

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, MAY 10, 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: 834 2556 2844

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 6 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 22-02)

ROLL CALL

Planning Commissioners
Pledge of Allegiance
Invocation

DEPARTMENTS: AREA CODE (707)

ADMINISTRATION 421-7300 ■ PLANNING 421-7335 ■ BUILDING 421-7310 ■ FINANCE 421-7320
FIRE 425-9133 ■ RECREATION & COMMUNITY SERVICES 421-7200 ■ POLICE 421-7373 ■ PUBLIC WORKS 421-7340
SUCCESSOR AGENCY 421-7309 FAX 421-7366

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

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 March 8, 2022 - (Pock: dpock@suisun.com).

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.)

PUBLIC HEARING: NONE**GENERAL BUSINESS**

3. Informational Report: Meridian West Subdivision Street Names – (Kearns: jkearns@suisun.com).
4. Commission Adoption of Resolution PC22-____: Approval of Site Plan/Architectural Review (SP/AR 20/1-002) and Conditional Use Permit (CUP 21/22-001) to Construct a 1,717 Square Foot Oil Change Business Located at the Northeast Corner of Highway 12 and Walters Road (Assessor's Parcel Number 0173-830-070) – (Kearns: jkearns@suisun.com).

REPORTS: (Informational items only.)

5. 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 agendaized 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 of May 10, 2022 was posted and available for review, in compliance with the Brown Act.

THIS PAGE INTENTIONALLY LEFT BLANK

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



PLANNING COMMISSION MEETING

Second and Fourth Tuesday
 Every Month

MINUTES

REGULAR MEETING OF THE CITY OF SUISUN CITY

PLANNING COMMISSION

TUESDAY, MARCH 8, 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

PER CITY POLICY, MEMBERS OF THE PUBLIC ARE REQUIRED TO WEAR FACE MASKS 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: 834 2556 2844

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 6 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 22-01)

ROLL CALL

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

Present: Commissioners: Borja, Enault, Pooni, Adams

Absent: Commissioners: Tewari

DEPARTMENTS: AREA CODE (707)

ADMINISTRATION 421-7300 ■ PLANNING 421-7335 ■ BUILDING 421-7310 ■ FINANCE 421-7320
 FIRE 425-9133 ■ RECREATION & COMMUNITY SERVICES 421-7200 ■ POLICE 421-7373 ■ PUBLIC WORKS 421-7340
 SUCCESSOR AGENCY 421-7309 FAX 421-7366

Pledge of Allegiance was led by Commissioner Borja.

Invocation was given by Senior 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.)

1. City Manager/Staff

City Manager Folsom introduced Suisun City's new Development Services Director, Jim Bermudez. City Manager Folsom provided an update on the Railroad Avenue Rehabilitation Project that includes the following scope of work: eastbound Railroad Avenue from Village Drive to Sunset Avenue, base failure repairs are being fixed; asphalt grinding and overlay; as well as upgrading the curb ramps to ADA compliance within the eastbound segment. Eastbound Railroad Avenue from Birchwood Court to Village Drive, includes base failure repairs and upgrading the existing bicycle lanes to buffered bicycle lanes on both sides of Railroad Avenue from Marina Blvd to Sunset Avenue. Also, the State of our City video is on our website, it was produced locally by Suisun City residents Tom Gachis and Aaron Sencil. The video discusses our accomplishments, upcoming projects, and current challenges.

Commissioner Tewari arrived at 6:34 pm

PRESENTATIONS/APPOINTMENTS

2. Election of Chairperson and Vice-Chairperson

Motioned by Commissioner Borja and Seconded by Commissioner Tewari to nominate Commissioner Adams as Chairperson. Motion carried by the following roll call vote:

Present: Commissioners: Borja, Enault, Pooni, Tewari, Adams

Absent: Commissioners: None

Motioned by Commissioner Borja and Seconded by Chairperson Adams to nominate Commissioner Enault as Vice Chairperson. Motion carried by the following roll call vote:

Present: Commissioners: Borja, Enault, Pooni, Tewari, Adams

Absent: Commissioners: None

CONSENT CALENDAR

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

3. Planning Commission Approval of the Minutes of the Regular Meeting of the Suisun City Planning Commission held on January 11, 2022 - (Pock: dpock@suisun.com).

Motioned by Commissioner Enault and Seconded by Commissioner Tewari to approve the Consent Calendar. Motion carried by the following roll call vote:

Present: Commissioners: Borja, Enault, Pooni, Tewari, Adams

Absent: Commissioners: None

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.)

Steve Olry commented on the project on Railroad Avenue, would like to see an upgrade in some of our school crossings as well. Suisun City is not one of the safest communities in America, this reflects neglect and proper alignment of priorities plus a huge deficit of revenue. Giving land to nonprofits who have tax exempt status is lost revenue, we cannot afford more low-income housing.

George Guynn welcomed Community Development Director Bermudez. Commented we should follow the lead of Auburn, make it illegal for homeless encampments near the County office building. We should pursue the same to protect the water tank and other properties from the homeless.

PUBLIC HEARING

4. Request to Establish a Retail Cannabis Dispensary and Delivery Business at 300 Railroad Avenue (APN: 0037-160-100) – (Kearns: jkearns@suisun.com).

Resolution No. PC22-01, A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Approval of a Development Agreement, Commercial Cannabis Business Permit, and Cannabis Business Zone for a Retail Cannabis Dispensary and Delivery Business at 300 Railroad Avenue (APN: 0037-160-100).

Presentation was given by Senior Planner Kearns with applicant present on zoom

Commission clarifying questions included:

- Phase 1 landscaping improvements for the project on Railroad Avenue and Sunset Avenue.
- Were there any requests for exemptions on any of the Exhibit C Conditions of Approval or did they accept them all?
- There is a crosswalk at Railroad Avenue, is there any consideration of foot traffic? Are they going to extend the sidewalk from the egress path to the building?

Applicant representatives, Christopher Bloom, Casey Snell and Kevin Carstons commented on the community meeting and addressed questions from the Commission and the public.

Chairperson Adams opened the Public Hearing

Steve Olry asked:

- Who will pay for the sidewalks?
- Are they going to provide their own security or are we going to put extra demand on Police Department?
- Dispensaries are experiencing a meltdown with economy compared to street service, will they come back to the city?

Chief Roth responded to demand on Police Department, calls for service and security in the area.

The Commission asked if this is consistent with other businesses in the city and what is the security plan in Suisun City?

Applicant and staff responded to Commission Questions.

Chairperson Adams closed the Public Hearing

The Commission recommend two additional Conditions of Approval:

1. Landscaping: enhanced landscaping to include shrubs, trees, and ground cover, (expands landscaping condition, PW30).
2. Security detail for the first three months with a three-month review by the Chief of Police. If meets satisfactory conditions then security detail only during business operating hours, then will be reviewed annually.

Motioned by Commissioner Borja to approve Resolution PC22-01 with two condition amendments. Amended Motion by Commissioner Enault based on the revised Findings provided by staff and Seconded by Commissioner Tewari to approve Resolution PC22-01 with two condition amendments. Motion carried by the following roll call vote:

Present: Commissioners: Borja, Enault, Pooni, Tewari, Adams
Absent: Commissioners: None

GENERAL BUSINESS

5. Accept 2021 Annual Progress Report Suisun City General Plan/Housing Element – (Kearns: jkearns@suisun.com).

Motioned by Commissioner Tewari and Seconded by Commissioner Tewari to accept 2021 Annual Progress Report. Motion carried by the following roll call vote:

Present: Commissioners: Borja, Enault, Pooni, Tewari, Adams
Absent: Commissioners: None

REPORTS: (Informational items only.)

6. a. Commission Members – No Reports
b. Commission Chairperson – No Reports

ADJOURNMENT

There being no further business the meeting was adjourned at 7:56 pm.

Donna Pock, CMC
Deputy City Clerk



Planning Commission Agenda Report Meeting Date 05/10/2022

DATE:	05/10/2022	Files:
TO:	PLANNING COMMISSION	
FROM:	John Kearns, Principal Planner (707.421.7335, jkearns@suisun.com)	
RE:	Informational Report: Meridian West Subdivision Street Names	

SUMMARY/REQUEST

The builder, Century Communities, of the approved residential project located on the former Crystal School property (now named “Meridian West”) has requested City approval of the street names for the project consistent with Section 17.08.110 “New Street Names” of the City Code. The following names were provided to staff, which follow the theme of sea creatures, to assure there were no issues from a public safety/emergency response standpoint:

Seahorse
 Starfish
 Jellyfish
 Mantatee
 Flounder
 Clownfish
 Octopus
 Sea Angel

The proposed names were provided to the City’s public safety and emergency response teams and determined to not be a concern. Please note that the draft Final Map (Attachment 1) does not include the proposed street names, but instead identifies the streets generically as a placeholder.

The city has determined the proposed street names to be appropriate as there are no existing streets with the same name. Staff is now asking for a concurrence from the Planning Commission which will allow the builder to complete its Final Map submittal.

ATTACHMENTS

1. Draft Final Map, Meridian West Subdivision “Formerly Crystal School”

THIS PAGE INTENTIONALLY LEFT BLANK

OWNER'S STATEMENT:
THE UNDERSIGNED DO HEREBY STATE THAT THEY ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST IN THE REAL PROPERTY EMBRACED WITHIN THE DISTINCTIVE BORDER UPON SHEET 2 OF 10 OF THE HEREIN MAP ENTITLED "CRYSTAL SCHOOL", CITY OF SUISUN CITY, SOLANO COUNTY, CALIFORNIA; THIS STATEMENT BEING ON SHEET 1 OF 10 OF SAID MAP; THAT THEY CONSENT TO THE PREPARATION AND FILING OF SAID MAP, THAT SAID MAP PARTICULARLY SETS FORTH THE DIMENSIONS OF ALL PARCELS INTENDED FOR SALE; AND THAT EACH PARCEL IS DESIGNATED THEREON BY A NUMBER.

THE SAME UNDERSIGNED HEREBY DEDICATE TO THE CITY OF SUISUN CITY IN FEE, THE PARCELS OF LAND DESIGNATED AS "10' STREET DEDICATION", "16' STREET DEDICATION" AND "55' STREET DEDICATION" FOR STREET RIGHT-OF-WAY PURPOSES.

THE SAME UNDERSIGNED HEREBY DEDICATE TO THE CITY OF SUISUN CITY FOR PUBLIC USE THE EASEMENTS DESIGNATED AS "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT), "PAE" (PUBLIC ACCESS EASEMENT) AND 5' PRIVATE SOUNDWALL AND PUBLIC ACCESS EASEMENT AND ALL INCIDENTAL THEREO INCLUDING ACCESS TO AND THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

THE SAME UNDERSIGNED HEREBY DEDICATE TO THE CITY OF SUISUN CITY AND SUISUN-SOLANO WATER AUTHORITY (SSWA) FOR PUBLIC USE THE EASEMENTS DESIGNATED AS "PUE" (PUBLIC UTILITY EASEMENT) AND ALL INCIDENTAL THEREO INCLUDING ACCESS TO AND THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

THE FOLLOWING DESIGNATED AREAS ARE TO BE PRIVATELY OWNED AND MAINTAINED, AND ARE TO BE CONVEYED BY SEPARATE INSTRUMENT TO THE HOMEOWNER'S ASSOCIATION CONCURRENT TO THE FILING OF THIS MAP AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, THE CC&R'S WILL BE RECORDED BY SEPARATE INSTRUMENT:

- 1) THE AREAS DESIGNATED HEREON AS PRIVATE WALKWAY EASEMENT (PWE) FOR WALKWAY AREAS.
- 2) THE AREAS DESIGNATED AS PARCELS "A", "B" AND "D" AS PRIVATE BIORETENTION FACILITIES.
- 3) THE AREA DESIGNATED AS PARCEL "C" FOR PRIVATE OPEN SPACE.
- 4) THE AREAS DESIGNATED AS PARCELS "E", "F" AND "G" FOR PRIVATE STREET PURPOSES.
- 5) THE AREAS DESIGNATED AS PRIVATE STORM DRAIN EASEMENT (PSDE) FOR DRAINAGE PURPOSES.
- 6) THE AREA DESIGNATED AS 5' PRIVATE SOUNDWALL AND PUBLIC ACCESS EASEMENT FOR SOUNDWALL PURPOSES.
- 7) THE AREA DESIGNATED AS PRIVATE UTILITY EASEMENT (PRUE) FOR PRIVATE UTILITY PURPOSES.

AS OWNER: CENTURY COMMUNITIES OF CALIFORNIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF _____ }

ON _____, 20____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE OF NOTARY: _____

NAME (PRINTED): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF DEDICATION

OWNER: CENTURY COMMUNITIES OF CALIFORNIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

THAT CERTAIN PARCEL OF LAND, BOUNDED ON THE WEST BY THE EAST LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY RIGHT OF WAY; ON THE NORTH BY THE SOUTH LINE OF CALIFORNIA STREET AND THE SOUTH LINE OF MORGAN STREET, AS SAID STREETS NOW EXIST; ON THE EAST BY THE WEST LINE OF WEST STREET AND THE WEST LINE OF SCHOOL STREET ALSO KNOWN AS WASHINGTON AVENUE, AS SAID STREETS NOW EXIST; AND ON THE SOUTH BY THE NORTHERLY LINE OF CORDELIA STREET AS SAID STREET NOW EXISTS.

THE CITY OF SUISUN SHALL RECONVEY THE ABOVE-DESCRIBED PROPERTY TO THE ABOVE-NAMED OWNER, OR SUCCESSOR IN INTEREST, IF THE CITY DETERMINES PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES.

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT THE MAP CONFORMS TO CHAPTER 2 OF THE SUBDIVISION MAP ACT; AND THAT THE MAP COMPLIES WITH LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP.

DATE: _____
NOUAE VUE, R.C.E. 76634
DIRECTOR PUBLIC WORKS/ CITY ENGINEER
CITY OF SUISUN CITY, COUNTY OF SOLANO,
CALIFORNIA

CITY SURVEYOR'S STATEMENT

I, STEVEN M. FREDERICKS, ACTING CITY SURVEYOR FOR THE CITY OF SUISUN CITY, COUNTY OF SOLANO, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: _____
STEVEN M. FREDERICKS, P.L.S. 7072
ACTING CITY SURVEYOR, CITY OF SUISUN CITY
COUNTY OF SOLANO, STATE OF CALIFORNIA

COUNTY TAX COLLECTOR'S STATEMENT

I, CHARLES A. LOWELL, TAX COLLECTOR OF SOLANO COUNTY, CALIFORNIA, DO HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE.

I ALSO STATE THAT A GOOD AND SUFFICIENT BOND, TO THE BENEFIT OF THE COUNTY OF SOLANO, HAS BEEN FILED WITH THIS OFFICE IN THE SUM OF \$ _____, WHICH IS THE AMOUNT ESTIMATED BY THE ASSESSOR OF THE COUNTY OF SOLANO AS BEING A LIEN BUT NOT YET PAYABLE FOR TAXES AND SPECIAL ASSESSMENTS AGAINST THE LAND CONSTITUTING THIS SUBDIVISION; AND THAT ALL CERTIFICATES REQUIRED UNDER THE PROVISIONS OF SECTION 66942 AND 66943 OF THE GOVERNMENT CODE HAVE BEEN FILED. THIS CERTIFICATE VOID AFTER _____.

CHARLES LOWELL, TAX COLLECTOR OF
SOLANO COUNTY, STATE OF CALIFORNIA
DATE: _____
FILE NUMBER: _____

CITY CLERK'S STATEMENT

I, ANITA SKINNER, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY, CALIFORNIA, DO HEREBY STATE THAT THIS MAP CONSISTING OF TEN (10) SHEETS ENTITLED "CRYSTAL SCHOOL," WAS PRESENTED TO THE COUNCIL OF THE CITY OF SUISUN CITY AT THE MEETING THEREOF HELD ON THE DAY OF _____, 20____, AND BY ITS RESOLUTION: 1) APPROVED SAID MAP 2) ACCEPTED ON BEHALF OF THE CITY, ALL PROPERTY AND EASEMENTS OFFERED FOR PUBLIC USE, AS SHOWN WITHIN THE DISTINCTIVE BORDER OF THIS MAP.

IN WITNESS WHEREOF, I HAVE HERewith SET MY HAND THIS _____, DAY OF _____, 20____.

ANITA SKINNER
CITY CLERK, CITY OF SUISUN CITY
SOLANO COUNTY, STATE OF CALIFORNIA

CITY PLANNING STATEMENT

I, JOHN KEARNS, HEREBY CERTIFY THAT THE CITY OF SUISUN CITY CITY COUNCIL UNDER RESOLUTION #2017-59, ADOPTED AUGUST 8, 2017, HAS APPROVED THE TENTATIVE MAP OF THE SUBDIVISION UPON WHICH THIS FINAL MAP IS BASED.

JOHN KEARNS
SENIOR PLANNER, CITY OF SUISUN CITY
SOLANO COUNTY, STATE OF CALIFORNIA
DATE: _____

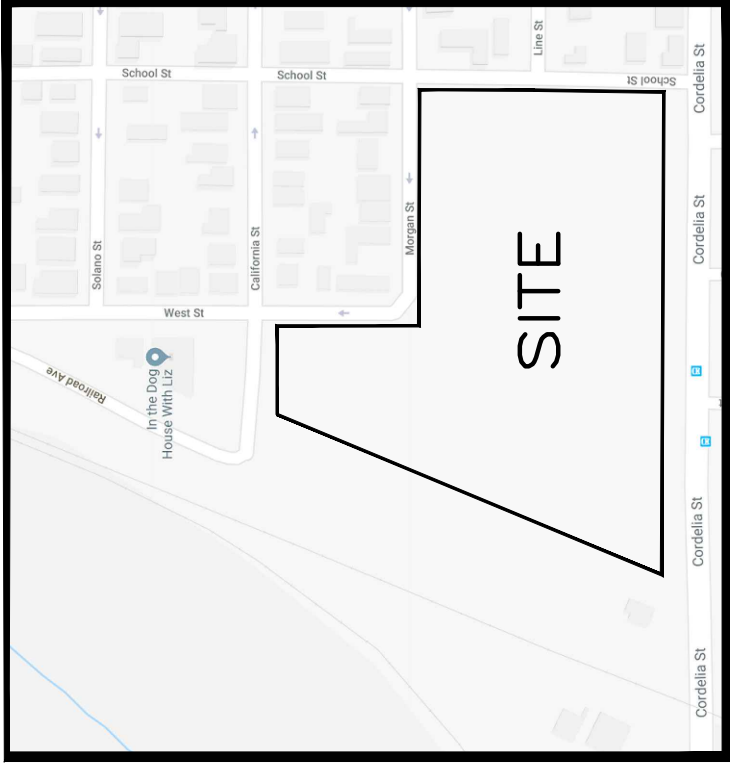
SUBDIVISION MAP OF
CRYSTAL SCHOOL

A SUBDIVISION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN GRANT DEED RECORDED UNDER DOCUMENT NUMBER 2021-00104389 IN OFFICIAL RECORDS OF SOLANO COUNTY LOCATED IN SECTIONS 35 & 36, T.5N., R.2W., M.D.B.M.

CITY OF SUISUN CITY, SOLANO COUNTY, CALIFORNIA
FEBRUARY 2022

Bellecci & Associates, Inc.

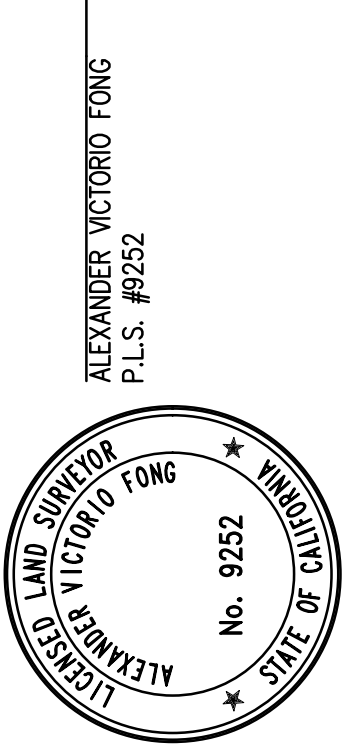
2290 DIAMOND BLVD., STE. 100 CONCORD, CA. 94520



VICINITY MAP
NOT TO SCALE

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE THAT THE REQUEST OF CENTURY COMMUNITIES OF CALIFORNIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY ON APRIL 2021. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE OCTOBER 2024, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



DATED: _____
ALEXANDER VICTORIO FONG
P.L.S. #9252

SOILS REPORT

A SOILS REPORT HAS BEEN PREPARED BY STEVENS, FERRONE & BAILEY ENGINEERING COMPANY, INC., DATED JULY 2, 2021 PROJECT NO. 631-23, SIGNED BY TAMMING CHEN, PE, GE-2924 AND KENNETH C. FERRONE, PE, GE-2513, CEG-2070; A COPY OF SAID REPORT IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF SUISUN CITY.

RECORDER'S STATEMENT

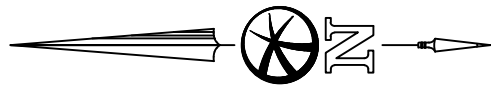
FILED THIS _____ DAY OF _____, 20____, AT _____ M IN BOOK _____ OF MAPS; AT PAGE _____ AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA.

MARC C. TONNESEN
ASSESSOR / RECORDER
COUNTY OF SOLANO,
STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

SUBDIVISION MAP OF
CRYSTAL SCHOOL
A SUBDIVISION OF THAT CERTAIN PARCEL OF
LAND DESCRIBED IN GRANT DEED RECORDED
UNDER DOCUMENT NUMBER 2021-00104389 IN
OFFICIAL RECORDS OF SOLANO COUNTY
LOCATED IN SECTIONS 35 & 36,
T.5N., R.2W., M.D.B.M.
CITY OF SUISUN CITY, SOLANO COUNTY, CALIFORNIA
FEBRUARY 2022

Bellecci & Associates, Inc.
2290 DIAMOND BLVD., STE. 100 CONCORD, CA. 94520



LEGEND

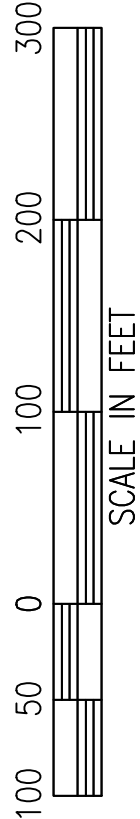
- FND STREET MONUMENT AS NOTED
- ⊙ SET STANDARD STREET MONUMENT
- SET 8" X 18" REBAR W/ PLASTIC
- CAP STAMPED LS 9252
- (M-M) MONUMENT TO MONUMENT
- (M-CL) MONUMENT TO CENTER LINE
- (R) RADIAL
- (T) TOTAL
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PAE PUBLIC ACCESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PWE PEDESTRIAN WALKWAY EASEMENT
- CENTERLINE
- EASEMENT LINE
- LOT LINE
- MONUMENT LINE
- SUBDIVISION BOUNDARY LINE
- TIE LINE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ALONG THE MONUMENT LINE OF CORDELIA STREET AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 24, PAGES 29-34 TAKEN AS N89°42'41"W.

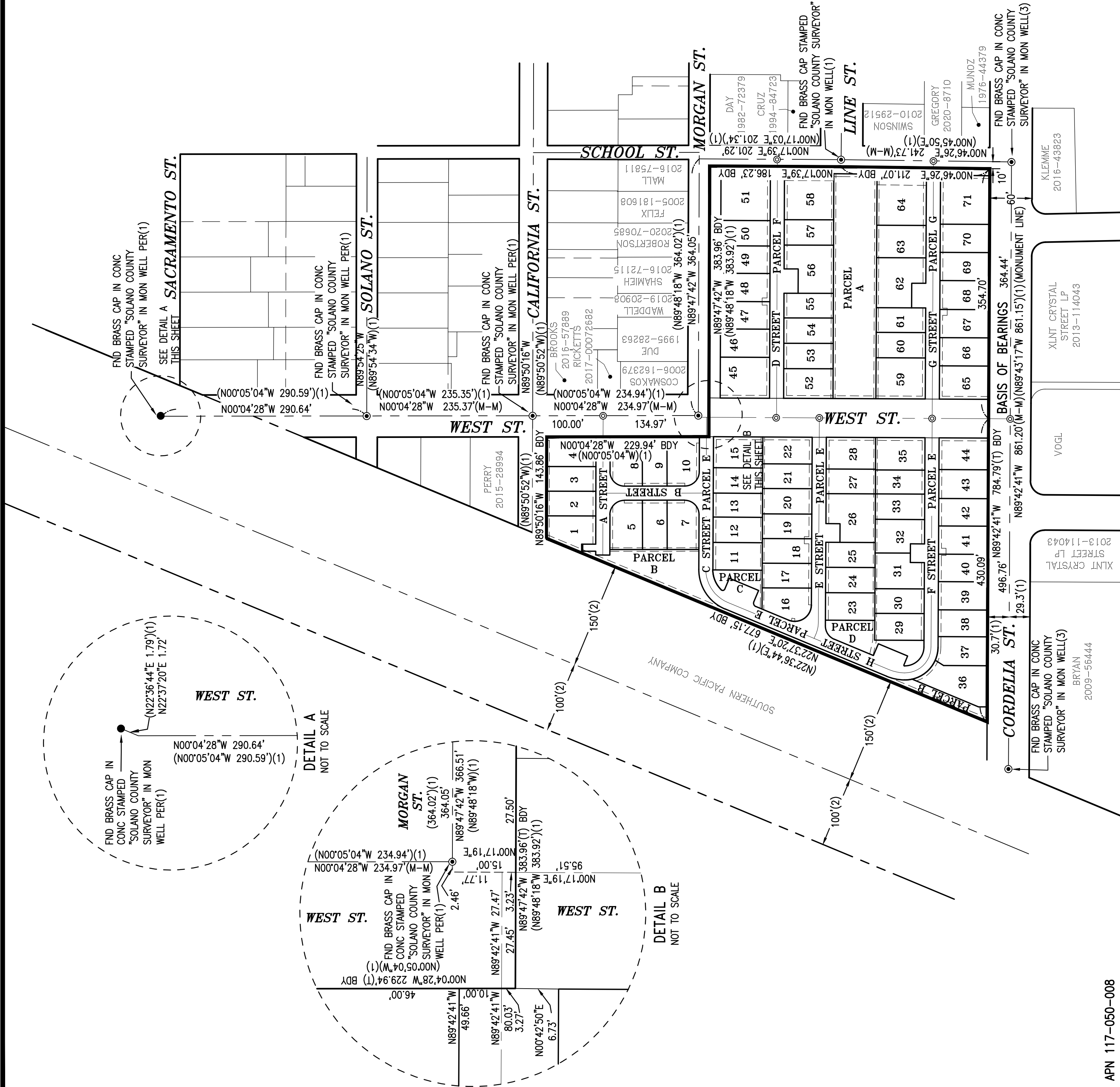
REFERENCES:

- (1) RECORD OF SURVEY, RESURVEY OF A PORTION OF CITY OF SUISUN, BOOK 24 OF SURVEYS AT PAGE 29 (24 RS 29).
- (2) SOUTHERN PACIFIC TRANSPORTATION COMPANY RIGHT-OF-WAY AND TRACK MAP S.B.E. 872-48-6-3
- (3) CORNER RECORD BOOK 6 PAGE 13



NOTES:

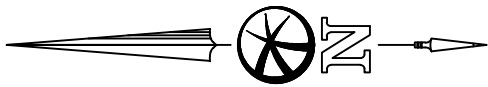
ALL LOT CORNERS ON STREET RIGHTS OF WAY TO BE MONUMENTED WITH A SLASH ON THE TOP OF THE CURB AT THE INTERSECTION OF THE LOT LINE AND THE CURB
ALL OTHER LOT CORNERS TO BE MONUMENTED WITH 5/8" X 18" REBAR WITH PLASTIC CAP STAMPED P.L.S. 9252





SUBDIVISION MAP OF
CRYSTAL SCHOOL
A SUBDIVISION OF THAT CERTAIN PARCEL OF
LAND DESCRIBED IN GRANT DEED RECORDED
UNDER DOCUMENT NUMBER 2021-00104389 IN
OFFICIAL RECORDS OF SOLANO COUNTY
LOCATED IN SECTIONS 35 & 36,
T.5N., R.2W., M.D.B.M.
CITY OF SUISUN CITY, SOLANO COUNTY, CALIFORNIA
FEBRUARY 2022

Bellecci & Associates, Inc.
2290 DIAMOND BLVD., STE. 100 CONCORD, CA. 94520



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ALONG
THE MONUMENT LINE OF CORDELIA STREET AS SHOWN ON RECORD OF SURVEY MAP FILED IN
BOOK 24, PAGES 29-34 TAKEN AS N89°42'41"W.

REFERENCES:

- (1) RECORD OF SURVEY, RESURVEY OF A PORTION OF CITY OF SUISUN, BOOK 24
OF SURVEYS AT PAGE 29 (24 RS 29).
- (2) SOUTHERN PACIFIC TRANSPORTATION COMPANY RIGHT-OF-WAY AND TRACK MAP
S.B.E. 872-48-6-3
- (3) CORNER RECORD BOOK 6 PAGE 13

LEGEND

- FND STREET MONUMENT AS NOTED
- ⊙ SET STANDARD STREET MONUMENT
- SET 8" X 18" REBAR W/ PLASTIC
- CAP STAMPED LS 9252
- (M-M) MONUMENT TO MONUMENT
- (M-CL) MONUMENT TO CENTER LINE
- (R) RADIAL
- (T) TOTAL
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PAE PUBLIC ACCESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PWE PEDESTRIAN WALKWAY EASEMENT
- CENTERLINE
- EASEMENT LINE
- LOT LINE
- MONUMENT LINE
- SUBDIVISION BOUNDARY LINE
- - - TIE LINE

NOTES:

ALL LOT CORNERS ON STREET RIGHTS OF WAY TO BE MONUMENTED WITH A SLASH ON
THE TOP OF THE CURB AT THE INTERSECTION OF THE LOT LINE AND THE CURB

ALL OTHER LOT CORNERS TO BE MONUMENTED WITH 5/8" X 18" REBAR WITH PLASTIC
CAP STAMPED P.L.S. 9252

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°09'44"E	1.50'
L2	N89°50'16"W	12.53'
L3	N89°50'16"W	10.00'
L4	N00°09'44"E	18.50'
L5	N89°50'16"W	5.39'

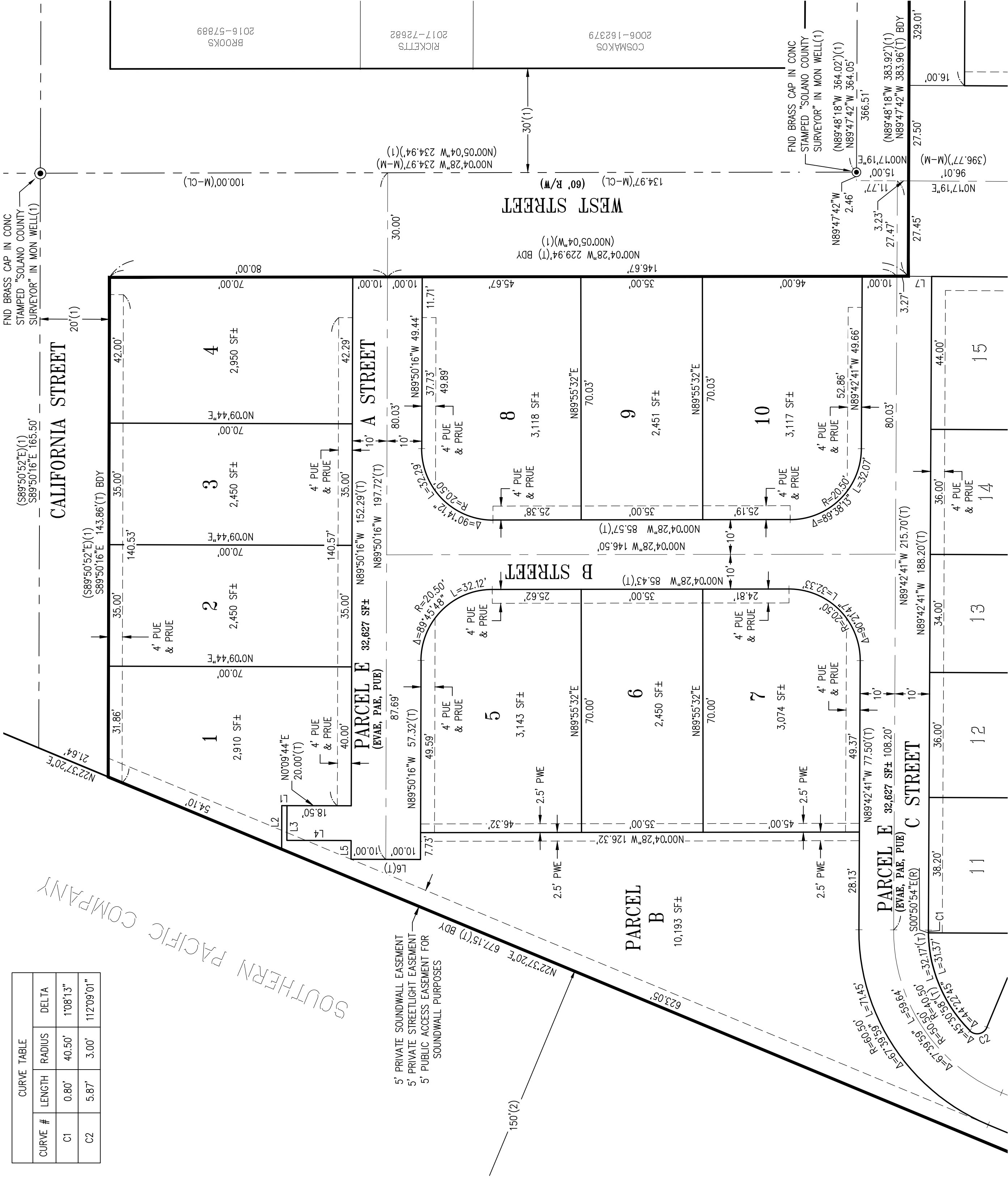
LINE TABLE		
LINE #	BEARING	LENGTH
L6	N00°09'44"E	20.00'
L7	N00°42'50"E	6.73'

SEE SHEET 6

SEE SHEET 5

CURVE TABLE		
CURVE #	LENGTH	RADIUS
C1	0.80'	40.50'
C2	5.87'	3.00'

SOUTHERN PACIFIC COMPANY

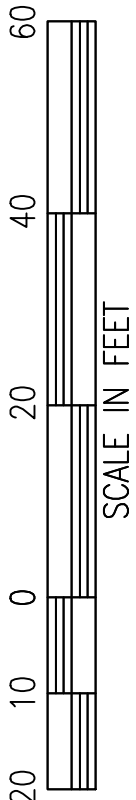


SUBDIVISION MAP OF
CRYSTAL SCHOOL
A SUBDIVISION OF THAT CERTAIN PARCEL OF
LAND DESCRIBED IN GRANT DEED RECORDED
UNDER DOCUMENT NUMBER 2021-00104389 IN
OFFICIAL RECORDS OF SOLANO COUNTY
LOCATED IN SECTIONS 35 & 36,
T.5N., R.2W., M.D.B.M.
CITY OF SUISUN CITY, SOLANO COUNTY, CALIFORNIA
FEBRUARY 2022
Bellecci & Associates, Inc.
2290 DIAMOND BLVD., STE. 100 CONCORD, CA. 94520

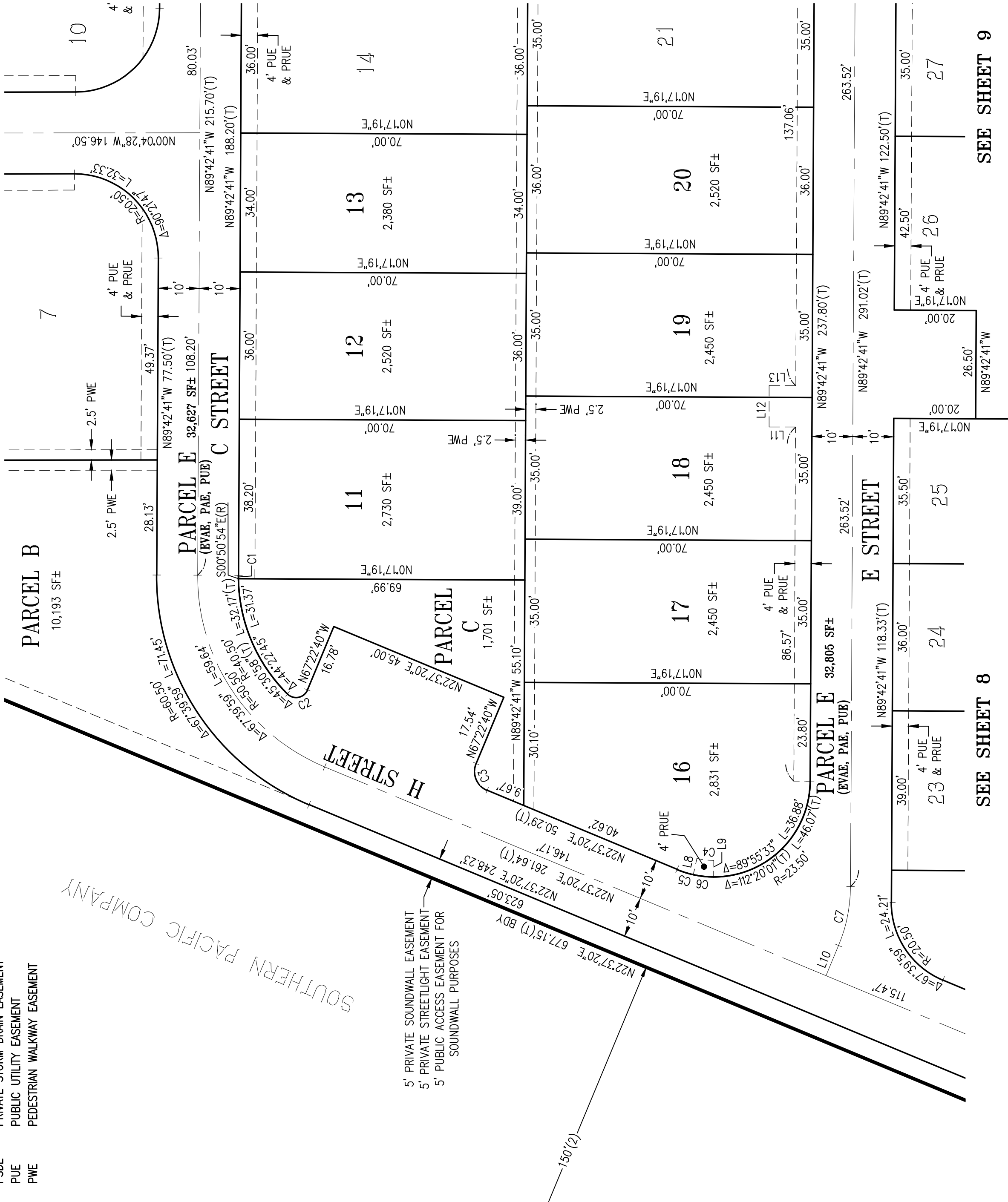
BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ALONG
THE MONUMENT LINE OF CORDELA STREET AS SHOWN ON RECORD OF SURVEY MAP FILED IN
BOOK 24, PAGES 29-34 TAKEN AS N89°42'41"W.

- REFERENCES:**
- (1) RECORD OF SURVEY, RESURVEY OF A PORTION OF CITY OF SUISUN, BOOK 24
OF SURVEYS AT PAGE 29 (24 RS 29).
 - (2) SOUTHERN PACIFIC TRANSPORTATION COMPANY RIGHT-OF-WAY AND TRACK MAP
S.B.E. 872-48-6-3
 - (3) CORNER RECORD BOOK 6 PAGE 13

LINE TABLE			CURVE TABLE			
LINE #	BEARING	LENGTH	CURVE #	LENGTH	RADIUS	DELTA
L8	N77°35'42"W	4.00'	C1	0.80'	40.50'	1°08'13"
L9	N89°47'08"W	4.00'	C2	5.87'	3.00'	112°09'01"
L10	N67°22'40"W	8.00'	C3	7.85'	5.00'	90°00'00"
L11	N00°00'00"E	6.47'	C4	4.15'	19.50'	12°11'26"
L12	N90°00'00"E	10.17'	C5	4.19'	23.50'	10°13'02"
L13	N00°00'00"E	6.52'	C6	5.00'	23.50'	12°11'26"
			C7	14.81'	38.00'	22°20'01"



SEE SHEET 6



SEE SHEET 9

SEE SHEET 8

- LEGEND**
- FND STREET MONUMENT AS NOTED
 - ⊙ SET STANDARD STREET MONUMENT
 - SET 8" X 18" REBAR W/ PLASTIC CAP STAMPED LS 9252
 - (M-M) MONUMENT TO MONUMENT
 - (M-CL) MONUMENT TO CENTER LINE
 - (R) RADIAL
 - (T) TOTAL
 - EVAE EMERGENCY VEHICLE ACCESS EASEMENT
 - PAE PUBLIC ACCESS EASEMENT
 - PSDE PRIVATE STORM DRAIN EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - PWE PEDESTRIAN WALKWAY EASEMENT
- CENTERLINE
--- EASEMENT LINE
--- LOT LINE
--- MONUMENT LINE
--- SUBDIVISION BOUNDARY LINE
--- TIE LINE

SUBDIVISION MAP OF
CRYSTAL SCHOOL
A SUBDIVISION OF THAT CERTAIN PARCEL OF
LAND DESCRIBED IN GRANT DEED RECORDED
UNDER DOCUMENT NUMBER 2021-00104389 IN
OFFICIAL RECORDS OF SOLANO COUNTY
LOCATED IN SECTIONS 35 & 36,
T.5N., R.2W., M.D.B.M.
CITY OF SUISUN CITY, SOLANO COUNTY, CALIFORNIA
FEBRUARY 2022

Bellecci & Associates, Inc.
2290 DIAMOND BLVD., STE. 100 CONCORD, CA. 94520

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ALONG
THE MONUMENT LINE OF CORDELIA STREET AS SHOWN ON RECORD OF SURVEY MAP FILED IN
BOOK 24, PAGES 29-34 TAKEN AS N89°42'41"W.

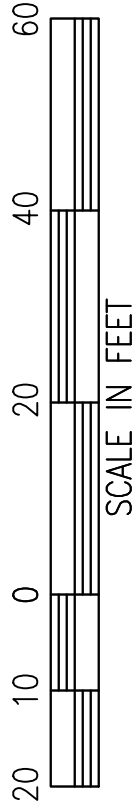
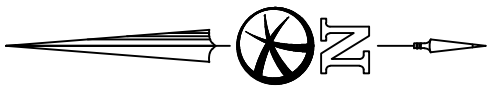
REFERENCES:

- (1) RECORD OF SURVEY, RESURVEY OF A PORTION OF CITY OF SUISUN, BOOK 24
OF SURVEYS AT PAGE 29 (24 RS 29).
- (2) SOUTHERN PACIFIC TRANSPORTATION COMPANY RIGHT-OF-WAY AND TRACK MAP
S.B.E. 872-48-6-3
- (3) CORNER RECORD BOOK 6 PAGE 13

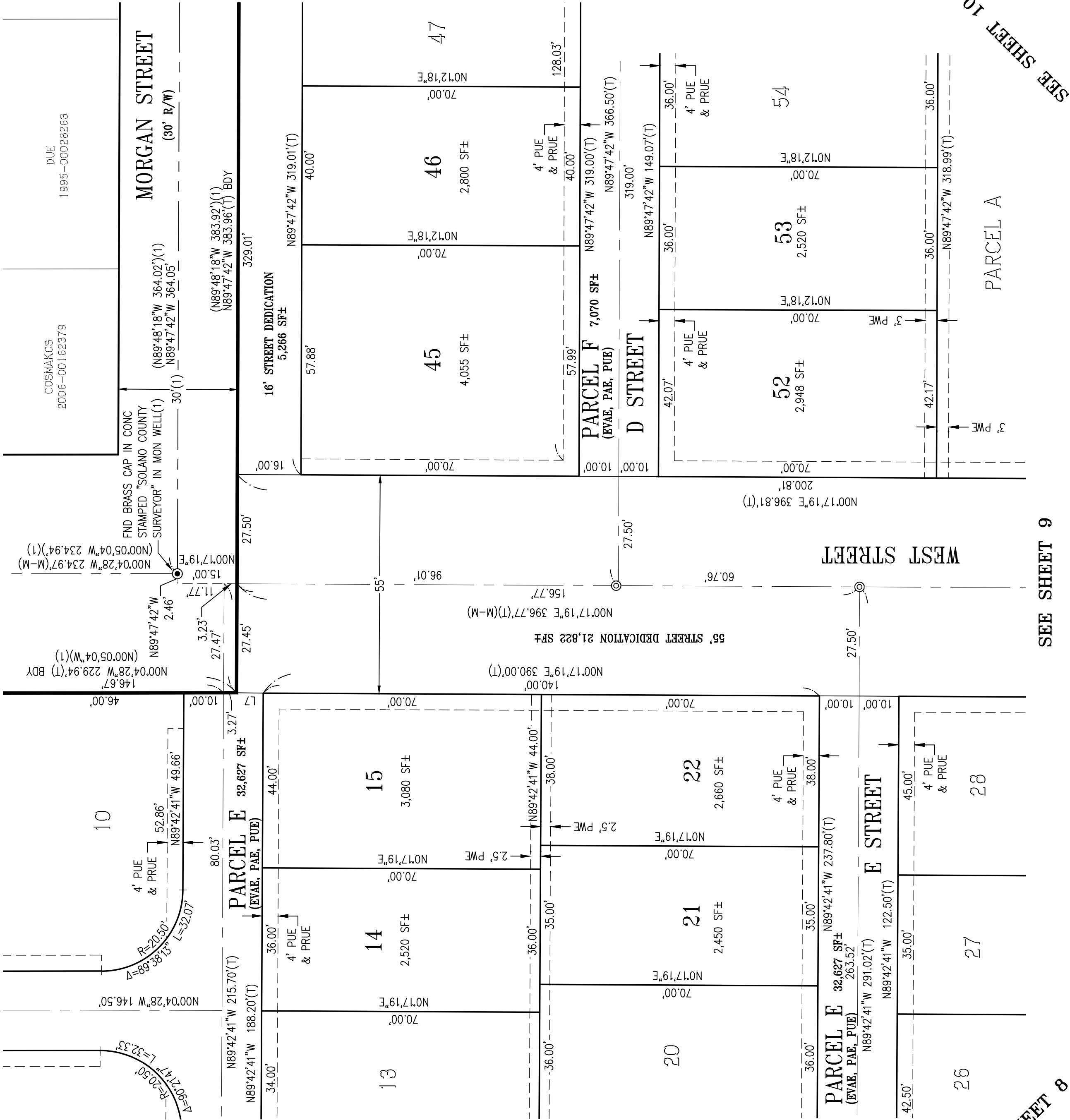
LEGEND

- FND STREET MONUMENT AS NOTED
- ⊙ SET STANDARD STREET MONUMENT
- SET 5/8" X 18" REBAR W/ PLASTIC
- CAP STAMPED LS 9252
- (M-M) MONUMENT TO MONUMENT
- (M-CL) MONUMENT TO CENTER LINE
- (R) RADIAL
- (T) TOTAL
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PAE PUBLIC ACCESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PWE PEDESTRIAN WALKWAY EASEMENT
- CENTERLINE
- EASEMENT LINE
- LOT LINE
- MONUMENT LINE
- SUBDIVISION BOUNDARY LINE
- TIE LINE

LINE TABLE		
LINE #	BEARING	LENGTH
L7	N00°42'50"E	6.73'



SEE SHEET 7



SEE SHEET 9

SEE SHEET 8

SEE SHEET 10

- NOTES:**
- ALL LOT CORNERS ON STREET RIGHTS OF WAY TO BE MONUMENTED WITH A SLASH ON THE TOP OF THE CURB AT THE INTERSECTION OF THE LOT LINE AND THE CURB
 - ALL OTHER LOT CORNERS TO BE MONUMENTED WITH 5/8" X 18" REBAR WITH PLASTIC CAP STAMPED P.L.S. 9252

NOTES:

ALL LOT CORNERS ON STREET RIGHTS OF WAY TO BE MONUMENTED WITH A SLASH ON THE TOP OF THE CURB AT THE INTERSECTION OF THE LOT LINE AND THE CURB

ALL OTHER LOT CORNERS TO BE MONUMENTED WITH 5/8" X 18" REBAR WITH PLASTIC CAP STAMPED P.L.S. 9252

SUBDIVISION MAP OF
CRYSTAL SCHOOL

A SUBDIVISION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN GRANT DEED RECORDED UNDER DOCUMENT NUMBER 2021-00104389 IN OFFICIAL RECORDS OF SOLANO COUNTY LOCATED IN SECTIONS 35 & 36,
T.5N., R.2W., M.D.B.M.

CITY OF SUISUN CITY, SOLANO COUNTY, CALIFORNIA
FEBRUARY 2022

Bellecci & Associates, Inc.

2290 DIAMOND BLVD., STE. 100 CONCORD, CA. 94520

BASIS OF BEARINGS:

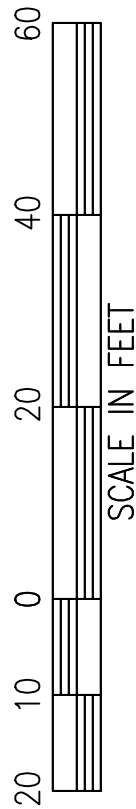
THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ALONG THE MONUMENT LINE OF CORDELA STREET AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 24, PAGES 29-34 TAKEN AS N89°42'41"W.

REFERENCES:

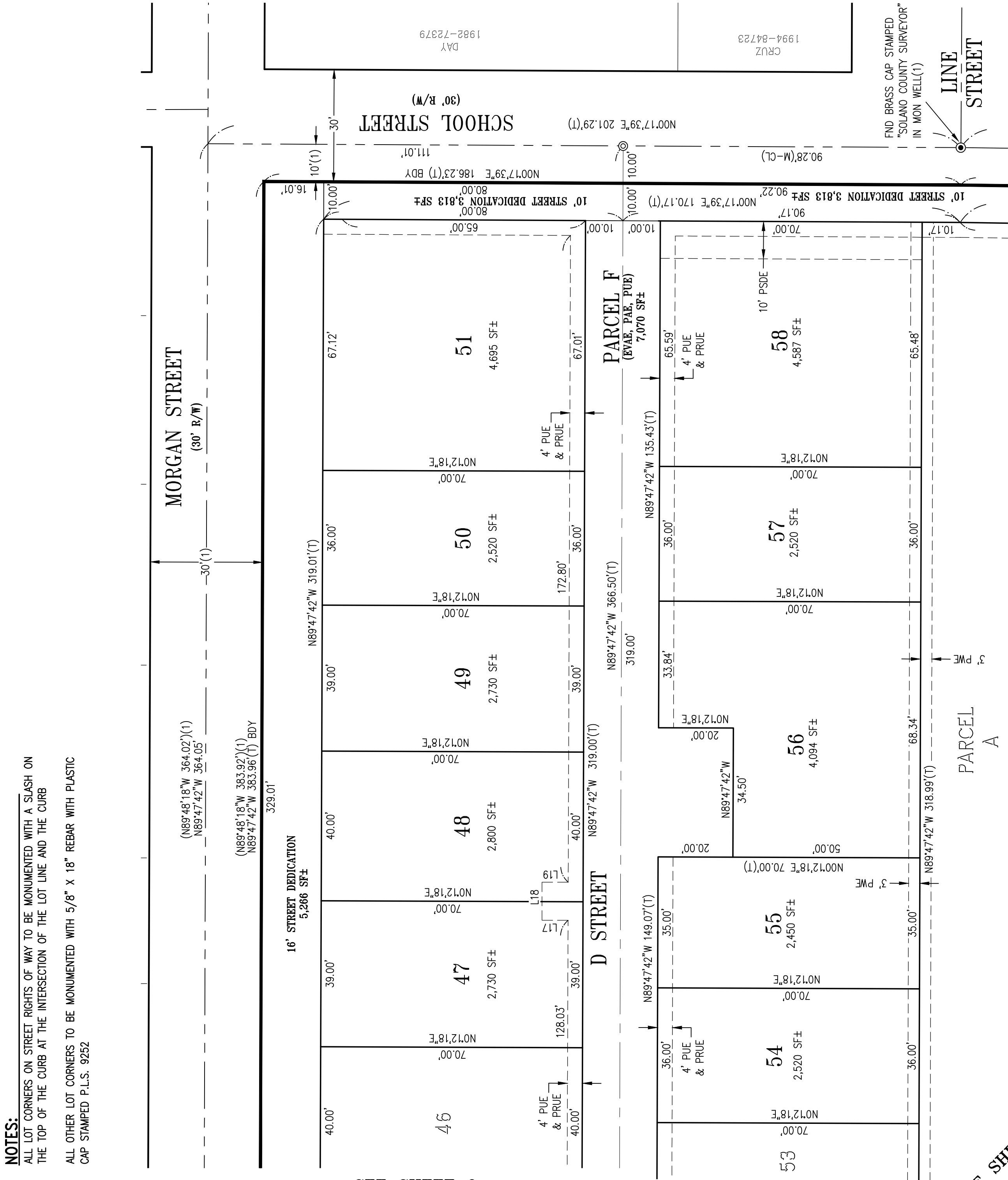
- (1) RECORD OF SURVEY, RESURVEY OF A PORTION OF CITY OF SUISUN, BOOK 24 OF SURVEYS AT PAGE 29 (24 RS 29).
- (2) SOUTHERN PACIFIC TRANSPORTATION COMPANY RIGHT-OF-WAY AND TRACK MAP S.B.E. 872-48-6-3
- (3) CORNER RECORD BOOK 6 PAGE 13

LEGEND

- FND STREET MONUMENT AS NOTED
- ⊙ SET STANDARD STREET MONUMENT
- SET 5/8" X 18" REBAR W/ PLASTIC
- CAP STAMPED LS 9252
- (M-M) MONUMENT TO MONUMENT
- (M-CL) MONUMENT TO CENTER LINE
- (R) RADIAL
- (T) TOTAL
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PAE PUBLIC ACCESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PWE PEDESTRIAN WALKWAY EASEMENT
- CENTERLINE
- EASEMENT LINE
- LOT LINE
- MONUMENT LINE
- SUBDIVISION BOUNDARY LINE
- - - TIE LINE



LINE TABLE		
LINE #	BEARING	LENGTH
L17	N00°01'14"E	6.98'
L18	N90°00'00"E	10.17'
L19	N00°00'00"E	7.01'



SEE SHEET 10

SEE SHEET 9

SEE SHEET 6

SEE SHEET 5

SUBDIVISION MAP OF

CRYSTAL SCHOOL

A SUBDIVISION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN GRANT DEED RECORDED UNDER DOCUMENT NUMBER 2021-00104389 IN OFFICIAL RECORDS OF SOLANO COUNTY LOCATED IN SECTIONS 35 & 36, T.5N., R.2W., M.D.B.M.

CITY OF SUISUN CITY, SOLANO COUNTY, CALIFORNIA
FEBRUARY 2022

Bellecci & Associates, Inc.

2290 DIAMOND BLVD., STE. 100 CONCORD, CA. 94520

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ALONG THE MONUMENT LINE OF CORDELIA STREET AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 24, PAGES 29-34 TAKEN AS N89°42'41"W.

REFERENCES:

- (1) RECORD OF SURVEY, RESURVEY OF A PORTION OF CITY OF SUISUN, BOOK 24 OF SURVEYS AT PAGE 29 (24 RS 29).
- (2) SOUTHERN PACIFIC TRANSPORTATION COMPANY RIGHT-OF-WAY AND TRACK MAP S.B.E. 872-48-6-3
- (3) CORNER RECORD BOOK 6 PAGE 13

SEE SHEET 6

LINE TABLE		CURVE TABLE		
LINE #	BEARING	LENGTH	RADIUS	DELTA
L10	N67°22'40"W	8.00'	38.00'	22°20'01"
L14	N67°22'40"W	13.63'	1.00'	111°27'01"
L15	N33°08'33"E	13.98'	59.00'	21°27'01"
L16	N00°00'00"E	12.33'	69.00'	21°27'01"
L20	N00°00'00"E	6.55'	47.00'	13°29'58"
L21	N90°00'00"E	10.17'		
L22	N00°00'00"E	6.50'		

LINE TABLE		CURVE TABLE		
LINE #	BEARING	LENGTH	RADIUS	DELTA
L10	N67°22'40"W	8.00'	38.00'	22°20'01"
L14	N67°22'40"W	13.63'	1.00'	111°27'01"
L15	N33°08'33"E	13.98'	59.00'	21°27'01"
L16	N00°00'00"E	12.33'	69.00'	21°27'01"
L20	N00°00'00"E	6.55'	47.00'	13°29'58"
L21	N90°00'00"E	10.17'		
L22	N00°00'00"E	6.50'		

LEGEND

- FND STREET MONUMENT AS NOTED
- ⊙ SET STANDARD STREET MONUMENT
- SET 8" X 18" REBAR W/ PLASTIC
- CAP STAMPED LS 9252
- (M-M) MONUMENT TO MONUMENT
- (M-CL) MONUMENT TO CENTER LINE
- (R) RADIAL
- (T) TOTAL
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PAE PUBLIC ACCESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PWE PEDESTRIAN WALKWAY EASEMENT
- CENTERLINE
- EASEMENT LINE
- LOT LINE
- MONUMENT LINE
- SUBDIVISION BOUNDARY LINE
- - - TIE LINE

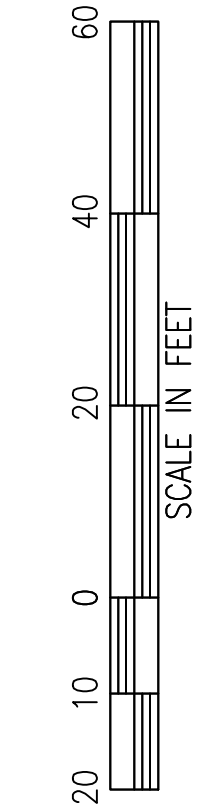
NOTES:

ALL LOT CORNERS ON STREET RIGHTS OF WAY TO BE MONUMENTED WITH A SLASH ON THE TOP OF THE CURB AT THE INTERSECTION OF THE LOT LINE AND THE CURB

ALL OTHER LOT CORNERS TO BE MONUMENTED WITH 5/8" X 18" REBAR WITH PLASTIC CAP STAMPED P.L.S. 9252

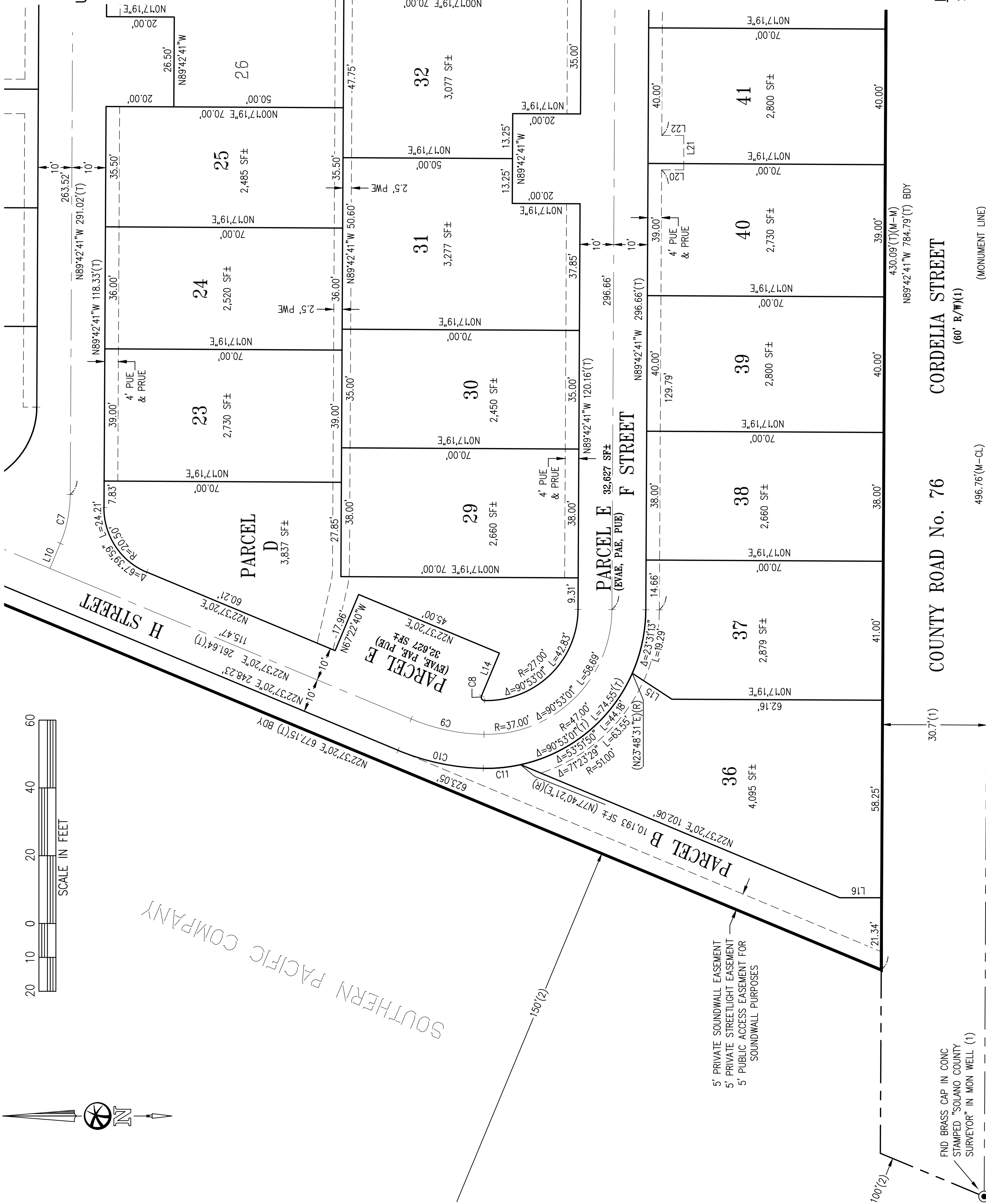
APN 117-050-008

SHEET 8 OF 10



SCALE IN FEET

SOUTHERN PACIFIC COMPANY



COUNTY ROAD No. 76

CORDELIA STREET

(60' R/W)(1)

(MONUMENT LINE)

30.7'(1)

496.76'(M-CL)
N89°42'41"W 861.20'(M-M)
(N89°43'17"W 861.15')(1)

430.09'(T)(M-M)
N89°42'41"W 784.79'(T) BDY

FND BRASS CAP IN CONC
STAMPED "SOLANO COUNTY
SURVEYOR" IN MON WELL (1)

SUBDIVISION MAP OF

CRYSTAL SCHOOL

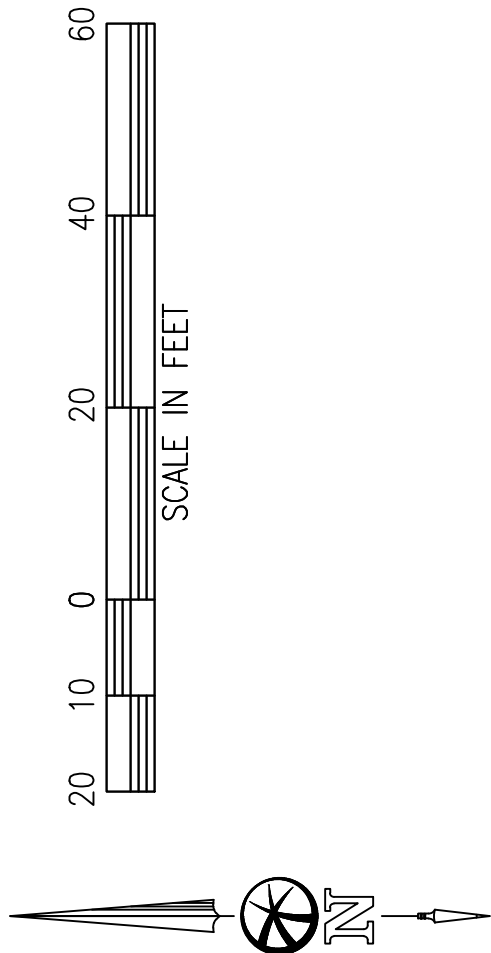
A SUBDIVISION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN GRANT DEED RECORDED UNDER DOCUMENT NUMBER 2021-00104389 IN OFFICIAL RECORDS OF SOLANO COUNTY LOCATED IN SECTIONS 35 & 36, T.5N., R.2W., M.D.B.M.
CITY OF SUISUN CITY, SOLANO COUNTY, CALIFORNIA
FEBRUARY 2022

Bellecci & Associates, Inc.

2290 DIAMOND BLVD., STE. 100 CONCORD, CA. 94520

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ALONG THE MONUMENT LINE OF CORDELIA STREET AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 24, PAGES 29-34 TAKEN AS N89°42'41"W.

- REFERENCES:**
- (1) RECORD OF SURVEY, RESURVEY OF A PORTION OF CITY OF SUISUN, BOOK 24 OF SURVEYS AT PAGE 29 (24 RS 29).
 - (2) SOUTHERN PACIFIC TRANSPORTATION COMPANY RIGHT-OF-WAY AND TRACK MAP S.B.E. 872-48-6-3
 - (3) CORNER RECORD BOOK 6 PAGE 13



SEE SHEET 10

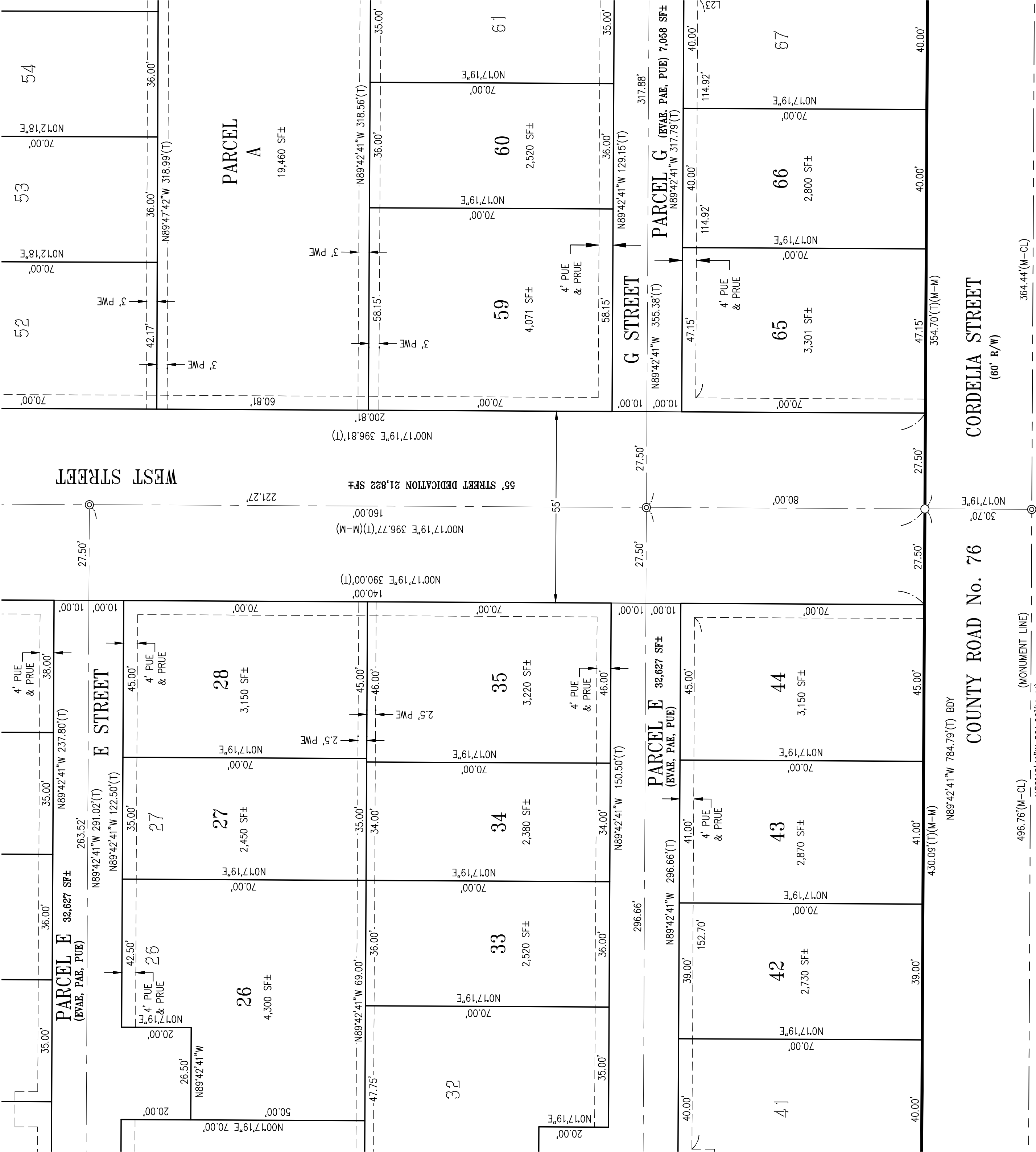
LEGEND

●	FND STREET MONUMENT AS NOTED	---	CENTERLINE
⊙	SET STANDARD STREET MONUMENT	---	EASEMENT LINE
○	SET 8" X 18" REBAR W/ PLASTIC	---	LOT LINE
	CAP STAMPED LS 9252	---	MONUMENT LINE
(M-M)	MONUMENT TO MONUMENT	---	SUBDIVISION BOUNDARY LINE
(M-CL)	MONUMENT TO CENTER LINE	---	TIE LINE
(R)	RADIAL	---	
(T)	TOTAL		
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT		
PAE	PUBLIC ACCESS EASEMENT		
PSDE	PRIVATE STORM DRAIN EASEMENT		
PUE	PUBLIC UTILITY EASEMENT		
PWE	PEDESTRIAN WALKWAY EASEMENT		

NOTES:
ALL LOT CORNERS ON STREET RIGHTS OF WAY TO BE MONUMENTED WITH A SLASH ON THE TOP OF THE CURB AT THE INTERSECTION OF THE LOT LINE AND THE CURB

ALL OTHER LOT CORNERS TO BE MONUMENTED WITH 5/8" X 18" REBAR WITH PLASTIC CAP STAMPED P.L.S. 9252

SEE SHEET 6

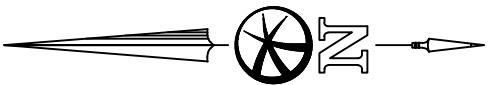
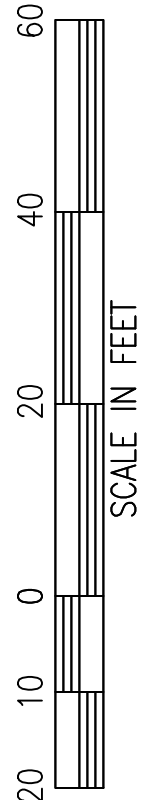


SEE SHEET 8

SUBDIVISION MAP OF
CRYSTAL SCHOOL
A SUBDIVISION OF THAT CERTAIN PARCEL OF
LAND DESCRIBED IN GRANT DEED RECORDED
UNDER DOCUMENT NUMBER 2021-00104389 IN
OFFICIAL RECORDS OF SOLANO COUNTY
LOCATED IN SECTIONS 35 & 36,
T.5N., R.2W., M.D.B.M.
CITY OF SUISUN CITY, SOLANO COUNTY, CALIFORNIA
FEBRUARY 2022
Bellecci & Associates, Inc.
2290 DIAMOND BLVD., STE. 100 CONCORD, CA. 94520

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ALONG
THE MONUMENT LINE OF CORDELIA STREET AS SHOWN ON RECORD OF SURVEY MAP FILED IN
BOOK 24, PAGES 29-34 TAKEN AS N89°42'41"W.

- REFERENCES:**
- (1) RECORD OF SURVEY, RESURVEY OF A PORTION OF CITY OF SUISUN, BOOK 24
OF SURVEYS AT PAGE 29 (24 RS 29).
 - (2) SOUTHERN PACIFIC TRANSPORTATION COMPANY RIGHT-OF-WAY AND TRACK MAP
S.B.E. 872-48-6-3
 - (3) CORNER RECORD BOOK 6 PAGE 13



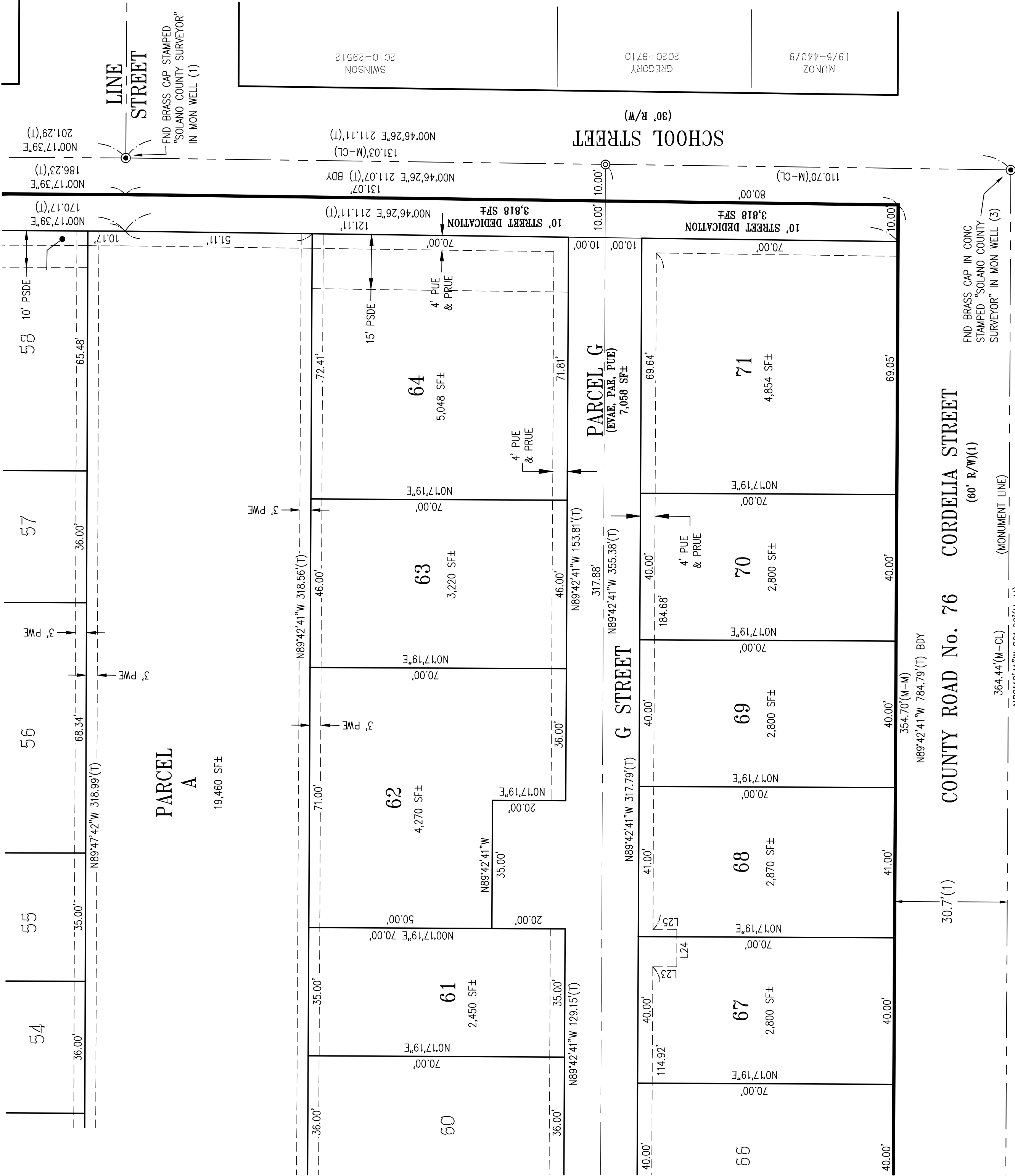
LINE TABLE		
LINE #	BEARING	LENGTH
L23	S00°00'00"E	6.55'
L24	N90°00'00"E	10.17'
L25	N00°00'00"E	6.50'

- LEGEND**
- FND STREET MONUMENT AS NOTED
 - ⊙ SET STANDARD STREET MONUMENT
 - SET 8" X 18" REBAR W/ PLASTIC
 - CAP STAMPED LS 9252
 - (M-M) MONUMENT TO MONUMENT
 - (M-CL) MONUMENT TO CENTER LINE
 - (R) RADIAL
 - (T) TOTAL
 - EVAE EMERGENCY VEHICLE ACCESS EASEMENT
 - PAE PUBLIC ACCESS EASEMENT
 - PSDE PRIVATE STORM DRAIN EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - PWE PEDESTRIAN WALKWAY EASEMENT
- CENTERLINE
--- EASEMENT LINE
--- LOT LINE
--- MONUMENT LINE
--- SUBDIVISION BOUNDARY LINE
--- TIE LINE

NOTES:
ALL LOT CORNERS ON STREET RIGHTS OF WAY TO BE MONUMENTED WITH A SLASH ON
THE TOP OF THE CURB AT THE INTERSECTION OF THE LOT LINE AND THE CURB

ALL OTHER LOT CORNERS TO BE MONUMENTED WITH 5/8" X 18" REBAR WITH PLASTIC
CAP STAMPED P.L.S. 9252

SEE SHEET 7



SEE SHEET 9



Planning Commission Agenda Report Meeting Date 05/10/2022

DATE:	05/10/2022	Files: SP/AR 21/22-001; CUP 21/22-001
TO:	PLANNING COMMISSION	
FROM:	John Kearns, Principal Planner (707.421.7335, jkearns@suisun.com)	
RE:	Take 5 Oil Change: Request to Construct a 1,717 Square Foot Building for an Oil Change Business 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 for the proposed Take 5 Oil Change business (1,717 square foot building) to be located on 0.80 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 20/1-002) and Conditional Use Permit (CUP 21/22-001) to Construct a 1,717 Square Foot Oil Change Business 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-___; Approval of Site Plan/Architectural Review (SP/AR 20/1-002) and Conditional Use Permit (CUP 21/22-001) to Construct a 1,717 Square Foot Oil Change Business Located at the Northeast Corner of Highway 12 and Walters Road (Assessor's Parcel Number 0173-830-070).

OWNER

John E. McNellis
419 Waverly Street
Palo Alto, CA 94301

APPLICANT

Suisun Automotive, LLC
6700 Via Austi Parkway, Suite A
Las Vegas, NV 89119

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 north of the newly constructed 7-Eleven and across Walters Road from the existing Walmart Supercenter. East of the proposed project is lands within unincorporated Solano County.

DISCUSSION/ANALYSIS

Project Description

The proposed project includes the construction of an express oil change facility with three services bays. Access would be provided to the Take 5 Oil Change via a driveway from Walters Road. This driveway is accessible to drivers traveling both north and south along Walters Road. Key project details include:





- The Take 5 Oil Change business is tailored around quick turnaround with a stated 10-minute turnaround in which the customer remains inside their vehicle during service.
- The proposed hours of operation are Monday through Friday: 7:00AM thru 7:00PM and weekends 18 hours (total between Saturday and Sunday).
- There will be twelve employees with three to eight working at any given time.
- The applicant expects there to be 30-40 cars per day with a maximum of six at one time.
- No work services will be performed outside of the building.
- Materials will be stored in above ground tanks, Rhino Tuff Tanks, containers or jugs and extracted or transferred by way of evacuation pumps, hoses, or subsurface pipes.
- New oil is stored in the shop in Rhino Tuff Tank gravity feed systems.

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

Site Design

The project proposes a 1,717 square foot building on a 0.80-acre site. The building includes three service bays and nine parking spaces. The site plan shows bio-retention areas to the north and southeast of the site. Additionally, the applicant is proposing a monument sign along Walters Road and if the adopted, a sidewalk running east-west on the south side of the property for access (see Condition PW-40).

Below is the submitted color legend for the building.

<u>COLOR LEGEND</u>	
	P1- MATCH SW COLOR #7693, STONEBRIAR
	P2- MATCH SW COLOR #7678, COTTAGE CREAM
	P3- MATCH SW COLOR #6097, STURDY BROWN
	P4- MATCH SW COLOR #6871, POSITIVE RED
STOREFRONT WINDOW SHALL BE PRE-FINISHED ANODIZED DARK BRONZE ALUMINUM W/ 1" TINTED INSULATED LOW-E GLASS	
STANDING SEAM PRE-FINISHED METAL ROOF - ATAS DUTCH SEAM OR BERRIDGE, DEEP VEE PANELS AND 2 INCH BATTEN CAPS; PANELS TO BE 24 GA. GALVALUME WITH KYNAR 500, 2.0 MILS THICK FLUOROCARBON FINISH.	

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 (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 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 Take 5 Oil Change operator 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.* Per Table 18.20.02 “Allowable Uses in Commercial Zones” of the Suisun City Zoning Code, the “Auto Repair and Service” is classified as a Conditional Use in the CR zone and thus requires a Conditional Use Permit.

Focused Traffic Study

In December 2021, W-Trans submitted a 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 an express oil change shop with three service bays. The shop would generate an average of 120 trips per day, including twelve A.M. peak hour and fifteen P.M. peak hour trips.
- Traffic volumes on Walters Road for 2021 were estimated using 2016 data with growth rates from the 2035 Fairfield Traffic Forecast Model applied, and estimated traffic volumes from the adjacent 7-Eleven and proposed Starbucks projects added to develop the volumes used for analysis purposes.
- It is estimated that the maximum queue for the southbound left-turn lane on Walters Road in the project site would be three vehicles during both peak hours, without or with the addition of project traffic anticipated upon construction of the express oil change shop. This would translate to a queue of 75 feet, which is shorter than the turn lane storage capacity of 100 feet.
- The northbound right-turn stacking distance 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.
- A stacking capacity of three total vehicles (one vehicle per bay) should be provided on the Take 5 parcel for the entry to the service bays as this would accommodate the anticipated 95th percentile queue length for the service bays. There would be a one-percent chance that this capacity is exceeded. If storage for six vehicles (two per service bay) was provided, there would be a negligible change that capacity is exceeded.
- The project would be classified as local-serving retail for the purpose of assessing VMT impacts, 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) include site plans, 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.

DISTRIBUTION

Internal

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

External

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

ATTACHMENTS

1. Resolution PC22-___; Approval of Site Plan/Architectural Review (SP/AR 20/1-002) and Conditional Use Permit (CUP 21/22-001) to Construct a 1,717 Square Foot Oil Change Business Located at the Northeast Corner of Highway 12 and Walters Road (Assessor's Parcel Number 0173-830-070).
2. Project Plans
3. Focused Traffic Study for the Take 5 Oil Change Project, W-Trans

RESOLUTION NO. 2022-

APPROVAL OF SITE PLAN/ARCHITECTURAL REVIEW (SP/AR 21/22-001) AND CONDITIONAL USE PERMIT (CUP 21/22-001) TO CONSTRUCT A 1,717 SQUARE FOOT OIL CHANGE BUSINESS 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 May 10, 2022, took public comment; and

WHEREAS, notices for the public hearing were published in the Daily Republic on April 27, 2022 for the Planning Commission public hearing, and notices were mailed to individual property owners within 600 feet on April 25, 2022; and

WHEREAS, the Planning Commission of the City of Suisun City made findings approving Site Plan/Architectural Review (SP/AR 21/2-001); and Conditional Use Permit (CUP 21/22-001); 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 (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 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.

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 10th day of May 2022

Donna Pock
Commission Secretary

TAKE 5 OIL CHANGE
Conditions of Approval

FAIRFIELD-SUISUN SEWER DISTRICT (FSSD)

- FSSD-1 Sewer capacity fees are required to be paid upon issuance of a building permit.
- FSSD-2 The drain associated with the air compressor shall be connected to the sewer upstream of the proposed oil interceptor.
- FSSD-3 A site utility plan and building plumbing plans, conforming to City of Suisun and FSSD standards, shall be submitted for review and approval prior to issuance of a building permit.

FIRE DEPARTMENT

- FD-1 Per the 2019 California Fire Code, including local code amendments, a fire sprinkler system for this building's use and/or occupancy classification is not required. If applicant chooses to continue with fire sprinkler system installation, then initial comment and applicant response stands as acceptable.
- FD-2 If applicant chooses to continue with fire sprinkler system installation, then fire hydrant shall be installed within 50 feet of FDC (Fire Department Connection). Final FDC and hydrant locations are subject to approval upon improvement plan submittal and review. If fire sprinkler system will not be installed, then public fire hydrant will be required in the area between enter and exit driveways or just to the east of entrance driveway. Final FDC and hydrant locations are subject to approval upon improvement plan submittal and review.
- FD-3 Fire Alarm (fire sprinkler monitoring system) is only required if applicant chooses to continue with fire sprinkler system installation. This item could be eliminated if applicant chooses *not* install fire sprinkler system. Otherwise, initial comment and applicant response stands as acceptable.

GENERAL

- G-1 The applicant or applicants successor in interest shall indemnify, defend and hold harmless the City of Suisun City its 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.

Attachment 1 - Exhibit A

- 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 _____ 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. AR21/22-002, and Conditional Use Permit No. CUP21/22-001 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 2017-02.

PLANNING

- P-1 A sign permit is to be submitted to and approved by the Development Services Department prior to installation of any signage 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 _____ 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

Attachment 1 - Exhibit A

- 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 City Engineer may approve and/or negotiate minor changes or exceptions to Public Works Department conditions of approval.
- PW-3 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-4 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-5 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-6 The Improvement Plans shall include and demonstrate successful turning movements for all City fire trucks and commercial trucks.
- PW-7 Building foundations shall comply with Suisun City's Ordinance No. 729 and the most current Building Code.
- PW-8 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.

Attachment 1 - Exhibit A

- PW-9 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-10 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-11 The Applicant shall obtain all necessary permits from all applicable agencies prior to start of construction.
- PW-12 The Applicant shall dedicate any required right-of-way by Final Map or approved instrument prior to start of construction.
- PW-13 The Applicant shall dedicate, as required, on-site easements for new public utilities by Final Map or approved instrument prior to start of construction.
- PW-14 If not already existing, the Applicant shall dedicate a ten-foot (10') minimum utility service easements along the road frontages by Final map or approved instrument prior to construction.
- PW-15 Dumpsters for use during construction shall be dumpsters supplied by Republic Services. This is pursuant to the agreement between the City and Republic Services for all areas within Suisun City. Dumpsters shall be screened from public view by a City-approved method and shall be always covered after work hours.
- PW-16 All work within the public right-of-way, which is to be performed by the Applicant, the general contractor, and all subcontractors shall be included within a single City Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- PW-17 The Applicant shall always have a superintendent present at the job site. Superintendent shall provide the quality control for the Applicant; respond to the City's concerns; coordinate inspections with the City Inspector; make construction decisions on behalf of the Applicant; and coordinate work of the Applicant's subcontractors.
- PW-18 A sign shall be posted on the property in a manner consistent with the public hearing sign requirements, which shall identify the address and phone number of the Applicant and/or Applicant's representative for the purposes of responding to questions and complaints during the construction period. Said sign shall also indicate the hours of permissible construction work.
- PW-19 Prior to start of construction, a security fence, the height of which shall be the maximum permitted by the Zoning Ordinance, shall be installed and maintained around the perimeter of the lot. The lot shall be kept clear of all trash, weeds, and unusable construction material throughout the construction activity.
- PW-20 Unless otherwise approved by the City Engineer, all existing sidewalks shall be kept clear and passable during all phases of the project.

Attachment 1 - Exhibit A

- PW-21 Any existing wells shall be abandoned per County of Solano Health Department standards prior to development of the property. Owner shall submit documentation to the Public Works Director that this condition has been satisfied prior to any construction on this project.
- PW-22 If any archaeological resources are found during the grading of the site or during performance of any work, work shall be halted, the City Engineer shall be notified, and a certified archaeological firm shall be consulted for advice at Applicant's expense.
- PW-23 Any relocation or modification of any existing facilities necessary to accommodate subject project shall be at the Applicant's expense. It shall be the responsibility of the Applicant to coordinate all necessary utility relocations with the appropriate utility company.
- PW-24 Any existing frontage, or street, improvements, which in the opinion of the City Engineer, are currently damaged or become damaged as a part of the work shall be removed and replaced as required to the current City Standards, or as directed. Prior to start of construction, Developer shall perform a walk-through with the Public Works Department staff and take date-stamped photos of existing conditions.
- PW-25 Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near driveways and corners in order to allow an unobstructed view of oncoming traffic. Improvements at driveways and corners are subject to the review and approval of the City Engineer.
- PW-26 The project shall comply with the requirements of the most current Municipal Regional Permit (MRP) issued to the Fairfield-Suisun Urban Runoff Management Program and to the City's Stormwater C.3 Guidebook. This includes, but is not limited to, construction and post-construction Best Management Practices (BMPS); obtaining all necessary permits for storm water discharges; entering into a Stormwater Treatment Measures Maintenance Agreement (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-27 The proposed trash enclosures are to comply with Detail SW-3 of the City's Stormwater C.3 Guidebook. Additionally, trash enclosures serving food service facilities, the drain shall be connected to a properly sized grease removal device and/or treatment devices prior to discharging to the sanitary sewer.
- PW-28 The project shall install full capture trash devices within the proposed on-site drain inlets. These full trash capture trash devices shall be monitored and maintained by the Applicant or Property Owner.
- PW-29 All on-site drain inlets and catch basins along the project frontage shall be marked with "No Dumping – Flows to Bay" or equivalent information.
- PW-30 The maximum allowable slope in landscape areas shall be 3:1, or as approved by City Engineer. Slopes steeper than the allowable slope would require the installation of retaining wall.

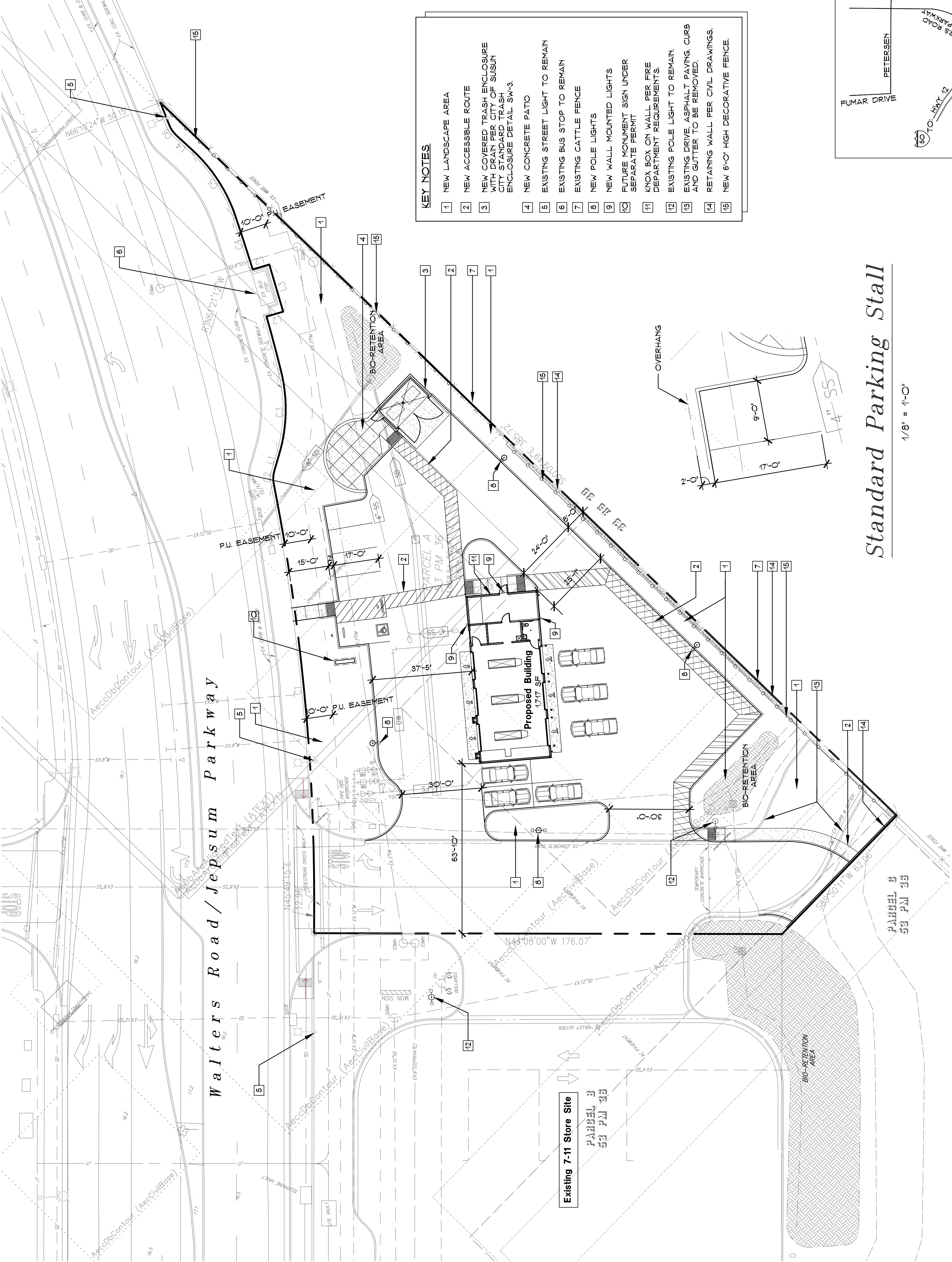
Attachment 1 - Exhibit A

- PW-31 Dust control shall be in conformance with City Standards and Ordinances. Vehicles hauling dirt or other construction debris from the site shall cover any open load with a tarpaulin or other secure covering to minimize dust emissions.
- PW-32 Street sweeping shall be regularly performed such that no evidence of tracking dirt shall be present on the public street
- PW-33 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-34 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-35 The landscaping and irrigation shall comply with the City's water efficient landscaping ordinance. The irrigation plans shall include Model Water Efficient Landscape Ordinance (MWELO) calculations.
- PW-36 No structures such as trees, buildings, and concrete foundations shall be installed within utility easements. Civil and landscape plan sheets shall show the utility easements and all other easements.
- PW-37 Trees shall not be planted within bioretention areas.
- PW-38 Project improvements shall comply with ADA requirements.
- PW-39 The project shall provide accessible on-site walk path connections to all buildings.
- PW-40 The project shall install a sidewalk along the southerly perimeter of the project site. The sidewalk shall connect to the existing sidewalk along Walters Road as well as to adjacent property (APN: 0173-830-070) along the northerly perimeter of the project site.
- PW-41 The project shall remove the short segment of paved drive aisle at the southeast corner of the project site, and replace the area with curb, sidewalk and landscaping.
- PW-42 The project shall install a 6-foot tall metal fence along the northeast perimeter of the project site.
- PW-43 The project shall install onsite street lighting that complies with the City's standard illumination requirements. Moreover, the project shall provide a photometric analysis for the following areas: a) common driveway shared with 7-Eleven, and b) all areas within the project site.
- PW-44 All exit driveways shall be controlled by STOP signs, bars and legends.
- PW-45 Runoff shall not drain onto the adjacent private parcel to the east.
- PW-46 All on-site storm drain pipelines and facilities shall be private and maintained by the Property Owner.
- PW-47 All on-site sanitary sewer pipelines and facilities shall be private and maintained by the Property Owner.
- PW-48 Maintenance of on-site lighting, landscaping, paving, utilities and other on-site improvements shall be the responsibility of the Property Owner.
- PW-49 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.

THIS PAGE INTENTIONALLY LEFT BLANK

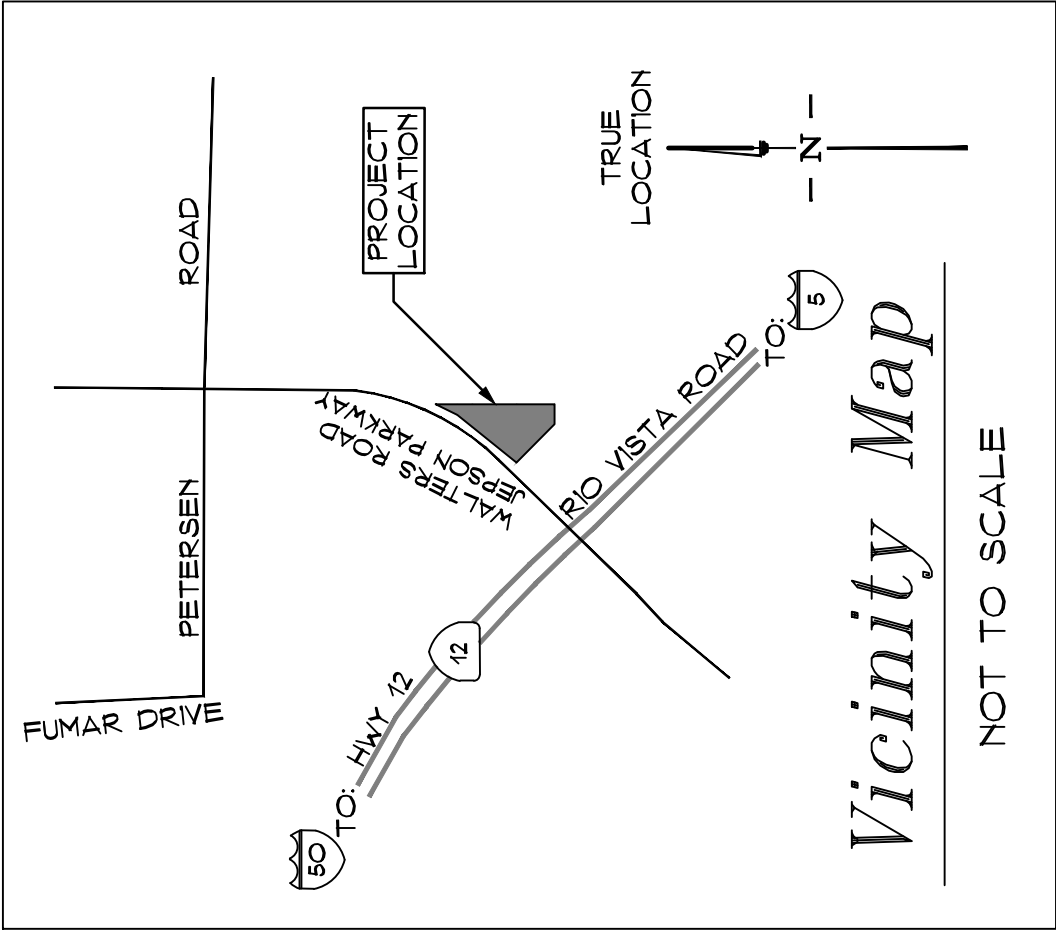


SHEET INDEX	
ARCHITECTURAL	
A1	OVERALL SITE PLAN / COVER
A2	FLOOR PLAN
A3	FOUNDATION
A4	BUILDING ELEVATIONS
A5	CONTEXTUAL SHEET
A6	PHOTOMETRIC
CIVIL	
C1	GRADING DRAINAGE AND UTILITY PLAN
C2	BOUNDARY AND TOPOGRAPHIC SURVEY
C3	VEHICLE TURNING EXHIBIT
C4	STORMWATER CONTROL PLAN
LANDSCAPE	
LA	PRELIMINARY LANDSCAPE PLAN

PROJECT DATA	
ASSESSORS PARCEL NUMBER:	0179-430-050
STREET ADDRESS:	WALTERS ROAD AND HIGHWAY 12
CITY:	CITY OF SUISUN CITY
ZONING:	COMMERCIAL RETAIL (CR)
OCCUPANCY:	S1
TYPE OF CONSTRUCTION:	TYPE V-B (NON-RATED)
STORIES:	ONE
BUILDING HEIGHT:	16'-3"
SITE FIRE PROTECTION:	WET SYSTEM HYDRANTS
SITE AREA:	34,688.5 SF. (40.80 AC. GROSS)
BUILDING SIZE/COVERAGE:	1717 SF. 4.95%
PAVED SIZE/COVERAGE:	23,416 SF. 67.8%
LANDSCAPE SIZE/COVERAGE:	9,516 SF. 27.5%
(40.6% OF PAVED/OFF-STREET PARKING AREA)	

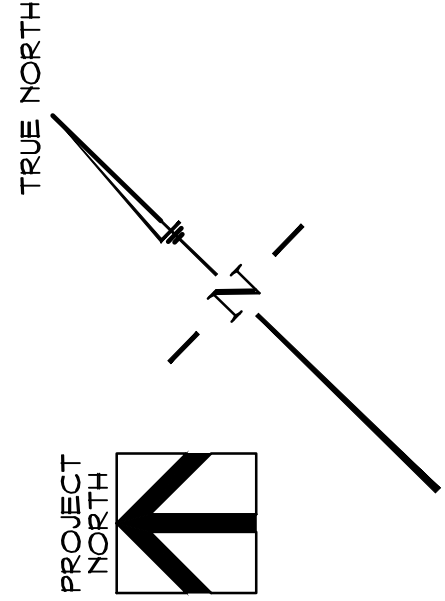
PARKING	
PARKING REQUIRED:	429 + 3 = 8 SPACES
1/400 +/-SERVICE BAY	
PARKING PROVIDED:	8 SPACES
STANDARD STALLS:	1 SPACES
ACCESSIBLE PARKING:	
TOTAL PARKING PROVIDED:	9 SPACES
FUTURE E/V:	0 SPACE
BICYCLE PARKING (5%)	
SHORT TERM BIKE RACK	0 PROVIDED
LONG TERM BIKE LOCKER	0 REQUIRED

PROJECT CONSULTANTS:	
ARCHITECT	PERKINS, WILLIAMS & COTTERILL ARCHITECT'S 3320 DATA DRIVE, SUITE 200 SAN RAMON, CALIFORNIA 94583 (916) 851-1400
CIVIL ENGINEER	ROBERT A. KARN & ASSOCIATES 707 BECK AVENUE, STE 50 FAIRFIELD, CALIFORNIA 94533 PHONE: (707) 435-9999
TENANT	SUISUN AUTOMOTIVE, LLC 3320 DATA DRIVE, SUITE 200 SAN RAMON, CALIFORNIA 94583 PHONE: (925) 757-2576
LANDSCAPE	GARTH RUFFNER LANDSCAPE ARCHITECT 4120 DOUGLAS BOULEVARD ROSEVILLE, CALIFORNIA 95746 PHONE: (916) 757-2576



Standard Parking Stall

1/8" = 1'-0"



Preliminary Site Plan

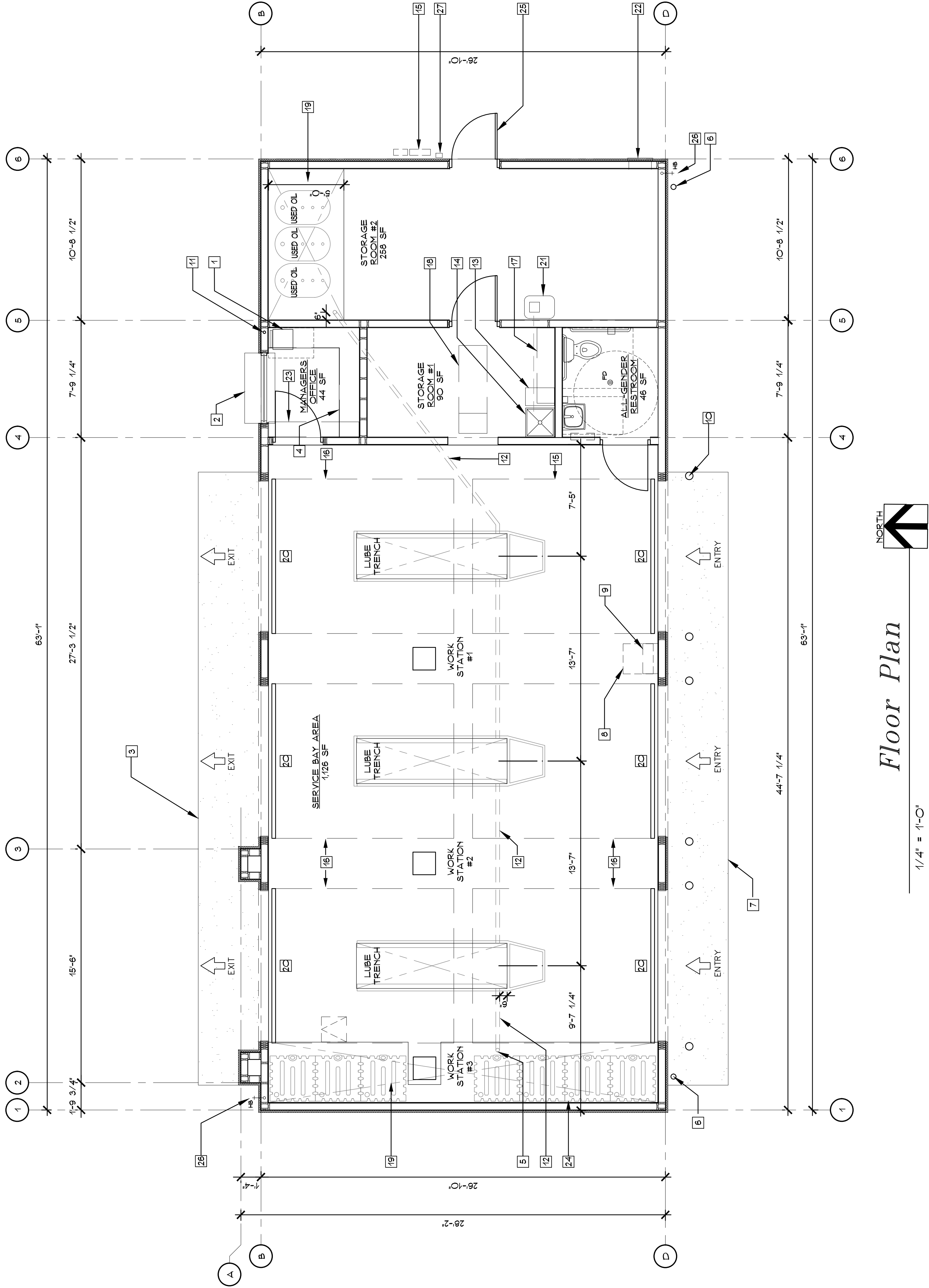
1" = 20'-0"

Suisun Automotive, LLC
Suisun City, California

Site Plan

Project:	SUISUN AUTOMOTIVE, LLC
Job No.	21-7/15
Date:	3-20-22
Scale:	1" = 20'-0"

A1



KEY NOTES

- SAFE MOUNTED TO WALL, PROVIDE BLOCKING IN WALL
- PTAC IN WALL BELOW WINDOW
- 4" CONC. APRON, STAIN BLACK, COORD W/ CIVIL PLANS
- 16" DEEP COUNTER W/ 4" SPLASH AND SHELVEING MOUNTED TO WALL ABOVE.
- STUB PVC FROM UNDER SLAB UP 4"
- DOWNSPOUT FROM SCUPPER BOX ABOVE
- 4" CONC. APRON, STAIN BLACK, COORD W/ CIVIL PLANS
- REFRIGERATOR ON PLATFORM FRAME
- SHELVEIS ABOVE REFRIGERATOR
- 6" PPE BOLLARDS TYPICAL FOR 6
- WATER RISER
- 3" DIA. PVC. IN SLAB BELOW FINISH FLOOR USE WIDE SWEEPS AT TURNS.
- OIL INTERCEPTOR (RECESSED) SEE MECH. PLANS
- 24X24" UTILITY SNK
- ELECTRICAL EQUIPMENT
- SECTIONAL DOOR OVERHEAD IN OPEN POSITION
- WIRE RACK SHELVEIS
- PULL DOWN LADDER TO ATTIC ABOVE
- 2" DEPRESSED SLAB
- 10'-0"X11'-6" SECTIONAL ROLL-UP DOOR WITH CENTER SECTIONS TO BE CLEAR GLASS
- AIR COMPRESSOR AND DRAIN.
- THRU-WALL FAN.
- 12" DEEP SHELVEING.
- NEW OIL TANKS - 36" X 36" POLY, 80 GAL., 120 GAL., AND 160 GAL.
- DOOR WITH VIEWPORT.
- HOSE BIBB IN WALL.
- KNOX BOX ON WALL PER FIRE DEPARTMENT REQUIREMENTS.

PERKINS, WILLIAMS & COTTERILL, INC.
ARCHITECTS
3320 Data Drive, Suite 200 • Rancho Cordova, California 95670
T (916) 851-1400 F (916) 851-1408 E pwarch@pwarchitects.com

Floor Plan

Project: SUSUN AUTOMOTIVE, LLC

Job No. 21-1715 Date: 3-20-22

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

PERKINS, WILLIAMS & COTTERILL, INC.

ARCHITECTS

3320 Data Drive, Suite 200 • Rancho Cordova, California 95670

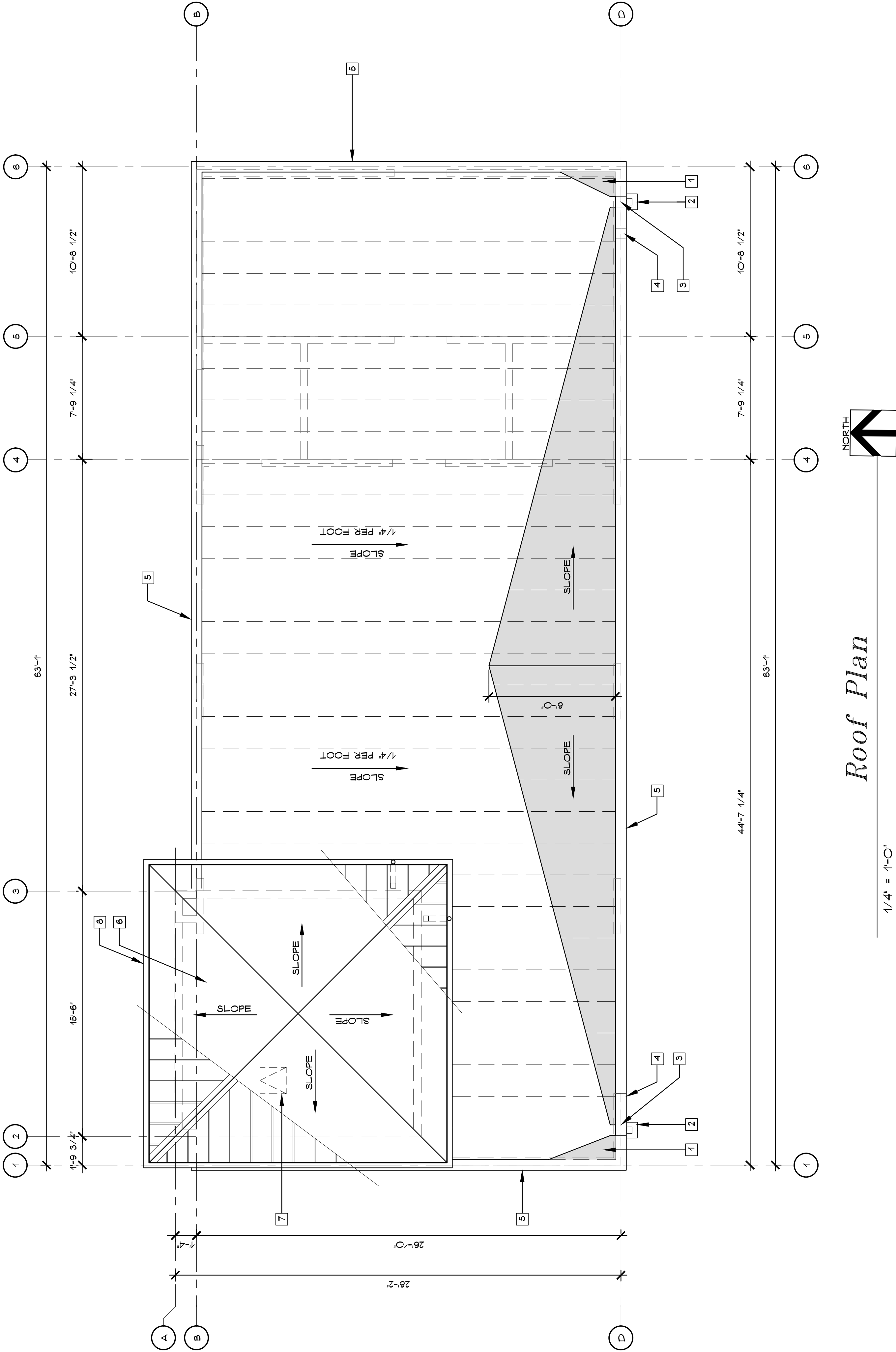
T (916) 851-1400 F (916) 851-1408 E pwarch@pwarchitects.com

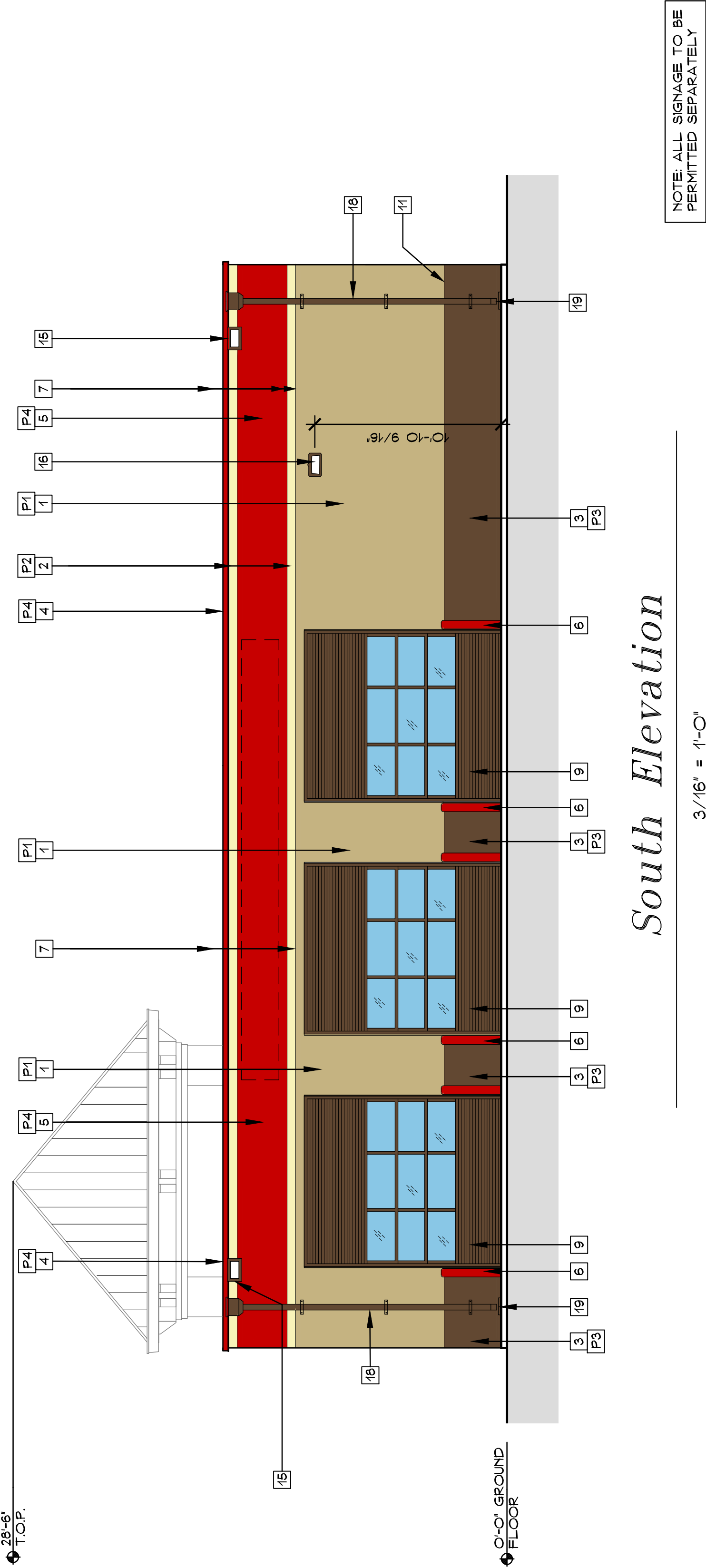
Roof Plan

Project: SUSUN AUTOMOTIVE, LLC

Job No. 21-715 Date: 3-20-22

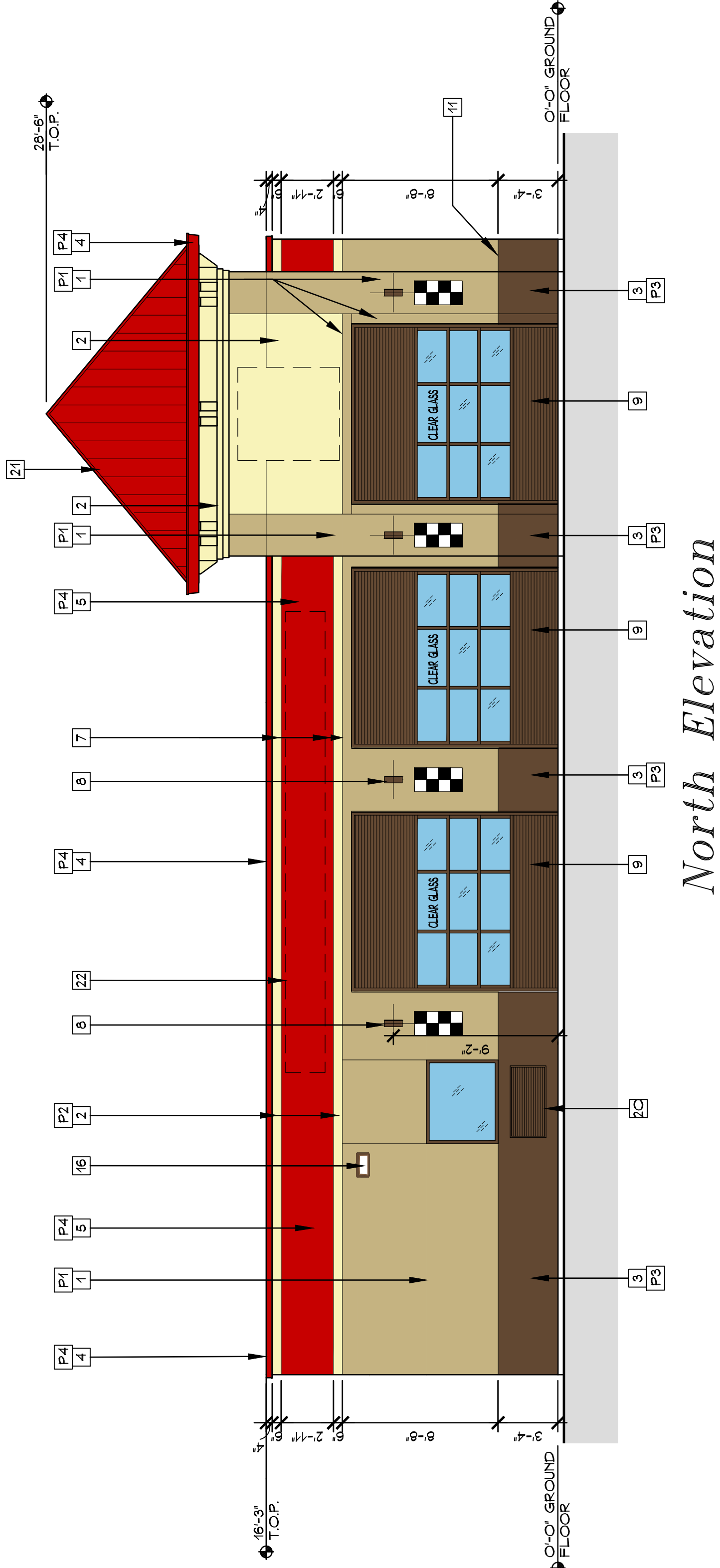
Scale: 1/4" = 1'-0"





South Elevation

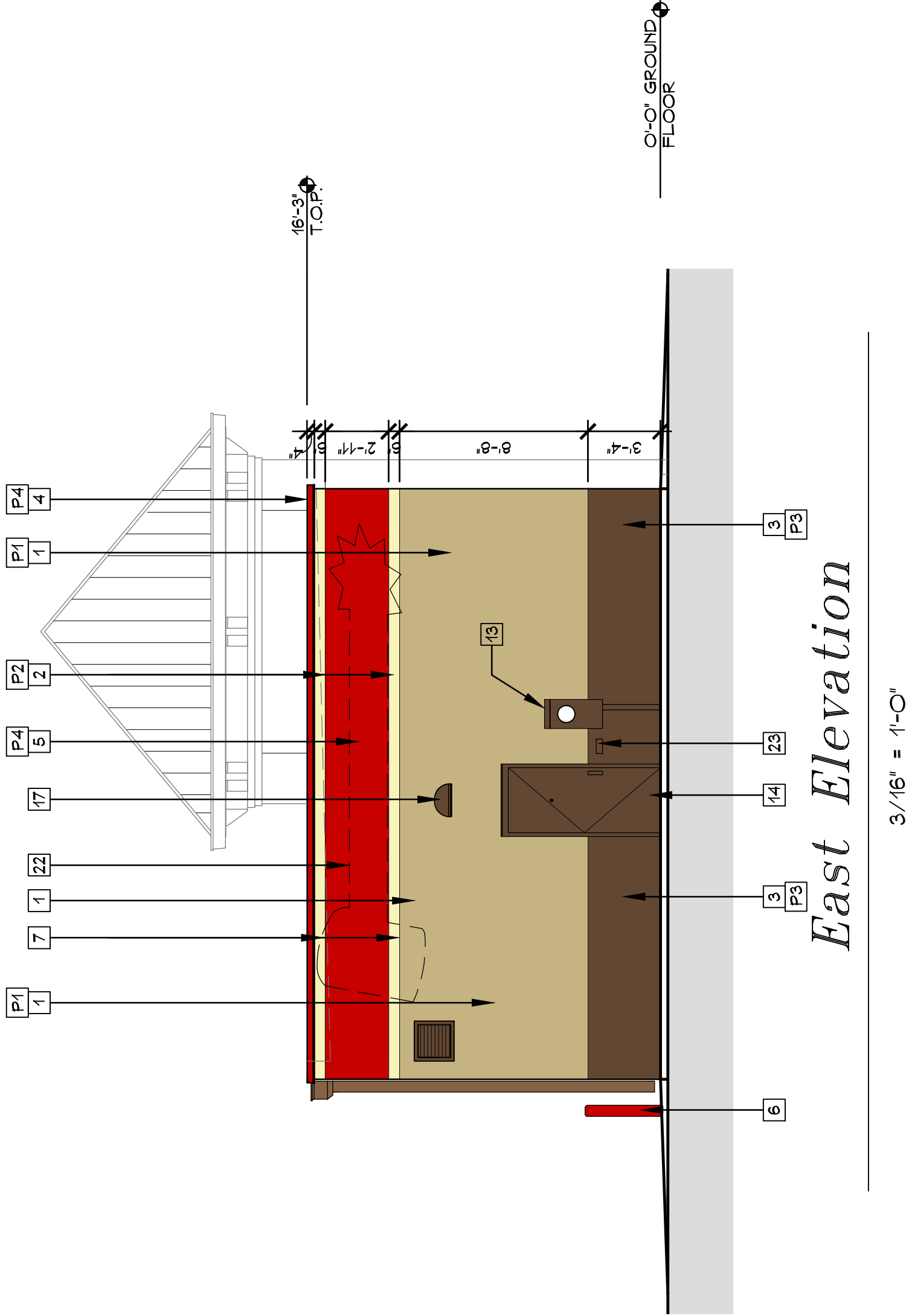
3/16" = 1'-0"



North Elevation

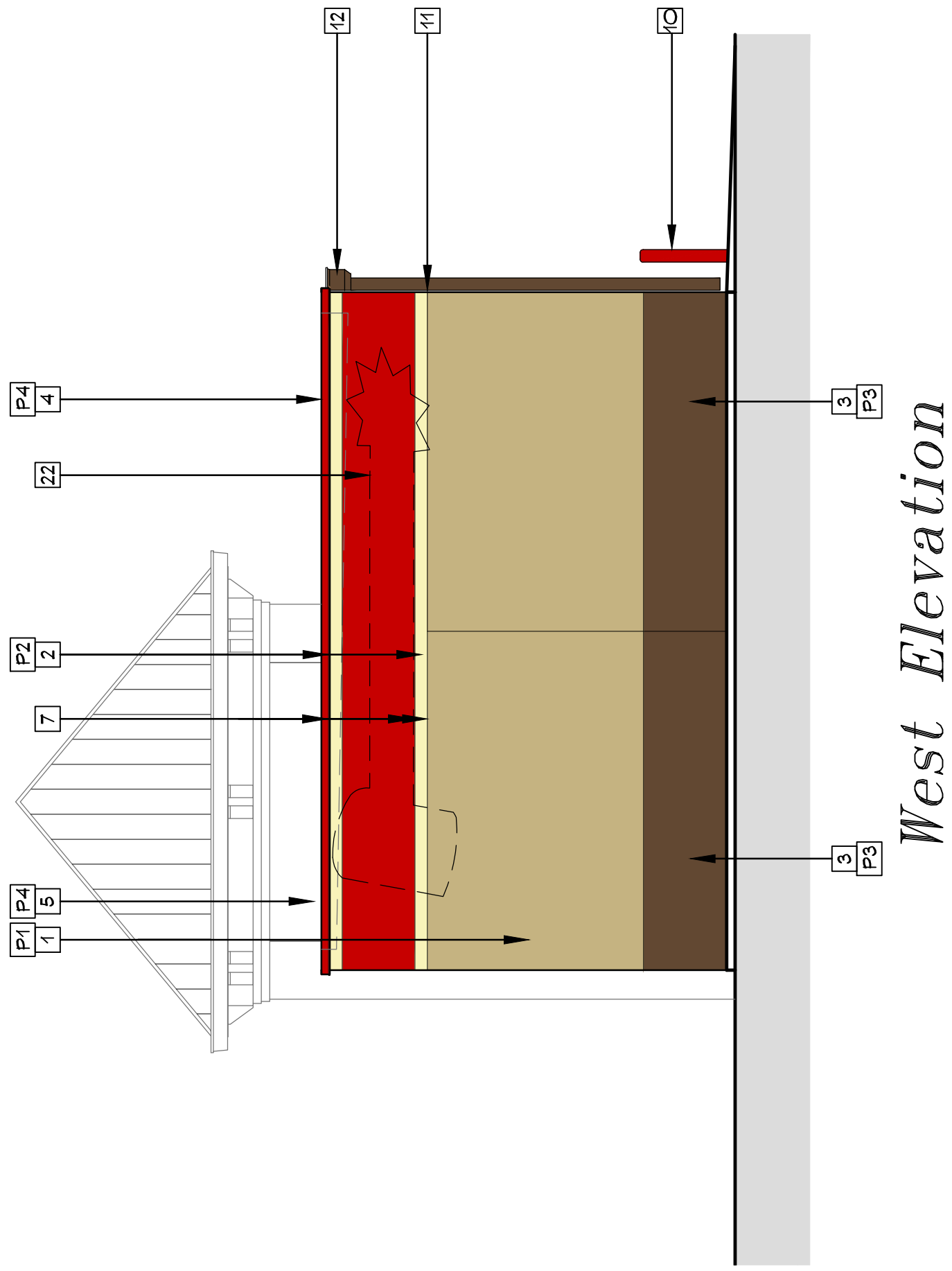
3/16" = 1'-0"

- KEY NOTES**
- EIFS OR STUCCO MAIN COLOR
 - EIFS OR STUCCO ACCENT BAND AND FACE EIFS OR STUCCO CORNICE
 - EIFS OR STUCCO WAINSCOT
 - PREFINISHED MTL COPING FINISH TO MATCH
 - EIFS OR STUCCO SECONDARY COLOR
 - 6" RND PIPE BOLLARD, TYP. COLOR TO MATCH
 - "V" JOINT IN EIFS
 - LIGHT FIXTURE- ICHLER UP/DOWN WALL SCONCE, DARK BRONZE.
 - SECTIONAL OVERHEAD DOOR: COLOR PREFINISHED CLOPAY "CHOCOLATE BROWN" WITH CLEAR GLASS WINDOWS.
 - 6" RND PIPE BOLLARD, TYP. COLOR TO BE "POSITIVE RED" #SW6871.
 - "V" JOINT IN EIFS
 - PREFINISHED MTL DOWNSPOUT & LEADERHEAD (COLOR DK BRONZE)
 - ELEC. PANEL, PAINT DK BRONZE
 - METAL DOOR WITH PEEP HOLE, PAINT DOOR AND FRAME COLOR TO BE SW #6076 TURKISH COFFEE
 - PREFINISHED MTL OVERFLOW SCUPPER (COLOR DK BRONZE)
 - WALL PACK, SEE PHOTOMETRIC SHEET A6
 - WALL MOUNTED DOWN LIGHT OVER DOOR
 - PREFINISHED MTL DOWNSPOUT & LEADERHEAD W/ 3 STRAP ANCHORS PER D.S., TYP. (COLOR DK BRONZE)
 - 1 X 2 SPLASHBLOCK OR CONNECT TO STORM DRAIN (COORD. W/ CIVIL)
 - AC UNIT/COLOR DK BRONZE
 - STANDING SEAM METAL ROOF, COLOR TO MATCH "POSITIVE RED" #SW6871.
 - FUTURE SIGNAGE UNDER SEPARATE REVIEW.
 - WALL MOUNTED FIRE DEPT. KNOX-BOX.



East Elevation

3/16" = 1'-0"



West Elevation

3/16" = 1'-0"

- COLOR LEGEND**
- P1- MATCH SW COLOR #7693, STONEBRIAR
 - P2- MATCH SW COLOR #7678, COTTAGE CREAM
 - P3- MATCH SW COLOR #6097, STURDY BROWN
 - P4- MATCH SW COLOR #6871, POSITIVE RED
- STOREFRONT WINDOW SHALL BE PRE-FINISHED ANODIZED DARK BRONZE ALUMINUM W/ 1" TINTED INSULATED LOW-E GLASS
- STANDING SEAM PRE-FINISHED METAL ROOF - ATAS DUTCH SEAM OR BERRIDGE DEEP VEE PANELS AND 2 INCH BATTERY CAPS; PANELS TO BE 24 GA. GALVALUME WITH KYNAR 500; 10 MILS THICK FLUOROCARBON FINISH.

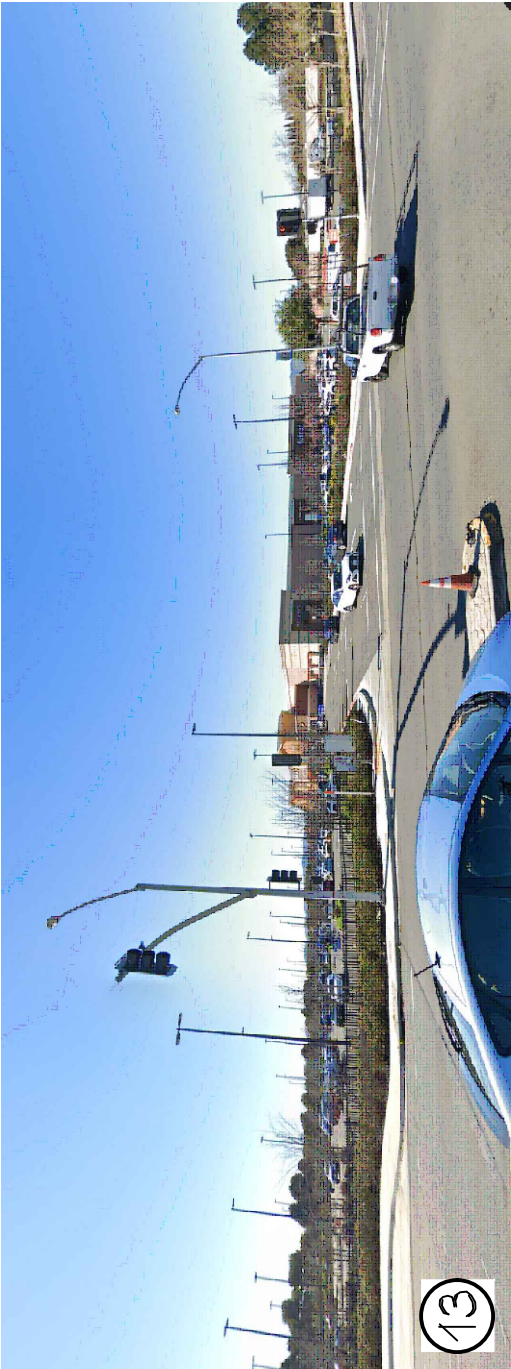
PERKINS, WILLIAMS & COTTERILL, INC.
ARCHITECTS
3328 Data Drive, Suite 200 - Rancho Cordova, California 95670
T (916) 851-1400 F (916) 851-1408 E pwarch@pwarchitects.com

Elevations Plan

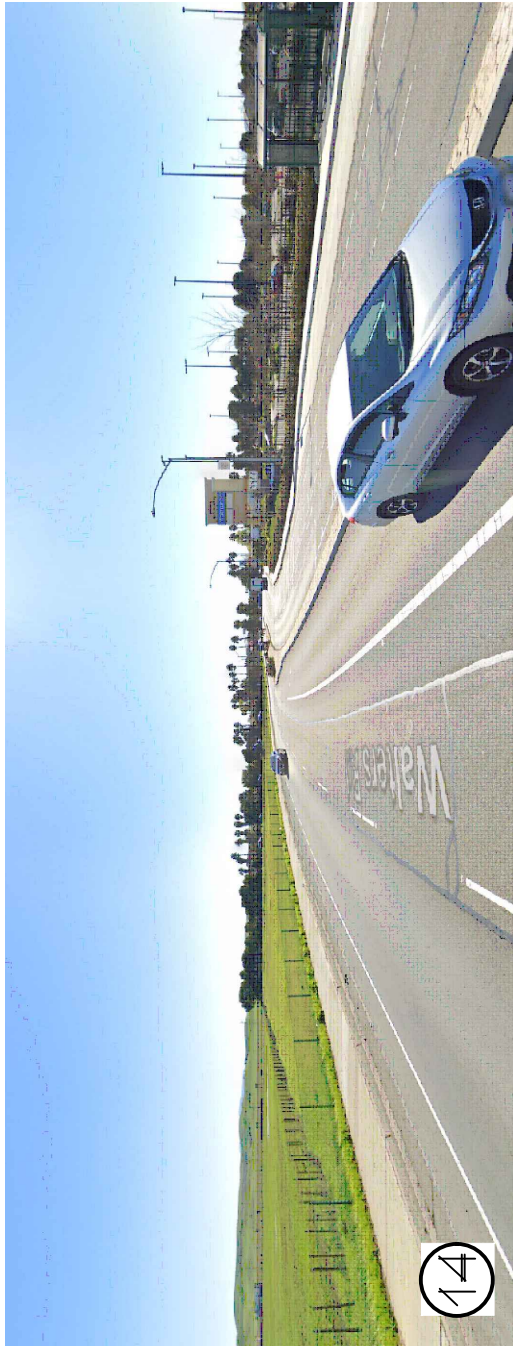
Project:	SUISUN AUTOMOTIVE, LLC		
Job No.	21-715	Date:	3-20-22
Scale:	3/16" = 1'-0"		

Suisun Automotive, LLC
Suisun City, California

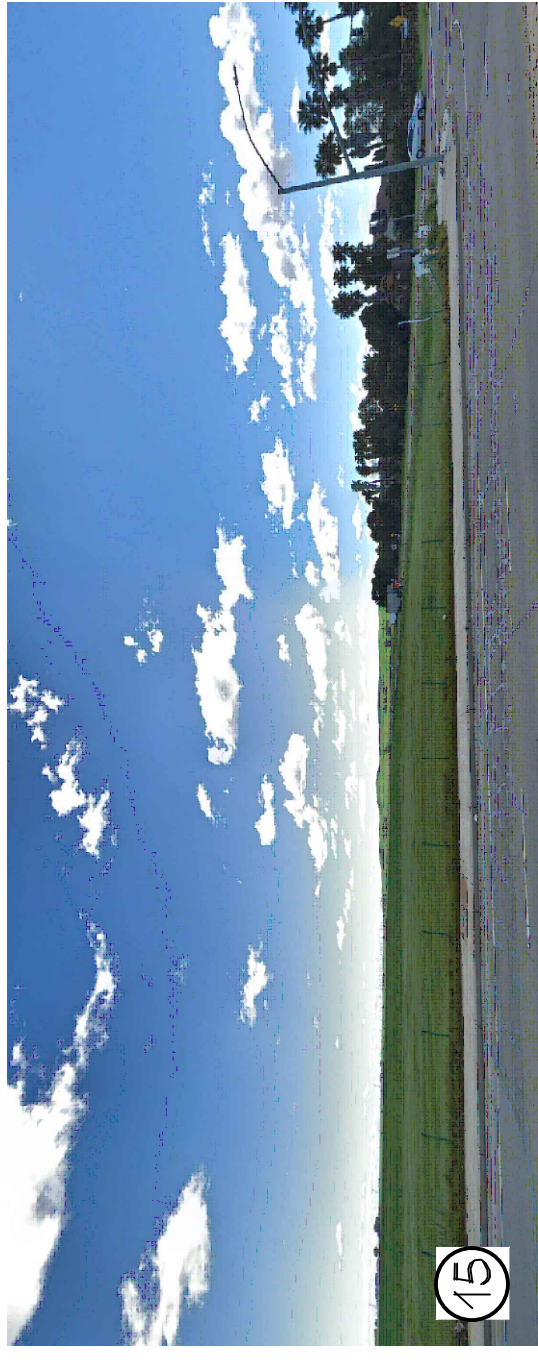
A4



13



14



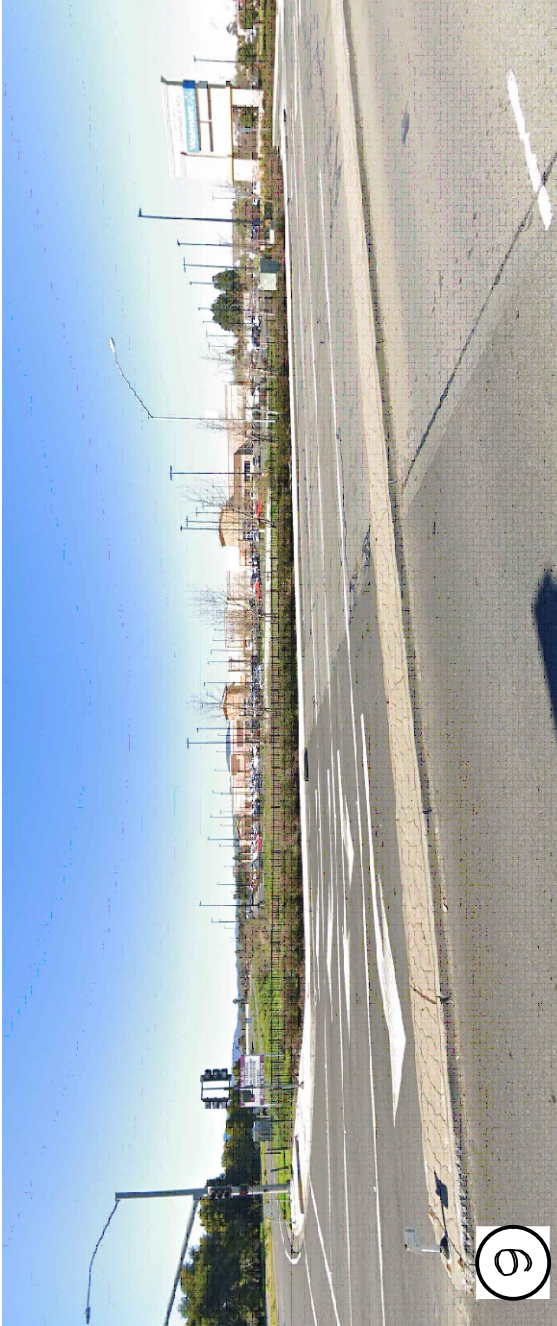
15



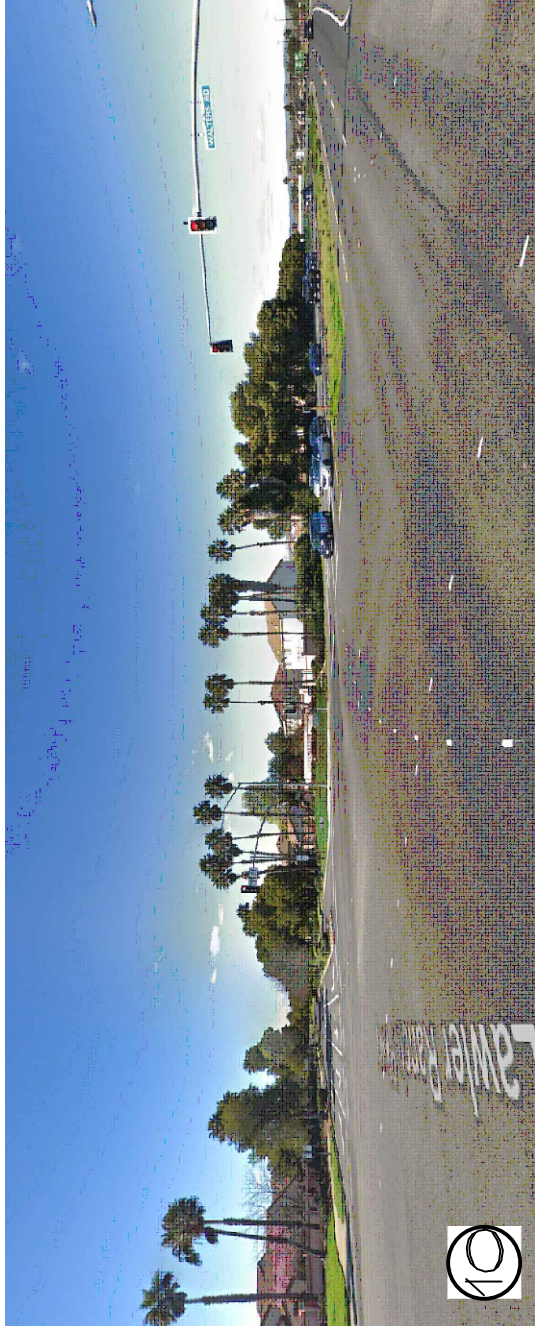
7



8



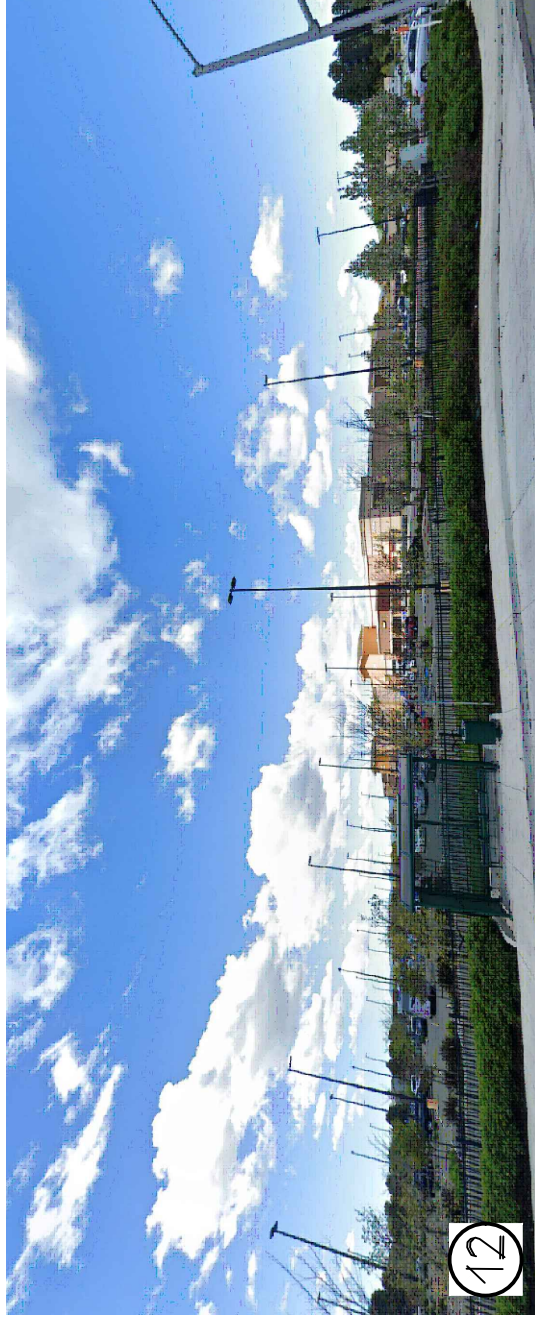
9



10



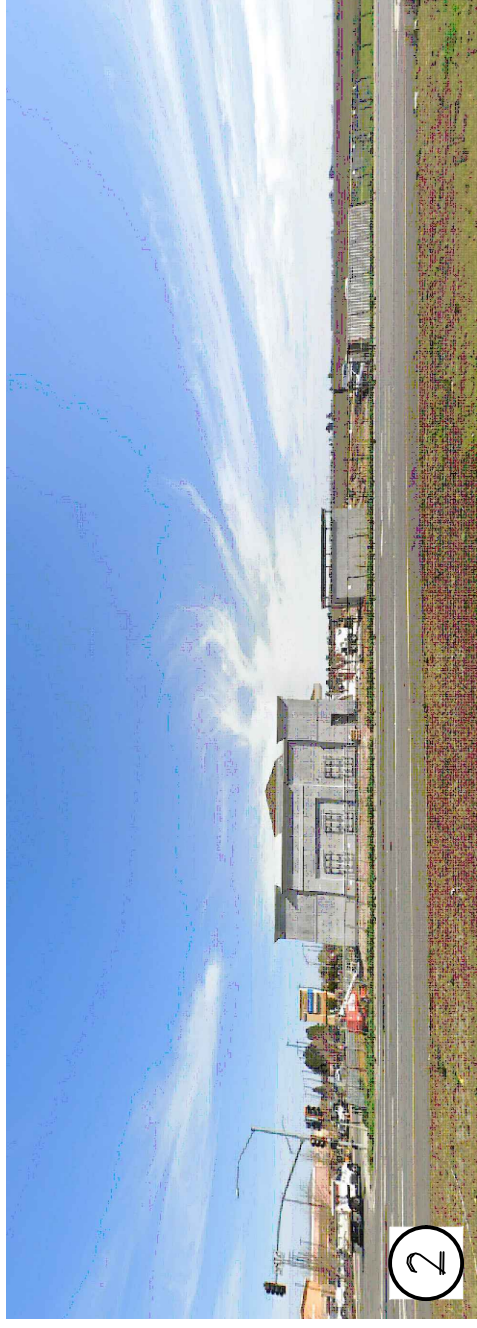
11



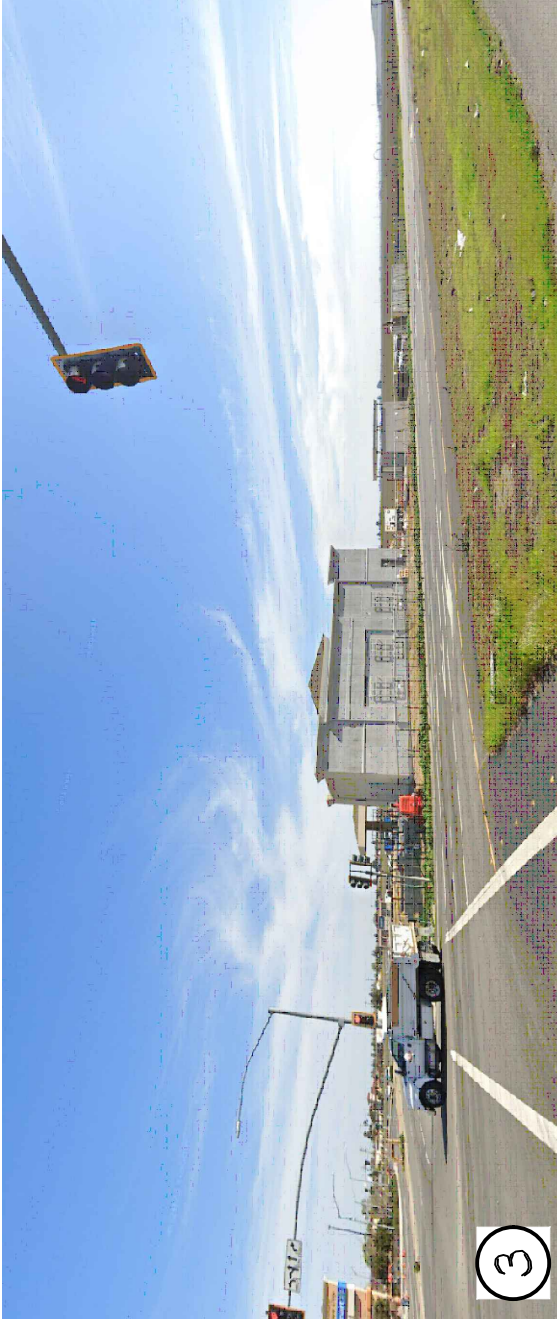
12



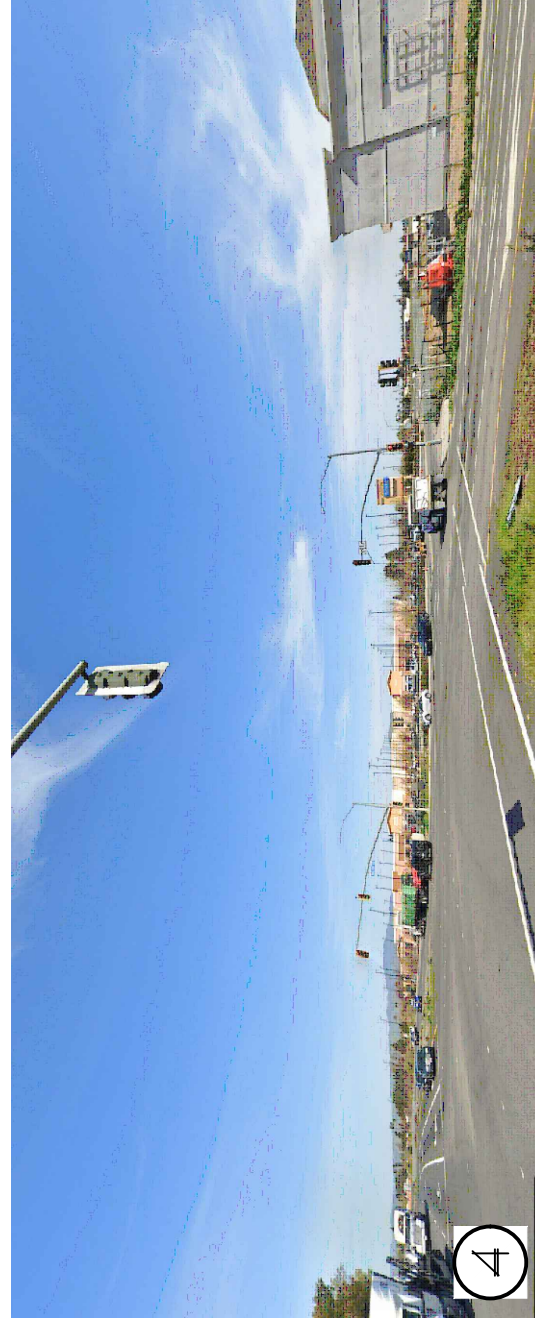
1



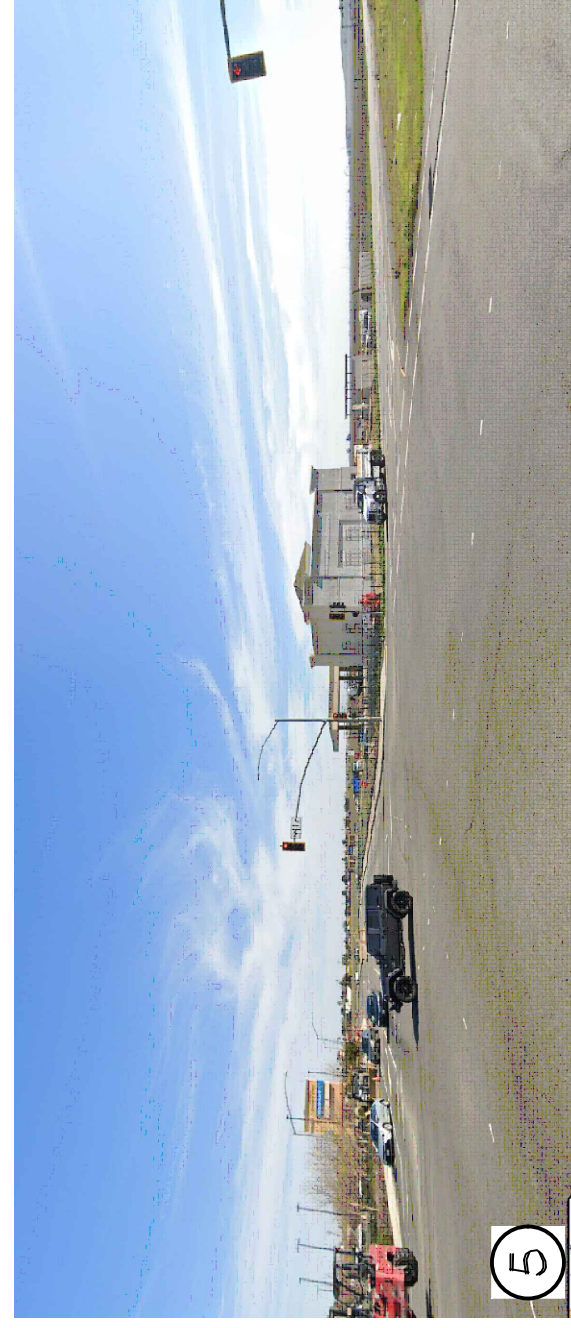
2



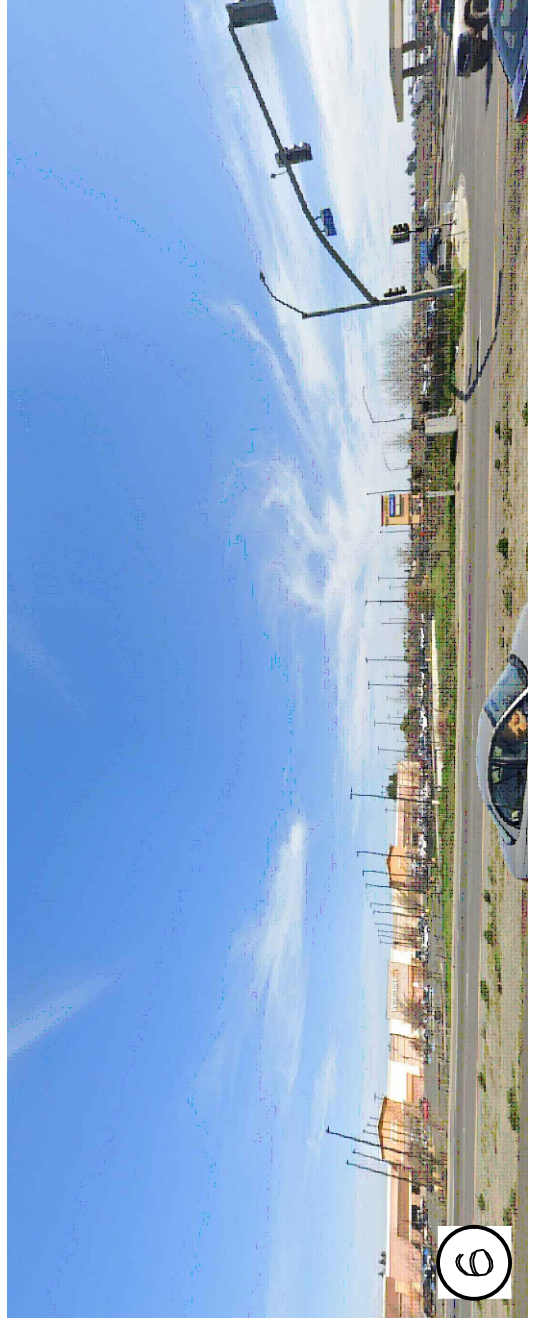
3



4



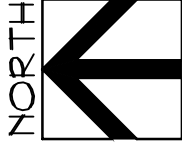
5



6



Aerial Site Plan



PERKINS, WILLIAMS & COTTERILL, INC.
ARCHITECTS
3328 Data Drive, Suite 200 • Rancho Cordova, California 95670
T (916) 851-1400 F (916) 851-1408 E pwarchit@pwarchitects.com

Context Photos

Project:	SUISUN AUTOMOTIVE, LLC		
Job No.	21-715	Date:	3-20-22
Scale:	1/4" = 1'-0"		

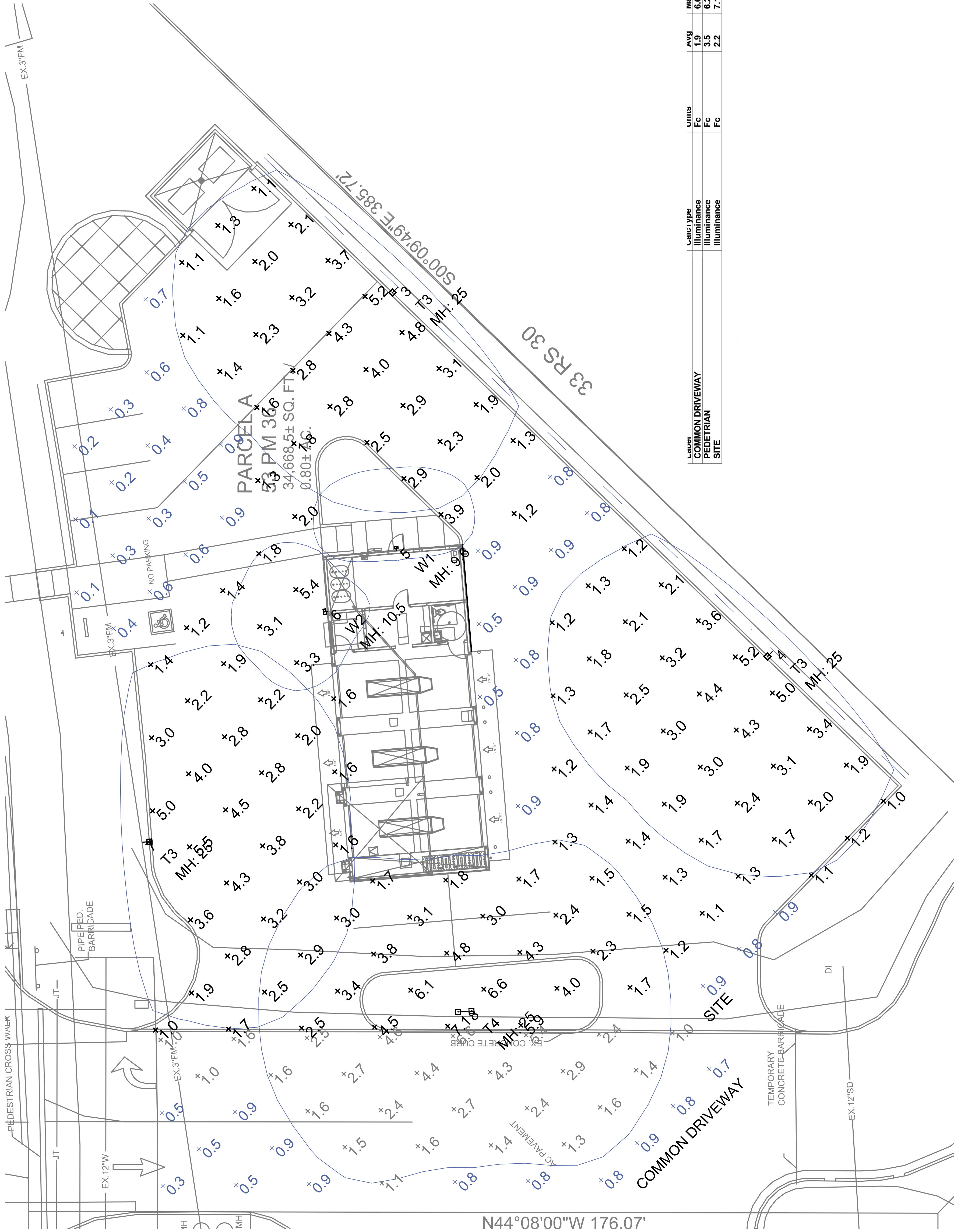
Suisun Automotive, LLC

Suisun City, California

A5

[illegible]

Calculation Summary						
	Unit	Min	Max	Min	Max	Max/Min
1.1.1.1						
1.1.1.2						
1.1.1.3						
1.1.1.4						
1.1.1.5						
1.1.1.6						
1.1.1.7						
1.1.1.8						
1.1.1.9						
1.1.1.10						
1.1.1.11						
1.1.1.12						
1.1.1.13						
1.1.1.14						
1.1.1.15						
1.1.1.16						
1.1.1.17						
1.1.1.18						
1.1.1.19						
1.1.1.20						
1.1.1.21						
1.1.1.22						
1.1.1.23						
1.1.1.24						
1.1.1.25						
1.1.1.26						
1.1.1.27						
1.1.1.28						
1.1.1.29						
1.1.1.30						
1.1.1.31						
1.1.1.32						
1.1.1.33						
1.1.1.34						
1.1.1.35						
1.1.1.36						
1.1.1.37						
1.1.1.38						
1.1.1.39						
1.1.1.40						
1.1.1.41						
1.1.1.42						
1.1.1.43						
1.1.1.44						
1.1.1.45						
1.1.1.46						
1.1.1.47						
1.1.1.48						
1.1.1.49						
1.1.1.50						
1.1.1.51						
1.1.1.52						
1.1.1.53						
1.1.1.54						
1.1.1.55						
1.1.1.56						
1.1.1.57						
1.1.1.58						
1.1.1.59						
1.1.1.60						
1.1.1.61						
1.1.1.62						
1.1.1.63						
1.1.1.64						
1.1.1.65						
1.1.1.66						
1.1.1.67						
1.1.1.68						
1.1.1.69						
1.1.1.70						
1.1.1.71						
1.1.1.72						
1.1.1.73						
1.1.1.74						
1.1.1.75						
1.1.1.76						
1.1.1.77						
1.1.1.78						
1.1.1.79						



Latent	Units	avg	max	min	avg/min	max/min
COMMON DRIVEWAY	luminance	1.9	6.6	0.3	6.2	22.0
	luminance	3.5	2.8	2.2	1.6	2.8
	luminance	2.2	7.1	0.1	22.4	71.0
SITE						

SITE LIGHTING

FIXTURES MOUNTING HEIGHT
TYPE T3 & T4 IS 25'-0" (POI
TYPE W1 IS WALLMOUNT A'
TYPE W2 IS WALLMOUNT A'

PERKINS, WILLIAMS & COTTERILL
ARCHITECTS
3320 Data Drive, Suite 200 • Rancho Cordova, California 95670
T (916) 851-1400 F (916) 851-1408 E pwarch@pwarchitects.com

Photometric Plan

Project:	SUISUN AUTOMOTIVE, LLC		
Job No.	21-715	Date:	3-20-22
Scale:	1" = 10'-0"		

Suisun Automotive, LLC
Suisun City, California

A6



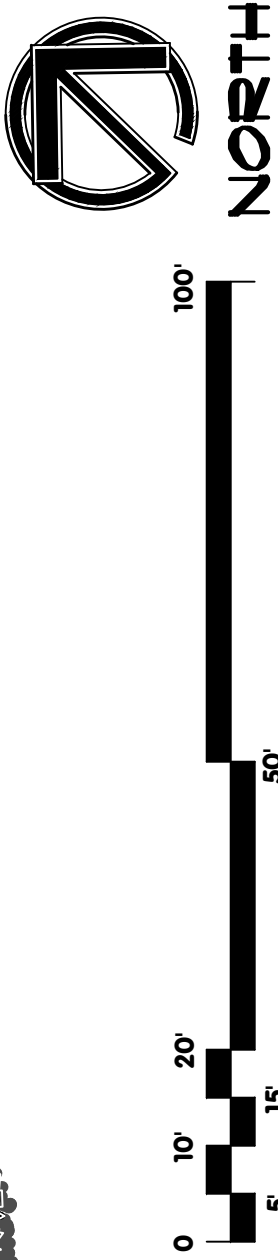
PLANT LIST & LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE
	CELTIS SINENSIS/CHINESE HACKBERRY	15 GALLON
	LAGERSTROEMIA X. CAYANA/BA/CRAPPE MYRTLE	15 GALLON
	PINUS PINEA/ITALIAN STONE PINE	15 GALLON
	SHRUB & GROUNDCOVER AREA:	
	CALLISTEMON V. LITTLE JOHN/DWIF. BOTTLE BRUSH	5 GALLON
	CAREX DIVULSA/EURASIAN GRAY SEDGE*	1 GALLON
	DIETES BICOLOR	1 GALLON
	HETEROMELES ARBUTIFOLIA/TOYON*	5 GALLON
	JUNCUS PATENS "CARMAN GRAY/GRAY RUSH"	1 GALLON
	LOMANDRA LONGIFOLIA LOMLON/LIME TUFF MAT RUSH	1 GALLON
	MUHLENBERGIA RIGENS/DEER GRASS*	1 GALLON
	NERIUM O. "PETITE SALMON/COMPACT PINK OLEANDER	5 GALLON
	PUNICA GRANATUM "NANA"/DWIF. POMEGRANATE	5 GALLON
	RHAPHIOLEPIS L. "JACK EVANS/PINK INDIAN HAWTHORN	5 GALLON
	ROSEMARINUS OFFICINALIS "IRENE"/PROSTRATE ROSEMARY	1 GALLON
	ROSEMARINUS O. "TUSCAN BLUE"/ROSEMARY	5 GALLON
	BIO-RETENTION PLANTER (SEE PLANTS MARKED "4" ABOVE)	

NOTE: ALL PROPOSED PLANTS EXCEPT PLATANUS A. ARE LISTED AS "LOW" OR "VERY LOW" WATER USERS IN THE STATE OF CALIFORNIA'S WUCOLS IV DATABASE

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).
- THE EXISTING A.W./E.L.O. COMPLIANT CONTROL SYSTEM & IRRIGATION WATER SUPPLY WILL BE UTILIZED FOR THIS WORK.
- IRRIGATION WILL BE PROVIDED USING A LONG-TERM (20 YEAR +/-) DESIGN. SYSTEMS WILL BE DESIGNED TO PROVIDE 1.0" OF WATER PER YEAR. 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 9,307 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.



Preliminary Landscape Plan

1" = 20'

Suisun Automotive, LLC
Suisun City, California

LA



Garth Ruffner Landscape Architect (916) 797-2576
4102 Douglas Blvd., Suite 300 #307, Roseville, CA 95768-8888
garthruffner.com California, LLC 02088

PERKINS, WILLIAMS & COTTERILL
ARCHITECTS
3320 Data Drive, Suite 200 • Rancho Cordova, California 95670
T (916) 851-1400 F (916) 851-1408 E pwarch@pwarchitects.com

Landscape Plan

Project: SUISUN AUTOMOTIVE, LLC

Job No. 21-715 (41059) Date: 3-23-2022

Scale: 1"=20'-0"

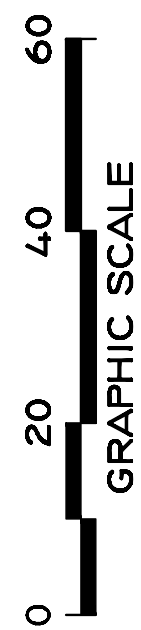


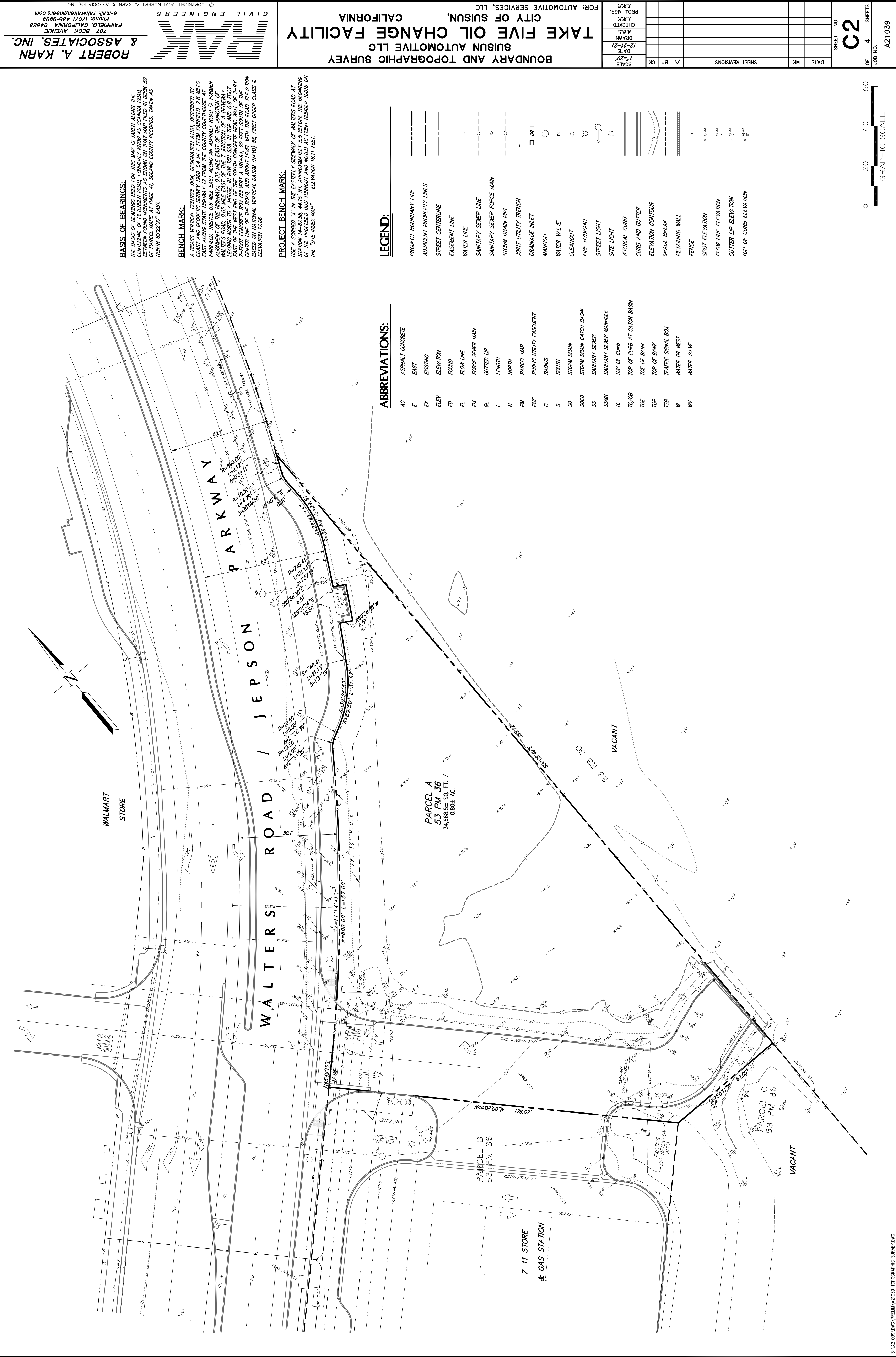
- ## ABBREVIATIONS:

RAK CIVIL ENGINEERS
707 BECK AVENUE
FAIRFAX, CALIFORNIA 94533
Phone: (707) 435-9999
e-mail: rak@rakcivilengineers.com
© COPYRIGHT 2021 ROBERT A. KARN & ASSOCIATES, INC.

LEGEND:

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
SUISUN AUTOMOTIVE LLC
TAKE FIVE OIL CHANGE FACILITY
CITY OF SUISUN, CALIFORNIA
OR: AUTOMOTIVE SERVICES, LLC

[illegible]



ROBERT A. KARN & ASSOCIATES, INC.
707 BECK AVENUE
FAIRFIELD, CALIFORNIA 94533
Phone: (707) 435-8989
e-mail: r.karn@rakaiengineers.com
© COPYRIGHT 2021 ROBERT A. KARN & ASSOCIATES, INC.

BOUNDARY AND TOPOGRAPHIC SURVEY
SUISUN AUTOMOTIVE LLC
TAKE FIVE OIL CHANGE FACILITY
CITY OF SUISUN, CALIFORNIA
FOR: AUTOMOTIVE SERVICES, LLC

SCALE	1"=20'
DATE	12-21-21
DRAWN	7/18/21
CHECKED	T.M.P.
PROJ. MGR.	T.M.P.

SHEET NO.	4
DATE	
BY	OK
REVISIONS	

AZ1039
SHEETS
OF 4
JOB NO.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS USED FOR THIS MAP IS TAKEN ALONG THE CENTERLINE OF PETERSEN ROAD, FORMERLY KNOWN 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 41101, DESCRIBED BY EAST AND GEODETIC SURVEY 1980 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 WATERS ROAD) TO THE EAST END OF THE JUNCTION OF JEPSON PARKWAY LEADING NORTH TO A HOUSE, IN R/W TSN 528, IN TOP AND 0.8 FOOT EAST OF THE WEST END OF THE SOUTH CONCRETE HEAD WALL OF 2-9Y 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 171.08. MONUMENTAL VERTICAL DATUM (NAVD) 68, FIRST ORDER CLASS II.

PROJECT BENCH MARK:

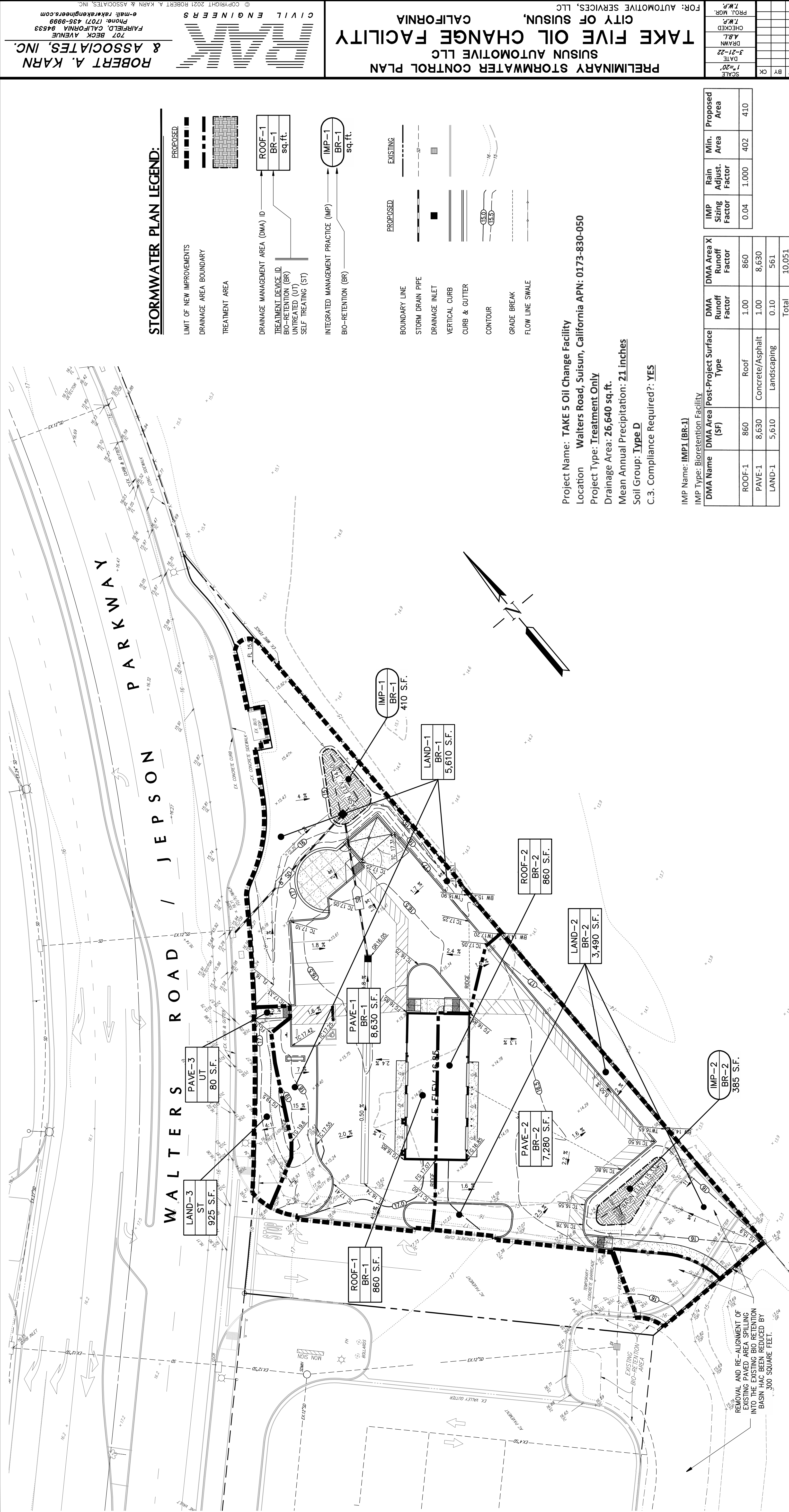
USE A SCRIBED "X" IN THE EASTERLY SIDEWALK OF WALTERS ROAD AT STATION 14+87.50, 14.15 FT. APPROXIMATELY 3.5' BEFORE THE BEGINNING OF THE 10' WIDE ASPHALT DRIVEWAY, POINT NUMBER 10016 ON THE "SITE INDEX MAP". ELEVATION 16.11 FEET.

ABBREVIATIONS:

AC	ASPHALT CONCRETE
E	EAST
EX	EXISTING
ELEV	ELEVATION
FD	FOUND
FL	FLOW LINE
FM	FORCE SEWER MAIN
GL	GUTTER LIP
L	LENGTH
N	NORTH
PM	PARCEL MAP
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
S	SOUTH
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TC/CB	TOP OF CURB AT CATCH BASIN
TOE	TOE OF BANK
TOP	TOP OF BANK
TSB	TRAFFIC SIGNAL BOX
W	WATER OR WEST
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	x 15.44
FLOW LINE ELEVATION	x 15.44
GUTTER LIP ELEVATION	x 15.44
TOP OF CURB ELEVATION	x 15.44



STORMWATER PLAN LEGEND:

- LIMIT OF NEW IMPROVEMENTS
DRAINAGE AREA BOUNDARY
TREATMENT AREA
- PROPOSED
EXISTING
- BOUNDARY LINE
STORM DRAIN PIPE
DRAINAGE INLET
VERTICAL CURB
CURB & GUTTER
CONTOUR
GRADE BREAK
FLOW LINE SWALE
- RAINAGE MANAGEMENT AREA (DMA) ID
TREATMENT DEVICE ID
BIO-RETENTION (BR)
UNTREATED (UT)
SELF TREATING (ST)
- INTEGRATED MANAGEMENT PRACTICE (IMP)
BIO-RETENTION (BR)
- IMP-1
BR-1
sq. ft.

Project Name: TAKE 5 Oil Change Facility
Location Walters Road, Suisun, California APN: 0173-830-050
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
ROOF-1	860	Roof	1.00	860
PAVE-1	8,630	Concrete/Asphalt	1.00	8,630
LAND-1	5,610	Landscaping	0.10	561
Total			10,051	

IMP Sizing Factor	Rain Adjust. Factor	Min. Area	Proposed Area
0.04	1.000	402	410

IMP Name: IMP2 (BR-2)

IMP Type: BioRetention Facility

DMA Name	DMA Area (SF)	Post-Project Surface Type	DMA Runoff Factor	DMA Area X Runoff Factor
ROOF+2	860	Roof	1.00	860
PAVE-2	7,280	Concrete/Asphalt	1.00	7,280
LAND-2	3,490	Landscaping	0.10	349
Total			8,489	

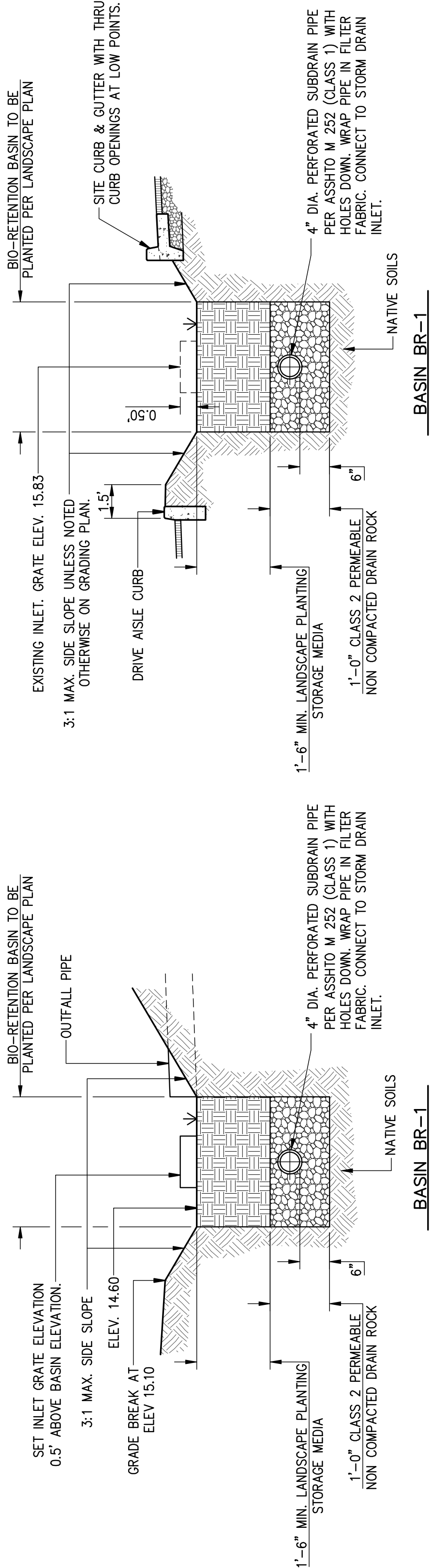
IMP Sizing Factor	Rain Adjust. Factor	Minim Area	Proposed Area
0.04	1.000	340	385

Un-Treated Area:

DMA Name	Area (SF)
PAVE-3	80

Self-Treating Areas:

DMA Name	Area (SF)
LAND-3	925



BIO-RETENTION BASIN SECTIONS

NO SCALE
TREATMENT SECTION

VI. Written Statements

These Written Statements contain responses to the information required for a use permit and the comments contained in your letter dated September 20, 2021, which was in reply to the Take 5 Oil Change pre-application.

The Brand:	Take 5 Oil Change is the fastest growing quick lube chain in the country. Serving customers for more than 35 years, Take 5 is the market leader in speed and quality.
Locations:	As of this letter, there are 648 Take 5 Oil Change locations in 24 states and four provinces in Canada.
Proposed Product and Services Offered:	Oil change Engine air filters and cabin filters Coolant exchanges Windshield wiper blades
Building Design:	Stay in your car 3-bay drive-through design Building structure 1,717 square feet Minimal car stacking Limited parking needs No underground basements No underground storage tanks Unique shallow pit design
Operations:	<p>Take 5 Oil Change is home of the 10-minute oil change, where you stay in your car and leave the rest to us! Our expert technicians will have you in the bay for your oil change in minutes, where we will change your oil and filter, along with replenishing vital under-hood fluids and checking your air filters and wiper blades.</p> <p>Our mission at Take 5 Oil Change is to set service standards that exceed every customer's expectation by maintaining the highest possible level of employee training and development.</p> <p>Through decades of experience, we have perfected the oil change into a finely tuned, highly efficient process. A team of friendly, knowledgeable technicians perform choreographed tasks, following institutionalized procedures that enable efficiency and speed. Our focus on speed, quality of work, and customer care at each specific service point optimizes customer experience. Our oil changes are completed in 10 minutes or less!</p>

VI. Written Statements

At Take 5 Oil Change, we pride ourselves on speed of service. We'll have you back on the road from your oil change in no time. The queue line is closely monitored by the Take 5 Oil Change staff to ensure there is no stacking of cars. As the oil changes only take 10 minutes, the queue line is minimal.

We offer a variety of oils, including Castrol, Mobil 1 and Shell Rotella, so we can complete the best oil change for your vehicle.

A quick oil change can be a cheap oil change, too! We always have discounts available, including offers for military and rideshare drivers.

Hours of Operation:	Monday through Friday: 7:00AM – 7:00PM Weekend hours: 18 hours between Saturday and Sunday
Number of Employees:	There will be twelve employees, with three to eight working at any given time.
Number of Customers:	We expect there to be 30 to 40 cars per day. The most customers at any one time are expected to be six, including one in each of the three service bays and one car stacked behind each service bay.
Traffic Study:	See <u>Exhibit A</u> for the Focused Traffic Study for the project prepared by W-Trans.
Outdoor Activities including Work, Storage, Display and Services:	No work or services will be performed outside of the building. The only outdoor storage will be in the trash enclosure. There will be signs displayed on the exterior of the building and we expect those signs to be permitted separately.
Odors, Noise, Dust or Glare Produced:	None
Low Impact:	No hydraulic lifts or jacks No pneumatic impact wrenches No extensive maintenance or repair
Hazardous or Volatile Materials or Chemicals Involved:	Used and new motor oil; compressor oil; transmission fluid; power steering fluid; coolant; degreaser; washer fluid, all of which may be stored in above ground drums, Rhino Tuff Tanks, containers, or jugs and extracted or transferred by way of evacuation pumps, hoses, or subsurface pipes.
Storing of New Oil:	New oil is stored in the shop in Rhino Tuff Tank gravity feed systems. The shop will be able to hold up to 16 new oil containers that will provide a maximum capacity of up to 2,220

VI. Written Statements

gallons of new oil. These systems have no pumps or pressure, are approved by OSHA and DOT, and are located within the service bay area to minimize travel distance. Take 5 also carries a minimum amount of retail bottled oils for specialty vehicles as necessary. The types of lubricants being stored in approved tanks or containers are Class IIIB lubricants.

Collection of Used Oil:

The used oil collection system consists of a drain pan in each bay, three steel tanks, and a transfer pump. A Take 5 technician directs and guides the customer over a shallow trench in the bay. The used oil is drained into a rolling drain pan that is positioned under the vehicle. The oil filter is also changed above the drain pan. When necessary, the drain pans are emptied to designated oil tanks via a $\frac{3}{4}$ " gasoline-rated hose, routed through chases to the storage room. The hoses are connected via a vacuum diaphragm pump, so the system is completely non-pressurized. 100% of Take 5's used oil and oil filters are reclaimed and recycled by OSHA Certified used oil recycling companies. The used oil tanks are above ground and are made of steel. The three used oil tanks each hold 330 gallons of used oil for a total of 990 gallons in volume.

Take 5 does not incorporate drains inside the service bay area, in the fully contained recessed trenches, or in storage areas.

Off-Hauling and Recycling of Used Oil and Coolant:

Periodically or as needed, OSHA certified used oil recycling companies reclaim and recycle 100% of Take 5's used oil and oil filters. Additionally, used coolant drums are picked up by the oil delivery company.

Oil Containment:

New oil is stored in Rhino Tuff Tanks that are mounted on stands. In order to contain any leak or spillage from the tanks, the mounting stands are placed inside a two-inch recessed floor space that is plumbed to drain into the first fully contained recessed trench. Should the first trench fill with oil, it is plumbed to drain into the second trench, which in turn is plumbed to drain into the third trench. All three trenches are also plumbed to three used oil containers. There are no drains in any of the trenches.

The total capacity of the new oil containers is 2,220 gallons, and the total capacity of the containment spaces is 2,795 gallons. The calculation breakdown is provided in the chart below:

VI. Written Statements

NEW OIL CONTAINERS	CAPACITY (g)	OIL CONTAINMENT	CAPACITY (g)
Rhino Tuff Tank #1	120	Trench #1	561
Rhino Tuff Tank #2	120	Trench #2	561
Rhino Tuff Tank #3	120	Trench #3	561
Rhino Tuff Tank #4	120	Used Oil Container #1	333
Rhino Tuff Tank #5	120	Used Oil Container #2	333
Rhino Tuff Tank #6	120	Used Oil Container #3	333
Rhino Tuff Tank #7	120	Recessed floor	113
Rhino Tuff Tank #8	120		
Rhino Tuff Tank #9	120		
Rhino Tuff Tank #10	225		
Rhino Tuff Tank #11	225		
Rhino Tuff Tank #12	225		
Rhino Tuff Tank #13	225		
Rhino Tuff Tank #14	80		
Rhino Tuff Tank #15	80		
Rhino Tuff Tank #16	80		
TOTAL	2,220		2,795

The shop is also equipped with a 10-gallon spill kit. One complete spill kit is always kept in the shop. The kit includes pads, socks, pillow, disposal bags & ties, nitrile gloves, safety goggles, labels, and seals.

For small spills, we remove containers from the spill area, absorb the liquid with an inert material and place in an appropriate waste disposal container. It is disposed via a licensed waste disposal contractor.

For large spills, we remove containers from the spill area to prevent entry into sewers, water courses and confined areas. With non-combustible, absorbent material (e.g., sand earth, vermiculite, diatomaceous earth), we contain and collect the spillage and place in a container for disposal according to local regulations via a licensed waste disposal contractor.

**Type of Traffic
Involved During
Means of Access,
Available Parking,
Drop-Off/Pick-Up,
Truck Deliveries,
Refuse Pick-Up,
etc.:**

There will be cars, trucks, vans, SUVs, and other similar commuter and commercial vehicles being serviced in our service bays. We expect shipments and vehicles from traditional delivery companies such as, UPS, FedEx, USPS, Amazon, etc. A waste disposal company's truck, Republic Services, will access our site to remove waste from our trash enclosure. Additionally, new and used oil company trucks will access our site to drop off new oil and reclaim and recycle used oil.

VI. Written Statements

**Description of
Lease Controls or
Other Private
Provisions
Affecting the
Proposed Use:**

Our lease provides us the exclusive use as an automotive service center providing oil changes and other vehicular maintenance, as well as any other purpose permitted for the premises under the Reciprocal Easements and Maintenance Agreement ("REA"); provided, however, that we may not sell gasoline, diesel or other automotive fuel, nor may we provide car washes, nor may we operate the premises for any use that may be in violation of any exclusive use restrictions set forth in the REA. See Exhibit B for the REA.

**Brief Description of
Prior Use of
Property:**

The property is vacant and there is no prior use. For more details about the project site, see Exhibit C for the Geotechnical Exploration Report.

EXHIBITS

- A – Focused Traffic Study
- B – Reciprocal Easements and Maintenance Agreement
- C – Geotechnical Exploration Report



December 20, 2021

Mr. Chad Warner
Automotive Service Holdings, LLC
6700 Via Austi Parkway, Suite A
Las Vegas, NV 89119

Final Focused Traffic Study for the Take 5 Oil Change Project

Dear Mr. Warner;

As requested, W-Trans has prepared a focused traffic study to evaluate the potential effects of traffic associated with the Take 5 Oil Change 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 an express oil change facility with three service bays and a turnover rate of ten minutes per bay. The project would be constructed on the northern corner of the parcel on the northeast corner of SR-12/Walters Road, with a 7-Eleven under construction on the western corner of the parcel and a Starbucks with drive-through proposed for the eastern corner. Access would be provided to the Take 5 Oil Change, 7-Eleven, and Starbucks 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 depart to the north then complete a U-turn. It is noted that the nearest intersection north of the driveway currently has a northbound U-turn prohibition, though U-turns are permitted at the next intersection further to the north (second intersection after leaving 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 "Quick Lubrication Vehicle Shop" (ITE LU 941). Trip generation data collected at other Take 5 Oil Change locations with three service bays was considered, though it is noted that the ITE rates were higher for the weekday and p.m. peak hour periods. To provide a more conservative analysis, the higher rate between the Take 5 Oil Change data and ITE data was used for each time period.

The expected trip generation potential for the proposed project is indicated in Table 1. The proposed project is expected to generate an average of 120 trips per day, including 12 trips during the a.m. peak hour and 15 during the p.m. peak hour.

Mr. Chad Warner

Page 2

December 20, 2021

Table 1 – Trip Generation Summary for Quick Lubrication Vehicle Shop

Source	Units	Daily		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
ITE	3 sp	40.00	120	3.00	9	6	3	4.85	15	8	7
Take 5 locations	3 sp	-	80	-	12	6	6	-	14	8	6
Applied Values			120		12	6	6		15	8	7

Note: sp = service positions

Sources: *Trip Generation Manual*, 11th Edition, Institute of Transportation Engineers, 2021; Take 5 Oil Change count data

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%	42	4	5
Walters Rd north of Walmart Main Driveway	30%	36	3	4
SR-12 east of Walters Rd	25%	30	3	4
Lawler Ranch Pkwy south of SR-12	5%	6	1	1
Walmart Main Driveway	5%	6	1	1
TOTAL	100%	120	12	15

Queuing

Derivation of Volumes

The COVID-19 pandemic 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 Starbucks. 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 used. For the proposed Starbucks project, rates were used for "Coffee/Donut Shop with Drive-Through Window" (ITE LU 937). The trip generation of these adjacent uses is detailed in Table 3, along with the Take 5 trip generation to show the anticipated volumes into and out of the project driveway on Walters Road.

Mr. Chad Warner

Page 3

December 20, 2021

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
Starbucks	2.2 ksf	533.57	1,174	85.88	189	96	93	38.99	86	43	43
No Project Subtotal			4,818		402	204	198		363	182	181
Take 5 Oil Change	3 sp	-	120	-	12	6	6	-	15	8	7
Plus Project Subtotal			4,938		414	210	204		378	190	188

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

The volumes anticipated for the 7-Eleven and Starbucks 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 71 vehicles and a volume during the p.m. peak hour of 64 vehicles.

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

Route	Percent	AM Trips			PM Trips		
		Total	In	Out	Total	In	Out
SR-12 west of Walters Rd	35%	141	72	69	127	63	64
Walters Rd north of Walmart Main Driveway*	30%	120	61*	59	109	55*	54
SR-12 east of Walters Rd	25%	101	51	50	91	46	45
Lawler Ranch Pkwy south of SR-12	5%	20	10	10	18	9	9
Walmart Main Driveway*	5%	20	10*	10	18	9*	9
Total	100%	402	204	198	363	182	181
*Southbound Left-Turn Lane Subtotal			71			64	

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.

Mr. Chad Warner

Page 4

December 20, 2021

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

Route	Percent	AM Trips			PM 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 Starbucks, as well as these two uses plus the Take 5 Oil Change, 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.

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: $\text{Maximum Queue in Vehicles} = -2.042 + 1.167 \ln(\text{Left-Turn Volume})$. Based on the addition of 7-Eleven and Starbucks traffic to the estimated 2021 volumes on Walters Road, the maximum queue was determined to be three vehicles for both the a.m. and p.m. peak hours ($-2.042 + 1.167 \ln(71) = 3$ for a.m. and $-2.042 + 1.167 \ln(64) = 3$ for p.m.). With the addition of project traffic to these volumes, the maximum queue was determined to still 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, it is noted that 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. It is noted that 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.

A copy of the queue length calculations for Walters Road is enclosed.

Finding – The southbound left-turn stacking distance is estimated to be three vehicles (75 feet) without or with the addition of project traffic to the 7-Eleven and Starbucks volumes anticipated for the project site. As this is shorter than the 100-foot capacity of the southbound left-turn lane, the capacity would be adequate, and queuing

Mr. Chad Warner

Page 5

December 20, 2021

would not be anticipated to stack into the southbound through lane. The northbound right-turn stacking distance is theoretically assumed to be zero.

Queuing at the Service Bays

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.

Standard queuing theory was used together with an arrival rate of eight vehicles per hour (the inbound volume during the p.m. peak hour, conservatively assuming all inbound vehicles are to be serviced) and the provided service rate of ten minutes per vehicle. The 95th-percentile queue was determined to be three vehicles for the proposed express oil change shop, which translates to one queuing vehicle per service bay. Therefore, stacking capacity for three vehicles should be provided. There would be a one-percent chance that the queue would exceed three vehicles (one per service bay), and a negligible chance (less than 0.1 percent) that the queue would exceed six vehicles (two per service bay). The service bay queuing calculation worksheets are enclosed for reference.

Finding – The 95th-percentile queue for the express oil change shop is estimated to be three vehicles, with a one-percent chance for the queue to exceed three vehicles and negligible likelihood of exceeding six vehicles. This translates to one and two vehicles per each of the three service bays, respectively.

Recommendation – Stacking capacity should be provided for at least three vehicles total (one vehicle per service bay), as this would represent the 95th-percentile queue for the service bays.

Vehicle Miles Traveled

Senate Bill (SB) 743 established the increase in vehicle-miles-travelled (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 express oil change facility 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), though it is noted that square footage may not be an appropriate measure of land use intensity for the proposed project as express oil change shop trip generation is primarily driven by the number of service bays, not square footage of the shop building. 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 120 daily trips

Mr. Chad Warner

Page 6

December 20, 2021

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 and Recommendations

- The proposed project includes an express oil change shop with three service bays. The shop would generate an average of 120 trips per day, including 12 a.m. peak hour and 15 p.m. peak hour trips.
- Traffic volumes on Walters Road for 2021 were estimated using 2016 data with growth rates from the 2035 Fairfield travel forecast model applied, and estimated traffic volumes from the adjacent 7-Eleven and proposed Starbucks projects added to develop the volumes used for analysis purposes.
- It is estimated that the maximum queue for the southbound left-turn lane on Walters Road into the project site would be three vehicles during both peak hours, without or with the addition of project traffic anticipated upon construction of the express oil change shop. This would translate to a queue of 75 feet, which is shorter than the turn lane storage capacity of 100 feet.
- The northbound right-turn stacking distance 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.
- A stacking capacity of three total vehicles (one vehicle per bay) should be provided on the Take 5 parcel for entry to the service bays as this would accommodate the anticipated 95th-percentile queue length for the service bays. There would be a one-percent chance that this capacity is exceeded. If storage for six vehicles (two per service bay) was provided, there would be a negligible chance that capacity is exceeded.
- 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
Associate Engineer

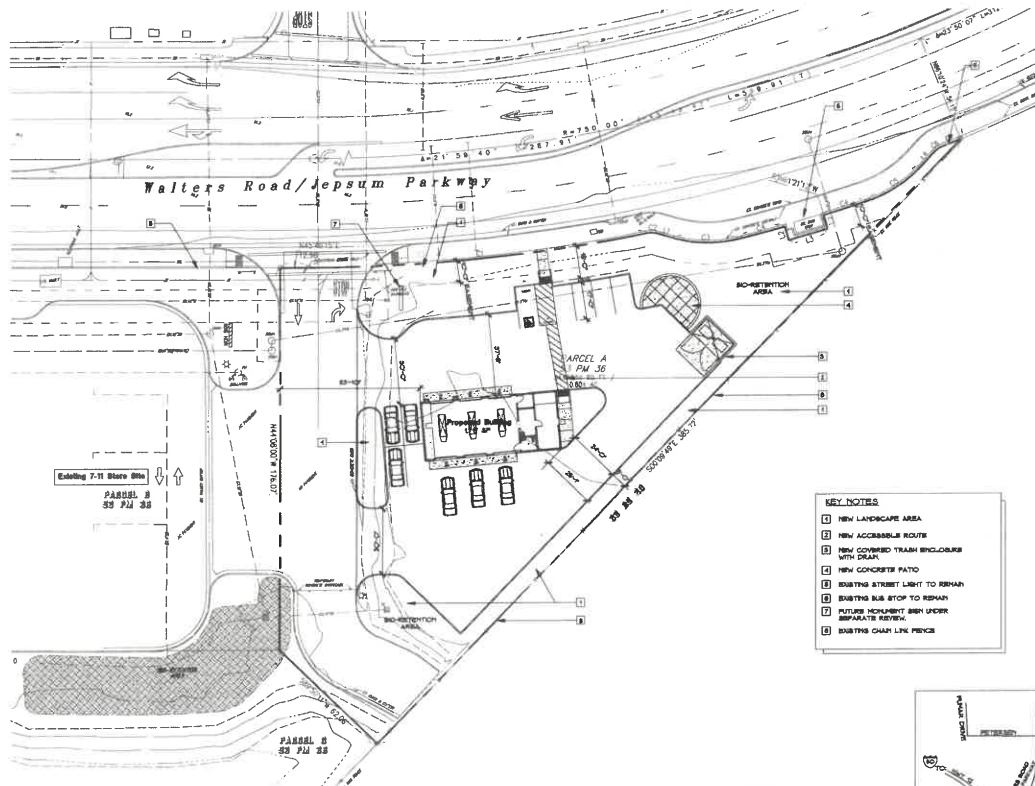


Mark Spencer, PE
Senior Principal



MES/krc/SCI010.L1

Enclosures: Site Plan, Walters Road Queue Length Worksheets, Service Bay Queue Length Worksheets



SHEET TILES	
ARCHITECTURAL	
A1	OVERALL SITE PLAN / COVER
A2	FLOOR PLAN
A3	ROOF PLAN
A4	BUILDING ELEVATIONS
C01	
LANDSCAPE	
L1	PRELIMINARY LANDSCAPE PLAN

PROJECT DATA	
ADDRESS: PARCEL NUMBER	079-650-080
STREET ADDRESS	WALTERS ROAD AND HIGHWAY 12
CITY	CITY OF SUIJUN CITY
ZONING	COMMERCIAL RETAIL (C-R)
OCCUPANCY	B1
TYPE OF CONSTRUCTION	TYPE 1-5 REHABILITATED
STORIES	ONE
BUILDING HEIGHT	10'-0"
FIRE PROTECTION	WET SYSTEM HYDRANTS
STRENGTH AREA	100,000 S.F. (100,000 AC. BROOK)
BUILDING SIDE/COVERS	17' S.F. 4'00"
PAVED SIDE/COVERS	12,000 S.F. 12'00"
LANDSCAPE SIDE/COVERS	1,000 S.F. 27'00" (100% OF PAVED/STREET PAVING AREA)

PARKING	
CARSPACES REQUIRED	425 - 5 - 8 SPACES
CARSPACES PROVIDED	5 SPACES
ACCESSIBLE PARKING	1 SPACES
TOTAL PARKING PROVIDED	6 SPACES
FUTURE S.F.	0 SPACES
MOBILE PARKING (B1)	0 PROVIDED 0 REQUIRED
BUS STOP (B1) (B1)	0 PROVIDED 0 REQUIRED
LONG TERM BUS STOP	0 PROVIDED 0 REQUIRED

PROJECT CONSULTANTS	
ARCHITECT	
PERRONS, WILLIAMS & COTTERILL, INC.	3200 DASH DRIVE, SUITE 300 - RANCHO CORDOVA, CALIFORNIA 95670
PHONE: (916) 861-4400	FAX: (916) 861-4400
LANDSCAPE	
GARY R. KAHN & ASSOCIATES	700 BUCKLE UP BLVD. STE. 200
ROCKFORD, CALIFORNIA 95676	PHONE: (916) 455-6666
IRIDIUM	
SUISUN AUTOMOTIVE, LLC	1000 S. MAIN STREET, SUITE 100
ROCKFORD, CALIFORNIA 95676	PHONE: (916) 707-7799

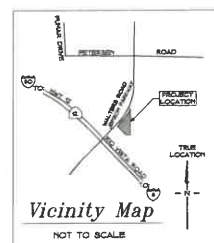
- KEY NOTES**
1. NEW LANDSCAPE AREA
 2. NEW ACCESSIBLE ROUTE
 3. NEW COVERED TRAM ENCLOSURE WITH DECK
 4. NEW CONCRETE PAVEMENT
 5. EXISTING STREET LIGHT TO REMAIN
 6. EXISTING BUS STOP TO REMAIN
 7. FUTURE HIGHWAY SIGN UNDER SEPARATE REVIEW
 8. EXISTING CHAIN LINK FENCE

Preliminary Site Plan

1" = 30'-0"



TRUE NORTH



Vicinity Map

NOT TO SCALE

PERRONS, WILLIAMS & COTTERILL, INC.
ARCHITECTS
3200 DASH DRIVE, SUITE 300 - RANCHO CORDOVA, CALIFORNIA 95670
T (916) 861-4400 F (916) 861-4400 E perrons@perronsandc.com

Site Plan

Project: SUISUN AUTOMOTIVE, LLC

Job No. 21-745 Date: 12-3-21

Scale: 1" = 30'-0"

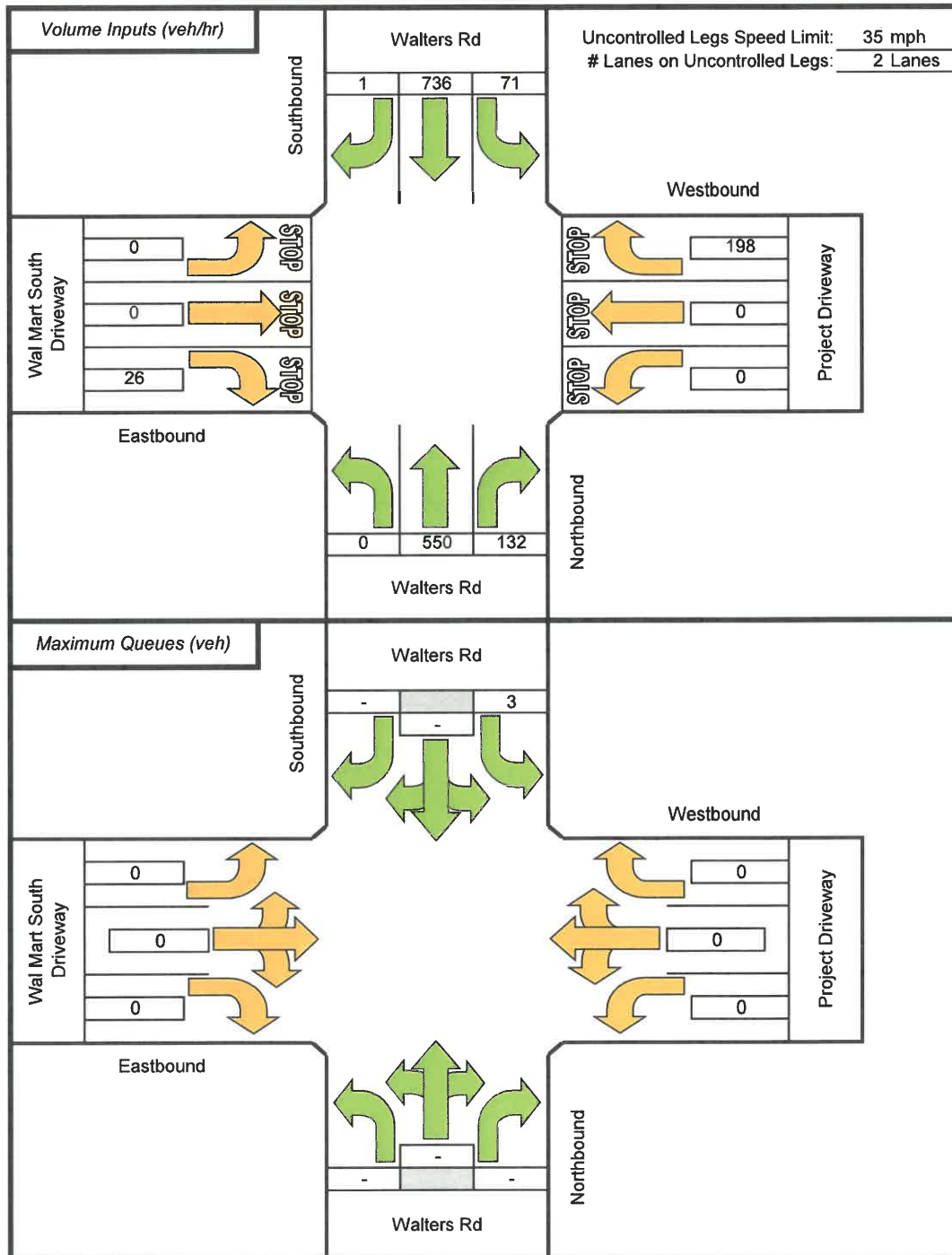
A1

Suisun Automotive, LLC
Suisun City, California

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

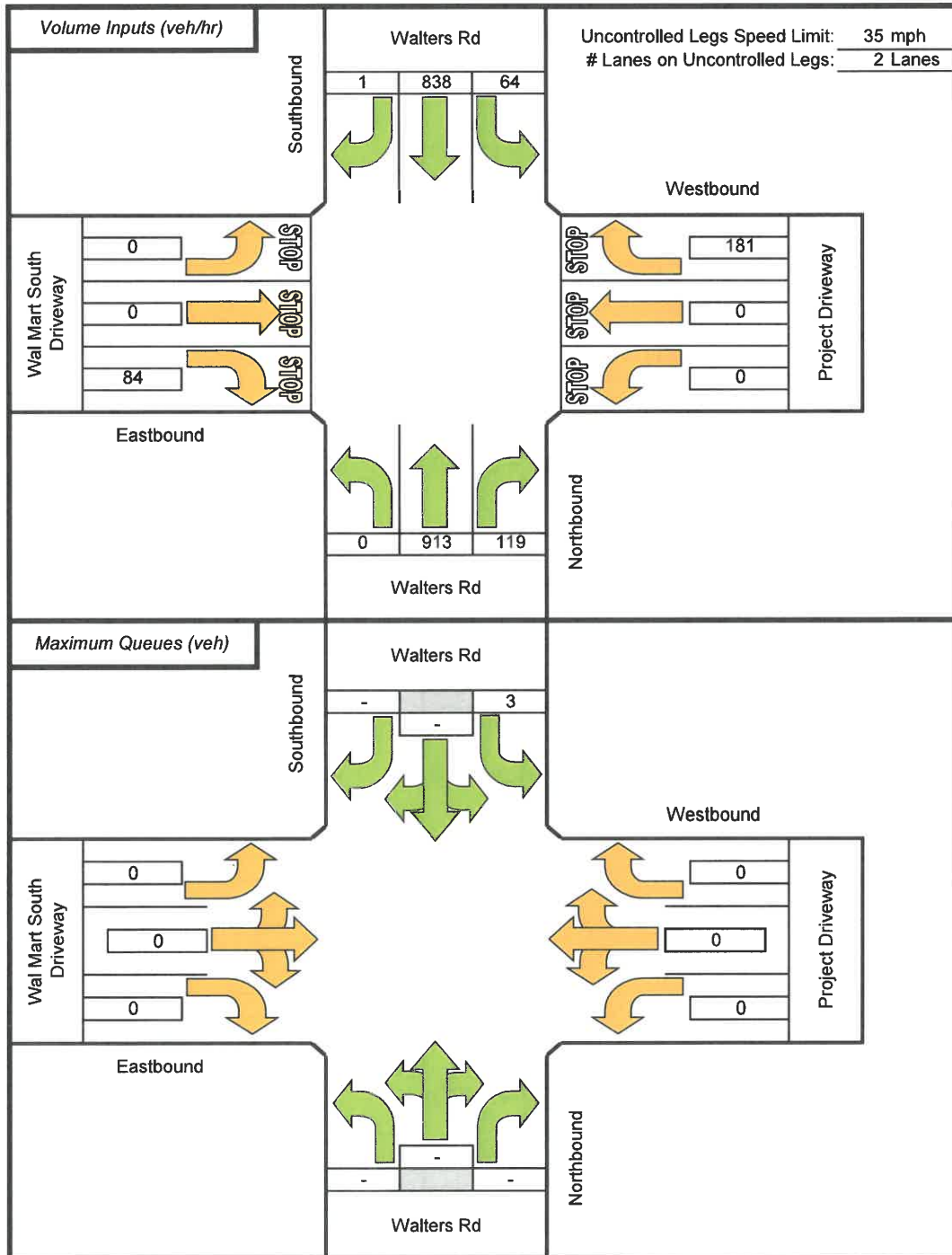
Volume Inputs (veh/hr)		Walters Rd		Uncontrolled Legs Speed Limit: <u>35 mph</u> # Lanes on Uncontrolled Legs: <u>2 Lanes</u>	
Southbound		1	740	73	Westbound
Wal Mart South Driveway	<input style="width: 50px;" type="text" value="0"/> <input style="width: 50px;" type="text" value="0"/> <input style="width: 50px;" type="text" value="26"/>	 			
Eastbound		0	550	136	
Northbound		Walters Rd			Project Driveway
Wal Mart South Driveway	<input style="width: 50px;" type="text" value="0"/> <input style="width: 50px;" type="text" value="0"/> <input style="width: 50px;" type="text" value="0"/>	 			
Westbound		204			
Maximum Queues (veh)		Walters Rd		Project Driveway	
Southbound		-	-	3	Project Driveway
Wal Mart South Driveway	<input style="width: 50px;" type="text" value="0"/> <input style="width: 50px;" type="text" value="0"/> <input style="width: 50px;" type="text" value="0"/>	 			
Eastbound		-	-	-	
Northbound		Walters Rd			Project Driveway
Wal Mart South Driveway	<input style="width: 50px;" type="text" value="0"/> <input style="width: 50px;" type="text" value="0"/> <input style="width: 50px;" type="text" value="0"/>	 			
Westbound		0			

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

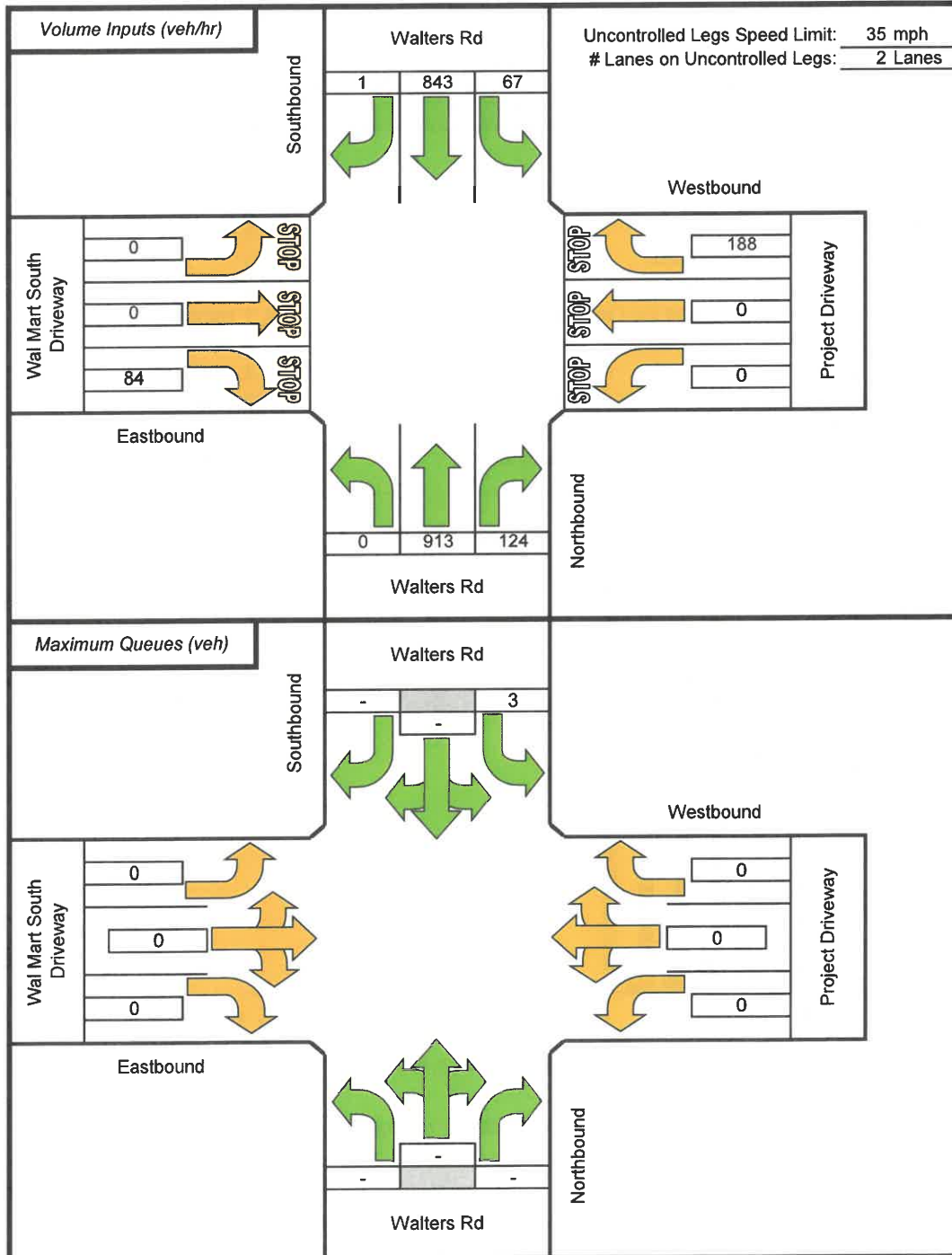


Source: John T. Gard, ITE Journal, November 2001, "Estimating Maximum Queue Length at Unsignalized Intersections"

Maximum Queue Length Two-Way Stop-Controlled Intersections

Through Street: Walters Rd
Side Street: Project Driveway

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



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

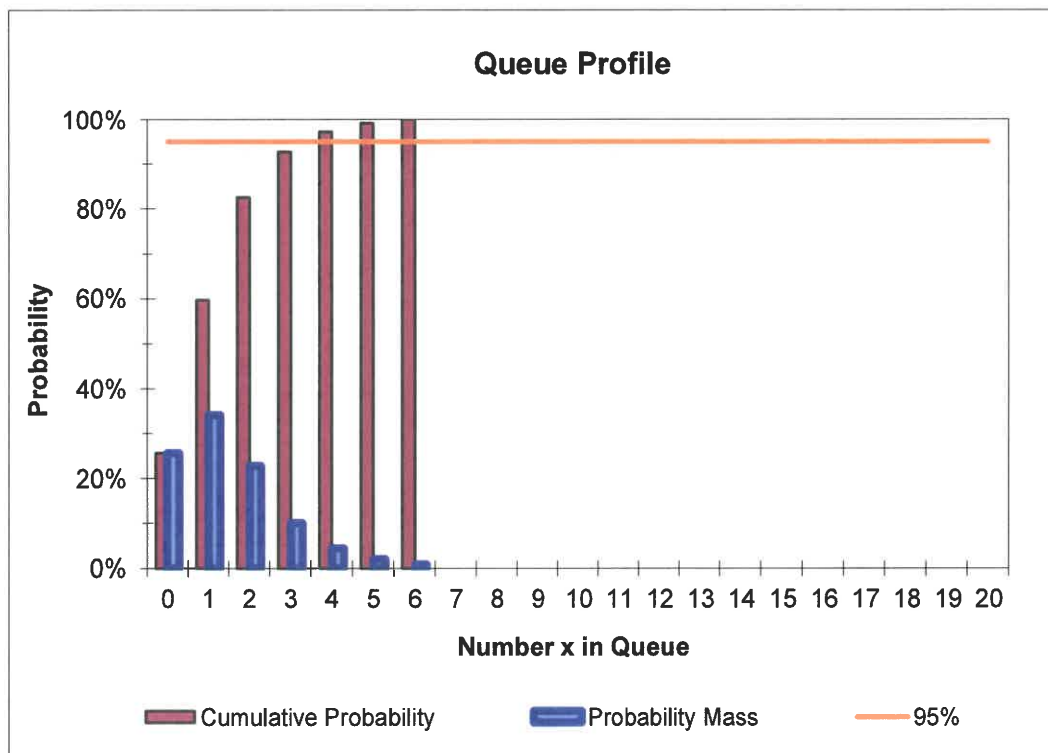
Drive Through Queuing Evaluation Worksheet

Project: Take 5 Oil Change - Capacity for 3
Project No: SCI010

By: KRC
Date: 11/1/2021

Arrival Rate (veh/hr):	<u>8</u>	No. of Service Points:	<u>3</u>
Service Rate (veh/hr):	<u>6</u>	Queuing Capacity (veh):	<u>3</u>

Probability the System is Empty	26%
Probability the System is Full	1%
Probability That Customer Waits	17%
Average Time Customer Waits	10.8 minutes
Average Time Customer Waits To Get To Service Point	< 1 minute
Probability That a Customer Elects Not to Enter the Queue	1%
Average In System	1.4 vehicles
Average Total Length of Vehicles in System	36 feet
95th Percentile in System	3 vehicles
95th Percentile Total Length of Vehicles in System	75 feet



Drive Through Queuing Evaluation Worksheet

Project: Take 5 Oil Change - Capacity for 6
Project No: SCI010

By: KRC
Date: 11/1/2021

Arrival Rate (veh/hr):	8	No. of Service Points:	3
Service Rate (veh/hr):	6	Queuing Capacity (veh):	6

Probability the System is Empty	25%
Probability the System is Full	0%
Probability That Customer Waits	18%
Average Time Customer Waits	11.0 minutes
Average Time Customer Waits To Get To Service Point	1.0 minutes
Probability That a Customer Elects Not to Enter the Queue	0%
Average In System	1.5 vehicles
Average Total Length of Vehicles in System	37 feet
95th Percentile in System	3 vehicles
95th Percentile Total Length of Vehicles in System	75 feet

