PLANNING COMMISSION
Anthony Adams, Chair
Angel Borja
Albert Enault
Jessie Pooni
Vinay Tewari

PLANNING COMMISSION MEETING

Second and Fourth Tuesday
Every Month

A G E N D A

REGULAR MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
TUESDAY, SEPTEMBER 27, 2022
6:30 P.M.

SUISUN CITY COUNCIL CHAMBERS -- 701 CIVIC CENTER BOULEVARD -- SUISUN CITY, CALIFORNIA

NOTICE
Pursuant to Government Code Section 54953, subdivision (b), and in accordance with the provisions of SB 361 (2021), the following Planning Commission meeting includes teleconference participation by Commissioners Angel Borja, Albert Enault, Jessie Pooni, Vinay Tewari and Chair Anthony Adams. Teleconference locations are on file at City Hall, 701 Civic Center Blvd., Suisun City, CA 94585

FACE MASKS ARE RECOMMENDED WHILE IN CITY FACILITIES IF NOT FULLY VACCINATED. IF YOU DO NOT HAVE A FACE MASK, ONE WILL BE PROVIDED FOR YOU.

THE PLANNING COMMISSION HAS RESUMED IN-PERSON MEETINGS IN ADDITION TO ZOOM. A LIMITED NUMBER OF SEATS ARE AVAILABLE, TO RESERVE A SEAT PLEASE CONTACT THE CITY CLERK AT clerk@suisun.com OR 707 421-7302.

ZOOM MEETING INFORMATION:
WEBSITE: https://zoom.us/join
***MEETING ID:* 893 0598 5651**

CALL IN PHONE NUMBER: (707) 438-1720

TO VIEW TONIGHT'S MEETING ON SUISUN WEBSITE, LIVESTREAM
(URL: https://www.suisun.com/government/meeting-video/)

REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE PLANNING COMMISSION MEETING
BY EMAILING CLERK@SUISUN.COM (PRIOR TO 5 pm) OR
VIA WEBSITE OR PHONE APPLICATION, ZOOM

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

(Next Resolution No. PC 22–04)

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 Manager/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 28, 2022 - (Pock: dpock@suisun.com).

PUBLIC HEARING:

3. Commission Adoption of Resolution PC22-___; Approval of Site Plan/Architectural Review (SP/AR 21/2-002) and Conditional Use Permit (CUP 21/22-002) to Construct a 2,200 Square Foot Starbucks with Drive Through and 625 Square Foot Outdoor Patio Seating Area Located at the Northeast Corner of Highway 12 and Walters Road (Assessor's Parcel Number 0173-830-070) – (Kearns: jkearns@suisun.com).

GENERAL BUSINESS:

4. Commission Adoption of Resolution PC22-___; A Resolution of the City of Suisun City Planning Commission Making a Finding of General Plan Conformity for the Future Sale of Real Property (located along Lotz Way between Main Street and Civic Center Boulevard) Owned by the Successor Agency to the Former Redevelopment Agency of the City of Suisun City (Assessor's Parcel Number 0032-061-390) – (Kearns: jkearns@suisun.com).

5. Zoning Ordinance Update: Planning Commission Workshop to Discuss the Comprehensive Zoning Ordinance Update Process – (Bermudez: jbermudez@suisun.com).

REPORTS: (Informational items only.)

6. a. Commission Members
   b. Commission Chairperson

ADJOURNMENT

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/Commissions, are available for public review at least 72 hours prior to a Council /Agency/Authority/Commission 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/Commission 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. Assistive listening devices may be obtained at the meeting

PLEASE NOTE:

1. The City Council/Agency/Authority/Commission hopes to conclude its public business by 10:00 P.M. Ordinarily, no new items will be taken up after the 10:00 P.M. cutoff 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.
2. Suisun City is committed to providing full access to these proceedings; individuals with special needs may call 421-7300.
3. Agendas are posted at least 72 hours in advance of regular meetings 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;
    - Suisun City Senior Center, 318 Merganser Drive, Suisun City, CA;
    - Joe Nelson Center, 611 Village Drive, Suisun City, CA;
    - Harbor Master Office, 800 Kellogg Street, Suisun City, CA.

I, Donna Pock, Deputy City Clerk for the City of Suisun City, declare under penalty of perjury that the above agenda for the meeting was posted and available for review, in compliance with the Brown Act.

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PLANNING COMMISSION
Anthony Adams, Chair
Angel Borja
Albert Enault
Jessie Pooni
Vinay Tewari

PLANNING COMMISSION MEETING

Second and Fourth Tuesday
Every Month

M I NU T E S

REGULAR MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
TUESDAY, JUNE 28, 2022
6:30 P.M.

SUISUN CITY COUNCIL CHAMBERS -- 701 CIVIC CENTER BOULEVARD -- SUISUN CITY, CALIFORNIA

NOTICE
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(Next Resolution No. PC 22–03)

ROLL CALL

Chairperson Adams called the meeting to order at 6:30 PM with the following Planning Commissioners present:

PRESENT: Borja, Enault, Pooni, Tewari, Adams
ABSENT: None

Pledge of Allegiance was led by Commissioner Pooni
Invocation was given by Principal Planner Kearns

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) None

1. City Manager/Staff

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 May 10, 2022 - (Pock: dpock@suisun.com).

Motion by Commissioner Enault to approve Consent Calendar and seconded by Commissioner Tewari. Motion passed by the following vote:

AYES: Enault, Tewari, Pooni, Adams
NOES: Borja

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.)

James Berg commented on upcoming parcel for sale, the Marina lot on Kellogg Street. Concerns with the building itself and proposed use. Great opportunity to see Suisun generate income for more than one business, would like the Commission to look at the proposal and see residents prioritized versus an outside entity

PUBLIC HEARING:

3. Commission Adoption of Resolution PC 22-03: Finding that the Lotz Residential Project is Exempt from Further Environmental Review Pursuant to Section 15332 Class 32 (In-Fill Development Projects) Categorical Exemption and finding that the Exemption Reflects the Independent Judgement of the City as Lead Agency under California Environmental Quality Act (CEQA); and Approve the Lotz Residential Development Project Consistent with all Plans and Exhibits Provided as the Lotz Residential Development (Exhibit A), Tentative Subdivision Map

(Exhibit B) and Subject to the Conditions of Approval (Exhibit C) (Assessor Parcel Number 0032-042-300, 360, 440, 460, 480, 500, 520, 540, 560, 580, 600, AND 680).

Presentation was given by Development Services Director Bermudez with applicant present.

Commissioners asked clarifying questions.

Staff responded to Commissioners questions.

Public Comments:

James Berg commented on the timeline for build out and if the bike path was going to be continued on. The neighboring business and Marina Center had a proposal that continued the bike path. Could we ask in this project if we can continue this as far as possible and maybe include it in the proposal.

Donna LeBlanc commented on the pocket park, bikeway, and sidewalk area for the public to use. Who is going to maintain the area? Is there a proposal to put an LLD in place for each housing unit? How will pocket park and landscaping be taken care of? The Alley behind, referring to as the road, will that be a private street, if so, who will be responsible for the upkeep and maintenance.

Marsha commented as a resident of Victorian Harbor and attended the Good Neighbor meeting and doesn't feel the points she brought up were addressed so she would like to bring it up with the Commissioners. She referred to the Waterfront Revision Plan in regard to Section 6.2.2, 6.2.3, and 6.2.4. The Façade facing Lotz Way will be identical making it look cookie cutter. The colors chosen are earth tones but across the way is pastel colors and cottage looking. Feels jarring to not blend colors of neighbors. Agreed with the landscaping as the Victorian Harbor has degraded in the last six months. How will the city be able to afford maintaining landscaping?

Chairperson Adams referred questions from public to staff.

Staff responded to public questions.

Commissioners commented on the project and asked clarifying questions.

Staff and Applicant Camran Nojoomi and Architect Clay Fry provided comments.

Chairperson Adams mentions the added conditions:

Include bigger trees with more shade, reciprocal access, façade changes with trim and color, leave class 1 as is for the 10ft curb.

Development Services Director Bermudez restated conditions added:

Referred to the resolution that it was amended that includes new item A, added condition of approval that relates to the zero lot line condition, added a condition that would call out for larger trees; shade trees, required a split face; 8 ft wall on the rear, architectural enhancements that will have façade improvements on trim and material that will be part of the design review that there will be a mixture of design review type of material.

Motion made by Commissioner Enault to adopt Resolution with added conditions and seconded by Commissioner Borja. Motion passed by the following vote:

AYES: Enault, Borja, Tewari, Pooni, Adams
NOES: None

GENERAL BUSINESS: NONE

REPORTS: (Informational items only.)

4. a. Commission Members: None
   b. Commission Chairperson Adams: Announced he will be stepping away from the commission in just a few months to take a job in Washington, DC.

ADJOURNMENT

There being no further business the meeting was adjourned 8:00 p.m.

_____
Donna Pock, CMC
Deputy City Clerk

Planning Commission Agenda Report Meeting Date 09/27/2022

Files: SP/AR 21/22-002; CUP 21/22-002

DATE: 09/27/2022

TO: PLANNING COMMISSION

FROM: John Kearns, Principal Planner jkearns@suisun.com)

RE: PUBLIC HEARING: Commission Adoption of Resolution PC22-___; Approval of Site Plan/Architectural Review (SP/AR 21/2-002) and Conditional Use Permit (CUP 21/22-002) to Construct a 2,200 Square Foot Starbucks with Drive Through and 625 Square Foot Outdoor Patio Seating Area Located at the Northeast Corner of Highway 12 and Walters Road (Assessor's Parcel Number 0173-830-070).

SUMMARY

Before the Planning Commission is a request for Site Plan/Architectural Review and Conditional Use Permit for a proposed Starbucks with drive-through (2,200 square foot building) to be located on 0.99 acres at the northeast corner of Highway 12 and Walters Road.

Recommendation: Planning staff recommends that the Commission adopt Resolution PC22-___; Approval of Site Plan/Architectural Review (SP/AR 21/2-002) and Conditional Use Permit (CUP 21/22-002) to Construct a 2,200 Square Foot Starbucks with Drive Through and 625 Square Foot Outdoor Patio Seating Area Located at the Northeast Corner of Highway 12 and Walters Road (Assessor's Parcel Number 0173-830-070).

Proposed Motion: I move that the Planning Commission adopt Resolution PC22-___; PC22-___; Approval of Site Plan/Architectural Review (SP/AR 21/2-002) and Conditional Use Permit (CUP 21/22-002) to Construct a 2,200 Square Foot Starbucks with Drive Through and 625 Square Foot Outdoor Patio Seating Area Located at the Northeast Corner of Highway 12 and Walters Road (Assessor's Parcel Number 0173-830-070).

OWNER/APPLICANT

Engstrom Properties
837 Jefferson Blvd.
West Sacramento, CA 95691

BACKGROUND

Existing Setting and Surrounding Land Uses

The proposed project is located east of Walters Road and north of Highway 12 adjacent to the eastern city limits. The proposed project is immediately east of the newly constructed 7-Eleven and recently approved Take 5 Oil Change. East of the proposed project is lands within unincorporated Solano County.

DISCUSSION/ANALYSIS

Project Description

The proposed project includes the construction of new Starbucks with drive thru and outdoor patio seating area. Access would be provided to the project via a driveway from Walters Road which also provides access to both the 7-Eleven and Take 5 Oil Change projects. This driveway is accessible to drivers traveling both north and south along Walters Road. Key project details include:

- A 2,200 square foot Starbucks coffee shop.
- Associated drive thru with stacking for 17 vehicles.
- A 625 square foot outdoor patio seating area.
- 21 on-site parking spaces.
- Site improvements include new driveways, parking areas, a new screen wall along the drive thru, and new landscaped areas.
- As stated in the applicant's submittal, typical hours of operation are 4:30am – 10pm with a total of 25-30 employees (3-5 employees per shift).

A complete project description, submitted by the applicant, can be found in Attachment 2 of the staff report.

Site Design

The project proposes a 2,200 square foot building on a 0.99-acre site. The building's design includes an inviting canopied patio seating area and appealing finish materials. The building design finishes include metal wall panel, stucco accent area with art/mural enhancement, aluminum storefronts, and metal canopies. The parking areas and trash enclosure are located at the interior of the site and are screened by trees and drought tolerant landscaping.

Findings

To approve this project, the Planning Commission needs to make the following findings (also contained in the draft resolution – Attachment 1):

Finding 1: *That the proposed project is consistent with the Goals, Policies and Objectives of the Commercial designation of the Land Use Element of the Suisun City General Plan:*

Analysis: The intensity provided in the General Plan for the Commercial Mixed Use Land Use Designation provides a Floor Area Ratio (FAR). The Project falls below the maximum FAR. Further, the proposed project does not deviate from the alignment of roadways or other public improvements as shown in the General Plan.

Finding 2: *That the proposed project is consistent with the Goals, Policies and Objectives of Title 18 "Zoning" of the Suisun City Municipal Code including meeting all applicable development standards.*

Analysis: The proposed project is consistent with the Commercial Retail (CR) Zoning District which allows for a Floor Area Ratio not to exceed 1.0. All applicable development standards, including: setbacks, parking, and building height, of the Suisun City Zoning Code are met with this proposed project including items identified as conditions of project approval (Attachment 1 Exhibit A). The applicable allowable use table can be found in Section 18.20.070 of the Suisun City Code. Further, the applicable development standards can be found in Section 18.32.010 of the Suisun City Code.

Finding 3: *That Project 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.*

Analysis: The project proponent has consulted with the applicable public safety agencies to design a project which meets their needs of serving the project. Each of those agencies was provided an opportunity to review and comment on the project. These comments have been provided as conditions of approval which can be found as Attachment 1 Exhibit A.

Finding 4: *That adequate utilities, access roads, pedestrian and bicycle access, drainage, parking, and/or other necessary facilities have been or are being provided.*

Analysis: The proposed project takes into consideration current existing circulation in and around the site as well as future access and utility improvements. Further, the applicant provided a focused traffic study for the project which shows no safety-related issues regarding the use of the project.

Finding 5: *That the proposed use conforms with all relevant federal, state, and local laws and regulations.*

Analysis: The proposed project is requesting the subject entitlements. Further, the project proponent will apply for all applicable permits through the City, County, and any other regulatory agency prior to commencing construction on-site. The City will not issue any permit until proper actions have been taken with the other relevant agencies.

General Plan Consistency

The project site is designated as "Commercial Mixed Use" within the General Plan. As described in Table 3-1 "Land Use Designations, Allowable Land Use, Density, and Intensity," Allowable land use is identified as *retail and service commercial operations; research, assembly, fabrication, storage, distribution, and processing uses; professional offices; public services and facilities; and other compatible uses, such as higher-density dwelling units.*

Per the Land Use Element of the General Plan, the construction of a project like the Starbucks on this property would be consistent with the provisions of the General Plan.

Zoning Consistency

The project site is located within the Commercial Retail (CR) Zoning District. *The commercial retail (CR) zoning district is applicable to parcels where the sale of goods and services is the*

primary intended use. This includes large format retail establishments, as well as smaller commercial businesses scaled to neighborhood-serving goods and services meeting *the density and intensity standards defined in Section 18.20.060.* While the operation of coffee shop fits the classification of a commercial use, the Zoning Code land use table does not have a specific use type category listed in the CR zone for coffee shops with drive through. By definition found in the Zoning Code, the proposed use does not fit the classification of a restaurant with drive through, so in such instances, the Zoning Code provides a mechanism for the evaluation of certain uses that are determined to have unique characteristics such as higher than typical customer traffic, and increased traffic volumes for example.

Per Section 18.73.060 "Use permits for uses not otherwise provided for", the granting authority (in this case the Planning Commission) is authorized the grant use permits for uses not listed in the allowable use table. In order to do this, the Commission needs to make two specific findings:

(A) A finding by the granting authority that the use is substantially similar in characteristics, intensity and compatibility to a use or uses within the zoning classification applicable to the property; and

Analysis: The proposed Starbucks use has been considered as a similar use to those presently listed in the CR Zoning District. It is a use that is centered around quick service and convenience. It is also located adjacent to other uses such as a convenience market and quick service oil change business.

(B) A finding by the granting authority that the use would be appropriate in the zoning classification applicable to the property as permitted or conditional use. Each such use shall conform to all regulations and conditions of approval applicable to similar described uses specified in the provisions of the applicable zone, as well as the standards and provisions applicable to the similar uses in this title.

Analysis: The proposed use complies with all applicable sections of the General Plan and Zoning Ordinance as stated previously in this staff report. Great care has been taken to analyze important elements of the project relative to proper site design and compatibility with adjacent uses.

These findings have been added to the attached resolution for the consideration of the Commission.

Focused Traffic Study

In July 2022, W-Trans submitted a revised focused traffic study for the project on behalf of the applicant. Below are the conclusions of the study (the full study is contained within Attachment 3 of this staff report):

- The proposed project includes a 2,200 square foot Starbucks with drive-through and would generate an average of 129 net new trips per day, including 21 a.m. peak hour [7 a.m. to 9 a.m.] and 10 p.m. peak hour [4 p.m. to 6 p.m.] trips. With non-primary trips included, the project would result in 1,174 daily trips to and from the site, including 189 during the morning peak hour and 86 during the evening peak hour.
- It is estimated that the maximum queue for the southbound left-turn lane on Walters Road into the project site would be two vehicles during the a.m. peak hour and three vehicles

during the p.m. peak hour without the addition of project traffic anticipated upon construction of the Starbucks. The queue would extend to three vehicles during wither peak hour with project traffic added, which would translate to a queue of 75 feet, or 25 feet shorter than the turn lane storage capacity of 100 feet.

- The northbound right-turn stacking distance on Walters Road would be zero feet without or with project traffic as northbound traffic turning right would have right-of-way over southbound traffic turning left and would not have to stop at a stop sign or traffic signal.
- The proposed total stacking capacity of 17 vehicles would be sufficient to contain the estimated 95th percentile queue of six vehicles, as would the proposed order lane capacity of 11 vehicles. There would be a negligible chance of the queue extending onto Walters Road.
- The project would be classified as local-serving retail for the purpose of assessing VMT impacts, and therefore would and therefore would screen from further analysis.

Conditions of Approval

As with all discretionary entitlement approvals, staff has prepared recommended conditions of approval for the consideration of the Planning Commission. These conditions are a culmination of input from the Fire Department, Development Services Department, and Public Works Department. Additionally, the Solano Irrigation District (SID) and Fairfield Suisun Sewer District (FSSD) have also provided conditions of approval. The conditions can be found in Attachment 1, Exhibit B of this staff report.

The Project's developer has reviewed and agreed to the conditions of approval.

Project Plans

The submitted plans (Attachment 2) includes a site plan, elevations, floor plans, landscape plans, and preliminary grading, utility, and photometric plans. All of these will be included and discussed in staff's presentation.

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).

Next Steps

As stated previously, the Planning Commission is the approving body for the project's entitlements. Once the Planning Commission has taken action, there is a 10-day appeal period. If an appeal has been filed, the City Council must hear the appeal within 60 days of its filing. Alternatively, a Call for Review (per Section 18.84.060) can be filed by two Councilmembers within 10-days of the Commission's decision. Again, the City Council would need to take action within 60 days of its filing.

PUBLIC CONTACT

The agenda was posted on the Suisun City website. As of the date of this report, no additional inquiries regarding this item had been received by City staff.

ATTACHMENTS

1. PC22-___; Approval of Site Plan/Architectural Review (SP/AR 21/2-002) and Conditional Use Permit (CUP 21/22-002) to Construct a 2,200 Square Foot Starbucks with Drive Through and 625 Square Foot Outdoor Patio Seating Area Located at the Northeast Corner of Highway 12 and Walters Road (Assessor's Parcel Number 0173-830-070).
2. Project Description
3. Project Plans
4. Lighting Plans
5. Focused Traffic Study for the Starbucks Project on Walters Road in Suisun City, W-Trans.

RESOLUTION NO. 2022-

APPROVAL OF SITE PLAN/ARCHITECTURAL REVIEW (SP/AR 21/22-002) AND CONDITIONAL USE PERMIT (CUP 21/22-002) TO CONSTRUCT A 2,200 STARBUCKS WITH DRIVE THROUGH AND 625 SQUARE FOOT OUTDOOR PATIO SEATING AREA AT THE NORTHEAST CORNER OF HIGHWAY 12 AND WALTERS ROAD (ASSESSOR'S PARCEL NUMBERS 0173-830-070)

WHEREAS, the Planning Commission held a Public Hearing on Tuesday September 27, 2022, took public comment; and

WHEREAS, notices for the public hearing were published in the Daily Republic on September 16, 2022 for the Planning Commission public hearing, and notices were mailed to individual property owners within 600 feet on September 14, 2022; and

WHEREAS, the Planning Commission of the City of Suisun City made findings approving Site Plan/Architectural Review (SP/AR 21/2-002); and Conditional Use Permit (CUP 21/22-002); and

WHEREAS, the proposed project has been found exempt from the California Environmental Quality Act per Section 15303; and

WHEREAS, the Planning Commission of the City of Suisun City hereby makes the following findings:

Finding 1: *That the proposed project is consistent with the Goals, Policies and Objectives of the Commercial designation of the Land Use Element of the Suisun City General Plan:*

Analysis: The intensity provided in the General Plan for the Commercial Mixed Use Land Use Designation provides a Floor Area Ratio (FAR). The Project falls below the maximum FAR. Further, the proposed project does not deviate from the alignment of roadways or other public improvements as shown in the General Plan.

Finding 2: *That the proposed project is consistent with the Goals, Policies and Objectives of Title 18 "Zoning" of the Suisun City Municipal Code including meeting all applicable development standards.*

Analysis: The proposed project is consistent with the Commercial Retail (CR) Zoning District which allows for a Floor Area Ratio not to exceed 1.0. All applicable development standards, including: setbacks, parking, and building height, of the Suisun City Zoning Code are met with this proposed project including items identified as conditions of project approval (Attachment 1 Exhibit A). The applicable allowable use table can be found in Section 18.20.070 of the Suisun City Code. Further, the applicable development standards can be found in Section 18.32.010 of the Suisun City Code.

Finding 3: *That Project 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.

Analysis: The project proponent has consulted with the applicable public safety agencies to design a project which meets their needs of serving the project. Each of those agencies was provided an opportunity to review and comment on the project. These comments have been provided as conditions of approval which can be found as Attachment 1 Exhibit A.

Finding 4: *That adequate utilities, access roads, pedestrian and bicycle access, drainage, parking, and/or other necessary facilities have been or are being provided.*

Analysis: The proposed project takes into consideration current existing circulation in and around the site as well as future access and utility improvements. Further, the applicant provided a focused traffic study for the project which shows no safety-related issues regarding the use of the project.

Finding 5: *That the proposed use conforms with all relevant federal, state, and local laws and regulations.*

Analysis: The proposed project is requesting the subject entitlements. Further, the project proponent will apply for all applicable permits through the City, County, and any other regulatory agency prior to commencing construction on-site. The City will not issue any permit until proper actions have been taken with the other relevant agencies.

Finding 6: *The use is substantially similar in characteristics, intensity and compatibility to a use or uses within the zoning classification applicable to the property.*

Analysis: The proposed Starbucks use has been considered as a similar use to those presently listed in the CR Zoning District. It is a use that is centered around quick service and convenience. It is also located adjacent to other uses such as a convenience market and quick service oil change business.

Finding 7: *The use would be appropriate in the zoning classification applicable to the property as permitted or conditional use. Each such use shall conform to all regulations and conditions of approval applicable to similar described uses specified in the provisions of the applicable zone, as well as the standards and provisions applicable to the similar uses in this title.*

Analysis: The proposed use complies with all applicable sections of the General Plan and Zoning Ordinance as stated previously in this staff report. Great care has been taken to analyze important elements of the project relative to proper site design and compatibility with adjacent uses.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Suisun City hereby approves the Site Plan/Architectural Review and Conditional Use Permit

Applications subject to Exhibit A - Conditions of Approval, attached hereto and by this reference incorporated herein.

The foregoing 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 27th day of September 2022.

_____
Donna Pock
Commission Secretary

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Starbucks
Conditions of Approval

GENERAL

G-1 The applicant or applicants successor in interest shall indemnify, defend and hold harmless the City of Suisun City it's agents, officers, and employees from any and all claims, actions or proceedings against the City of Suisun City, its agents, officers, and employees to attach, set aside, void or annul, any approval by the City of Suisun City and its advisory agency, appeal board, or legislative body concerning this application which action is brought within applicable statutes of limitations. The City of Suisun City shall promptly notify the applicant or applicant's successor in interest of any claim or proceedings and shall cooperate fully in the defense. If the City fails to do so, the applicant or applicant's successor in interest shall not thereafter be responsible to defend, indemnify or hold the City harmless. This condition may be placed on any plans, or other documents pertaining to this application.

G-2 The use shall be constructed in accordance with the information presented (except as otherwise identified in the Conditions of Approval) and shall conform to all requirements of the City of Suisun City Code including but not limited to the Uniform Building Code as adopted by the City of Suisun City.

G-3 Approval of this permit will be effective, provided no appeals are received within 10 calendar days of the Planning Commission meeting date of September 27, 2022 and that the property owner and the applicant signatures are obtained affirming that they have read and understand the Conditions of Approval for the Site Plan/Architectural Review Permit No. AR21/22-003, and Conditional Use Permit No. CUP21/22-002 and agree to comply with the conditions.

G-4 The applicant 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 New development shall pay development impact fees set forth in Resolution No. 2022-92.

FAIRFIELD-SUISUN SEWER DISTRICT

FSSD-1 Sewer capacity fees are required to be paid upon issuance of a building permit.

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.

PLANNING

P-1 A sign permit is to be submitted to and approved by the Development Services Department prior to installation of any signage (wall and in-ground) on the property.

P-2 The applicant is to provide a final landscape plan for the review and approval of the Development Services Director (or his/her designee).

P-3 Transformers, telephone switching boxes, utility poles, fire valves, trash enclosures, service areas as well as other utility or service functions shall be screened with landscape. The emphasis shall be on reducing or eliminating negative visual impacts on major public areas, high priority buildings, prominent architecture elements, and along primary roadways.

P-4 The final color scheme and materials are to be approved by Development Services Director (or his/her designee).

P-5 Final architectural plans, responding to any comments raised at the September 27, 2022, Planning Commission meeting, need to be submitted and approved by the Development Services Director (or his/her designee).

P-6 A final photometric/lighting plan shall be submitted and approved by the Development Services Director (or his/her designee) prior to building permit issuance.

P-7 All exterior lighting shall be downcast.

P-8 A minimum of ten percent of the total off-street parking area shall be landscaped. Landscaping shall consist of a minimum of irrigation systems, groundcover (mulch or decomposed granite), and a tree program with the approval of the development services director. Trees shall be a minimum of 15-gallon size tree. The development services director and the chief of police, in considering the landscape plans, shall review for safety and security of pedestrian movement within the parking lot. The area shall be computed by adding the areas used for access drives, aisles, stalls, maneuvering, and landscaping within that portion of the premises that is devoted to vehicular parking and circulation.

P-9 Planter required every other row of parking stalls of at least three feet in width.

P-10 Such planters to contain approved trees on 20-foot centers or as permitted by the standards below.

P-11 Each unenclosed parking facility shall provide a perimeter landscaped strip at least five feet wide (inside dimension) where the facility adjoins a side property line, unless specifically waived by the development services director. The perimeter landscaped strip may include any landscaped yard or landscaped area otherwise required, and shall be continuous, except for required access to the site or to the parking facility.

P-12 Planters shall be separated from maneuvering and parking areas by a six-inch raised curb or equivalent barriers. The innermost two feet of each parking space (between the curb and planter, sidewalk, or bumper) may remain unpaved and planted with low groundcover to expand the planting area and reduce impervious surface area.

P-13 Islands of a minimum area of 60 square feet shall be established at an average separation of ten continuous parking stalls. The islands shall be landscaped with groundcovers and at least one 15-gallon tree planted with each. Alternatively landscaped tree wells, of a minimum 25 square feet, may be provided with an average separation of five continuous parking stalls.

P-14 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.

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 applicant shall pay for the full cost to form or annex the development into an existing CFD and payment is due prior to issuance of their building permit. 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 Developer shall submit his Faithful Performance Bond and Labor & Materials Bond prior to the approval of Improvement Plans. Developer shall submit his One-Year Warranty Bond prior to the City's acceptance of the improvements. The amounts of the Faithful Performance Bond and Labor & Materials Bond shall each be 100% the cost estimate of the civil and landscape improvements, while the amount of the One-Year Warranty Bond shall be 20% of the cost estimate of the civil and landscape improvements.

PW-12 The Applicant shall obtain all necessary permits from all applicable agencies prior to start of construction.

PW-13 The Applicant shall dedicate any required right-of-way by Final Map or approved instrument prior to start of construction.

PW-14 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-15 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-16 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. Dumpsters shall be screened from public view by a City-approved method and shall be covered at all times after work hours.

PW-17 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-18 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-19 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-20 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-21 Unless otherwise approved by the City Engineer, all existing sidewalks shall be kept clear and passable during all phases of the project.

PW-22 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-23 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-24 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-25 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-26 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-27 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 (attached); 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-28 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-29 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-30 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-31 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-32 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-33 Street sweeping shall be regularly performed such that no evidence of tracking dirt shall be present on the public streets.

PW-34 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-35 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-36 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-37 No structures such as trees, buildings, monument signs and concrete foundations shall be installed within utility easements. Civil and landscape plan sheets shall show the utility easements and all other easements.

PW-38 Trees shall not be planted within bioretention areas.

PW-39 Project improvements shall comply with ADA requirements.

PW-40 The project shall provide accessible on-site walk path connections to all buildings, including a concrete walk path connection to the existing 7-Eleven site and the Take 5 oil change project.

PW-41 The project shall install a sidewalk along the easterly perimeter of the project site. The sidewalk shall connect to the future sidewalk along the main driveway that will be installed by the Take 5 oil change project.

PW-42 Within the project parcel, the project shall install a vertical curb and 4-foot tall metal tubular fence around the existing bioretention facility.

PW-43 The project shall restore the existing bioretention facility to like-new condition by removing weed and dead plants, repair irrigation, plant new plants that are suitable for a bioretention facility, and place the top 6" soil layer with soil that is in compliance with the City's C.3 Stormwater Guidebook.

PW-44 The project shall install a 6-foot tall metal tubular fence along the easterly perimeter. Metal tubular fence shall match the metal tubular fence proposed for the adjacent Take 5 oil change project. Moreover, the project shall install a screen wall along the southerly perimeter and along Highway 12.

PW-45 The project shall install onsite street lighting that complies with the City's standard illumination requirements.

PW-46 All exit driveways shall be controlled by STOP signs, bars and legends.

PW-47 Stormwater and irrigation runoff shall not drain onto the adjacent private parcel to the east and to the south.

PW-48 Any proposed retaining wall shall not cross the existing easement running parallel with Highway 12.

PW-49 All on-site storm drain pipelines and facilities shall be private and maintained by the Property Owner.

PW-50 All on-site sanitary sewer pipelines and facilities shall be private and maintained by the Property Owner.

PW-51 Maintenance of on-site lighting, landscaping, paving, utilities and other on-site improvements shall be the responsibility of the Property Owner.

PW-52 Improvements shall include a bypass lane at the drive thru.

PW-53 Improvements shall include plant screening along the south and east side of the trash enclosure.

PW-54 Prior to the issuance of Certificate of Occupancy, the Applicant shall submit to the Public Works Department "as-built" Improvement Plans in PDF format.

SOLANO IRRIGATION DISTRICT (SID)

SID-1 The proposed development will require connections onto the existing domestic water stubs.

SID-2 Improvement plans must show all existing facilities located within the project site, along with all proposed modifications that will be required to serve the property.

SID-3 Any waterlines or public water facilities not installed within a public right-of-way will require an easement granted to SSWA for the operations and maintenance of the public facilities.

SID-4 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 (RPP) Assembly will be required on each of the domestic water services.

SID-5 The developer is required to provide and install freeze protection for all RPBFP's and DCDC's at the developer's expense

SID-6 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-7 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-8 The SSWA Plan Review Fee applies and is due upon submittal of the maps and plans for review.

SID-9 SSWA's General Notes must be included in the Improvement Plans and all proposed water system appurtenances and waterlines shall be constructed per the latest SSWA Design Standards and Specification and Details.

SID-10 Electronic AutoCAD files and .pdf files are required upon the completion of the project showing "as-builts" for electronic archiving.

PROJECT DESCRIPTION STATEMENT

PROJECT: 2200SF Starbucks Café building with 625SF outdoor patio seating area, a drive-thru, and associated site infrastructure.

LOCATION: State Highway 12 & Walters Road

APN: Complex Property 0173-830-070 Parcel C

Starbucks serves coffee, tea, juices, and prepackaged foods in the café and at the drive-through.

The proposed project is located at the southeast side of the city on Highway 12 with access to the site from Walters Road/Jepson Parkway. The site is zoned Commercial Retail (CR) and abuts parcels to the north and south of the same designation. Highway 12 is to the southwest. The east edge of the property is the city limit.

The proposed project includes constructing a new 2,200 square foot Starbucks cafe with drive-thru and 625 square foot exterior patio seating area. Site improvements for the project include new driveways, new parking areas, a new screen wall along the drive-thru, a new trash enclosure, and new landscaped areas. Typical Starbucks hours of operation are 4:30am - 10pm, with 25-30 employees, 3-5 employees per shift.

The proposed building is located and oriented on the south property line toward Highway 12.

The building’s design includes an inviting canopied patio seating area and appealing finish materials. The building design finishes include metal wall panel, stucco accent area with art/mural enhancement, aluminum storefronts, and metal canopies. The parking areas and trash enclosure are located at the interior of the site and are screened by trees and drought tolerant landscaping.

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Item 3
Attachment 3

1 VIEW OF SITE FROM HIGHWAY 12
N.T.S.

SHEET INDEX

PROJECT DATA

PROJECT DESCRIPTION:	NEW 2,200 SF STARBUCKS CAFE WITH 625 SF PATIO SEATING AREA AND DRIVE-THRU		
JURISDICTION:	CITY OF SUISUN		
ZONING:	CR - COMMERCIAL RETAIL		
COMPLEX PARCEL NO:	0173-330-070 PARCEL C		
OCCUPANCY TYPE:	GROUP A2		
SITE AREA:	43,053 +/- SF / 0.99 +/- ACRES		
BUILDING AREA:	2,200 SF , 1 STORY		
SETBACKS:		REQUIRED	PROPOSED
	FRONT/SIDE/INTERIOR:	0 FEET	183'-8" / 56'-0" / 37'-7"
	REAR:	10 FEET	33'-4"
RETAIL USE INFORMATION:	HOURS OF OPERATION: 4:30AM-10PM NUMBER OF EMPLOYEES: 25-30 EMPLOYEES PER SHIFT: 3-5		

PARKING ANALYSIS

PARKING REQUIREMENTS	
CAFE, COFFEE SHOP, BAKERY REQUIREMENTS	ONE PARKING SPACE PER 100 SQ FT
TOTAL SPACES REQUIRED	2,200 SF / 100 SF = 22 SPACES
ACCESSIBLE SPACES REQUIRED	1 VAN ACCESSIBLE SPACE
CLEAN AIR/CARPOOL/EV REQUIRED	1 CLEAN AIR/CARPOOL/EV SPACES
PARKING PROVIDED	
STANDARD SPACES	12 SPACES
COMPACT SPACES	7 SPACES
ACCESSIBLE SPACES	1 VAN ACCESSIBLE SPACE
CLEAN AIR/CARPOOL/EV	1 SPACE
DRIVE THRU STACKING SPACES	17 SPACES
TOTAL SPACES PROVIDED	21 PARKING SPACES 17 DRIVE THRU STACKING SPACES = 38 TOTAL SPACES

VEHICLE CIRCULATION INFORMATION

STARBUCKS INTERNAL PROGRAM FOR VEHICLE CIRCULATION:

STARBUCKS REQUIRES AT LEAST 6 CAR STACK FROM THE ORDER POINT TO THE PICK-UP WINDOW, WHICH IS THE LENGTH NEEDED TO KEEP THE DRIVE-THRU LANE MOVING. IT IS STRUCTURED TO MAXIMIZE FLOW THROUGH THE DRIVE-THRU.

THE POINT OF ENTRY FROM WALTERS ROAD TO THE PARCEL IS 190 FEET.
THE POINT OF ENTRY FROM THE PARCEL ENTRANCE TO THE DRIVE-THRU ENTRANCE IS 185 FEET.
THE DRIVE-THRU STACKING FROM THE ORDER WINDOW TO THE DRIVE-THRU ENTRANCE ALLOWS 17 VEHICLES.

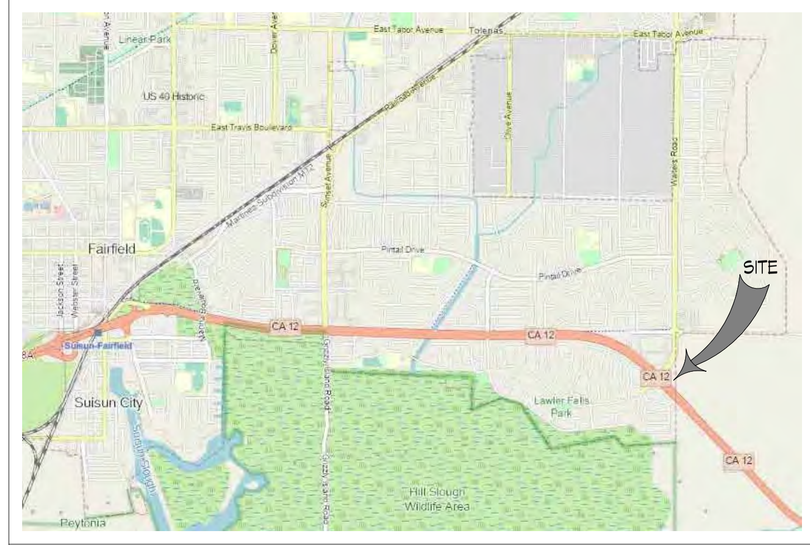
STARBUCKS DOES NOT HAVE GRAND OPENINGS OR SEASONAL OR PROMOTIONAL TIMES, WHICH HELPS IN MAINTAINING STEADY TRAFFIC THROUGHOUT THE YEAR.

IN THE EVENT THAT SPILL OVER OCCURS, WHICH IS VERY RARE, STORE OPERATION IS ABLE TO IMPLEMENT THE FOLLOWING MITIGATION MEASURES:
- ADD EQUIPMENT TO THE STORE TO MAXIMIZE PRODUCTIVITY
- ADD ADDITIONAL HEAD COUNT TO MAXIMIZE PRODUCTIVITY
- ADD CURBSIDE PICK-UP AS A MOBILE ORDER PICK-UP OPTION TO RELIEVE PRESSURE ON DRIVE-THRU

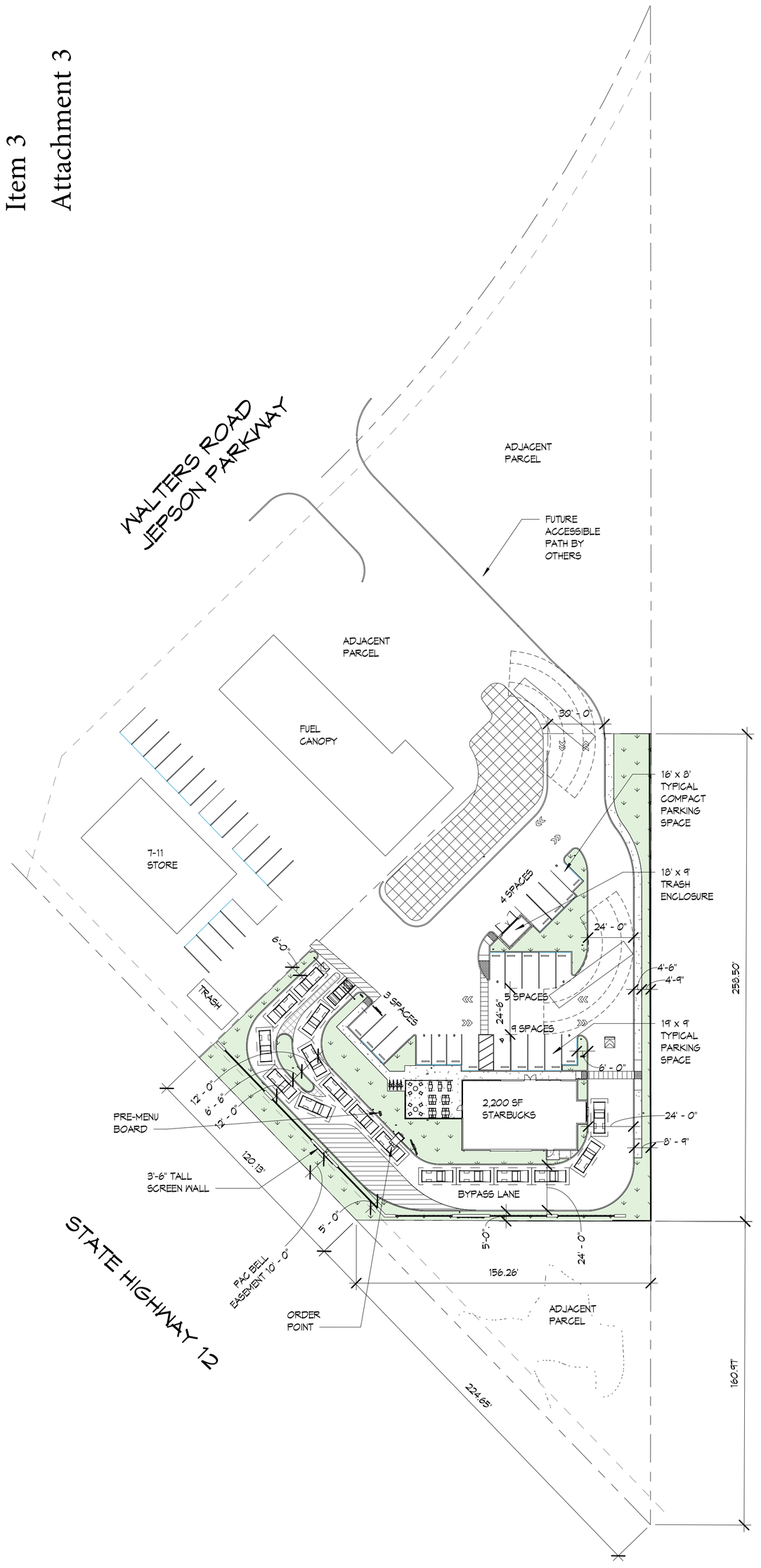
REFER TO TRAFFIC STUDY FOR ADDITIONAL INFORMATION.

SITE PLAN KEYNOTES

SP1	PARKING LOT WITH AC PAVING, REFER TO CIVIL FOR ADDITIONAL INFORMATION
SP2	10FT X 9FT X 7 FT CMU SPLIT FACED BLOCK TRASH ENCLOSURE, COVERED AND DRAIN TO SANITARY SEWER PER CITY STANDARD DETAIL SW-3. GALSTONE, COLOR: GREY 100
SP3	VAN ACCESSIBLE PARKING SPACE WITH ACCESSIBLE PARKING SIGN
SP4	PAINT STALL MARKING FOR CLEAN AIR/VANPOOL/EV PARKING SPACE
SP5	FREESTANDING INTERNALLY ILLUMINATED DRIVE-THRU DIRECTIONAL SIGN
SP6	HEIGHT RESTRICTION BAR
SP7	THERMOPLASTIC SITE WAYFINDING DIRECTIONAL ARROWS- INCOMING ARROWS SHALL BE GREEN, OUTGOING ARROWS SHALL BE WHITE
SP8	PREVIEW MENU BOARD
SP9	DIGITAL ORDER SCREEN, CANOPY AND DETECTOR LOOP
SP10	ORDER MENU BOARD
SP11	DRIVE THRU TRANSACTION WINDOW
SP12	SCREEN WALL 3'-6" TALL STUCCO (COLOR TO MATCH BENJAMIN MOORE SILVER SATIN 856) AND EXTRUDED ALUMINUM LOUVERED (COLOR TO MATCH TEXAS SILVER), SEE DETAIL 12/A2.
SP13	HOOP STYLE BIKE RACK
SP14	PAINT STRIPING TO DIRECT TRAFFIC FLOW, STRIPING AT 36" OC
SP15	BIO-RETENTION AREA, REFER TO CIVIL
SP16	SITE POLE LIGHT, REFER TO SITE LIGHTING AND SITE PHOTOMETRICS PLANS
SP17	FREESTANDING INTERNALLY ILLUMINATED POLE MOUNTED SIGN, SEE DETAIL 9/A2.
SP18	TUBULAR METAL FENCE TO MATCH ADJACENT OIL CHANGE FENCE ON RETAINING WALL
SP19	STARBUCKS INTERNALLY ILLUMINATED SIGNAGE ON SCREEN WALL, SEE DETAIL 12/A2.

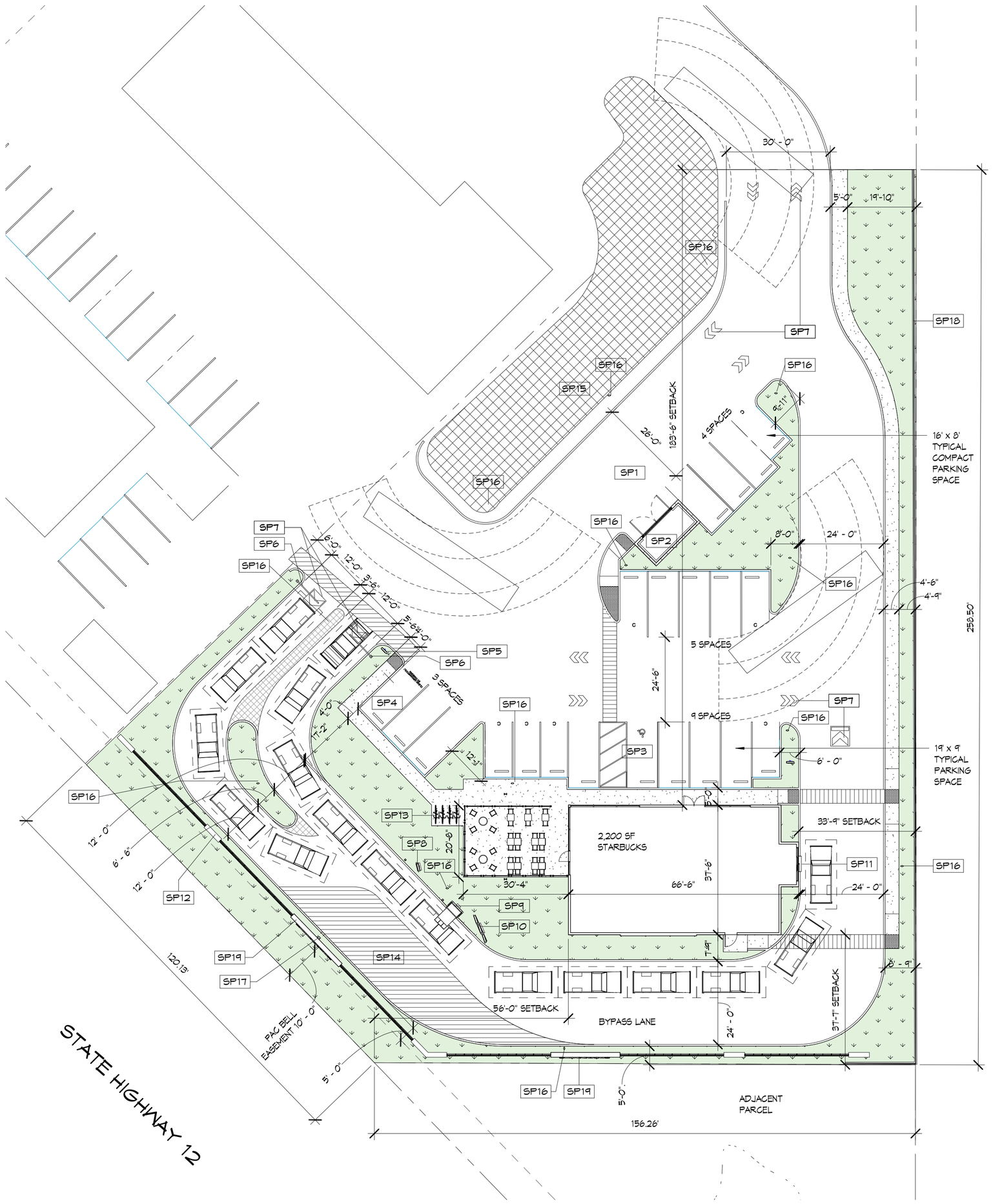


VICINITY MAP



2 OVERALL SITE PLAN
1" = 40'-0"

NORTH



3 PROJECT SITE PLAN
1" = 20'-0"

NORTH

REVISIONS

#	Date	Description

PROJECT FOR:
STATE HIGHWAY 12 STARBUCKS
SUISUN, CA

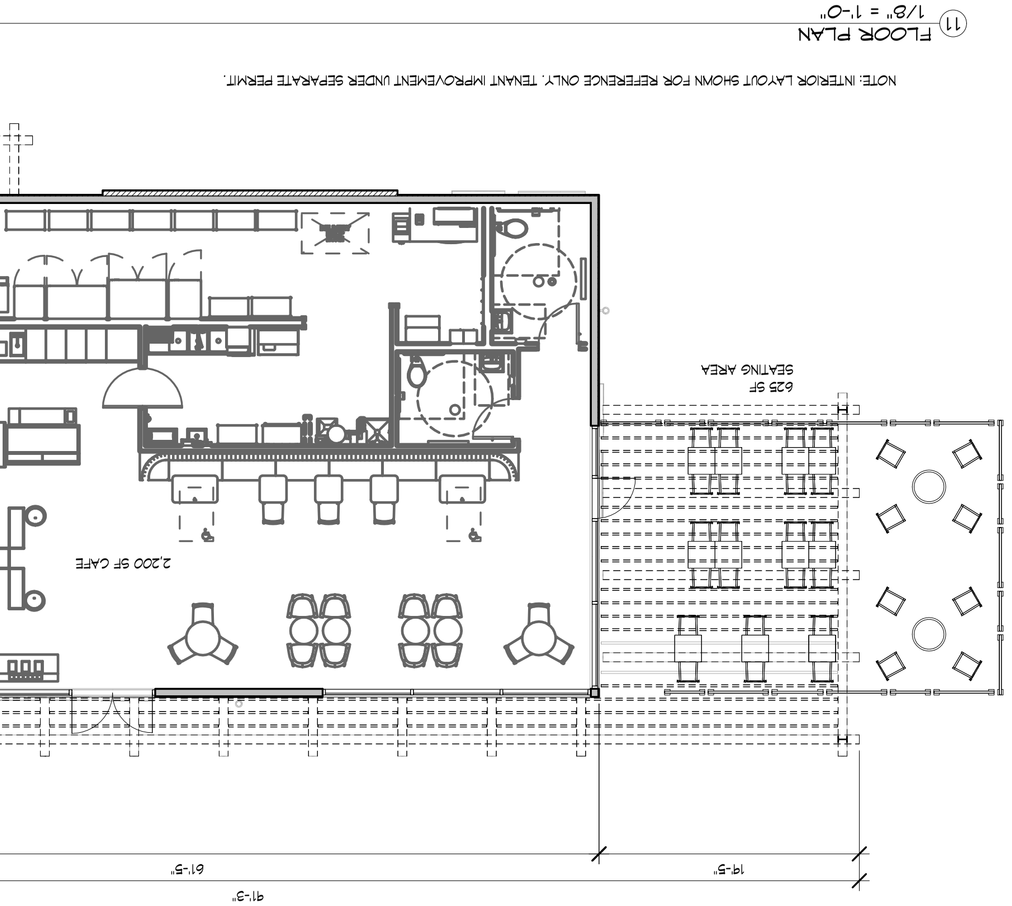
MCCANDLESS & ASSOCIATES ARCHITECTS, INC.
429 1/2 FIRST STREET, SUITE 204
WOODLAND ▲ CA 95695
www.mccandlessarch.com
PH ▲ (530) 662-4146

PROJECT DATA, SITE PLAN

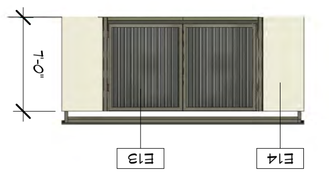
PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN	MAA
CHECKED	MAA
DATE	09/07/22
SCALE	As Indicated
JOB #	21-171
SHEET	A1

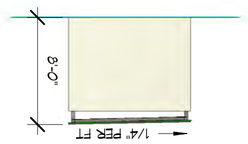
Item 3
Attachment 3



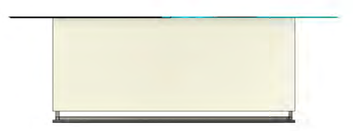
11 FLOOR PLAN
1/8" = 1'-0"



5 TRASH ENCLOSURE FRONT ELEVATION
1/8" = 1'-0"

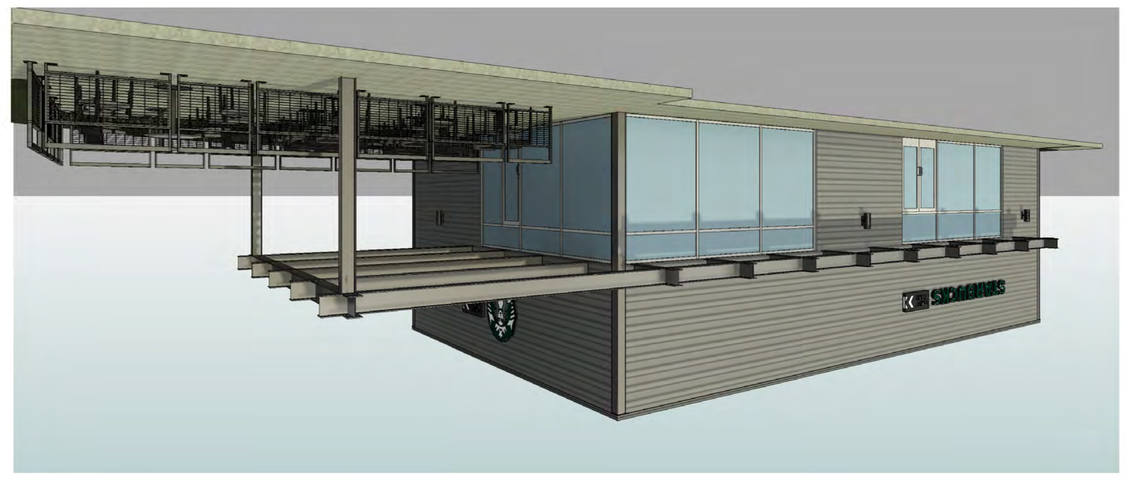


6 TRASH ENCLOSURE SIDE ELEVATION
1/8" = 1'-0"



7 TRASH ENCLOSURE REAR ELEVATION
1/8" = 1'-0"

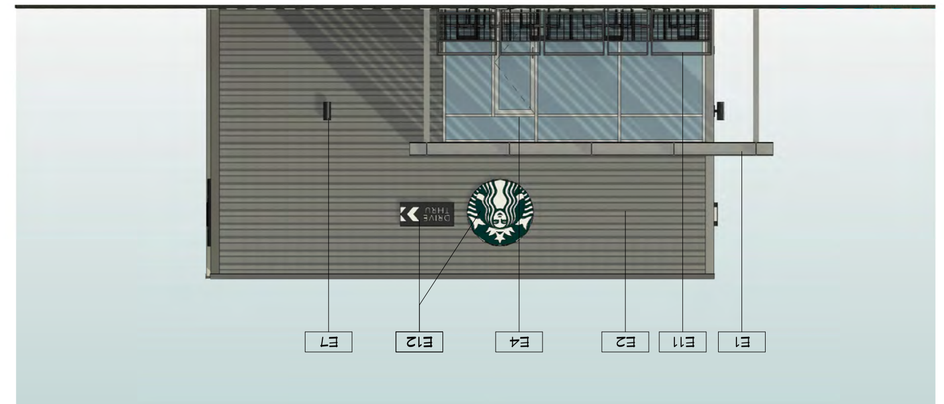
8 VIEW FROM SOUTHEST



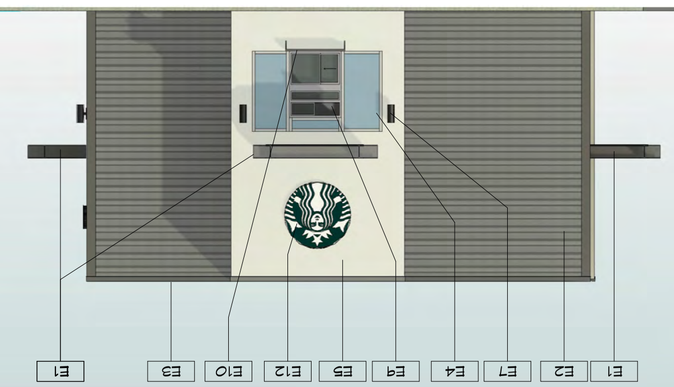
10 VIEW FROM NORTHWEST

12 SCREEN WALL ELEVATION
1/8" = 1'-0"

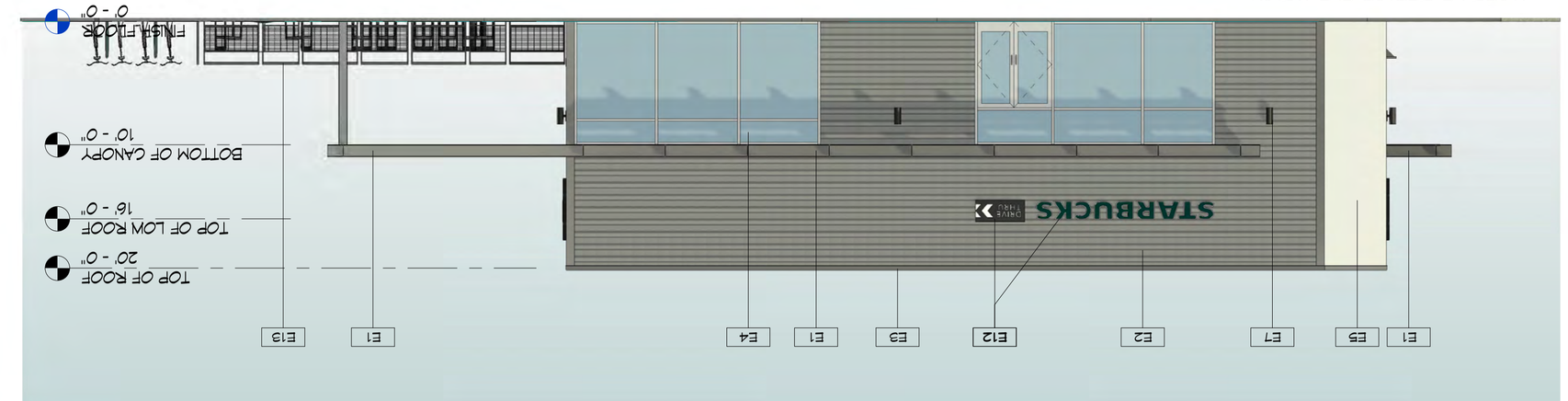
9 POLE SIGN
1/8" = 1'-0"



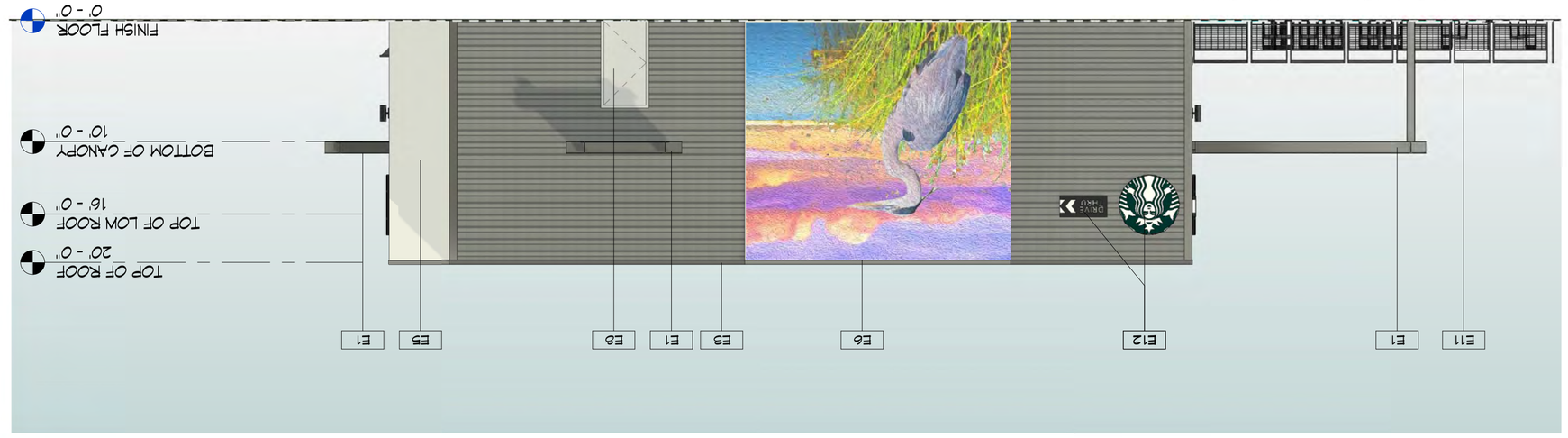
3 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



1 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



2 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



4 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION KEY NOTES

E1	STEEL FRAMED CANOPY, COLOR:BENJAMIN MOORE ROCKY COAST 1545.
E2	METAL PANEL SIDING: STD. 24 GA. FIXED PROFILE, CONCEALED FASTENER WAVE PANEL BY MCELROY METAL (OR APPROVED EQUAL). COLOR: TEXAS SILVER METALLIC.
E3	METAL PARAPET CAP: PRE-FINISHED TO MATCH METAL SIDING (E2)
E4	ALUMINUM STOREFRONT SYSTEM, COLOR: CLEAR ANODIZED
E5	3-COAT STUCCO, PAINT COLOR: BENJAMIN MOORE SILVER SATIN 656
E6	FLOOD LIT MURAL - PRELIMINARY DESIGN CONCEPT
E7	EXTERIOR WALL SCONCE, COLOR: BLACK
E8	HOLLOW METAL DOOR: COLOR: BENJAMIN MOORE GRAY MOUNTAIN 1462.
E9	PASS THROUGH AIR CURTAIN SYSTEM W/ FLY FAN: READY ACCESS AA100
E10	DRIVE-THRU WINDOW W/ SHELF: READY ACCESS 275
E11	ALUMINUM FRAME AND STEEL MESH PATIO RAILING, COLOR: BLACK POWDERCOAT #RAL 7021
E12	SIGNAGE UNDER SEPARATE PERMIT
E13	METAL TRASH ENCLOSURE GATE & POST AND RAIN TIGHT ROOF: POWDERCOAT, COLOR TO MATCH TEXAS SILVER
E14	CMU BLOCK TRASH ENCLOSURE. PAINT COLOR: BENJAMIN MOORE SILVER SATIN 656
E15	SCREEN WALL, STUCCO OVER CMU (COLOR TO MATCH BENJAMIN MOORE SILVER SATIN 656) AND EXTRUDED ALUMINUM LOUVER WHERE OCCURS (COLOR TO MATCH TEXAS SILVER)
E16	INTERNALLY ILLUMINATED POLE MOUNT SIGN UNDER SEPARATE PERMIT

REVISIONS

#	Date	Description

PROJECT FOR:

STATE HIGHWAY 12 STARBUCKS

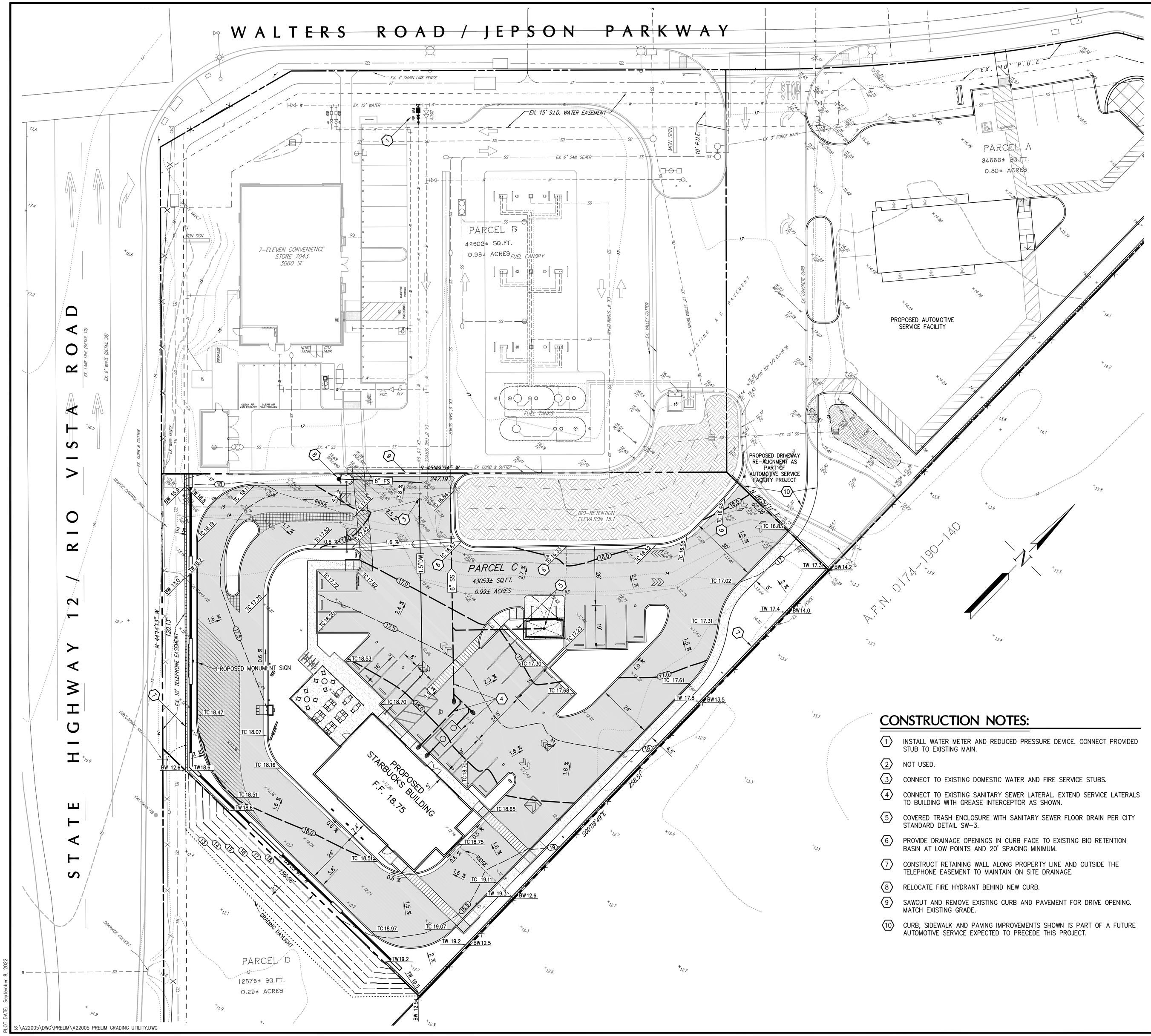
SUISUN, CA

EXTERIOR ELEVATIONS

PRELIMINARY
NOT FOR CONSTRUCTION

McCANDLESS & ASSOCIATES ARCHITECTS, INC.
428 1/2 FIRST STREET, SUITE 204
WOODLAND ▲ CA 95695
PH ▲ (530) 662-4146
www.mccandlessarch.com

DRAWN	MAA
CHECKED	MAA
DATE	09/07/22
SCALE	1/8" = 1'-0"
JOB #	21-171
SHEET	A2



ABBREVIATIONS:

AC	ASPHALT CONCRETE	PUE	PUBLIC UTILITY DISTRICT
APN	ASSESSORS PARCEL NUMBER	R	RADIUS
BW	BOTTOM OF WALL	RP	REDUCED PRESSURE BACKFLOW DEVICE
DDCV	DOUBLE CHECK DETECTOR CHECK VALVE	S	SOUTH
DW	DOMESTIC WATER SERVICE	SAN	SANITARY
E	EAST	SD	STORM DRAIN
EX	EXISTING	SID	SOLANO IRRIGATION DISTRICT
ELEV	ELEVATION	SQFT	SQUARE FEET
FC	TOP FACE OF CURB	SS	SANITARY SEWER
FD	FOUND	SSMH	SANITARY SEWER MANHOLE
FDC	FIRE DEPARTMENT CONNECT	TC	TOP OF CURB
FF	FINISH FLOOR	TOE	TOE OF BANK
FG	FINISH GRADE	TOP	TOP OF BANK
FL	FLOW LINE	TSB	TRAFFIC SIGNAL BOX
FS	FIRE SERVICE	TW	TOP OF WALL
FM	FORCE SEWER MAIN	UTIL	UTILITY
L	LENGTH	W	WATER OR WEST
MON	MONUMENT	WM	WATER METER
N	NORTH	WP	SURVEY WORK POINT
PIV	POST INDICATOR VALVE	WV	WATER VALVE
PM	PARCEL MAP		

LEGEND:

	PROPOSED	EXISTING
PROJECT BOUNDARY LINE		
ADJACENT PROPERTY LINES		
EASEMENT LINE		
WATER LINE		
DOMESTIC WATER SERVICE LINE	DW	
FIRE SERVICE LINE	FS	
SANITARY SEWER LINE	SS	
SANITARY SEWER FORCE MAIN		
STORM DRAIN PIPE	SD	
SUBDRAIN PIPE		
JOINT UTILITY TRENCH		
DRAINAGE INLET		
MANHOLE		
WATER VALVE		
BACKFLOW PREVENTER		
POST INDICATOR VALVE	PIV	
FIRE DEPT. CONNECTION	FDC	
CLEANOUT		
FIRE HYDRANT		
STREET LIGHT		
VERTICAL CURB		
CURB AND GUTTER		
ELEVATION CONTOUR	15.0	16
GRADE BREAK		
PAVEMENT SAWCUT LINE		
RETAINING WALL		
SWALE FLOW LINE		
FENCE		x
SPOT ELEVATION		× 15.44
FLOW LINE ELEVATION	FL 15.44	× 15.44 FL
FINISH GRADE ELEVATION	FG 15.44	× 15.44 FG
TOP OF CURB ELEVATION	TC 25.45	× 15.44 TC
SLOPE	2.0 %	
CONCRETE SURFACE		
NEW ASPHALT PAVING		
BIO-RETENTION BASIN TREATMENT AREA		

CONSTRUCTION NOTES:

1. INSTALL WATER METER AND REDUCED PRESSURE DEVICE. CONNECT PROVIDED STUB TO EXISTING MAIN.
2. NOT USED.
3. CONNECT TO EXISTING DOMESTIC WATER AND FIRE SERVICE STUBS.
4. CONNECT TO EXISTING SANITARY SEWER LATERAL. EXTEND SERVICE LATERALS TO BUILDING WITH GREASE INTERCEPTOR AS SHOWN.
5. COVERED TRASH ENCLOSURE WITH SANITARY SEWER FLOOR DRAIN PER CITY STANDARD DETAIL SW-3.
6. PROVIDE DRAINAGE OPENINGS IN CURB FACE TO EXISTING BIO RETENTION BASIN AT LOW POINTS AND 20' SPACING MINIMUM.
7. CONSTRUCT RETAINING WALL ALONG PROPERTY LINE AND OUTSIDE THE TELEPHONE EASEMENT TO MAINTAIN ON SITE DRAINAGE.
8. RELOCATE FIRE HYDRANT BEHIND NEW CURB.
9. SAWCUT AND REMOVE EXISTING CURB AND PAVEMENT FOR DRIVE OPENING. MATCH EXISTING GRADE.
10. CURB, SIDEWALK AND PAVING IMPROVEMENTS SHOWN IS PART OF A FUTURE AUTOMOTIVE SERVICE EXPECTED TO PRECEDE THIS PROJECT.

0 20 40 60
GRAPHIC SCALE

ROBERT A. KARN & ASSOCIATES, INC.
CIVIL ENGINEERS
707 BECK AVENUE
FAIRFIELD, CALIFORNIA 94533
(707) 429-8849 FAX 429-4593
e-mail: rak@rakengineers.com

PRELIMINARY GRADING & UTILITY PLAN
STARBUCKS
AT WALTERS ROAD / JEPSON PARKWAY & STATE HIGHWAY 12
SUISUN CITY, CALIFORNIA
FOR: ENGSTROM PROPERTIES, INC.

SCALE	DATE	DRAWN	CHECKED
1"=20'	9-2-22	A.B.L.	R.A.K.

PROJ. MGR. T.W.P.

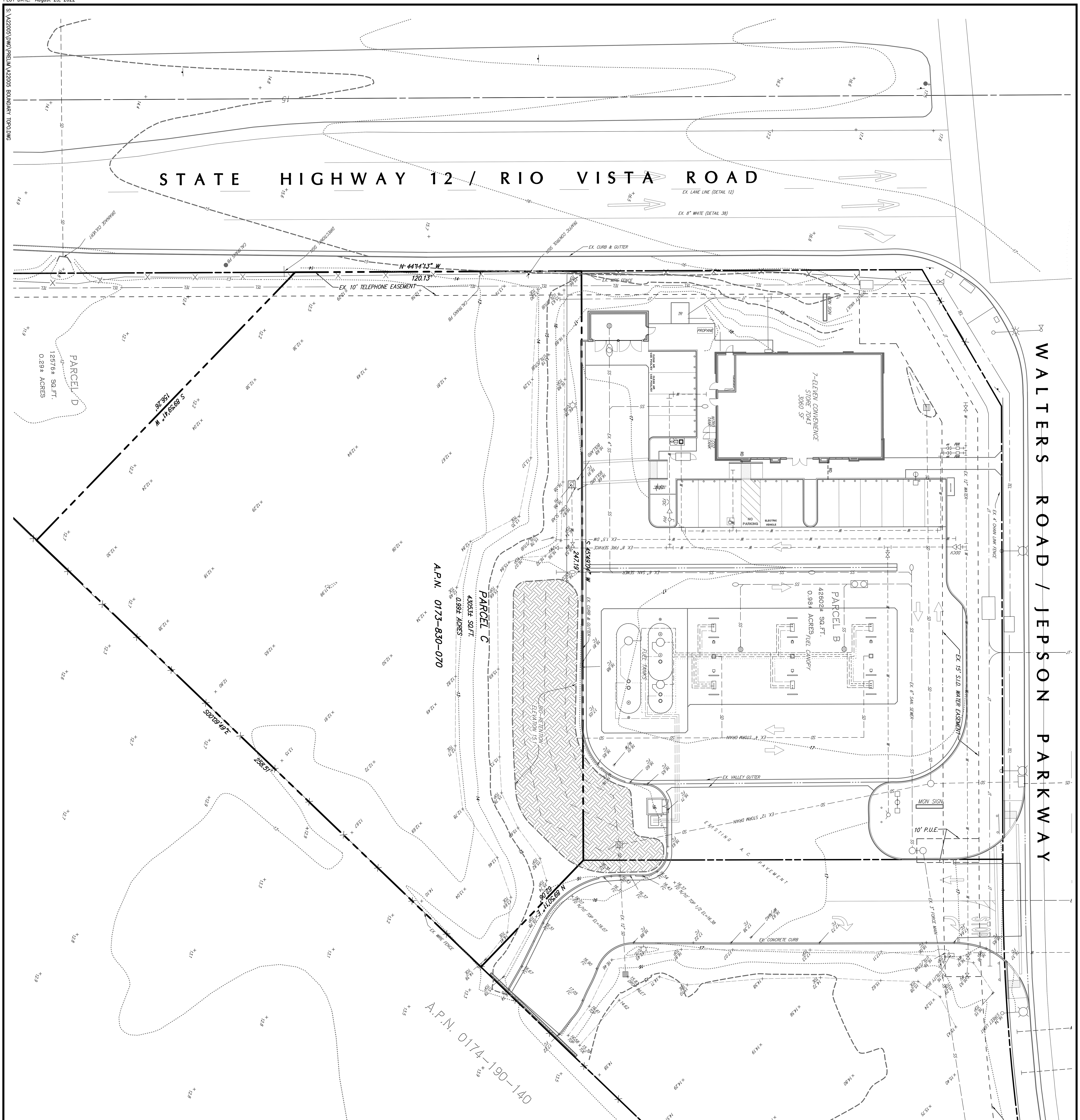
DATE	MK	SHEET REVISIONS	BY	CK

SHEET NO. C1
OF 4 SHEETS
JOB NO. A22005

PLOT DATE: September 8, 2022
S:\A22005\DWG\PRELIM\A22005 PRELIM GRADING UTILITY.DWG

PLOT DATE: August 25, 2022

S:\A22005\DWG\PRELIM\A22005 BOUNDARY TOPO.DWG



ABBREVIATIONS:

AC	ASPHALT CONCRETE
APN	ASSESSORS PARCEL NUMBER
DW	DOMESTIC WATER
E	EAST
EX	EXISTING
ELEV	ELEVATION
FC	TOP FACE OF CURB
FD	FOUND
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE SEWER MAIN
GL	GUTTER LIP
L	LENGTH
N	NORTH
PB	UTILITY PULL BOX
PM	PARCEL MAP
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
S	SOUTH
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SQFT	SQUARE FEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TEL	TELEPHONE
TOE	TOE OF BANK
TOP	TOP OF BANK
TSB	TRAFFIC SIGNAL BOX
UTIL	UTILITY
W	WATER OR WEST
WP	SURVEY WORK POINT
WV	WATER VALVE

LEGEND:

PROJECT BOUNDARY LINE
ADJACENT PROPERTY LINES
STREET CENTERLINE
EASEMENT LINE
WATER LINE
SANITARY SEWER LINE
SANITARY SEWER FORCE MAIN
STORM DRAIN PIPE
JOINT UTILITY TRENCH
DRAINAGE INLET
MANHOLE
WATER VALVE
CLEANOUT
FIRE HYDRANT
STREET LIGHT
SITE LIGHT
VERTICAL CURB
CURB AND GUTTER
ELEVATION CONTOUR
GRADE BREAK
RETAINING WALL
FENCE
SPOT ELEVATION
FLOW LINE ELEVATION
GUTTER LIP ELEVATION
TOP OF CURB ELEVATION
BIO RETENTION BASIN

GRAPHIC SCALE 0 20 40 60

BASIS OF BEARINGS:

THE BASIS OF BEARINGS USED FOR THIS MAP IS TAKEN ALONG THE CENTERLINE OF PETERSEN ROAD, FORMERLY KNOW AS SCANDIA ROAD, BETWEEN FOUND MONUMENTS AS SHOWN ON THAT MAP FILED IN BOOK 50 OF PARCEL MAPS AT PAGE 41, SOLANO COUNTY RECORDS. TAKEN AS NORTH 89°22'00" EAST.

BENCH MARK:

A BRASS VERTICAL CONTROL DISK, DESIGNATION A1101, DESCRIBED BY COAST AND GEODETIC SURVEY 1960 3.4 MI E FROM FAIRFIELD. 2.8 MILES EAST ALONG STATE HIGHWAY 12 FROM THE COUNTY COURTHOUSE AT FAIRFIELD, THENCE 0.6 MILE EAST ALONG AN ASPHALT ROAD (A FORMER ALIGNMENT OF THE HIGHWAY), 0.35 MILE EAST OF THE JUNCTION OF WALTERS ROAD, 0.05 MILE EAST OF THE T JUNCTION OF A DRIVEWAY LEADING NORTH TO A HOUSE, IN R1W T5N S28, IN TOP AND 0.8 FOOT EAST OF THE WEST END OF THE SOUTH CONCRETE HEAD WALL OF 2-BY 7-FOOT CONCRETE BOX CULVERT A 181+94, 22 FEET SOUTH OF THE CENTER LINE OF THE ROAD, AND ABOUT LEVEL WITH THE ROAD. ELEVATION BASED ON NATIONAL VERTICAL DATUM (NAVD) 88, FIRST ORDER CLASS II. ELEVATION 17.06

DATE	MK	SHEET REVISIONS	△	BY	CK

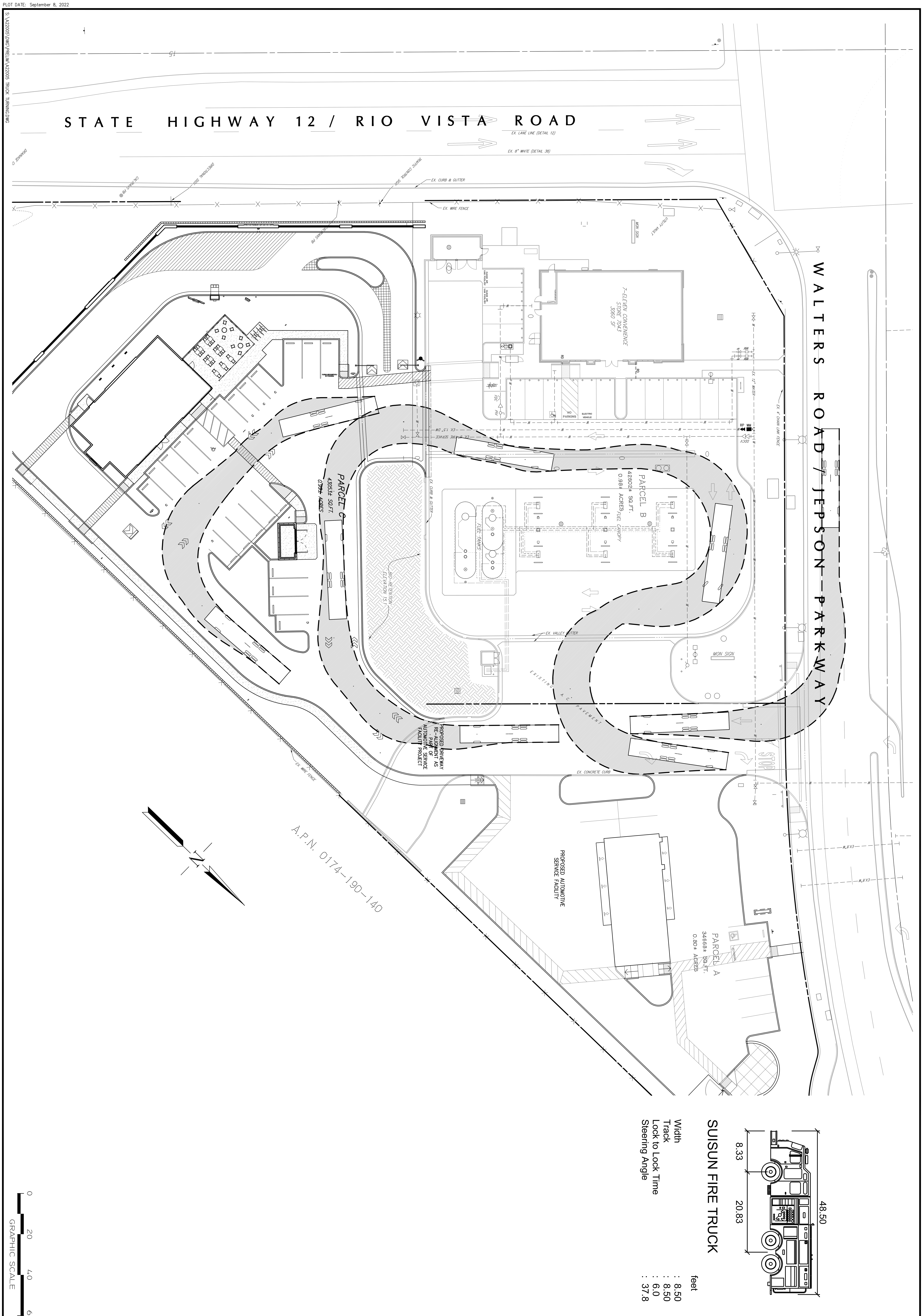
SCALE 1"=20'
DATE 8-25-22
DRAWN A.B.L.
CHECKED R.A.K.
PROJ. MGR. T.W.P.

SHEET NO. C2 OF 4 SHEETS
JOB NO. A22005

PRELIMINARY BOUNDARY & TOPOGRAPHIC SURVEY
STARBUCKS
PARCEL C, PER PM 20-01 IN, BK. 53 PG. 36 PARCEL MAPS, S.C.R.
SUISUN CITY, CALIFORNIA
FOR: ENGSTROM PROPERTIES, INC.

RAK CIVIL ENGINEERS
ROBERT A. KARN & ASSOCIATES, INC.
707 BECK AVENUE
FAIRFIELD, CALIFORNIA 94533
Phone: (707) 435-9999
e-mail: rak@rakengineers.com

PLOT DATE: September 8, 2022


S:\A22005\DWG\PRELIM\A22005 TRUCK TURNING.DWG
STATE HIGHWAY 12 / RIO VISTA ROAD
EX. LANE LINE (DETAIL 12)
EX. 8" WHITE (DETAIL 38)
EX. CURB & GUTTER
EX. WIRE FENCE
DRAINAGE CI
CALTRANS PB
DIRECTIONAL SIGN
TRAFFIC CONTROL SIGN
UTILITY VAULT
MON SIGN
WALTERS ROAD / JEPSON PARKWAY
7-ELEVEN CONVENIENCE
STORE 7043
3060 SF
CLEAN AIR/VANPOOL/EV PARKING
NO PARKING
ELECTRIC VEHICLE
FDC
PIV
EX. 12" WATER
EX. 4' CHAIN LINK FENCE
RP WM
DDCV
EX. 1.5" DW
EX. 8" FIRE SERVICE
PARCEL B
42602± SQ.FT.
0.98± ACRES
FUEL CANOPY
FUEL TANKS
PARCEL C
43053± SQ.FT.
0.99± ACRES
EX. CURB & GUTTER
BIO-RETENTION
ELEVATION 15.1
EX. VALLEY GUTTER
EXISTING A.C. PAVEMENT
PROPOSED DRIVEWAY
RE-ALIGNMENT AS
PART OF
AUTOMOTIVE SERVICE
FACILITY PROJECT
EX. CONCRETE CURB
STOP
EX. WIRE FENCE
A.P.N. 0174-190-140
N
PROPOSED AUTOMOTIVE
SERVICE FACILITY
PARCEL A
34668± SQ.FT.
0.80± ACRES
NO PARKING
EX.8"W
GRAPHIC SCALE
0
20
40
60
SUISUN FIRE TRUCK
8.33
20.83
48.50
feet
Width : 8.50
Track : 8.50
Lock to Lock Time : 6.0
Steering Angle : 37.8

DATE	MK	SHEET REVISIONS		BY	CK

SCALE 1"=20'
DATE 9-2-22
DRAWN A.B.L.
CHECKED R.A.K.
PROJ. MGR. T.W.P.

SHEET NO. C3 OF 4 SHEETS
JOB NO. A22005

VEHICLE TURNING EXHIBIT

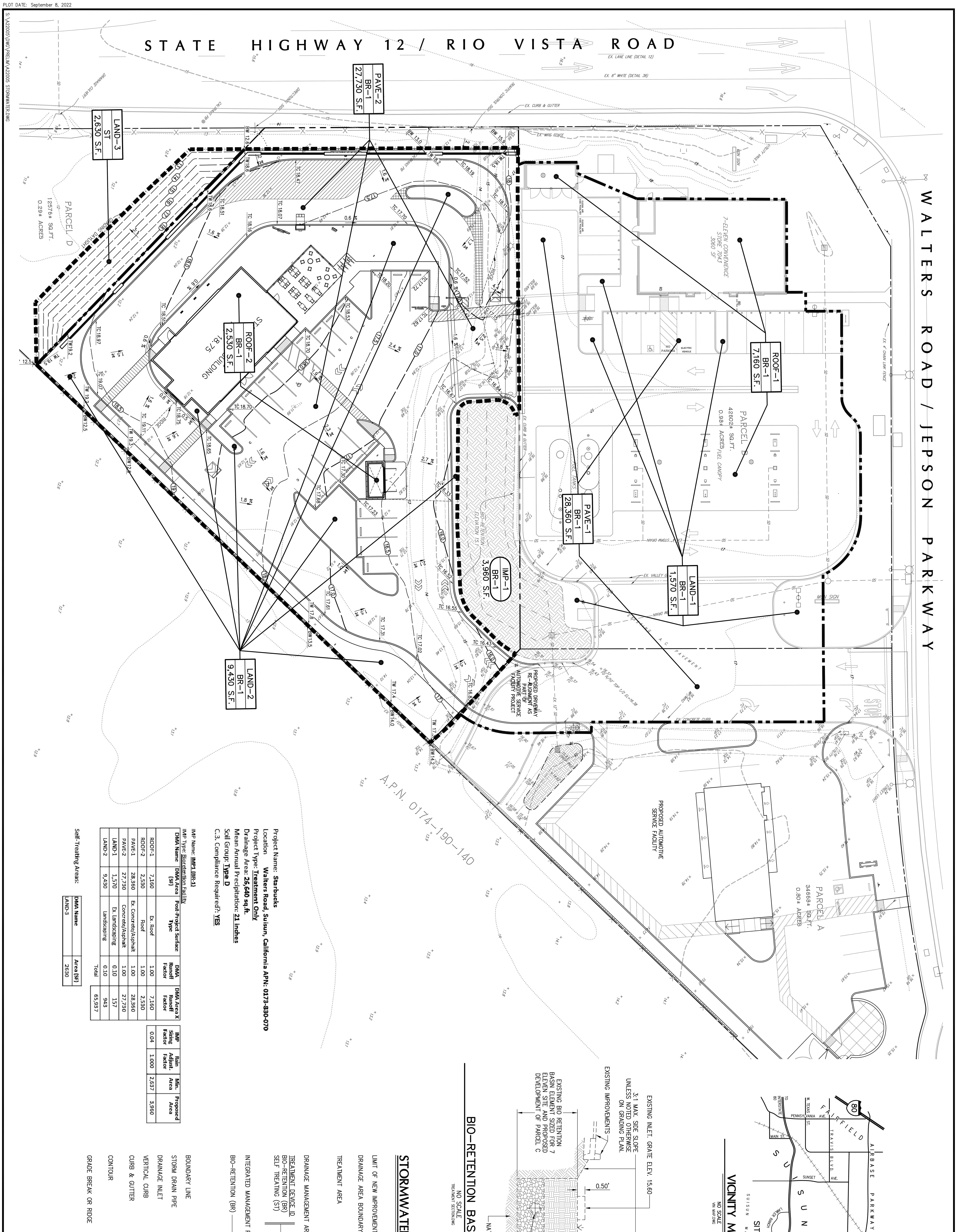
STARBUCKS

AT WALTERS ROAD / JEPSON PARKWAY & STATE HIGHWAY 12
SUISUN CITY, CALIFORNIA
FOR: ENGSTROM PROPERTIES, INC.

RAK
CIVIL ENGINEERS

ROBERT A. KARN
& ASSOCIATES, INC.
707 BECK AVENUE
FAIRFIELD, CALIFORNIA 94533
Phone: (707) 435-9999
e-mail: rak@rakengineers.com

PLOT DATE: September 8, 2022



Project Name: Starbucks
Location: Walters Road, Suisun, California APN: 0173-830-070
Project Type: Treatment Only
Drainage Area: 26,640 sq.ft.
Mean Annual Precipitation: 21 Inches
Soil Group: Type D
C.3. Compliance Required?: YES

IMP Name: IMP1 (BR-1)
IMP Type: Bioretention Facility

DMA Name	DMA Area (SF)	Post-Project Surface Type	DMA Runoff Factor	DMA Area X Runoff Factor	IMP Sizing Factor	Rain Adjust. Factor	Min. Area	Proposed Area
ROOF-1	7,160	Ex. Roof	1.00	7,160	0.04	1.000	2,637	3,960
ROOF-2	2,530	Roof	1.00	2,530				
PAVE-1	28,360	Ex. Concrete/Asphalt	1.00	28,360				
PAVE-2	27,730	Concrete/Asphalt	1.00	27,730				
LAND-1	1,570	Ex. Landscaping	0.10	157				
LAND-2	9,430	Landscaping	0.10	943				
			Total	65,937				

Self-Treating Areas:

DMA Name	Area (SF)
LAND-3	2630

STORMWATER CONTROL PLAN
STARBUCKS
AT WALTERS ROAD / JEPSON PARKWAY & STATE HIGHWAY 12
SUISUN CITY, CALIFORNIA
FOR: ENGSTROM PROPERTIES, INC.

SCALE 1"=20' · DATE 9-2-22 · DRAWN A.B.L. · CHECKED R.A.K. · PROJ. MGR. T.W.P.

SHEET NO. C4 OF 4 SHEETS · JOB NO. A22005

ROBERT A. KARN & ASSOCIATES, INC.
CIVIL ENGINEERS
707 BECK AVENUE
FAIRFIELD, CALIFORNIA 94533
Phone: (707) 435-9999
e-mail: rak@rakengineers.com

Item 3
Attachment 3

LUMINAIRE SCHEDULE

MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	WATTS	MOUNTING	LIGHT SOURCE	LAMP QTY.	LAMP DESCRIPTION	SUPPORTED DIMMING	SELECTED BY	REMARKS
S1	LITHONIA	DSX1LED–P1–30K–T5S–MVOLT–DMG–BL50	208	54	GRADE, POLE	LED	–	INTEGRAL	0–10V	OTHERS	
S2	LITHONIA	DSX1LED–P2–30K–T5S–MVOLT–DMG–BL50	208	70	GRADE, POLE	LED	–	INTEGRAL	0–10V	OTHERS	
S3	LITHONIA	DSX1LED–P1–30K–T2M–MVOLT–DMG–BL50	208	54	GRADE, POLE	LED	–	INTEGRAL	0–10V	OTHERS	
W1	LITHONIA	WDGE1 LED–P1–30K–80CRI–VF–MVOLT	120	10	WALL, SURFACE	LED	–	INTEGRAL	NON	ENGINEER	
W2	LITHONIA	WDGE1 LED–P2–30K–80CRI–VF–MVOLT	120	15	WALL, SURFACE	LED	–	INTEGRAL	NON	ENGINEER	

LIGHT SOURCE CODES
LED = LIGHT EMITTING DIODE
FL = LINEAR FLUORESCENT
CFL = COMPACT FLUORESCENT
IND = INCANDESCENT
MH = METAL HALIDE
HPS = HIGH PRESSURE SODIUM

SUPPORTED DIMMING CODES	
NON = NOT DIMMABLE	3–WIRE = FLUORESCENT 3–WIRE
0–10V = 0–10V	ECO = LUTRON ECOSYSTEM
IND = INCANDESCENT	DMX = DMX512
MLV = MAGNETIC LOW VOLTAGE / TRIAC / FORWARD PHASE / LEADING EDGE	
ELV = ELECTRONIC LOW VOLTAGE / REVERSE PHASE / TRAILING EDGE	
DALI = DIGITAL ADDRESSABLE LIGHTING INTERFACE	

LUMINAIRE SCHEDULE GENERAL NOTES:

A. LUMINAIRE SYMBOLS THAT ARE SHOWN HALF–SHADED, OR LABELED "EM", ON THE PLAN(S) INDICATE LUMINAIRES THAT SERVE AS EMERGENCY LIGHTING. UNLESS SERVED BY A CIRCUIT ORIGINATING AT AN EMERGENCY PANELBOARD OR CENTRAL LIGHTING INVERTER, EMERGENCY LIGHTING LUMINAIRES SHALL BE PROVIDED WITH AN EMERGENCY BATTERY. SEE THE SPECIFICATIONS FOR MINIMUM EMERGENCY BATTERY PERFORMANCE REQUIREMENTS.

B. PROPOSED SUBSTITUTIONS FOR LUMINAIRES THAT ARE SELECTED BY OTHERS REQUIRE THE APPROVAL OF THE INDIVIDUAL THAT SELECTED THE LUMINAIRE.

SITE LIGHTING POLE SCHEDULE

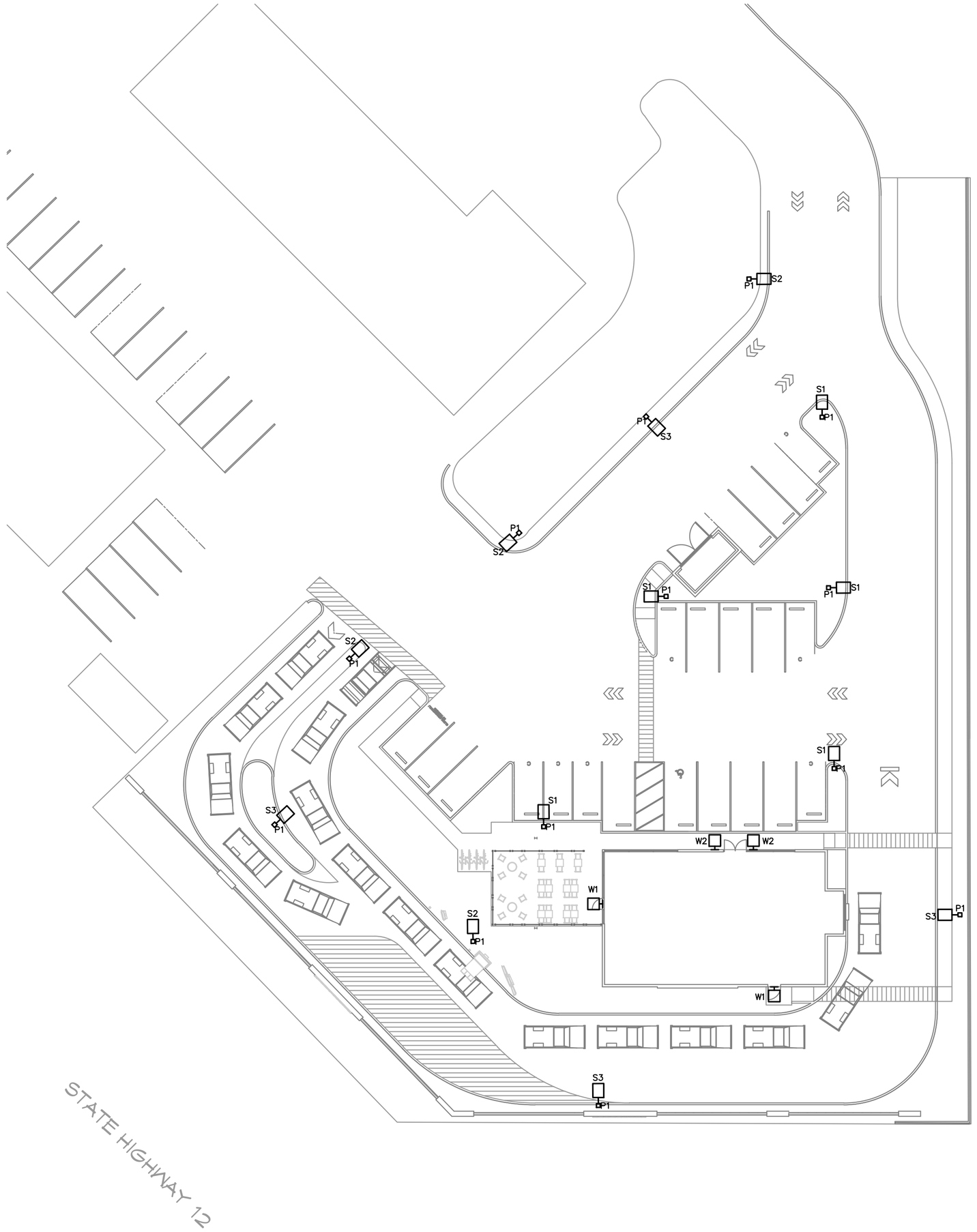
MARK	POLE TYPE	POLE HEIGHT	POLE BASE HEIGHT	GFCI RECEPTACLE?	FINISH	REMARKS
P1	TBD	12 FEET	30 INCHES AFG	NO	TBD	

GENERAL NOTES:

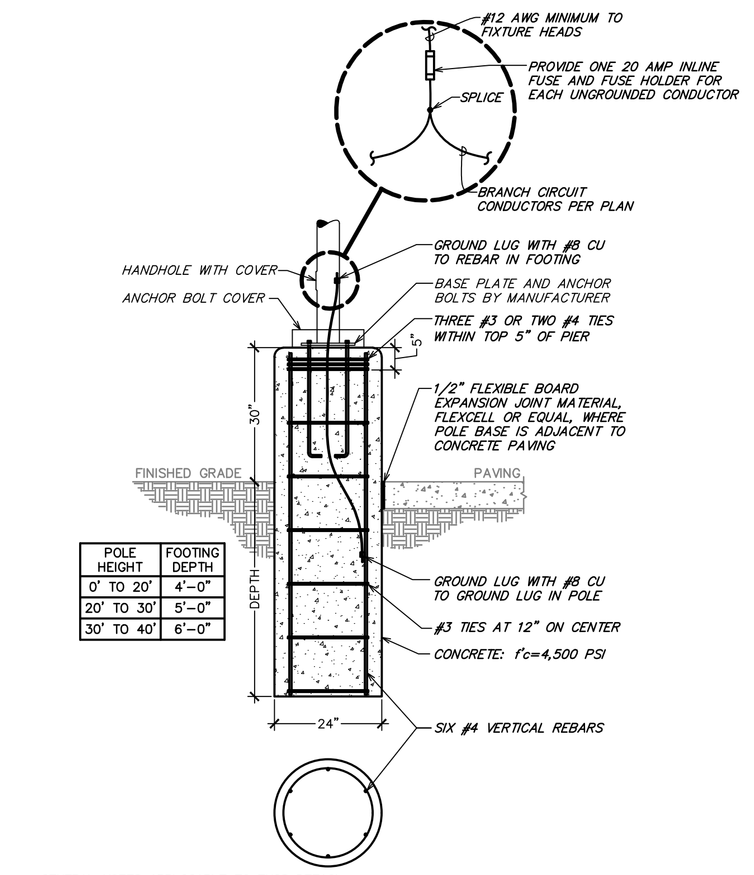
A. PROVIDE POLES WITH MAXIMUM EPA RATING GREATER THAN TOTAL EPA OF INSTALLED FIXTURE HEADS FOR WIND SPEED REGION IN WHICH THE PROJECT IS LOCATED.
B. PROVIDE POLES WITH MAXIMUM SUPPORTED WEIGHT RATING GREATER THAN THE TOTAL WEIGHT OF THE INSTALLED FIXTURE HEADS.
C. PROVIDE AN ADDITIONAL 25% EPA AND WEIGHT CARRYING CAPACITY ABOVE WHAT IS REQUIRED FOR THE INSTALLED FIXTURE HEADS WHEN CAMERAS OR BANNERS WILL BE MOUNTED ON POLES.
D. PROVIDE APPROPRIATE DRILLING OR TENONS TO INSTALL FIXTURE HEADS AS REQUIRED.
E. PROVIDE POLE CAP, HANDHOLE, ANCHOR BOLTS, AND ANCHOR BOLT COVERS FOR ALL POLES.
F. PROVIDE INTERNALLY–MOUNTED VIBRATION DAMPER FOR ANY POLE THAT IS 20 FEET OR TALLER.
G. PROVIDE HINGED POLES WHEN LOCATED ON TOP DECK OF PARKING GARAGE AND WHERE INDICATED.
H. PROVIDE 300VA TRANSFORMER WITH FUSED 120 VOLT SECONDARY INSTALLED WITHIN POLE AND WIRED TO RECEPTACLE FOR POLES WITH GFCI RECEPTACLES WHEN VOLTAGE OF FIXTURE HEADS IS OTHER THAN 120 VOLTS.
I. PROVIDE 20 AMP INLINE FUSE AND FUSEHOLDER WITHIN HANDHOLE FOR EACH UNGROUNDED CONDUCTOR.

GENERAL ELECTRICAL NOTES:

A. WHERE THE MECHANICAL DESIGN UTILIZES A PLENUM RETURN AIR CEILING DESIGN, ALL EQUIPMENT AND MATERIALS INSTALLED WITHIN THE PLENUM RETURN CEILING MUST MEET THE FLAME SPREAD AND SMOKE DEVELOPED RATINGS OF 25/50 AND BE APPROVED FOR USE IN PLENUM RETURN CEILINGS. COORDINATE PLENUM CEILING LOCATIONS WITH THE MECHANICAL CONTRACTOR. LUMINAIRES THAT ARE MANUFACTURED WITH A METAL HOUSING MEET THIS REQUIREMENT AND ARE NOT REQUIRED TO BE PLENUM RATED UNLESS INDICATED OTHERWISE.
B. COORDINATE ALL DEVICE LOCATIONS AND CIRCUIT ROUTING WITHIN ANY MILLWORK WITH MILLWORK VENDOR PRIOR TO ROUGH–IN.
C. COORDINATE THE CONNECTIONS OF ALL EQUIPMENT PROVIDED BY OTHERS WITH THE CONTRACTOR PROVIDING THE EQUIPMENT PRIOR TO ROUGH–IN. THIS INCLUDES, BUT IS NOT LIMITED TO, MECHANICAL EQUIPMENT, KITCHEN EQUIPMENT, AUDIO/VISUAL EQUIPMENT, FIRE SUPPRESSION SYSTEM EQUIPMENT, FIRE ALARM EQUIPMENT, ETC. PROVIDE THE APPROPRIATE DISCONNECTING MEANS FOR, AND TO MAKE THE FINAL CONNECTION TO, ANY HARDWIRED EQUIPMENT. THE ELECTRICAL CONTRACTOR IS ALSO RESPONSIBLE TO PROVIDE AN APPROPRIATE CORD AND PLUG FOR ANY CORD–AND–PLUG CONNECTED EQUIPMENT THAT IS NOT EQUIPPED WITH AN INTEGRAL CORD AND PLUG.
D. SEE PANEL SCHEDULES FOR INFORMATION ON CIRCUITS THAT ARE TO BE ROUTED THROUGH CONTACTORS OR RELAYS FOR CONTROL.
E. ALL EQUIPMENT, DEVICES, AND LUMINAIRES SHALL BE SUITABLE FOR THE ENVIRONMENT IN WHICH THEY ARE INSTALLED. EQUIPMENT MOUNTED OUTDOORS SHALL BE NEMA 3R. DEVICES MOUNTED IN DAMP OR WET LOCATIONS SHALL BE WEATHERPROOF. RECEPTACLES RATED 15– OR 20–AMPS AND 120 VOLTS WHICH ARE LOCATED IN DAMP OR WET LOCATIONS SHALL BE GFCI PROTECTED AND EQUIPPED WITH A SUITABLE WEATHERPROOF COVERPLATE (WHILE–IN–USE IN WET LOCATIONS).
F. ALL LUGS, TERMINALS, ETC. IN ELECTRICAL DISTRIBUTION EQUIPMENT SHALL BE LISTED FOR A MINIMUM OF 75 DEGREE C CONDUCTORS. TERMINATIONS LISTED FOR ONLY 60 DEGREE C CONDUCTORS ARE NOT PERMITTED.
G. COORDINATE WITH ALL OTHER TRADES TO PROVIDE ALL CODE–REQUIRED CLEARANCES AROUND ELECTRICAL CONNECTION AND CONTROLS COMPARTMENTS IN ALL EQUIPMENT WHICH IS PROVIDED BY OTHERS AND CONNECTED BY THE ELECTRICAL CONTRACTOR SUCH AS, BUT NOT LIMITED TO, HVAC EQUIPMENT.
H. CIRCUITS SERVING EMERGENCY LIGHTING EQUIPMENT SUCH AS EMERGENCY BATTERIES SHALL NOT SHARE A NEUTRAL (SHALL NOT BE PART OF A MULTIWIRE BRANCH CIRCUIT) WITH ANY OTHER CIRCUIT. PROVIDE A SEPARATE NEUTRAL FOR EVERY CIRCUIT THAT SERVES EMERGENCY LIGHTING EQUIPMENT.
I. ALTHOUGH NOT SPECIFICALLY SHOWN, THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL REQUIRED LOW VOLTAGE WIRING AND DATA CABLING, PER THE MANUFACTURER'S RECOMMENDATIONS, FOR A COMPLETE, FUNCTIONAL LIGHTING CONTROL SYSTEM.
J. ALTHOUGH NOT SPECIFICALLY SHOWN, THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL REQUIRED WIRING AND DATA CABLING, INCLUDING ALL 0–10V CONTROL WIRING WHERE APPLICABLE, PER THE MANUFACTURER'S RECOMMENDATIONS FOR A COMPLETE, FUNCTIONAL DIMMING SYSTEM.



1 ELECTRICAL SITE PLAN
1" = 20'-0"



POLE HEIGHT	FOOTING DEPTH
0' TO 20'	4'–0"
20' TO 30'	5'–0"
30' TO 40'	6'–0"

GENERAL NOTES APPLICABLE TO THIS DETAIL:
A. BRANCH CIRCUIT WIRING IS NOT SHOWN ON THIS DETAIL FOR CLARITY. ALL UNDERGROUND CONDUITS SHALL BE ROUTED A MINIMUM OF 24 INCHES BELOW FINISHED GRADE.
B. WHERE THE BRANCH CIRCUIT CONDUCTORS ARE PROTECTED BY A CIRCUIT BREAKER RATED GREATER THAN 20 AMPS, THE ELECTRICAL CONTRACTOR SHALL PROVIDE AN IN–LINE FUSEHOLDER FOR EACH PHASE CONDUCTOR WITH A 20 AMP FUSE. IN–LINE FUSEHOLDERS SHALL BE LOCATED SUCH THAT THEY ARE ACCESSIBLE THROUGH THE HANDHOLE.

2 30-INCH POLE BASE DETAIL
NOT TO SCALE

REVISIONS

#	Date	Description

PROJECT FOR:
STATE HIGHWAY 12 STARBUCKS
SUISUN, CA

McCANDLESS & ASSOCIATES ARCHITECTS, INC.
429 1/2 FIRST STREET, SUITE 204
WOODLAND ▲ CA 95695
PH ▲ (530) 662-4146
www.mccandlessarch.com

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION
09/07/22

SITE LIGHTING PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN	SBI
CHECKED	GRS
DATE	
SCALE	
JOB #	21-171
SHEET	E1

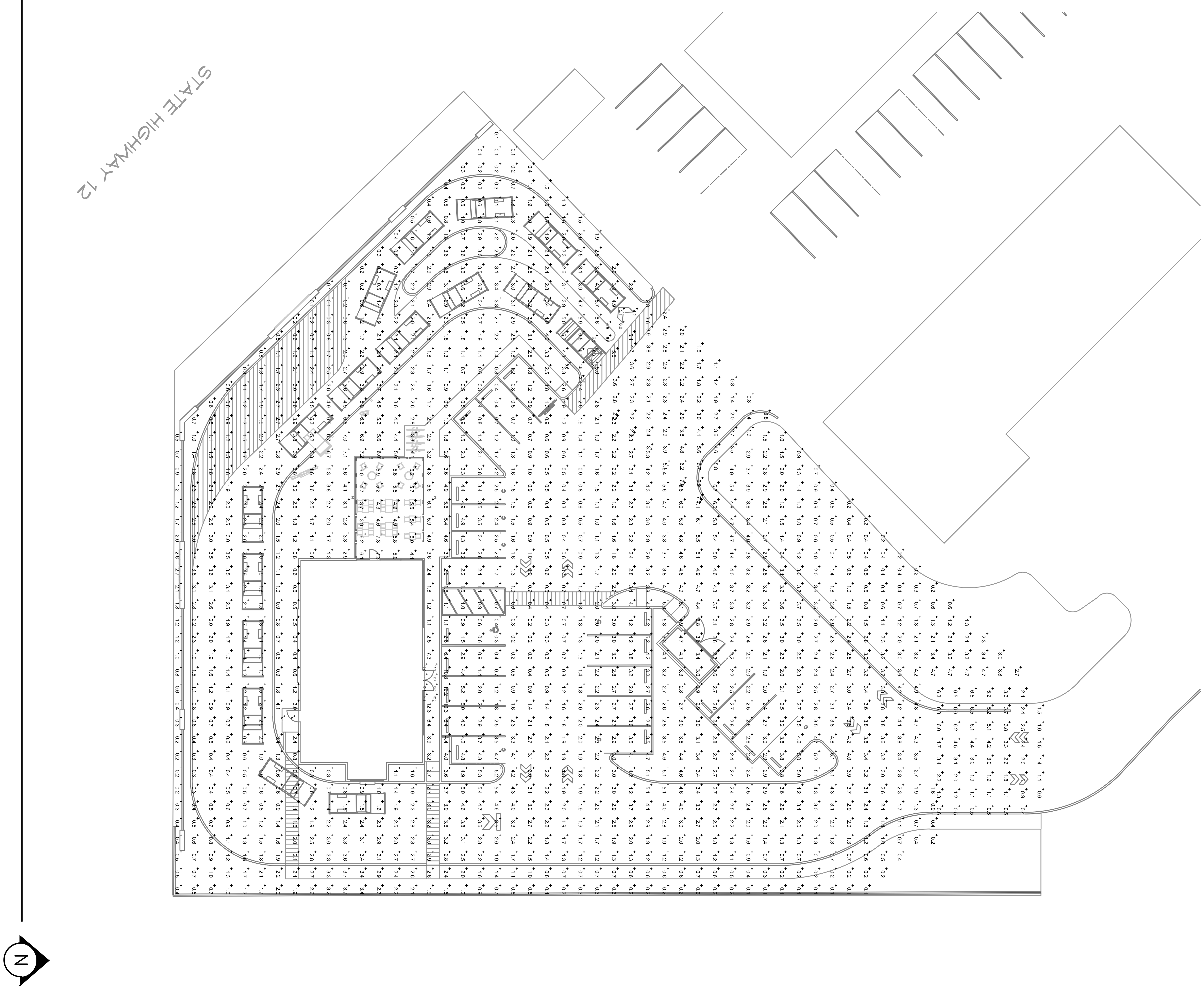
Schnackel engineers
New York ■ Miami ■ Omaha ■ Los Angeles ■ Seattle ■ Honolulu
800-581-0963 www.schnackel.com

SE JOB#: 220711

SE JOB#: 220711

Item 3
Attachment 3

1 SITE PHOTOMETRIC PLAN
1" = 20'-0"



STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BUILDING ENTRY	+	13.5 fc	15.1 fc	11.2 fc	1.3:1	1.2:1
SITE ENTRY 2	+	3.0 fc	6.6 fc	0.4 fc	16.5:1	7.5:1
DRIVE THRU ENTRY	+	5.3 fc	6.5 fc	3.6 fc	1.8:1	1.5:1
PARKING	+	2.3 fc	12.3 fc	0.1 fc	123.0:1	23.0:1
PATIO	+	5.3 fc	7.3 fc	3.7 fc	2.0:1	1.4:1
SERVICE DOOR	+	5.7 fc	5.8 fc	5.6 fc	1.0:1	1.0:1
SITE ENTRY1	+	3.0 fc	7.3 fc	0.8 fc	9.1:1	3.8:1

Schnackel engineers®
E102
New York ■ Miami ■ Omaha ■ Los Angeles ■ Seattle ■ Honolulu
800-581-0963 www.schnackel.com

DRAWN	SEI
CHECKED	GRS
DATE	
SCALE	
JOB #	21-171
SHEET	E2

SITE PHOTOMETRIC PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

09/07/22

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

McCANDLESS & ASSOCIATES ARCHITECTS, INC.
428 1/2 FIRST STREET, SUITE 204
WOODLAND ▲ CA 95695
www.mccandlessarch.com
PH ▲ (530) 662-9146

PROJECT FOR:
STATE HIGHWAY 12 STARBUCKS
SUISUN, CA

REVISIONS		
#	Date	Description

DESIGN CONCEPT & NOTES:

- LOW WATER USE (AS DESIGNATED BY WUCOLS IV) SHRUBS, PERENNIALS & GROUNDCOVERS WILL BE UTILIZED (3' MAX. HEIGHT EXCEPT WHERE USED FOR SCREENING).
- IRRIGATION WILL BE PROVIDED USING A LONG-TERM (20 YEAR +) DRIP GRID SYSTEM WITH A PROJECTED EFFICIENCY RATE OF 80%.
- TREES WILL BE IRRIGATED WITH A SUPPLEMENTAL OVERHEAD SYSTEM THAT CAN BE EASILY EXPANDED AS THE ROOTING AREA GROWS.
- NO MOUNDING IS PROPOSED. SEE CIVIL DRAWINGS FOR GRADES.
- TOTAL PROPOSED LANDSCAPE AREA IS 8,785 SQUARE FEET IN SIZE.
- TOP DRESSING WILL BE PROVIDED TO A 3" MINIMUM DEPTH. WELL-AGED COMPOST WILL BE USED IN BIO-RETENTION BASINS & MEDIUM FIR MULCH IN ALL OTHER PLANTING AREAS.
- NO TREES, SIGN FOUNDATIONS, MASONRY WALLS AND OTHER PERMANENT STRUCTURES SHALL BE INSTALLED WITHIN THE P.U.E.

PLANT LIST & LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	QUANTITY
	ACER RUBRUM 'OCTOBER GLORY'/RED MAPLE	15 GALLON	6
	CELTIS SINENSIS/CHINESE HACKBERRY	15 GALLON	2
	LAGERSTROEMIA X. 'NATCHEZ/CRAPE MYRTLE	15 GALLON	7
	PINUS PINEA/ITALIAN STONE PINE	15 GALLON	3

SHRUB & GROUNDCOVER AREA:

	ACACIA REDOLENS "DESERT CARPET"/PROSTRATE ACACIA	1 GALLON
	CHONDROPETALUM TECTORUM/DWF. CAPE RUSH	5 GALLON
	CALLISTEMON V. 'LITTLE JOHN'/DWF. BOTTLE BRUSH	5 GALLON
	DIETES BICOLOR	1 GALLON
	LOMANDRA LONGIFOLIA 'LOMLON'/LIME TUFF MAT RUSH	1 GALLON
	MYOPORUM PARVIFOLIUM/CREEPING BOOBIALLA	1 GALLON
	PHORMIUM TENAX "ATROPURPUREUM"/PURPLE FLAX	5 GALLON
	ROSA CALIFORNICA/WILD ROSE	5 GALLON
	ROSA X. 'MEIJOCOS'/PINK DRIFT ROSE	1 GALLON
	RHAPHIOLEPIS I. "JACK EVANS"/PINK INDIAN HAWTHORN	5 GALLON
	ROSMARINUS O. 'IRENE/PROSTRATE ROSEMARY	1 GALLON

NOTE: ALL PROPOSED PLANTS EXCEPT ACER RUBRUM, ARE LISTED AS "LOW" OR "VERY LOW" WATER USERS IN THE STATE OF CALIFORNIA'S W.U.C.O.L.S. IV DATABASE.

Garth Ruffner
Landscape Architect
(916) 797-2576

4120 Douglas Blvd. #306-301, Roseville, California 95746
GarthRuffner.com CA Landscape Architect #2808

Project:

STATE HIGHWAY 12 STARBUCKS

SUISUN CITY
CALIFORNIA

FOR McCANDLESS & ASSOC.

Sheet Title:

PRELIMINARY LANDSCAPE PLAN

Date: 8/24/2022

Scale: 1"=20'-0"

Job Number: 42002

Sheet Number: LA of 1

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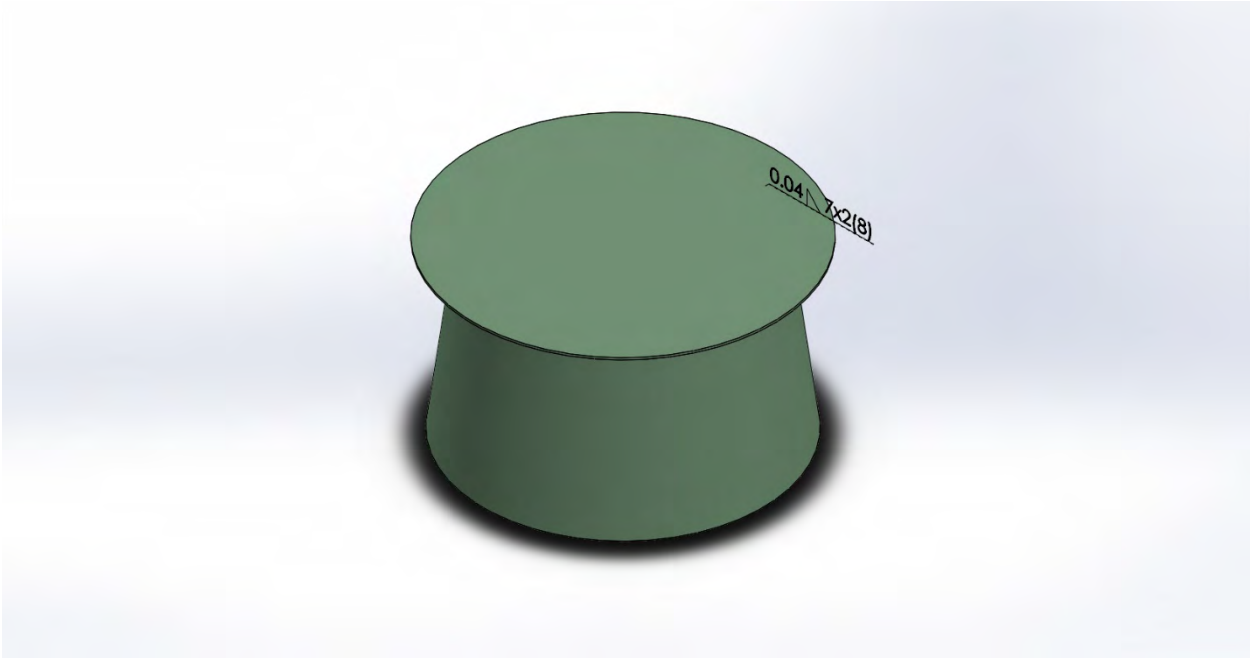
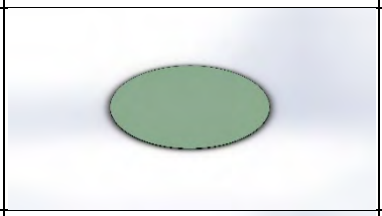
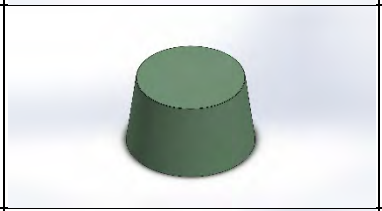
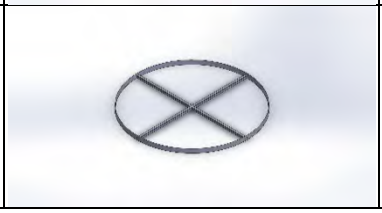
Coast to Coast Metal Finishing Corp

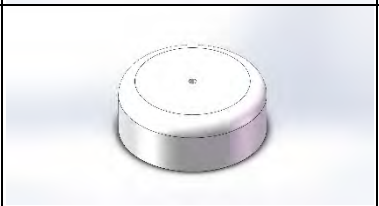
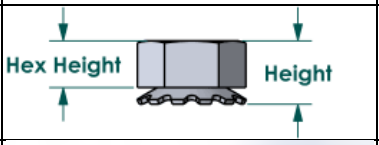
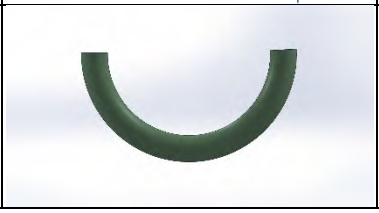
401 S. Raymond Ave Alhambra Ca 91803 | 626-282-2122 | david@ctclightingmfg.com

Outdoor Cameron Coffee Table



ITEM NO.	QTY.	PART NO.		DESCRIPTION
1	1	Top Plate		3/16” Thick x 28”Dia Aluminum with Matte Finish Powder coat
2	1	Drum		15.31”H x 26” Dia Aluminum with Matte Finish Powder Coat
3	1	Cross Bar		1/2” Sq. Tube With a Reinforcement Ring 1/8” x 1 ½” Aluminum with Matte Finish Powder Coat

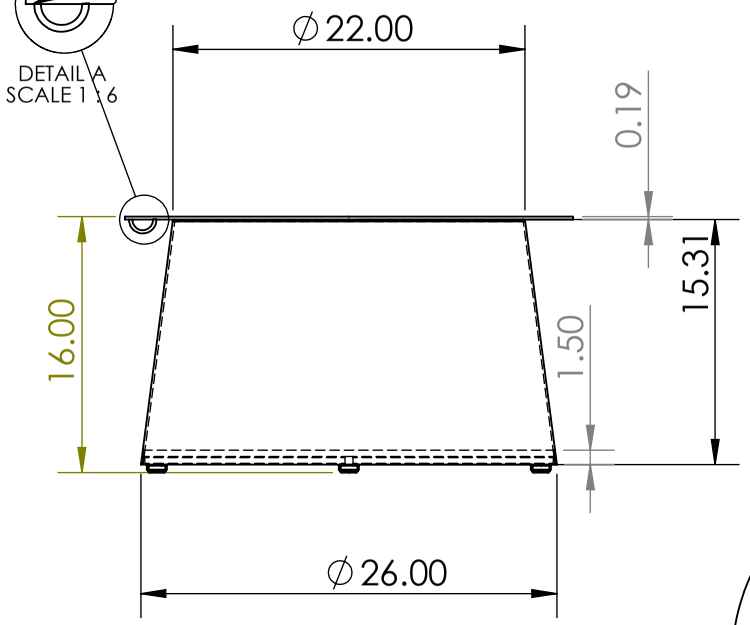
FINISH VARIES BY DESIGN ID
20125 20128

4	4	Weld Cups		1 ¼” Aluminum Weld Cups
5	4	WCG1300B		Weld Cup Glide HDEP Natural
6	4	Stud		¼-20 x ¾ Aluminum Studs
7	4	Lock Nuts		K-Lock nuts, Zinc plated steel, 1/4"-20
8	1	Hook		Cable Hook

- Packaging: by single in a box 28” x 28” x 20” H.
- Gross weight: 40 Lbs.
- Cleaning process:
  -With mild soap and water only.

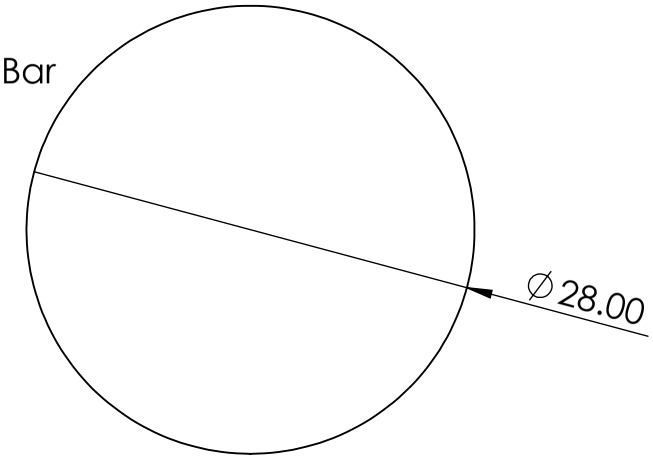
The hook needs to be at
1/4" from the edge due to the space

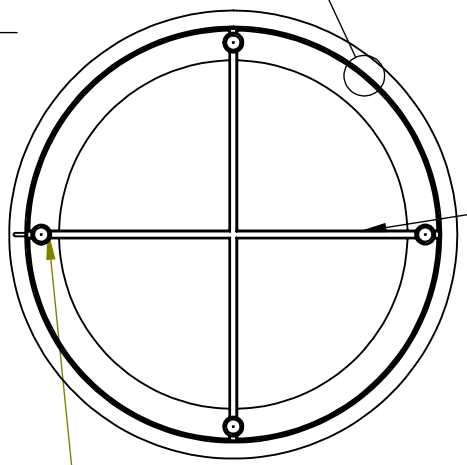
DETAIL A
SCALE 1 : 6



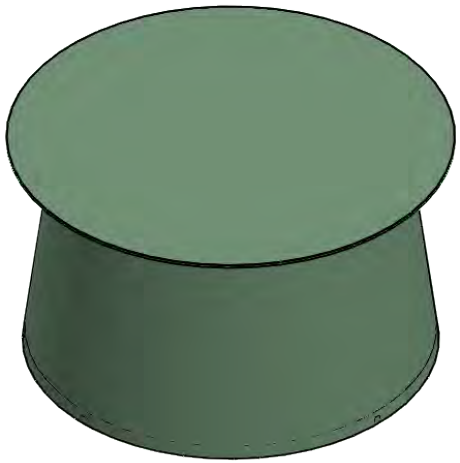
1.5" x 1/8" Flat Bar
Aluminum

DETAIL B
SCALE 1 : 6





4 - 1 1/4" WELD CUPS WITH GLIDES



	UNLESS OTHERWISE SPECIFIED:		NAME	DATE
	DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ± ANGULAR: MACH ± BEND ± TWO PLACE DECIMAL ± THREE PLACE DECIMAL ±	DRAWN	MD	3/21/17
		CHECKED	MD	6/24/17
		ENG APPR.	MMD	6/29/17
		MFG APPR.		
	INTERPRET GEOMETRIC TOLERANCING PER:	Q.A.		
		COMMENTS:		
	MATERIAL Aluminum			
USED ON APPLICATION	FINISH Powder coat DO NOT SCALE DRAWING			

Coast to Coast Metal

TITLE:
28" Cameron Coffee Table

SIZE	DWG. NO.	REV
A	Coffee Table	

SCALE: 1:12 | WEIGHT: | SHEET 1 OF 1

FINISH VARIES BY DESIGN ID

20125 20128

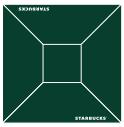
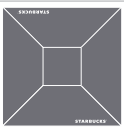
Item 3
Attachment 4

ID : 17341

Table, Table - Accessible Meta...

Starbucks | 6′ square | with logo

The Starbucks 6′ Square Parasol is engineered with a marine satin anodized finish and includes a manual lift with stainless steel security pin. Built to withstand winds up to 25mph, this parasol features 100% replaceable parts.

COLOR	SIZE		
Hemlock Tweed 	6′	WITH LOGO	
charcoal grey 	6′	WITH LOGO	
Black 	6′	WITH LOGO	

FINISH VARIES BY DESIGN ID:

20073 GREEN
20075 BLACK
20074 GREY

ex factory miami

TUUCI®

caution: may cause sudden relaxation

global mission control
1000 SE 8th Street, Miami-Hialeah, FL 33010 USA / 305.634.5116
sjameson@tuuci.com

www.tuuci.com

FINISH VARIES BY
DESIGN ID:

20073 GREEN
20075 BLACK
20074 GREY

CUTSHEET FOR NEST LOUNGE CHAIR

Contact Information

- Supplier Name: Ratana International Ltd.
- Address: 8310 Manitoba Street, Vancouver, BCV5X 3A6, Canada
- Contact Person: Winnie Ng
- Email: winnie@ratana.com
- Phone Number: 1-866-919-1881 ext. 319

Item Identification

- Item Name: Nest Lounge Chair
- Description**:** : Nest Lounge Chair, PP rope (GRY or NAT)
- Item number supplier: FN60301GRY, FN60301NAT
- Country of Origin: China

Dimensions

- Dimensions: L33” x W31.5” x H39.5”
- Weight Net: 23.5 lbs
- Weight Gross: 33.5 lbs
- Package Size: L33.85” x W32.5” x H40.5”
- Packaging weight: 10 lbs
- Packaging material: 5 ply cardboard and corner support
- Items per packaging unit (box): 1

Material Breakdown

Material or Finish	Material Code	Supplier	Qty Used in Item	Certified For	Certification Rate
Aluminum		**Vitek**	**16%**		
Stainless Steel		**Vitek**	**20%**		
Polypropylene Rope		**Vitek**	**64%**		

Assembly Instructions

No assembly needed.

Warranty

- Time: 3 years
- Conditions: Please refer to attached.

FINISH VARIES BY DESIGN ID 20540, 20541

CUTSHEET FOR NEST LOUNGE CHAIR

Cleaning instructions

We do recommend a periodic cleaning to remove any dirt, dust or oils that may collect over time to keep your PP rope looking new. The PP rope may be washed with mild detergent and water when it becomes soiled using a wet sponge, cloth or a soft plastic bristle brush. Rinse and allow to dry thoroughly before use. Do not use solvent, souring agents, carbon tetrachloride, undiluted bleach, janitorial cleaners, or gasoline.

Pictures

FINISH VARIES BY DESIGN ID 20540, 20541

CUTSHEET FOR HANS CAFÉ SIDE CHAIR

Contact Information

- Supplier Name: Ratana International Ltd.
- Address: 8310 Manitoba Street, Vancouver, BCV5X 3A6, Canada
- Contact Person: Winnie Ng
- Email: winnie@ratana.com
- Phone Number: 1-866-919-1881 ext. 319

Item Identification

- Item Name: Hans Café Side Chair
- Description**:** : Hans Café Side Chair, Resin (GRY or BRN)
- Item number supplier: FN59811BRN, FN89811GRY
- Country of Origin: China

Dimensions

- Dimensions: L23” x W22.25” x H30.5”
- Weight Net: 11 lbs
- Weight Gross: 21 lbs
- Package Size: L35” x W22.5” x H39.5”
- Packaging weight: 10 lbs
- Packaging material: 5 ply cardboard and corner support
- Items per packaging unit (box): 4

Material Breakdown

Material or Finish	Material Code	Supplier	Qty Used in Item	Certified For	Certification Rate
Aluminum		**Vitek**	**23%**		
Stainless Steel		**Vitek**	**54%**		
Resin		**Vitek**	**23%**		

Assembly Instructions

No assembly needed.

Warranty

- Time: 3 years
- Conditions: Please refer to attached.

CUTSHEET FOR HANS CAFÉ SIDE CHAIR

Cleaning instructions

We do recommend a periodic cleaning to remove any dirt, dust or oils that may collect over time to keep your resin looking new. The resin may be washed with mild detergent and water when it becomes soiled using a wet sponge, cloth or a soft plastic bristle brush. Rinse and allow to dry thoroughly before use. Do not use solvent, souring agents, carbon tetrachloride, undiluted bleach, janitorial cleaners, or gasoline.

Pictures

Dolan Hospitality
26 South Hanford St.
Seattle, WA 98134, USA
Toll Free Ph: 888-506-7383
Toll Free Fax: 866-268-1967
info@dolanhospitality.com

	MFR#:	**468803**
	DESCRIPTION:	EXTERIOR SMALL SCONCE
	DIMENSIONS:	5"W X 14" Height (127mm X 355.6mm Height)
	CERTIFICATION:	c UL us LISTED
	WET RATED:	YES
	TITLE 24:	BASED ON CONTROL SYSTEM VERIFY WITH ARCHITECT OF RECORD
	DARK SKY:	YES
	**FIXTURE COLOR:**	BUCKEYE BRONZE
	SHADE MATERIAL:	STAINLESS STEEL MESH
	CORD:	N/A
	FASTENERS USED:	WALL MOUNTED
	WARRANTY:	2 YEARS
	COUNTRY OF ORIGIN:	CHINA
	BOX SIZE:	22.05" L X 11.61"W X 11.61"H (560.07 MM L X 294.894 MM W X 294.894 MM H)
	QTY PER CARTON:	1 UNIT
	QTY PER MASTER PACK:	1 UNIT
	ITEM WEIGHT(GROSS):	3LBS
	ITEM WEIGHT(NET):	3LBS
	COMMENTS:	
	SHIPPED WITH BULB BELOW	
	**BULB:**	LED
	SOCKET TYPE:	GU-24
	WATTAGE:	5W
	MAX WATTAGE STICKER	5W MAX
	VOLTAGE:	120
	HERTZ:	60
	KELVIN TEMP:	2700K
	BULBS INCLUDED:	YES

HINKLEY LIGHTING
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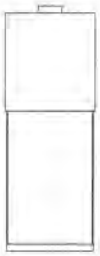
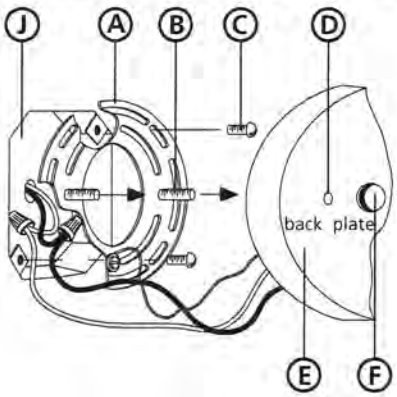
assembly instructions

2300

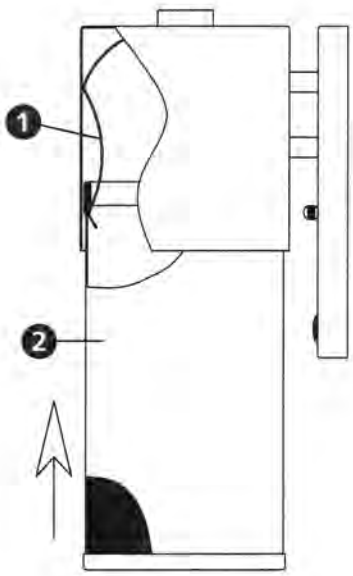
Family: Aria | Item No. 2300



Drawing 1 - Fixture Mounting



Drawing 2 - Fixture Assembly



start here

1

1. Find a clear area in which you can work.
2. Unpack fixture and glass from carton.
3. Carefully review instructions prior to assembly.

**** The construction of this fixture will be accomplished by first mounting the mounting strap to the junction box, making all necessary electrical connections, mounting the fixture to the wall, and then lamping the fixture.*

2

1. Prepare mounting strap **(A)** by threading the two 1 1/4" long mounting screws **(B)** into the back of the mounting strap **(A)** - see **Drawing 1**.

• Be sure the holes into which the screws are threaded match the spacing of holes **(D)** in the backplate **(E)**.

2. Attach mounting strap **(A)** to junction box **(J)** using two 1" screws **(C)**.

SAFETY WARNING: READ WIRING AND GROUNDING INSTRUCTIONS (I.S. 18) AND ANY ADDITIONAL DIRECTIONS. TURN POWER SUPPLY OFF DURING INSTALLATION. IF NEW WIRING IS REQUIRED, CONSULT A QUALIFIED ELECTRICIAN OR LOCAL AUTHORITIES FOR CODE REQUIREMENTS.

3

Make electrical connections from supply wire to fixture lead wires. Refer to instruction sheet **(I.S. 18)** and follow all instructions to make all necessary wiring connections. Then refer back to this sheet to continue installation of this fixture.

4

1. To mount fixture, slip the two mounting screws **(B)** through the two mounting holes **(D)** in the backplate **(E)** - see **Drawing 1**.
2. While holding fixture in place, thread the two ball knobs **(F)** on to the end of the mounting screws **(B)**, and tighten.

5

1. Fixture can now be lamped accordingly.
2. Slip mesh cylinder **(2)** into top of fixture making sure to slip top edge engages clip **(1)**. - see **Drawing 2**.

6.1.11

HINKLEY LIGHTING
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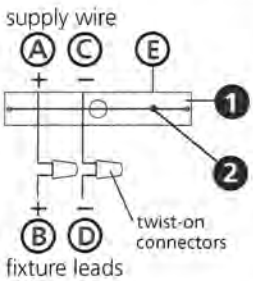
I.S. 18 wiring | grounding instructions

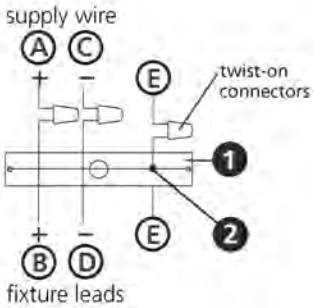
I.S. 18

SAFETY WARNING: READ WIRING AND GROUNDING INSTRUCTIONS (I.S. 18) AND ANY ADDITIONAL DIRECTIONS. TURN POWER SUPPLY OFF DURING INSTALLATION. IF NEW WIRING IS REQUIRED, CONSULT A QUALIFIED ELECTRICIAN OR LOCAL AUTHORITIES FOR CODE REQUIREMENTS.

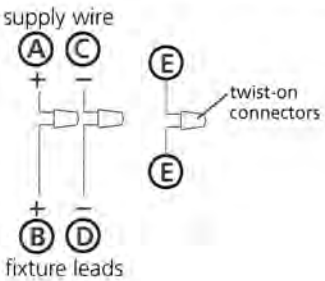
Drawing 1 - Flush Mount



Drawing 2 - Chain Hung



Drawing 3 - Post-Mount



wiring instructions

Indoor Fixtures

1. Connect positive supply wire **(A)** (typically black or the smooth, unmarked side of the two-conductor cord) to positive fixture lead **(B)** with appropriately sized twist on connector - see **Drawings 1 or 2**.

2. Connect negative supply wire **(C)** (typically white or the ribbed, marked side of the two-conductor cord) to negative fixture lead **(D)**.

3. Please refer to the **grounding instructions** below to complete all electrical connections.

Outdoor Fixtures

1. Connect positive supply wire **(A)** (typically black or the smooth unmarked side of the two-conductor cord) to positive fixture lead **(B)** with appropriately sized twist on connector - see **Drawings 2 or 3**.

2. Connect negative supply wire **(C)** (typically white or the ribbed, marked side of the two-conductor cord) to negative fixture lead **(D)**.

3. Cover open end of connectors with silicone sealant to form a watertight seal.

• If installing a wall mount fixture, use caulk to seal gaps between the fixture mounting plate (backplate) and the wall. This will help prevent water from entering the outlet box. If the wall surface is lap siding, use caulk and a fixture mounting platform specially.

4. Please refer to the **grounding instructions** below to complete all electrical connections.

grounding instructions

Flush Mount Fixtures
For positive grounding in a 3-wire electrical system, fasten the fixture ground wire **(E)** (typically copper or green plastic coated) to the fixture mounting strap **(1)** with the ground screw **(2)** - see **Drawing 1**.
Note: On straps for screw supported fixtures, first install the two mounting screws in strap. Any remaining tapped hole may be used for the ground screw.

Chain Hung Fixtures
Loop fixture ground wire **(E)** (typically copper or green plastic coated) under the head of the ground screw **(2)** on fixture mounting strap **(1)** and connect to the loose end of the fixture ground wire directly to the ground wire of the building system with appropriately sized twist-on connectors - see **Drawing 2**.

Post-Mount Fixtures
Connect fixture ground wire **(E)** (typically copper or green plastic coated) to power supply ground with appropriately sized twist-on connector inside post. Cover open end of connector with silicone sealant to form a watertight seal - see **Drawing 3**.

HINKLEY LIGHTING
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I.S.200 Caulking Instruction

I.S. 200

start here

1. After securing fixture to the wall it is recommended that the gap between the wall and the fixture backplate be sealed with any good quality waterproof caulk or silicone sealant, on the top and sides leaving the bottom open as a weep hole.
(NOT INCLUDED) see Drawing 1.

Drawing 1

R1:3.6.13

D-Series Size 1
LED Area Luminaire

Catalog Number

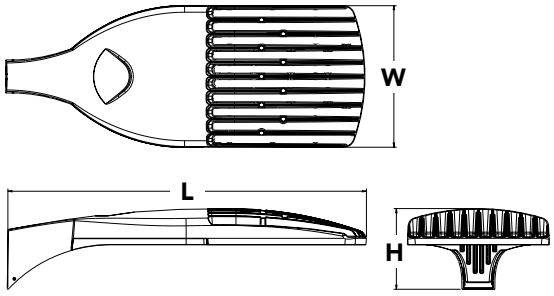
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33″ (83.8 cm)
Width:	13″ (33.0 cm)
Height:	7-1/2″ (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

DSX1LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4 P7 P2 P5 P8 P3 P6 P9 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[2,3] LCCO Left corner cutoff[2,3] RCCO Right corner cutoff[2,3]	MVOLT[4,5] 120[6] 208[5,6] 240[5,6] 277[6] 347[5,6,7] 480[5,6,7]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[8] RPUMBA Round pole universal mounting adaptor[8] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[9]

Control options

Shipped installed

PER	NEMA twist-lock receptacle only (controls ordered separate)[10]
PER5	Five-wire receptacle only (controls ordered separate)[10,11]
PER7	Seven-wire receptacle only (controls ordered separate)[10,11]
DMG	0-10V dimming extend out back of housing for external control (leads exit fixture)
DS	Dual switching[12,13]
PIR	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[5,14,15]
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[5,14,15]
PIR1FC3V	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[5,14,15]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[5,14,15]
BL30	Bi-level switched dimming, 30%[5,13,16]
BL50	Bi-level switched dimming, 50%[5,13,16]
PNMTDD3	Part night, dim till dawn[5,17]
PNMT5D3	Part night, dim 5 hrs[5,17]
PNMT6D3	Part night, dim 6 hrs[5,17]
PNMT7D3	Part night, dim 7 hrs[5,17]
FAO	Field adjustable output[18]

Other options

Shipped installed

HS	House-side shield[19]
SF	Single fuse (120, 277, 347V)[6]
DF	Double fuse (208, 240, 480V)[6]
L90	Left rotated optics[1]
R90	Right rotated optics[1]
BS	Bird spikes
EGS	External glare shield

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

Ordering Information

Accessories

Ordered and shipped separately.

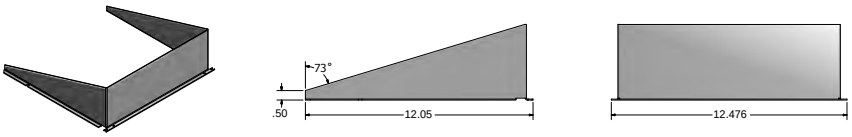
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [20]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [20]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [20]
DSHORT SBK U	Shorting cap [20]
DSX1HS 30C U	House-side shield for 30 LED unit [19]
DSX1HS 40C U	House-side shield for 40 LED unit [19]
DSX1HS 60C U	House-side shield for 60 LED unit [19]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [21]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [8]

For more control options, visit DTL and ROAM online.

NOTES

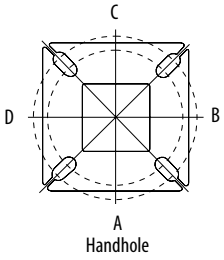
1 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
2 AMBPC is not available with BLC, LCCO, RCCO or P4, P7, P8, P9 or P13.
3 Not available with HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
6 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
7 Not available in P1 or P10. Not available with BL30, BL50 or PNMT options.
8 Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
9 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
10 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
11 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming. Shorting cap included.
12 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3 or P4.
13 Requires (2) separately switched circuits.
14 Reference Motion Sensor table on page 3.
15 Reference PER table on page 3 to see functionality.
16 Not available with 347V, 480V, PNMT, DS. For PER5 or PER7, see PER Table on page 3.
17 Not available with 347V, 480V, DS, BL30, BL50. For PER5 or PER7, see PER Table on page 3. Separate Dusk to Dawn required.
18 Not available with other dimming controls options
19 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
20 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
21 For retrofit use only.

External Glare Shield

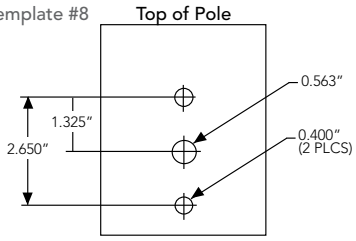


Drilling

HANDHOLE ORIENTATION



Template #8



Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

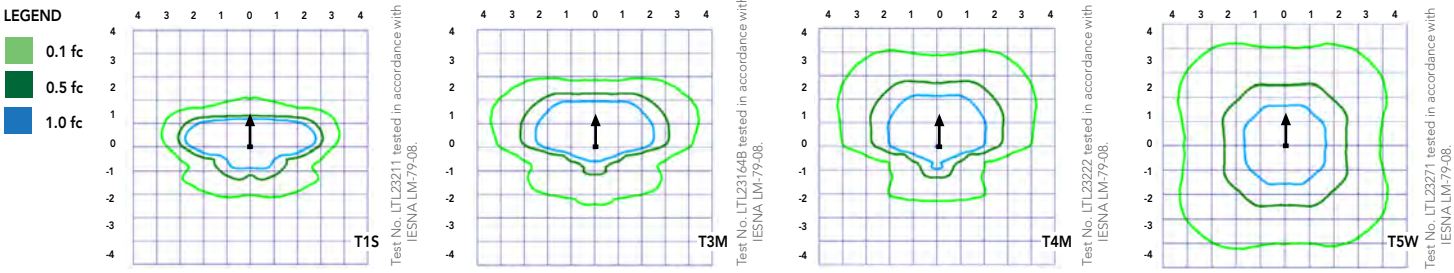
Pole drilling nomenclature: # of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D
Note: Review luminaire spec sheet for specific nomenclature					

Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N
					*3 fixtures @120 require round pole top/tenon.			

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use with Inline Dusk to Dawn or timer.						

PER Table						
Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✔	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✔	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	⊘	⚠	Wires Capped inside fixture	⚠	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	⊘	⚠	Wired to dimming leads on driver	✔	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	⊘	⚠	Wires Capped inside fixture	✔	Wires Capped inside fixture	Wires Capped inside fixture

✔ Recommended
⊘ Will not work
⚠ Alternate

*Future-proof means: Ability to change controls in the future.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130	3,640	1	0	1	70
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130	3,813	1	0	1	73
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131	3,689	1	0	1	71
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127	3,770	1	0	1	73
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131	3,752	1	0	1	72
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128	3,758	1	0	1	72
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131	3,701	1	0	1	71
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136	3,928	2	0	0	76
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136	3,881	2	0	0	75
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136	3,930	2	0	1	76
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135	3,820	3	0	1	73
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107					
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80					
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80					
30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129	4,561	1	0	1	67
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128	4,777	1	0	1	70
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129	4,622	1	0	2	68
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125	4,724	1	0	1	69
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129	4,701	1	0	2	69
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126	4,709	1	0	2	69
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129	4,638	1	0	2	68
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134	4,922	2	0	0	72
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134	4,863	2	0	0	72
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134	4,924	3	0	1	72
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133	4,787	3	0	1	70
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106					
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79					
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79					
30	1050	P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125					
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125					
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125					
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121					
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125					
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122					
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125					
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130					
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130					
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130					
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129					
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102					
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76					
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76					
30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117					
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117					
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118					
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114					
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117					
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115					
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117					
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122					
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122					
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122					
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121					
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96					
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72					
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72					
30	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116					
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116					
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117					
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113					
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116					
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114					
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116					
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121					
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121					
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121					
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120					
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95					
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71					
					8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71					

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lu-mens	B	U	G	LPW
40	1250	**P6**	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118					
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118					
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119					
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115					
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118					
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116					
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118					
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123					
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123					
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123					
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122					
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97					
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72					
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72					
40	1400	**P7**	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115					
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114					
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115					
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111					
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115					
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112					
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115					
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119					
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119					
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119					
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118					
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94					
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70					
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70					
60	1050	**P8**	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119					
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118					
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119					
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115					
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119					
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116					
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119					
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123					
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123					
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123					
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122					
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97					
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
60	1250	**P9**	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116					
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116					
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116					
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113					
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116					
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113					
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116					
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121					
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121					
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120					
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120					
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95					
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71					
					15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71					

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134	7,167	2	0	2	72
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133	7,507	2	0	2	76
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136	7,263	2	0	2	73
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131	7,424	2	0	2	75
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136	7,387	2	0	2	75
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133	7,400	2	0	2	75
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137	7,288	1	0	2	74
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138	7,734	3	0	1	78
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136	7,641	3	0	0	77
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136	7,737	3	0	2	78
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135	7,522	3	0	2	76
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112					
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80					
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80					
60	700	**P11**	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132	8,952	2	0	2	68
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131	9,377	2	0	2	72
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133	9,072	2	0	2	69
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129	9,273	2	0	2	71
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133	9,227	2	0	2	70
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131	9,243	2	0	2	71
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134	9,103	2	0	2	69
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135	9,661	3	0	1	74
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134	9,544	3	0	1	73
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134	9,665	3	0	2	74
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133	9,395	4	0	2	72
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110					
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79					
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79					
60	1050	**P12**	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121					
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120					
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123					
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119					
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123					
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120					
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123					
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124					
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123					
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123					
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122					
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101					
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72					
60	1250	**P13**	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120					
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119					
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121					
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117					
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121					
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119					
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122					
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123					
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122					
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122					
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121					
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100					
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72					
					15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72					

FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

WDGE1 LED
Architectural Wall Sconce

Buy American

Catalog Number

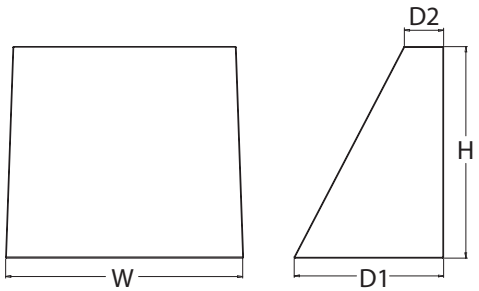
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: (without options) 9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	**Shipped included**
	P2	30K 3000K	90CRI	VW Visual comfort wide	347[2]	SRM Surface mounting bracket
		35K 3500K				ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[5]
		40K 4000K				**Shipped separately**
		50K[1] 5000K				AWS 3/8inch Architectural wall spacer
						PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.

Options

E4WH[3]	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)
PE[4]	Photocell, Button Type
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
BAA	Buy America(n) Act Compliant

Finish

DDBXD	Dark bronze	DDBTXD	Textured dark bronze
DBLXD	Black	DBLBXD	Textured black
DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DWHXD	White	DWHGXD	Textured white
DSSXD	Sandstone	DSSTXD	Textured sandstone

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U	WDGE1 surface-mounted back box (specify finish)

NOTES

1. 50K not available in 90CRI.
2. 347V not available with E4WH, DS or PE.
3. E4WH not available with PE or DS.
4. PE not available with DS.
5. Not qualified for DLC. Not available with E4WH.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

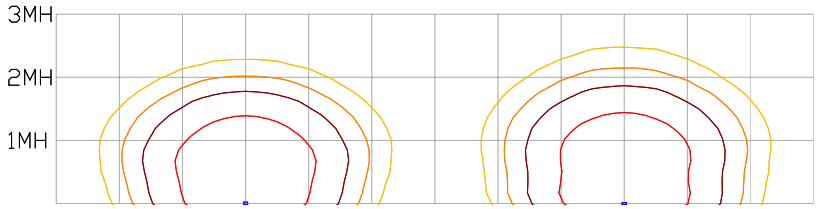
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc

MH = 8ft
Grid = 8ft x 8ft



WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

Emergency Egress Options

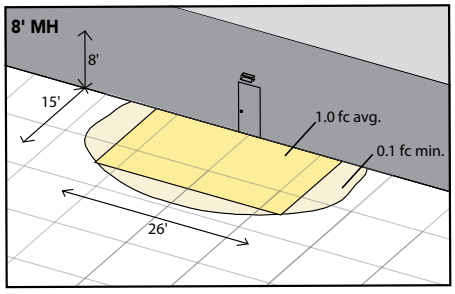
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

Grid = 10ft x 10ft

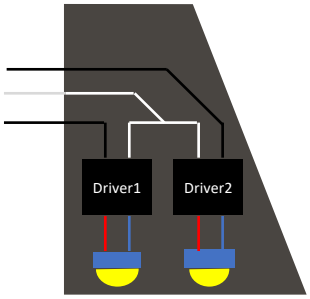


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Mounting, Options & Accessories

E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"

PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 8"

W = 9"

AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

BUY AMERICAN
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

MaxLite®

PROJECT NAME:_____ CAT. #: _____

NOTES:_____ FIXTURE SCHEDULE:_____

Slim Floods

1/2" Threaded Knuckle
(Dedicated CCT)

1/2" Threaded Knuckle
(CCT Selectable)

Yoke Mount
(CCT Selectable)

Slipfitter Mount
(CCT Selectable)

200/300W
(CCT Selectable)

Product Description:

The MaxLite Slim Flood Light family delivers high performance in a small and price-effective package. All versions are available for a variety of mounting applications - 1/2" threaded knuckle, yoke and slipfitter. Many models are CCT and Wattage selectable and include a photocell. A 3-pin NEMA twist lock photocell receptacle with shorting cap is included standard on the 200W and 300W models.

Construction:

- Die cast aluminum housing with corrosion resistant powder coat paint
- Tempered glass lens or UV stabilized polycarbonate lens (see Specification Chart for details)

Controls:

- Photocell or twist lock receptacle with shorting cap included (see Specification Chart for details)
- 200/300W include control base for field installable motion sensor

Installation:

- 15/25/29/50/60W available with 1/2" threaded knuckle or yoke, tenon reducer accessory available for slip fitter applications (see Specification Chart for details)
- 105/140/200/300W models available with either a slipfitter knuckle or yoke mount.

Listings:

- cULus listed for Wet Locations, Outdoor
- IP65
- ANSI 1.5G rated 15-50W, 3G rated 60W+

Ordering Information (DLC5.1 VERSIONS)

FAMILY	WATTAGE	VOLTAGE	BEAM	-	CCT	FINISH	MOUNTING	CONTROLS (INCLUDED STANDARD)
MSF= Maxlite Slim Flood	**15=** 15W **25=** 25W (Selectable 25/20/15) **60=** 60W (Selectable 60/40/20) **105=** 105W (Selectable 105/95/85) **140=** 140W (Selectable 140/120/100) **200=** 200W (Selectable 200/180/150) **300=** 300W (Selectable 300/280/260)	**U=** 120-277V **H=** 277-480V*	**W=** Wide		**CS=** CCT Selectable 3/4/5K (15W) **WCS=** Wattage/ CCT Selectable (N/A 15W)	**B=** Bronze *Contact maxlite for additional finishes*	**KTY=** Knuckle 1/2" Threaded & Yoke (15/25/60W), use TR2.37BZ for Slilpfitter applications **K=** Knuckle Slipfitter **Y=** Yoke	**CB=** Control Base for field installable motion sensor (200/300W only) **PC=** 120-277V photocontrol (15/25/60/ 105/140W) **RPC=** 3-pin twist lock receptable with shorting cap (200/300W)

*** 200/300W only**

Ordering Information (Non-DLC VERSIONS)

FAMILY	WATTAGE	VOLTAGE	BEAM	-	CCT	FINISH	MOUNTING	CONTROLS
MSF= Maxlite Slim Flood	**15=** 15W **29=** 29W **50=** 50W	**U=** 120-277V	**W=** Wide **N=** Narrow (50W only)		**30=** 3000K **40=** 4000K **50=** 5000K	**B=** Bronze *Contact maxlite for additional finishes*	**KT=** Knuckle 1/2" Threaded (use TR2.37BZ for Slipfitter applications) **K=** Knuckle Slipfitter **Y=** Yoke	*For photocell, order JBOX and PC-120277EXT accessories*

5-year standard warranty (further details available at www.maxlite.com/warranties) Product may be eligible for a warranty extension to 10 years, for anadditional fee. Contact MaxLite for details.

MaxLiTe®

Slim Floods

DLC 5.1 Listing

Order Codes	Model Number	DLC Product ID	DLC Category	Wattage	CCT
108575	MSF15UW-CSBKTYPC	S-3ID1GP	Outdoor Luminaires - Architectural Flood and Spot Luminaires	15.5W	3000K/4000K/5000K
108576	MSF25UW-WCSBKTYPC	S-CVRS9H		25.5W	
108582	MSF60UW-WCSBKTYPC	S-EK4CZD		59.5W	
108584	MSF105UW-WCSBKPC	S-FCGR1S		103.9W	
109118	MSF105UW-WCSBYPC	S-FCGR1S		103.9W	
108583	MSF105UW-CSBYPC	S-EU1NLQ		103.9W	
108586	MSF140UW-WCSBKPC	S-HBPXTD		139.9W	
108585	MSF140UW-WCSBYPC	S-HBPXTD		139.9W	
108593	MSF200UW-WCSBKCBRPC	S-R2EXZJ		203.9W	
108587	MSF200UW-WCSBYCBRPC	S-R2EXZJ		203.9W	
108597	MSF300UW-WCSBKCBRPC	S-XVWCF2		309.8W	
108596	MSF300UW-WCSBYCBRPC	S-XVWCF2		309.8W	
108595	MSF200HW-WCSBKCBRPC	S-R9YN73		201.3W	
108594	MSF200HW-WCSBYCBRPC	S-R9YN73		201.3W	
108604	MSF300HW-WCSBKCBRPC	S-YJS4BP		304.2W	
108598	MSF300HW-WCSBYCBRPC	S-YJS4BP		304.2W	

MaxLiTe®

Slim Floods

Specifications

	15W	25W**	29W	50W	60W**
Power Consumption (W)	15	25.5 (20/15W)	29.5	49.5	59.5 (40/20W)
Lumens (lm)	1,850-2,090	3,480-3,760	3,400-3,430	6,270-6,700	7,790-8,380
Efficacy (lm/w)	123-139	136-147	115-116	127-135	131-141
CRI	>80 (CCT Selectable >70)	>70	>80		>70
Color Temperature (K)	Dedicated & Selectable	Selectable 3/4/5K	3K or 4K or 5K	3K or 4K or 5K	Selectable 3/4/5K
Beam Angle	Wide/7x7/109°	Wide/7x7/111°	Wide/7x7/109°	Wide/7x7/109°, Narrow/4x4/30°	Wide/7x7/112°
Voltage	120-277V 50/60Hz				
Surge Protection	2.5KV				4KV
Lumen Maintenance (L 70) hrs	>100,000 hours				
Controls	PC (CCT Selectable version)	PC	Order JBOX and external PC		PC
Housing	Die cast aluminum with corrosion resistant powder coat paint				
Mounting	See below footnote for details*				
Lens	Dedicated CCT Polycarbonate, CCT Select Tempered Glass	Tempered Glass	UV Stabilized Polycarbonate		Tempered Glass
Operating Temperature	-30°C (-22°F) - 40°C (104°F)				
Weight	Dedicated CCT 1.5lbs CCT Select 3lbs	3lbs		4.5lbs	5lbs
Listings	cULus, FCC, ANSI 1.5G vibration				cULus, FCC, ANSI 3G vibration
DLC	CCT Selectable DLC Premium		Not DLC listed		DLC5.1 Premium
Environment	cULus wet locations, IP65				
Warranty	5 Years				

*** Dedicated CCT - 15W 1/2" threaded knuckle (KT), 29/50W choose between 1/2" threaded knuckle (KT) or yoke (Y)**
CCT Selectable - 15/25/60W both 1/2" threaded knuckle (KT) and yoke (Y) included
For Slipfitter applications (15-60W) - use KT mount and add tenon reducer accessory
**** Wattage Selectable, highest wattage DLC listed. See wattage selectable chart for lower wattage lumens.**

Wattage Selectable Lumen Chart

MSF25	20W= 2,740-2,940 lumens	15W= 2,055-2,205 lumens
MSF60	40W= 5,240-5,880 lumens	20W= 2,620-2,940 lumens
MSF105	95W= 12,065-13,395 lumens	85W= 10,795-11,985 lumens
MSF140	120W= 15,360-17,040 lumens	100W= 12,800-14,200 lumens
MSF200	180W= 21,060-23,760 lumens	150W= 17,550-19,800 lumens
MSF300	280W= 35,000-39,480 lumens	260W= 32,500-36,660 lumens

MaxLiTe®

Slim Floods

Specifications

	70W	90W	105W**	140W**	200W**	300W**
Power Consumption (W)	70.5	90	104 (95/85W)	140 (120/100W)	204 (180/150W)	310 (280/260W)
Lumens (lm)	8,480-9,980	11,320-13,180	13,250-14,140	17,900-19,170	23,940-25,560	38.730-41,880
Efficacy (lm/w)	120-141	125-147	127-136	128-137	117-125	125-135
CRI	>80		>70			
Color Temperature (K)	Selectable 3/4/5K					
Beam Angle	Wide/7x7/115.5°		Wide/7x7/112°		Wide/7x7/120°	Wide/7x7/114°
Voltage	120-277V 50/60Hz				120-277V, 277-480V option	
Surge Protection	4KV		6KV			
Lumen Maintenance (L 70) hrs	>100,000 hours					
Controls	3pin twist lock receptacle with shorting cap		PC		3pin twist lock receptacle with shorting cap and control base for motion sensor	
Housing	Die cast aluminum with corrosion resistant powder coat paint					
Mounting	Choose 2 3/8" OD Knuckle Slipfitter or Yoke					
Lens	UV Stabilized Polycarbonate				Tempered Glass	
Operating Temperature	-40°C (-40°F) - 40°C (104°F)					
Weight	11lbs				12lbs	15lbs
Listings	cULus, FCC, ANSI 3G vibration					
DLC	Not DLC listed		DLC5.1 Premium			
Environment	cULus wet locations, IP65					
Warranty	5 Years					

** Wattage Selectable, highest wattage DLC listed See wattage selectable chart for lower wattage lumens.

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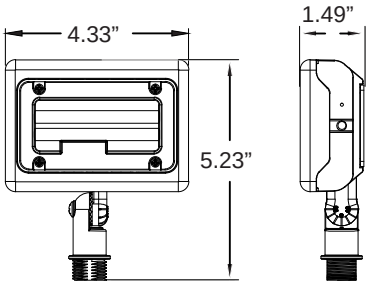
Slim Floods

Accessories

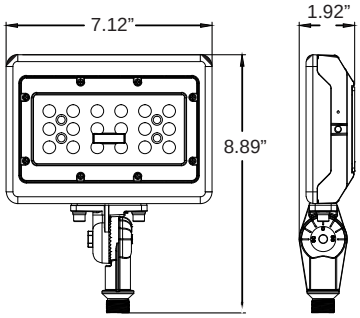
Order Code	Model Number	Description	Image
72055	PCTL-UNV	TWIST-LOCK ELECTRONIC PHOTOCONTROL 120/208/240/277V	
101679	TR2.37BZ	TENON REDUCER CONVERTS 1/2" KNUCKLE THREADED MOUNT (KT) TO 2 3/8"SLIPFITTER KNUCKLE (SK) MOUNT, BRONZE	
104199	MSF15-HALFVISOR	SLIM FLOOD HALF VISOR FOR 15W (Dedicated CCT versions only)	
104200	MSF15-FULLVISOR	SLIM FLOOD FULL VISOR FOR 15W (Dedicated CCT versions only)	
104201	MSF29-HALFVISOR	SLIM FLOOD HALF VISOR FOR 29W	
104202	MSF29-FULLVISOR	SLIM FLOOD FULL VISOR FOR 29W	
104203	MSF50-HALFVISOR	SLIM FLOOD HALF VISOR FOR 50W	
104204	MSF50-FULLVISOR	SLIM FLOOD FULL VISOR FOR 50W	
104205	MSF70/90-HALFVISOR	SLIM FLOOD HALF VISOR FOR 70/90W	
104206	MSF70/90-FULLVISOR	SLIM FLOOD FULL VISOR FOR 70/90W	
104352	GROUNDSTAKE	21" BLACK PVC GROUND STAKE WITH BRONZE DIE CAST CAP, GROUND STABILIZERS BARS AND HARDWARE TO MOUNT TO MOUNT JUNCTION BOX, WHICH ALLOWS ADDING AN EXTERNAL PHOTOCELL	
104350	JBOXB-4TH	JUNCTION BOX WITH 4 1/2" CONDUIT HOLES TOP COVER. PROVIDES MOUNTING FOR FLAT SURFACES AND ADDING EXTERNAL PC (PC-120277EXT)	
101417	PC-120277EXT	EXTERNAL PHOTOCONTROL 120-277V, BLACK FINISH	
96268	MLRTLPCRSP	SHORTING CAP FOR NEMA TWIST LOCK PHOTOCELL RECEPTACLE (3, 5 OR 7 PIN) **(70/90/200/300W versions)**	
105551	MTGCOVER	DIE CAST ALUMINUM MOUNTING COVER WITH 3X1/2" THREADED CONDUIT HOLES, BRONZE	
109134	MS-HBE-B	MOTION SENSOR/PC, BRONZE FOR 200/300W SLIM FLOODS (MIN 1 HBE-REMOTE REQUIRED TO PROGRAM)	
109135	HBE-REMOTE	REMOTE CONTROL FOR MOTION SENSOR/PC FOR 200/300W SLIM FLOODS	
108915	MSF15-25-CSHALFVISOR	MAXLITE SLIM FLOOD HALF VISOR FOR 15-25W CCT SELECTABLE VERSION	
108918	MSF60-HALFVISOR	MAXLITE SLIM FLOOD HALF VISOR FOR 60W	
108919	MSF105-140-HALFVISOR	MAXLITE SLIM FLOOD HALF VISOR FOR 105-140W	
108921	MSF200-HALFVISOR	MAXLITE SLIM FLOOD HALF VISOR FOR 200W	
108922	MSF300-HALFVISOR	MAXLITE SLIM FLOOD HALF VISOR FOR 300W	

Slim Floods

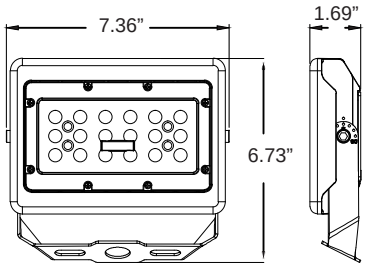
Product Dimensions:



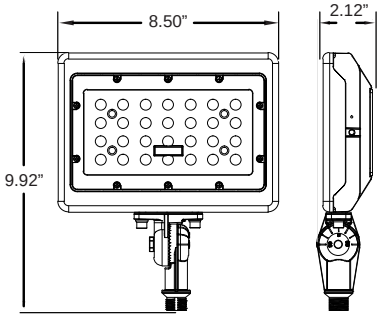
15W 1/2” Threaded Knuckle
(Dedicated CCT)



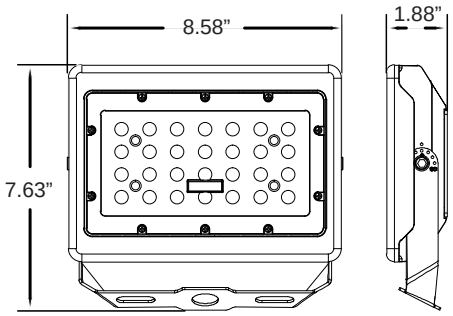
29W 1/2” Threaded Knuckle
(Dedicated CCT)



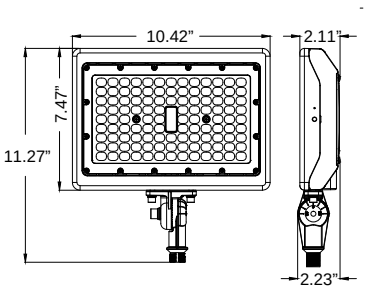
29W Yoke
(Dedicated CCT)



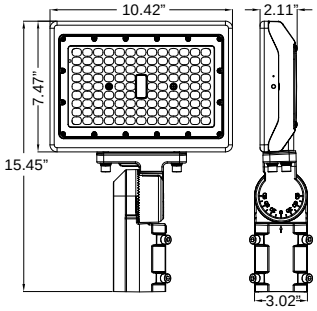
50W 1/2” Threaded Knuckle
(Dedicated CCT)



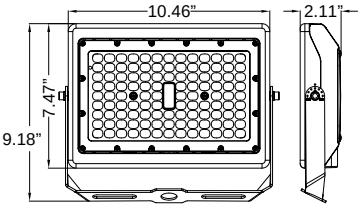
50W Yoke
(Dedicated CCT)



70W/90 1/2” Threaded Knuckle
(CCT Selectable)



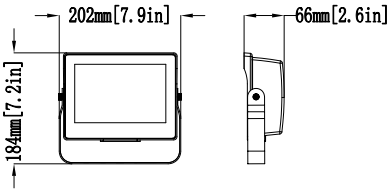
70W/90 Slipfitter Knuckle
(CCT Selectable)



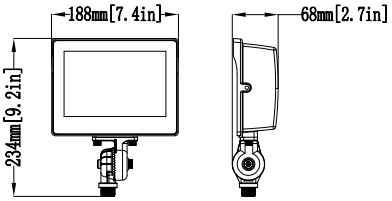
70W/90 Yoke
(CCT Selectable)

Slim Floods

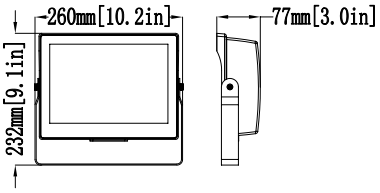
Product Dimensions:



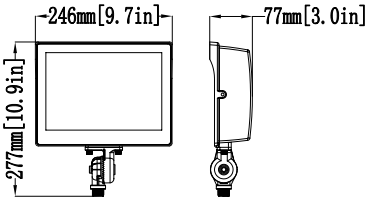
15-25W Yoke (CCT Selectable)



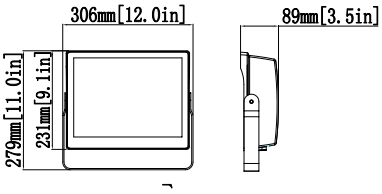
15-25W 1/2" Threaded Knuckle (CCT Selectable)



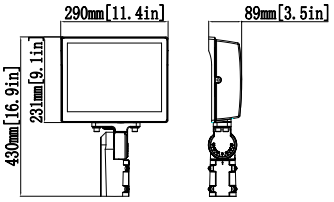
60W Yoke (CCT Selectable)



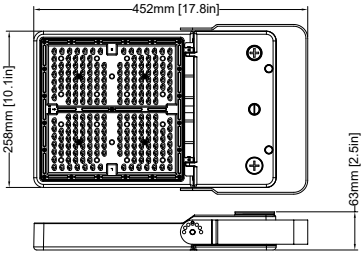
60W Threaded Knuckle (CCT Selectable)



105-140W Yoke (CCT Selectable)



105-140W Slipfitter Knuckle (CCT Selectable)



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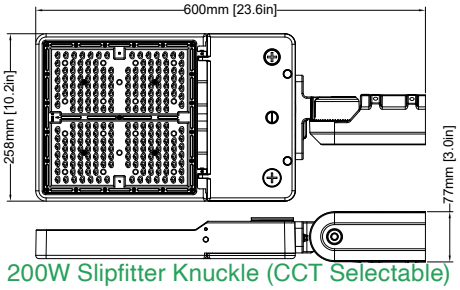

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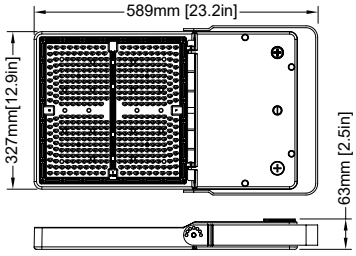

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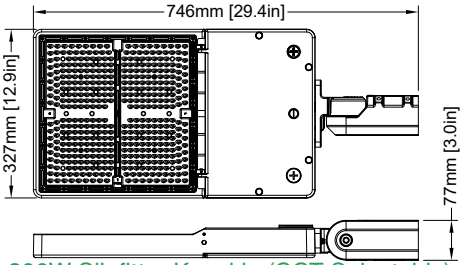

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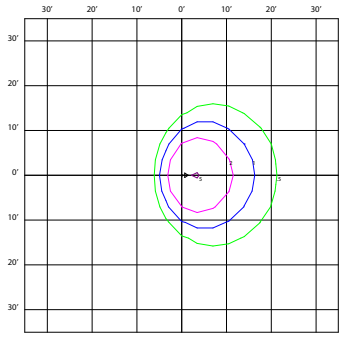
Slim Floods

Photometric Layouts*

*Units in FC



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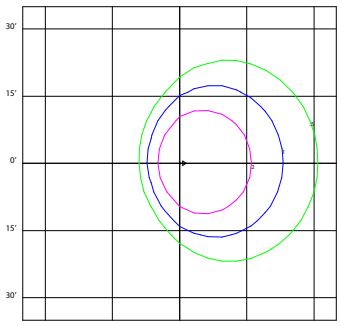

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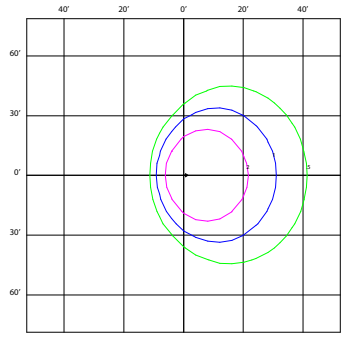

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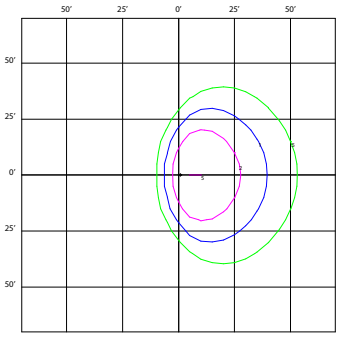

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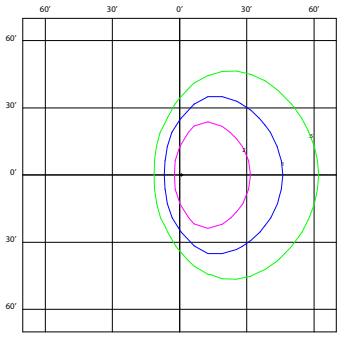

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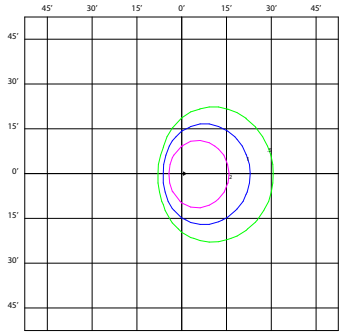

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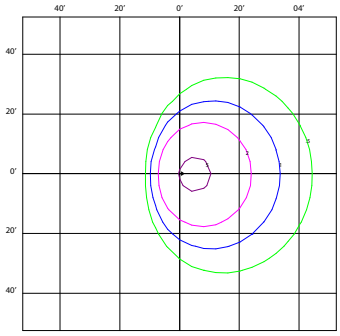

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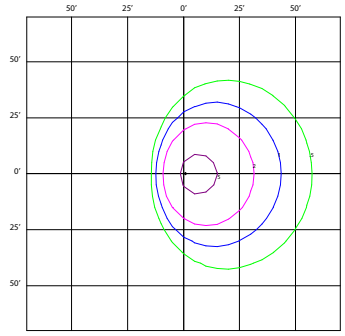

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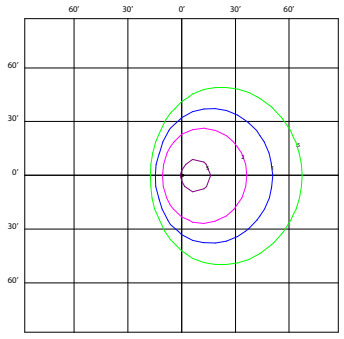

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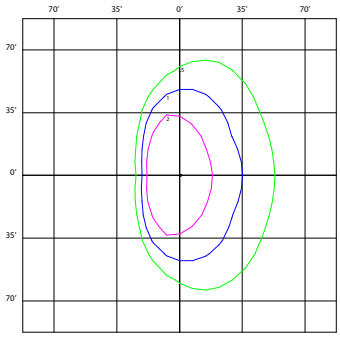

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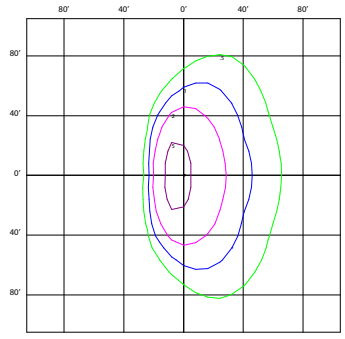

300W
40' Mounting Height (45° tilt)

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July 19, 2022

Ms. Callie Huff
Engstrom Properties, Inc.
837 Jefferson Boulevard
West Sacramento, CA 95691

Focused Traffic Study for the Starbucks Project on Walters Road in Suisun City

Dear Ms. Huff;

As requested, W-Trans has prepared a focused traffic study to evaluate the potential effects of traffic associated with the proposed Starbucks project to be located at the northeast corner of SR-12/Walters Road in the City of Suisun City. The purpose of this letter is to provide the estimated trip generation of the project, as well as the potential impacts associated with queuing and vehicle miles traveled.

Project Description

The proposed project is the construction of a 2,200-square-foot Starbucks coffee shop with a drive-through with stacking capacity for 17 total vehicles, split into parallel ordering lanes for five and six vehicles (11 total) that merge into one pick-up lane with stacking capacity for six vehicles. The project would be constructed on the eastern corner of the parcel on the northeast corner of SR-12/Walters Road, with a 7-Eleven that recently opened on the western corner of the parcel and a Take 5 Oil Change proposed for the northern corner. Access would be provided to the Starbucks, 7-Eleven, and Take 5 Oil Change via one driveway on Walters Road. This driveway would be accessible to drivers approaching from both directions on Walters Road, though drivers leaving the site would only be able to turn right and travel northbound on Walters Road. Drivers wishing to access Walters Road southbound towards SR-12 would need to exit onto Walters Road northbound and then complete a U-turn at the intersection of Walters Road/Petersen Road. It is noted that the nearest intersection north of the driveway currently has a northbound U-turn prohibition (at the Walmart driveway), though U-turns are permitted at the next intersection further to the north at Petersen Road (the second intersection north of the project site).

There is a raised median on Walters Road with a 100-foot southbound left-turn lane for inbound movements to the 7-Eleven that would also provide access to the Starbucks and Take 5 Oil Change from southbound Walters Road.

A copy of the site plan is enclosed.

Trip Generation and Distribution

The anticipated trip generation for the proposed project was estimated using standard rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual*, 11th Edition, 2021 for "Coffee/Donut Shop with Drive-Through Window" (ITE LU 937).

Some portion of the traffic associated with the project would be drawn from existing traffic on nearby streets. These vehicle trips are not considered "new," but are instead comprised of drivers who are already driving on the nearby streets and choose to make an interim stop. These trips are referred to as "pass-by" if they originated on a street adjacent to the project site, and "diverted link" if the trip originated on a roadway near the project site but required routing through additional streets to access the site. The percentage of these trips was based on information published by ITE; pass-by rates for Coffee/Donut Shop with Drive-Through are not published so rates were obtained for the similar "Coffee/Donut Shop with Drive-Through Window and No Indoor Seating" (ITE LU 938) land use.

The project is expected to generate an average of 1,174 trips per day, including 189 trips during the a.m. peak hour and 86 during the p.m. peak hour. After deductions for pass-by and diverted link trips were taken into account, the project would be anticipated to generate 129 net new daily trips, including 21 morning peak hour and 10 evening peak hour trips. The expected trip generation potential for the proposed project is indicated in Table 1.

Table 1 – Trip Generation Summary

Land Use	Units	Daily		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
Starbucks w/ Drive-Thru	2.2 ksf	533.57	1,174	85.88	189	96	93	38.99	86	43	43
Pass-by and Diverted Link		*-89%*	*-1,045*	*-89%*	*-168*	*-85*	*-83*	*-89%*	*-76*	*-38*	*-38*
Net New Trips			**129**		**21**	**11**	**10**		**10**	**5**	**5**

Note: ksf = thousand square feet

The pattern used to allocate new project trips to the street network was based on the existing volumes on Walters Road between the Walmart Main Driveway and SR-12. The applied distribution assumptions and resulting trips are shown in Table 2.

Table 2 – Trip Distribution Assumptions

Route	Percent	Daily Trips	AM Trips	PM Trips
SR-12 west of Walters Rd	35%	46	8	4
Walters Rd north of Walmart Main Driveway	30%	39	6	3
SR-12 east of Walters Rd	25%	32	5	3
Lawler Ranch Pkwy south of SR-12	5%	6	1	0
Walmart Main Driveway	5%	6	1	0
TOTAL	**100%**	**129**	**21**	**10**

Queuing

Derivation of Volumes

The COVID-19 pandemic has affected traffic volumes throughout the region; therefore, traffic counts are still lower than what were previously considered typical volumes as residents continue to work from home. As such, historical traffic count data was applied based on vehicle turning movement counts collected on Walters Road in early November 2016 while area schools were still in session and not during holidays. Conditions during the morning and evening peak periods were evaluated to capture the highest potential impacts of the proposed project as well as the highest volumes on the local transportation network. The morning peak hour typically occurs between 7:00 a.m. and 9:00 a.m. and reflects conditions during the home to work or school commute, while the afternoon peak hour occurs between 4:00 p.m. and 6:00 p.m. and typically reflects the highest level of congestion during the homeward bound commute. To project the expected traffic volume change between 2016 and 2021, the 2035 Fairfield travel forecast model was reviewed to establish annual traffic growth rates.

These volumes were then augmented with the anticipated trip generation of the 7-Eleven and Take 5 Oil Change. The 7-Eleven includes 3,060 square feet of retail space with 12 fueling positions, for which "Convenience Store/Gas Station" (ITE LU 945) rates were used for the land use category of 2,000 to 4,000 square feet of gross floor area.

The 7-Eleven project also includes 8,500 square feet of general retail space; "Strip Retail Plaza (<40k)" (ITE LU 822) rates were applied for this use. It is noted that while construction of the 7-Eleven was recently completed, the trip generation was estimated in lieu of collecting driveway counts as the recent opening would be expected to result in atypical traffic patterns that would normalize over time. For the proposed Take 5 Oil Change project, "Quick Lubrication Vehicle Shop" (ITE LU 941) rates were used and augmented with trip generation data collected at other Take 5 Oil Change locations with three service bays. To provide a more conservative analysis, the higher trip rate between the Take 5 Oil Change data and ITE data was used for each time period. The trip generation of these adjacent uses is detailed in Table 3, along with anticipated Starbucks generation to show the anticipated volumes into and out of the project driveway on Walters Road.

Table 3 – Trip Generation Summary for Adjacent Uses

Site	Units	Daily		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
7-Eleven	12 vfp	265.12	3,181	16.06	193	96	97	18.42	221	111	110
General Retail Space	8.5 ksf	54.45	463	2.36	20	12	8	6.59	56	28	28
Take 5 Oil Change	3 sp	-	120	-	12	6	6	-	15	8	7
No Project Subtotal			**3,764**		**225**	**114**	**111**		**292**	**147**	**145**
Starbucks	2.2 ksf	533.57	1,174	85.88	189	96	93	38.99	86	43	43
Plus Project Subtotal			**4,938**		**414**	**210**	**204**		**378**	**190**	**188**

Note: vfp = vehicle fueling positions; ksf = thousand square feet; sp = service positions

The traffic volumes anticipated for the 7-Eleven and Take 5 Oil Change developments were distributed using the same assumptions applied in Table 2, as demonstrated in Table 4 for the a.m. and p.m. peak hours. The vehicle volume for the southbound left-turn lane on Walters Road into the project site would include inbound traffic from Walters Road north of the Walmart Main Driveway, and from the Walmart Main Driveway, resulting in an a.m. peak hour volume of 40 vehicles and a volume during the p.m. peak hour of 51 vehicles.

Table 4 – Trip Distribution Assumptions for the Southbound Left-Turn Lane without Project

Route	Percent	AM Peak Hour Trips			PM Peak Hour Trips		
		Total	In	Out	Total	In	Out
SR-12 west of Walters Rd	35%	77	39	38	103	52	51
Walters Rd north of Walmart Main Driveway*	30%	67	34*	33	88	44*	44
SR-12 east of Walters Rd	25%	57	29	28	73	37	36
Lawler Ranch Pkwy south of SR-12	5%	12	6	6	14	7	7
Walmart Main Driveway*	5%	12	6*	6	14	7*	7
Total	**100%**	**225**	**114**	**111**	**292**	**147**	**145**
***Southbound Left-Turn Lane Subtotal**			**40**			**51**	

With project trips added, the morning peak hour volume in the southbound left-turn lane on Walters Road would include 73 vehicles, and the evening peak hour turn lane volume would include 67 vehicles, as shown in Table 5.

Table 5 – Trip Distribution Assumptions for the Southbound Left-Turn Lane with Project

Route	Percent	AM Peak Hour Trips			PM Peak Hour Trips		
		Total	In	Out	Total	In	Out
SR-12 west of Walters Rd	35%	144	73	71	132	66	66
Walters Rd north of Walmart Main Driveway*	30%	124	62*	62	113	57*	56
SR-12 east of Walters Rd	25%	104	53	51	95	47	48
Lawler Ranch Pkwy south of SR-12	5%	21	11	10	19	10	9
Walmart Main Driveway*	5%	21	11*	10	19	10*	9
Total	**100%**	**414**	**210**	**204**	**378**	**190**	**188**
***Southbound Left-Turn Lane Subtotal**			**73**			**67**	

The driveway trips for the 7-Eleven and Take 5 Oil Change, as well as these two uses plus the Starbucks, were added to the estimated 2021 traffic volumes on Walters Road. It is noted that the outbound trips distributed towards SR-12 and Lawler Ranch Parkway were assigned turning right out of the site to travel north on Walters Road, then assumed to complete a U-turn movement somewhere north of the project site, so were added to the southbound traffic adjacent to the project site.

For project traffic, and as shown in Table 1, it was assumed that 89 percent of trips would be pass-by or diverted link in nature rather than primary trips made to and from the proposed Starbucks. While it is likely that some of these trips would be pass-by trips already on Walters Road, it was conservatively assumed that all non-primary trips would be diverted link trips. These trips would not represent increases in traffic volumes to the roadway network overall but would represent increases to traffic on Walters Road adjacent to the project site and primarily represent drivers on SR-12 diverting to the project site. This is conservative as it potentially overrepresents the increase in traffic on Walters Road resulting from the construction of the project.

Queuing on Walters Road

Southbound left-turn queuing was determined using a methodology contained in "Estimating Maximum Queue Length at Unsignalized Intersections," John T. Gard, *ITE Journal*, November 2001. This methodology prescribes the following equation to estimate the left-turn stacking distance as a function of left-turn volume for movements with fewer than 100 vehicles: Maximum Queue in Vehicles = -2.042+1.167*ln(Left-Turn Volume). Based on the addition of 7-Eleven and Take 5 Oil Change traffic to the estimated 2021 volumes on Walters Road, the maximum queue was determined to be two vehicles during the a.m. peak hour (-2.042+1.167*ln(40) = 2) and three vehicles during the p.m. peak hour (-2.042+1.167*ln(51) = 3). With the addition of project traffic to these volumes, the maximum queue was determined to be three vehicles for each peak hour (-2.042+1.167*ln(73) = 3 for a.m. and -2.042+1.167*ln(67) = 3 for p.m.). It is typical to assume 25 feet per vehicle, which accounts for the standard length of a passenger vehicle as well as the gap between consecutive vehicles. Therefore, the maximum queue is estimated to be 75 feet, which is within the 100-foot length of the left-turn lane.

It is understood that the City has requested analysis of the northbound through lane adjacent to the project site for right-turn queue lengths into the project site. However, this approach would be uncontrolled and northbound drivers turning right would have priority over southbound drivers turning left, meaning that drivers would be able to turn into the site without stopping for a stop sign, traffic signal, or cross traffic. Therefore, the stacking distance is theoretically zero as drivers would not typically stop and wait to enter the project site. Northbound drivers turning right would need to yield to pedestrians crossing the driveway; however, there were no pedestrians observed in the 2016 counts during the peak hours along the stretch of sidewalk that would be converted into a driveway and therefore it is assumed that pedestrian volumes would have a negligible effect on turning traffic.

Copies of the queue length calculations for Walters Road are enclosed.

Finding – The southbound left-turn stacking is estimated to be two to three vehicles (50 to 75 feet) without the addition of project traffic to the 7-Eleven and Take 5 Oil Change volumes anticipated for the project site, and three vehicles (75 feet) with the addition of project traffic. As this is shorter than the 100-foot capacity of the southbound left-turn lane, the capacity would be adequate, and queuing would not be anticipated to stack into the southbound through lane on Walters Road. The northbound right-turn stacking distance is theoretically assumed to be zero.

Queuing in the Drive-Through

The 95th-percentile queue is generally applied as the acceptable limit for on-site circulation impacts. To assess the potential queuing for the site, factors such as the storage capacity, arrival rate and service rate were considered. The arrival rate is defined as the number of patrons arriving at the facility per hour. Similarly, the service rate is defined as the number of patrons served within an hour.

Of the two peak hours, the morning peak hour would have a higher trip generation and therefore was the focus for the drive-through queuing analysis. While the project would generate a net increase of 21 a.m. peak hour trips, there would be 189 trips generated by the project site when including pass-by and diverted link trips. These trips would include 96 inbound and 93 outbound trips; therefore, it was assumed that the site would service 96 vehicles during the morning peak hour with the difference of three vehicles possibly being attributable to a net increase in queue length of three vehicles, or three more drivers arriving and parking than leaving during the peak hour. To determine the ratio of these 96 drivers entering the drive-through versus parking and walking into the shop, data was gathered from *Starbucks Drive-Thru at 7080 San Ramon Road*, DKS Associates, October 2016. To assess potential queue operations, data was collected at two existing Starbucks locations in the Cities of Livermore and Pleasanton across three days per location. It was determined that approximately 50 percent of drivers arriving on site went through the drive-through and the other 50 percent parked and went inside. Applied to the estimated 96 vehicles arriving during the morning peak hour, this would translate to a drive-through arrival rate of 48 vehicles in one hour.

Standard queuing theory was used together with the arrival rate of 48 vehicles per hour and the provided service rate of 50 seconds per vehicle. The 95th-percentile queue was determined to be six vehicles for the proposed Starbucks, which is fewer than the design capacity of 17 vehicles and would be contained between the pick-up window and order point. If there was a delay at the order point, all six vehicles would be able to stack within either order line. In either case, it is anticipated that the 95th-percentile drive-through queue would be contained within the order and pick-up lanes.

Based on the site plan, it is estimated that an additional 16 vehicles could stack in single file beyond the dual order lanes before the back-of-queue would extend onto Walters Road, for a total queue of 32 vehicles. There is a negligible chance of this occurring; therefore it is not considered likely that the project would result in a queue extending to Walters Road. Copies of the drive-through queue length calculations are enclosed.

Finding – The 95th-percentile queue for the Starbucks drive-through is estimated to be six vehicles, which would be contained within the total design capacity of 17 vehicles or order lane capacity of 11 vehicles. The likelihood of the queue extending onto Walters Road is negligible.

Vehicle Miles Traveled

Senate Bill (SB) 743 established the increase in vehicle-miles-traveled (VMT) as a result of a project as the basis for determining environmental impacts. In the technical memorandum *Suisun City SB 743 Implementation Summary of Findings and Recommendations for VMT-Based CEQA Thresholds*, City of Suisun City, July 2020, standards of significance for evaluating VMT were 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 Starbucks would be classified as, were applied.

The OPR Technical Advisory indicates that retail projects should generally be analyzed by examining total VMT, with an increase in total regional VMT being considered a significant impact. In the Technical Advisory section outlining project screening, 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. OPR based this presumption on substantial research demonstrating that adding local-serving retail uses typically improves destination accessibility to customers, often reducing trip distances (i.e., the, "miles" in vehicle miles traveled) since customers need to travel shorter distances than they previously did. The total demand for retail in a region also tends to hold steady; adding new local-serving retail typically shifts trips away from another use rather than adding entirely new shopping trips to the region.

OPR cites a size of 50,000 square feet or greater as being a potential indicator of regional-serving retail (versus local-serving), which is appreciably larger than the project size of 2,200 square feet. In terms of trip generation, the 50,000 square feet cited by OPR would translate to approximately 4,725 daily trips when applied to "Shopping Plaza (40-150k)" (ITE LU 821), which is greater than the 129 daily trips anticipated to be generated by the proposed project. Based on this finding, and consistent with OPR's guidance on local-serving retail, the project is expected to have a less-than-significant VMT impact.

Finding – Per guidance developed by OPR and adopted by the City of Suisun City, this project would have a less-than-significant impact to VMT based on its classification as local-serving retail, and therefore would screen from further VMT analysis.

Conclusions

- The proposed project includes a 2,200-square-foot Starbucks with drive-through and would generate an average of 129 net new trips per day, including 21 a.m. peak hour and 10 p.m. peak hour trips. With non-primary trips included, the project would result in 1,174 daily trips to and from the site, including 189 during the morning peak hour and 86 during the evening peak hour.

- It is estimated that the maximum queue for the southbound left-turn lane on Walters Road into the project site would be two vehicles during the a.m. peak hour and three vehicles during the p.m. peak hour without the addition of project traffic anticipated upon construction of the Starbucks. The queue would extend to three vehicles during either peak hour with project traffic added, which would translate to a queue of 75 feet, or 25 feet shorter than the turn lane storage capacity of 100 feet.

- The northbound right-turn stacking distance on Walters Road would be zero feet without or with project traffic as northbound traffic turning right would have right-of-way over southbound traffic turning left and would not have to stop at a stop sign or traffic signal.

- The proposed total stacking capacity of 17 vehicles would be sufficient to contain the estimated 95th-percentile queue of six vehicles, as would the proposed order lane capacity of 11 vehicles. There would be a negligible chance of the queue extending onto Walters Road.

- The project would be classified as local-serving retail for the purpose of assessing VMT impacts, and therefore would be assumed to have a less-than-significant impact to VMT.

Thank you for giving W-Trans the opportunity to provide these services. Please call if you have any questions.

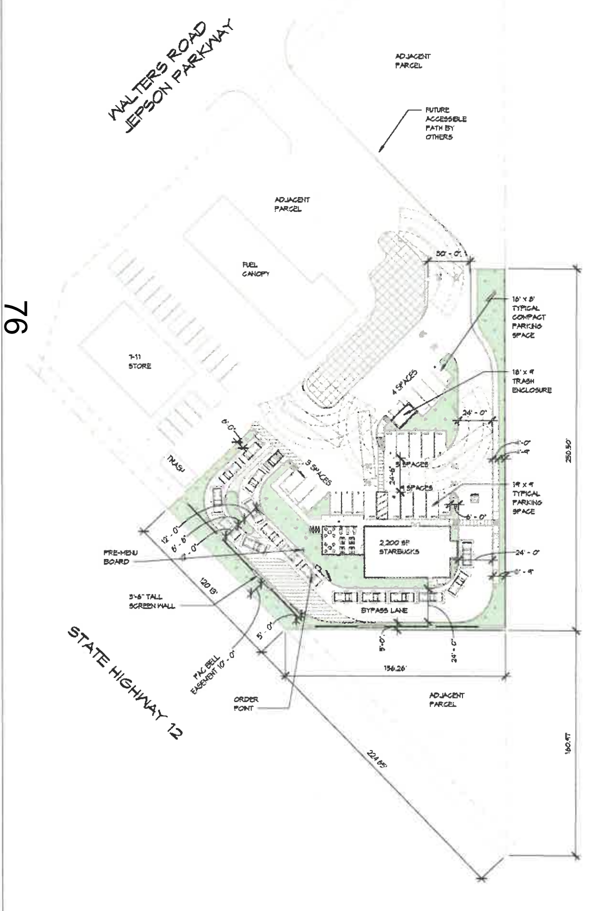
Sincerely,

Kevin Carstens, PE, TE
Traffic Engineer

Mark Spencer, PE
Senior Principal

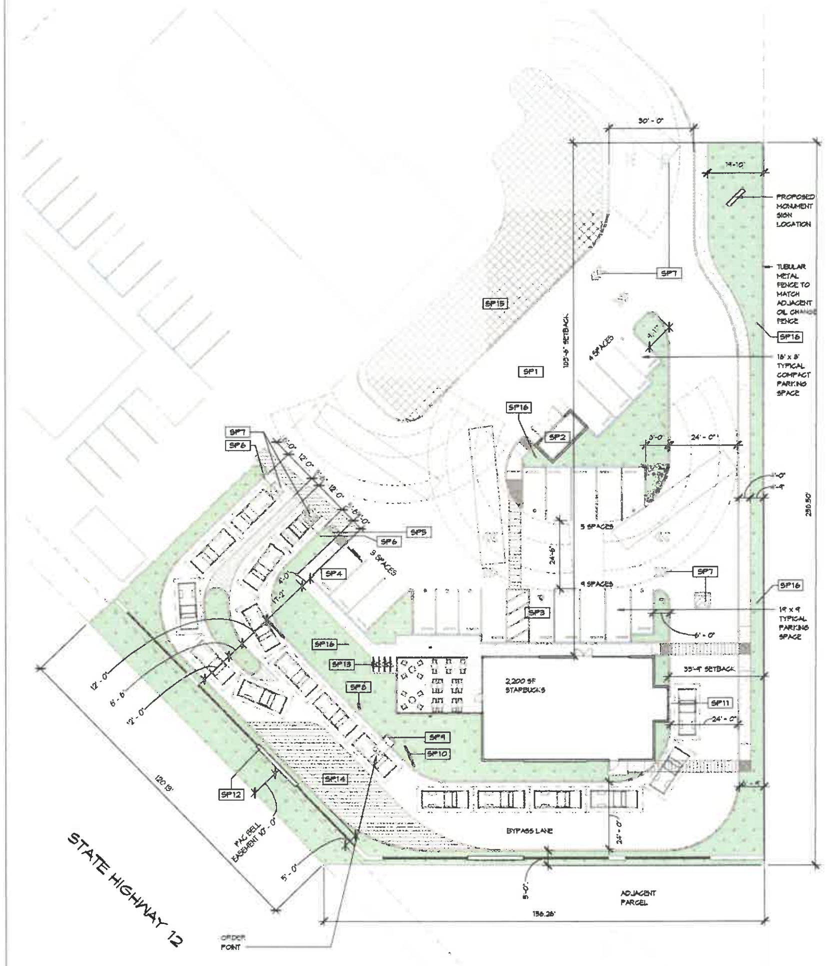
MES/krc/SCI011.L1

Enclosures: Site Plan, Walters Road Queue Length Worksheets, Drive-Through Queue Length Worksheets



② OVERALL SITE PLAN
1" = 40'-0"

① VIEW OF SITE FROM HIGHWAY 12
N.T.S.



③ PROJECT SITE PLAN
1" = 20'-0"

PROJECT DATA

PROJECT DESCRIPTION:	NEW 2,200 SF STARBUCKS CAFE WITH PATIO SEATING AREA AND DRIVE-THRU
JURISDICTION:	CITY OF SUISUN
ZONING:	CR - COMMERCIAL RETAIL
COMPLEX PARCEL NO:	0173-830-070 PARCEL C
OCCUPANCY TYPE:	GROUP A2
SITE AREA:	43,053 +/- SF / 0.99 +/- ACRES
BUILDING AREA:	2,200 SF , 1 STORY
SETBACKS:	REQUIRED / PROPOSED FRONT/SIDE/INTERIOR: 0 FEET / 183'-6" / 56'-0" / 37'-7" REAR: 10 FEET / 33'-4"
RETAIL USE INFORMATION:	HOURS OF OPERATION: 4:30AM-9PM NUMBER OF EMPLOYEES: 25-30 EMPLOYEES PER SHIFT: 3-5

PARKING ANALYSIS

PARKING REQUIREMENTS	
CAFE, COFFEE SHOP, BAKERY REQUIREMENTS	ONE PARKING SPACE PER 100 SQ FT
TOTAL SPACES REQUIRED	2,200 SF / 100 SF = 22 SPACES
ACCESSIBLE SPACES REQUIRED	1 VAN ACCESSIBLE SPACE
CLEAN AIR/CARPOOL/EV REQUIRED	1 CLEAN AIR/CARPOOL/EV SPACES
PARKING PROVIDED	
STANDARD SPACES	12 SPACES
COMPACT SPACES	7 SPACES
ACCESSIBLE SPACES	1 VAN ACCESSIBLE SPACE
CLEAN AIR/CARPOOL/EV	1 SPACE
DRIVE THRU STACKING SPACES	17 SPACES
TOTAL SPACES PROVIDED	21 PARKING SPACES 17 DRIVE THRU STACKING SPACES = 38 TOTAL SPACES

VEHICLE CIRCULATION INFORMATION

STARBUCKS INTERNAL PROGRAM FOR VEHICLE CIRCULATION:

STARBUCKS REQUIRES AT LEAST 6 CAR STACK FROM THE ORDER POINT TO THE PICK-UP WINDOW, WHICH IS THE LENGTH NEEDED TO KEEP THE DRIVE-THRU LANE MOVING. IT IS STRUCTURED TO MAXIMIZE FLOW THROUGH THE DRIVE-THRU.

THE POINT OF ENTRY FROM WALTERS ROAD TO THE PARCEL IS 190 FEET.
THE POINT OF ENTRY FROM THE PARCEL ENTRANCE TO THE DRIVE-THRU ENTRANCE IS 185 FEET.
THE DRIVE-THRU STACKING FROM THE ORDER WINDOW TO THE DRIVE-THRU ENTRANCE ALLOWS 17 VEHICLES.

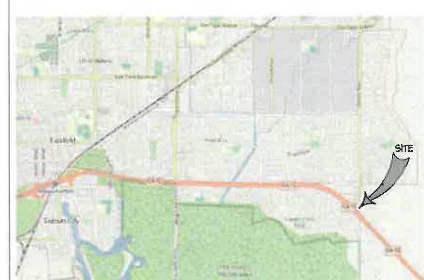
STARBUCKS DOES NOT HAVE GRAND OPENINGS OR SEASONAL OR PROMOTIONAL TIMES, WHICH HELPS IN MAINTAINING STEADY TRAFFIC THROUGHOUT THE YEAR.

IN THE EVENT THAT SPILL OVER OCCURS, WHICH IS VERY RARE, STORE OPERATION IS ABLE TO IMPLEMENT THE FOLLOWING MITIGATION MEASURES:
- PLACE A PARTNER WITH A HEADSET OUTSIDE THE STORE TO EXPEDITE ORDERS
- ADD EQUIPMENT TO THE STORE TO MAXIMIZE PRODUCTIVITY
- ADD ADDITIONAL HEAD COUNT TO MAXIMIZE PRODUCTIVITY
- ADD CURBSIDE PICK-UP AS A MOBILE ORDER PICK-UP OPTION TO RELIEVE PRESSURE ON DRIVE-THRU

REFER TO TRAFFIC STUDY FOR ADDITIONAL INFORMATION.

SITE PLAN KEYNOTES

#	
SP1	PARKING LOT WITH AC PAVING, REFER TO CIVIL FOR ADDITIONAL INFORMATION
SP2	18FT X 9FT X 6 FT CMU SPLIT FACED BLOCK TRASH ENCLOSURE, CALSTONE, COLOR: GREY 100
SP3	VAN ACCESSIBLE PARKING SPACE WITH ACCESSIBLE PARKING SIGN
SP4	CLEAN AIR/VANPOOL/EV PARKING SPACE
SP5	FREESTANDING INTERNALLY ILLUMINATED DRIVE-THRU DIRECTIONAL SIGN
SP6	HEIGHT RESTRICTION BAR
SP7	THERMOPLASTIC SITE WAYFINDING DIRECTIONAL ARROWS- INCOMING ARROWS SHALL BE GREEN, OUTGOING ARROWS SHALL BE WHITE
SP8	PREVIEW MENU BOARD
SP9	DIGITAL ORDER SCREEN, CANOPY AND DETECTOR LOOP
SP10	ORDER MENU BOARD
SP11	DRIVE THRU TRANSACTION WINDOW
SP12	SCREEN WALL 3'-6" TALL STUCCO (COLOR TO MATCH BENJAMIN MOOR SILVER SATIN 856) AND EXTRUDED ALUMINUM LOUVERED (COLOR TO MATCH TEXAS SILVER).
SP13	HOOP STYLE BIKE RACK
SP14	PAINT STRIPING TO DIRECT TRAFFIC FLOW, STRIPING AT 36" OC
SP15	BIO-RETENTION AREA, REFER TO CIVIL
SP16	SITE POLE LIGHT



VICINITY MAP

REVISIONS		
#	Date	Description

PROJECT FOR:
STATE HIGHWAY 12 STARBUCKS
SUISUN, CA

McCANDLESS & ASSOCIATES ARCHITECTS, INC.
428 1/2 FIRST STREET, SUITE 204
WOODLAND, CA 95695
www.mccandlessarch.com
PH (530) 662-9146

PROJECT DATA, SITE PLAN

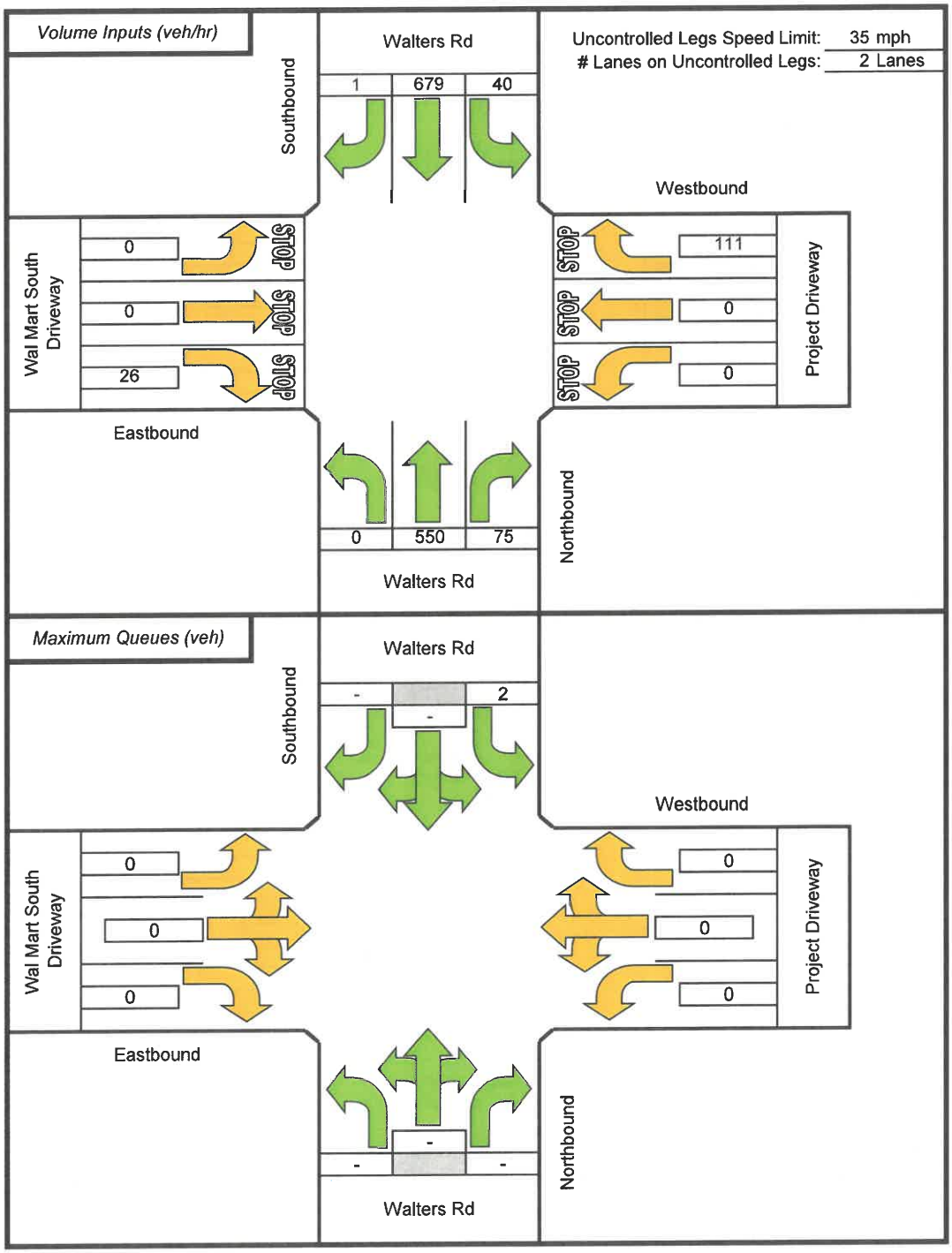
PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN	MAA
CHECKED	MAA
DATE	07 13 22
SCALE	As indicated
JOB #	21-171
SHEET	A1

Maximum Queue Length
Two-Way Stop-Controlled Intersections

Through Street: Walters Rd
Side Street: Project Driveway

Scenario: AM Peak Hour - No Project
Stop Controlled Legs: East/West

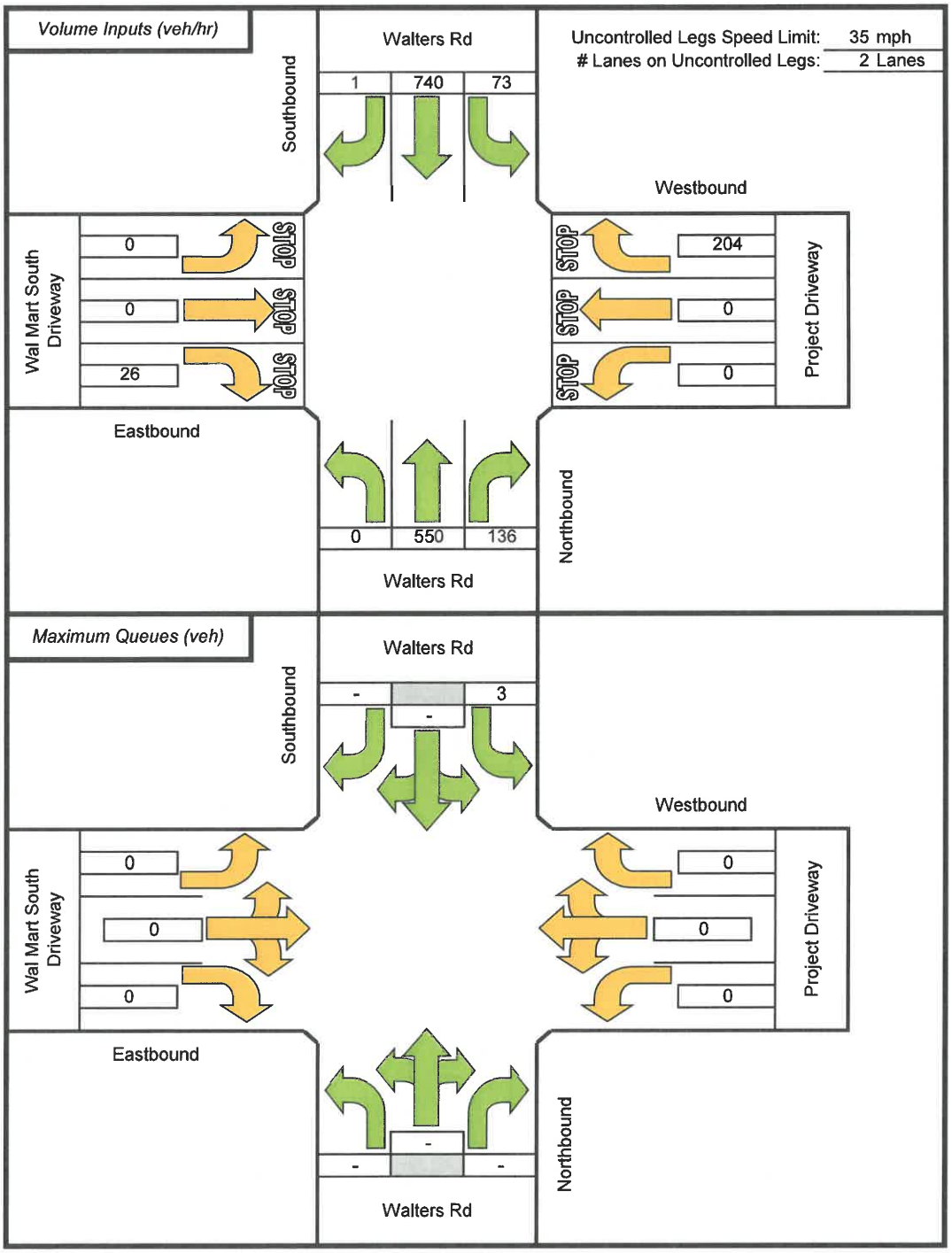


Source: John T. Gard, ITE Journal, November 2001, "Estimating Maximum Queue Length at Unsignalized Intersections"

Maximum Queue Length
Two-Way Stop-Controlled Intersections

Through Street: Walters Rd
Side Street: Project Driveway

Scenario: AM Peak Hour - With Project
Stop Controlled Legs: East/West

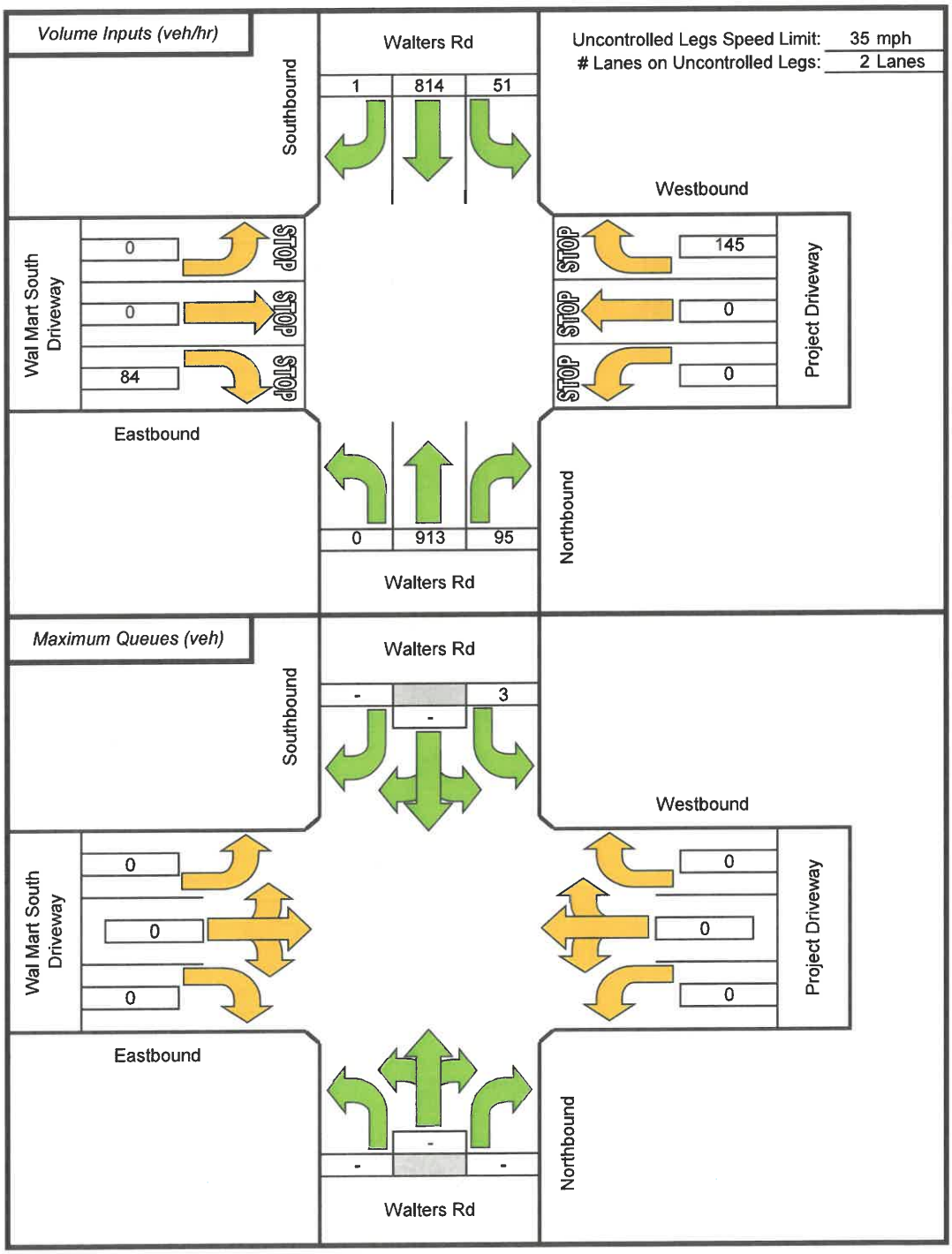


Source: John T. Gard, ITE Journal, November 2001, "Estimating Maximum Queue Length at Unsignalized Intersections"

Maximum Queue Length
Two-Way Stop-Controlled Intersections

Through Street: Walters Rd
Side Street: Project Driveway

Scenario: PM Peak Hour - No Project
Stop Controlled Legs: East/West



Source: John T. Gard, ITE Journal, November 2001, "Estimating Maximum Queue Length at Unsignalized Intersections"

Maximum Queue Length
Two-Way Stop-Controlled Intersections

Through Street: Walters Rd
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Scenario: PM Peak Hour - With Project
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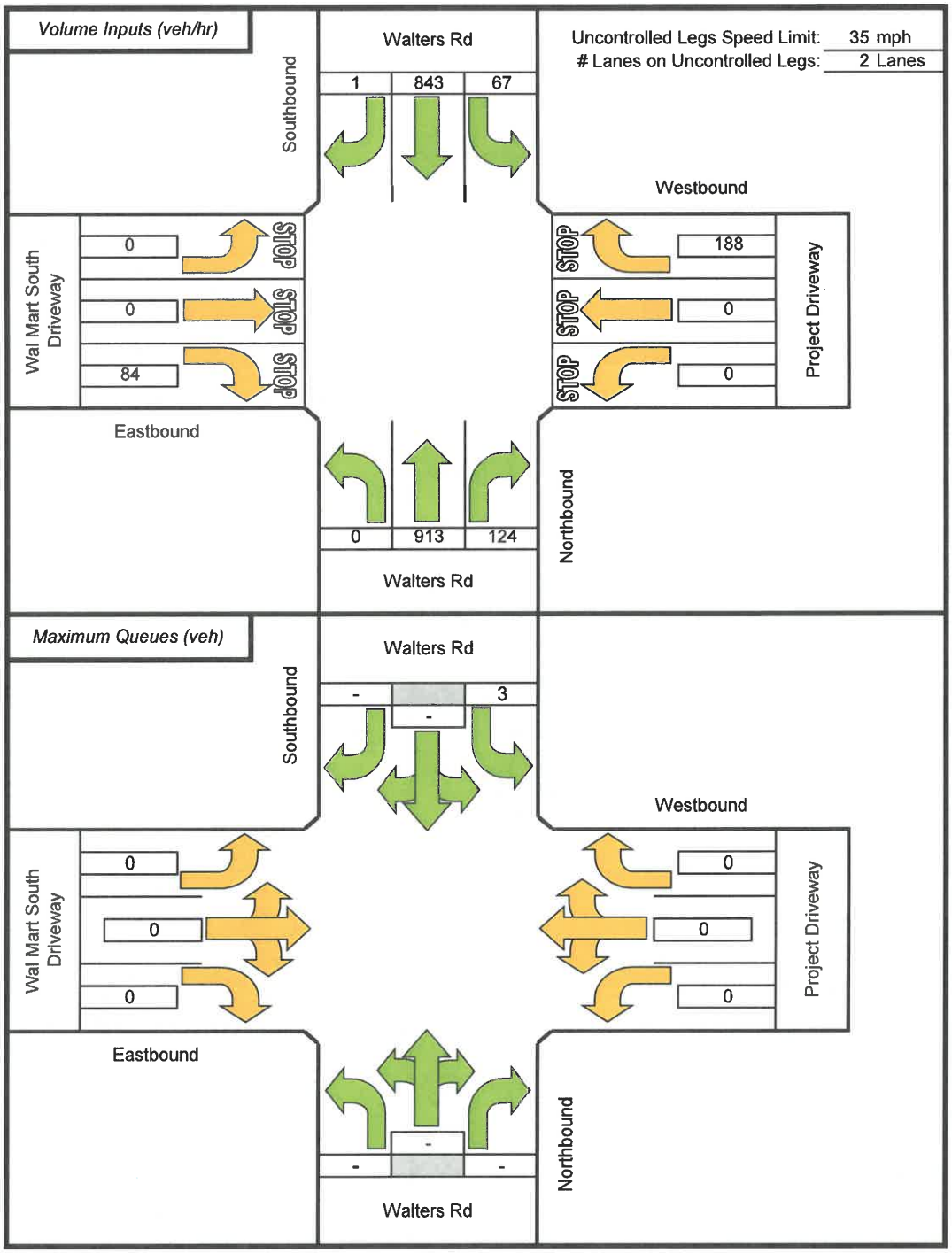


Source: John T. Gard, ITE Journal, November 2001, "Estimating Maximum Queue Length at Unsignalized Intersections"

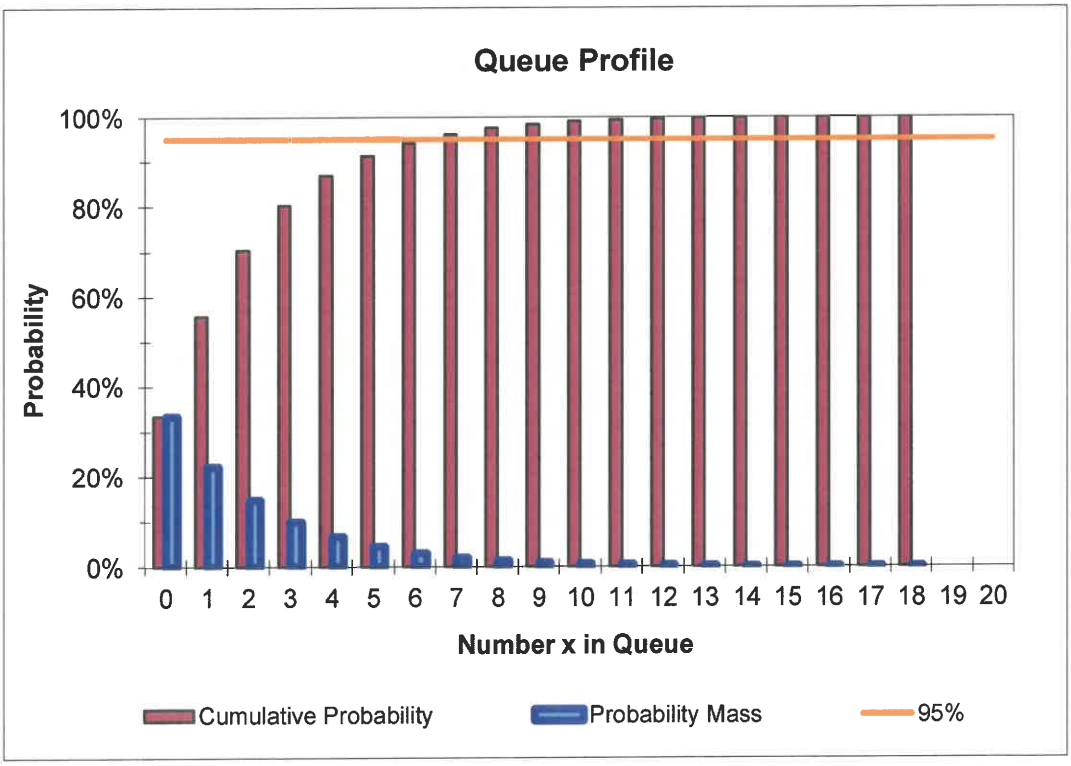
Drive Through Queuing Evaluation Worksheet

Project: Starbucks (design queue capacity)
Project No: SCI011

By: KRC
Date: 7/14/2022

Arrival Rate (veh/hr):	48	No. of Service Points:	1
Service Rate (veh/hr):	72	Queuing Capacity (veh):	17

Probability the System is Empty	33%
Probability the System is Full	0%
Probability That Customer Waits	67%
Average Time Customer Waits	2.5 minutes
Average Time Customer Waits To Get To Service Point	1.7 minutes
Probability That a Customer Elects Not to Enter the Queue	0%
Average In System	2.0 vehicles
Average Total Length of Vehicles in System	50 feet
95th Percentile in System	6 vehicles
95th Percentile Total Length of Vehicles in System	150 feet

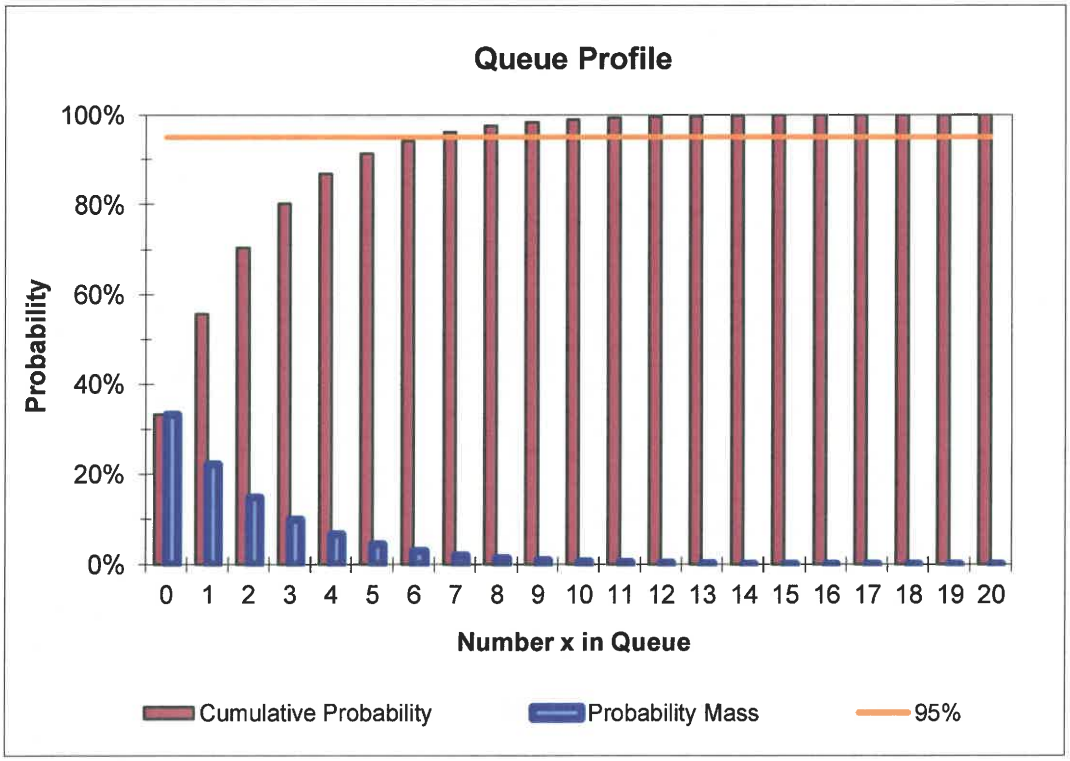


Drive Through Queuing Evaluation Worksheet

Project: Starbucks (queue length to Walters Road) By: KRC
Project No: SCI011 Date: 7/14/2022

Arrival Rate (veh/hr):	48	No. of Service Points:	1
Service Rate (veh/hr):	72	Queuing Capacity (veh):	32

Probability the System is Empty	33%	
Probability the System is Full	0%	
Probability That Customer Waits	67%	
Average Time Customer Waits	2.5	minutes
Average Time Customer Waits To Get To Service Point	1.7	minutes
Probability That a Customer Elects Not to Enter the Queue	0%	
Average In System	2.0	vehicles
Average Total Length of Vehicles in System	50	feet
95th Percentile in System	6	vehicles
95th Percentile Total Length of Vehicles in System	150	feet



Planning Commission Agenda Report Meeting Date 09/27/2022

Files:

DATE: 09/27/2022

TO: PLANNING COMMISSION

FROM: John Kearns, Principal Planner (707.421.7335, jkearns@suisun.com)

RE: GENERAL BUSINESS: Commission Adoption of Resolution PC22-___; A Resolution of the City of Suisun City Planning Commission Making a Finding of General Plan Conformity for the Future Sale of Real Property (located along Lotz Way between Main Street and Civic Center Boulevard) Owned by the Successor Agency to the Former Redevelopment Agency of the City of Suisun City (Assessor's Parcel Number 0032-061-390)

SUMMARY

Staff is requesting the Planning Commission consider making a finding of conformity with the Suisun City General Plan prior to any future sale of the property located along Lotz Way between Main Street and Civic Center Boulevard (Assessor's Parcel Number 0032-061-390)

Recommendation: Planning staff recommends that the Commission adopt Resolution PC22-___; A Resolution of the City of Suisun City Planning Commission Making a Finding of General Plan Conformity for the Future Sale of Real Property Owned by the Successor Agency to the Former Redevelopment Agency of the City of Suisun City (Assessor's Parcel Number 0032-061-390).

Proposed Motion: I move that the Planning Commission adopt Resolution PC22-___; A Resolution of the City of Suisun City Planning Commission Making a Finding of General Plan Conformity for the Future Sale of Real Property Owned by the Successor Agency to the Former Redevelopment Agency of the City of Suisun City (Assessor's Parcel Number 0032-061-390).

BACKGROUND

The subject property is located along Lotz Way between Main Street and Civic Center Boulevard just outside of the existing One Harbor Center office building. The Successor Agency to the Former Redevelopment Agency of the City of Suisun City is contemplating development of this property based on its designation as Commercial/Office/Residential (C/O/R) in the Waterfront District Specific Plan. The Agency is considering selling this site in the near future.

DISCUSSION

Per Government Code Section 65402, the Planning Commission must find all real property in conformity with the General Plan before any sale.

According to Chapter 3, Goal LU-1: Policy LU-1.1 of the Suisun City General Plan "The City will encourage reinvestment in existing buildings and development of vacant and underutilized properties within existing neighborhoods." Additionally, there are many references in both the General Plan and Waterfront District Specific Plan which emphasize mixed use developments and destination-types of uses to capitalize on the existing setting of the waterfront and marina.

The subject property's land use designation pursuant to the General Plan is Downtown Waterfront (DW). The DW designation is analyzed pursuant to the Downtown Waterfront Specific Plan (the Plan). The Plan sets forth more detailed standards for land uses and policies for the development and redevelopment of lands within the Plan area.

Required Findings

The Planning Commission makes the following Finding of General Plan Conformity for the future sale of Successor Agency owned real property located along Lotz Way between Main Street and Civic Center Boulevard.

The future sale of the property depicted in Attachment 3 is consistent with the City's General Plan and its designation of the subject parcels as "Downtown Waterfront."

CEQA Review

The action of the Planning Commission finding real property in conformity with the General Plan is categorically exempt from the California Environmental Quality Act (CEQA), under Section 15061(b)(3) because it does not have the potential to have a significant effect on the environment.

PUBLIC CONTACT

The agenda was posted on the Suisun City website. As of the date of this report, no additional inquiries regarding this item had been received by City staff.

DISTRIBUTION

Internal

- PC Distribution
- City Manager Greg Folsom
- Principal Planner John Kearns

External

- City Website https://www.suisun.com/planning-commission/

ATTACHMENTS

1. Resolution PC22-___; A Resolution of the City of Suisun City Planning Commission Making a Finding of General Plan Conformity for the Future Sale of Real Property (located along Lotz Way between Main Street and Civic Center Boulevard) Owned by the Successor Agency to the Former Redevelopment Agency of the City of Suisun City (Assessor's Parcel Number 0032-061-390)
2. Government Code 65402.

3. Property Depiction.
4. General Plan Land Use Map.

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RESOLUTION NO. PC22-

A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION MAKING A FINDING OF GENERAL PLAN CONFORMITY FOR THE FUTURE SALE OF REAL PROPERTY (LOCATED ALONG LOTZ WAY BETWEEN MAIN STREET AND CIVIC CENTER BOULEVARD) OWNED BY THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY (ASSESSOR'S PARCEL NUMBER 0032-061-390).

WHEREAS, Government Code Section 65402 provides that prior to the sale of Agency-owned real property, the City Planning Commission must make a finding that the property is in conformity with the General Plan; and

WHEREAS, the property located along Lotz Way between Main Street and Civic Center Boulevard is designated as "Downtown Waterfront" on the City's General Plan Map; and

WHEREAS, the proposed use of the real property subsequent to a sale will be consistent with the "Downtown Waterfront" designation of the General Plan; and

WHEREAS, any development or use of the real property subsequent to a sale will be required to be consistent with the designation of the Waterfront District Specific Plan; and

WHEREAS, on September 27, 2022, the Planning Commission reviewed the staff report and materials, considered all testimony and arguments, if any, of all persons desiring to be heard, and considered all the facts relating to the subject application at a Planning Commission meeting; and

WHEREAS, the Planning Commission desires to make a finding of General Plan conformity based upon substantial evidence.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SUISUN CITY RESOLVES, DETERMINES, AND ORDERS AS FOLLOWS:

Section 1. *Incorporation of Recitals.* That the above recitations are true and correct.

Section 2. *Finding.* The future sale of the property along Lotz Way between Main Street and Civic Center Boulevard is consistent with the City's General Plan and its designation of the subject site as "Downtown Waterfront."

Section 3. *Environmental Clearance.* The Planning Commission finds that the proposed sale of real property is categorically exempt from the California Environmental Quality Act (CEQA), under Section 15061(b)(3) because it does not have the potential

to have a significant effect on the environment. If and when a development project is brought forward on these parcels adequate environmental review will be completed.

Section 4. *Certification.* The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

The foregoing 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 27th day of September 2022.

Donna Pock
Commission Secretary

State of California

GOVERNMENT CODE

Section 65402

65402. (a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body.

If the legislative body so provides, by ordinance or resolution, the provisions of this subdivision shall not apply to: (1) the disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; (2) acquisitions, dispositions, or abandonments for street widening; or (3) alignment projects, provided such dispositions for street purposes, acquisitions, dispositions, or abandonments for street widening, or alignment projects are of a minor nature.

(b) A county shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another county or within the corporate limits of a city, if such city or other county has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, and a city shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another city or in unincorporated territory, if such other city or the county in which such unincorporated territory is situated has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. The provisions of this paragraph (b) shall not apply to acquisition or abandonment for street widening or alignment projects of a minor nature if the legislative body having the real property within its boundaries so provides by ordinance or resolution.

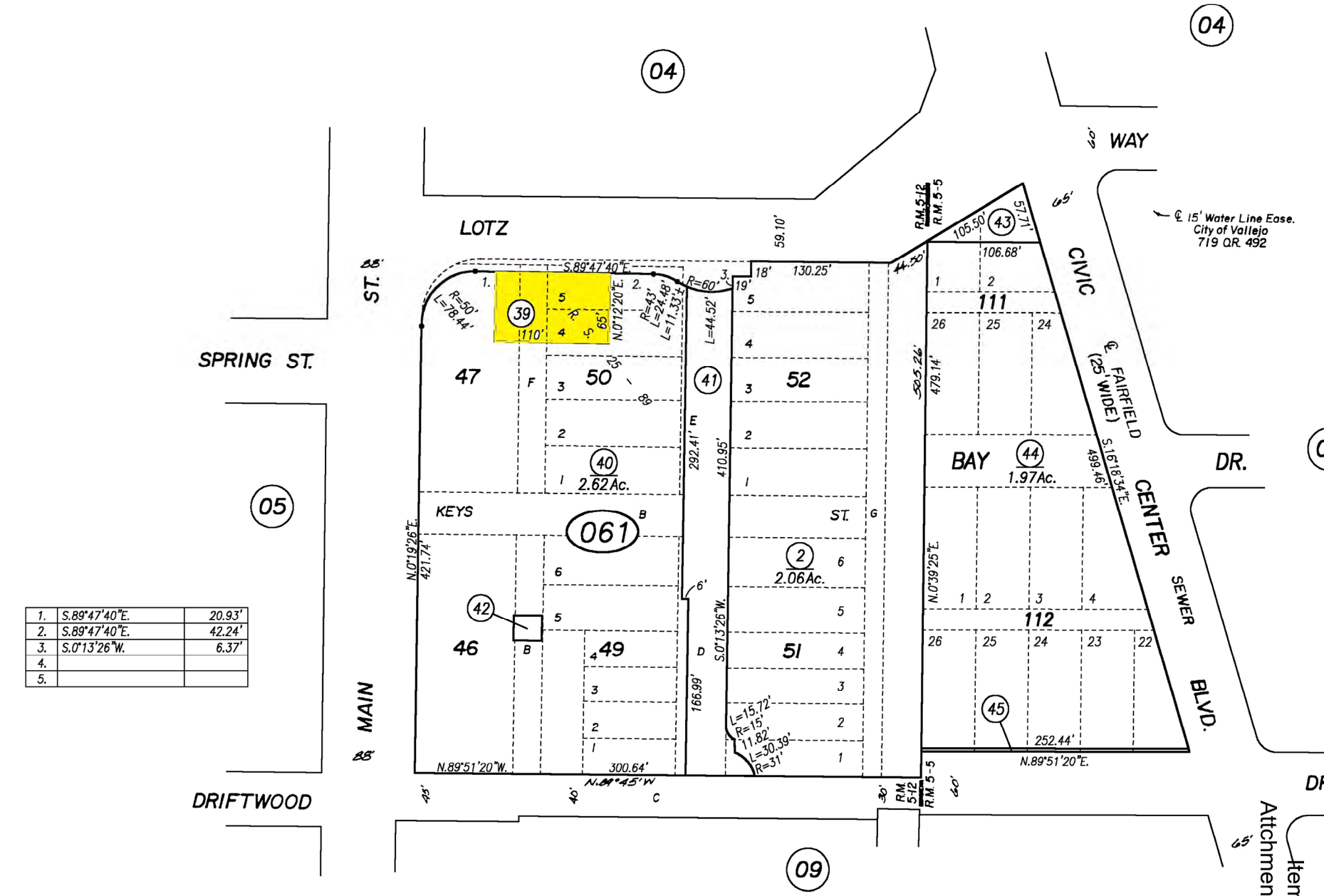
(c) A local agency shall not acquire real property for any of the purposes specified in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such county or city has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. If the planning agency disapproves the location, purpose or extent of such acquisition, disposition, or the public building or structure, the disapproval may be overruled by the local agency.

Local agency as used in this paragraph (c) means an agency of the state for the local performance of governmental or proprietary functions within limited boundaries. Local agency does not include the state, or county, or a city.

(Amended by Stats. 1974, Ch. 700.)

POR. N.W. 1/4 SEC. 36, T.5N., R.2W., M.D.B.&M.

Tax Area Code
5017



1.	S.89°47'40"E.	20.93'
2.	S.89°47'40"E.	42.24'
3.	S.0°13'26"W.	6.37'
4.		
5.		

Chaplin Addition No.1 , R.M. Bk. 5 Pg. 5
Suisun City , R.M. Bk. 1 Pg. 105
Suisun City Blks.46,47,49–52 , R.M. Bk. 5 Pg. 12

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

REVISION	DATE	BY
061–42 (Dm)	12–31–18	Cr
061–43,44,45 (Lla)	5–30–18	Cr
061–02 & 41 (Chg.Dd.),		—
061–12 Kill (Dm)	9–25–09	DV

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

CITY OF SUISUN
Assessor's Map Bk. 32
County of Solano,

19–20

Attachment 3 Item

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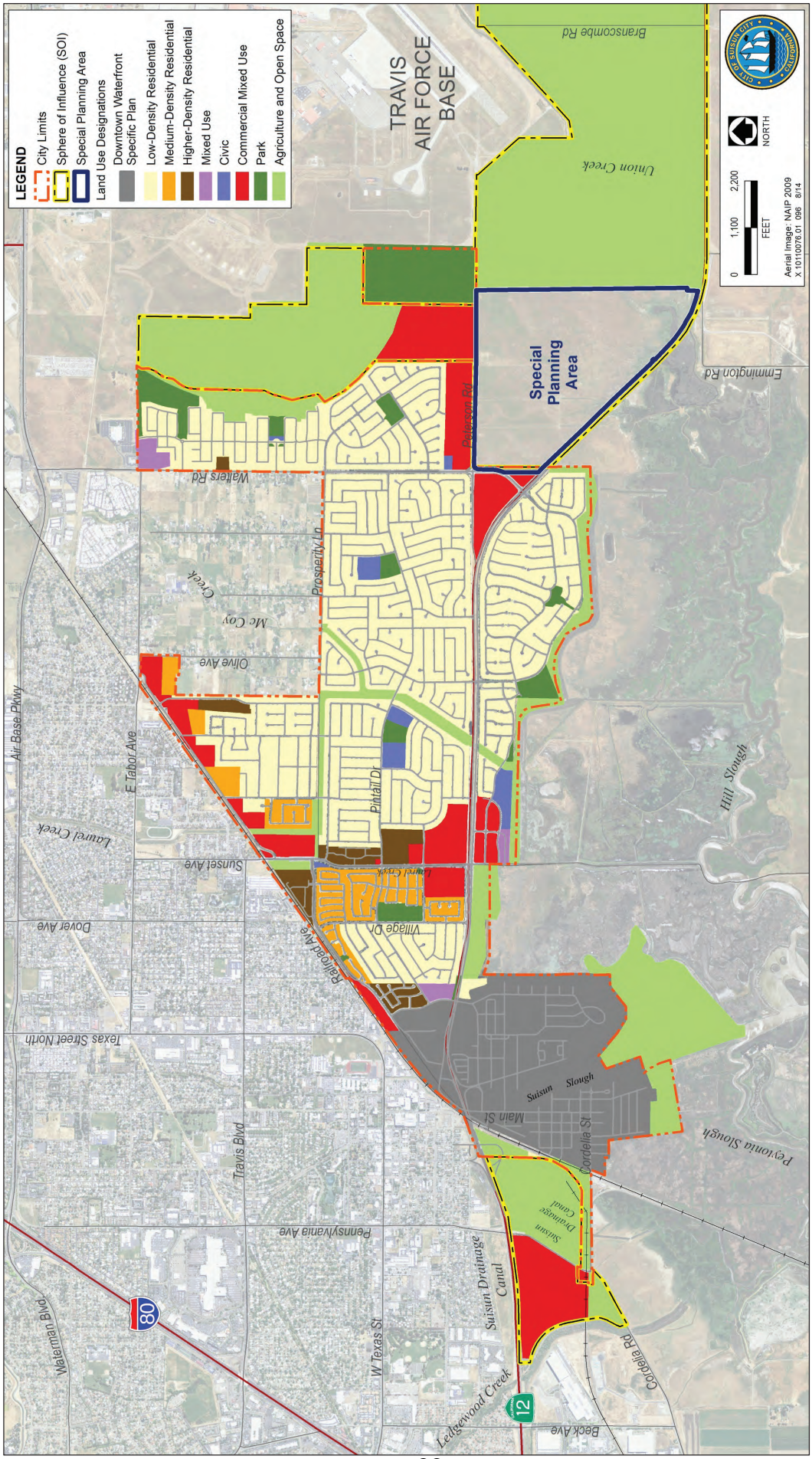
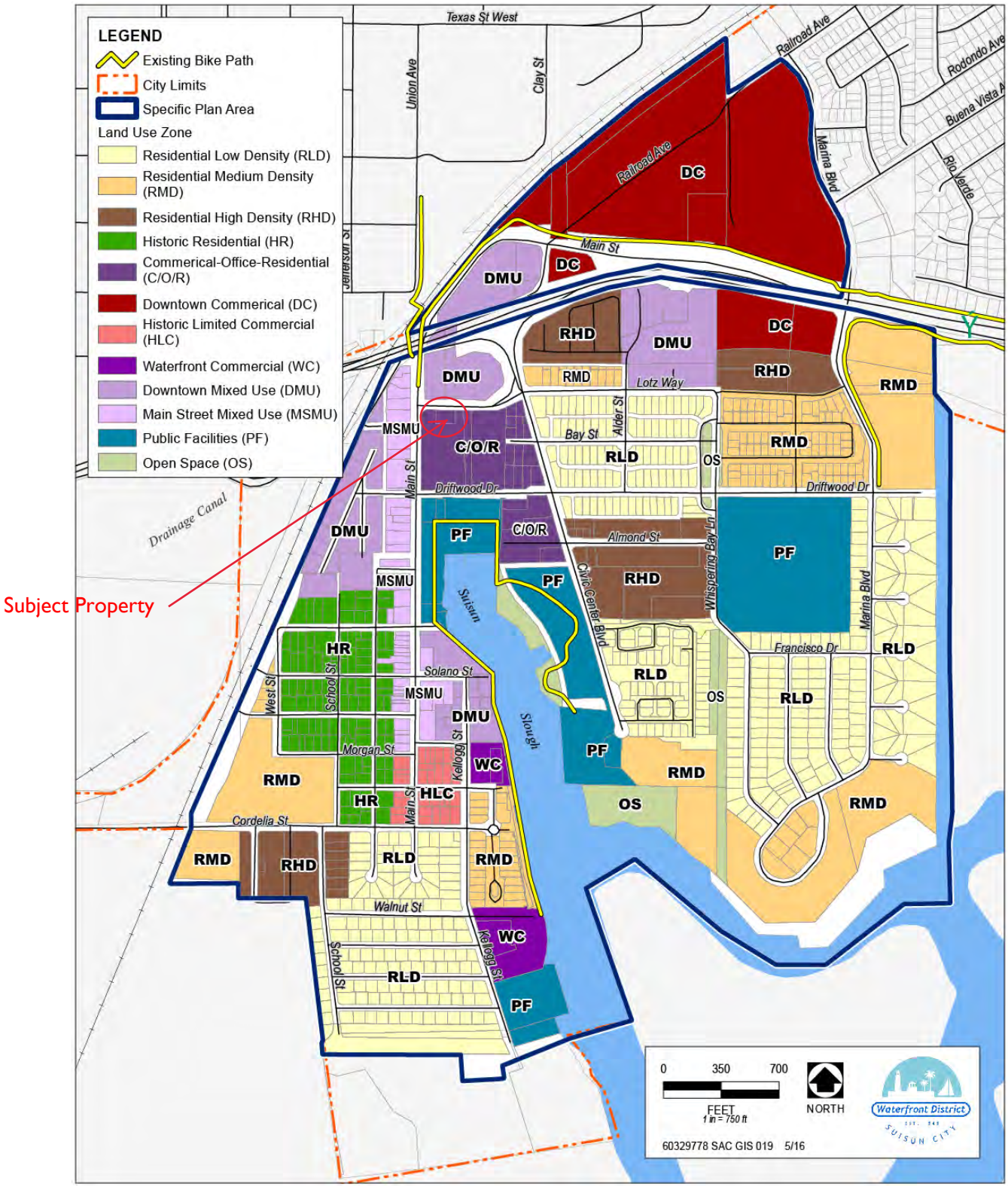


Land Use Diagram

Exhibit 3-3

Figure 3-1: Land Use Map



Source: AECOM 2015

Planning Commission Agenda Report September 27, 2022

Files:

DATE: September 27, 2022

TO: PLANNING COMMISSION

FROM: Jim Bermudez, Development Services Director

RE: **Zoning Ordinance Update**: Planning Commission Workshop to Discuss the Comprehensive Zoning Ordinance Update Process

BACKGROUND

In April 2021, staff and our Planning Consultant prepared a presentation to kick off an update to Title 18 "Zoning" of the Suisun City Municipal Code. Part of the presentation included:

- A general overview of the purpose of the Zoning Ordinance (ZO).
- Its relationship to the General Plan.
- The importance of maintaining and updating the ZO to ensure consistency with City policies and state laws.

In addition to the overview, there was an exercise that focused on various code considerations shared with the Planning Commission to garner feedback from the Commission to determine some focused areas of concern and priority when considering the ZO update. It was not until after this Commission feedback that staff decided on the areas of concentration and scale of the ZO update.

It has been over a year since the last discussion with the Planning Commission regarding the ZO update. While the objective has not changed, the approach has evolved into a comprehensive update instead of a focused update that concentrates on specific ZO elements. While this comprehensive approach has taken some time, it is not a factor in the current delay. The delay has been due to a combination of staff resources and workload and the prioritization of current development projects.

While there is some good to come of the delay, such as a fully updated comprehensive ZO, staff would now like to concentrate and focus on the upcoming series of workshops and public hearings with the Planning Commission to discuss and come to a consensus on updated provisions of the ZO. This current workshop with the Planning Commission will restart the initial workshop meeting, leading to subsequent discussions on the various modifications to the ZO.

DISCUSSION/ANALYSIS

While a General Plan is the policy document for a community, a Zoning Ordinance is the day-to-day tool that implements the vision and policies of a General Plan through development standards and land use regulations. It establishes the permitting and review process for development. A Zoning Ordinance is required to be consistent with the land use designations and policies of the General Plan.

Since its adoption, the ZO has undergone numerous amendments, deletions, additions, and some reorganizations, but the original framework remains. The recent General Plan update in 2015 included only minor edits to the Zoning Ordinance. As a result, comprehensive updates are needed to ensure consistency with City policies and state laws. Rather than make additional patchwork edits to a highly outdated ZO, it is necessary a comprehensive update to the Zoning Ordinance should be undertaken to ensure consistency with the General Plan.

CEQA Review

The Zoning Code Update itself will be subject to CEQA and staff will complete the appropriate environmental review for the project on a case-by-case basis.

PUBLIC CONTACT

The agenda was posted on the Suisun City website. As of the date of this report, no additional inquiries regarding this item had been received by City staff.

ATTACHMENTS

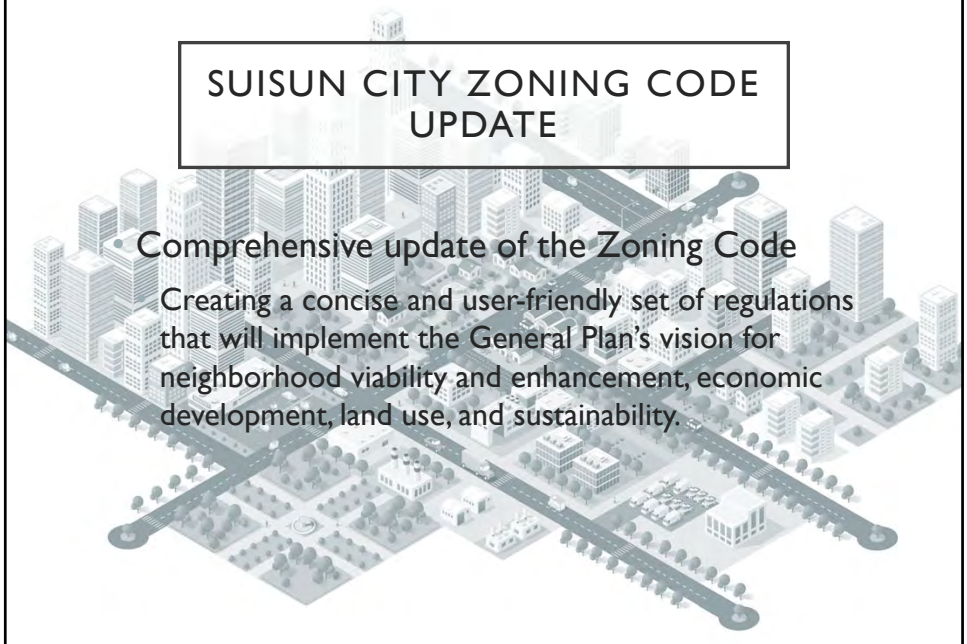
1. Zoning Code Update PowerPoint

ZONING CODE UPDATE WORKSHOP

Suisun City Planning Commission
September 27, 2022

1

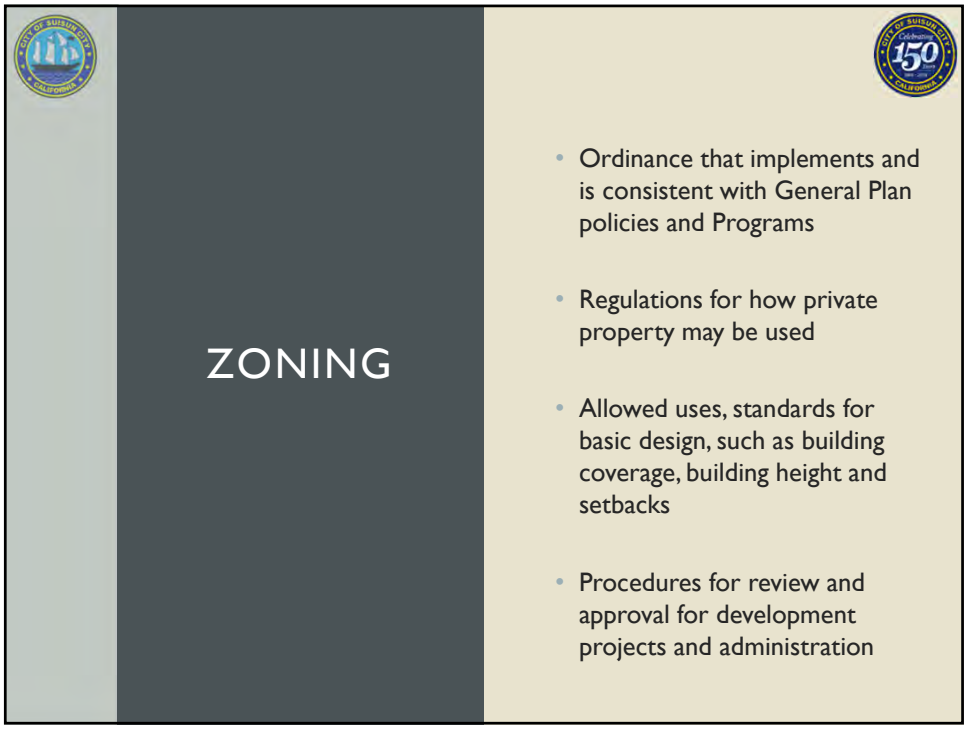
SUISUN CITY ZONING CODE UPDATE



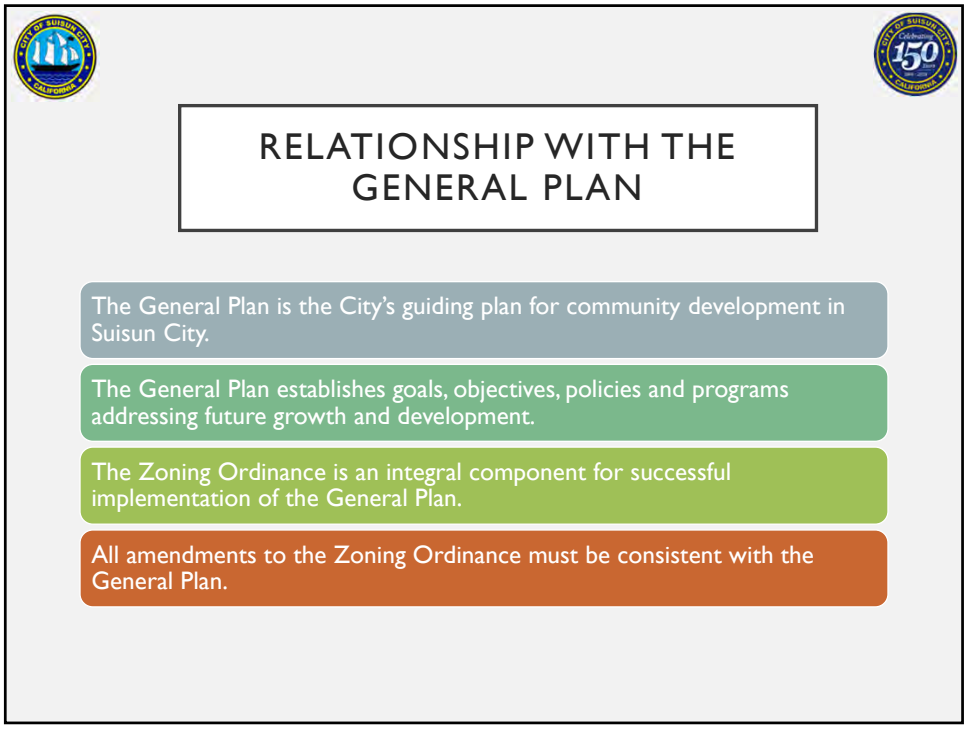
Comprehensive update of the Zoning Code

Creating a concise and user-friendly set of regulations that will implement the General Plan's vision for neighborhood viability and enhancement, economic development, land use, and sustainability.

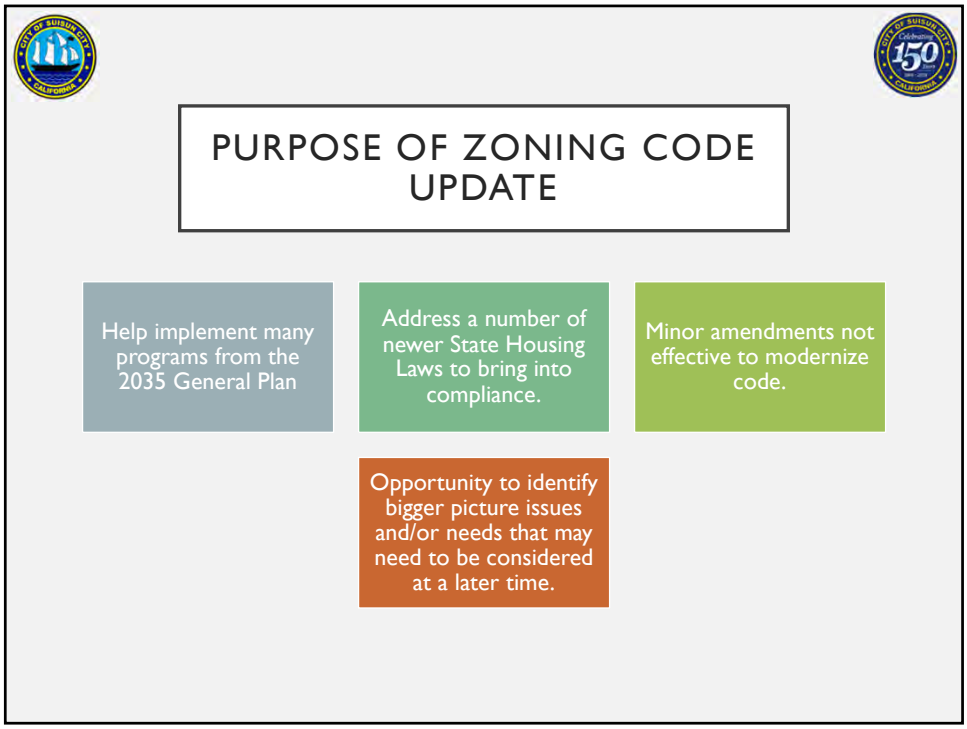
2


ZONING
Ordinance that implements and is consistent with General Plan policies and Programs
Regulations for how private property may be used
Allowed uses, standards for basic design, such as building coverage, building height and setbacks
Procedures for review and approval for development projects and administration

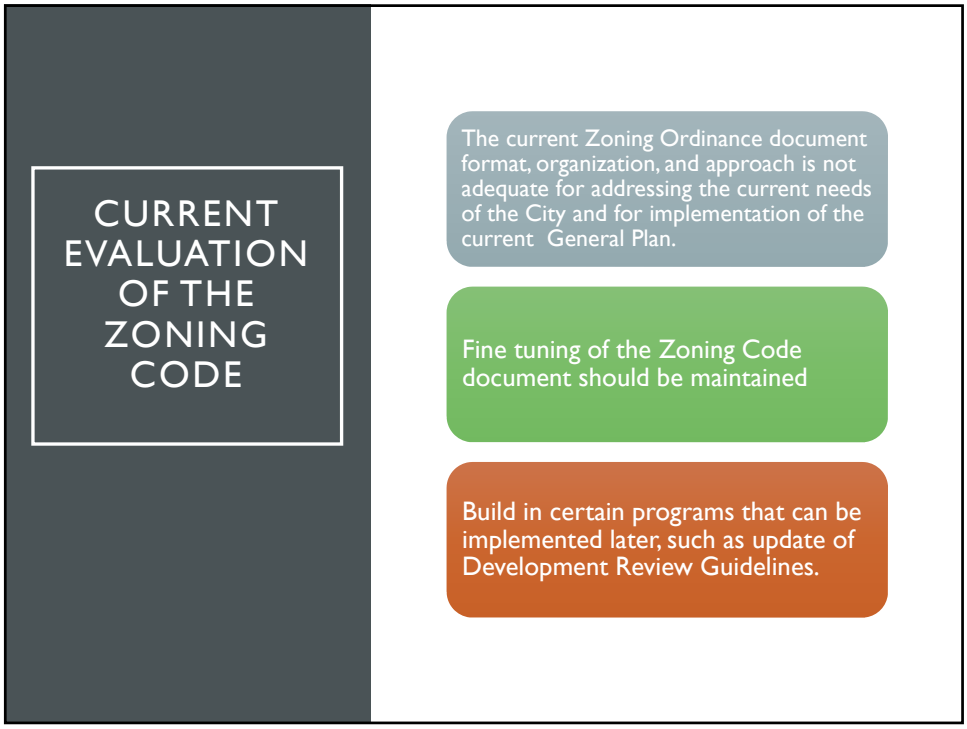
3


RELATIONSHIP WITH THE GENERAL PLAN
The General Plan is the City's guiding plan for community development in Suisun City.
The General Plan establishes goals, objectives, policies and programs addressing future growth and development.
The Zoning Ordinance is an integral component for successful implementation of the General Plan.
All amendments to the Zoning Ordinance must be consistent with the General Plan.

4

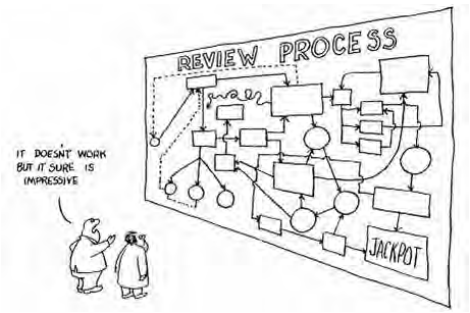

PURPOSE OF ZONING CODE UPDATE
Help implement many programs from the 2035 General Plan
Address a number of newer State Housing Laws to bring into compliance.
Minor amendments not effective to modernize code.
Opportunity to identify bigger picture issues and/or needs that may need to be considered at a later time.

5


CURRENT EVALUATION OF THE ZONING CODE
The current Zoning Ordinance document format, organization, and approach is not adequate for addressing the current needs of the City and for implementation of the current General Plan.
Fine tuning of the Zoning Code document should be maintained
Build in certain programs that can be implemented later, such as update of Development Review Guidelines.

6

STREAMLINE THE REVIEW PROCESS



7

COMPONENTS

- Zoning districts
  - Reflect General Plan Land Use Designations
- Use regulations
  - Which uses are permitted/prohibited
  - Specific use standard to address land use compatibility
- Development and design standards
  - Reflect the desired character of the community
- Administration and review procedures
  - Including evaluation criteria
- Definitions

8

CAN ZONING EFFECTUATE COMMUNITY CHANGES ENVISIONED IN THE GENERAL PLAN?

- The Zoning Code can help achieve a long-term vision of the General Plan.
- The Zoning Code, however, is somewhat limited in its ability to effectuate a change because it is a regulatory tool.
- Zoning, can, however, be used to improve predictability in the development review process, such as streamlining project reviews, providing examples of community design expectations, and maintaining a record of positive development outcomes, to enhance private investment into the community.

9

PROJECT OBJECTIVES

- Update the Zoning Code and Map so that it:
  - Implements General Plan 2035
  - Reflects Suisun City and responds to community concerns
  - Is streamlined and transparent in its administration and decision-making processes
  - Promotes economic development and high-quality design
  - Provides flexibility
  - Is intuitive, graphic, and user-friendly

10

ANALYSIS OF STANDARDS

- Are the City's standards doing the job?
- What new standards are needed?
- How to address design?
  - Objective design standards
- Consider trade offs
  - Flexibility vs. Predictability
  - Flexibility vs. Administrative Cost
  - Development Cost vs. Quality
  - Under-Regulation vs. Over-Regulation

11

PROCESS AND NEXT STEPS

- Review Zoning Code sections with Planning Commission/Public
- Continue with a workshop approach then adoption - format
- Do you have any focused land use areas of interest?
- Consensus for adoption – simple majority?
- Adoption by City Council - sections

12

QUESTIONS

13