)	BASE PLATE SIZE (B)	ANCHOR BOLTS
10'-13'	8"/203MM	7.5"/190MM	5/8" x 21"
14'-26'	10"/254MM	10"/254MM	3/4" x 30"
27'-30'	12"/304MM	11.5"/292MM	3/4" x 30"

Wind Loading Data

for Direct Embedded and Anchor Base

Cat No.	Description	WT	WIND SPEED (MPH) WITH 3 SECOND GUST FACTOR						
			90	100	110	120	130	140	150
10	10 feet/3.10M	26	11.8	9.2	7.5	6.2	5.2	4.4	3.8
11	11 feet/3.35M	29	11.3	8.8	7.2	5.9	5.0	4.2	3.6
12	12 feet/3.66M	31	10.2	8.0	6.5	5.3	4.4	3.7	3.2
13	13 feet/3.96M	34	9.4	7.4	5.9	4.9	4.1	3.4	2.9
14	14 feet/4.27M	37	8.7	6.8	5.5	4.5	3.7	3.1	2.6
15	15 feet/4.57M	38	9.2	8.0	6.5	5.3	4.4	3.7	3.1
16	16 feet/4.88M	42	9.3	7.3	5.9	4.8	4.0	3.3	2.8
17	17 feet/5.18M	45	8.6	6.7	5.4	4.4	3.6	3.0	2.5
18	18 feet/5.49M	49	7.9	6.1	4.9	3.9	3.2	2.7	2.2
19	19 feet/5.79M	51	7.2	5.6	4.4	3.6	2.9	2.4	2.0
20	20 feet/6.10M	52	6.6	5.1	4.0	3.2	2.6	2.1	1.8
21	21 feet/6.40M	75	8.2	6.4	5.1	4.1	3.4	2.8	2.3
22	22 feet/6.71M	77	7.5	5.8	4.6	3.7	3.0	2.5	2.1
23	23 feet/7.01M	80	6.9	5.3	4.2	3.3	2.7	2.2	1.8
24	24 feet/7.32M	83	6.3	4.9	3.8	3.0	2.4	2.0	1.6
25	25 feet/7.62M	85	5.8	4.4	3.4	2.7	2.1	1.7	1.3
26	26 feet/7.92M	88	5.3	4.0	3.1	2.4	1.9	1.5	1.1
27	27 feet/8.32M	91	4.9	3.6	2.8	2.1	1.7	1.3	0.9
28	28 feet/8.53M	93	4.4	3.3	2.5	1.9	1.4	1.1	0.7
29	29 feet/8.84M	96	3.9	2.9	2.1	1.6	1.2	0.9	0.5
30	30 feet/9.14M	99	3.5	2.5	1.8	1.3	1.0	0.7	0.3

Wind speed values are for a 3-second gust per ASCE. Calculated per ANSI C136.20-2012. Assumes load 12 inches above the pole top. Safety factor = 1.5:1. Maximum weight for tenon mount is 100 lbs; for side mounting, total loading cannot exceed 50 lbs (max loading includes all attachments, arms, fixtures & accessories).

Contact factory for AASHTO or specific local codes.



West Sacramento Port Center
1401 Shore Street – P.O. Box 735
West Sacramento, CA 95691
916 - 371-9021
916 - 373-0655 (FAX)
www.macco.org

Jim MacLaughlin

August 26, 2024

The City of Suisun Development Services Department
ATTN: John Kearns-Principal Planner
701 Civic Center Blvd
Suisun City, CA 94585

RE: Cannabis Business Permit #CCBP20/21-001- Site Plan/Architectural Review Permit No. Sp./Ar. 2021-001 Property located at Assessor's Parcel #0038-231-020;030; N040

Dear John & Supervisor Williams:

My name is Jim MacLaughlin, I'm the owner of Almond Tree Self Storage located at 725 Railroad Avenue, Fairfield, CA. The purpose to this letter is to oppose Cannabis Permit Application CCBP20/21-00- Site Plan/Architectural Review Permit No. Sp./Ar. 2021-001. While I own Almond Tree Storage, I'm also a property manager of Commercial Real Estate. I have been practicing real estate since 1986, overseeing 50 different projects totaling 12 million square feet. The projects range from neighborhood office buildings, multi-tenant industrial buildings, non-anchored & anchored shopping centers and cannabis cultivation properties.

The purpose of the opposition is based on the following factors:

- 1) There is already an existing marijuana dispensary (Stiiz's) down the street literally 500 feet from this purposed site. Adding another Dispensary would create an oversaturation factor that would hurt both the existing operator as well as the developer of the proposed project. The city should realize this and keep in mind this is not fast food at a truck stop.
- 2) This proposed use of a marijuana dispensary would be located directly across the street from my business as well as a proposed single-family home development totaling around 180 units. The city needs to rethink how the proposed project will affect that development as well as the surrounding businesses.
- 3) The proposed use will definitely bring increased traffic to Railroad Ave., especially at the signalized intersection of Railroad Ave. and East Tabor Ave.
Has a traffic study been completed. If so, please advise where we can review it. If not, I think it would be prudent to have the applicant complete one.
- 4) Since the opening of Stiizys dispensary (521 Railroad Ave.), we have seen an increase in crime from burglary, increased loitering as well as homelessness in the area. Another dispensary will only increase those problems and further downgrade the neighborhood.

- 5) Our self-storage property, which is open to the public, provides a service to our customers, ensuring that their personal property will remain safe and secure. However, that assurance is compromised when suspicious uses such as cannabis dispensaries, who bring people with bad intentions to the neighborhood as a result crime goes up. While the City requires additional security for that location the city is offering no additional security for my location. As a result, I have to pay for additional security due to the suspicious uses that are going to be permitted. That is unfair to the surrounding businesses.
- 6) Chris Sorti's proposed housing development located directly across the street on Humphrey would be severely impacted. Since Suisun has such a severe housing shortage why would the city slow track his housing development while at the same time fast tracking a cannabis permit. Does the County Board of Supervisors and City Council realize the long-term damage this use would impose upon our neighborhood.
- 7) We realize the need to increase tax proceeds, and our elected representatives think there is a golden goose with the cannabis sales tax. However, as a property manager I have seen two of my 5 cannabis tenants go out of business as the industry is experiencing a contraction. As a Result, those 2 licenses have been revoked due to non-payment of tax. In short there is no guarantee the city will collect the tax as represented by the developer.
- 8) City representatives should bring development proposals that enhance the surrounding neighborhoods. Such as Chris Sorti's housing development. A cannabis dispensary does not enhance the neighborhood it will hurt the neighborhood. Is devaluing a neighborhood worth the short-term increase in sales tax dollars, I think not.
- 9) We assume the only reason the city is considering this use is due to the increase in sales tax dollars, however there are other options to increase the income to the city without hurting the neighborhood. I would be willing to meet with the city to discuss those options so as to protect and enhance the neighborhood.

Please advise if there has been any environmental report done or required for this project as we would like instructions on where to review it.

We have not been notified of any public hearing in relation to this permit. It was brought to my attention by a neighbor.

In the future, please mail all notices to:

Almond Tree Self Storage

C/O MacLaughlin and Company

1401 Shore Street, West Sacramento, CA 95691.

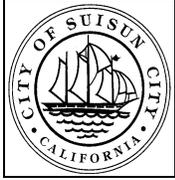
Last, I am hoping that the county board of supervisors will delay this permit application so that staff and the neighborhood community can come up with a development plan that benefits all property owners. Almond Tree doesn't want to pursue legal remedies against the city and/or the developer. We are hoping we can work together to find a development that best enhances the community such as generic multi-industrial uses. I look forward to your continued dialog.

Please contact me directly at 916-374-4232.

Kindest Regards,

MacLAUGHLIN AND COMPANY


Jim MacLaughlin



CITY OF SUISUN CITY
CITY MANAGERS OFFICE
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA

(707) 421-7300 PHONE
(707) 421-7366 FAX

INFORMATIONAL ITEM

Date: May 29, 2018

To: Honorable Mayor and Councilmembers
City Manager

From: Paul Junker

Subject: Commercial Cannabis Taxation – Procedures and Policy Discussion Regarding
Taxation of Commercial Cannabis Uses

The City must undertake certain actions within defined schedules to place a commercial cannabis tax measure before voters for consideration. Following is a summary of key issues and required steps and for Council consideration.

General Tax vs. Special Tax

The City Council may choose to place a general tax or a special tax before voters for consideration. A special tax identifies specific programs/projects that may be funded, while a general tax generates general fund revenue that may be used for any lawful purpose, thus providing greater latitude in how funds may be expended. It is staff's recommendation that the City Council pursue a general tax for commercial cannabis uses.

If the commercial cannabis tax is a general tax, then the election for that tax must be held on the City's regular election date (even numbered years in November, including November 6, 2018), unless the City Council unanimously declares a fiscal emergency. It is assumed the commercial cannabis tax will be placed on the November 6, 2018 ballot.

Council Initiation of Tax Measure

To call the election, the City Council must adopt resolutions to consolidate the election with the County; request the County to canvass the vote; seek use of County equipment; establish priorities for filing written arguments and rebuttals for and against the measure (optional); and have the City Clerk submit the measure to the City Attorney for preparation of an impartial analysis.

Schedule/Key Deadlines

The City must meet specific deadlines in order to qualify a commercial cannabis tax measure for the November 2018 ballot.

- August 8, 2018: Last day to submit City resolution calling for ballot measure.
- August 15, 2018: Deadline to for City Attorney to submit impartial analysis.
- August 17, 2018: Deadline for submitting Direct arguments for or against the measure.
- August 21, 2018: Deadline for submitting rebuttal arguments.
- October 30, 2018: City election official to publish synopsis of the measure in local newspaper at least one week before the election.

As noted, the City resolution to place a measure on the November 2018 ballot must be submitted to the County Registrar of Voters by August 8, 2018. As a general tax measure, the resolution to place the measure on the ballot must be proposed by at least two-thirds of all the members of the City Council, which means 4 of the 5 Council members,

In order to allow adequate time to accept public comment, consider options for the rates and methods of the commercial cannabis tax and to allow City Council consideration, staff proposes the following schedule for Council consideration of commercial cannabis taxation:

- June 19
 - Recommendation by staff regarding tax rates and methods – Council direction requested.
- July 10 and/or July 17
 - Council consideration and action on resolution(s) to place a commercial cannabis measure on the November 2018 ballot.

As the August 7 City Council meeting will be cancelled, action is required by the City Council by July 17, 2018 in order to place a commercial cannabis tax measure on the November 2018 ballot.

Tax Rates and Methods

There are two primary considerations related to tax rates and methods:

- How will each commercial use be taxed?
- At what level will each use be taxed?

On June 19th, staff will come back with specific recommendations for Council consideration of specific provisions of the commercial cannabis tax ballot measure. Below, by type of cannabis business, are examples of the general trends emerging in this new field. In preparation for the June 19th meeting, staff will be determining tax rates and methods applied by cities within our region, as well as emerging best practices.

- Cultivation. Tax based on square footage of canopy. Canopy is the amount of area occupied by plants at maturity. Typically, this is a percent of total cultivation area. Tax rates of up to \$25 per square foot of canopy are not unusual, though in practice amounts collected are usually lower.

Taxation based on canopy is relatively easy to calculate – if a building or greenhouse is active, it is assumed the maximum canopy is under cultivation.

- **Manufacture.** Tax based on value of manufactured product sold. Sales will be from a manufacturer to a distributor or retailer. The ballot would set a maximum tax rate.
- **Testing.** Tax based on flat rate for annual permit. Testing is a service that will be required for all commercial cannabis products. As such, it is beneficial in that contaminants are minimized or eliminated and potency or products is consistent and regulated.
- **Distribution.** Tax based on flat rate for annual permit. Distributors transfer products from cultivators or manufactures to retailers. Similar to testing, this is a regulated industry service that assists with controlling the transportation of cannabis products.
- **Retail (Dispensary).** Tax based on a percent of gross receipts. Maximum tax rates of up to 10 percent of gross sales are relatively common. In practice, local tax rates have been falling, will some local agencies now charging as little as 2.5 percent.

Given the volatility of the cannabis industry, it is recommended that the City set maximum rates relatively high with the expectation that actual rates will be reduced from the maximum allowed.

Voter Education

The City Council will want to consider educational efforts concerning the ballot measure. Significant legal limitations apply to proper use of public funds for such educational efforts, and there can be no use of public funds to advocate how to vote on the measure.

CONCLUSION/NEXT STEPS: Staff will provide specific recommendations at the June 19, 2018 City Council meeting related to placing a measure on the November 2018 ballot.

AGENDA TRANSMITTAL

MEETING DATE: November 26, 2019

CITY AGENDA ITEM: Consideration of Recommendations of Cannabis Ad Hoc Committee

- A. Adoption of Council Resolution No. 2019-__: A Resolution of the City Council of the City of Suisun City, California, Approving the Following Documents to Establish a Request for Applications Process for Review And Selection of a Recommended Operator for a Cannabis Storefront Retailer/Dispensary Pursuant to Suisun City Code Section 18.49.160(B): (1) Request for Applications Guidelines and Procedures; (2) Supplemental Security Requirements – Cannabis Storefront Retailer/Dispensary; and (3) Notice of Request for Applications – Storefront Retailer/Dispensary.
- B. Adoption of Council Resolution No. 2019-__: A Resolution of the City Council of the City of Suisun City, California, Setting the Tax Rate to be imposed upon Commercial Cannabis Businesses Pursuant to Chapter 3.44 (Commercial Cannabis Regulatory Tax) of Title 3 (Revenue and Finance) of the Suisun City Municipal Code.

FISCAL IMPACT: The storefront retailer is expected to generate over \$100,000 in general revenue annually. A negotiated tax rate and the success of the storefront retailer could substantially affect City revenues positively.

STRATEGIC PLAN IMPACT: Develop sustainable economy, ensure fiscal solvency.

BACKGROUND: On May 29, 2018, the City Council adopted Ordinance No. 750, adding Chapter 18.49 (“Cannabis Regulatory Program”) to the Suisun City Code (SCC). Adoption of this ordinance established a comprehensive regulatory program for commercial cannabis activities, including provisions related to storefront retailers. The actions currently under consideration would establish procedures for the review of storefront retailers and would set the tax rate for cannabis businesses per Measure C.

On February 19, 2019, the City Council received a report on this item and provided initial comments to staff. This report and various attachments have been updated to respond to Council comments. The item was continued to March 5, 2019.

On March 5, 2019, the City Council received a report on this item and provided initial comments to staff. An Ad Hoc committee was formed consisting of Councilmembers Adams and Williams to address the concerns of the March 5th City Council meeting.

STAFF REPORT: The Cannabis Ad Hoc Committee has met on multiple occasions with staff to go over the questions/issues identified by Council, as well as to review the existing Request for

PREPARED BY: Joann Martinez, Assistant City Planner
REVIEWED BY: John Kearns, Senior Planner
APPROVED BY: Greg Folsom, City Manager

Applications, Existing Cannabis Ordinance, and Existing Cannabis Fees. Two resolutions are before the City Council for consideration. The first resolution, provided as Attachment 1, addresses the application review process and includes the following exhibits: RFA Notice; RFA Guidelines and Procedures; and, Supplemental Security Requirements. The second resolution would establish the tax rate for cannabis businesses per Measure C.

March 5th Comment Review: The following are the responses to the questions posed at the March 5th Council meeting:

1. Directed staff to research with a wide net to see what other cities are doing in regard to the performance deposit with detail for the basis.
 - a. Staff gathered information from neighboring cities and best practices and shared the information with the Ad Hoc Committee in order to come to a well-informed decision. The Ad Hoc committee decided to take out the performance deposit. This will be discussed at a future meeting regarding fee
2. Surveillance - supplemental security measures as noted in staff report, buffer – staff will work with police department, schools, and Solano Transportation Authority regarding safe school routes and what buffer zone could be created.
 - a. Staff will bring this to the Ad Hoc committee to discuss, and amend the current code in the Cannabis Ordinance.
3. Council to set tax rate and directed staff to research the rate in the surrounding areas.
 - a. Staff gathered information from neighboring cities and best practices and shared the information with the Ad Hoc Committee. Ad Hoc recommendation will be shared at the December City Council meeting with a Public Hearing.
4. Living wage to stay with staff bringing back what the standard is for living wage.
 - a. In the document Exhibit B: Request for Application Guidelines and Procedures, this is addressed in the Community Benefits, Labor and Employment section. Applicants are scored higher when they provide their employees living wages.
5. Notification requirements – when application is received notification would be given to all properties with 300 feet and notice of when council would be reviewing said application.
 - a. Staff is currently implementing, on a City-wide level, to change noticing the public noticing from 300 feet to 600 feet minimum, as well as posting a large sign at the proposed property. There will also be longer noticing of 2 weeks instead of the minimum 10 days.

Ad Hoc Recommendation Summary- Request for Applications

SCC Section 18.49.160 establishes that up to one storefront retailer may operate in Suisun City at any given time. The SCC further directs that a Request for Applications (RFA) process will be conducted to accept and consider applications for the one allowed storefront retailer. The Ad Hoc committee reviewed and edited the following documents: Request for Application Guidelines and Procedures; Supplemental Security Requirements with the following recommendations:

Request for Applications Guidelines and Procedures:

SCC Sec. 18.49.160(B)(4) stipulates that the City Council shall approve a process for reviewing and selecting a storefront retailer from applications received through the RFA process. To date, approximately twenty individuals and businesses have expressed interest in operating some form of cannabis business in Suisun City. Given that only one storefront retailer applicant can ultimately be selected, under the current ordinance, it is important that the selection process be fair and transparent. Clearly describing the process for review and the basis for selection helps to ensure that applications are evaluated in a fair and consistent manner.

- RFA Notice:
 - Due to the complexity of requirements associated with the RFA process, staff recommends that a notice be published and circulated to interested parties in advance of the application period during which applications will be accepted. The RFA Guidelines and Procedures (described below) would be released with the RFA Notice. During the notice period, staff would hold an informational workshop to discuss the application process with prospective operators and respond to questions associated with the process. The intent is that prospective operators would be well-prepared to complete an RFA application within the 90-day application window. The RFA Notice also summarizes the RFA process, including application dates and the process by which the City Council would consider applications.
- RFA Review Process:
 - Both the RFA Notice and the RFA Guidelines and Procedures describe a review process that includes a preliminary review and scoring of applications by City staff. Staff findings would be presented to the City Council for consideration. The City Council's first action would be to identify a recommended operator for the storefront retailer business. Once a recommended operator is identified, staff would work directly with that applicant to finalize the review process, complete any required CEQA analysis, determine compliance with all applicable City regulations and develop project specific conditions of approval. Upon completion of review of the recommended operator, the application would be presented to the City Council for final action.
- RFA Review Criteria:
 - In the interests of clarity and transparency, the RFA Guidelines and Procedures includes scoring criteria that would be applied in the review of applications. The scoring criteria identify eight key items in the application that would be evaluated and assigns points to each item, providing a maximum possible score of 200 points.

▪ Site Control	0 – 15 points
▪ Business Plan	0 – 30 points
▪ Floor Plan Elevations	0 – 25 points
▪ Qualification of Applicants	0 – 20 points
▪ Neighborhood Compatibility	0 – 30 points

- Safety and Security Plan 0 – 25 points
- Community Benefits 0 – 15 points
- Labor & Employment 0 – 15 points
- Air Quality Control Plan 0 – 25 points
- Cash Deposit: **Recommendation to delete Cash Deposit to be included in future fee discussion.**

Supplemental Security Requirements – Cannabis Storefront Retailer/Dispensary:

SCC Chapter 18.49 establishes numerous requirements that assure cannabis businesses will be operated in a safe and secure manner to avoid negative impacts on the community. In addition to these currently adopted measures, staff proposes adoption of supplemental security requirements applicable to a storefront retailer business. These proposed requirements relate specifically to storefront retailer businesses.

To the extent practicable, applicants will demonstrate compliance with the supplemental security measures in the RFA application process. Some of the specific measures identified in the supplemental security requirements cannot be confirmed until tenant improvement plans are submitted and reviewed under the building permit process. Compliance with these security measures would be required through conditions of approval and confirmed prior to the business commencing operations.

- **Per Ad Hoc discussion, a consensus was made to take out the fencing requirements. The reasoning behind this is that fencing will be addressed in the ‘Safety and Security Plan’ and approved by Suisun City PD.**

Staff Recommendation: It is recommended that the City Council adopt Resolution No. 2019-__: A Resolution of the City Council of the City of Suisun City, California, Approving the Following Documents to Establish a Request for Applications Process for Review and Selection of a Recommended Operator for a Cannabis Storefront Retailer/Dispensary Pursuant to Suisun City Code Section 18.49.160(B): (1) Request for Applications Guidelines and Procedures; (2) Supplemental Security Requirements – Cannabis Storefront Retailer/Dispensary; and (3) Notice of Request for Applications – Storefront Retailer/Dispensary.

Ad Hoc Recommendation Summary- Setting Tax Rate for Cannabis Businesses

With the passage of Measure C in November 2018, City residents approved taxes on cannabis businesses in the City with nearly 74% of voters favoring the measure. Measure C established the maximum tax rates that may be applied to cannabis businesses as 15% of gross receipts and an annual tax of \$25 per square foot of space used for commercial cannabis activities. Voter approval automatically set tax rates at the maximum allowed rates.

The establishment of both a gross receipts tax and a per square foot tax was proposed to allow the City flexibility to charge taxes under either or both approaches.

- Per Ad Hoc discussion a consensus recommendation was made:

- Cannabis Retailer/Dispensary (including delivery only)
 - 7% Gross Receipts; State Medical Identification card will be exempt from tax.
 - \$2 per SQFT
- Other Cannabis Businesses (Other than Cannabis Retailer/Dispensary)
 - 5% Gross Receipts
 - \$5 per SQFT

Staff Recommendation: It is recommended that the City Council adopt Resolution No. 2019-__: A Resolution of the City Council of the City of Suisun City, California, setting the Tax Rate to be imposed upon Commercial Cannabis Businesses Pursuant to Chapter 3.44 (Commercial Cannabis Regulatory Tax) of Title 3 (Revenue and Finance) of the Suisun City Municipal Code.

Future Actions:

The Cannabis Ad Hoc committee had additional recommendations regarding the existing Cannabis ordinance that will come back to Council for discussion and direction.

- Per Ad Hoc discussion, a recommendation will be made to increase the Application Review Fee and CCBP Annual Fee. The previous analysis did not adequately account for City Manager and City Attorney time.
- Per Ad Hoc discussion, a recommendation will be made to further discuss Cannabis Ordinance No. 750 at a future Council meeting to potentially make it more attractive for cannabis businesses to locate in Suisun City.

CEQA ANALYSIS: The recommended actions considered herein include establishment of a review process for storefront retailer applications and a tax rate for cannabis businesses, per Measure C. Establishment of the review procedures and approval of the tax do not, of themselves, allow any new use to commence. Subsequent discretionary actions by the City Council are required before a storefront retailer may be operated in the City and, therefore, no impact on the environment could result from the current actions. Because subsequent discretionary actions by the City Council would be required before a storefront retailer may be operated in the City, no impact on the environment could result from the recommended actions. Consequently, the recommended actions are exempt from CEQA under CEQA Guidelines Section 15061(b)(3), in that there is no possibility that the activity in question may have a significant effect on the environment. No further analysis under CEQA is required at this time.

RECOMMENDATION: Based on tonight's discussion and provided the City Council does not modify the direction of any of the key steps or actions intended in the current resolutions:

- A. It is recommended that the City Council adopt Resolution No. 2019-__: A Resolution of the City Council of the City of Suisun City, California, Approving the Following

Documents to Establish a Request for Applications Process for Review And Selection of a Recommended Operator for a Cannabis Storefront Retailer/Dispensary Pursuant to Suisun City Code Section 18.49.160(B): (1) Request for Applications Guidelines and Procedures; (2) Supplemental Security Requirements – Cannabis Storefront Retailer/Dispensary; and (3) Notice of Request for Applications – Storefront Retailer/Dispensary.

- B. It is further recommended that the City Council adopt Resolution No. 2019-__: A Resolution of the City Council of the City of Suisun City, California, setting the Tax Rate to be imposed upon Commercial Cannabis Businesses Pursuant to Chapter 3.44 (Commercial Cannabis Regulatory Tax) of Title 3 (Revenue and Finance) of the Suisun City Municipal Code.

ATTACHMENTS:

1. Resolution No. 2019-__: A Resolution of the City Council of the City of Suisun City, California, Approving the Following Documents to Establish a Request for Applications Process for Review And Selection of a Recommended Operator for a Cannabis Storefront Retailer/Dispensary Pursuant to Suisun City Code Section 18.49.160(B): (1) Request for Applications Guidelines and Procedures; (2) Supplemental Security Requirements – Cannabis Storefront Retailer/Dispensary; and (3) Notice of Request for Applications – Storefront Retailer/Dispensary.

Exhibit A: Request for Application Notice

Exhibit B: Request for Application Guidelines and Procedures

Exhibit C: Supplemental Security Requirements

2. Resolution No. 2019-__: A Resolution of the City Council of the City of Suisun City, California, Setting the Tax Rate to be imposed upon Commercial Cannabis Businesses Pursuant to Chapter 3.44 (Commercial Cannabis Regulatory Tax) of Title 3 (Revenue and Finance) of the Suisun City Municipal Code.
3. Redlined versions of: Request for Application Guidelines and Procedures; and Supplemental Security Requirements.
4. Measure C
5. Power Point Presentation

AGENDA TRANSMITTAL

MEETING DATE: December 3, 2019

CITY AGENDA ITEM: Council Discussion and Direction: Amendments to Commercial Cannabis Ordinance.

FISCAL IMPACT: No fiscal impact to general fund.

STRATEGIC PLAN IMPACT: Develop Sustainable Economy; Ensure Fiscal Solvency.

BACKGROUND: The City of Suisun City has engaged in discussions related to the regulation of cannabis uses since early 2017. Discussions have explored both the potential benefits and concerns associated with commercial cannabis uses. Public forums in which cannabis regulations have been discussed include:

- March 21, 2017 – First City Council Briefing and Policy Discussion
- April 4, 2017 – Second City Council Policy Discussion
- April 11, 2017 – Planning Commission Briefing and Policy Discussion
- June 7, 2017 – Cannabis Policy Community Meeting
- December 12, 2017 - Planning Commission Hearing
- January 16, 2018 – City Council Hearing
- February 20, 2018 – City Council Hearing
- March 6, 2018 – City Council Hearing
- April 30, 2018 – Planning Commission Hearing
- May 29, 2018 - The City Council adopted Ordinance No. 750, adding Chapter 18.49 (“Cannabis Regulatory Program”) to the Suisun City Code (SCC)
- March 5, 2019 - The City Council received a report on this item and provided initial comments to staff.

STAFF REPORT: An Ad Hoc committee was formed consisting of Councilmembers Adams and Williams to address the concerns of the March 5th City Council meeting. Previous recommendations related to the Request for Applications for Storefront Cannabis Retail and the establishment of a transactions tax rate. A future public hearing will be held to discuss recommended changes to fees. This item is a discussion and direction item to review the recommendations of the Ad Hoc Committee regarding amending the existing commercial cannabis ordinance and to provide direction to staff to have the Planning Commission review the amendments discussed tonight and come back to the City Council with a recommendation.

PREPARED BY: Joann Martinez, Assistant Planner
REVIEWED BY: John Kearns, Senior Planner
APPROVED BY: Greg Folsom, City Manager

A complete red-line of the proposed amendments to the ordinance are included as Attachment 1. Below is a high-level summary of the significant proposed amendments:

Cannabis Regulations.

Section 18.49.020 Definitions.

- Added “Consumption cafe/lounge,” meaning: “for the onsite retail sale and consumption of cannabis or cannabis products. A consumption cafe/lounge shall have a licensed premises that is a physical location from which commercial cannabis activities are conducted. The consumption cafe/lounge shall only sell cannabis or cannabis products to adults 21 years of age or older for onsite consumption, either through smoking, vaping, or ingestion of edible or topical products. The space occupied by a consumption cafe/lounge shall be definite and distinct from the space where other activities licensed under this division are exercised, and shall be accessed through a separate entrance.”

Section 18.49.030 and 18.49.040 Allowed and Prohibited Uses

- Removed “Type 12 = Microbusiness” from prohibited uses.

Section 18.49.050 Permitted Types of Commercial Cannabis Operations

- Added “Type 12 = Microbusiness” and “Type 14 = Consumption cafe/lounge.”

Section 18.49.060 Cannabis Business Zone; Establishment and Criteria.

- Defined residential zones as RL, RM, RH1, RH2, or RMU.
- Removed minimum 10-acre requirement.

Section 18.49.070 Cannabis Business Zone Development Agreements.

- Removed exemption from Development Agreements for facilities under 10,000 square feet.
- Removed two-year term of Development Agreement. Requires an annual ministerial review to check for compliance.
- Redefines a qualified applicant as any entity approved by the City.
- Removed under 10,000 square feet exemption for transferees.
- Removed the exemption for transferees that are not changing the activities.
- Clarified that all real property is subject to a development agreement.

Section 18.49.090 Application for Commercial Cannabis Business Permit

- Removed redundant information requirement regarding name, address, email, and phone number of applicant.
- Removed requirements for information on current or prospective employees.

Section 18.49.140 Renewal of Commercial Cannabis Business Permit

- Renewed annually subject to ministerial review.

Section 18.49.150 General Operating Standards and Restrictions

- Removed felony convictions for cannabis as a disqualifier for criminal background checks.

Section 18.49.160 Commercial Cannabis Retailer (Storefront and Non-Storefront): Establishment, Operating Standards and Restrictions.

- Recommended up to **three** commercial cannabis business permits for a storefront retailer.
- Storefront retailers may be permitted to operate only in the following zones: CSF – Commercial Services Fabricating; CMU – Commercial Mixed Use; DMU – Downtown Mixed Use; MSMU – Main Street Mixed Use.

RECOMMENDATION: Staff recommends that the City Council receive Staff's presentation, provide direction to staff, and use the feedback to form an updated Ordinance to bring to Planning Commission.

ATTACHMENTS:

1. Ordinance No.750; An Ordinance of the City Council of Suisun City, California, Amending Chapter 18.49 (Cannabis Regulatory Program) – REDLINE
2. Power Point Presentation – Consideration of Recommendations of Cannabis Ad Hoc Committee

AGENDA TRANSMITTAL

MEETING DATE: March 17, 2020

CITY AGENDA ITEM: Council Adoption of Ordinance No. 768: An Ordinance of the City Council of the City of Suisun City, California Amending Chapter 18.49 “Cannabis Regulatory Program” of the Suisun City Code to Regulate Commercial Cannabis Operations and Personal Cannabis Cultivation in the City of Suisun City, and Finding an Exemption from the California Environmental Quality Act.

FISCAL IMPACT: Additional flexibility in locating cannabis opportunities, including two additional cannabis retailers, could lead to increased future cannabis tax and sales-related tax revenues. It is too early in the process to provide any type of estimate, but the revenue will likely be significant.

STRATEGIC PLAN IMPACT: Develop Sustainable Economy; Ensure Fiscal Solvency.

BACKGROUND: On February 18, 2020, the City Council held a public hearing to consider amendments to the City’s cannabis ordinance and took all public comment. A comprehensive analysis of each of the proposed amendments was provided in the staff report of that night, but much of the discussions centered around an increase in retail storefronts from 1 to 3 and additional zoning districts that would allow such a use. At the conclusion of the public hearing, the City Council, by a vote of 3-2, introduced the proposed ordinance with a few additions (included in the Staff Report section below).

STAFF REPORT: As a result of the public hearing, staff and the City Attorney prepared both a “redline” and a “clean” version of the ordinance following the City Council introduction on February 18. Below is a listing of the changes for ease of reference:

- The definition of Consumption Café/Lounge was made in Section 18.49.020 with the stricken language moved to Section 18.49.160.A as point “14.”
- A reference to Government Code Section 65865.1 was added to Section 18.49.070.A(4).
- Addition of appropriate internal cross-referencing, corrections of typos, and inclusion of minor word additions for clarification.
- In Section 18.49.160.A2, the following language was added “Provided that no permit applications shall be accepted, and no storefront retailers shall be allowed, in the Main Street Mixed Use (MSMU) and Downtown Mixed Use (DMU) zones for a period of 12 months from the effective date of this Ordinance”.

A complete “red-line” of the ordinance is included as Attachment 2 which clearly reflects the changes of the February 18 meeting. If adopted, the ordinance would take effect thirty days after passage.

PREPARED BY:
REVIEWED/APPROVED BY:

John Kearns, Senior Planner
Greg Folsom, City Manager

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Ordinance No. ____: An Ordinance of the City Council of the City of Suisun City, California Amending Chapter 18.49 “Cannabis Regulatory Program” of the Suisun City Code to Regulate Commercial Cannabis Operations and Personal Cannabis Cultivation in the City of Suisun City, and Finding an Exemption from the California Environmental Quality Act Code.

ATTACHMENTS:

1. Ordinance No. ____: An Ordinance of the City Council of the City of Suisun City, California Amending Chapter 18.49 “Cannabis Regulatory Program” of the Suisun City Code to Regulate Commercial Cannabis Operations and Personal Cannabis Cultivation in the City of Suisun City, and Finding an Exemption from the California Environmental Quality Act Code (Clean Version).
2. Ordinance No. ____: An Ordinance of the City Council of the City of Suisun City, California Amending Chapter 18.49 “Cannabis Regulatory Program” of the Suisun City Code to Regulate Commercial Cannabis Operations and Personal Cannabis Cultivation in the City of Suisun City, and Finding an Exemption from the California Environmental Quality Act Code (Redlined Version).
3. Power Point Presentation from February 18, 2020 City Council Meeting (presentation is attached but will not be presented).

AGENDA TRANSMITTAL

MEETING DATE: November 17, 2020

CITY AGENDA ITEM: Discussion and Direction Regarding Selection of Up to Two Storefront Retailers in Response to the Request for Applications (RFA).

FISCAL IMPACT: The ultimate selection of an identified retailer will generate cannabis tax and sales tax revenues to the City. Revenues are dependent on the operations and the full scope of their business plan. When the Commercial Cannabis Business Permit is brought through the entitlement process, a more specific revenue figure will be provided.

STRATEGIC PLAN IMPACT: Develop sustainable economy; Ensure fiscal solvency.

BACKGROUND: The City has discussed cannabis regulations, appropriate tax rates, and user fees on several occasions over the past three plus years. Below is a condensed timeline which shows key discussions and milestones since beginning the discussion in March 2017:

- March 21, 2017 – First City Council Briefing and Policy Discussion
- June 7, 2017 – Cannabis Policy Community Meeting
- May 29, 2018 - City Council adopted Ordinance No. 750, adding Chapter 18.49 (“Cannabis Regulatory Program”) to the Suisun City Code (SCC).
- November 26, 2019 – City Council set applicable tax rates for cannabis related activities with the passage of Resolution 2019-120.
- December 3, 2019 – City Council directed staff to prepare amendments to Chapter 18.49 that would expand opportunities for retail storefronts and various text amendments.
- December 17, 2019 – City Council amended Master Fee Schedule which included cannabis application fee and Commercial Cannabis Business Permit fee increases.
- January 9, 2020 to May 7, 2020 – Request for Applications (RFA) period for up to three retail storefronts.
- January 28, 2020 – Staff holds a cannabis applicant workshop at Suisun City Hall.
- March 17, 2020 – City Council adopts Ordinance No. 768 which increased the number of retail storefront locations from one to three and expanded the eligible zoning districts.
- June 16, 2020 – City Council provides staff direction on first round of RFA process.
- September 22, 2020 – Cannabis Ad Hoc holds interviews for RFA respondents.

The City’s Request for Applications (RFA) process was open from July 15, 2020 to September 1, 2020. Throughout the open period, staff responded to questions, maintained the cannabis page on the website, and sent direct emails to the interest list. Staff hand-delivery of each of the proposals.

After opening and closing the RFA period and holding applicant interviews, it is now time to have the discussion with the entire City Council and receive direction on how staff should move forward.

PREPARED BY:

John Kearns, Senior Planner

REVIEWD/APPROVED BY:

Greg Folsom, City Manager

STAFF REPORT: As a result of the RFA, the City received four applications. Below is a brief description of each of the applications, as well as information on the RFA process and the Ad Hoc meeting (including recommendation).

Brief Description of the Applications Received

Railroad Clinica Center (Blossom/Railroad)

The applicants are Juan Garcia-Flores, Ana Garcia, and Jaime Corona (landowner). The proposed location is on a vacant parcel at the southwest corner of Blossom and Railroad Avenue (1348 Blossom Avenue). If granted the Commercial Cannabis Business Permit, they would undertake constructing a new building (3,000 square feet). This applicant applied to the first RFA earlier this year and made some modifications to that plan as a result of the feedback from the Ad Hoc Committee. Some of the modifications include updates to the pro-forma and the air quality plan. The applicants have two existing cannabis licenses (Vallejo and Pacifica).

Cannabissary (Humphrey/Railroad)

The applicant (and landowner) is Dr. Verna Schuetter. She owns five vacant parcels at the southwest corner of Humphrey Drive and Railroad Avenue. The proposal is for an approximate 2,500 square retail cannabis building with future Cannabis Business Zone expansion. This applicant applied to the first RFA earlier this year and modified the current application to address some of the concerns received through the initial RFA. Some of the modifications include more effort going into the pro-forma and development timeline, as well as bringing experienced people from the cannabis industry onto her team. The applicant does not have any existing cannabis licenses; however, she is a resident of Suisun City.

Element 7 (300 Railroad Avenue)

The applicant is the Element 7. The proposed location is at 300 Railroad Avenue (at the north east corner of Sunset Avenue and Railroad Avenue). The proposal is to initially operate from the existing building while ultimately constructing a new building on-site from their ultimate buildout. The location is somewhat isolated in that existing roadways and the railroad tracks separate the parcel from any other plot of land. According to their application, they have been issued cannabis permits in eight communities with operations in Walnut Creek, and South San Francisco opening by the end of this calendar year. Two members of the leadership team are existing Suisun City business owners.

Eagle Eye Suisun (Sunset Shopping Center)

The applicant is the Vallejo Holistic Health Center (VHHC). The proposed location is at 141 Sunset Avenue Suite G (location faces Merganser Drive). The proposal is to locate in an existing 2,400 square foot suite at the Sunset Shopping Center. The location was proposed by another applicant through the first round of RFA's. One of the identified issues with the location at that time was the apparent limitation in parking. To address this issue, the applicant and property owner have agreed to allow up to 30 parking spaces in the rear of the shopping center. They hold seven cannabis licenses throughout California including Vallejo, Napa, Cloverdale, and San Francisco. The applicant is not an existing Suisun City resident or business owner.

Selection of “Recommended Operator” Process and Next Steps

According to Section 18.49.160(B) “Commercial Cannabis Retailer (Storefront and Non-Storefront): Establishment, Operating Standards and Restrictions –Storefront Retailers/Dispensaries: Request for Applications (RFA) Process,” there are necessary steps in which the City must take in order to complete the RFA process. This includes a discussion before the entire City Council regarding a recommended operator(s).

Following the steps leading to the present (i.e. RFA period, application review, Ad Hoc interviews), the full City Council is now being asked to provide staff direction on one or more recommended operators. As stated previously, once a recommended operator(s) has been identified, staff will work with the operators and go through the entitlement process for a Commercial Cannabis Business Permit (CCBP). This will include public hearings before both the Planning Commission and City Council. Much like a conditional use permit, staff will distribute the application(s) to all city departments and work on developing a set of conditions of approval specific to the location. It is important to recognize that the CCBP is discretionary.

Ad Hoc Recommendation

At the conclusion of the Ad Hoc meeting, the Ad Hoc agreed on a recommendation that the Element 7 (300 Railroad Avenue) location was the top application with the Cannabissary application as number two. The Element 7 application and subsequent presentation illustrated the location as one located at a major intersection and plan would include getting under operation quickly while permitting of the new construction was taking place. Additionally, the applicant team has a strong experience in Norther California including two locations beginning to operate by the end of this calendar year. Lastly, the location of the future facility has direct access to Railroad Avenue and is in close proximity to the City of Fairfield. If the City Council were to direct staff to work through two Commercial Cannabis Permits, the Ad Hoc would recommend that Cannabissary be the second. The application displays a great deal of thought not only in the short-term, but also in the ultimate buildout of the site. It also would develop vacant land and be operated by a Suisun City resident.

Document Redactions

It should be noted that the packets do not include every document submitted by the applicants, and some documents have been redacted, as some documents (or parts thereof) are confidential. We used the California Public Records Act as a guide to determine which documents to withhold or redact, as follows:

- **Valid government-issued form of photo identification (i.e. driver’s licenses)**
 - Driver’s license information, including personal contact information such as home addresses, birthdays, telephone numbers, have been redacted pursuant to Gov. Code §§5254.1(b), 6255, and the state and federal constitutions, in order to protect the privacy of those individuals.
- **Live Scans reports**
 - Personal contact information from the Live Scan application has been redacted pursuant to Gov. Code §6255, and the state and federal constitutions, in order to protect the privacy of those individuals.

- **Site Plans prepared by licensed civil engineer or architect**
 - Architectural works are protected by federal copyright law (17 U.S.C. §§ 101, 102.). Official plans maintained by the City may be inspected, but cannot be copied without the City first requesting the written permission of the licensed or registered professional who signed the document and the original or current property owner (Health & Safety Code § 19851.).
- **Safety and Security Plans**
 - Records “to the extent that disclosure of a particular item of information would endanger the safety of a person involved in an investigation or would endanger the successful completion of the investigation or a related investigation,” have been withheld pursuant to Gov. Code, § 6254 (f).
 - Gov. Code §6255 based on a finding that the public interest of privacy and safety clearly outweighs the public interest serviced by the disclosure of the record.
 - Gov. Code, §6254.7(d), Civ. Code, §3426.1 et seq. and Evidence Code §1060 et seq., as incorporated through Gov. Code §6254(k) to the extent that they contain proprietary information.
- **Transportation Plans**
 - Records “to the extent that disclosure of a particular item of information would endanger the safety of a person involved in an investigation or would endanger the successful completion of the investigation or a related investigation,” have been withheld pursuant to Gov. Code, § 6254 (f).
 - Gov. Code §6255 based on a finding that the public interest of privacy and safety clearly outweighs the public interest serviced by the disclosure of the record.
 - Gov. Code, §6254.7(d), Civ. Code, §3426.1 et seq. and Evidence Code §1060 et seq., as incorporated through Gov. Code §6254(k) to the extent that they contain proprietary information.
- **Business Plan**
 - Records to the extent that they contain proprietary information and/or trade secrets pursuant Gov. Code, §6254.7(d), Civ. Code, §3426.1 et seq. and Evidence Code §1060 et seq., as incorporated through Gov. Code §6254(k).
 - Gov. Code §6255 based on a finding that the public interest of privacy and safety clearly outweighs the public interest serviced by the disclosure of the record.
- **Operations Plan**
 - Records to the extent that they contain proprietary information and/or trade secrets pursuant Gov. Code, §6254.7(d), Civ. Code, §3426.1 et seq. and Evidence Code §1060 et seq., as incorporated through Gov. Code §6254(k).
 - Gov. Code §6255 based on a finding that the public interest of privacy and safety clearly outweighs the public interest serviced by the disclosure of the record.
- **Criminal History Check**
 - Records “to the extent that disclosure of a particular item of information would endanger the safety of a person involved in an investigation or would endanger the successful completion of the investigation or a related investigation,” have been withheld pursuant to Gov. Code, § 6254 (f).
 - Gov. Code §6255 based on a finding that the public interest of privacy clearly outweighs the public interest serviced by the disclosure of the record.
- **Social security numbers (in certain documents)**
 - Social security numbers from records have been redacted. Gov't Code § 6254.29.

- **Utility Customer Information**

- Utility customer's name, credit history, utility usage data, home address, or telephone number are exempt from disclosure pursuant to Gov. Code § 6254.16.

CEQA ANALYSIS: This discussion and direction item is not considered a project per state law. A CEQA analysis will need to be completed with the future processing of any CCBP.

RECOMMENDATION: It is recommended that the City Council direct staff to work with a recommended operator(s) and begin processing a CCBP application.

ATTACHMENTS:

1. Retail Storefront Applications (Redacted). – Due to the size of this attachment it is not included in the packet. However, it can be found online at:
<https://www.suisun.com/files/sharedassets/suisuncity/v/1/departments/development-services/planning/documents/suisun-cannabis-cannabissary-proposal-large-file-actual.pdf> or in the City Clerk's Office.
2. PowerPoint Presentation.



Discussion and Direction: Cannabis Storefront Retailers

City Council
November 17, 2020

1



Background

- Initiation of Cannabis Discussion in Suisun City.
- Ordinance No. 750 – Cannabis Regulatory Program Creation.
- Resolution 2019-120 – Setting Cannabis Tax Rates in Suisun City.
- Ordinance No. 768 – Expanded Zoning.

2



Request for Applications (RFA) Process

- RFA Period for Cannabis Retailer Open from July 15, 2020 – September 1, 2020.
- Four Applications submitted by close of RFA.
- Cannabis Ad Hoc held Interviews on September 22, 2020.

3



Applications Received

- Railroad Clinica Center (southwest corner of Blossom and Railroad Avenue).
- Cannabissary (west side of Humphrey Drive and south of Railroad Avenue).
- Element 7 (300 Railroad Avenue).
- Eagle Eye Suisun – 141 Sunset Avenue.

4



Railroad Clinica Center

- The applicants are Juan Garcia-Flores, Ana Garcia, and Jaime Corona (landowner).
- The proposed location is on a vacant parcel at the southwest corner of Blossom and Railroad Avenue (1348 Blossom Avenue).
- If granted the Commercial Cannabis Business Permit, they would undertake constructing a new building (3,000 square feet).
- The applicants have two existing cannabis licenses (Vallejo and Pacifica).
- This applicant applied to the first RFA earlier this year.
- Some of the modifications include updates to the pro-forma and the air quality plan.

5



Cannabissary

- The applicant (and landowner) is Dr. Verna Schuetter.
- She owns five vacant parcels at the southwest corner of Humphrey Drive and Railroad Avenue.
- The proposal is for an approximate 2,500 square foot building with future expansion possible.
- This applicant applied to the first RFA.
- Some of the modifications include more effort going into the pro-forma and development timeline, as well as bringing experienced people from the cannabis industry onto her team.

6



Element 7
(300 Railroad Ave.)

- The applicant is the Element 7.
- The proposed location is at 300 Railroad Avenue (at the north east corner of Sunset Avenue and Railroad Avenue).
- The proposal is to initially operate from the existing building while ultimately constructing a new building on-site from their ultimate buildout.
- According to their application, they have been issued cannabis permits in eight communities with operations in Walnut Creek, and South San Francisco opening by the end of this calendar year..

7



Eagle Eye Syuisun (141-G Sunset)

- The applicant is the Vallejo Holistic Health Center (VHHC).
- The proposed location is at 141 Sunset Avenue Suite G (location faces Merganser Drive).
- The location was proposed by another applicant through the first round of RFA's. One of the identified issues with the location at that time was the apparent limitation in parking. To address this issue, the applicant and property owner have agreed to allow up to 30 parking spaces in the rear of the shopping center.
- They hold seven cannabis licenses throughout California including Vallejo, Napa, Cloverdale, and San Francisco.

8



Selection of Recommended Operator

- Section 18.49.160(B) "Commercial Cannabis Retailer (Storefront and Non-Storefront): Establishment, Operating Standards and Restrictions –Storefront Retailers/Dispensaries: Request for Applications (RFA) Process."
- The full City Council is now being asked to provide staff direction on a recommended operator.
- Once a recommended operator(s) has been identified, staff will work with the operator(s) and go through the entitlement process for a Commercial Cannabis Business Permit (CCBP).
- The CCBP is a discretionary action.

9



Ad Hoc Recommendation

- At the conclusion of the Ad Hoc meeting, the Ad Hoc agreed on a recommendation that the Element 7 (300 Railroad Avenue) location was the top application with the Cannabissary application as number two.
- The Element 7 application illustrated the location as one located at a major intersection and plan would include getting under operation quickly while permitting of the new construction was taking place.
- If the City Council were to direct staff to work through two Commercial Cannabis Permits, the Ad Hoc would recommend that Cannabissary be the second. The application displays a great deal of thought not only in the short-term, but also in the ultimate buildout of the site.

10



Staff
Recommendation

It is recommended that the City Council direct staff to work with a recommended operator(s) and begin processing a CCBP application.

CANNABISSARY COMMERCIAL CANNABIS BUSINESS APPLICATION

RFA STOREFRONT RETAILER
SUISUN CITY

Prepared by Dr. Verna L. Schuetter
CANNABISSARY 1550 Humphrey Drive, Suisun City, CA 94585

Business Application

Cannabissary

8/31/2022

Dear Suisun City,

Please find the enclosed commercial business application. We hope to have the opportunity to create this new brand dispensary concept, Cannabissary Holistic Health and Wellness Shopette here in my hometown of Suisun City, meet the needs and serving the community. We hope to attract additional management and staff that will aligned with Cannabissary' s Mission, and Core Values including:

- ✓ Historical, Medical, Scientific Cannabis Knowledge and Awareness
- ✓ Education and Advocacy
- ✓ Personal Freedom coupled with Social Responsibility
- ✓ Emphasis on Healthy Holistic Lifestyles through Branding
- ✓ Quality Products, Exceptional Customer Service
- ✓ Workforce Training and Educational Advancement
- ✓ Safety, Professionalism, Integrity, Compliance
- ✓ Community Outreach and Positive Impacts
- ✓ Build Local Community and Improve Wellness for All

Cannabissary will be a cornerstone essential, outstanding business in our community. We hope we can continue on our mission and best serve the community.

Sincerely and Warmly,



Dr. Verna L. Schuetter
Found and Operator
Cannabissary

Business Application

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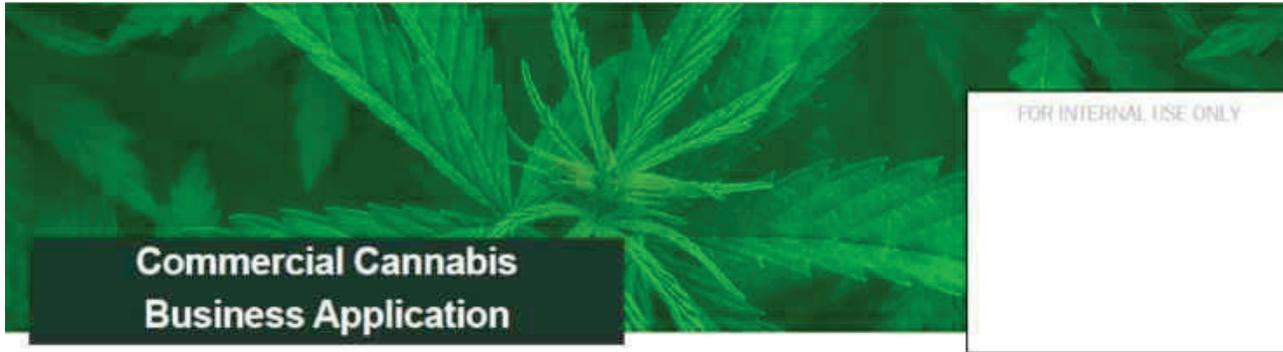
COMMERCIAL CANNABIS BUSINESS APPLICATION

Request for Applications

This City of Suisun City is opening the application period to begin accepting applications for one (1) Storefront Retailer within the City. The Suisun City Planning Commission will be considering making a recommendation to the City Council regarding amendments to the City's cannabis regulations in January. Amendments will include a possible increase in allowed retail storefronts as well as additional zoning districts were such uses would be allowed. However, this initial RFA period will be for a single storefront retailer.

The application period will open July 15, 2020 and close September 1, 2020.

Staff has created a webpage that provides documents relevant to the City's cannabis regulations and the subject RFA. These documents can be accessed from the city's homepage at www.suisun.com. Additionally, staff will be accepting questions via the department email address developmentsservices@suisun.com as well as via phone (707.421.7335).



To be considered under the first Request for Application (RFA) process initiated by the City pursuant to SCC Section 18.49.160(B) and these RFA Guidelines and procedures, applications must meet the criteria set forth herein, satisfy any and all other applicable requirements as set forth in SCC Chapter 18.49, and be submitted to the City during the RFA application period of **8:00 a.m. July 15, 2020 through 5:00 p.m. September 1, 2020**. Applicants must schedule an appointment to submit an application, and applications (with applicable fees) shall be submitted to the Development Services Department located at 701 Civic Center Blvd., Suisun City, CA 94585.

Each application shall include the materials and comply with the requirements set forth in these RFA Guidelines and Procedures, as follows (without limitation as to any other applicable requirements set forth in SCC Chapter 18.49 or otherwise established by or pursuant to the authority of the City Council)

Application Submission. Applicants, **by appointment**, must hand-deliver five (5) completed and signed copies of their application, including all attachments, along with a flash drive containing one completed and signed copy of the application in PDF format, and payment of the required application fees, to the City's Development Services Department during the application period. All application contents, as provided above, shall be enclosed in a sealed envelope or container and addressed to the City of Suisun City, Development Services Department, 701 Civic Center Blvd., Suisun City, CA 94585. Late applications will not be accepted or considered. No person or entity may submit multiple applications. The applicant shall be the owner(s) of the proposed Storefront Retailer that is the subject of the application. Staff will be accepting questions via the department email address developmentservices@suisun.com as well as via phone (707.421.7335).

Business Application



BUSINESS TYPE

Type 10 = Retailer

.FEE

Application Deposit. Payment of an initial deposit, in the amount established by resolution of the City Council, toward the Preliminary RFA Application Review Fee is required at the time of application submission, and may be made by a certified check, cashier's check, or money order made payable to the City. Deposited amounts expended by the City are non-refundable. Deposited amounts remaining unexpended upon the conclusion of the RFA process will be refunded upon request of the fee payor.

Application Deposit for RFA Application Preliminary Review and Processing	\$4,800.00
--	-------------------

Cannabissary

Business Name

1550 Humphrey Drive, Suisun City, CA 94585

Property Address

Verna L. Schuetter

(707) 631-9645

cannabissary@gmail.com

Name of Owner (Individual)

Owner's Telephone Number

Owner's Email Address

Business Application



.1. Attach a complete list of every person with 20% interest or more in the business including full name, title within the entity, birthdate and location, social security or tax identification number, phone number, e-mail, the date owner acquired interest in entity, the percentage of ownership interest, and if applicable, the number of shares owned, financial interest in other cannabis business, etc. (Additional page label #1.1)

Verna Schuetter, 100% Owner Operator Founder since 2018, DOB: 09/12/1979
 at TAFB, SSN: 551-83-6116, (707) 631-9645, cannabissary@gmail.com

.2. A complete list of every person holding a management role including name, personal address and phone number, title and duties. (Additional page label #1.2)

See attachment#1.2

3. For each owner and manager, a fully legible copy of one (1) valid government-issued form of photo identification, such as a driver's license, shall be submitted. (Attach and label #1.3)

See attachment #1.3

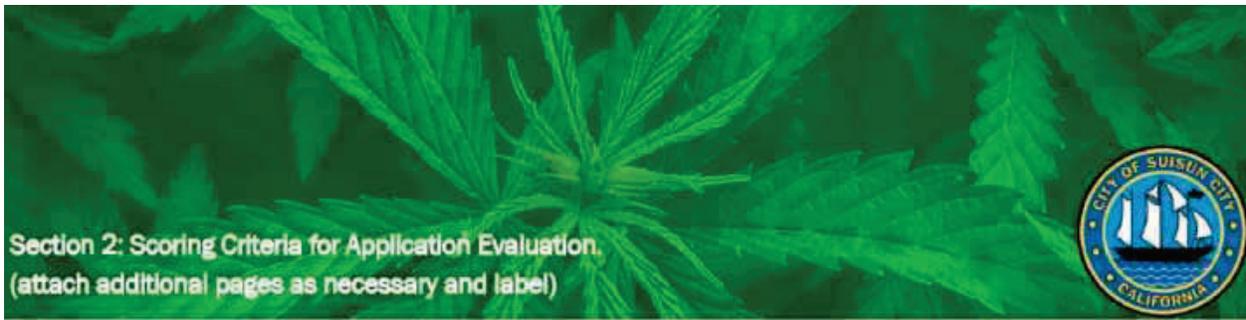
4. For each owner and manager, a summary criminal history (Live-Scan), dated not more than two weeks prior to the date of this application, has been processed through an authorized operator. The City will receive results of the Live-Scan directly. Live-Scan is available at the Suisun City Police Department, appoint is necessary. Please email akent@suisun.com for more information. (Attach and label #1.4)

See attachment #1.4

.5. A list of types and numbers of marijuana licenses already received by the applicant from the State of California, including the date the license was obtained, the licensing authority that issued the license, and the location. (Attach additional pages as necessary and label #1.5)

.Business Name	.Location	.License Permit Authority	.Permit License Number
NA			

Business Application



The City will consider the following selection criteria in its evaluation of applications submitted under this RFA and will award up to a maximum of 200 points to each application received.

Site Control	20
Business Plan	30
Floor Plan/Elevations	15
Qualification of Applicants	20
Neighborhood Compatibility	25
Safety and Security Plan	20
Community Benefits, Labor, & Employment	20
Air Quality Control Plan	15
Suisun City Resident?	10
Tax Revenue	25
Current Suisun City Cannabis Business	-15

Business Application



Section 2.1 Site Plan

A scaled site plan, prepared by a licensed civil engineer or architect, of the premises, including at minimum all buildings, structures, driveways, parking lots, landscape areas, and boundaries.

Section 2.2 Floor Plan / Elevations

Depict existing and proposed conditions. The floor plan(s), elevations, site layout and vector isometric renderings should be accurate, dimensioned and to-scale (minimum scale of 1/4"). If new building construction is proposed, provide a preliminary site layout and floor plan, preliminary elevations, vector isometric renderings.

Section 2.3 Safety & Security Plan

The application shall include:

- A detailed security plan meeting and confirming ability to comply with the requirements of SCC Section 18.49.150(H) and the Supplemental Security Requirements for Storefront Retailers/Dispensaries adopted by the City Council. This plan should also include a description and detailed schematic of the overall facility security of the proposed use. It should have details on operational security, including but not limited to general security policies for the facility, employee specific policies, training, sample written policies, transactional security, visitor security, third party contractor security and delivery security. In particular, applications should address ingress and egress, perimeter security, product security (at all hours), internal security measures for access (area specific), types of security systems (alarms and cameras), and security personnel to be employed. Security plans will not be made public.
- A detailed fire safety plan. This plan should describe the fire prevention, suppression, HVAC and alarm systems the facility will have in place. An appropriate plan will have considered all possible fire, hazardous material, and inhalation issues/threats and will have both written and physical mechanisms in place to deal with each specific situation. The plan should reflect compliance with all applicable provisions of the California Fire Code and other applicable laws and regulations.
- A detailed fire evacuation plan. This plan should depict the location of all exits, the primary and secondary evacuation routes, and the distance to all exits. The plan should reflect compliance with all applicable provisions of the California Fire Code and other applicable laws and regulations.

Section 2.4 Transportation Plan

A transportation plan describing the procedures for safely and securely transporting cannabis and cannabis products and currency to and from the premises.

Business Application



Section 2.5 Air Quality / Odor Control Plan

Describe how interior air circulation, ventilation and filtration systems will minimize impacts to employees' and customers' health and welfare and prevent any odor impacts to surrounding businesses or the public.

Section 2.6 Disposal Plan

Procedures for identifying, managing, and disposing of litter, waste, and contaminants and hazardous materials pursuant to Section 18.49.150(M)-(N).

Section 2.7 Business Plan

With as much detail as possible, describe:

- The day-to-day operations of the proposed Storefront Retailer, which are to meet industry best practices for Storefront Retailer uses.
- How the proposed use will conform to local and state laws and regulations.
- How cannabis and cannabis products will be tracked and monitored to prevent theft and diversion.
- A schedule for commencement of operation, including a narrative outlining any proposed construction and improvements and a timeline for completion of work.
- A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs, and other operation costs. The budget must demonstrate sufficient capital in place to pay startup costs and at least three months of operating costs, and must describe the sources and uses of funds.
- A pro forma for at least three years of operation.

Section 2.8 Operations Plan

An operations plan, detailing the operating procedures of the proposed commercial cannabis business, tailored to the specific type of business proposed. Such procedures shall address, without limitation, storage, handling and use of cannabis, cannabis products, and any other materials to be used or contained in the proposed operation, handling of cash, equipment and methods to be used, inventory procedures, lighting, signage and quality control procedures, as applicable.

Business Application



Section 2.9 Qualification of applicants

Include information concerning applicant’s past experience with operation of any commercial cannabis businesses, including, but not limited to, Storefront Retailers/Dispensaries. Provide details on all such businesses that have been under the full or partial ownership or management of the applicant, including the full legal name, location, commencement date, and current status of the operation (including date of termination of the business and description of the reason for termination, if applicable). To the extent applicable, disclose and describe:

- (1) any and all state or local cannabis permits or licenses currently held by the business or applicant;
- (2) any administrative order or civil judgment ever entered against the business or applicant for violation of labor standards;
- (3) any suspension or revocation of a state or local cannabis license or permit ever held by the business or application; and
- (4) any sanctions for unlicensed/unpermitted commercial cannabis activity ever imposed by a state or local agency against the business or applicant. Describe any special qualifications or licenses of the applicant that would add to the number or quality of services that the proposed Storefront Retailer would provide, especially in areas related to medicinal or scientific applications of cannabis or cannabis products.

Section 2.10 Site Control

Provide a statement regarding whether the applicant has legal control of the proposed Storefront Retailer site or location. The City considers site control a requirement in enabling an operator to commence business activities in a timely manner. Demonstration of any legal control through proof of ownership, tenancy, or other legal right or entitlement to control of the site should be included with the application. Scoring is as follows:

- Lease 5 points
- Ownership/Substantial Renovation 10 points
- New Building 20 points

Section 2.11 Neighborhood Compatibility – Good Neighbor Policy

Address the degree to which the proposed use is compatible with surrounding uses and how the proposed use, including its exterior areas and surrounding public areas, will be managed to avoid becoming a nuisance or having impacts on its neighbors and the surrounding community. Include a site plan (accurate, dimensioned and to-scale) for the proposed location. Every cannabis business must describe how the business interacts with the neighborhood. You need to meet with your neighbors to get feedback on what to include in your Good Neighbor Policy for your business, they in turn will be added to you conditions of approval.

Business Application**Section 2.12 Community Benefits**

Describe the benefits that the proposed use would provide to the local community, such as community contributions, participation in or support of community organizations, drug abuse awareness education, or other contributions or activities that will benefit the community.

Section 2.13 Criminal History Check

As part of the RFA Process, each owner and manager of the proposed Storefront Retailer must undergo a criminal background check, administered by the Suisun City Police Department using "Live Scan," demonstrating that he or she has not been convicted within the last ten years of a felony substantially related to the qualifications, functions or duties of operation of a Storefront Retailer (such as a felony conviction for distribution of controlled substances, not including cannabis, money laundering, racketeering, etc.). All fees and costs associated with completing background checks shall be paid by the applicant. No individual who does not undergo and pass the required background check shall be involved in the operation or ownership of a Storefront Retailer in the City, unless such individual has obtained a certificate of rehabilitation (expungement of felony record) for the applicable transgression(s) under California law or under a similar federal statute or state law where the expungement was granted. The application for the Live Scan and appointment link will be made available on the City's website. Persons who do not meet criminal history eligibility requirements will be disqualified from the RFA process.

Section 2.14 Labor and Employment

If applicant is proposing higher wages the application could describe to what extent the Storefront Retailer will adhere to heightened pay and benefits standards and practices, including recognition of the collective bargaining rights of employees. Specific practices that are subject to consideration include the following:

- i. Providing a description of proposed payroll practices/use of payroll consultants that document employee compensation.
- ii. Providing compensation to and opportunities for continuing education and training of employees/staff (include proof of the proposed business' policies and regulations for employees);
- iii. Providing a "living wage" to the proposed business' staff and employees. The proposed wage scale should be provided in writing for all levels of employment within the business. "Living Wage" shall mean 150% of the minimum wage mandated by California or Federal law, whichever is greater.
- iv. Describing the extent to which the proposed business will be a locally managed enterprise whose owners reside in or within the vicinity of the City.

Business Application



Section 2.15 Proposed Location

Include the address, assessor's parcel number(s), and a detailed description of the proposed location. This section should also describe and generally characterize all uses within 600 feet of the property line of the proposed location. The proposed site must be located in either the Commercial Services and Fabrication (CSF) zone or the Commercial Mixed Use (CMU) zone and may not be located within 600 feet of a K-12 school, commercial daycare center, or center.

8/31/2022

Signature Owner

Date

Verna L Schuetter

8/31/2022

Print Name

Date

Cannabissary is a new brand of cannabis dispensary. Our values are steadfast in the believe that cannabis was, has, is and always will be medicine. What's important is education on how to use it effectively and safely, medically or recreationally.

Our dispensary is Different, because we are geared toward HOLISTIC HEALTHY LIFESTYLES while serving peoples from all walks of this Journey.

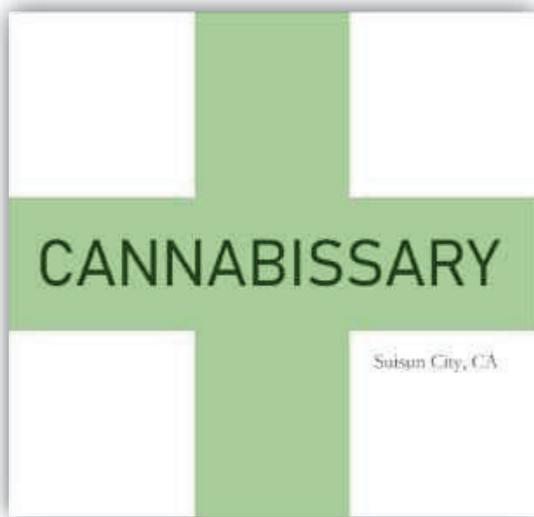
Business Plan

CANNABISSARY



Dr. Verna L. Schuetter

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Cannabissary will provide community outreach, educationally focused health approach to dispensing cannabis. We believe that cannabis was, has and always will be medicine. With our flag ship store in Suisun City, customers will enjoy shopping in a professional, comfortable environment that inspires education and holistic wellness



BUSINESS PLAN

Prepared by: Dr. Verna L. Schuetter
Founder, Owner and Operator

Revised:
8/31/2022

Created:
4/20/2018



1550 Humphrey Dr. | Suisun City, CA, USA | 94585 | (707) 631-9645 | cannabissary@gmail.com | www.cannabissary.com

CANNABISSARY
Business Plan

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Business Plan

Company Summary

Cannabissary is a new brand of cannabis dispensary. Our values are steadfast in the believe that cannabis was, has, is and always will be medicine. What's important is education on how to use it effectively and safely whether medically or recreationally.

Our flagship dispensary will be located at 1550 Humphrey Drive in Suisun City, California. Cannabissary will be secure, robust, efficient workflow in storefront retail and delivery services. The facility is well positioned to serve patients and customers of Solano County, including cities of Fairfield, Vallejo, Vacaville, Dixon and Rio Vista, of which, 71% voted in favor to legalize cannabis recreationally with Proposition 64 in 2016 and 1996 with proposition 215, legalizing medical marijuana.

Cannabissary is envisioned to be a picturesque, small town bustling community store with an industrial and contemporary design concept. The storefront will be—secure, well-lit and well-kept, with a colorful, water-conservation landscape, litter and loiter free—located near Railroad Avenue, in Suisun City's up and coming commercial services and fabrication zone—we will launch our very first flagship store in the founder's hometown of Suisun City, revitalizing these parts of Suisun City.

After opening the retail storefront and operating with continual compliance, we want to expand to a vertically integrated model, either: a distributor, or manufacturer or a microbusiness license—To build on our brands and create more value to: the business, our community outreach, customers and employees. With five parcels, totaling ~2 Acres, to expand into, the development possibilities for additional cannabis space for our brand and/or other cannabis businesses and licensees are planned to be added.

Our dream is to produce medical craft cannabis products that we will cultivate, process, manufacture, package, label and distribute—plus our retail store.

We want to build up our communities and find the most talented team of local employees that align with our missions, vision and values, including people from all walks of life including those with expunged records who hold passion and knowledge for the plant.

The Cannabissary brand, will be health provider led, by our Founder Dr. Verna L. Schuetter. Our goal is to have the best trained, knowledgeable staff who will guide our customers to products that best fit their medical and lifestyle needs—through education put together by our founder, Dr. Schuetter, a cannabis training course for all employees covering the basics of cannabis: its different chemical constituents, effects, signs of overconsumption, safe consumption practices and how to guide customers in product selections; based on scientific findings and the everchanging knowledge gained as we embrace this plant medicine.

Educational, scientific and medical based workshops will be regularly scheduled and offered to the public in our store and through live stream Zoom meeting, so all can participate.

We offer broad choice of high quality, handpicked California made cannabis products that are locally and regionally sourced from state licensed cannabis growers, distributors and manufacturers and

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meeting our evaluation criteria. We will meet and exceed the best industry practices in storefront retail.

Cannabissary is to be operated by Cannabissary LLC. Cannabissary, LLC (Limited Liability Company) as well as copyright and trademarking. (See Appendix: for Secretary of State Statement of Information).

A holistic approach to wellness and education will be built from our Wellness Shopette, LLC (still to be created), both to be led by Dr. Verna L. Schuetter, founder, owner and operator. Our business will operate under best industry practices and conform to all local and state laws and regulations.

Mission

Education and outreach, finest quality cannabis and product experience. professional and compassionate customer service, safe, enjoyable and educational atmosphere. Integrating and being an essential outstanding business within the community.

We build on our brand of core values:

- ✓ Historical, Medical, Scientific Cannabis Knowledge and Awareness
- ✓ Education and Advocacy
- ✓ Personal Freedom coupled with Social Responsibility
- ✓ Emphasis on Healthy Holistic Lifestyles through Branding
- ✓ Quality Products, Exceptional Customer Service
- ✓ Workforce Training and Educational Advancement
- ✓ Safety, Professionalism, Integrity, Compliance
- ✓ Community Outreach and Positive Impacts
- ✓ Build Community and Improve Wellness for All

Vision

Northern California premier dispensary education and wellness store with vertical expansion and further branding. Proudly Made in Suisun City, Northern California. Made in the U.S.A.

Goal

At the Cannabissary, we want to integrate as a cornerstone in the community, an outstanding role model business, connected to our community.

Advocate for science and medical truths, personal freedoms balanced with social responsibility, holistic health and wellness choices. Providing a local, safe environment to educate and dispense clean lab tested cannabis and support the needs of the community all the while growing and differentiating our business from the competition.

CANNABISSARY
Business Plan

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Products and Services

PRODUCTS

At Cannabissary, we will offer over 300 product SKUs from a variety of cannabis brands, and all competitors, giving choice—including both THC and or CBD varieties including: flowers, vapes, concentrates and a broad selection of infused products such as edibles (foods and beverages), tinctures, capsules; CBD pet products, accessories and delivery supplies, as well as Bureau of Cannabis Control (BCC) approved Cannabissary and Wellness Shopette branded merchandise. We will also offer clones (immature cannabis plants) and seeds for growers who chose to grow their own medicine.

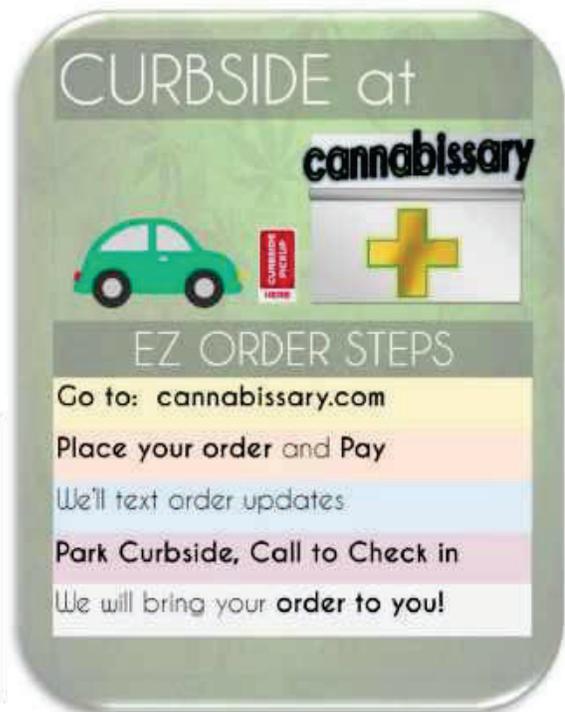
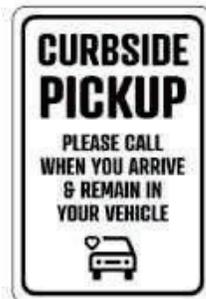
We will seek out the best brands in quality, consistency and value that meets the unique needs of our customers. All products offered will be “clean” lab tested cannabis already packaged and labeled according to state regulatory and safety requirements and purchased from California state licensed distributors and manufacturers with a certificate of analysis.

Cannabissary will ensure that all our customers are given the best service and educational advice by our highly professional and well-trained staff, whether they visit our storefront, pick up their order or have it delivered. We will utilize state compliance software (METRC) “seed to sale tracking,” with an innovative and integrated state compliance software and technologies in Point of Sale (POS) and Customer Relationship Management (CRM) that will enable us to ensure compliance, good record keeping, inventory management, prevent theft and diversion, data analytics and managing a one-on-one relationship with our patrons through our loyalty-rewards and promotional programs.

AMAZING CONVENIENCE

Order Via:
Telephone
Website
Mobile App or Personal computer

Choose your Method:
Delivery to Me
In-Store Pick or Curbside Pickup
Or come to our store for the in-store Cannabissary Experience!



SERVICES

In addition, Dr. Schuetter will be showcasing and educational workshop 5 days a week on different topics including Cannabis Journal Club, Cannabis for Health Professionals, Pain management, Welcome to the Brave New World of Cannabis Consumption! (A class for all Novice Cannabis users!), Cannabis Pharmacy, MicroDosing, Medical and Scientific Cannabis Study

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Club hosted by our very own Dr. Schuetter, DRUG ABUSE AWARENESS, plus by other Passionate Cannabis healthcare Providers and speakers from all walks of life! It will be a space that is inclusive to those who wish to learn, participate or spread knowledge and create a local cannabis community that can push the Cannabis conversation forward, spurring a microcosm at the local level.

Workshops and Education will also be made available via ZOOM meeting so that all, including those who can't always leave the comfort of their homes can participate!

We will always strive to meet our patients and customers personal health and wellness needs. All activities will at minimum follow best industry practices. We will also have a Wellness Shopette that will provide CBD (non-psychoactive, non-THC), as well as other branded merchandise, accessories and gift items and holistic education services.

Educational Workshops
Sample Workshop Schedule



Holistics
Health and Wellness
Wellness Shopette



CHECK us out on
ZOOM MEETING!!!!
We encourage all
to participate!

AUGUST 2021

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY		
1	Welcome to the Blue New World of Cannabis Consumption! 10-10am	2	3	Cannabis History Show 10-2pm	4 Ganja YOGA 8-10am (Cannalissy Gardens)	5 Board Game Night 6pm-10pm	6	7
8	Cannabis in Medicine 11-10pm	9	10	11 Cannabis History Show 10-2pm	12	13	14	
		Micro Dosing 10-11am			Movie Night: Classic Cannabis Flicks! 6pm-10pm			
15	16	17	18	19	20	21		
	Cannabis for Medical Professionals 10-11am		Cannabis History Show 10-2pm		Movie Night: Classic Cannabis Flicks! 6pm-10pm			
22	23	24	25	26	27	28		
	Pain Management 10-11am		Cannabis History Show 10-2pm	25 CBD, Terpenes and More! 5-8pm	26	27	28	
					Movie Night: Classic Cannabis Flicks! 6pm-10pm			
29	30	31						
	Cannabis Pharmacy 10-11am		Cannabis History Show 10-2pm	DRUG ABUSE AWARENESS 8-9pm	Movie Night: Classic Cannabis Flicks! 6pm-10pm			

CANNABISSARY

Business Plan

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Healthy Refreshments Bar

Complimentary Grab and Go Fruit, healthy snacks, Juices, Water, Coffee, Tea, for all Patrons and employees encouraging healthy eating.

Doctor Consults



Dr. Vanessa Niles

We have partnered with Dr. Vanessa Niles at Synergy Health (www.synergydoctors.com). Synergy Health will provide medical marijuana recommendations and a treatment plan to help medical patients obtain instant legal recommendations with MMJ cards delivered in 3-5 days.



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Just a Few Brands Offered and More

The distributors and vendors that we will use include with more than 300 Product SKUS available immediately at store opening, include the following Licensed Distributors:

- Cannabis Distribution Association: www.distributeca.org
- DISTRU (California Cannabis Distributor Directory)
- SparqOne
 - Next day fulfillment: California Statewide, Transport Services, Educational Services, Compliance Education and Auditing, 5 regional hubs in California, Fully Compliant, New Vehicle Fleet
- Shelf Life Distribution
 - So-Cal based
- Oakland Distributing Company, Inc
 - Boutique distributor of Cannabis Products specialize in packaged flower, pre-rolls and edibles. ODC is the alternative to the “imperial overlord” distributors that insist on owning the band and silencing the brands voice in the sales channel.
- The Cohong Distribution
 - Aka Cannaplex, based out of Oakland, cannaplex.com
- Wondertree Distribution
 - Central Valley Distributor, with full-service solutions
- Helios Distribution
 - All in one distribution operation that works with a variety of brands and a large number of retailers in California as well as storage, lab testing, distribution and sales services.
- THC DESIGN
 - Leading breeders and cultivators of cannabis in California by utilizing latest cutting edge science and technology
- Sonoma Pacific Distribution
 - Based out of Santa Rosa, a boutique distributor that provides guidance for licensure, permitting, compliance, business structuring, marketing and branding, design, cultivation, brand position, messaging and values and target markets.
- Lbs. Distribution
 - Located in West Sacramento and will be our partner to grow and take the brands to the next level
- Herban Industries
- Full-Service Distribution and high impact sales team
- Calyx Brands
 - Full Service distribution, email and social media blasts, content creation, and promotion via email and social channels, and consulting.
- Pacific Wholesale Network
 - Full-service distribution, email and social medial blasts, content creation and promotion via email and social channels and consulting.
- Left Coast Distribution: Yolo County
- Mammoth Distribution: Oakland, LA, central CA
- Pacific Crest Distribution
- Sunstone Distribution: Full-service distribution
- Alta Supply: full-service distribution and supply
- Plus adding more and more...

CANNABISSARY

Business Plan

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These are just a few brands offered:

(Please see **Appendix** for just a few samples of **Vendor Lists** of products that we will offer)



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Locally Managed and Operated

Dr. Verna L. Schuetter ***Founder, Store Manager***

The founder, Dr. Verna L. Schuetter is a health care provider, an advocate for medical cannabis and legal cannabis regulation. As a medical cannabis patient in Louisiana and here in California for over 8 years, she delved straight into the cannabis industry in 2017 to get involved in the newly emerging legal cannabis landscape, since the passing of proposition 64 in 2016.

She has career experiences in the production of pharmaceuticals working several years for Johnson and Johnson, (formerly Alza pharmaceuticals, Vacaville, CA) as a process operator and later promoted to lead process operator, applying skills and leadership responsibilities in the production of pharmaceuticals with unique delivery methods (transdermal patches, controlled rate oral tablets) and even participated in editing standard operating procedures(SOPs), current good manufacturing processes (cGMPs) and updating production process records and reports. Dr. Schuetter used this skillset to help form Cannabissary' s Operating Plans and Standard Operating Procedures (SOPs).

Growing up around property management she participated in project management as well has hands on operations in repair, maintenance, design and major renovation projects in New Orleans and here in California. These property management and development experiences have given her a skillset that will helpful in the build out and construction—creating a functional, esthetic cannabis space—completed in a timely manner.

Dr. Schuetter has had an extensive educational background, receiving 4 associates degrees at Solano Community College (Biology AS, General Science AS, Chemistry AS, Liberal Arts AA), majored in Environmental Toxicology, Biomedical/Pharmacology Emphasis at UC Davis and received both dental and medical degrees (DDS, MD) from University of California, Los Angeles and Louisiana State University, respectively. She graduated with Dean Honors from her dental school and was class president as well as editor in chief of the yearbook, highlighting her organization and leadership positions and success in various roles outside of the traditional curriculum. She trained in hospital-based dentistry at the Northern California VA medical center caring for our nation's Veterans. She completed surgical internships and medical school and residencies at UC, San Francisco and Louisiana State University, New Orleans. She operated a mobile dental school bus program (2 buses) in the City of New Orleans, providing dental services to low income children—she was the supervising dentist and operational management.

She is currently a licensed practicing local health care provider in Fairfield and Napa, CA who supports preventive, holistic and herbal approaches to wellness and good health, mentally, physically and spiritually including the use of herbal medicinal Cannabis, given its historical use for thousands of years in world history and many civilizations, the early 19th century as a U.S. medicine, and today.

Dr. Schuetter believes in cannabis and uses it medicinally, when she moved back home to Northern California, she moved into her family farm and under her medical recommendation grew her medically allowed supply. It is here where Dr. Schuetter learned hand on the techniques for indoor and



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greenhouse growing techniques, strain varieties, pest management, as well as tissue culture, pollination, processing, drying, trimming, packing, storing and curing. Dr. Schuetter has had several plentiful harvests, even sending off for testing, showing high quality potency with an organic and sustainable growing methods.

Dr. Schuetter continually attends courses, seminars, and workshops on the changing cannabis space. She has attended the National Cannabis Industry Association (NCIA) Business Summits & Expo, participating in learning tracks of the newly emerging legal cannabis industry since 2017 (since moving back to California from Louisiana) and has attended every year thereafter. She has also attended Nor-Cal's High Times Cannabis Cups, The Emerald Cup, Cannabis Business Times productions and various panel discussions, workshops and seminars in Oakland, Santa Rosa, Sonoma, San Jose and Las Vegas since 2017.

The founder has also visited many dispensaries, now over 60, in Colorado and Arizona as well as California including cities of: Fairfield, RioVista, Dixon, Davis, Oakland, Vallejo, Napa, Berkeley, San Jose, San Francisco, Sacramento, San Diego, Costa Mesa, Temecula, Los Angeles, Hollywood, Las Vegas, Denver and Scottsdale...

From all these experiences, the founder has created a solid industry background with a vast network of industry and ancillary specialists and services, consultants, legal professionals and vendor relationships to help her launch her new business. She is also in support of Cannabis regulation and advocacy based on safety, science, liberty and personal freedoms and responsibility.

Dr. Schuetter is forward thinking leader and entrepreneur also keeps up to date on cannabis—news, policy, legislation, market trends, culture and politics—through podcasts, business prints, books, magazines, medical and scientific journals—continue learning in entrepreneurship and advocacy.

Most recently, Dr. Schuetter attended Cannabis Conference 2022 produced by Cannabis Business Times in Las Vegas, NV, including attending three days of Sessions, including:

- ✓ How to Launch a Medical or Adult Use Dispensary
- ✓ Create a Winning License Application
- ✓ The Latest Advances in Medical Cannabis Research
- ✓ Welcome Address & State of the Industry
- ✓ Keynote-What it Takes to Make a Movement: A Conversation with Chris Conrad and Mikki Noris Track
- ✓ Protect Your Store—Does your business truly understand security risks and how to handle them
- ✓ In the Back: Become cash positive by avoiding these expensive cannabis business mistakes track
- ✓ Marketing 101: Step by Step to Building a Cannabis Brand
- ✓ Keynote—From Pioneering Founder to Foundational Investor: Mitch Bauchowitz shares crucial Strategies for Building a Successful and Long term Cannabis Company Track
- ✓ Risk Management and Its Vital Role in Cannabis Growth and Sustainability
- ✓ Retail Facility Design & Buildout For Optimal User Experience & Aesthetic Track
- ✓ Is Your Budget Leading Your Business to Profitability
- ✓ Don't Blow it: Federal Tax Strategies for New and Established Operators



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- ✓ Vertical Farming | What to Know Before You Grow Up
- ✓ Choosing the Right Supplier
- ✓ Solventless at Scale (and the SOPs You Need to Make it Happen)
- ✓ Flower Power—Spectral Factors to Consider When Optimizing Lighting For Flower Production
- ✓ Quick Fire Tips Session: Make the Most of Your Merchandising Track

As well as Cannabis Conference from 2021 in Las Vegas including:



- ✓ Moving to A Cashless Industry: The Ins and Outs of Cannabis & Hemp Banking and Credit Unions
- ✓ Expand Your Medical Dispensary to Adult Use: What You Need to Know
- ✓ Welcome Address & State of the Industry 2021
- ✓ Keynote Fireside Chat with Sherbinkis' Mario Guzman
- ✓ Market Trends Revealed from Latest Date
- ✓ Dispensary Workshop: Patient & Consumer Education Strategies
- ✓ Retrofitting with Experts: Making the Switch to LEDs
- ✓ Keynote: Sui'en the DEA: The Story of Cannabis Research Breakthrough
- ✓ What's in the Bottle? Understanding Nutrient Label Information and Why it Matters
- ✓ Mapping the Cultivation Success Story—Planning Facilities, Overcoming Mistakes, and Preparing for Competition
- ✓ Use Data to Boost Sales & Improve Inventory Management
- ✓ The Evolution of the Recreational Cannabis Brand
- ✓ Smart Scaling: Considerations for Expanding Efficiently & Profitability
- ✓ Cannabis and Cash Ecosystem: Gaining Efficiency in Your Operation
- ✓ How Cultivators Have Succeeded Carving Out There Small Batch Niches
- ✓ Multi-state vs. In-State Expansion: Lesson learned from both Business Models



Women In Cannabis Expo

Dr. Schuetter and Rebecca also attended the 2021 Women in Cannabis Expo, in Reno, NV and attended all meetings and networked with other women in the cannabis industry from all different levels.

The Founder and her partner, Rebecca Mai, have the skillsets to lead and manage effectively and have worked in teams in many other highly regulated industries. This will be the fifth year of active involvement in Cannabis Business and Advocacy here in attending the following cannabis business and cultivation courses in and around the Greater Bay Area and North Bay, including:

- ✓ Bringing a Cannabis Brand to Life: "From Strategy to Shelves," ZDCA Design in Santa Rosa, CA, 5/24/2017
- ✓ Sonoma U.S. Cannabis Cup High Times Workshops, Sonoma County Fairgrounds—Various Topics include: Legislation, Selective Breeding, Cultivation, Intellectual Property, Pest Management, Microdosing, Cannabis Advocacy, Reform. Summer of 2017 and Summer 2018.

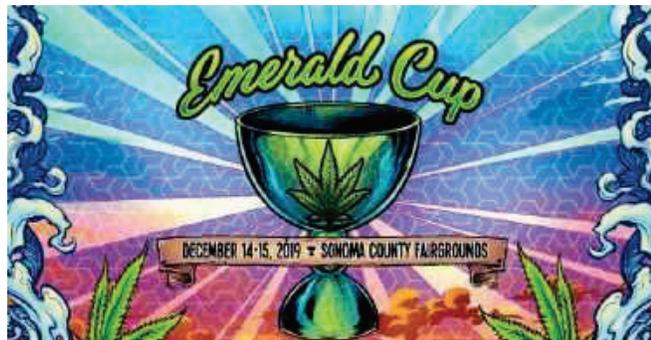
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- ✓ The Emerald Cup: “Branding and Marketing for the Cannabis Industry.” Sonoma County Fairgrounds, 12/9/2017.
- ✓ The Emerald Cup: “Trade Secrets, Plant Patents, Intellectual Property and Producing Cannabis-Related IP.” Sonoma County Fairgrounds, 12/9/2017.
- ✓ The Emerald Cup: “Cannabis Treatment for Pediatric Illness.” Sonoma County Fairgrounds, 12/9/2017.
- ✓ The Emerald Cup: “Legal Medical Cannabis for 95% of the U.S. But what about Veterans?” Sonoma County Fairgrounds, 12/9/2017.
- ✓ The Emerald Cup: “Is Your Farm Overfed and Undernourished?” Sonoma County Fairgrounds, 12/9/2017.
- ✓ The Emerald Cup: “Navigating Labor Peace Agreements and Employee Labor Compliance,” Sonoma County Fairgrounds, 12/9/2017.
- ✓ The Emerald Cup: “Pharmacological Foundations of Cannabis Chemovars.” Sonoma County Fairgrounds, 12/9/2017.
- ✓ The Emerald Cup: “Pesticide Regulations in California and Reducing the Risk of Pesticide Contamination.” Sonoma County Fairgrounds, 12/9/2017.
- ✓ The Emerald Cup: “Creating Manufactured Cannabis Products. Quality Assurance and the Importance of cGMP Protocols.” Sonoma County Fairgrounds, 12/9/2017.
- ✓ The Emerald Cup: “Safe and Effective Use of Cannabis for Cats and Dogs.” Sonoma County Fairgrounds, 12/9/2017.
- ✓ The Emerald Cup: “Grow the Best Cannabis the Soil Food Web Way.” Sonoma County Fairgrounds, 12/9/2017.
- ✓ The Emerald Cup: “Risks and Benefits of Various Extraction Methods & Keys to Laboratory Safety.” Sonoma County Fairgrounds, 12/9/2017.
- ✓ The Emerald Cup: “What Are You Smoking? The tangled Web of Cannabis Varieties Cannabis Comes in a Thousand Flavors.” Sonoma County Fairgrounds, 12/9/2017.
- ✓ The Emerald Cup: “A Stand-up History of the Medical Marijuana Movement.” Sonoma County Fairgrounds, 12/9/2017.
- ✓ The Emerald Cup: “Medicine Making 101.” Sonoma County Fairgrounds, 12/9/2017.
- ✓ The Emerald Cup: “Raising Terpene and Cannabinoid Levels Through Closed Loop Farming Practices.” Sonoma County Fairgrounds, 12/10/2017.
- ✓ The Emerald Cup: “Preventing Microbial Contamination from Seed to Sale.” Sonoma County Fairgrounds, 12/10/2017.
- ✓ The Emerald Cup: “Want to be a Licensed Cultivator in California? Join CDFA for a Cultivation Licensing Workshop.” Sonoma County Fairgrounds 12/10/2017.
- ✓ The Emerald Cup: “Mendel to Mendocino.” Sonoma County Fairgrounds, 12/10/2017.
- ✓ “Cannabusiness 101: Founding your Business,” Magnolia Wellness, Oakland, CA 9/16/2018
- ✓ “Cannabusiness 101: Building Your Business Plan,” Magnolia Wellness, Oakland, CA, 9/23/2018
- ✓ “Cannabusiness for Medical Professionals 101,” Magnolia Wellness, Oakland, CA, 9/25/2018
- ✓ “Cannabusiness 101: Incorporation,” Magnolia Wellness, Oakland, CA, 9/30/2018
- ✓ The Emerald Cup: “Regulator to Cultivator: Keeping and Open Dialogue.” Sonoma County Fairgrounds, 12/14/2019.



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- ✓ The Emerald Cup: “After Licensing: The Workplace Rules You Need to Know.” Sonoma County Fairgrounds, 12/14/2019.
- ✓ The Emerald Cup: “Environmentally friendly Cannabis: What the Industry Experts Have to Say.” Sonoma County Fairgrounds, 12/14/2019.
- ✓ The Emerald Cup: “Thank You for Your Service: When Will Veterans Get Access to Medical Cannabis?” Sonoma County Fairgrounds, 12/14/2019.
- ✓ The Emerald Cup: “Cannabis Legalization and the Right to Bear Arms. Sonoma County Fairgrounds,” 12/14/2019.
- ✓ The Emerald Cup: “Not Your Mama’s Cannabis: The Women Shaping the Cannabis Industry,” Sonoma County Fairgrounds, 12/14/2019.
- ✓ The Emerald Cup: “The Future of Cannabis Agriculture.” Sonoma County Fairgrounds, 12/14/2019.
- ✓ The Emerald Cup: ““I” to “How”: How Can the Path to Federal Legalization Inform State Law.” Sonoma County Fairgrounds, 12/14/2019.
- ✓ The Emerald Cup: “Vaping: What are the Facts and Where Do We Go From Here?” Sonoma County Fairgrounds, 12/14/2019.
- ✓ The Emerald Cup: “Leveling the Playing Field: Is the Cannabis Industry a Second Chance for Victims of the Failed War on Drugs?” Sonoma County Fairgrounds, 12/14/2019.
- ✓ The Emerald Cup: “Intro to Biological Sun grown Cultivation,” Sonoma County Fairgrounds, 12/14/2019.
- ✓ The Emerald Cup: “Fact or Fiction: Your Body and the Endocannabinoid System.” Sonoma County Fairgrounds, 12/14/2019.
- ✓ The Emerald Cup: “Compliance and Science: What You Need to Know About CBD & Your Health.” Sonoma County Fairgrounds, 12/14/2019.
- ✓ The Emerald Cup: “Tannins and Terpenes.” Sonoma County Fairgrounds, 12/14/2019.
- ✓ The Emerald Cup: “Genetic Preservation.” Sonoma County Fairgrounds, 12/15/2019.
- ✓ The Emerald Cup: “Clean Plants are Happy Plants—Nature Driven Pest Control.” Sonoma County Fairgrounds, 12/15/2019.
- ✓ The Emerald Cup: “Smart Cannabis Myth busting—Cannabis Consumer Trends of the Future.” Sonoma County Fairgrounds, 12/15/2019.
- ✓ The Emerald Cup: “Regenerative Breeding.” Sonoma County Fairgrounds, 12/15/2019.
- ✓ The Emerald Cup: “New Developments in Cannabis Medicine.” Sonoma County Fairgrounds 12/15/2019.
- ✓ The Emerald Cup: “Corporate Cannabis and Social Responsibility.” Sonoma County Fairgrounds, 12/15/2019.
- ✓ The Emerald Cup: “Ganja Yoga for Beginners.” Sonoma County Fairgrounds, 12/15/2019.

Other Courses taken at the National Cannabis Industry Association, Cannabis Business Summit and Expositions in Oakland and San Jose:



- ✓ Pre-Summit workshop: Full day workshop Bootcamp C (full day): “Starting & Operating a Successful Cannabis dispensary, Cultivation and Infused products company.” 6/12/2017.
- ✓ Opening Keynote: “Cultivating a New Era of Enterprise: A Global Perspective.” 6/12/2017.
- ✓ Running Your Canna Business, Cannabis Real Estate: “Maximize your Business with a Strong Foundation.” 6/13/2017.
- ✓ Policy and Reform: “Roadmap for Licensing Under MCRSA and AUMA in 2018.” 6/13/2017.
- ✓ Running Your Canna Business: “Compliance for a Scaling Industry.” 6/13/2017.
- ✓ Cultivation and Processing: “Whole Plant Extraction & the Entourage Effect: Choosing the Right Ratio.” 6/13/2017.
- ✓ Cultivation and Processing: “10 tips to keep your Cultivation Facility Clean and Sanitary.” 6/13/2017.
- ✓ The Fine Print Money, Law, and Your business: “Taxes, 280E and the Path to Federal Reform.” 6/14/2017.
- ✓ Running your Cannabusiness: “How to Tank your Business (Don’t Do It!),” 6/14/2017.

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- ✓ Leading Edge Emerging Topics in the Cannabis Industry: “Where the Rubber Meets the Road— Implementation in New Cannabis Markets.” 6/14/2017.
- ✓ The Fine Print: Money, Law, and Your business—“Surviving the IRS Section 280E Enforcement.” 6/13/2017.
- ✓ Running Your Cannabusiness: “Idea to Market: Penetration, Domination and Profits.” 6/14/2017.
- ✓ Leading Edge: “Emerging Topics in the Cannabis Industry. Optimizing Your Business with Data Tools.” 6/14/2017.
- ✓ Cultivation and Processing—“Meeting the challenge of Odor Control at Cannabis Growing Processing Facilities.” 6/14/2017.
- ✓ Leading Edge: Emerging Topics in the Cannabis Industry. “Changing the Healthcare Paradigm: Medical Cannabis Leads the Way.” 6/14/2017.
- ✓ Closing Keynote Session: “The Collaborative Path to Packaging and labeling standards.” 6/14/2017.
- ✓ The Fine Print: Money, Law and Business--How to Stop the Train: “Lessons learned defending 280E audits.” 7/26/2018.
- ✓ Running Your Cannabusiness: “Best practices for Development Successful Sales and Marketing Strategies.” 7/26/2018.
- ✓ Running Your Cannabusiness: “Never Say No Comment: How to Protect your Business and Reputation through a Crisis.” 7/26/2018.
- ✓ The Fine Print: Money, Law and Your Business—“Banking on Your Business: A Guide to Understanding Financial institutions.” 7/26/2018.
- ✓ Running Your Cannabusiness: “Raising the Standard for Dispensary Education—Building a better breed of budtenders.” 7/27/2018.
- ✓ Leading Edge: “Emerging Topics in the Cannabis Industry. Consume Responsibly: The Science of Cannabis Consumption and the Controlled Rate Delivery Systems for Cannabinoids.” 7/27/2018.
- ✓ Leading Edge: Emerging Topics in the Cannabis Industry. “Taking Your Brand Mainstream: How Dispensaries, Manufacturers, and Cultivators can Build Brand Loyalty Through Marketing and Design.” 7/27/2018.
- ✓ Running Your Cannabusiness: “Implementing Intellectual Property Business Model for Multi-State Expansion.” 7/27/2018.
- ✓ Business Services: “Social Media + Digital Marketing: The Secret Sauce.” 7/23/2019.
- ✓ Processing, Distribution and Retail: “What You Need to Know About Food Safety and GMP Certification in the Cannabis Industry.” 7/23/2019.
- ✓ Licensing, Regulations and Compliance: “Accounting for 280E in the Real World.” 7/23/2019.
- ✓ Advocacy and Community: “The Roadmap to Federal Cannabis Legalization.” 7/23/2019.
- ✓ Licensing, Regulations and Compliance: “Marijuana Related Banking from Both Sides.” 7/23/2019.
- ✓ Advocacy and Community: “How to Be a Great Corporate Citizen in the Cannabis Industry.” 7/23/2019.
- ✓ Processing, Distribution, Retail: “Developing a Successful Cannabis Delivery Business.” 7/23/2019.
- ✓ Advocacy and Community: “The Latest Developments in Medical Cannabis Research.” 7/24/2019.
- ✓ Building a Transparent Cannabusiness: “Ensuring Product Quality and Safety.” 7/24/2019.
- ✓ Licensing, Regulation and Compliance: “Advise from Experts how to work with California Regulators.” 7/24/2019.
- ✓ Processing, Distribution, Retail: “Designing Your Extraction Facility for Success.” 7/24/2019.
- ✓ Processing, Distribution, Retail: “How to thrive in a Changing Retail Market.” 7/24/2019.
- ✓ Elevation Lounge: “The Imperative for Innovation in the Cannabis Industry.”
- ✓ Cannabis Business Times produced b Cannabis Business Times
- ✓

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Dr. Schuetter is also an advocate of the following groups

- ✓ Doctors for Cannabis Regulation
- ✓ National Organization to Reform Marijuana Laws (NORML)
- ✓ Women Grow
- ✓ Americans for Safe Access
- ✓ Drug Policy Alliance
- ✓ Marijuana Policy Project
- ✓ Last Prisoner Project

The founder will seek the best afforded talent, local whenever possible, create and implement an ongoing comprehensive continual training program for all employees; including regular educational sessions and workshops, in store training, written manuals and courses including online and videos, safety, security and crisis preparedness. Our training will be centered on our standard operating procedures, adhering to local and state compliance, cannabis education and training and implementing best industry practices and innovation.



Doctors for Cannabis Regulation



Doctors for Cannabis Regulation (DFCR) serves as a global voice for physicians and health professionals that support cannabis legalization and science-based regulation in the United States and abroad. DFCR promotes public education, global research and advocacy to support legislative changes necessary for improved public health, social justice & consumer protections.

In light of the increased risks posed by smoking and vaping, DFCR strongly advises patients to consider oral consumption or topical application of cannabis during the COVID-19 pandemic. Read More



Our team of cannabis industry leaders, criminal and social justice advocates, policy and education experts, and leaders in social justice and drug policy reform are committed to freeing every last prisoner of the unjust war on drugs, starting with 40,000 people in prison for cannabis offenses legal in most states.



THE WAR ON DRUGS IS HARMING MILLIONS OF US, LET'S WORK TOGETHER TO END IT.

It's time for a new approach grounded in science, compassion, health and human rights

Support our efforts to end prohibition, fight for fairness, reduce crime, and boost local economies through marijuana policy reform.

- ✓ Medical Marijuana
- ✓ Legalization
- ✓ Social Justice
- ✓ Advocacy in Washington



Advancing Legal Medical Marijuana Therapeutics and Research

Until there is Safe Access we are **Americans for Safe Access**

With members in every congressional district in the United States, ASA with the help of our members have placed thousands of patients & activists next to the patients' voice by the table for the first time in the national conversation on medical cannabis.

Inspire. Educate. Advocate.

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Rebecca Mai Manager

An ex-Marine Corp. Veteran (medically discharged), a medical cannabis patient and medical home grower. She will be serving as a Senior Level Manager at our store. She has experience working in the highly regulated Casino Industry for a Fortune 600 Company (Harrah's Casino in New Orleans, LA) as a VIP Concierge and has great customer relationship and people skills. Rebecca has shown exceptional skills in project management projects in New Orleans as projects and on the family ranch here in California, including medical cannabis and is well versed cultivation and pest management techniques, processing and assembling a work crew for various management tasks. Rebecca is also a resident of Suisun City. Rebecca has participated in National Cannabis Industry Association Annual Conferences since 2017, as well as other cannabis Industry Events including Cannabis Cup, Emerald Cup, and High Times Events all over California. She has also been to over 40 dispensaries.



Drew Brown Manager

Drew joins our team with a Seven-year background in the legal cannabis industry, starting off as a budtender, and worked his way up to Inventory Manager previously at a successful dispensary in Vallejo, at HTP and now is working in Sacramento, CA with a large cannabis company as packaging manager. He has two years' experience as Inventory manager at HTP and now management in cannabis production and will add to the skillset to our team so that can hit the ground running and create a workflow that optimizes Cannabissary's services. Drew currently lives in Vallejo and will reconsider to moving to Suisun City when the storefront opens as that will also shorten his commute!



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Legal Counsel, Compliance and Strategy

Anthony Law Group

Cannabissary has utilized the services of Anthony Law Group for legal advice regarding entity formation and structuring, as well as advising on our business Strategy moving forward.

Advocating for the cannabis community since 2006, Anthony Law Group specializes in business and commercial law, regulatory compliance, and government affairs for the cannabis industry. With a team of industry-experienced attorneys and policy professionals, Anthony Law Group helps cannabis organizations to get licensed, maintain compliance, and develop their long-term strategic plans in California's complex cannabis market. In its first year, Anthony Law Group famously represented [Harborside](#) in their successful bid for one of two fiercely sought-after dispensary permits. Having grown along with the industry over the past decade, the firm continues to advocate for world-class organizations and homegrown startups alike. Deeply committed to building an equitable cannabis industry, Anthony Law Group engages with local governments to demand sensible cannabis policy. We have worked closely with city and county governments throughout California to shape cannabis-friendly laws and regulations and have assisted cannabis operators and investors of all kinds to navigate the California legal and business landscape. Anthony Law Group comprises a complementary group of skilled attorneys and public policy professionals whose insights and experience with cannabis provide clients with the resources they need to achieve long-term success in the industry.



[Connect on LinkedIn](#)

James Anthony

A leading cannabis attorney and political strategist, James is an expert in legal, regulatory and government affairs matters affecting the cannabis industry.

In 2006, James started his private law practice, which was the first in California to specialize in civil and land-use matters related to cannabis. Backed by his experience as Oakland Deputy City Attorney and steeled by his passion for drug-policy activism, James was singularly suited to the task.

From serving on the Board of Law Enforcement Against Prohibition, to having written countless winning applications, James has dedicated his career to the cannabis industry. In his book, *The Cannabis Manifesto*, Harborside founder and industry icon Steve DeAngelo calls James a "brilliant strategist and steadfast advocate, without whom Harborside might never have been licensed."

James serves on the Board of Directors for CCIA – California Cannabis Industry Association — is a longtime faculty member at Oaksterdam University and, as a practitioner of zen koan meditation since 1980, occasionally teaches at Pacific Zen Institute. His life was forever changed for better with the birth of his daughter in 2000.

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Accounting Team, Bookkeeping and Full CFO Services

Cannabissary has been working with several different accounting firms since we started our venture all of whom are well versed in the cannabis industry and has already started business partnerships regarding proformas, tax advice on business structure, optimizing tax strategies, full bookkeeping, compliance, and tax preparation services.

Polston Tax Resolution & Accounting
<https://polstontax.com/services/>



Ryan Milam, Tax Strategist & IRS Enrolled Agent

Ryan Milam was born in Oklahoma City and has spend his whole life in Oklahoma. Before coming to Polston Tax, Ryan worked at Apple for over 8 years. Ryan decided to apply at Polston Tax after he decided to change career paths and wanted to be a part of a well respected firm.



I met Ryan at the Las Vegas Cannabis Conference (Cannabiz) in 2021 and he had a very good presentation, communication was clear and he was very helpful and professional. I've had 4 scheduled consultation with Ryan since meeting him in 2001, in consultation with corporate structure strategies and updating our proforma. Costs: \$500-1500 per month to start in the first year.

TheCANNACPAs,
www.thecannacpas.com

The premier CPA practice that caters to marijuana businesses and its unique industry. CFO/Bookkeeping and accountant services to assist use in proper GAAP Cost Accounting, strategic Tax Planning, Tax compliance and Defining IRS Audits. Giving us more time to focus on our business and Cannabissary experience.



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Sandy Suchoff CPA is the principal of Lefstein-Suchoff CPA & Associates, LLC (The Canna CPAs) which was formed in 1997. She has been featured on FOX News and MSNBC as a tax advisor, and has appeared on podcasts, in newspapers and is currently co-authoring a book on tax planning strategies. In addition to being a licensed Certified Public Accountant, Sandy Suchoff CPA is also a Certified Tax Planner, QuickBooks ProAdvisor, and Certified Tax Resolution Specialist.

Although her practice is always focused on compliance (efficient accounting and tax preparation), she has always concentrated on looking for "missed opportunities" (that other accountants customarily don't seek out to do) utilizing the current tax laws to develop tax strategies to save her clients money. In response to a family member's health condition, Sandy Suchoff CPA researched the endocannabinoid system and learned how phytocannabinoids in the cannabis plant could treat a myriad of health conditions with a high level of efficacy. Sandy Suchoff CPA combined her passion for the cannabis plant and her love for tax and accounting and commenced catering her practice to the cannabis space. Monthly rates \$1500-1625/mo.

Sams IV, CPA

Mel Sams

<https://www.samscpa.com/about-us>.

Sams IV, CPA, P.A. is a full-service accounting firm in Clearwater, FL providing local businesses and individuals with tax and accounting services. They service over 60 cannabis business in 20 different states, including many cannabis clients in California. Mel Sam's and his staff are very knowledgeable in the cannabis industry and will help maximize income by reducing expenses and increasing productivity. Including helping implement the best accounting practices, manage deadlines, implement payroll, develop budgets, and forecast earnings.

Pros: \$700 flat fee to start, includes initial consulting/strategy and full-service accounting. Rates to increase with cost accounting.

Melvin "Mel" Sams IV, CPA
Managing Associate



We work hard to build strong relationships with our clients and our community, and Mel is no exception. He and his wife live with their children in Tarpon Springs. They actively attend the Chapel in Trinity. Mel currently serves as the Treasurer of the Clearwater Free Clinic and of Clothes to Kids. Mel previously served two terms as Treasurer of Leadership Pinellas, and was a member of the Class of 2012 (best class ever!). Mel is also Past President of the Dunedin North Rotary Club, and was a member of the Rotary District 6950 Audit Committee. Mel also chaired the Audit Committee for the West Central Florida Council of the Boy Scouts of America, and achieved the rank of Eagle Scout in 1999. Mel is a member of the Pinellas County Republican Executive Committee, and has served as campaign treasurer for several state and local candidates in recent election cycles. Mel is also a member of Tarpon Masonic Lodge #112.

Mel was born and raised in Simpsonville, Kentucky, and graduated from the University of Louisville in 2006 with a BS in Business Administration with a concentration in Accounting. Mel has been in public accounting since 2007, and became a CPA in 2010. He is a member of the American Institute of CPAs and the Florida Institute of CPAs.

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Banking

Our banking services will be partnered with North Bay Credit Union of Sonoma, CA or Dama Financial. We are working with both banks to open accounts. They have served the cannabis industry since 2017 and are well versed in cannabis banking. Once we receive are licensed to operate, we will be able to open an account at either institution. Dama Financial bank account: \$2500/mo. + 1% of cash deposited. NBCU: \$2000/mo. account, with other services available such as cashless payment, ATM provider, payroll, ACH payment processing.



Cannabis Account Requirements and Overview

North Bay Credit Union has been offering banking services to the cannabis industry since 2017. We offer business checking accounts, on-line access and mobile banking, electronic bill payments, ACH and wire transfers, debit cards and merchant processing services.



FIND A BRANCH
We'd love to see you! View our locations and hours.



Dama Clients receive access to secure online banking and cash courier services that minimize the financial and safety risks of having large amounts of cash on hand. Deposits can be made with cash (via courier service), checks or electronically (ACH or Wire). Payments can be made electronically or by check.

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Dama Financial Follow Up  

Charlie Weiler <charliew@damafinancial.com>
to me +

Tue, Aug 25, 6:39 PM (20 hours ago)   

Hi Verna,

Thank you for hopping on a call to discuss Dama Financial. Attached are two one page summaries about Dama Financial's Premier Checking Account and Paytender, Dama's Merchant Processing Solution.

If you would like to apply, please [click here](#). There is no fee to apply and allows us to get a head start on your application.

If you have any additional questions, feel free to reach out to me via call/text at 650.418.1840 or replying to this email.

Thanks,



Charlie W
Account Executive
650.418.1840
charliew@damafinancial.com

[Schedule a Consultation](#)
www.damafinancial.com
www.paytender.com

DAMA FINANCIAL, CONFIDENTIALITY NOTICE: This electronic mail message and any files transmitted with it are intended exclusively for the individual or entity to which it is addressed. This message, together with any attachment, may have information that is confidential to Dama Financial. Any unauthorized review, use, printing, saving, copying, disclosure, or distribution is strictly prohibited and may result in legal liability on your part. If you have received this message in error, please immediately notify the sender by return e-mail and erase all copies of the message and/or any attachments.

2 Attachments  



RE: North Bay Credit Union's Cannabis Banking Program  

Carole McCormick <carole@northbaycu.com>
to me +

Fri, Aug 25, 4:49 PM (5 hours ago)   

Hi Verna-

I saw that you also sent another inquiry in via our website! As I said to you yesterday, until you are licensed, I can't help and things may change over the next several months, but for right now, the attached document will give you an overview of our cannabis banking program.

If you have any questions, please reach out and thank you for your interest.

Warm regards,

Carole McCormick, CAMS | Chief Compliance Officer
377 Aviation Blvd, Suite 1 | Santa Rosa, CA 95403
Office: 707-584-0394 Ext. 1021
Carole@NorthBayCU.com
www.northbaycu.com



Thank you, I will check it out.

Thank you for the information.

Thank you for the information!

CANNABISSARY

Business Plan

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Schedule for Commencement of Operation

Phase I Development—Retail Storefront

- Proposal submitted
- RFA proposal interviews, site visits, applicants selected, final city approval
- Once obtain Local Cannabis Business. Permit
 - Submit to the state of California the state permit application
- While awaiting state approval, work with Suisun City planning and development department to finalize plans, electrical, plumbing, HVAC and all planning and permits
- Break ground Jan 2023
- Complete construction (11 months)
- Police and Fire Inspections, setup camera access
- Job Fair and Hiring (in final phase of construction)
- Training (after obtaining certificate of Occupancy_
- Preparation and test run (1 week)
- Grand Opening, Dec-Jan 2024!

Phase II Development

- Cannabis Business Zone (within 3 years after opening operations)
 - Add 5500 sq feet Microbusiness, with up to 5628sq ft.-triple indoor canopy, and 2800 sq feet drying, curing, packaging, labeling, inventory spaces (see Expansion Spaces on Site Plan Section 2.1)
- GOAL: Complete development of all 5 parcels on Railroad and Humphrey
 - Shell buildings with multiple commercial suites
 - Fenced, landscaped and sidewalks all around
 - Leasable as commercial, light industrial suites
 - Leasable to other Cannabis business

Financial Plan

CERTIFIED PUBLIC ACCOUNTING FIRM

Our financial proforma was initially drafted in partnerships with cannabis industry accounting specialists, CannaCPAS, a leading firm serving many tiers in the cannabis verticals. Since the initial draft, our proforma has been revised to better reflect the current state of the local cannabis retail market taking into account dispensary to population density, location, in addition to the changing market conditions--market is shifting from unregulated toward regulated markets in California. So the Retail market is Very Good.

The resources to create the proforma include recent data from: Headset, State of the Industry Trends, Cannabis Portal, Potguide.com, California Cannabis Industry Association (CCIA), Historical information from clients in the California, California Market Trends, Cannifornian, Cannabis Industry Legal Counsel, local cannabis retail market conditions and neighboring dispensaries.

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Start-up Costs

Cannabissary will fund its startup costs largely through personal savings and loans from family members. From a total investment of approximately \$1,350,900.00

**Buildout and Startup Costs
Owners - Paid in Capital**

		Estimated Cost	
		\$	845,000.00
Land Development & Turn-key Building Construction		\$	81,048.00
Developing and Planning		\$	5,000.00
Audio/Video: E- Displays, Projectors, Surround Sound		\$	43,900.00
Security, Alarm, Fire System, Access, Camera Surveillance System		\$	25,000.00
Furniture and Displays		\$	30,000.00
Computers (Hardware and Software)		\$	5,000.00
POS setup		\$	5,000.00
Shelving	\$ 5,000.00	\$	5,000.00
Transport Vehicles		\$	10,000.00
Website Design		\$	2,000.00
Signage/Art/Design Elements		\$	2,500.00
Telephone & Internet set up costs		\$	1,500.00
Total Capital Expenditures		\$	1,055,948.00
Additional Costs			
	\$ 80,000.00	\$	80,000.00
	\$ 90,000.00	\$	90,000.00
	\$ 12,000.00	\$	12,000.00
	\$ 4,500.00	\$	4,500.00
	\$ 2,500.00	\$	2,500.00
	\$ 30,000.00	\$	30,000.00
	\$ 5,000.00	\$	5,000.00
	\$ 5,000.00	\$	5,000.00
	\$ 21,000.00	\$	21,000.00
Total Other Costs		\$	250,000.00
\$ 1,305,948.00		\$ 1,305,948.00	

For Breakdown of Land and Development costs, itemized cost for developing and planning and contractor estimate for turnkey construction, please see the Appendix of this section.

CANNABISSARY
Business Plan

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Sources of Capital

Capital is sourced from personal funding and borrowed as a promissory note from the family trust (See **Proof of Capital in Appendix**):

Summation of Total Funding Available (See Appendix for Proof of Funds)	611,280.28
	6,119.15
	213,462.93
	196,073.01
	63,183.54
	63,155.55
	63,430.70
	49,024.71
	45,744.87
	127,129.57
	8,505.69
	11,914.59
	42,471.90
Total Funding Available	1,501,296.49

Sales Forecast

Assumptions

- ✓ **A robust recreational and medical consumption market is shifting from the unregulated to the regulated market, increasing sales volumes in cannabis with higher quality products in regulated markets.**
- ✓ **Neighboring dispensaries nearby yet still favorable location and population density**
- ✓ **Unlike neighboring dispensaries, Cannabissary brand is centered to Holistic Health and Wellness and will attract new demographic of cannabis customers**
 - **Women, elderly, professionals**
 - **People form all walks, including medical cannabis patients**
- ✓ **Sales velocity and retaining new customers will be very high**
- ✓ **1 dispensary/10,000k pop rule of thumb, well exceed this by 4-5 times.**

Earning the first full year of operations in 2024, gross sales expected ~\$2.49 million. In the 2nd year, gross sales is expected to be ~\$2.96 million, a 20% increase. In the third-year, gross sales will reach \$3.5million, a 16% increase. In the fourth year of operations gross sales will reach ~\$4 million, a 12.5% increase.

Estimated **Break Even Analysis at ~\$2.96 million in sales, that's \$8154/day 363 days in the year.**

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Profit and Loss Forecast

Business's revenue is projected to grow significantly for the first three years' timeframe. The yearly projections are in the table below:

Income Statement Summary - Profit and Loss

	Year 0	Year 1	Year 2	Year 3	Year 4
Ending	12/31/23	12/31/24	12/31/25	12/31/26	12/31/27
Revenue					
Sales	0	2,486,900	2,960,400	3,517,270	4,012,336
Cost of Goods	0	1,243,334	1,479,804	1,757,752	2,005,095
Gross Profit	0	1,243,566	1,480,596	1,759,519	2,007,241
% of Revenue	0.0%	50.0%	50.0%	50.0%	50.0%
Delivery Service Income	0	115,000	120,500	123,000	145,000
SG&A Expenses					
General Expenses	0	139,770	139,220	110,502	109,424
Payroll Expenses	0	455,000	489,750	518,625	527,350
Rent Costs	0	89,400	92,400	92,700	94,800
Other Property Expenses	0	201,760	208,568	209,160	209,160
Accounting and Legal	0	29,500	24,300	24,300	24,300
Travel and Entertainment	0	1,300	2,400	2,400	2,400
Depreciation Expenses	0	78,500	190,000	190,600	192,400
Total SG&A Expenses	0	995,230	1,146,638	1,148,287	1,159,834
Income Before taxes	0	363,336	454,458	734,232	992,407
Taxes (Fed, State and City)	0	379,070	450,179	533,856	608,172
Income After taxes	0	(15,734)	4,279	200,376	384,234

CANNABISSARY
Business Plan

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Balance Sheet Summary

Balance Sheet Summary

	YTD	YTD	YTD	YTD	YTD
Date	12/31/23	12/31/24	12/31/25	12/31/26	12/31/27
Assets					
Current Assets					
Cash	250,000	217,821	262,100	261,230	295,984
Receivables	0	0	0	0	0
Inventory	0	112,000	130,000	158,040	167,696
Total Current Assets	250,000	329,821	392,100	419,270	463,680
Long Term Assets					
Property Plant & Equipment (PPE), gross	1,055,948	1,065,948	1,075,948	1,080,948	1,085,948
Accumulated Depreciation of PPE	<u>0</u>	<u>(78,500)</u>	<u>(268,500)</u>	<u>(459,100)</u>	<u>(651,500)</u>
PP&E, net	1,055,948	987,448	807,448	621,848	434,448
Total Assets	1,305,948	1,317,269	1,199,548	1,041,118	898,128
Liabilities					
Current Liabilities					
Accounts Payable	0	7,926	25,000	35,000	40,000
Taxes Payable	0	124,884	139,333	162,373	172,030
Total Current Liabilities	0	132,810	164,333	197,373	212,030
Loan Payable	1,305,948	1,200,193	1,046,669	654,823	112,943
Repayment Amount		(105,755)	(153,524)	(391,846)	(541,880)
Total Liabilities	1,305,948	1,333,003	1,211,002	852,196	324,973
Equity					
Founder Common Stock	0	0	0	0	0
Preferred Stock	0	0	0	0	0
Paid-in Capital/Drawings	0	0	0	0	0
Retained Earnings	0	0	(15,734)	(11,455)	188,922
Plus: Prior Period Retained Earnings	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Current Period Retained Earnings	0	(15,734)	4,279	200,376	384,234
Total Equity	0	(15,734)	(11,455)	188,922	573,156
Total Liabilities and Equity	1,305,948	1,317,269	1,199,548	1,041,118	898,128
<i>check</i>					

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Cash Flow Summary

Cash flow Statement

Ending	Year 0 12/31/2023	Year 1 12/31/2024	Year 2 12/31/25	Year 3 12/31/26	Year 4 12/31/27
Net Income	0	(15,734)	4,279	200,377	384,234
Cash Flow from Operations					
Depreciation	0	78,500	190,000	190,600	192,400
Change in Receivable	0	0	0	0	0
Change in Inventory	0	(112,000)	(18,000)	(28,040)	(9,656)
Change in Accounts Payable	0	7,926	17,075	9,999	5,000
Change in Taxes Payable	0	124,884	14,449	23,041	9,656
Total Cash Flow From Operations	0	83,576	207,803	395,976	581,635
Cash Flow from Investing					
Capital Expenditures (CAPEX)	(1,055,948)	(10,000)	(10,000)	(5,000)	(5,000)
Other	0	0	0	0	0
Total Cash Flow from Investing	(1,055,948)	(10,000)	(10,000)	(5,000)	(5,000)
Cash Flow from Financing					
Loan Payable - Start up Costs	1,305,948	0	0	0	0
Loan Payable / (Repayment)	0	(105,755)	(153,524)	(391,846)	(541,880)
Paid in Capital	0	0	0	0	0
Drawings (Profit Share)	0	0	0	0	0
Total Cash Flow From Financing	1,305,948	(105,755)	(153,524)	(391,846)	(541,880)
Total Change in Cash	250,000	(32,179)	44,279	(870)	34,755
Beginning Period Cash	0	250,000	217,820	262,100	261,230
Ending Period Cash	250,000	217,821	262,100	261,230	295,984

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Cash Flow Monthly 2025

Cannabissavvy	Year Ending 12/31/2025												Average % of Sales
	Jan 22	Feb 22	Mar 22	Apr 22	May 22	June 22	July 22	Aug 22	Sept 22	Oct 22	Nov 22	Dec 22	
Beginning Cash Balance	217,523	238,088	248,965	255,845	271,724	282,602	307,752	326,861	348,971	365,081	380,590	398,500	
Ending Cash Balance	227,709	238,088	248,965	255,845	271,724	282,602	307,752	326,861	348,971	365,081	380,590	398,500	
Operational Loan Balance	0	0	0	0	0	0	0	0	0	0	0	-100,000	
INFLOWS													
Products	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	17%
Accessories	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	17%
Concentrates	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	10%
Edibles	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	37%
Flowers	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	6%
Pre-Rolls	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	4%
Tinctures, Capsules & Tablets	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	3%
Topicals	37,000	37,000	37,000	37,000	37,000	37,000	37,000	37,000	37,000	37,000	37,000	37,000	15%
Vapes	229,200	229,200	229,200	229,200	229,200	229,200	229,200	229,200	229,200	229,200	229,200	229,200	100%
Total Revenue	229,200	229,200	229,200	229,200	229,200	229,200	229,200	229,200	229,200	229,200	229,200	229,200	100%
OUTFLOWS													
Cost of Goods	9,142	9,142	9,142	9,142	9,142	9,142	9,142	9,142	9,142	9,142	9,142	9,142	4%
Products	22,725	22,725	22,725	22,725	22,725	22,725	22,725	22,725	22,725	22,725	22,725	22,725	10%
Concentrates	11,960	11,960	11,960	11,960	11,960	11,960	11,960	11,960	11,960	11,960	11,960	11,960	5%
Edibles	41,225	41,225	41,225	41,225	41,225	41,225	41,225	41,225	41,225	41,225	41,225	41,225	18%
Flowers	8,480	8,480	8,480	8,480	8,480	8,480	8,480	8,480	8,480	8,480	8,480	8,480	4%
Pre-Rolls	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	2%
Tinctures, Capsules & Tablets	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	2%
Topicals	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	8%
Vapes	114,582	114,582	114,582	114,582	114,582	114,582	114,582	114,582	114,582	114,582	114,582	114,582	50%
Total Cost of Goods	114,582	114,582	114,582	114,582	114,582	114,582	114,582	114,582	114,582	114,582	114,582	114,582	50%
Gross Profit	114,618	114,618	114,618	114,618	114,618	114,618	114,618	114,618	114,618	114,618	114,618	114,618	50%
General Expenses	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	1%
Marketing Expenses	750	750	750	750	750	750	750	750	750	750	750	750	0%
General Supplies	250	250	250	250	250	250	250	250	250	250	250	250	0%
Gas & Subscriptions	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	1%
Bank Charges & Other Financial	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	0%
Community Outreach	2,225	2,225	2,225	2,225	2,225	2,225	2,225	2,225	2,225	2,225	2,225	2,225	0%
Licenses and Permits	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	4%
Payroll	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	6%
Costs Commissions	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	2%
Charitable	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	3%
Payroll Taxes and Fees	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	1%
Retirement Benefits incl. Group Life	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	0%
Workers Comp Insurance	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	2%
Rent	750	750	750	750	750	750	750	750	750	750	750	750	0%
Utilities water electricity	250	250	250	250	250	250	250	250	250	250	250	250	0%
Trash	500	500	500	500	500	500	500	500	500	500	500	500	0%
Property Tax	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	0%
Insurance	750	750	750	750	750	750	750	750	750	750	750	750	0%
Other Franchise Expenses	200	200	200	200	200	200	200	200	200	200	200	200	0%
Telephone & Internet Exp	500	500	500	500	500	500	500	500	500	500	500	500	0%
Repairs and Maintenance	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	0%
Auto Insurance	13,184	13,184	13,184	13,184	13,184	13,184	13,184	13,184	13,184	13,184	13,184	13,184	5%
Cleaning Services	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	0%
Security	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	0%
Complaint Expenses - PUG Exp	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	0%
Other Miscellaneous Expenses	400	400	400	400	400	400	400	400	400	400	400	400	0%
GPA	200	200	200	200	200	200	200	200	200	200	200	200	0%
Legal	200	200	200	200	200	200	200	200	200	200	200	200	0%
Trial & Entertainment	500	500	500	500	500	500	500	500	500	500	500	500	0%
Susan City Tax incl \$2 sq ft tax	34,355	34,355	34,355	34,355	34,355	34,355	34,355	34,355	34,355	34,355	34,355	34,355	15%
Income Taxes (Fed and State-Gross Profit*30%)	113,728	113,728	113,728	113,728	113,728	113,728	113,728	113,728	113,728	113,728	113,728	113,728	47%
Total OUTFLOWS	114,618	114,618	114,618	114,618	114,618	114,618	114,618	114,618	114,618	114,618	114,618	114,618	50%
Net Income Delivery Service	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	4%
CAPEX Loan - Payback	0	0	0	0	0	0	0	0	0	0	0	0	0%
NET CASH FLOW	9,885	10,375	10,875	10,875	11,075	10,875	25,180	22,110	20,110	21,610	21,610	44,275	15%

CANNABISSARY
Business Plan

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Cash Flow Monthly 2026

Cannabissary	Monthly Cash Flow												Year Ending 12/31/26		
	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	July 23	Aug 23	Sept 23	Oct 23	Nov 23	Dec 23	Total	Average	% of Rev
INFLOWS															
Products	4,200	4,410	4,410	4,410	4,631	4,831	4,831	4,800	4,600	4,600	4,800	4,600	54,722	4,500	1.8%
Accessories	50,000	52,500	52,500	52,500	55,125	55,125	55,125	57,881	57,881	57,881	59,775	59,775	668,069	55,072	19.0%
Concentrates	28,000	28,840	28,840	28,840	29,705	29,705	29,705	31,190	31,190	31,190	32,551	32,551	362,707	30,226	10.9%
Edibles	100,000	105,000	105,000	105,000	110,250	110,250	110,250	115,703	115,703	115,703	121,551	121,551	1,336,139	111,345	38.0%
Flowers	18,000	18,800	18,800	18,800	19,845	19,845	19,845	20,837	20,837	20,837	21,879	21,879	240,505	20,042	6.8%
Pre-Rolls	12,000	12,600	12,600	12,600	13,230	13,230	13,230	13,882	13,882	13,882	14,566	14,566	160,337	13,361	4.6%
Tinctures, Capsules & Tablets	10,000	10,500	10,500	10,500	11,025	11,025	11,025	11,576	11,576	11,576	12,155	12,155	133,614	11,134	3.8%
Topicals	42,000	44,100	44,100	44,100	46,305	46,305	46,305	48,581	48,581	48,581	51,051	51,051	561,178	46,765	16.0%
Vapes															
Total Revenue	264,200	276,850	276,850	276,850	290,116	290,116	290,116	304,359	304,359	304,359	319,547	319,547	3,517,270	293,106	16.0%
OUTFLOWS															
Cost of Goods															
Products	2,142	2,249	2,249	2,249	2,362	2,362	2,362	2,346	2,346	2,346	2,446	2,446	27,906	2,326	0.8%
Accessories	25,250	26,513	26,513	26,513	27,838	27,838	27,838	29,230	29,230	29,230	30,692	30,692	337,375	28,115	9.5%
Concentrates	14,968	14,997	14,997	14,997	15,447	15,447	15,447	16,219	16,219	16,219	17,030	17,030	188,698	16,717	5.8%
Edibles	48,505	50,925	50,925	50,925	53,471	53,471	53,471	56,145	56,145	56,145	58,922	58,922	648,027	54,022	18.4%
Flowers	9,180	9,639	9,639	9,639	10,121	10,121	10,121	10,627	10,627	10,627	11,158	11,158	122,658	10,221	3.5%
Pre-Rolls	6,000	6,300	6,300	6,300	6,615	6,615	6,615	6,946	6,946	6,946	7,293	7,293	80,168	6,681	2.3%
Tinctures, Capsules & Tablets	5,000	5,250	5,250	5,250	5,513	5,513	5,513	5,788	5,788	5,788	6,078	6,078	66,807	5,567	1.9%
Topicals	21,426	22,481	22,481	22,481	23,616	23,616	23,616	24,796	24,796	24,796	26,036	26,036	285,201	23,850	8.1%
Vapes															
Total Cost of Goods	132,682	139,383	139,383	139,383	144,382	144,382	144,382	152,087	152,087	152,087	160,887	160,887	1,787,782	146,479	50.6%
Gross Profit	132,148	138,487	138,487	138,487	145,134	145,134	145,134	152,282	152,282	152,282	159,851	159,851	1,785,613	146,627	50.6%
General Expenses	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	38,400	3,200	1.1%
Marketing Expenses	750	750	750	750	750	750	750	750	750	750	750	750	9,000	750	0.3%
General Supplies	250	250	250	250	250	250	250	250	250	250	250	250	3,000	250	0.1%
Dues & Subscriptions	350	350	350	350	350	350	350	350	350	350	350	350	4,200	350	0.1%
Bank Charges	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	20,000	1,667	0.6%
Community Outreach	2,902	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	35,932	2,992	1.0%
Licenses and Permits															
Payroll	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,710	10,710	10,710	10,710	10,710	127,050	10,586	3.6%
Manager	15,750	15,750	15,750	15,750	15,750	15,750	15,750	15,750	15,750	15,750	15,750	15,750	189,000	15,750	5.4%
Care Counselors	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,355	5,355	5,355	5,355	5,355	63,525	5,294	1.8%
Clericals	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,420	6,420	6,420	6,420	6,420	76,230	6,303	2.2%
Payroll Taxes and Fees	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,284	4,284	4,284	4,284	4,284	50,620	4,235	1.4%
Payroll Benefits incl. Group Life	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	1,000	0.4%
Workers Comp Insurance															
Rent	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,300	5,300	5,300	5,300	5,300	62,700	5,225	1.8%
Utilities	750	750	750	750	750	750	750	750	750	750	750	750	9,000	750	0.3%
Water	250	250	250	250	250	250	250	250	250	250	250	250	3,000	250	0.1%
Trash	500	500	500	500	500	500	500	500	500	500	500	500	6,000	500	0.2%
Property Tax	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	1,000	0.4%
Insurance															
Other Property Expenses	800	800	800	800	800	800	800	800	800	800	800	800	9,600	800	0.3%
Telephone & Internet Exp	300	300	300	300	300	300	300	300	300	300	300	300	3,600	300	0.1%
Repairs and Maintenance	500	500	500	500	500	500	500	500	500	500	500	500	6,000	500	0.2%
Auto Insurance	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	1,000	0.4%
Cleaning Services	13,100	13,100	13,100	13,100	13,100	13,100	13,100	13,180	13,180	13,180	13,180	13,180	158,160	13,180	4.6%
Security	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	19,800	1,650	0.6%
Computer Expenses/POS Exp															
Other Miscellaneous Expense	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	19,500	1,625	0.6%
CPA	400	400	400	400	400	400	400	400	400	400	400	400	4,800	400	0.1%
Legal	200	200	200	200	200	200	200	200	200	200	200	200	2,400	200	0.1%
Travel & Entertainment	500	500	500	500	500	500	500	500	500	500	500	500	6,000	500	0.2%
Sales City Tax, incl. \$2 sq ft tax															
Income Taxes (Fed and State-Gross Profit*30%)	29,844	41,546	41,546	41,546	43,540	43,540	43,540	45,679	45,679	45,679	47,958	47,958	527,856	43,988	15.0%
Total OUTFLOWS	119,901	121,601	121,601	121,601	123,595	123,595	123,595	126,359	126,359	126,359	128,738	128,738	1,491,543	124,266	42.4%
Net Income (Delivery) Service	11,000	10,000	10,000	11,500	10,000	8,000	9,500	9,500	10,000	10,000	11,000	11,000	123,000		
CAPEX Loan - Payback															
NET CASH FLOW	23,547	26,886	26,886	26,886	31,519	29,539	31,239	35,404	35,904	35,904	42,123	42,123	(870)	(72)	0.0%

CONFIDENTIAL – DO NOT DISTRIBUTE

Cash Flow Monthly 2027

Cannabissary	Year Ending 12/31/2027												Average % change		
	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	July 24	Aug 24	Sept 24	Oct 24	Nov 24	Dec 24			
IN FLOWS													Total		
Beginning Cash Balance	203,230	302,835	349,636	396,137	444,037	493,225	540,817	587,369	634,732	684,065	734,398	786,131	834,131	882,588	931,500
Ending Cash Balance	302,835	349,636	396,137	444,037	493,225	540,817	587,369	634,732	684,065	734,398	786,131	834,131	882,588	931,500	
PRODUCTS													Total		
Accessories	4,800	5,040	5,040	5,040	5,292	5,292	5,292	5,292	5,292	5,292	5,292	5,292	5,292	5,292	5,292
Concentrates	60,775	63,814	63,814	63,814	63,814	63,814	63,814	63,814	63,814	63,814	63,814	63,814	63,814	63,814	63,814
Edibles	32,720	34,367	34,367	34,367	34,367	34,367	34,367	34,367	34,367	34,367	34,367	34,367	34,367	34,367	34,367
Flowers	121,551	127,628	127,628	127,628	127,628	127,628	127,628	127,628	127,628	127,628	127,628	127,628	127,628	127,628	127,628
Pre-Rolls	21,870	22,973	22,973	22,973	22,973	22,973	22,973	22,973	22,973	22,973	22,973	22,973	22,973	22,973	22,973
Tinctures, Capsules & Tablets	14,398	15,315	15,315	15,315	15,315	15,315	15,315	15,315	15,315	15,315	15,315	15,315	15,315	15,315	15,315
Topicals	12,155	12,703	12,703	12,703	12,703	12,703	12,703	12,703	12,703	12,703	12,703	12,703	12,703	12,703	12,703
Vapes	51,051	53,604	53,604	53,604	53,604	53,604	53,604	53,604	53,604	53,604	53,604	53,604	53,604	53,604	53,604
Total Revenue	319,447	335,828	335,828	335,828	335,777	335,777	335,777								
OUT FLOWS													Total		
Cost of Goods	2,448	2,570	2,570	2,570	2,059	2,059	2,059	2,059	2,059	2,059	2,059	2,059	2,059	2,059	2,059
Products	30,092	32,226	32,226	32,226	32,226	32,226	32,226	32,226	32,226	32,226	32,226	32,226	32,226	32,226	32,226
Accessories	17,030	17,881	17,881	17,881	17,881	17,881	17,881	17,881	17,881	17,881	17,881	17,881	17,881	17,881	17,881
Edibles	58,952	61,900	61,900	61,900	61,900	61,900	61,900	61,900	61,900	61,900	61,900	61,900	61,900	61,900	61,900
Flowers	11,150	11,716	11,716	11,716	11,716	11,716	11,716	11,716	11,716	11,716	11,716	11,716	11,716	11,716	11,716
Pre-Rolls	7,292	7,658	7,658	7,658	7,658	7,658	7,658	7,658	7,658	7,658	7,658	7,658	7,658	7,658	7,658
Tinctures & Tablets	6,070	6,361	6,361	6,361	6,361	6,361	6,361	6,361	6,361	6,361	6,361	6,361	6,361	6,361	6,361
Topicals	26,036	27,338	27,338	27,338	27,338	27,338	27,338	27,338	27,338	27,338	27,338	27,338	27,338	27,338	27,338
Vapes	159,687	167,671	167,671	167,671	167,199	167,199	167,199	167,199	167,199	167,199	167,199	167,199	167,199	167,199	167,199
Total Cost of Goods	159,687	167,671	167,671	167,671	167,199	167,199	167,199								
Gross Profit	159,861	168,157	168,157	168,157	168,578	168,578	168,578								
GENERAL EXPENSES													Total		
Marketing Expenses	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200
General Supplies	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700
Gas & Transportation	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200
Bank Charges	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Community Outreach	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650
Utilities and Permits	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300
Payroll	10,710	10,710	10,710	10,710	10,710	10,710	10,710	10,710	10,710	10,710	10,710	10,710	10,710	10,710	10,710
Owner Compensation	16,965	16,965	16,965	16,965	16,965	16,965	16,965	16,965	16,965	16,965	16,965	16,965	16,965	16,965	16,965
Chemicals	5,355	5,355	5,355	5,355	5,355	5,355	5,355	5,355	5,355	5,355	5,355	5,355	5,355	5,355	5,355
Payroll Taxes and Fees	6,426	6,426	6,426	6,426	6,426	6,426	6,426	6,426	6,426	6,426	6,426	6,426	6,426	6,426	6,426
Payroll Benefits incl. Group Life	4,264	4,264	4,264	4,264	4,264	4,264	4,264	4,264	4,264	4,264	4,264	4,264	4,264	4,264	4,264
Workers Comp Insurance	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Other Costs	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300
Rent	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700
Utilities water electricity	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Trash	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600
Property Tax	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Insurance	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800
Other Property Expenses	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Telephone & Internet Exp	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500
Repairs and Maintenance	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Auto Insurance	13,180	13,180	13,180	13,180	13,180	13,180	13,180	13,180	13,180	13,180	13,180	13,180	13,180	13,180	13,180
Cleaning Services	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650
Security	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625
Computer Expenses/POS Exp	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
Other Miscellaneous Expense	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200
CPA	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500
Legal	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200
Travel & Entertainment	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500
Susan City Tax -incl. \$7.94 \$ tax	47,958	50,336	50,336	50,336	50,336	50,336	50,336	50,336	50,336	50,336	50,336	50,336	50,336	50,336	50,336
Income Taxes (Fed and State-Gross Profit*30%)	126,855	131,353	131,353	131,353	131,350	131,350	131,350	131,350	131,350	131,350	131,350	131,350	131,350	131,350	131,350
Total OUT FLOWS	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500
Net Income Delivery Service															
CAPEX/Lum. - Payback															
NET CASH FLOW	41,406	47,061	46,961	46,961	46,967	46,967	46,967								
Year Ending 12/31/2027													Total		
Total Revenue													4,912,336	334,361	
Total Cost of Goods													3,005,095	167,091	
Gross Profit													1,907,241	167,270	
General Expenses													36,400	3,200	
Marketing Expenses													3,200	3,200	
General Supplies													700	700	
Gas & Transportation													9,000	9,000	
Bank Charges													300	300	
Community Outreach													4,300	4,300	
Utilities and Permits													20,000	1,600	
Payroll													34,824	2,300	
Owner Compensation													120,590	10,709	
Chemicals													152,780	16,965	
Payroll Taxes and Fees													64,280	5,355	
Payroll Benefits incl. Group Life													27,232	6,426	
Workers Comp Insurance													51,488	4,264	
Other Costs													12,000	1,000	
Rent													63,600	5,300	
Utilities water electricity													9,000	700	
Trash													3,000	250	
Property Tax													7,200	600	

CANNABISSARY
Business Plan

CONFIDENTIAL – DO NOT DISTRIBUTE

Direct and Indirect Social Impacts

Cannabissary will create about ~15 new dispensary jobs in its first year, plus over 50 other jobs in development, engineering, construction and build out, signage, among other B2B commerce. Cannabissary will generate city, state and local tax revenues to have direct and indirect positive impacts on our communities.

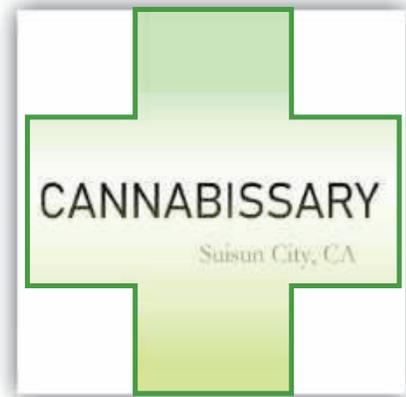
CANNABISSARY - Northern California's Holistic Health Center and Wellness Shopette																
Taxes Generated and Community Outreach Initiatives																
Products	Year 2024												Total	Avg.		
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec				
Accessories	2,500	2,500	4,000	4,000	4,000	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	46,400	3,867
Concentrates	25,000	30,000	35,000	35,000	40,000	45,000	45,000	45,000	45,000	50,000	50,000	50,000	50,000	495,000	41,250	
Edibles	10,000	12,000	19,000	19,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	244,000	20,333	
Flowers	40,000	55,000	70,000	70,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	915,000	76,250	
Pre-Rolls	8,000	10,000	13,000	13,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	172,000	14,333	
Tinctures, Capsules & Tablets	7,000	8,000	8,500	8,500	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	112,000	9,333	
Topicals	3,500	5,000	7,500	7,500	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	95,500	7,958	
Vapes	24,000	27,000	30,000	30,000	37,000	37,000	37,000	37,000	37,000	37,000	37,000	37,000	37,000	407,000	33,917	
Total Revenue	120,000	149,500	187,000	187,000	224,000	229,200	229,200	229,200	229,200	234,200	234,200	234,200	234,200	2,486,900	207,242	
Sales Tax 8.375%	0.08375	10,050	12,521	15,661	15,661	18,760	19,196	19,196	19,196	19,196	19,614	19,614	19,614	208,278		
City Cannabis Tax	0.07	8,400	10,465	13,090	13,090	15,680	16,044	16,044	16,044	16,044	16,394	16,394	16,394	174,083		
City Cannabis Business Permit Fees		700	700	700	700	700	700	700	700	700	700	700	700	8,400		
City Taxes Revenue Stream		19,150	23,686	29,451	29,451	35,140	35,940	35,940	35,940	35,940	36,708	36,708	36,708	390,761		
State Excise Tax 15	0.15	18,000	22,425	28,050	28,050	33,600	34,380	34,380	34,380	34,380	35,130	35,130	35,130	373,035		
Fed and State Corporate Income Tax (Cashflow Sheets)		17979	22437	28058	28058	33814	34385	34385	34385	34385	35128	35128	35128	373070		
Community Outreach		1,650	1,850	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,750	1,750	20,000		
Total Taxes		55,129	88,548	85,559	85,559	102,354	104,705	104,705	104,705	104,705	106,866	106,866	106,866	1,158,866		

Year 2025																
Products	Year 2025												Total	Avg.		
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec				
Accessories	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	50,400	4,200
Concentrates	45,000	45,000	45,000	45,000	45,000	45,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	570,000	47,500
Edibles	23,000	23,000	23,000	23,000	23,000	23,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	306,000	25,500
Flowers	85,000	85,000	85,000	85,000	85,000	85,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,110,000	92,500	
Pre-Rolls	16,000	16,000	16,000	16,000	16,000	16,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	204,000	17,000	
Tinctures, Capsules & Tablets	10,000	10,000	10,000	10,000	10,000	10,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	132,000	11,000	
Topicals	9,000	9,000	9,000	9,000	9,000	9,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	114,000	9,500	
Vapes	37,000	37,000	37,000	37,000	37,000	37,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	474,000	39,500	
Total Revenue	229,200	229,200	229,200	229,200	229,200	229,200	264,200	2,960,400	246,700							
Sales Tax 8.375%	0.08375	19,196	19,196	19,196	19,196	19,196	22,127	22,127	22,127	22,127	22,127	22,127	22,127	247,934		
City Cannabis Tax	0.07	16,044	16,044	16,044	16,044	16,044	18,494	18,494	18,494	18,494	18,494	18,494	18,494	207,228		
City Cannabis Tax - \$2/sqft		500	500	500	500	500	500	500	500	500	500	500	500	6,000		
City Taxes Revenue Stream		35,740	35,740	35,740	35,740	35,740	41,121	461,162								
State Excise Tax 15	0.15	34,380	34,380	34,380	34,380	34,380	39,630	39,630	39,630	39,630	39,630	39,630	39,630	444,060		
Fed and State Corporate Income Tax (Cashflow Sheets)		34,385	34,385	34,385	34,385	34,385	39,644	39,644	39,644	39,644	39,644	39,644	39,644	444,174		
Community Outreach		1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,750	1,750	20,000		
Total Taxes		104,505	104,505	104,505	104,505	104,505	120,395	1,349,396								

Year 2026															
Products	Year 2026												Total	Avg.	
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec			
Accessories	4,200	4,410	4,410	4,410	4,631	4,631	4,631	4,600	4,600	4,600	4,600	4,600	4,600	54,722	4,560
Concentrates	50,000	52,500	52,500	52,500	55,125	55,125	55,125	57,881	57,881	57,881	60,775	60,775	60,775	668,089	55,672
Edibles	28,000	28,840	28,840	28,840	29,705	29,705	29,705	31,190	31,190	31,190	32,750	32,750	32,750	362,707	30,226
Flowers	100,000	105,000	105,000	105,000	110,250	110,250	110,250	115,763	115,763	115,763	121,551	121,551	121,551	1,336,139	111,345
Pre-Rolls	18,000	18,900	18,900	18,900	19,845	19,845	19,845	20,837	20,837	20,837	21,879	21,879	21,879	240,505	20,042
Tinctures, Capsules & Tablets	12,000	12,600	12,600	12,600	13,230	13,230	13,230	13,892	13,892	13,892	14,586	14,586	14,586	160,337	13,361
Topicals	10,000	10,500	10,500	10,500	11,025	11,025	11,025	11,576	11,576	11,576	12,155	12,155	12,155	133,614	11,134
Vapes	42,000	44,100	44,100	44,100	46,305	46,305	46,305	48,620	48,620	48,620	51,051	51,051	51,051	574,000	47,833
Total Revenue	264,200	276,850	276,850	276,850	290,116	290,116	290,116	304,359	304,359	304,359	319,547	319,547	319,547	3,517,270	293,106
Sales Tax 8.375%	0.08375	22127	23186	23186	23186	24297	24297	24297	25490	25490	25490	26762	26762	294571	
City Cannabis Tax	0.07	18494	19380	19380	19380	20308	20308	20308	21305	21305	21305	22368	22368	246209	
City Cannabis Tax - \$2/sqft		500	500	500	500	500	500	500	500	500	500	500	500	6,000	
City Taxes Revenue Stream		41121	43066	43066	43066	45105	45105	45105	47295	47295	47295	49630	49630	546780	
State Excise Tax 15	0.15	39630	41528	41528	41528	43517	43517	43517	45654	45654	45654	47932	47932	527591	
Fed and State Corporate Income Tax (Cashflow Sheets)		39644	41546	41546	41546	43540	43540	43540	45679	45679	45679	47958	47958	527855	
Community Outreach		1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,750	1,750	20,000	
Total Taxes		120395	126139	126139	126139	126139	132163	132163	132163	138628	138628	138628	145521	1582846	

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Products	Year 2027												Total	Average	
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec			
Accessories	4,800	5,040	5,040	5,040	5,292	5,292	5,292	5,292	5,292	5,292	5,292	5,292	5,292	62,256	5,188
Concentrates	60,775	63,814	63,814	63,814	63,814	63,814	63,814	63,814	63,814	63,814	63,814	63,814	63,814	762,730	63,561
Edibles	32,750	34,387	34,387	34,387	34,387	34,387	34,387	34,387	34,387	34,387	34,387	34,387	34,387	411,012	34,251
Flowers	121,551	127,628	127,628	127,628	127,628	127,628	127,628	127,628	127,628	127,628	127,628	127,628	127,628	887,320	126,760
Pre-Rolls	21,879	22,973	22,973	22,973	22,973	22,973	22,973	22,973	22,973	22,973	22,973	22,973	22,973	159,718	22,817
Tinctures, Capsules & Tablets	14,588	15,315	15,315	15,315	15,315	15,315	15,315	15,315	15,315	15,315	15,315	15,315	15,315	106,478	15,211
Topicals	12,155	12,763	12,763	12,763	12,763	12,763	12,763	12,763	12,763	12,763	12,763	12,763	12,763	98,732	12,676
Vapes	51,051	53,604	53,604	53,604	53,604	53,604	53,604	53,604	53,604	53,604	53,604	53,604	53,604	372,674	53,239
Total Revenue	319,547	335,525	335,525	335,525	335,777	4,012,336	334,361								
Sales Tax 8.375%	0.08375	26762	28100	28100	28100	28121	28121	28121	28121	28121	28121	28121	28121	336033	
City Tax 7%	0.07	22368	23487	23487	23487	23504	23504	23504	23504	23504	23504	23504	23504	280864	
City Cannabis Tax - \$2/sqft		500	500	500	500	500	500	500	500	500	500	500	500	6000	
City Taxes Revenue Stream		49630	52087	52087	52087	52126	52126	52126	52126	52126	52126	52126	52126	622897	
State Excise Tax 15	0.15	47932	50329	50329	50329	50367	50367	50367	50367	50367	50367	50367	50367	601850	
Fed and State Corporate Income Tax (Cashflow Sheets)		47958	50356	50356	50356	50393	50393	50393	50393	50393	50393	50393	50393	602170	
Community Outreach		1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,750	1,750	20000	
Total Taxes		145521	152772	152772	152772	152885	152885	152885	152885	152885	152885	152885	152885	1826917	



2.7 Business Plan: Marketing, Advertising, Branding Strategies

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Marketing and Branding

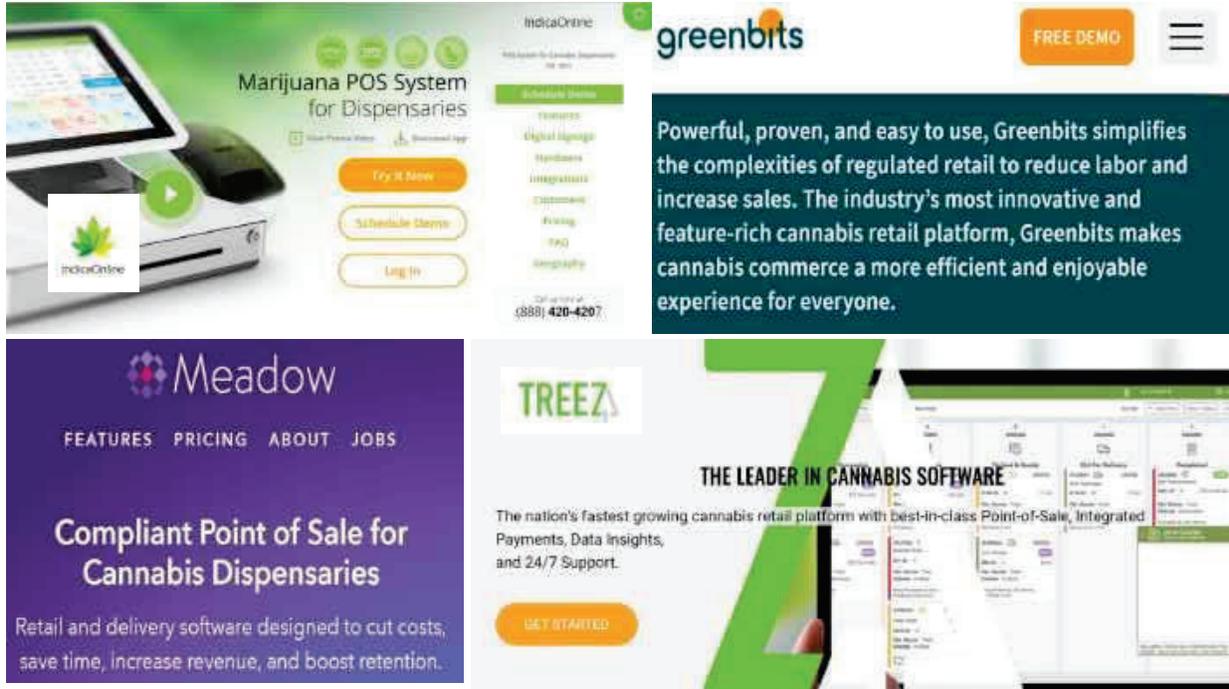
Marketing and Advertising and Branding Strategies

At the Cannabissary, we want to be the cornerstone in the community and integrated as a normal business and feel connected to our community. Our marketing and sales strategy will be based on creating long-term loyal relationships with patrons, a professional quality experience every time, and gaining new customer referrals and, incorporating the following:

- E-mail and Text Marketing, Loyalty Program, Regular Promotions
- Integrated Customer Relations Management (CRM) software (connects to METRC), Examples:
 - Meadow POS System Integrated
 - Adaptable to our Business
 - Intake, deliver, sales trends, reporting, loyalty program, creating purchase orders, update cycle counts, reconcile products, easy inventory, online orders on phone or desktop, all information, data reports, real time support, data breach protection, Onfleet available.
 - \$2000 Startup fee, includes start up, employee training
 - \$1800 monthly (includes delivery)
 - Rep: Wally Wong from Meadow (323) 387-9087
 - Pros: very easy to use, fast, streamline, seamless, +++dispensary workflow
 - Cons: pricier than competition, retail and delivery only, no vertical expansion
 - Indica Online
 - Most Value, \$700/monthly, Delivery function \$99/mo,
 - Startup hardware: \$2500
 - Hardware: iPad, advanced delivery system update in 2021, no Onfleet capability. Able to carry/create invoices with delivery driver real time.
 - Potify real time Menu system (links with website), retail and delivery functions, no verticals
 - Treez
 - Start up Costs: \$1500-2000, Monthly \$1600-1900, four POS
 - Onfleet available, Curbside features, can accommodate Vertical Growth.
 - Green Bits
 - Rep. Justin Jenzano, 503-461-6336
 - Start up Traing: In store, custom--\$2000 vs. weekly \$500
 - Monthly: \$650-1200/month, Delivery on fleet \$300/mo.
 - Integrations: open API, website menu and instore menu integrations
 - Hardware: \$1100 (register box, scanner, receipt printer, Ipad and stand), back office hardware labeling kit \$350

CANNABISSARY
Business Plan

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Website:

www.cannabissary.com

- Realtime Menu and Ordering with Pick Up(curbside) and Delivery via mobile phone or PC
 - Search engine optimization (keywords, fresh content)



- All of our Community Outreach will be professionally showcased in YouTube Videos and displayed conveniently and professionally on our website.
 - Branding will showcase medicinal, holistic side to our Cannabissary brand
 - There will be professional video productions shot by and edited with HDTV professional equipment and full frame cameras and professional lenses by Sunkissed Productions, a bay area queer Asian film collective. <https://sunkissedproductions.com/>
 - Sunkissed Productions: “Sunkissed Productions (SKP) is a multi-media, independent film collective based in the San Francisco Bay Area. SKP is led by queer and gender non-binary, Asian American artists. We direct, write, photograph, film, and produce art that uplifts marginalized communities in a raw, authentic, and unapologetic way.”

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Billboards/Signage



- Sign on Corner of Humphrey and Railroad:
“← CANNABISSARY”
Standard Wooden Sign with color Banner
 - Location: Corner of Railroad Avenue and Humphrey Drive (facing Railroad Ave.)
 - High Visibility Location, High Motor traffic, bike and foot traffic
 - Pros: We own the property and container, no monthly fees
 - Cons: minimal
 - Additional Option for City Consideration—Support a local aspiring student for their Talents and Support of the Arts. The applicant will be able to create beautification murals of “Suisun City, Our Hometown” Mural themes painted on cargo worthy shipping containers to be placed strategically for city beautification on the empty parcels adjacent to the dispensary (owned by Dr. Schuetter) and this individual will get his or her own artistic palate, a 10x40 foot High Cube shipping container, all materials supplies provided and we will pay them \$1000 for their artwork.
 - Cannabissary believes in the healing power, the creativity, imagination, perspective, healing and wellness brought by the Arts. There will be an application process announced in our store bulletin and website, and there will be announcements sent out Via Facebook and Next-door neighbor.
 - “ADVERTISING SPACE AVAILABLE 800-266-0677”
 - ALL HIGH TRAFFIC AREAS TO/FROM SUISUN AND ADJACENT CITIES
 - Highway 12 Eastbound (Perfect location and pricing)
 - North Bound side of Walters Road Just before Air Base Parkway
 - Southbound Peabody Road
 - Airbase Parkway (near Walters Road)
 - Targets our markets in Vacaville, Fairfield, Suisun City
 - \$375/ month single side, \$475 /month both sides, 6-month term
 - James, at Market Share 916-416-2566
 - Graphics will be polished, eye catching and emphasize our branding
 - I-80 Freeway Corridor at Travis Blvd
 - Bidirectional view North and Southbound
 - Electronic and flips between different billboards
 - Probably more affordable
 - High traffic volume
 - I-80 Freeway Corridor Southbound View Near Texas Roadhouse, “ADVERTISING SPACE AVAIAABLE 800-221-4114”
 - Very large, high traffic volume
 - I-680 to 80 Freeway Exchange
- Meeting regularly with licensed vendors (growers, manufactures and distributors)
 - Incorporating data analytics
 - Customize our order process
 - Improve our sales
 - Lower our costs
 - Outsell our competition
 - Advertising and submitting News Articles to Cannabis Industry Magazines, including:

▪ Cannabis Now	▪ MG Magazine	▪ High Times
▪ 420 Magazine	▪ Dope	▪ Cannabis Dispensary
▪ Marijuana Venture	▪ Culture	

CANNABISSARY

Business Plan

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- Business/Industry Events, Conferences, Expositions
 - High Times, Emerald Cup, Cannabis Cups in Northern California
 - California Cannabis Industry
 - National Cannabis Industry Association
- Brand Development
 - Social media/YouTube
 - Sunkissed Production Company
 - Professional Graphic Designer
 - Lynden, lynden@polisheddesignsllc.com
- Educational Brochures
 - Access to Clean Lab Tested Cannabis Medicines
 - New Patient Guide for Cannabis Medicines
 - Understanding cannabinoids, a resource provided by the Cannabissary
- MARKETING/ADVERTISING PROMOTIONS
 - Cannabissary CARE BOX Monthly Subscription
 - Patrons can subscribe monthly for a regularly scheduled delivery starting at \$99/month
 - Rolling Tray, Grinder, T-Shirts, Key Chains, Magnets, Exit Bags, with our Company Logos and website and number
 - Holiday promotions: Valentines, Veterans Day Celebration and Discount, Labor Day promotion, Fathers and Mother's Day, Memorial Day Celebration and discount, Christmas Gifting Promotions and Sales, Turkey Week Promotion.

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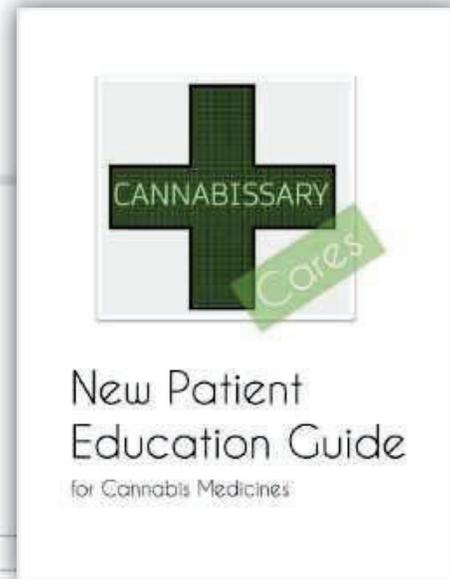
Pamphlet: Safe Access to Lab Tested Cannabis Medicine



CANNABISSARY
Business Plan

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New Patron/Patient Education Guide



Contents

Welcome	3
Marijuana as Medicine	3
Introduction to Administration	3
BioAssays	3
Methods of Consumption	3
Inhalation	3
Oral Forms	3
Edibles	3
Capsules and Sublinguals	3
Topicals	3
Strain Differentiation	3
Analytical Testing	3
Cannabinoid and Terpene Therapeutic Effects	3
Dosing: Dosing with Edibles and the Effects of Combustion	4
Patient Rights and Responsibilities	4
Prohibition of Marijuana Consumption on the Premises	4
No Cameras/Phones/Weapons	4
Purchasing and Possession Limits	4
Prohibition on the Consumption of Medical Marijuana in Public	4
California Laws Applicable to Patients	4
Registering a Caregiver	4
Independent Laboratory Testing	4
Resources for Patients and Caregivers	4

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General Flyer

Cannabissary

Wellness Shopette

Find us:
cannabissary.com
(707) ###-####

weedmaps
Leafly.com eaze

Best Brands
Large Selection
Great Prices
Health Focused
Responsible Consumption
Outreach and Awareness

www.cannabissary.com

CANNABISSARY
Business Plan

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Curbside Pick Up

CURBSIDE at
cannabissary

EZ ORDER STEPS

Go to: cannabissary.com

Place your order and Pay

We'll text order updates

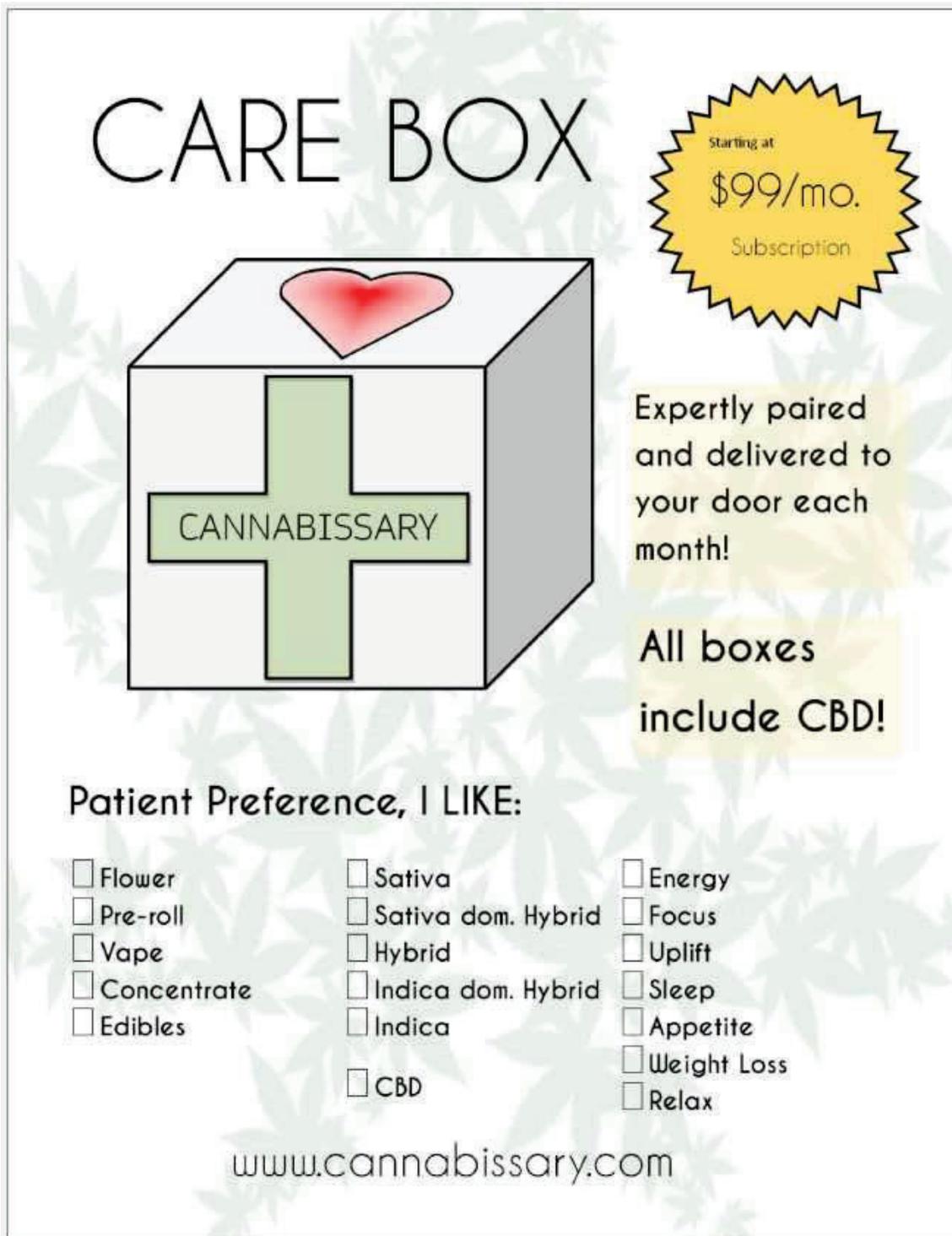
Park Curbside, Call to Check in

We will bring your **order to you!**

We will bring your order to you!
Park Curbside, Call to Check in

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CARE BOX Monthly Subscription Promotion



The graphic features a central illustration of a white box with a green cross on the front and a red heart on top. The word "CANNABISSARY" is written across the cross. To the right, a yellow starburst contains the text "Starting at \$99/mo. Subscription". Below this, two yellow boxes contain the text "Expertly paired and delivered to your door each month!" and "All boxes include CBD!". At the bottom, there is a list of preferences under the heading "Patient Preference, I LIKE:" and the website "www.cannabissary.com".

CARE BOX

Starting at
\$99/mo.
Subscription

Expertly paired
and delivered to
your door each
month!

All boxes
include CBD!

Patient Preference, I LIKE:

<input type="checkbox"/> Flower	<input type="checkbox"/> Sativa	<input type="checkbox"/> Energy
<input type="checkbox"/> Pre-roll	<input type="checkbox"/> Sativa dom. Hybrid	<input type="checkbox"/> Focus
<input type="checkbox"/> Vape	<input type="checkbox"/> Hybrid	<input type="checkbox"/> Uplift
<input type="checkbox"/> Concentrate	<input type="checkbox"/> Indica dom. Hybrid	<input type="checkbox"/> Sleep
<input type="checkbox"/> Edibles	<input type="checkbox"/> Indica	<input type="checkbox"/> Appetite
	<input type="checkbox"/> CBD	<input type="checkbox"/> Weight Loss
		<input type="checkbox"/> Relax

www.cannabissary.com

Holiday Promotion

Cannabissary

Wishes

You

And

Yours

Check Out our
GIFT BOXES!
Starting at \$49

**Happy
Holidayze**

cannabissary.com

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Branding and Logos



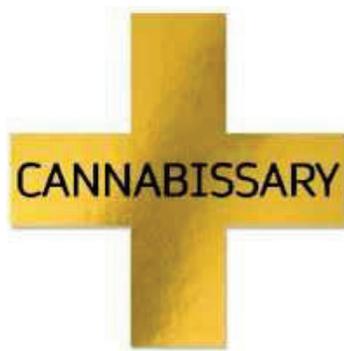
Cannabissary Logos & Branding

Cannabissary

 CANNABISSARY

Holistics
Health and Wellness
Wellness Shopette

Specially Curated
Doctor Approved
Curbside Pickup



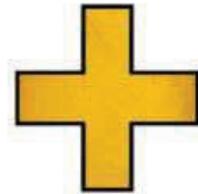
Cannabissary Logos & Branding

CANNABISSARY



CANNABISSARY

cannabissary



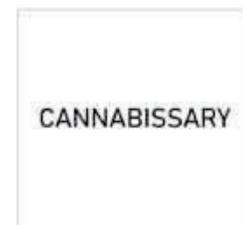
CANNABISSARY



Cannabissary

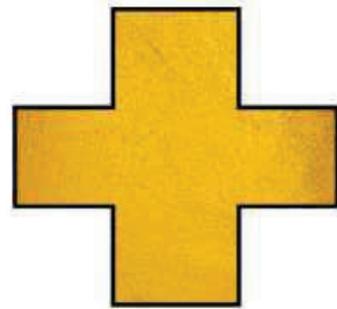


cannabissary



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Cannabissary Logos & Branding



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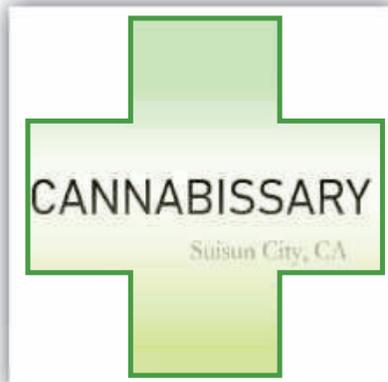
Target Customers

Our main customers base from the greater Solano County including surrounding areas of Suisun City, Fairfield, Vacaville, Dixon, Rio Vista, Benicia, Vallejo, American Canyon, Napa. At the current time, the closest dispensaries are in Vallejo, Dixon and Rio Vista. There are also delivery services that serve Solano county residents.

Medical Marijuana patients come from diverse groups, ages, races and socioeconomic backgrounds. Ranging from young to old, treating chronic and terminal illnesses such as cancer, epilepsy, HIV/AIDS, migraines, appetite stimulation, depression, anxiety, and beyond. The types of patients the law covered are cancer, anorexia, AIDS, chronic pain, spasticity, glaucoma, arthritis, migraine, or any other illness for which marijuana provides relief. Physicians have recommended marijuana for hundreds of indications, including such common complaints as insomnia, PMS, post-traumatic stress, depression, and substance abuse.

SWOT Analysis

S	W	O	T
<ul style="list-style-type: none"> •Earlier to Market Retailer (new market) •Holistic Hometown Approach •Educationally-based Workshops, Study Clubs •Wide Community Outreach •Robust Curbside, Delivery and Pick-Up system to gain more marketshare in adjacent cities than the competition •Diversified, Strategic Partnerships <ul style="list-style-type: none"> •Vendors •POS •Marketing •Sociial Media •Branding •Legal •HR/Payroll •Insurance •Accounting •Building industry knowledge •Vertical Expansion Potential 	<ul style="list-style-type: none"> •Enhanced risk of finance/IRS scrutiny •High starting capital <ul style="list-style-type: none"> •Must keep costs down to ensure enough cash on hand •Competitive market <ul style="list-style-type: none"> •Shryne Group Inc, right down the street •Suisun 3rd retail likely, Downtown Waterfront/Main Street •Fairfield to allow up to 4 dispensaries. Currently open <ul style="list-style-type: none"> •Brite Spot •Embarq •Vacaville to allow dispensaries (will likely follow after Fairfield) 	<ul style="list-style-type: none"> •Ability to grow business: starting in retail and eventually distributor, manufacturer, and microbusiness. •High growth industry, with upside potential for more growth •Growing interest and demand for natural, alternative medicine •Trend toward greater cannabis legalization, including the use of cannabis for recreational purposes •A significant drop in wholesale pricing •Global Market 	<ul style="list-style-type: none"> •Enforcement of federal law •Theft •Changing laws •Indicators of a slowed global economy •Large companies entering the market •Inflation and Hyperinflation resulting in less income for cannabis medicine



2.7 Business Plan:
Day to Day Operations

Day to Day Operations

Operating Hours

- 9am-10pm
- Hours may change based on community need

Security Plan

Our Security Plan was drafted in partnership with Matt Carrol, Northern California's leading Cannabis industry Security Planning Company. Ongoing, his expertise services are to be utilized as needed.

**CARROLL SECURITY
CONSULTING**

Security Planning

NORTHERN CALIFORNIA'S LEADING SECURITY PLANNER

To date, Matt has authored over 450 security plans throughout the agriculture, transportation, manufacturing and residential markets. Matt's plans maintains a 100% success rate in regulatory approval at both the local and state level.

By 2018, Matt's work in security planning had garnered the attention of local governments. Matt is now regularly hired to serve on community interest panels, to represent clients in meetings with regulators, and to speak on security strategies in city council and planning meetings.

Since early 2018, Matt has served as a security consultant for the Police Departments of both Dixon, CA and Benicia, CA. Matt provides staff training on industry specific regulations, recommendations relating to best security practices and assists in the assessment/scoring of security plans.

With California's regulations changing on a semi-annual basis for years to come, commercial businesses should consider retaining a qualified security expert to handle the burdens of changing regulations and to keep their business on the cutting edge of safety and security. Be prepared; and design out crime with Carroll Security Consulting!



General

- ✓ Background checks all employees and Live Scan for all Employees
- ✓ Manager Live Scans every 6 months
- ✓ ID Badges for all employees
- ✓ At least one licensed security guard on site during business hours always
- ✓ ID verification prior to entry into facility
- ✓ 24 hours HD video surveillance of all areas indoors and out

CANNABISSARY

Business Plan

- ✓ Secure storage of all cannabis products
- ✓ See in depth, Safety and Security Plan, including Fire Safety
- ✓ Regular Security Training and Drills

Security by Design

- ✓ Building designed to be concrete tilt up or masonry to prevent break in via cutting
- ✓ Secured loading dock at building rear, fenced in with gate
- ✓ Landscaping for parking lots will be low maintenance, low lying ornamental plants, not obstructing lighting or camera views or elevating security risks.
- ✓ High security commercial steel doors and frames with security ID Card access points
- ✓ Lobby entry doors with electric locking/unlocking hardware
- ✓ High security lockable cabinets, display cases and refrigerators in the retail area, to be locked during non-operating hours.
- ✓ Interior and exterior lighting to appropriate foot candles per lux per local police requirements, supporting full color video surveillance.
- ✓ Complete interior and exterior premises surveillance system with remote focus functionality (1080P HD) with 90 days storage, remote access login for local police authorities.
- ✓ A Safe, bolted to the ground and or >2000lb, to store cash; plus wall chute drop safe
- ✓ Alarm system, motion detectors, glass breaking sensors
- ✓ Duress/Panic buttons

Security Guard Contract Company



Cannabissary will be partnering with Delta One Security for guard services.

Pricing: \$32/hour, unarmed guard, local company local, Fairfield, CA

- Adam Riddick, Representative
- Two shifts, one guard each shift, Taser-Armed, 6 months to 1-year term

Alternative companies:

- Telos Secure Group, guard services per Michael Graffky, Armed \$52/hour, unarmed \$40/hr., local, after hours sweeps available \$100-135/day
- Fasante Prince Security services: \$38/hour, local

Security System

Security Alarm System and Completed by Bay alarm, a leading company in the Security Space, which will include Brinks Alarm Monitoring, licensed in the state California. See proposal for their services in Appendix of Security Plan.



of

Fire Plan and Emergency Response Operations Plan

Co-authored by Prevent – A Fire and Safety Consulting Firm, LLC. Cannabissary’s plan is comprehensive and covers Fire Safety and Prevention, and an incorporates a solid Emergency Operations Plan based on the Incident Command System including: Armed Robbery, Armed Shooter, Burglary, Bomb Threat, Hazardous Materials and Chemical Spills, Earthquakes, Medical Emergencies, Shelter in Place, Lockdowns, Unusual

Prevent - A Fire and Safety Consulting Firm, LLC

Comprehensive and customized disaster planning and training for your business. A proactive approach in an all hazards format to help you prepare for the worst.

Evaluate Risk

Develop a Risk Assessment and Hazard Vulnerability Assessment

Development Prepare an All Hazards Plan

Educate and integrate your plan Test your Plan

Occurrences.... We will utilize Ray for any additional expertise as needed. Our plan will be revised and updated with the growth of our business and all employees well trained and well versed in the plan.

Transportation Procedures (See 2.4)

- ✓ Cannabis goods will be transported via various methods including, authorized personnel from a licensed distribution facility or contracted professional cannabis transporting service.
- ✓ After ID verification, vendors with deliveries of incoming shipments of cannabis products will first enter through the secure transport dock located at the rear of the building and into the building first into the secure read entry vestibule.
- ✓ A Shipping manifest will be created for all incoming inventory and all changes tracked in METRC
- ✓ Customer delivery policies and procedures outlined in this section in detail

CANNABISSARY*Business Plan***Air Quality/Odor Control (See section 2.5)**

- ✓ Best Industry Practices in technology, engineering controls for air quality and odor mitigation practices; and, procedures including, prevention, monitoring, detection and mitigation measures, employee training and documentation.

Inventory Control, Storage, Handling of Cannabis (See 2.8)

- ✓ All cannabis products will be stored in limited access area shelves, display cases and inventory storage rooms
- ✓ In the retail space, all cannabis products will be stored in limited access areas behind a 3.5 to 4' high counters and only accessible via employee ID badge controlled commercial high security door
- ✓ Islands of lockable display cases to be used on retail sales floor displaying limited samples cannabis products for up close customer viewing and browsing.
- ✓ Cannabis products requiring refrigeration will be stored in lockable refrigerators and freezers. Refrigerated products include concentrates (shatter/wax/crumble/sauce), beverages, edibles.
- ✓ Cannabis products to be counted and reconciled three times a week by the Inventory Control Manager (minimum BCC State regulations require at least every 14 days.)
- ✓ Inventory management random auditing to be performed by Retail Store Manager on a at random basis.

Handling of Cash (See 2.3 and 2.8)

- ✓ During non-operating hours, all cash to be stored in the safes
- ✓ During operating hours, no more than \$2000 cash allowed in the registers at any given time.
- ✓ Cash register counting and change out of monies shall occur rear open workspace area
- ✓ Register cash counted daily throughout the day
- ✓ Armored vehicle security transport services utilized
- ✓ ATM/Debit services at Register (no need for ATM)

Laboratory Testing Requirements

- ✓ Only cannabis tested free of molds, pesticides and metals, with certificate of analysis is retailed
- ✓ Untested cannabis goods cannot be sold by a retailer and must be destroyed.

Quality Control Procedures (See 2.8)

- ✓ All incoming cannabis goods to be in already in child safety packaging, lab tested and labeled, meeting all state requirements.
- ✓ "First in First Out" best industry practices for all cannabis products sold in our stores.
- ✓ Prevention of deterioration of cannabis goods (e.g. refrigeration, proper storage, temp control)

- ✓ All cannabis goods must undergo quality assurance review prior to accepting to inventory and selling to customers (please see section 2.8, Operations Plan) for in depth details on evaluation policies, procedures and criteria

Packaging and Labeling Requirements (see 2.8)

- ✓ All cannabis products must be packaged and labeled prior to arriving to the retail facility per state requirements.
- ✓ All cannabis goods must be in child-resistant packaging prior to delivery to a retailer.

Age and Identity Verification

- ✓ All patients and customers age and identity to be verified, utilizing a mobile scan technology and physical verification.
- ✓ Adult use customers must be 21 or older with valid ID
- ✓ Medicinal customers must be 18 or older with valid ID and certified physician recommendation that must be verified

THC and Purchase Limits

For Edible Cannabis Products

- ✓ Edible cannabis goods may not exceed 10 milligrams of THC per serving and may not exceed 100 milligrams of THC per package.

For Non-Edible Cannabis Products

- ✓ Non-edible cannabis products shall not contain more than 1,000 milligrams of THC per package if intended for sale only in the adult-use market.
- ✓ Non-edible cannabis products shall not contain more than 2,000 milligrams of THC per package if intended for sale only in the medicinal market.

Adult Use

- ✓ No more than 28.5grams (one ounce) of non-concentrated cannabis per day
- ✓ No more than 8 grams of concentrated cannabis per day
- ✓ No more than 6 immature cannabis plants per day

Medicinal Use

- ✓ No more than 8 ounces or 226 grams of medicinal cannabis (dried or concentrate) per day
- ✓ Up 12 immature plants per day

Inventory Organization

1. Brand
2. Type of product (flower, pre-roll, vape, concentrate, edible, tincture, capsule, topical)
3. Species—Indica, sativa, hybrid

CANNABISSARY

Business Plan

4. Potency—within each brand and flavor, organize by potency
5. Location
6. Refrigerated products
7. Pet Products (CBD)
8. Branded Merchandise

*FIFO-First in, first out (ensure products sold to consumers are the oldest products in inventory first.)

Inventory Track and Trace, Reconciliation

Cannabissary intends to use, Marijuana Enforcement Tracking Reporting Compliance, METRC, the State of California’s chosen “track and trace” system also referred to as, “seed to sale” software. METRC was developed by software manufacturer Franwell for the State of Colorado and is used by the majority of states with adult-use cannabis markets.

Track and trace reporting is the means by which the state can monitor and trace every single cannabis plant along its entire life cycle from seed to final sale. As a retailer, we will submit daily reports with specific data from every commercial cannabis activity—including every sale, receipt, return and disposal of cannabis products—by 11:59 p.m. of the day which it occurred.

We will integrate a POS system that ties in with Metric seamlessly—automatically syncing reportable data from all transaction and activities as they occur real time. This system will allow us to remain compliant while also helping to identify key data points to streamline and optimize inventory management at each phase of the operation: transportation, lab testing and dispensing.

If POS software loses connectivity to METRC or experience an internet outage, the POS system will automatically record all sales in offline mode and when recovered, will report those transactions. In the cases of serious internet failures, manual reporting methods will be implemented by logging into METRC account and recording all reportable information and uploading to the system within three days of restored connectivity.

Physical inventory will be reconciled with records at least every 14 days with the counts reported in METRC at least every 14 days.

Transport Manifests – Creating, submitting, and storing compliant transportation manifests noting vehicle, driver and cargo contained for regulatory review.

Product Details – Product details for the inventory items, printing key information directly on the labels including ingredients, potency results, plus a reactive expiration date that can lock a product if it’s past expiration.

Inventory Management – Ensuring inventory compliance and analyzing the sales data to optimize the dispensary/retail store inventory to the customers.

Data Driven CRM – Out-of-the-Box Customer Relationship Management (CRM) tools to reward loyal customers and referrals. Setup targeted email and text campaigns based on educated consumption, customer’s favorite products, last visit date, purchase history, birthdays and more.

Record Retention

- ✓ All records related to commercial cannabis activity must be maintained for 7 years including
 - Financial records (bank statements, sales invoices, receipts, tax records, all records required by CDTFA under title 18, section 1698nand 4901.)
- ✓ Personnel records (each employee full name, SSN, tax ID no, date of employments)
- ✓ Training records for each employee and content of training
- ✓ Contracts with other licensees
- ✓ Permits, licenses, other local authorizations to conduct the licensee’s commercial cannabis activity
- ✓ Security records

E-Commerce, Pick up (including curbside) and Delivery

- ✓ Orders can be placed through an online menu integrated with our POS and real time inventory tracking software.
- ✓ Integrated online menus examples include (Weedmaps, Leafly, Baker, Dutchie...)
- ✓ All online orders will be placed via E-commerce methods of payment
- ✓ An invoice will be generated, printed, the order put together with the invoice stapled to the bag
- ✓ The order is filled by an employee and double checked for accuracy
- ✓ Order is placed in delivery cabinet to await que for delivery or curbside pick up cabinet
- ✓ For curbside, patron can online order and pick up inside or the order will be brought out curbside once verification and payment met
- ✓ See section **2.4 Transportation plan**, for customer deliveries of cannabis goods

Signage

- ✓ Cannabissary brand building signage and advertisements (See Section 2.1, Exterior 3-D Exterior Vector Isometric Rendering)
- ✓ In Store Cannabissary Brand signage (see section 2.7, Marketing and Branding)
- ✓ See Good Neighborhood Policy (for displays of signage)
- ✓ No person under 21 years of age allowed unless you are at least 18 years old with Medical Recommendation,” signage to be posted in outside and inside the building.
- ✓ No littering
- ✓ No loitering
- ✓ No smoking (tobacco or cannabis)
- ✓ No consumption of alcohol or drugs allowed
- ✓ Keep neighborhood peaceful

CANNABISSARY

Business Plan

- ✓ Quick Response (QR) code certificate (per BCC § 5039, displayed at entrance so that consumers can verify that our store is state licensed.)
- ✓ NOTICE: Video surveillance used on these premises
- ✓ No Parking and “Fire Zone”, so that driveways are kept clear
- ✓ Neighborhood Watch Sign

Energy Producing Solar System

Green energy building, producing energy from the sun and saving us money. The installation is free of charge and is guaranteed to work for the lifetime of our contract.

**Sunrun
BrightSaveSM
Proposal**

Customized for:
Verna Schuetter
1540 Humphrey Dr
Sutton City, CA 94585

Prepared by:
Chad Miner
Energy Service Partners Inc.
solar.miner75@gmail.com

Your system and future energy profile with Sunrun

8.46 kW DC Solar System
30 Solar Panels
1 Inverter(s)

Generate an est. 15,432 kWh of electricity in year 1
Offset approx. 127% of your current electricity usage

Your roof can generate **15,432 kWh** of clean solar energy per year.

That's enough over 25 years for...

219

Cross-country road trips

10,905

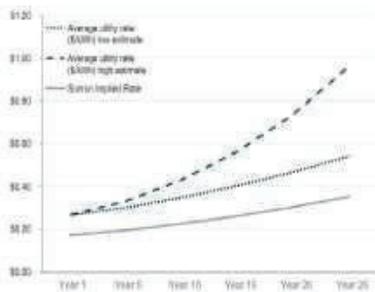
Trash bags recycled instead of landfilled

148

City blocks of trees

These calculations are based on the EPA Greenhouse Gas equivalencies.

BrightSave Save an estimated \$15,250 to \$41,500 over 25 years



	Today	Sunrun
Implied Year 1 Energy Rate*	\$0.278 per kWh Utility	\$0.160 per kWh Implied Sunrun rate
Est Monthly Utility Bill	\$282	\$11
Monthly Solar Bill		\$231
Total Bill	\$282	\$248
Yearly Increase	3.0%-5.5%* (estimate)	2%



or Solar Service:

- 1 Panels (with 12 Year GPRAR 60% / 10:30)
- 1 Inverter (Sunrun) for Sunrun (with 10 Year Warrant)
- 45 kW (see Data Summary)
- 15,432 kWh (Annual Production)
- 127% (Energy Offset)

Items & Upgrades:

- Highest Value Solar Panels: The most popular solar panels in our field. They offer better performance and durable quality. Backed by a 25 year manufacturer's output warranty.
- Premium Protection:
 - 25 Year Maintenance and Repairs
 - 25 Year Monitoring
 - 25 Year Performance Guarantee

Your Payment Preference

\$231/month (for you)

Monthly

Save in a low production month by first paying your agreed monthly electricity rates.

Special Offer: only \$10/mo for the first 6 months. Unlike this offer, others can be combined with other offers. [Learn More](#)

Terms

- Year 1 Solar Energy Rate: \$0.580 / kWh
- Annual Increase: 2.5%
- Agreement Term: 25 Years

Monthly Payments

- Monthly Sunrun Bill: \$231
- Est. Monthly Utility Bill: \$18

Savings

- Est. Lifetime Savings: \$15,250 - \$41,500

\$0 Due at Signing

ENJOY BEST-IN-CLASS SERVICE AND WARRANTIES WHEN YOU GO SOLAR WITH SUNRUN

Sunrun installs your system free of charge. We handle installation start to finish, so you don't have to worry about a thing.

You pay Sunrun a predictable low monthly bill. Unlike your utility bill, your Sunrun bill will never increase more than 2.5%.

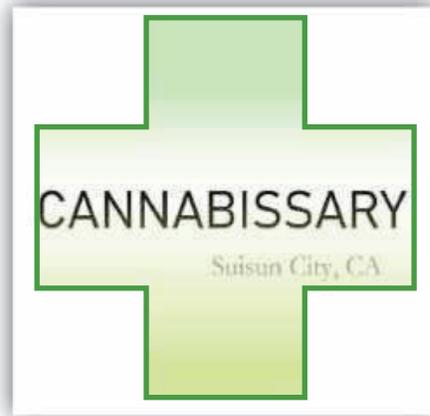
SUNRUN GUARANTEE

We guarantee that your system will work for the lifetime of your contract.

- We will monitor your system daily to make sure it runs properly.
- If our system does not work, we will make it all correct.
- If our system doesn't produce 90% of our contract, we pay you back.

ADDITIONAL PROTECTIONS:

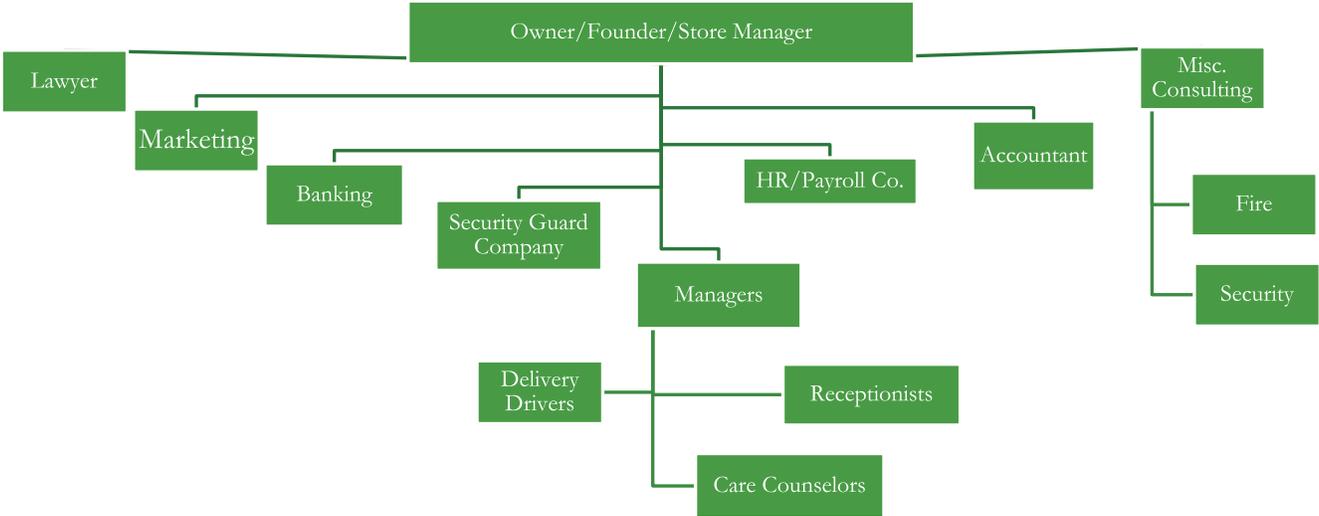
- Roof Penetration Warranty:** We warrant that our roof penetration will be watertight for a full decade.
- Free Overproduction:** If your system produces more energy than you estimate, it's yours - for free.
- Service Transfer Guarantee:** If you move, we guarantee that the contractor will qualify for our service.
- System removal & roof work:** At the end of the term, we take away the system and return your roof to its original condition for free.



2.7 Business Plan: Organizational Structure

Organizational Structure

Cannabissary is a business that will be built on a solid foundation. From the outset, we have decided to recruit qualified specialist, and employees in launching and operating the business. We hope to leverage on their experiences, skillsets and diverse backgrounds, coupled with extensive employee training to build our business and brand.



Position	Year 1	Year 2	Year 3	Wage	Annual Salary
Care Counselor	2-3	2-4	3-4	\$18-26/hr	
Delivery Driver	2	2	2	\$18-26/hr	
General Manager	1	1	1	\$32-50/hr	
Manager	2	2	3	\$23-45/hr	
Receptionist	2-3	2-4	3-4	\$18-26/hr	

CANNABISSARY

Business Plan

Job Titles and Responsibilities

All employees must be at least 21 years of age.

Store Manager

- Stays up to date with current Bureau of Cannabis Control Regulations
- Direct all aspects of Business
- Relationships with organizations, city officials and stakeholders
- Community Outreach Representative (City Liaison and Neighborhood Representative)
 - Addresses any suggestions, complaints, concerns immediately
- Engage vendors (product sourcing)
- Keeps up to date on products, knowledge and cannabis Industry
- Manage all business partnerships
 - Legal
 - Accounting
 - Banking
 - Safety and Security
 - Banking
 - HR/Payroll
 - Consulting as needed
- Oversee hiring/management of all employees
- Compliance: stay current to federal, state and local laws and regulations, best industry standards, train all staff and documentation, Draft memos for updates to laws and regulations and company communications; SOPs editing/updating; random internal audits performed; action items to be addressed.
- Create budgets and forecasts sales
- Manage marketing and advertising plan Manages financial records and cash handling procedures
- Implement a training program and documentation
- Ensure employee health, safety and wellness
- Ensure facilities are maintained appropriately, respond to any emergencies
- Security Director/Liaison Role as indicated at this time
- Hosts and coordinate educational workshops and guest speakers for educational services and all other services offered
- Can perform any responsibilities of that of Manager

Manager I, II, III, (Level of seniority/performance increases with each I, II, III)

- Stays up to date with current Bureau of Cannabis Control Regulations
- Reports to Store Manager
- Covers Store Manager (as needed)
- Manage day to day operations
- Implement SOPs
- Hire/Fire employees
- Staff onboarding and training
- Staff scheduling

- HR duties and process payroll
- Set Sales, Service and Profit Goals and execution
- Vendor Relations analyze sales data, market trends and supply management
- Inventory management and accountability
- Keeps up to date on products, knowledge and cannabis Industry
- Works with Store Manager to create budgets and forecasts sales
- Manages financial records and cash handling procedures
- Attends and contributes to weekly leadership meetings
- Excellent communication and staff training: exceptional customer service, sales performance and product knowledge resolves customer complaints
- Enacts employee performance reviews: attitude, knowledge, productivity, performance assessment
- Immediately responds to customer's special needs, suggestions, complaints or any concerns
- Assist Sales staff when needed on Sales Floor
- Ensure facility is kept clean, maintained, repairs as needed, responds to any concerns or emergencies

Care Counselor/Receptionists/Drivers

- Greet and welcome customers, informing the manager of customer complaints and operational issues, and sharing firsthand experiences of cannabis products to address customer concerns.
- Keep abreast of the latest developments in cannabis laws to maintain legal compliance.
- Demonstrate excellent communication and customer service skills by ensuring that customers are well-informed and satisfied with their purchases.
- Advising customers on suitable cannabis products based on their needs, preferences, budgets, and reactions to different strains of cannabis.
- Ability to answer customers' questions regarding the different strains of cannabis, their medicinal uses, and methods of consumption.
- Keeping abreast of new cannabis products on the market as well as the latest industry trends through trade shows and research.
- Processing customers' payments using the dispensary's Point of Sale (POS) system.
- Ensuring that the dispensary is clean and well-organized at all times.
- Educating customers on the safe use of their selected cannabis products.
- Correctly inspecting, weighing, packaging, and labeling cannabis products as required.
- Checking customers' identification documents to verify that they are of legal age.
- Taking inventory of cannabis products and ensuring that the sales floor is adequately stocked.
- Ensure refreshments are stocked for customers
- Requirements:
 - High school diploma or GED.
 - Proven experience working as a Budtender.
 - Sound knowledge of cannabis strains and their medicinal benefits.
 - Proficiency in all Microsoft Office applications.
 - Outstanding organizational skills.
 - Excellent analytical and problem-solving skills.
 - Effective communication skills.
 - Exceptional customer service skills.
 - For Delivery Drivers:
 - Must have a valid driver's license



Appendix

CANNABISSARY

Business Plan

Entity Statement of Information

 Secretary of State Statement of No Change (Limited Liability Company)	LLC-12NC	20-D17356
	FILED	
<p>IMPORTANT — Read instructions before completing this form. This form may be used only if a complete Statement of Information has been filed previously and there has been no change.</p> <p>Filing Fee – \$20.00</p> <p>Copy Fee – \$1.00; Certification Fee - \$5.00 plus copy fee</p>		In the office of the Secretary of State of the State of California AUG 10, 2020 <i>This Space For Office Use Only</i>

1. Limited Liability Company Name (Enter the exact name of the LLC as it is recorded with the California Secretary of State. Note: If you registered in California using an alternate name, see instructions.)
 CANNABISSARY LLC

2. 12-Digit Secretary of State File Number	3. State, Foreign Country or Place of Organization (only if formed outside of California)
201831910202	CALIFORNIA

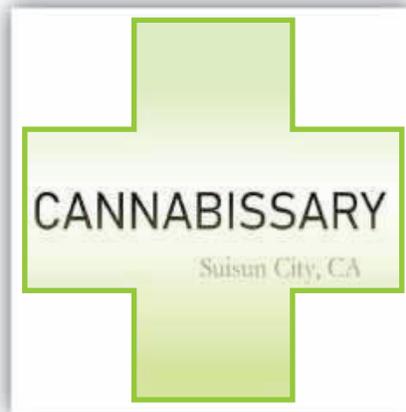
4. No Change Statement (Do not alter the No Change Statement. If there has been any change, please complete a Statement of Information (Form LLC-12).)
There has been no change in any of the information contained in the previous complete Statement of Information filed with the California Secretary of State.

5. The information contained herein is true and correct.

08/10/2020	Verna L. Schuetter	CEO	
Date	Type or Print Name of Person Completing the Form	Title	Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document, enter the name of a person or company and the mailing address. This information will become public when filed. (SEE INSTRUCTIONS BEFORE COMPLETING.)

Name: []
 Company:
 Address:
 City/State/Zip: []



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Operational Plan: Inventory Control

Cannabissary will implement the procedures to monitor and control inventory. It will be the responsibility of Cannabissary's Inventory Manager to track and monitor all inventory on the registered premises from the moment it is received to the completion of its delivery.

The primary element of the Cannabissary's inventory control plan is the Inventory Control System, which is a robust enterprise software platform designed specifically for commercial cannabis inventory tracking. This technology enables the tracking of every action performed on cannabis material or finished cannabis product, every movement of inventory, and every sale, capturing batch and lot numbers throughout and ensuring the security and traceability of all inventory at all times, otherwise known as "seed to sale," "track and trace."

2.8.1 Inventory Manager

The inventory Manager is the designated overseer of product inventory. The Inventory Manager will be responsible for:

- Tracking the quantity and records of products kept on hand;
- All inventory to be transported by or for the Retail Store to another licensed cannabis facility, a cannabis testing facility, or a Consumer;
- Training all individuals working for the Retail Store in all inventory control procedures;
- Ordering all products; and
- Alerting the Quality Assurance Director of expected shipments and their contents.

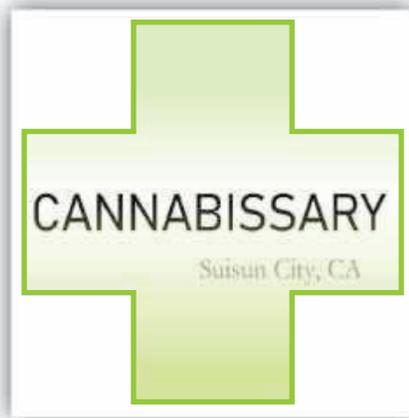
The duties listed are not exhaustive; other responsibilities may be assigned to the Inventory Manager by the Retail Store Manager.

The Inventory Manager will have a team of designated Cannabissary Agents, who will be responsible for working with the Inventory Manager to keep track of inventory and conduct inventory audits at the Retail Store. Inventory Cannabissary Agents will fill out and file appropriate inventory control logs and update electronic records. The duties listed are not exhaustive, and additional responsibilities may be assigned by the Inventory Manager or other members of the management team.

2.8.2 Storage

Storage is a primary safety concern at the Retail Store. The Retail Store will have the following storage areas:

- Secured storage room for approved cannabis products;



2.8 Operational Plan: Quality Assurance Plan

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2.8 Operations Plan: Quality Assurance

Cannabissary is committed to providing the highest quality products to its consumers. To ensure this commitment, Cannabissary will hire assign various roles to senior level management including Quality Assurance Manager. These managers will oversee receiving, assessing, storing, returns, recalls, transportation, packaging, labeling, and inventory control of medical cannabis products, as well as cleaning and sanitation at the Retail Store. Additional Retail Store agents will be assigned quality assurance duties as needed.

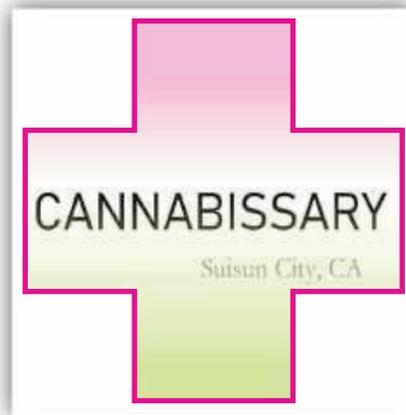
QA agents will follow the written procedures for process control described herein to assure that all recreational and medical cannabis, edible, or infused products have the identity, strength, quality, and purity they purport or are represented to possess based on certificate of analysis. In addition, QA agents will periodically review procedures for efficiency and efficacy and adjust as necessary. Any deviation from standard operating procedures will be recorded in the variance log, accompanied by an appropriate explanation.

2.8.1 Quality Assurance Manager

The Quality Assurance Manager will be hired by the Retail Store Manager with approval from the owner/Operator. The Quality Assurance Manager will be responsible for:

- Ensuring that the products sold at the Retail Store are of the quality and quantity that they are purported to be;
- Receiving all products shipped to the Retail Store;
- Inspecting the products, packaging, labeling, weight, and any other aspects of a shipment to verify quality;
- All decisions on which product is accepted and which is returned or destroyed;
- All testing and re-testing of products;
- Sampling received materials for potential future adverse event and recall purposes;
- Placing all products in storage;
- Ensuring that storage areas are clean;
- Ensuring that no product is stored in an unsafe or unsanitary manner;
- Inspecting, sanitizing, and calibrating any equipment, including scales, used with medical cannabis;
- Maintenance of all product quality logs for cleaning, sanitizing, calibration, and other quality assurance measures; and
- Ensuring all edible products are labeled clearly and unambiguously as medical cannabis and are presented in packaging that is not appealing to children.

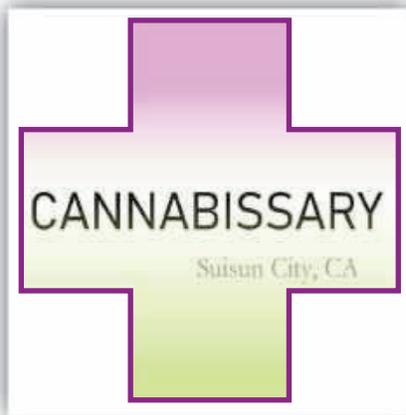
The duties listed here are not exhaustive; the Retail Store Manager may assign other responsibilities to the Quality Assurance Manager.



2.9 Qualification of Applicant

2.9 Qualification of Applicant

Please refer to Section 2.7 Business Plan to meet the Cannabissary Team: Our Founder, Senior Level Management with Experience, Legal Counsel, Accounting Services, Banking, HR/Payroll, Marketing/Branding, Specialty Consulting including Security and Fire as well as contracted State Licensed Guard Services.



2.10 Site Control

2.10 Site Control

The cannabis business applicant, Verna L. Schuetter maintains property ownership and title of the proposed retail site, located at 1550 Humphrey Drive, Suisun City, CA 94585, as well as the other 4 adjacent empty lots, ~2 acres combined. All properties purchased on 6/7/2018.

RECORDING REQUESTED BY: Fidelity National Title Company.

When Recorded Mail Document and Tax Statement To: Verna Lee Schuetter, 3645 Spurs Trail, American Canyon CA 94503

Recorded in Official Records of Solano County
 Marc C. Tonnesen, Assessor/Recorder
 Fidelity Title Co, Fidelity
 Doc # 201800038029

6/7/2018 8:00:00 AM ARTB 05

Taxes: 1, Fees: \$18.00, Taxes: \$423.50, Other: \$0.00, Paid: \$441.50

GRANT DEED (continued)

APN/Parcel ID(s): 0038-231-010, 0038-231-020, 0038-231-030, 0038-231-040, 0038-231-050

Dated: June 4, 2018

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Helen M. Ramirez Survivor's Trust, under Declaration of Trust dated March 12, 1997

BY: Helen Marie Hall, Helen Marie Hall, Co-Trustee
 BY: Steven Edward Ramirez, Steven Edward Ramirez, Co-Trustee
 BY: Maria Elena Glashoff, Maria Elena Glashoff, Co-Trustee

SPACE ABOVE THIS LINE FOR HELIUM'S USE
 Exempt from fee per GC 27384.1 (a) (2), recorded in connection with a transfer subject to the imposition of documentary transfer tax.

Escrow Order No.: FSOL-4041700486
 Property Address: 5 lots - Humphrey Drive, Suisun City, CA 94585
 APN/Parcel ID(s): 0038-231-010, 0038-231-020, 0038-231-030, 0038-231-040, 0038-231-050

GRANT DEED

The undersigned grantor(s) declare(s)

This transfer is exempt from the documentary transfer tax.
 The documentary transfer tax is \$423.50 and is computed on:
 the full value of the interest or property conveyed.
 the full value less the liens or encumbrances remaining thereon at the time of sale.
 The property is located in the City of Suisun City.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
 Helen Marie Ramirez, Steven Edward Ramirez and Maria Elena Glashoff, Co-Trustees of The Helen M. Ramirez Survivor's Trust, under Declaration of Trust dated March 12, 1997
 hereby GRANT(S) to Verna Lee Schuetter, a single woman
 the following described real property in the City of Suisun City, County of Solano, State of California:
 SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CA
 County of Solano
 On June 6, 2018 before me, Nancy Reublin, Notary Public;
 (here insert name and title of the officer)
 personally appeared Helen Marie Hall, Steven Edward Ramirez, Maria Elena Glashoff
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature: [Signature] (Seal)

NANCY REUBLIN
 COMM # 2110872
 NOTARY PUBLIC - CALIFORNIA
 SOLANO COUNTY
 Comm. Exp. JUNE 6, 2019

MAIL TAX STATEMENTS AS DIRECTED ABOVE

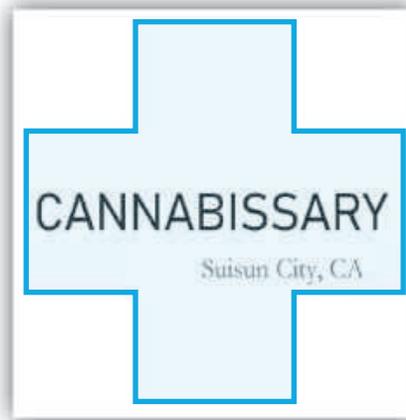
Grant Deed SCA2000128.doc / Updated: 11/20/17 Printed: 06/04/18 @ 10:09 PM CA-FT-FSOL-01500-080404-FSOL-4041700486 Grant Deed SCA2000128.doc / Updated: 11/20/17 Printed: 06/04/18 @ 10:09 PM CA-FT-FSOL-01500-080404-FSOL-4041700486

EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 0038-231-010, 0038-231-020, 0038-231-030, 0038-231-040 and 0038-231-050 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SUISUN CITY, COUNTY OF SOLANO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: Lots 1, 2, 3, 4 and 5, as shown on the map entitled "Humphrey Estates, Unit No. 3", filed July 16, 1976 in Book 30 of Maps at Page 59, Solano County Records. Excepting therefrom all oil and gas now or at any time hereafter situate therein and thereunder, as reserved by Pacific Portland Cement Company, a California corporation in that certain Deed, recorded December 22, 1944 in Book 318, Page 316, of Official Records.

END OF DOCUMENT

Grant Deed SCA2000128.doc / Updated: 11/20/17 Printed: 06/04/18 @ 10:09 PM CA-FT-FSOL-01500-080404-FSOL-4041700486



2.11 Neighborhood Compatibility

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2.11 Neighborhood Compatibility & Good Neighbor Policy

Cannabissary will be managed to avoid undesirable impacts to neighbors and the community. Owner, managers, staff and security personnel will work directly with the neighborhood and community and will be proactive with any community concerns. Cannabissary's goal: zero nuisance problems due to the presence of a legal medical and recreational cannabis retail outlet; and making a positive impact in the community.

2.11.1 Compatibility, Outreach and Community Involvement

Cannabissary wants to be an integral essential store and an outstanding community centered business. Starting with our business model we designed our dispensary to fit the industrial style of the neighborhood, modern, secure architectural, features, curious...and when you walk in, an inviting medical, holistic, wellness, interactive, educational approach to a cannabis dispensary.

We have listened to residents, businesses and council members and cannabis ad hoc committee comments, public comments, neighborhood outreach and have tailored our business model, products and services to best serve the needs of the community.

Cannabissary stays involved with what's happening in the local community by local attendance at town hall meetings, Fairfield-Suisun Chamber of commerce meetings and neighboring city council meetings. We also like to follow and engage in Suisun's Social Media outreach and volunteering in citywide neighborhood cleanups and Adopt a Neighborhood program as well as many other programs in the local community.

Dr. Schuetter and her team has reached out in the community participating in citywide cleanups and participated in clean up events with Adopt a Neighborhood in Suisun City over the past two years. Dr. Schuetter has also donated \$1000 to this local charity to aid in helping beautify Suisun City which is free to all Suisun City residents and include programs in: Neighbors Helping Neighbors Program, Neighbor Beautification, Education and Outreach and Yard Tool Lending Library. We plan to support Adopt a Neighborhood with a generous annual pledge at the opening of the retail site.

On June 1, 2022, Dr. Schuetter was notified of illegal dumping on the empty land parcel of the future dispensary. The dump was identified, picture taken and documented. The illegal dump was quickly removed its resources that were not recyclable, donatable or usable were taken to the dump, cleaning the site within hours on the same day. Cannabissary believes in a clean property in as much as possible as well as a clean neighborhood and will always strive toward improvements to beautify the area.

On 8/18/21, the founder, Dr. Schuetter was a proponent for and attended Suisun City's townhall regarding Suisun Investments, extension of vesting tentative subdivision: to subdivide 7.42 acres into individual parcels for 80 single family residences. Dr. Schuetter

understands that there is a housing shortage and supports more housing, including affordable and supports the city's plan to grow the city. Founder also attended Zoom meeting, "Fairfield-Suisun Chamber of Commerce's/Hispanic Chamber of Commerce: SUISUN CITY'S ECONOMY conversation with Mayor Lori Wilson...challenges...opportunities that the council is leveraging to move the city forward" and learned of Suisun's cities grave budget deficit including needed funding for public safety. Dr. Schuetter has been following Suisun city government and attending council meetings since first cannabis discussions started in 2017.

Cannabissary also reached out to our neighbors, our point of view and why we believe cannabis is medicine and the importance of "Safe Access to Laboratory Tested Cannabis Medicine," an information pamphlet distributed to our neighbors. We wanted to create an open communication with the surrounding businesses and neighbors—highlighting cannabis benefits, importance of safe access and benefits to the community.

During our outreach, it was found that most of our neighbors were very supportive of 2nd legal cannabis dispensary in the neighborhood and in the City and all agreed with our action plan and good neighborhood policies to keep the community safe and clean. There was one concern about children getting access to cannabis products—we addressed the neighbor's concern—the dispensary is well within buffer zone for schools and patrons are checked for ID verification and products leave the store in childproof sealed, opaque exit packaging.

One neighbor, in response to our outreach initiative and receiving our pamphlet, put a week survey out to his customers and whether or not they would support a dispensary in the neighborhood and—all their customers were supportive of the dispensary coming to the area, from what I understand, not a single customer was opposed. Also discussed during the neighborhood outreach are the many benefits of having a dispensary in town: jobs, tax revenues, safer neighborhoods, increased property values and bolstering neighboring business activity in the area—many neighbors were supportive of legal regulated cannabis in town versus illegal sales on the street corner without appropriate regulations.

Some of the neighbors were unaware of medical therapeutics of cannabis and this was a great opportunity to share how cannabis can be used for many ailments and diseases when used appropriately. Several of the neighbors or their family members reported using cannabis (homemade and store bought products) for various medical reasons, mentioned was preference to natural remedies, versus pharmaceutical medicines and less side effects.

Detailed notes on neighbor outreach can be found in Neighborhood Meet and Greet Notes.

Community outreach is always ongoing, and any issues or suggestions for improvement are always encouraged to bring to the attention of Cannabissary's management at any time. Cannabissary will stay engaged and proactive with our community, it's leaders and fellow neighbors with continual community outreach, education and resolutions.

2.11.2 Good Neighbor Policy

Cannabissary is envisioned to be a bustling neighborhood dispensary store and wellness center that will bring more community value and more activity in Suisun City's up and coming CSF Zone. As part of the initiative to be good neighbors and make our communities safer and better, we have implemented the following in our operations including:

- All Employees and Community Outreach
 - All employees are considered community outreach role models at the Cannabissary and will reflect in a professional manner that aligns with Cannabissary mission and values to serve the community and encouraged to volunteer in the local community (e.g. Suisun Citywide Clean ups, volunteering time to Meals on Wheels, Mission Solano and local charities)
 - All employees to notify management of any issues or concerns regarding to Outreach
- Community Outreach Representative (currently, the founder, Dr. Schuetter)
 - Representative Name and Telephone/Email contact information posted in our Lobby, alongside an illustrative display of all outreach initiatives with Cannabissary and its Local Partnerships.
 - Community Outreach Representative to reach out to neighbors, community leaders, police and fire departments, to establish a point of contact and working relationship should any concerns, questions, comments, suggestions or compliments may arise.
 - Documentation of any complaints, logs, suggestions, comments, compliments are to be recorded. Any complaints and concerns are to be quickly resolved in prompt manner, and if deemed appropriate, in writing.
- Community involvement and Outreach and Partnerships
 - Participation in council meetings, police, fire, city planning and development department meetings to resolve neighborhood issues
 - City leaders, Police and Fire department are invited to tour the facilities
 - Local Police Dept. invited to participate in our security training program
 - Supporting the Suisun City's Police and Fire Departments
 - Supporting organizations and initiatives that target: our risk youth, those in poverty, hunger, substance abuse, injustice, systematic inequities
 - Will participate in or start a neighborhood watch program in our neighborhood
- Community Education
 - Heathy lifestyles: Nutrition, Sleep, Sun, Air, Nature
 - Promote Substance abuse awareness education and responsible consumption



- Inform the public on the Dangers of Driving and Cannabis Impairment
- New Patron/Patient Cannabis Users Guide to Safe Consumption
- Live and video streamed educational workshops
- Cannabis Audiovisual Media: history, science, politics, medicine played in our waiting room TV
- First time customers given policy and rules: breaking results in disbarment
- Education on child safety and how users must store cannabis in lockable containers or cabinets and out of reach from pets and children
- All products sold in childproof packaging.
- Drug Abuse Awareness and Education, Protecting our Youth
 - All employees receive a certificate in a County Approved Substance Abuse and Education Course.
 - Prevention of Cannabis to Minors
 - Support of our local schools with DARE type youth substance prevention programs
 - Supporting local non-profit youth programs in tutoring, education, science, reading, math comprehension and mentorship.
 - Child-safe packaging
- All cannabis products sold are sourced from state licensed cannabis facilities in compliance with state and local regulations
- All Staff training in partnership with our Security team will include:
 - To prohibit tobacco, alcohol and drugs from being consumed or brought onto the premise and how to deal with customers that may be breaking any policy
 - Trained to be able to identify impaired and intoxicated patrons. If a guest is determined to be intoxicated, security guard is to be notified and make arrangements to remove the guest from the facility with safe transportation, assess and determine the need for medical or law enforcement notification.
 - How to deal with customers who violate the policy and deescalate any situation
- High Security
 - Adequate outside lighting throughout the entire perimeter of the property to prevent loitering and criminal activity
 - 24-hour video surveillance and monitoring
 - Security personnel on site securing the premises within 50 feet of the public entrance to the store with intermittent patrol sweeps of the premise and surrounding area
 - Patrol of the surrounding area to identify and address any problems including those of: odor, noise, cannabis consumption, litter, graffiti, safety concerns and ensure a clean premises, or any other issues.
- Cleanup—Areas around business kept clean: regular parking lot clean sweeps and trash removal at least twice daily, including adjacent public sidewalks, and any areas within 125ft of the premises
- Prohibited at the Cannabissary and all staff trained on how to deal with policy breakers:
 - Cannabis consumption including vaping, smoking

- Tobacco smoking/chewing and tobacco products for sale
- Alcohol and alcohol consumption and sales
- Illicit drugs and their consumption and sales
- Loitering
- Littering
- Double parking, blocking driveways, or public thoroughways
- Vandalism and graffiti Policy: all graffiti is to be removed, cleaned, or painted over within 24 hours. For vandalism beyond graffiti, repair and resolution is to take place as soon as possible.
- Comprehensive Air Quality and Odor Control Plan multi-faceted best industry practice approach to providing the best air quality to the neighborhood and our facility.

Signage to be posted, clearly displayed, well-lit and visible on the property to include:



Complaints/Comments/Suggestions-Documentation and Policy: Formal complaints, comments or suggestions (email, written) will have formal follow up letter with a resolution to the issue as well as any strategies moving forward. A comment form and box will be placed in the lobby and retail area for anyone to put in a formal complaint, as well as the name of the community outreach representative and their contact information.

The founder has been actively engaged in following townhall dialogue since the cannabis topic emerged in Suisun City in 2017 and understands the community's concern regarding odors, crime, traffic and exposure to children. Cannabissary understands that community outreach is ongoing, suggestions always encouraged. Cannabissary will stay engaged and proactive with our community, it's leaders and fellow neighbors with continual community outreach, education and creating solutions and having a positive impact in the neighborhood.

2.11.1 Community Outreach Representative

Community Outreach representative currently is Dr. Verna L. Schuetter. Additional outreach personnel will be added with the growth of the Cannabissary.

2.11.2 Neighborhood Meet and Greet Notes

Community Outreach Representative: Dr. Verna L. Schuetter, Applicant, Owner and Operator of Cannabissary. We consider all employees to representative of our brand, and outreach is among our core values that we believe is essential to our bringing up our communities.

Recent outreach in the neighborhood reveals that many in the community do support another dispensary in town and in the neighborhood nearby. Some residents even considered that the best place is in the Railroad Avenue location for that type of use.

Many residents supported medical cannabis and when brought up the idea of having an Educationally Geared Cannabis Holistic Health Center, they were either very supportive, or wanted to learn more. We discussed that our business coming to the neighborhood will bring more tax value and businesses activities in the neighborhood. Along with security, lighting, regular patrol and IDs are always checked for child safety.

And while we like child-proof bags, we will use the exit bags that biodegrade and have low carbon foot print, becoming compost. To minimize our branded Cannabis packaging littering the streets and that is something we discussed with many neighbors especially on Railroad Avenue.

Notes:

8/30/2022 STIIIZY dispensary, I purchase some products (on promotion) from bud tender Adrian who has been working since last December 2021 with STIIIZY and he commutes for work from Vallejo. Mandy, one of the Managers at the Store I met during my visit. I let her know that I was Dr. Schuetter and that I was going to be bringing the 2nd dispensary to town right down the street. Mandy seemed excited and was very supportive. I asked her where Brian Mitchell was, and she mentioned that he was no longer in charge and that they have one District Manager that manages all the stores and four assistant managers at the Suisun store. She was professional, social, easy to talk to and I mentioned to her about some of the concerns I had about the STIIIZY black plastic packaging that can be littered on Railroad Avenue, that I had noticed while walking the neighborhood for the outreach. This issue was also brought to my Attention by Wanda Williams at the Adopt A Neighborhood Railroad Avenue Community Clean up in the Spring of this year. Thus I made the suggestion to her that maybe we can team up to clean up parts of Railroad avenue, especially the dispensary child safe packaging bags that seem to be littered around the public property areas on Railroad Ave. and she mentioned that they do have Outreach Programs and that is a good idea. I told them to feel free to contact me at any time and gave my contact information and let them know that we will see them again as we live and shop nearby.

8/30/2022 Mini-Store 621 and 605 Railroad Avenue: Marco, the Premises Grounds Caretaker, who appears to identify as He/Him. We had a 10-minute conversation about cannabis, LGBT health and aging, neighborhood dispensary and security concerns, and I gave him a Cannabis is Medicine brochure. Marco, 75 year old, never tried cannabis and did try to go to STIIIZY across the street and the y asked to check ID but he didn't have his ID and he never set foot into the store. The manager of the Mini-store is Virginia McIntosh and was not at the premise and I left one for the manager and told Marco to feel free to bother at any time with any issues or concerns.

8/17/2022: EQ Tuning, met with Michael, the new Manager, Patrick the old site manager now works remotely. I Introduced myself and let him know we would be putting a Holistic Health and Wellness Cannabis Dispensary in the neighborhood, right next door and supported a dispensary that is geared to medical necessity, health and education.

8/10/2022: I met Filberto in front of his property at George's Feed and Supply. He is the new owner of George's Feed and Supply and worked for George for 20 years. I let him know that the final plans for the Cannabissary Holistic Health and Wellness center will be going to the city. We discussed that the retail site will be developed on the next two adjacent properties not directly next to his property. He again mentioned he would be interested in leasing the property, for parking. I told him that I would consider that.

8/10/2022: I met with James and Jackson Drywall who mentioned, after proposing the Cannabissary Wellness center, that he would support it and he continues make and use the cream that he makes. I let him know to try out our cream in our health and beauty section, which will have the best herbal alternative for topical pain control.

8/10/2022: Same Day Heating and Air Conditioning: The cleaning lady who was Spanish speaking, was in the building and I stopped in and I left a brochure with contact and message in pen, "Hello neighbor, we will be opening Holistic Health Center, Cannabis Dispensary next door. Feel free to bother at any time. "

8/10/2022: Grizzly Autobody. I met with the 2 of three brother Ariel and Yader, who were working in their autobody. I let them know the status of the Cannabissary and we will be under construction. The said they support the dispensary and would appreciate the extra traffic in the neighborhood for business. I agreed and ensured we would do our part to make sure we again, keep it safe with cameras, lighting, security patrol.

8/10/2022: Humphrey Dr. Apartment 1462A. Knocked on the door and met by Skylar Mascott, Keith Hall and mother Sharon Johnson. I had met these folks last time and we continued with a good talk about cannabis in the community including a 2nd dispensary in the area and they was very supportive and in fact was interested in earning a job at our Holistic Cannabis Health Center. I told him all he needs to do is apply when we have our job fair flyers outside our building which will be in the final phases of construction next year.

8/10/2022: Apt 1464D, Nadja, who lady in UCSF scrubs, obviously a health professional, said she was very busy and didn't have time to chat, but took one of our brochures, "Cannabis is Medicine" and I let her know we are bringing a holistic cannabis retail store to the neighborhood and she said she is in support.

8/10/2022: Apt. 1464H, Knock on door no answer. Left a brochure with contact information.

8/10/2022: Apt 1464G, knocked on door, no answer, Left a brochure with contact information.

8/10/2022: Apt. 1464C—Deborah was real cool and in support another dispensary in the community.

8/10/2022: Apt. 1462C Maria Deadea, with whom appear two teenage sons upon answering the door. I introduced myself as Dr. Schuetter and let her know we will be putting a Cannabis Holistic Health Center and Dispensary on Humphrey Drive, near the pet store and she was very supportive of the dispensary.

8/10/2022: 1462-D Resident George Houston answered the door after knocking and I introduced myself and our dispensary plans down the street on Humphrey and gave him a brochure about cannabis. He said he supports the land development nearby because all the

empty fields will just fill up with homeless. Otherwise, he didn't know anything about cannabis but was open to taking one of our brochures to read about it. I let him know to come bother at the store to come learn about cannabis at the dispensary. He was a very nice old man and said he would consider walking over to visit when we open.

8/10/2022: Railroad Avenue Automotive. Met with Owner Thang Q, owner since 2018, a Vietnamese American citizen and his employee, Amy at their office front of the autobody shop. We had a good conversation as my partner Rebecca is Vietnamese, and I introduced my proposal and he said he thinks that this neighborhood is good for the dispensary versus other parts of the town. He also said that he supports legal cannabis and recalls back in the day when he consumed cannabis and thinks that our business will do well.

8/10/2022: Joyce at Code 3 Fire, I introduced myself again and let her know that we will be putting the 2nd dispensary on Humphrey way nearby and she stated that she is not against another dispensary nearby. She gave a card for her business and to let her know if we need any fire services to feel free to reach out.

8/10/2022: Almond Tree Storage—Laurel, new manager for the storage business took one of our Cannabis is Medicine and mentioned that she would give this to the owner of the facility and his name was Jim Mclaughlin. My contact information was highlighted for Laurel for Jim to touch base at anytime.

8/10/2022: 605 Railroad Ave, Suite H Fruit Bar, left brochure in the door. (Spoke to these folks last time, they were supportive.)

8/10/2022: 605, Railroad Ave Suite I, Manzanita Works: left a brochure at the door. (Spoke to these folks last time, they were supportive)

8/10/2022: In Front of Suite 605-E Railroad Ave, met with Charlie A Lapurga, General manager of Cal Elite Builders and Cal electric, said he supports a 2nd dispensary in the neighborhood and let me know he can help with electrical installations for our build out and gave me his card.

8/10/2022: 605, Railroad Suite G-Varela's Construction: Let Cannabis is Medicine Pamphlet with contact number.

8/10/2022: 605, Railroad MDC Engineering: Let Cannabis is Medicine Pamphlet with contact number.

8/10/2022: 605, Railroad, American Stain Glass Company : Let Cannabis is Medicine Pamphlet with contact number.

8/10/2022: I called Father Vincent with Grace church, who I met last time while leaving the parking lot and got his number, and let him know another dispensary is coming to town and he said he is not opposed to our dispensary opening . I let Father know that the herbs of Earth, God intended for all God's children to use.

7/16/2023: Spoke to Chris Aliotto, new owner to FixAuto, now Aliotto Autobody. And he was very nice and appreciative that we let him put his banner up over the exiting Fix Auto sign that is on the corner property that I owned. I let Chris know that he can continued to use the sign and that I am open to letting him have a sign out there on my property and we will work it out moving forward.

7/1/2022: Spoke to John Ramirez on the phone who wanted to thank me for allowing him to use the corner property for his business SIGN "Fix Auto", and he also wanted to let me know that he sold his autobody shop to Chris Aliotto, Aliotto Autobody, but still owns the property and is leasing the property to him. He also let me know Chris is a good guy. And, he wanted to know whether or not he should remove the sign that is currently on my property, that is there. I let him know they can leave it there and use it for their business and we will figure out moving forward the signage. Perhaps we can apply for a city permit for the signs. He agreed.

On 8/26/2020, I had visited 631 Railroad Avenue, Suite F, a new neighbor, Same day Heating and Air Conditioning, in the industrial building next door; no one was available and just left a flyer in the door. I then visited Fruit Bars 605 Railroad Avenue, Suite H, and spoke to owner and employee Martin Hernandez and Abraham Gonzales who were both Spanish speaking. Using the aid of Google Translator App, I introduced myself as community outreach representative and that a dispensary store was to be built in the neighborhood and wanted to know if they had any concerns or opposition and they were both in support of the store and had no questions and he wished us good luck.

I met David Bell with Classic Touch Mobile Detailing Service as he was detailing the Code Three Fire and Safety Vehicles. We had a good discussion about cannabis and he was a supporter of medical cannabis and we also talked about religion and spirituality and we had a very nice exchange of spiritual ideas.

I met the owner of Code Three Fire and Safety (8/26/2020), Joyce L. Oren as we as her employee, Kevin. I informed that that another dispensary was being considered on Railroad Avenue, at our location and although Joyce herself was not a user of cannabis, was in support for medical uses and had no opposition to another dispensary in the neighborhood. I also briefly went through a few key items our good neighbor policy and she had no other additions. In addition, we discussed their business and services and it looks like we may be able to do business with Joyce with our annual fire equipment and inspections.

On 8/26, At the Humphrey Estates apartment, I happen to meet Sharon Johnson, a five year resident at Apt 1462A, in the neighborhood and an over 30 year resident in the area, who was cleaning her outdoor patio space. After introducing myself and my purpose in the neighborhood, she mentioned that her son was a medical user of cannabis for chronic pain and is very knowledgeable. She was very open to having a dispensary in town and even mentioned that she would let her son, of 28 years old, know about our store and wanted to

know when we planned on opening, as he may want to work in the cannabis industry. I gave her one of our pamphlets and showed her the history of cannabis and told her to have her son feel free to call me, especially if we are approved by the city and we may consider hiring. I mentioned to her that we keep the neighborhood clean in the adjacent areas near our dispensary so the neighborhood can be clean and have a video and security so that the neighborhood feels safe. She mentioned that she agrees with having a dispensary in the neighborhood also because she has noticed herself that dispensaries tend to improve the neighborhood because people are loitering and sitting around due to the security. Also she had mentioned that she takes CBD daily for “tinges” and “pins” in her feet. She mentions that is she does not take it, the symptoms come back. She supports cannabis for wellness and mentioned that she had once received a product that mad her sleepy and she did not want it order it that way, and we discussed the importance of knowing what is in you cannabis and knowing the dose, so you can have an expectation of the experience you will have. We agreed that lab testing was the way to go and she said she would be willing to shop at our store for her CBD products and I mentioned that we would have tested products but also non-psychoactive CBD/hemp products.

That same afternoon I met Johnee Poole, another resident at Humphrey Estates Apartments, she was in her car, with her new born baby in the back seat, she is a resident of 1464D. We caught her on the way out to run errands but was open to speaking with us. After introducing the neighborhood dispensary development project, she mentioned that her uncle has a dispensary out in Oakland and she is okay with another dispensary in the neighborhood. I showed her our good neighbor policy including the surveillance and security during our business hours, and cleaning around our the neighborhood, and she had nothing else to add and was happy to see a dispensary coming to the neighborhood.

On February 2nd, I had met with the owner of EQ Tuning, (631 Railroad Avenue, Suite A) Ed Susman discussed our good neighbor policy. He was open to having the dispensary and commented that it will bring more business for which he is not opposed. I had discussed full video surveillance of the business for 24 hours, proper lighting and security during business hours. I had also dropped off my business card during this day. On 2/24, I dropped off my Cannabis is medicine pamphlet.

I met Mathews metal fabrication on 2/4, Brad Mathews and his employee Tom Carluzzi who were welding in their shop located at (631 Railroad Ave, Suite G). They were both very receptive and welcoming to the dispensary curious as to know when our opening date would be. In fact, Tom had mentioned that he is a supporter of medical cannabis and uses it chronically and medicinally himself. Brad wanted to know when we would open and I also discussed with them our good neighbor policy and outreach plan. They had no other recommendations.

I met with Grizzly Autobody (631 Railroad Avenue, Building B), owner, Rafael Ramirez and his brother Ariel Ramirez on 2/4/2020. They told me they support the business and wanted to know where located, how many businesses were the city allowing and they are

accepting of a dispensary and had no additional comments to our good neighbor policy. I also visited them on 2/24 and dropped off our Cannabis is Medicine and Good Neighbor pamphlet.

ERA advertising (631 Railroad Ave, Suite F): I was not able to speak to this business on 2/4 as they were not available. I dropped off a pamphlet at their address.

Grace Church (631 Railroad Ave, Suite E): I met pastor Vincent Alvarez on 3/5 as church services were over in the parking lot, I introduced myself and let him know that there are plans to be submitted to the city for the building of the dispensary at the adjacent lot. His main concern was that he did not want to see the stereotypical users that is typically depicted in society in the neighborhood. I educated him that cannabis users come from all parts of society and many different people, young and old use it medicinally, to avoid pharmaceutical medicines and take a botanical and natural approach to wellbeing. I gave him an educational pamphlet, including our good neighborhood policy and advised him to feel free to contact us should he have any other suggestions to be good neighbors. He said he is okay with having a dispensary nearby and would talk to the elders should there be any concerns.

Jackson Drywall (631 Railroad Ave, Suite C): I met with Jaques Aleveras on 3/4, who works as an employee Mark Jackson and Jackson Drywall company (631 Railroad Ave) who supported the cannabis movement. He also shared with us that he makes his own cannabis medical rub for which he uses for his skin condition. He was very supportive and would forward my business card and information regarding the dispensary and any additional comments to add to our good neighbor policy.

Manzanita Works (621 Railroad Ave), Brent Hokanon was working in his workshop on 3/4 when I had met him. During our discussion, I introduced myself and my belief in cannabis therapeutics. He was not aware of the many medical uses of cannabis and we discussed different medical uses and new emerging research of the medical cannabis and he was not well aware of. I also showed him our pamphlet on Cannabis is Medicine and showed him that cannabis had been a longstanding used safe medicine for many conditions and we were building a dispensary. He was open and supportive to a dispensary opening down the street but was not aware of the medical therapeutics of cannabis.

Mini-Store Main office (621 Railroad Ave.): I met with Diamond Rose, Assistant Manager to Virginia McIntosh managing the storage facility/commercial businesses. Diamond was very supportive of medical cannabis and despite not using cannabis herself. She was very supportive of a medical dispensary in the area so that patients can have access to medicine. In fact, she shared with me that she was a Type I diabetic and if she did not have access to her medicine she can have serious complications and consequences. We had a touching meeting and shared with her our pamphlet outlining our good neighbor policy and community outreach plan. She was very supportive, and we were very happy to receive her perspective.

Railroad Avenue Auto works (605 Railroad Ave, Suite A): I met Henry Castillo, manager (owner not present-Henry Bui) and introduced myself and the planned dispensary to be built in the area. He was indifferent to a cannabis dispensary and had no opinion. I reviewed our good neighbor and community outreach policy, along with our pamphlet and he had no other recommendations to contribute.

Almond Tree Storage (725 Railroad Ave.): on 3/4, I met Cheri Cook, assistant manager and introduced myself. She was very supportive of the cannabis industry and in fact had worked in Humboldt county around many people in the industry and has some friends that cultivate and have cannabis businesses. She was very supportive and mentioned that earlier in her life she didn't believe cannabis was medicine but after seeing how it can be used, she truly believes it is medicine and is very supportive of cannabis businesses and the industry. She had no extra comments to add to our good neighbor and community outreach policy. I left her with our pamphlet so she can give to the manager/owner and for them to feel free to contact us.

On 3/4, I met with the owner George, from George's feed and Supply (1530 Humphrey Drive). He was not a proponent of cannabis and felt that children are at risk and his other concern was of security of the site. I reported to him that we would incorporate and implement various aspects for security, safety and safety to children, including 24-hour video surveillance, security guard on site during business hours, enhanced lighting, enhanced enforcement of loitering, double parking, banned activities. After our discussion he wished me luck. I also dropped off a good neighbor pamphlet on 3/3/2020 and left it with the manager Jackie to give to George.

I went to Fix Auto on 3/4 where I met Crystal (who works at the front desk) and Felix. I left them a pamphlet regarding building the dispensary nearby and they notified me the owner would be in the office next week and they would pass on the inform to the owner. On 3/16, John Ramirez, of Fix Autobody (formerly Rudy's autobody), called me and while I learned he also speaks on KUIC radio station from time to time, that he gave a survey to all customers for a couple weeks and there was not a single customer that was opposed to having a dispensary in the neighborhood. Most of the customers were very supportive of it. In fact he also told me that his wife uses cannabis topicals for her eczema skin condition and she does not like to take pharmaceutical drugs if given the choice. I asked him to feel free to let his brother Steve, who owns Ramirez tow to feel free to contact me as well.

On 3/4, I met with Wendy, Ramirez Tow dispatcher, and introduced myself and our good neighbor policy and she had no further suggestions to add and that she would pass our information to the owner.

2.11.3 Safe Access to Lab Tested Cannabis Medicine Pamphlet (attached),

2.11.3.1 Given to neighbors during neighborhood and community outreach

**Safe Access to
Laboratory Tested
Cannabis
Medicine**

CANNABISSARY HEALTH AND WELLNESS
Cannabis is Medicine.

Good Neighbor Policy

We at the Cannabissary want to be good neighbors and we plan on striving to keep our community safe and clean by incorporating around our business:

- Strong outside lighting
- 24 hour video surveillance and monitoring
- Areas around business kept clean
- Banning loitering and littering (plus signage)
- Signs to keep the neighborhood peaceful
- Signs to keep driveways clear
- Signs banning cannabis consumption/smoking/vaping and asking patrons to stop.
- Security staff onsite during business hours
- Products with child proof, opaque exit packaging

If there are any other suggestions or comments to add to our good neighbor policy, please contact the owner and founder of the Cannabissary, Dr. Verna L. Schuetter. We are more than happy to receive your feedback to keep our neighborhood clean and safe!

Charity and Community Outreach

We plan on donating a proceed of sales toward the community through local: veteran groups, non-profits organizations, charities and educational programs. We plan on supporting our local community with food and toy drives, fundraising activities and city clean ups to have a positive impact on our community.





From 1850 to 1937, cannabis was used as the prime medicine for more than 100 separate illnesses or diseases in U.S. Pharmacopoeia.



COUGH MIXTURE

THE BEST REMEDY FOR Coughs and Colds of Adults, and for Croup and Whooping Cough of Children.

JOHN P. LEE
SOLE PROPRIETOR
3860 W. Harrison Street
Chicago, Illinois
CHICAGO

DR. MACALISTER'S COUGH MIXTURE

FOR ADULTS
This mixture is a reliable remedy for all cases of Cough and Croup, and is especially adapted for the relief of Whooping Cough and Croup of Children.

FOR CHILDREN
This mixture is a reliable remedy for all cases of Cough and Croup, and is especially adapted for the relief of Whooping Cough and Croup of Children.

PREPARED BY
P. LEE DRUG CO.
1000 N. Dearborn St., Chicago, Ill. 60610
CHICAGO

Cannabis in History and Medicine

Cannabis has been used for over 4000 years as an medication for both mind and body, from cultures worldwide. It was the leading analgesic for 60 years before rediscovery of aspirin. It made up half of all medicine sold from 1842-1900. From 1850-1937, cannabis was prescribed as the prime medicine for more than 100 separate illnesses. The American Medical Association was against the Marijuana Tax Act of 1937—beginnings of cannabis prohibition—as cannabis was used widely in medicine with no reported death or overdose. Headed by Henry Anslinger, the Federal Bureau of Narcotics used prohibition tactics based on racism, misinformation and propaganda, combined with pressure from competing special interests from the synthetic fiber, lumber, pharmaceutical and petrochemical industries at the time. The war on drugs has hurt U.S. cannabis research and medical advancements and put many people in prison over this plant. The war on drugs is a war on people—a failing war—more harm done than good. We need support a regulated industry based on education, safety and common sense.

Since THC was discovered in 1964, more than 400 different compounds have been isolated from cannabis with research studies showing its therapeutic potential and medical use for:

- Acne
- Autoimmune disease
- Asthma (bronchodilator)
- Anti-inflammatory
- Arthritis, rheumatism
- Anti-cancer/tumor
- Anti-bacterial
- Appetite stimulate
- Adjunct: HIV/AIDS, chemo
- ALS
- Anxiety
- Alzheimer's disease
- Chronic pain
- Crohn's disease
- Depression
- Epilepsy/Seizure disorders
- Fibromyalgia
- Glaucoma
- Harm reduction/drug addiction (vs alcohol, tobacco, opioid)
- Huntington disease
- Inflammatory Bowel
- Insomnia
- Migraine/headache
- Neuropathy
- Nausea and vomiting
- Palliative care
- PTSD
- Premenstrual syndrome
- Parkinson disease
- Restless leg syndrome
- Stroke rehabilitation
- Spasms (muscle relaxant)
- Multiple Sclerosis
- Sexual dysfunction
- Stress
- Tourette's syndrome
- And more...

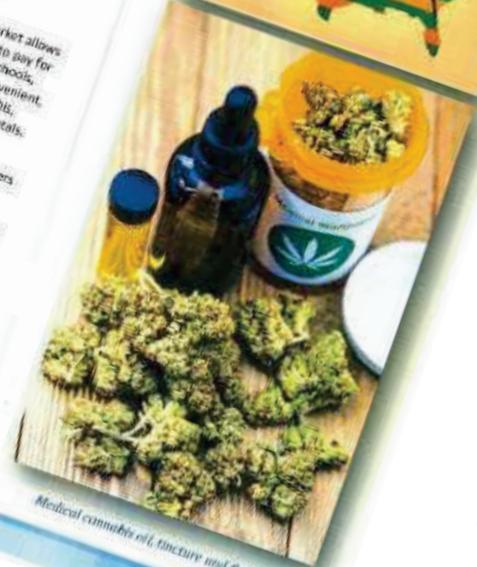
Access to safe, lab tested medicine

Over two thirds of Solano County Voters voted in favor of Prop. 64 and Prop. 215, approving medical and recreational marijuana. The closest dispensaries are located in Vallejo, Dixon and Rio Vista which are not accessible to many of our residents making it difficult to obtain education and access to safe, consistent and reliable medicine. The residents and patients are underserved in our region and we want to provide an informed educational approach and quality, lab tested cannabis in a comfortable and safe environment. Our medicine, and cannabis products are responsibly produced by Californian licensed cannabis growers, manufacturers and distributors.

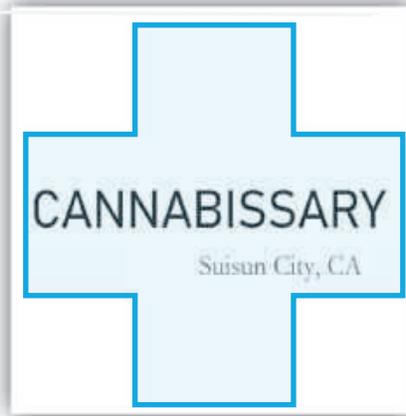
Benefits to the community

Supporting a regulated legal cannabis market allows increased tax revenue for the community to pay for public initiatives including: public safety, schools, parks, roads and more. Residents have convenient, safe, legal access to lab tested "clean" cannabis, free of mold, mildew, pesticides and heavy metals.

Studies show that dispensaries: revitalize neighborhoods; reduce crime; bring new customers to surrounding businesses; add jobs; property values increased in legal states; cities that regulate MJ facilities show a greater increase in security personnel. In couples who consume cannabis, interpersonal domestic violence between couples decrease. Retail cannabis is associated with reduced opioid consumption by the general public. In cities that implement a medical marijuana program there is no uptick in teen use. Licensed cannabis retailers are not selling to minors and their products are not diverted to the underage market.



Medical cannabis oil, tincture and flowers



2.12 Community Benefits

2.12 Community Benefits

Cannabissary intends to positively contribute to the community both directly and indirectly through local employment, community involvement, volunteering, fundraisers and donations to local funding initiatives and charities.

Targeted initiatives in community outreach are towards disadvantaged or at-risk youth in education, tutoring and mentoring, drug abuse awareness education, food and meals for the needy and elderly, homelessness, supporting our first responders and veterans and Toys for Tots during the holidays.

At the Cannabissary, we want to integrate as a cornerstone in the community, and outstanding role model business connected to our community and be a positive, beneficial presence uplifting those most in need. We have participated, contributed and/or will make a pledge to support the following:

CITYWIDE CLEAN UPS

We have participated several clean up events around the city including Adopt and neighborhood, on March 20, 2022, and on 8/9/2021 with Adopt A Neighborhood clean up of the Joseph Nelson Community Church, along with Liberty Church. Two more clean up events were held around on the city on July 26th and on August 29th, 2020. And we pledge to continue volunteering in Citywide Clean Up days, encouraging as many people as possible to participate to keep Suisun City clean and beautiful! Plus, the physical activity and sun help in health and wellness!

Cannabissary Clean Team on the corner of Sunset and Railroad Avenue on July 26th, (left) and on Aug 30th, 2020 at Railroad Ave and Humphrey Drive. (right).



GALLERY WALL SPACE AT CANNABISSARY – APPRECIATION FOR THE ARTS AND SUPPORTING SUISUN CITY LOCAL ARTISTS

The Founder is a strong believer in Artistic expression and the value of the Arts, including Visual Art that is appropriate, tasteful, makes a statement, creates a conversation. We want to “Support Suisun’s City’s Artists” by featuring their masterpieces on our walls where patrons can appreciate Suisun’s local art scene and support our artists and maybe take home a piece of local Artwork!

SUPPORTING SUISUN-FAIRFIELD BUSINESSES

Cannabissary has a Business Level Membership at the Fairfield-Suisun Chamber of Commerce and will be an active member of the local business community. The organization “champions economic prosperity and quality of life for Solano County and surrounding regions by being the voice of business promoting collaboration and helping members grow.”



SUPPORTING YOUTH EDUCATION, MENTORING, TUTORING, EXTRACURRICULARS

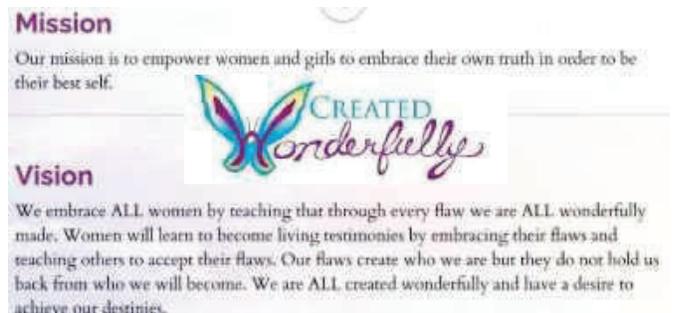
We support local community outreach programs that help disadvantaged youth. We believe that youth education, mentorship and extracurricular activity programs are vital to help the most in need in our communities.

Created Wonderfully

Non-Profit, Suisun City, CA

www.createdwonderfully.org/

Supports underprivileged young women and girls from Suisun City. Donation: \$100 with \$1000 annual pledge.



The Leaven, Non-Profit

506 Civic Center Blvd., Suisun, CA 94585

Site Director: Jeremiah Tadlock,

jeremiaht@myleaven.com,

www.myleaven.com

Supports underprivileged youths of Suisun City, with a tutoring program to help in reading and math comprehension, completing homework and healthy eating and active living. Donation \$100, with \$1000 yearly.



Toys for Tots, Non-Profit



Travis AFB, CA

Brings unforgettable joy and memories to less fortunate children can have a lasting impact in the lives of children and families who receive them, a simple gift can bring happiness and hope to children in need. Donating: \$50 monthly (\$500 annually). Volunteering to create a

Holiday Toy Drive Promotion to encourage Toy donations at our store.

Incubator Fundraising Scholarship Grant

We will fundraise for an Incubator Scholarship Grant with an announced application process to



an aspiring individual of the community to use toward their studies at the local community college or towards any training or certification of higher education. Incubator Fundraising collections also to be located at the POS registers, in addition Cannabissary we will chip in \$1000 for each 1-3 scholarships. Cannabissary employees aspiring to higher education and Retail Management Certificate are encouraged to participate. Application procedures to be posted in our store and website and announced on social media.

DRUG ABUSE AWARENESS AND EDUCATION AND SUPPORT

Monthly Drug Abuse Awareness and Education Workshop

Held at our Wellness Educational Center (see schedule), also available in ZOOM meetings, so all can participate.

Drug Abuse and Education Course

All employees will receive 16-hour county approved drug abuse and education program and certificate of completion with an 8-hour training course and certificate to be renewed annually. <https://coursefordrugsandalcohol.com/>



We support local organizations that foster youth education, tutoring and mentorship to improve outcomes for those who may be systematically disadvantaged and at risk for gangs, substance abuse and poverty. In addition, we will be donating to a number of charities that help people with substance abuse problems directly, such as Mission Solano, Community Action North Bay and indirectly through sponsoring other organizations such as, Suisun City Police Officer’s association and various local Non-profits that provide youth support, education and mentoring programs that help children remain drug free and spread the importance of continued drug abuse resistance and education (D.A.R.E) for our youth.

Drug, Abuse, Resistance, Education

Teaching student’s decision making for safe and healthy living. Dare envisions a world in which students everywhere are empowered to respect others and choose to lead lives free from violence, substance abuse, and other dangerous behaviors. Pledge: a Grant of \$2000 to go toward supporting drug abuse awareness and education for our local city’s schools.



Our Adopted “Principles of Responsible Cannabis Use” (from NORML)



- I. Adults Only: it is irresponsible to provide cannabis to children unless physician supervised
- II. No Driving while impaired by cannabis
- III. Set and Setting: a responsible cannabis user will carefully consider their setting and regulating use accordingly
- IV. Resist Abuse: Use of cannabis, to the extent that it impairs health, personal development or achievement, is abuse, to be resisted by responsible cannabis users.
- V. Respect the Rights of Others: responsible cannabis user does not violate the rights of others, observes accepted standards of courtesy and public propriety, and respects the preferences of those who wish to avoid cannabis entirely.

HOMELESSNESS, POVERTY, SUBSTANCE ABUSE, MENTAL HEALTH, RESPITE, REENTRY, SHELTERS, VETERANS

Mission Solano, Shelter and Hope, Non-Profit

Address key categories of mental health, substance abuse, in/outpatient treatment, physical, medical, legal assistance, income, housing, faith. Donation: \$50, with \$500 annual pledge.

Shelter services.



READ MORE BELOW TO SEE OUR STEPS TO RESTORATION

MISSION SOLANO'S SHELTERING PROGRAM PROVIDES SHELTER, FOOD, AND CASE MANAGEMENT AT NO COST TO HOMELESS MEN, WOMEN, AND CHILDREN OF SOLANO COUNTY. THE INDIVIDUAL BASED CASE MANAGEMENT PLANS OR ICP INCLUDES EDUCATIONAL ASSISTANCE, LIFE & JOB SKILLS TRAINING, AND SPIRITUAL GROWTH WHILE PROVIDING ON/OFF SITE ACCESS TO COMMUNITY RESOURCES SUCH AS LEGAL SERVICES, RECOVERY ASSISTANCE, HOUSING, HEALTH & SOCIAL SERVICES, VA BENEFITS, AND LOCAL CHURCHES.



BRIDGE BED - ICP

The ICP Program (Individual Case Plan) is designed to service each individual's needs, no matter the circumstance. Our trained Case Managers will work regularly one-on-one with each guest to determine their Next Step. From recovery of a driver's license to a recovery program.

RESPITE

Where each guest comes to rest and recover after discharge from the hospital due to injury or illness. This is a safe clean environment where guests will receive focused care.

REENTRY

Providing structured safe stable housing for people to integrate back into society after incarceration. Our staff works in conjunction with Parole Depts., Probation, Day programs, etc.

SHOWERS & FOOD

Every person should have the opportunity to shower and eat. The Shower & Food program allows for just that. During the week, our local homeless have access to gender specific showers and meals.

Community Action North Bay

Services: helps the disadvantaged, disabled, homeless, Veterans; housing, financial assistance, money management, food, benefits access/advocacy, job training, life skills classes. Donation: \$50, \$500 annual pledge.



416 Union Avenue • Fairfield, CA 94533 • 707-427-1148



an end to homelessness & poverty

HUNGER

**Meals on Wheels of Solano County--
Suisun Non-Profit:** Donation: \$50
with pledge as “Friends of Meals on
wheels” \$500 annual pledge.



Meals on Wheels of Solano County has been delivering meals to homebound seniors in Benicia, Dixon, Fairfield, Rio Vista, Suisun, Vacaville and Vallejo since 1977. Our Mission is to support senior independence, health and well-being by regularly providing nutritious meals and human connection.

Our registered dietician plans all of the menus. All of our meals meet 1/3 of the daily basic nutritional requirements for older adults, follow the 2010 Dietary Guidelines for Americans, and meet state regulations for food safety and sanitation. We strive to limit sodium to less than 250 milligrams per meal, limit the calories from fat, serve whole grains, vegetables and fresh fruits for fiber. **All meals are prepared and packaged fresh at our central kitchen in Suisun City, California.**

Meals on Wheels of Solano County provided an average of 16,881 meals a month from July 2018 to June 2019 for seniors living in our community. Collectively, our wonderful volunteers and staff visited and checked on our seniors on a regular contact basis.

THE FACTS, JUST THE FACTS...

- 202,569 Total meals served to seniors in Solano County.
- 171,294 Total meals delivered to home-bound seniors in Solano County.
- 31,275 Total meals served at Congregate Dining Sites.
- \$60,517 Total value of donated volunteer Home-Delivery hours.
- \$19,369 Total value of donated miles for the Home-Delivery Program.
- \$61,333 Total value of donated volunteer hours & facility usage at Congregate Dining Sites.

TOTAL VALUE OF DONATED SERVICES FOR FY 2018-2019: \$141,219

**Food Bank of Contra Costa and Solano
County, Non-Profit**

Food directly distributed to low income people at community sites and make food available to other non-profit organizations serving the ill, needy and children. Food bank works to reduce food waste, feed hungry people and raise public awareness related to food and hunger. Donation: \$50 with \$500 annual pledge. In addition, we will help with virtual fundraisers by promoting a discount/promotion to our patrons in exchange for their virtual food bank support.



SUISUN MARSH WILDLIFE CONSERVATION AND EDUCATION

Environmental Education Program

We offer a wide variety of [presentations and field trips](#) that are a favorite for small and large groups alike both on site and at your location. Our fees are very reasonable and support our wildlife care activities.

- Would you like to enhance the education of your children's group or class by sponsoring one of our programs?
- Are you looking for a good program for an organizational meeting?
- Call us to set up a program. 707.429.4295

Proud recipient of the [2016 John Muir Conservation Award](#)



Suisun Wildlife Center

- If you find an injured or orphaned wild animal in Solano County, PLEASE CALL **707-429-HAWK (4295)**
[Directions - Volunteer](#)



Summer Hours (Apr-Aug): 9 am to 6 pm daily
Winter Hours (Sept-Mar): 9 am to 4 pm daily
707-429-4295 (HAWK)

- **Before you call us or rescue an animal...**
[Click here !!](#)
You may be able to reunite babies with their mother! or save you from injury!
Also, check out [Raccoon Tips](#)

Suisun Marsh Natural History Association, Non-Profit

We want to support our local marsh and wildlife conservation and education efforts by a \$50 donation and a starting annual pledge of \$500 within our first year of operations.



SUISUN MARSH Natural History Association

The **Suisun Marsh Natural History Association** is a [501\(c\)3](#) non-profit volunteer organization, dedicated to the rescue of native California wildlife and to the preservation of the Suisun Marsh, working through the dual avenues of wildlife rescue & release and environmental education. Our efforts are funded by your donations!

Serving Solano County since 1977

SUPPORTING LOCAL VETERANS, PATRIOTISM AND YOUTH MENTORSHIP



The American Legion, Suisun City, Post 182, Non-Profit

Committed to mentoring youth and sponsorship of wholesome programs in our communities, advocating patriotism and honor, promoting strong national security, and continued devotion to our fellow service members and veterans. Donation: \$50, with \$500 annual pledge.

***ALL VETERANS AND MILITARY (NOT IN UNIFORM) 10% DISCOUNT**

SUPPORT OUR LOCAL FIRST RESPONDERS

Suisun City Police Officer’s Association, Non-Profit

We want to support the SCPOA 2020 goal of community outreach to our youth as role models and supporting financially programs that support many including local charities and youth programs, and families of injured and fallen officers. Donation: \$100 with \$1500 pledge in our first-year operations.



Dear Suisun City POA Supporter,

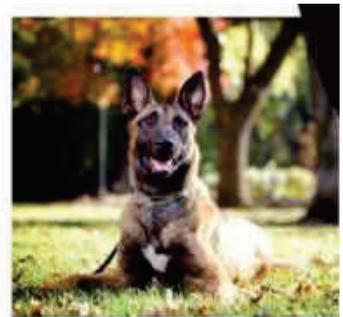
2020 Annual Campaign

THREE HUNDRED SIXTY-FIVE DAYS a year, around the clock, your brave men and women of the **Suisun City Police Officers Association** are there to protect you and your family. As first responders, we are sworn to put your safety above everything else and it is our honor to do so. Today, we ask that you find it in your heart to support our mission of positively impacting the youth of our community.

Please donate today and make a direct impact in the lives of our local youth.

We need your help. The Association is using its resources and officers’ time to help a growing number of people, especially the children in our community who desperately need our assistance. We have pledged to be out in the community more than ever as involved role models and to participate financially in programs that matter to so many.

The **Suisun City Police Officers Association** is supporting various local causes including charities, youth programs, and of course, families of injured and fallen officers. Your donation today will benefit them all.



Highest Regards

Stephen Brown, President
Suisun City Police Officers Association

Donate Online



Scan QR Code with your phone's camera or text HelpHeroes-161 to 21000

"Possession of Support Decals will not provide preferential treatment during enforcement contacts, but will allow the bearer to go through any green light in town!"

P.S. Any questions or concerns, please call 707-398-8268.

EIN # 68-0120432. This gift is not considered tax-deductible as a charitable contribution for Federal Income Tax purposes; however, you should consult your tax professional about its use as an alternate category of deduction.

Suisun City Fire Department

We are aware the local fire department is in need of funding and we want to pledge \$1500 in value of needed wish list items for the fire department for our first year of operations. I had an opportunity to speak to Chief Vincent and different ways we can support the fire department including purchasing equipment and supplies.

***10% DISCOUNT TO ALL FIRST RESPONDERS (NOT IN UNIFORM)**



CANNABISSARY “COMPASSION MEDS” PROGRAM

Under the Dennis Peron and Brownie Mary Act recently passed in 2019, a Compassionate Care cannabis program will be implemented in our store, per state regulations for medical cannabis patients with challenges obtaining medication.

SUPPORTING SUISUN CITY’S LOCAL BUSINESSES AND ECONOMY

Monthly employee meetings will include food ordered from local restaurants. Surrounding businesses will see an increase in economic activity due to exposure from customers via traveling by car, bike and foot traffic, many of whom may not be aware that certain businesses were in the area. The store will boost the local economy in Suisun City. We will also put information regarding Suisun City, our downtown area, including pamphlets, Flyers.

COMMUNITY EDUCATION, AND FUN

Customer educational workshops and vendor store visits will be regularly scheduled and posted on our bulletin board for those seeking more information about cannabis and cannabis products. Cannabissary will hold scheduled workshops exploring uses of cannabis for pain, sleeping, anxiety, mood, CBD, Terpenes and much more. Other educational workshops will be organized to discuss: Cannabis Study Club, Cannabis in Medicine, Cannabis for Medical Professionals, Cannabis Pharmacy, Cannabis History Show, Cannabis and Spirituality, Welcome to the Brave New World of Cannabis Consumption!, All new customers will get a: New Patient Education Guide, CBD, Terpenes, plus many more... Cannabis information pamphlets will be on an information rack posted in the lobby, near our refreshments counter, made available to all visitors—to learn more about cannabis, get a copy of our workshop schedule flyer. We will have a library of cannabis books (culture, history, science, politics) on display and for sale. In addition, we like to have fun, so we will host 1 night a month board game night, as well as Movie Nights where we play classic Cannabis flicks and documentaries—Good Content. Also streamed live on zoom, attached to our website: can be found at our website: www.cannabissary.com (qualified visitors only, 21 and up, exclusions apply). Electronic displays showing videos about cannabis medical uses and benefits, responsible consumption, and medical/scientific research presented in an interesting way—played in the waiting area as clients await entry to the product floor.

One day a month, we would like to launching an outdoor early morning, Ganja Yoga (no-consumption allowed on site at this time) where we go through “Ganga Yoga: A Practical Guide to Conscious Relaxation, Soothing Pain Relief and Enlightened Self Discovery.”

CONTINUED COMMUNITY OUTREACH

Commonly raised issues at town hall meetings have been centered around: smells/smoke, crime and the fear of children being endangered, the erosion of the family-friendly culture, and an increase in crime. Security protocols, state regulations, local municipal codes, and our own Cannabissary company policies have been designed to address these areas of concerns. A few examples include requirements for child-safe exit packaging; thorough background checks prior to any offer of employment; testing requirements for all products;

CANNABISSARY

Neighborhood Compatibility & Good Neighbor Policy

CONFIDENTIAL – DO NOT DISTRIBUTE

and a zero tolerance policy of anyone under the age of 21 entering the premises unless they are 18 and older with a valid California medical marijuana card. Cannabissary pledges to follow all policies to keep Suisun City family-friendly, child safe, low-crime.

2.13 Appendix

The screenshot shows a web browser displaying the Cannabissary website. The browser's address bar shows the URL: https://www.fairfieldsuisunchamber.com/list/me... The website header features the Fairfield-Suisun Chamber of Commerce logo and a mobile menu icon. The main heading is "Cannabissary". Below the heading is a "Share:" button with icons for WhatsApp, Email, Facebook, Twitter, and LinkedIn. The text "Health Services - Natural Health & Healing Practitioner" is displayed. The business name "Cannabissary" is followed by a "VISIT WEBSITE" button. The address is listed as 1540 Humphrey Drive, Suisun City, California 94585, with the phone number (707) 631-9645 and a Twitter link. Navigation tabs for "About", "Rep Info", and "Map" are visible. The "About" section is expanded, showing the text "Medically Focused Wellness and Education Dispensary". At the bottom, a purple "Upcoming Events" section contains a calendar icon and a list of events:

- Oct 6 Fairfield-Suisun Chamber of Commerce Ambassador Meeting
- Oct 8 Joint Chamber Mixer hosted by the Realty One Group Fox & Vacaville Opera House
- Oct 13 Advocacy Council Meeting
- Oct 19 Chamber Explorations: Taste of Tuscany
- Sep 1 Fairfield-Suisun Chamber of Commerce Ambassador Meeting

The image shows two side-by-side screenshots of GoFundMe donation receipts. Both receipts are for a \$500.00 donation to 'Suisun City Adopt-A-Neighborhood'. The left receipt is dated September 3, 2022, and shows a total amount of \$522.00 including a \$22.00 tip. The right receipt is dated October 18, 2021, and shows a total amount of \$515.00 including a \$15.00 tip. Both receipts mention the 'Fundraising Team' as the recipient of the donation.

Fundraising sent you a thank you for donating to [Suisun City Adopt-A-Neighborhood](#)

Dear Verna,

Thank you very much for your generous donation of \$500 to Suisun City Adopt-a-Neighborhood fondly known as SCAAN. We cannot thank you enough. Your donation will be used toward purchasing supplies, plants, and tools for our beautification projects in Suisun City.

Sincerely,
SCAAN Core Team

To:
The Leaven
Village Apartments
506 Civic Center Blvd.
Suisun, CA 94585
Site Director: Jeremiah Tadlock
jeremiaht@myleaven.com

8/24/2020

Dear The Leaven of Suisun City,

Coming from a background of an immigrant parent who worked two jobs to support the family and growing up in the old projects of Suisun City and the truths and traumas in life. It was education and mentors that helped me grow personally and professionally. We can appreciate all that you do for our underprivileged youth including: reading programs, providing tutors and mentors to help with reading comprehension, math skills, completing homework as well as healthy eating and active living, STEAM program in Science, Technology, Engineering, Arts, Mathematics, community outreach with local peace officers, schools, charities, and Summer Success Program.

We would like to support your organization with a donation of \$100 and within a year of operation after opening our store we want to pledge to support the Suisun City Location with a pledge of \$1000.

We hope we can have the opportunity to support your organization in the future.

Sincerest Regard,

Dr. Verna L. Schuetter
Owner and Operator,
Valiant Victory Management, LLC, dba "Cannabissary"
826 Bering Way,
Suisun City, CA 94585
(707) 631-9645
valiantvictorymgmt@gmail.com



Dear Verna,
You just made my day!
Thank you so much for generously supporting The Leaven. Your gift of \$100.00 will provide life-changing programs to the most at-risk children in our communities.
Your gift will help bring after school mentoring and tutoring services to low-income neighborhoods, where high-drop-out rates and gangs threaten the community. In addition, your gift will help revitalize and strengthen neighborhoods, improving lives and providing opportunity to children.
Again, thank you for believing in The Leaven's programs. You are making a difference in the lives of the children we serve!

Mark Lillis
Executive Director



To:
Created Wonderfully, Inc
131 Sunset Avenue – Suite E 249
Suisun City, CA 94585

8/24/2020

Dear Created Wonderfully,

We align with your cause and thus have made a donation of \$100 toward your organizations' mission: in helping underprivileged young women and girls build character, self-acceptance, and "teaching ladies to no longer seek validation through social media or other people," but "learn to walk [their] own truths" and "be what [they] were created to be, not what others tell [them] to be..." as well as supporting "G.E.M.S—Girls Empowered Mighty & Strong program...to encourage and empower girls and young women to love their WHOLE self" and to "empower them to be Independent Thinkers and to seek additional support when needed."

We are inspired by your quotes, your values and applaud your mission:

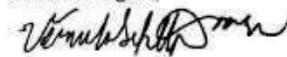
As a Queer, mixed-race, woman of color and faced with challenges, my own truths and trauma, we can relate to trying to find truth and acceptance, learning and loving oneself and having mentors to help in the paths to success and wellness; we are empathetical in our plight... In fact, much of my personal success can be attributed to programs geared toward minorities in education, especially programs for minorities in science, math and many mentors along the way.

We hope you will accept this small gesture to help young women find their truths, be vested in their future, find mentors and be inspired to create personal, educational and professional growth and life improving opportunities.

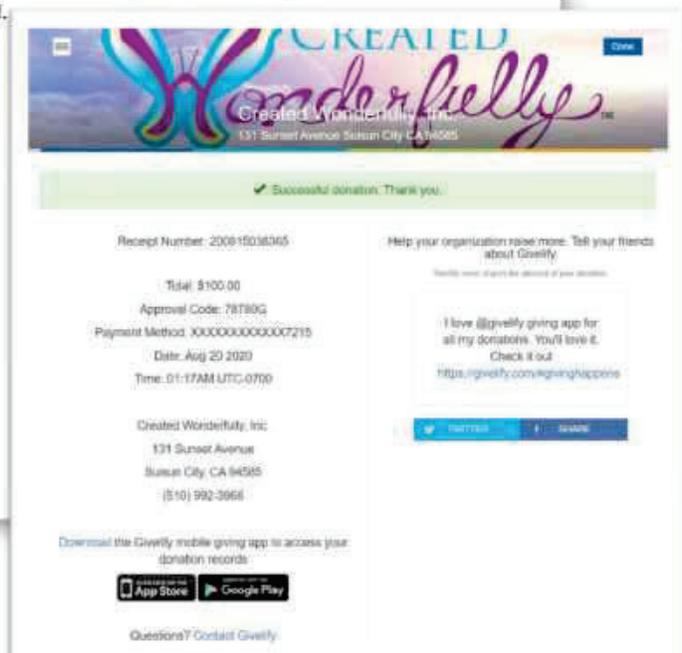
In addition, shall we be accepted a local permit to operate, we would like to make a pledge to your charity, in our first year of operations with a pledge of \$1000 dollars as a way to help.

Thank you for your outreach and mentorship, improving our community at the local level, and we look forward to supporting your organization moving forward.

Sincerest Regard,



Dr. Verna L. Schuetter
Owner and Operator,
Valiant Victory Management, LLCdba "Cannabissary"
826 Bering Way
Suisun City, CA 94585
(707) 631-9645
valiantvictorymgmt@gmail.com



CANNABISSARY

Neighborhood Compatibility & Good Neighbor Policy

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To:

Mission Solano
310 Beck Avenue
Fairfield, CA 94533
(707) 425-FOOD

8/24/2020

Dear Mission Solano,

The prevailing and rising homelessness issue here in California must be tackled. Whether it is providing a place for these people to rest, heal, be nourished, get help, and get back on their feet, through organizations such as yours providing the essentials to thrive including shelter, food, and other services; including case management, mental health and substance abuse services... These outreach initiatives are paramount to improving our local community and helping this part of humanity.

Please find and check for \$50 with an annual pledge of \$500 for our first year of operations in the city.

Our company believes that tackling the homeless issue in our local communities is an effort that needs full support by all and we would like to pitch in a small part to help.

Sincerest Regard,

Dr. Verna L. Schuetter
Owner and Operator,
Valiant Victory Management, LLC, dba "Cannabissary"
826 Bering Way
Suisun City, CA
(707) 631-9644
valiantvictory.com

VERNA L. SCHUETTER
3229 WHIRNEY AVE, APT. 4
GRETNIA, LA 70056-2576

326 BERING WY
SUISUN CITY, CA 94533

90-7182
3022 49567 105

DATE 8/24/2020

PAY TO THE ORDER OF MISSION SOLANO \$ 50.00

Fifty dollars and 00 cents

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO Cannabissary Homeless initiatives Verna Schuetter

⑆3222716271⑆ 47295175010105

Meals on Wheels Solano County
Main Office
95 Marina Center
Suisun City, CA 94585

8/24/2020

Dear Meals on Wheels,

We support your organization's efforts to serving over 650 meals a day to our local elderly (over 190,000 meals a year throughout Solano County) and helping "all seniors live nourished lives with independence and dignity...by providing nutritious meals and a human connection."

We align with your mission as we see the elderly among the most vulnerable and proper nourishment and human interaction is necessity for wellness. We hope to accept our electronic donation of \$50 toward these efforts to help our local needy elderly.

In addition, shall we be accepted a local business permit to operate, during first year of operations, we would like to participate in a \$500 annual corporate sponsorship to give back as a "Friends of Meals on Wheels."

Thank you for improving our community at the local level and we look forward to supporting and volunteering in your organization in the future.

Sincerest Regard,

Dr. Verna L. Schuetter
Owner and Operator,
Valiant Victory Management, LLC
dba Cannabissary
826 Bering Way,
Suisun City, CA 94585
(707) 631-9645
valiantvictorymgmt@gmail.com

THANK YOU!

Your transaction has been processed successfully.

Contribution Information

Amount: \$ 50.00 Date: August 20th, 2020 1:27 AM

Donor Information

FIRST NAME	Verna
LAST NAME	Schuetter
EMAIL	vernalee@gmail.com
MOBILE PHONE	17076319645
STREET ADDRESS	826 Bering Way
CITY	Suisun City
STATE	California
POSTAL CODE	94585

Billing Name and Address

Vernalee Schuetter
826 Bering Way
Suisun City, CA 94585
US

CANNABISSARY

Neighborhood Compatibility & Good Neighbor Policy

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Contra Costa and Solano Food bank
4010 Nelson Avenue
Concord, CA 94520

8/24/2020

Dear Food Bank of Contra Costa and Solano County,

We support your organization's efforts to help feed those in need. We are amazed at the efficiency your organization where, "96 cents of every dollar go directly toward food programs...and 1 in 4 people receiving emergency food are children" and for "every \$1 donated...distributes two meals to those in need."

We align with your mission and ability as an organization to provide much community value and efficiency with the funds you are given. We appreciate your reach far and wide and have personally seen and been to the mobile food bank vans in our local community. It is a class act and we see the benefit of your work and active involvement in our community and we understand every little bit helps. We would like to contribute \$50 dollar today to help you in our community's cause.

In addition, shall we be accepted a local business permit to operate, during first year of operations, we would like to participate in donating \$500 pledge annually to support feeding those most in need and most vulnerable of our community.

Thank you for improving our community at the county and local level and we look forward to supporting your organization in the future.

Sincerest Regard,

Dr. Verna L. Schuetter
Owner and Operator,
Valiant Victory Management LLC
dba Cannabissary
826 Bering Way,
Suisun City, CA 94585
(707) 631-9645
valiantvictorymgmt@gmail.com

Official Donation Receipt or Income Tax Purposes			
MAPPER CONTACT PHONE	25-676-7543	CAMPAIGN CONTACT EMAIL	support@foodbankccs.org
RECEIPT NUMBER (OD)	34101893	ORGANIZATION NAME	Food Bank of Contra Costa and Solano
ORGANIZATION ADDRESS	4010 Nelson Ave Concord, CA 94520	FEDERAL TAX ID	94-2418054
DATE DONATION RECEIVED	Aug 20, 2020	RECEIPT ISSUE DATE	08/20/2020
DONATEE BY	Verna Schuetter	DONOR ADDRESS	826 Bering Way Suisun City, CA 94585
AMOUNT	\$50.00	DONATION TYPE	One-Time
LOCATION RECEIPT ISSUED	4010 Nelson Ave Concord, CA 94520	AUTHORIZED SIGNATURE	Joel Sjostrom, President & CEO

BE PROUD TO BE
We thank you for your donation and we appreciate that no funds or services were requested for our support

To:

Suisun Marsh Natural History Association
Wildlife Center
Suisun City, CA 94585
contact@suisunwildlife.org

8/24/2020

Dear Suisun City Marsh Natural History Association,

We appreciate your efforts in enriching our community with the Suisun City Wildlife Center and Environmental education program and field trips for the youth. As a youth who experienced the Marsh field trip while a student at Crescent Elementary School in the early 80's, I am glad to see that this educational opportunity is still provided to our local youth, so they may appreciate the Suisun Marshlands, its wildlife and animals and the organization's efforts.

We want to support you with a electronic donation of \$50, and a pledge of a \$500 toward your organization during our first year of operation in the city. We applaud your effort in preservation and education of our Suisun City Wildlife marsh and the importance of rescuing native California wildlife and commitment to environmental education.

Thank you for improving our environment and enriching our community here in Suisun City. We look forward to supporting your organization in the future.

Warmest Regard,

Dr. Verna L. Schuetter
Owner and Operator,
Valiant Victory Management, LLC
dba Cannabissary
826 Bering Way,
Suisun City, CA 94585
(707) 631-9645
valiantvictorymgmt@gmail.com

You donated \$50.00 USD to
contact@suisunwildlife.org

Thank you for using PayPal

[Donation Details](#)

Date:	August 21, 2020
Transaction ID:	1GE8001C0918P010
Purpose:	Suisun Marsh Natural History Assoc
Donation to:	contact@suisunwildlife.org
Donation from:	vernaee@paypal.com
Donation amount:	\$50.00 USD

Total amount of this transaction	\$50.00 USD
Funding Source Used (Total)	
VISA *7215	\$50.00 USD

CANNABISSARY

Neighborhood Compatibility & Good Neighbor Policy

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To:

American Legion Post 182
PO BOX 447
Suisun City, CA 94585

8/24/2020

Dear American legion,

As a daughter of a 20 year Air Force Veteran and a believer in supporting our Nations Heroes, especially those in most need in Suisun City, our company agrees with your mission of promoting the social welfare of veterans by: rescuing homeless veterans, helping those returning from prison, their families, provide them with housing and jobs by veterans, education and training opportunities, access to help for substance abuse and awareness, healthcare assistance in obtaining VA benefits. As well as mentoring youth, college scholarships and sponsorship of wholesome programs for the community, advocating patriotism and honor, promoting strong national security, and continued devotion to our fellow service members and veterans.

We would like to support your organization in these endeavors and pledge to donate \$50 toward your organization at this time and once our store is open, we would like to pledge \$500 during our first-year operations. We look forward to supporting your organization and its community outreach for our local Heroes.

Sincerest Regard,

Dr. Verna L. Schuetter
Owner and Operator,
Valiant Victory Management, LLC
dba Cannabissary
826 Bering Way,
Suisun City, CA 94585
(707) 631-9645
valiantvictorymgmt@gmail.com



THE AMERICAN LEGION

About Programs Services Members Media Contact

Thank you again for your generous, tax-free gift of support to The American Legion. Please find details about your donation below.

Order Information	
Description:	Where Most Needed (American Legion Charities)
Invoice Number:	TAL-400173280-200821
Customer ID:	400173280
Billing Information	Honorary Information
VERNA SCHUETTER 826 BERING WAY SUISUN CITY, CA 94585	In Honor of: LARRY J. SCHUETTER, 20Y AF VET Notification:

Total: \$50.00 (USD)

Payment Information	
Date/Time:	21-Aug-2020 20:28:43 EST
Transaction ID:	62519701418
Payment Method:	Visa ****7215
Transaction Type:	Purchase
Auth Code:	45834G

To:

Local Toys for Tots
450 Broadway Street, Bldg. 15
Travis AFB, CA 94535

8/24/2020

Dear Toys for Tots Local Coordinating Officer,

On a personal note, my significant other recalls vividly the experience of receiving Toys for Tots as a child in poverty, a of first-generation immigrant parents, on government assistant while her father worked at the local Domino's pizza. While in dental school, I had the opportunity to work the Hispanic Dental Association of Los Angeles and the local Toys for Tots to help a family in need with Thanksgiving Dinner and Christmas. We at the Cannabissary recognize that these small gestures have a lasting impact on needy families and children during the Holiday Times.

Thank you for your organization for its philanthropic efforts. Toys for Tots brings unforgettable joy and memories to many less fortunate children and families. Giving Toys, books and other gifts to less fortunate during the Holiday Season has a lasting impact in the lives of children and families who receive them, a simple gift that can bring happiness and hope to children in need.

Our company would like to support Toys for Tots with \$50 and pledge of \$500 with ongoing business operations (\$500), and also look forward to pledging to becoming a local toy drop site and sponsoring a local family with Holiday Dinner, when our storefront is open, encouraging our patrons to donate a toy, in exchange for a promotion, plus discount (as an example, a spin on the wheel of fortune to win a free prize; branded merchandise, accessories etc.)

We look forward to supporting your charity and its pursuit to give back to our local community improving the lives of those who are the most in need and having a positive impact and lasting holiday memories for many children in need.

Sincerest Regard,

Dr. Verna L. Schuetter
Owner and Operator,
Valiant Victory Management, LLC
dba Cannabissary
826 Bering Way,
Suisun City, CA 94585
(707) 631-9645
Vernalee@gmail.com



Thank you for supporting the Marine Toys for Tots Program

Did you know that Toys for Tots is a top rated charity?

75% of your donation goes to our mission of providing toys, books and other gifts to less fortunate children. The 3% spent on support principally covers fundraising expenses - not one donated dollar goes to pay for salaries or any other overhead costs.

Fund Expenditure
81.3 Program to Support Ratio

Program	96.7%
Fundraising	2.8%



To:

Suisun City Police Officers Association
PO Box 2729
Suisun City, CA 94585-5729

8/24/2020

Dear Suisun City Police Officers Association,

As a daughter of a police officer, I empathize on the importance of supporting our police officers, who are there to serve and protect us, and understand that additional resources are needed to help them do a great job in the community.

We want to support our brave men and women in police uniform so they can make a direct impact in a positive way in the community. We support the SCPOA 2020 goals to help a "growing number of people, especially children in the community who desperately need... assistance" and your "pledge to be out in the community more than ever as involved role models and...participation in, financially in programs that matter to so many," such as "supporting various local causes including charities, youth programs, and of course, families of injured and fallen officers..."

We hope you have received our electronic donation of \$100 toward your organization to help achieve your mission, reach out to our youth as mentors, help community causes and keep our community safe. In addition, shall we be approved to operate our business in the city, we pledge to a Platinum Donation of \$1500 within our first year of operations.

We thank you for all that you do in the community in keeping us safe and for reaching out to our community.

Sincerest Regard,

Dr. Verna L. Schuetter
Owner and Operator
Valiant Victory Management, LLC
dba Cannabissary
826 Bering Way,
Suisun City, CA 94585
(707) 631-9645
valiantvictorymgmt@gmail.com



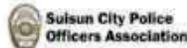
V S <vernalee@gmail.com>

Thank you for your contribution!

1 message

Suisun City Police Officers Association <receipts@firstresponderprocessing.com>
To: Vernalee@gmail.com

Thu, Aug 20, 2020 at 12:59 AM



Your Donation has been approved!

Hello, Verna! Thank you for your donation to **Suisun City Police Officers Association!**

Your generosity is greatly appreciated and will help make a difference.

Donation Reference Number: 63149G
Your Donation Amount: \$100.00

Help spread the word about Suisun City Police Officers Association by sharing this great story with your social networks!

CANNABISSARY

Neighborhood Compatibility & Good Neighbor Policy

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Community Action North Bay
415 Union Avenue
Fairfield, CA 94533
707-427-1148

8/24/2020

Dear Community Action North bay,

We agree with your efforts to strengthen the community by providing housing and safety net services to assist those in need in living healthy and productive lives by serving veterans, those physically or mentally disabled, seniors and other vulnerable populations in Solano County who are socially and economically at risk.

We agree with taking action to end to poverty by building better lives for these populations and providing housing support to living self-sufficiently, get back on their feet, obtaining housing, food, case management and mentoring services, transportation, life skills training and job training and benefits access.

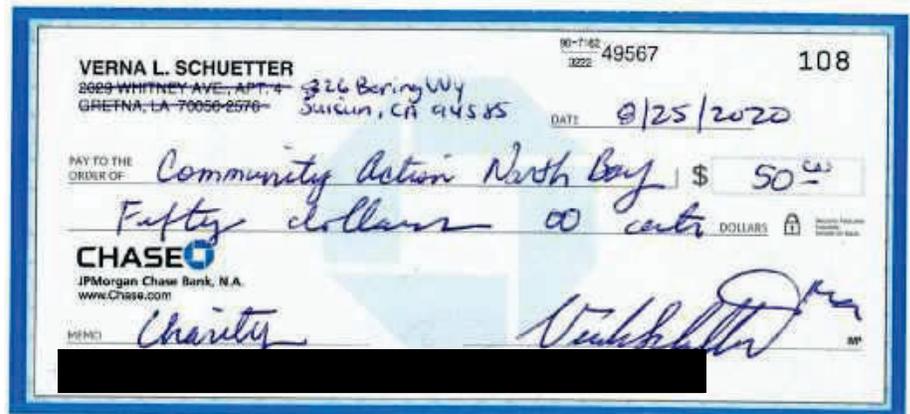
We would like to support your organizations and its efforts at the local level and thank you for all that you do. We want to support with a \$50 donation today and a promise to donate \$500 pledge within our first year of operations.

Again thank you for your pursuit to end homelessness and poverty in our local community.

Sincerest Regard,



Dr. Verna L. Schuetter
Owner and Operator,
Valiant Victory Management LLC
dba Cannabissary
826 Bering Way,
Suisun City, CA 94585
(707) 631-9645
valiantvictorymgmt@gmail.com



VERNA L. SCHUETTER
2609 WHITNEY AVE, APT 4
GRETNA, LA 70056-2576
826 Bering Way
Suisun, CA 94585

00-1162
7222 49567 108

DATE 8/25/2020

PAY TO THE ORDER OF Community Action North Bay \$ 50⁰⁰

Fifty dollars 00 cents DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO Charity

Verna L. Schuetter