



India's Oven RESTAURANT & BAR

1153 N Fulton St
Fresno, CA 93728
559.840.2667

Gurdev Singh – President
India Oven, Inc.
1153 N. Fulton St.
Fresno, CA 93728

APPL. NO. P22-04443 EXHIBIT O DATE 11/18/2022

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

January 15, 2018
City of Fresno, Planning and Development
2600 Fresno St.
Fresno, CA 93721

RE: Operational Statement
India's Oven - 1145 N. Fulton St.

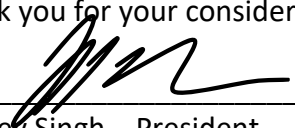
To whom this may concern:

I, Gurdev Singh, President of India Oven, Inc. is intending to expand the floor space for alcohol sales to add an approximately 3,620 Sq. ft. of expansion to India's Oven, Restaurant and Bar located at 1145 N. Fulton St. The property zoning is "Heavy Commercial" with A.P.N. 542-033-03.

Our restaurant would be open from 11:00 A.M up to 2:00 A.M. This will be operational from Monday thru Sunday. There will be food dining, alcohol beverages and live music. The bar stops serving alcohol at 1:45 A.M.

The existing license we have is a Type – 47 liquor license. We are requesting a Type-47 liquor license expanded to the proposed tenant improvement restaurant expansion. We are proposing to remove the barrier by upgrade our restroom to accommodate person with disability under ADA Title III. Continuous security is available during the operational hours.

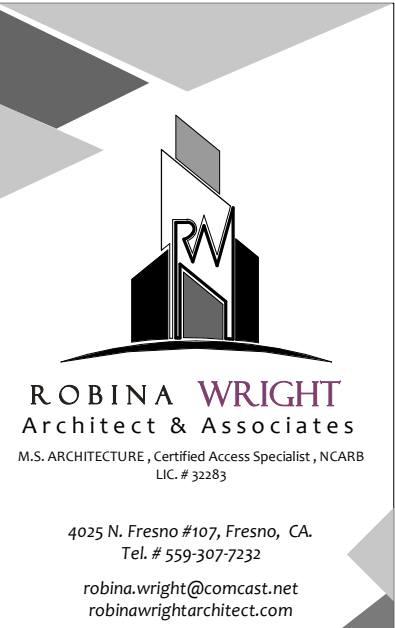
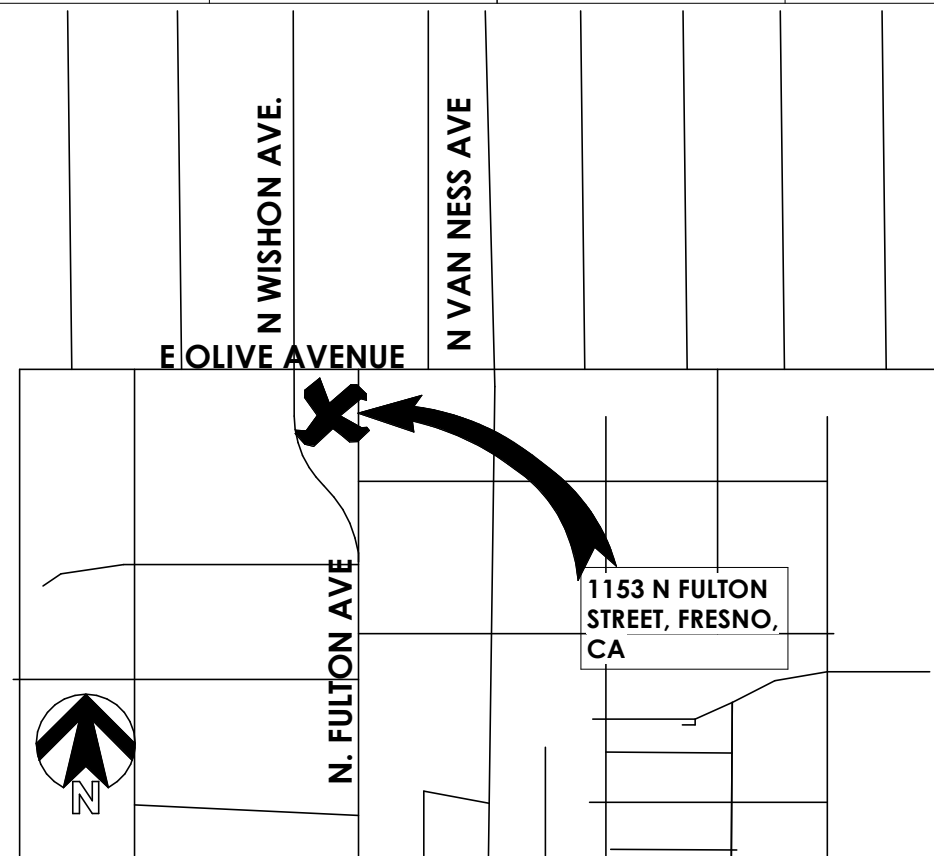
Thank you for your consideration.



Gurdev Singh – President

INDIA'S OVEN TOWER TENANT IMPROVEMENT

1153 & 1145 N. FULTON STREET, FRESNO, CA



THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

DAVID SINGH
INDIA'S OVEN TOWER TENANT IMPROVEMENT
1145 N. FULTON STREET, FRESNO, CA

PROJECT FOR:

DESCRIPTION / DATE:

Project No.: 2020_26

COVER SHEET
& EXISTING
SITE PLAN

Update: 07/29/21
Date: JUNE 10, 2021
Drawn By: Author
Checked By: Checker
Sheet No.:

A-101

SITE PLAN KEYNOTES

- EXISTING PARKING TO REMAIN. NO WORK UNDER THIS PERMIT.
- EXISTING PATIO. NO WORK PROPOSED.
- DASH LINES DENOTE EXISTING ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING SPACE, PUBLIC STREETS LEADING TO THE ACCESSIBLE BUILDING ENTRANCE SERVING THE AREA OF ALTERATION. EXISTING GRADES OF ACCESSIBLE ROUTE SHALL BE CONTINUOUS WITH RUNNING SLOPE NOT EXCEEDING 1/20 AND CROSS SLOPE NOT EXCEEDING 1/48.
- EXISTING CURB.
- EXISTING CENTERLINE OF STREET.
- EXISTING BUILDING.
- EXISTING PATIO FENCE.
- EXISTING SIDEWALK.
- EXISTING TREE WELL.
- EXISTING ASPHALT DRIVEWAY.
- EXISTING DRIVE APPROACH.
- EXISTING VAN ACCESSIBLE AND STANDARD ACCESSIBLE PARKING SPACES, COMPLIES WITH 2016 CBC 11B-502.
- EXISTING FIRE RISER.

CITY OF FRESNO STANDARD NOTES:

- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CITY ENGINEER. CONTACT THE PUBLIC WORKS DEPARTMENT, CONSTRUCTION MANAGEMENT DIVISION (621-5600) FOR DETERMINATION AND CLEARANCE.
- 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
- ALL SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA. ALL EXISTING SURVEY MONUMENTS SHALL BE PRESERVED. SURVEY MONUMENTS WHICH HAVE BEEN DISTURBED SHALL BE RESET BY A LICENSED CIVIL ENGINEER OR LAND SURVEYOR AT THE OWNER'S COST TO THE SATISFACTION OF THE CITY CHIEF SURVEYOR (RODGER WAGNER, 621-5613).
- ANY UTILITIES WITHIN THE PUBLIC RIGHTS OF WAY AND EASEMENTS (E.G., FIRE HYDRANTS, FRESNO IRRIGATION DISTRICT FACILITIES, FRESNO METROPOLITAN FLOOD CONTROL DISTRICT FACILITIES, STREET LIGHTS, ETC.) REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE OWNER. PUBLIC FIRE HYDRANTS SHALL BE RELOCATED BY CITY FORCES AT THE OWNER'S EXPENSE. THE OWNER IS RESPONSIBLE TO ARRANGE AND COORDINATE THE WORK WITH THE DEPARTMENT OF PUBLIC UTILITIES, WATER DIVISION (MICHAEL CARBAJAL 621-5319). THE OWNER SHOULD CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING DIVISION FOR INFORMATION REGARDING ELIGIBILITY FOR REIMBURSEMENTS RELATIVE TO TRAFFIC SIGNAL FACILITIES.

PROJECT INFORMATION

OWNER:
COBB INVESTMENTS
2519 W SHAW AVENUE
FRESNO, CA. 93711
(559) 224-9300

TENANT IMPROVEMENT FOR:
GURDEV SINGH - PRESIDENT
INDIA OVEN, INC.
1153 N. FULTON ST.
FRESNO, CA 93728

SCOPE OF WORK:
TENANT IMPROVEMENT - PROPOSED **± 3,620 SQ. FT.** RESTAURANT EXPANSION.

2021 VALUATION THRESHOLD = \$172,418.00
ESTIMATE COST OF CONSTRUCTION = \$ 65,650.00
REQUIRED COST OF POT IMPROVEMENT @ 20% = 13,130.00

PATH OF TRAVEL UPGRADE FOR 2019 CBC ACCESSIBILITY STANDARD:

- UPGRADE EXISTING NON-COMPLIANT MULTI-USER RESTROOM. ESTIMATED COST = \$ 14,600
- INSTALL NEW ACCESSIBLE ENTRANCE DOOR. ESTIMATED COST = \$ 2,050
ESTIMATE COST OF CONSTRUCTION FOR POT UPGRADE = \$ 16,650.00

PROJECT ADDRESS:
1145 N. FULTON ST., FRESNO, CA 93728

EXISTING SITE DATA:
LOT AREA: .52 ACRE
LOT WIDTH: 150'
LOT DEPTH: 150.00'
EXISTING LAND USE GROUP: CGH - GENERAL HEAVY COMMERCIAL
ZONING: CMS
APN: 452-033-03

EXISTING PARKING:
STANDARD STALLS = 25
STANDARD ACCESSIBLE STALLS= 1
VAN ACCESSIBLE STALL = 1
TOTAL STALLS = 27

BUILDING DATA:

- EXISTING RESTAURANT AREA = 1960 SQ.FT.
PROPOSED RESTAURANT EXPANSION = 3620 SQ.FT.
TOTAL AREA = 5580 SQ.FT.
- EXISTING OCCUPANCY GROUP = A2
- NUMBER OF STORIES = 1
- EXISTING TYPE OF CONSTRUCTION- VB / SPRINKLERED - NO CHANGE PROPOSED.

FIRE SPRINKLER WILL BE SUBMITTED SEPARATELY.

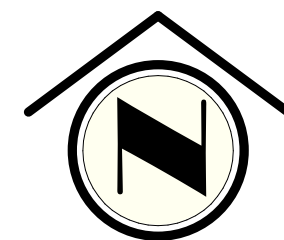
ADDITIONAL NOTES:

- "PRIOR TO PERMIT ISSUANCE, SUBMIT FORMS FOR APPROVAL ADDRESSING REQUIREMENTS OF CAL GREEN AND THE CITY OF FRESNO WASTE MANAGEMENT PLAN FOR CONSTRUCTION AND DEMOLITION DEBRIS."
- SUBMIT PLANS TO AND OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION FOR THE INSTALLATION OR MODIFICATION OF FIRE SPRINKLER SYSTEM. INSTALLATIONS MUST ALSO COMPLY WITH FFD POLICY SECTION 405. FFD POLICIES CAN BE FOUND ON THE FIRE DEPARTMENT WEBPAGE UNDER FIRE PREVENTION & INVESTIGATION, FIRE DEPARTMENT POLICIES.
- IN BUILDINGS IN OCCUPANCY GROUP A HAVING AN OCCUPANCY LOAD OF 300 OR LESS, GROUPS B, F, M, AND S, AND IN PLACES OF RELIGIOUS WORSHIP, THE MAIN DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED:
 - THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED;
 - A READILY VISIBLE DURABLE SIGN POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: *"THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED."* THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND;

THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE FIRE CODE OFFICIAL FOR DUE CAUSE. 2019 CFC, SECTION 1010.1.9.4.

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

PROJECT INFORMATION 2
12" = 1'-0"

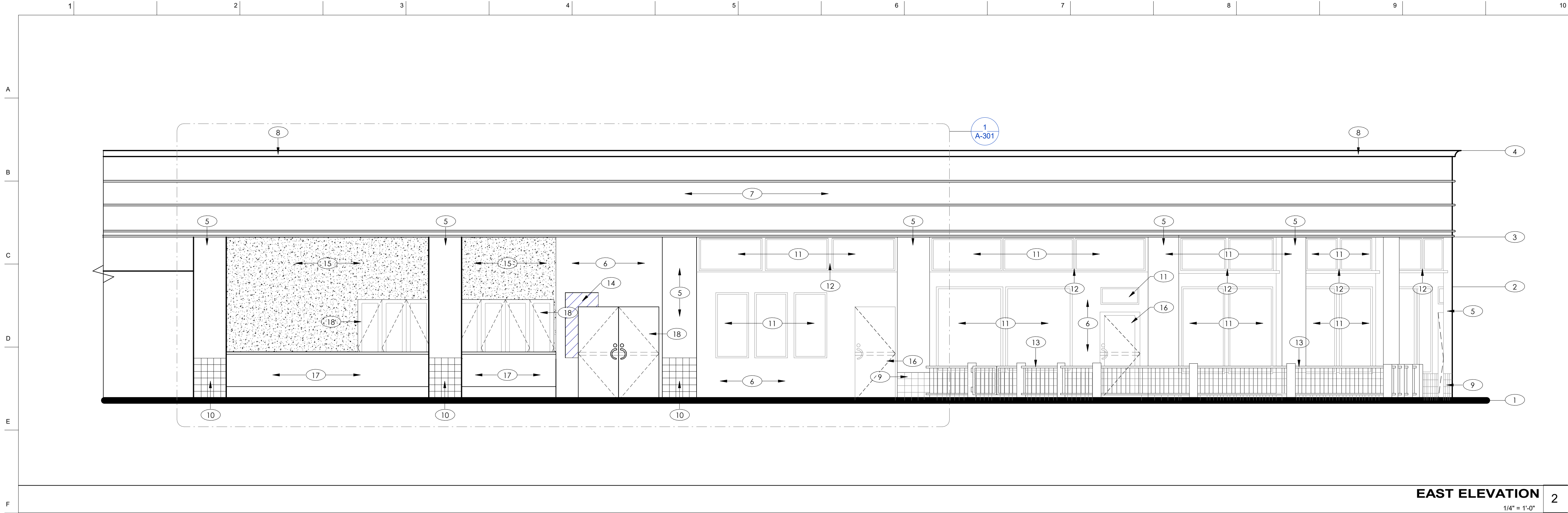
CITY OF FRESNO DARM DEPT
$$3/16'' = 1'-0''$$

FINISH SCHEDULE

N.T.S

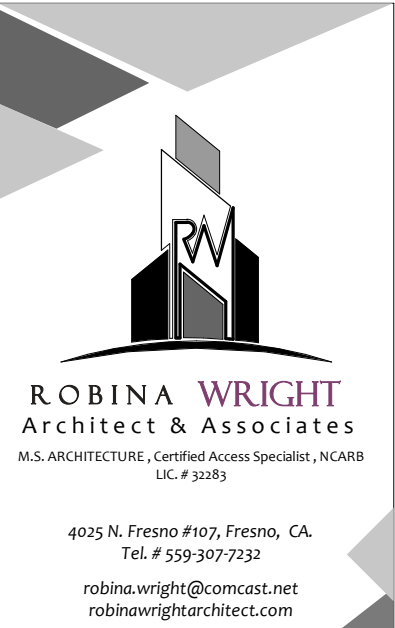
WALL LEGEND

A-201



ELEVATION KEYNOTES

1. EXISTING FINISHED FLOOR ELEVATION: + 0' - 0"
2. EXISTING TOP OF WINDOW ELEVATION: + 8' - 6"
3. EXISTING TOP OF WINDOW ELEVATION: + 13' - 0"
4. EXISTING TOP OF PARAPET WALL ELEVATION: + 18' - 6"
5. EXISTING STRUCTURAL COLUMN WITH STUCCO PLASTER.
6. EXISTING WALL WITH STUCCO PLASTER.
7. EXISTING WALL AND TRIM WITH STUCCO PLASTER.
8. EXISTING TOP OF PARAPET WITH PAINTED WOOD TRIM.
9. EXISTING 6" ROYAL BLUE TILE TRIM TO 24" ABOVE FLOOR.
10. EXISTING 6" ROYAL BLUE TILE TRIM TO 36" ABOVE FINISHED FLOOR.
11. EXISTING WINDOWS TO REMAIN (NO WORK UNDER THIS PERMIT).
12. EXISTING 2x WOOD TRIM TO REMAIN (NO WORK UNDER THIS PERMIT).
13. EXISTING WROUGHT IRON FENCE AND CONCRETE POSTS TO REMAIN (NO WORK UNDER THIS PERMIT).
14. SHADING INDICATES AREA OF WALL TO BE INFILLED, FINISH TO BE PROVIDED PER ELEVATIONS.
15. HATCHING INDICATES AREAS OF WALLS TO HAVE 7/8" STUCCO OVER GALVANIZED WIRE FABRIC OR STUCCO NETTING WITH WATERPROOFED BUILDING (MATCH EXISTING FINISH).
16. EXISTING DOOR. SEE FLOOR PLAN FOR ADDITIONAL INFORMATION.
17. INSTALL 42" HIGH PARTITION WALL WALL WITH 7/8" STUCCO.
18. NEW DOOR. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.



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DAVID SINGH
INDIA'S OVEN TOWER TENANT
IMPROVEMENT
1145 N. FULTON STREET, FRESNO, CA

PROJECT FOR:

DESCRIPTION / DATE:

Project No.: 2020_26

ELEVATIONS

Update: 06/30/20
Date: JUNE 10, 2021
Drawn By: Author
Checked By: Checker
Sheet No.:

A-301

ENLARGED PORTION OF EAST ELEVATION 1

APPL. NO. P22-04443 EXHIBIT E-2 DATE 11/18/2022
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

OPERATIONAL STATEMENT
FOR

SANDOVAL TRUCKING

Address: 1984 W. Dan Ronquillo Drive, Fresno, CA 93706

Assessor's Parcel Number (APN): 458-090-08

Existing General Plan land use designation: Commercial – General (cgh)

Existing zone district: CG

FAA clearance: determination of approval (extended to 5-28-24)

Area of parcel: 1.12 ac.

Enterprise Zone: E

Opportunity Zone: yes

Zone Bluff Preservation: no

School District: FRESNO UNIFIED SCHOOL DISTRICT

Complementary to the surrounding neighborhood: yes

Proposal helps implement the Fresno General Plan: compatible with plan

Use classification from Article 67: CG Commercial – General

Describe: Large Vehicle... Service. Servicing of large over the highway heavy agricultural trucks. Limited to replacing tires, brakes, etc... Traffic generation to be light as the trucks are on the highways predominately.

The site to be developed per Fresno City Planning Department standards including: 15' wide landscaping including seven (7) drought resistant trees on the W. Dan Ronquillo Drive (local street), and 10' wide landscaping including three (3) drought resistant trees on the S. Roeding Drive (major street). The existing entry gate is setback 25' and will remain open during business hours. Employees will open entry gate before business begins and close it after business hours. For water conservation the areas not being covered with AC paving will be enhanced with decomposed granite (DG) Bike racks, ADA compliant parking will be provided and ADA accommodations throughout the site/facilities. See attached site plan.

Page 2
OPERATIONAL STATEMENT
FOR
SANDOVAL TRUCKING
Continued

Our goal is to develop undeveloped land with a business that is compatible to existing zoning and the Existing General Plan of the City of Fresno. Other than the drivers of the trucks stopping for service needs, there will be three (3) full time employees employed at the facility working a 7:00 am to 6:00 pm schedule.

SANDOVAL TRUCKING


Jesus Sandoval, owner

12-20-2022
Date

APPL. NO. P22-04254 EXHIBIT O DATE 01/27/2023
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

APPL. NO. P22-04254 EXHIBIT A DATE 01/27/2023

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

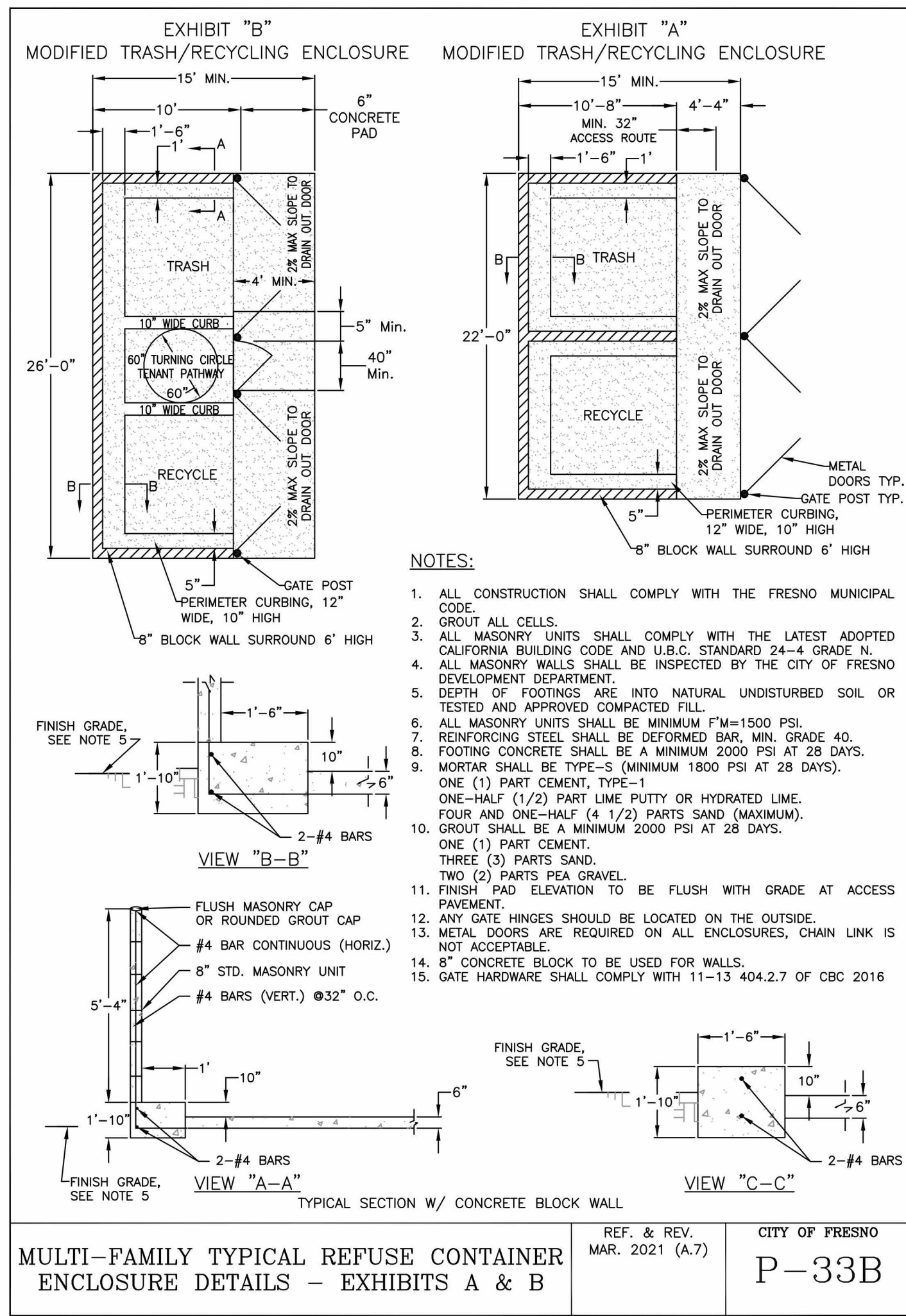
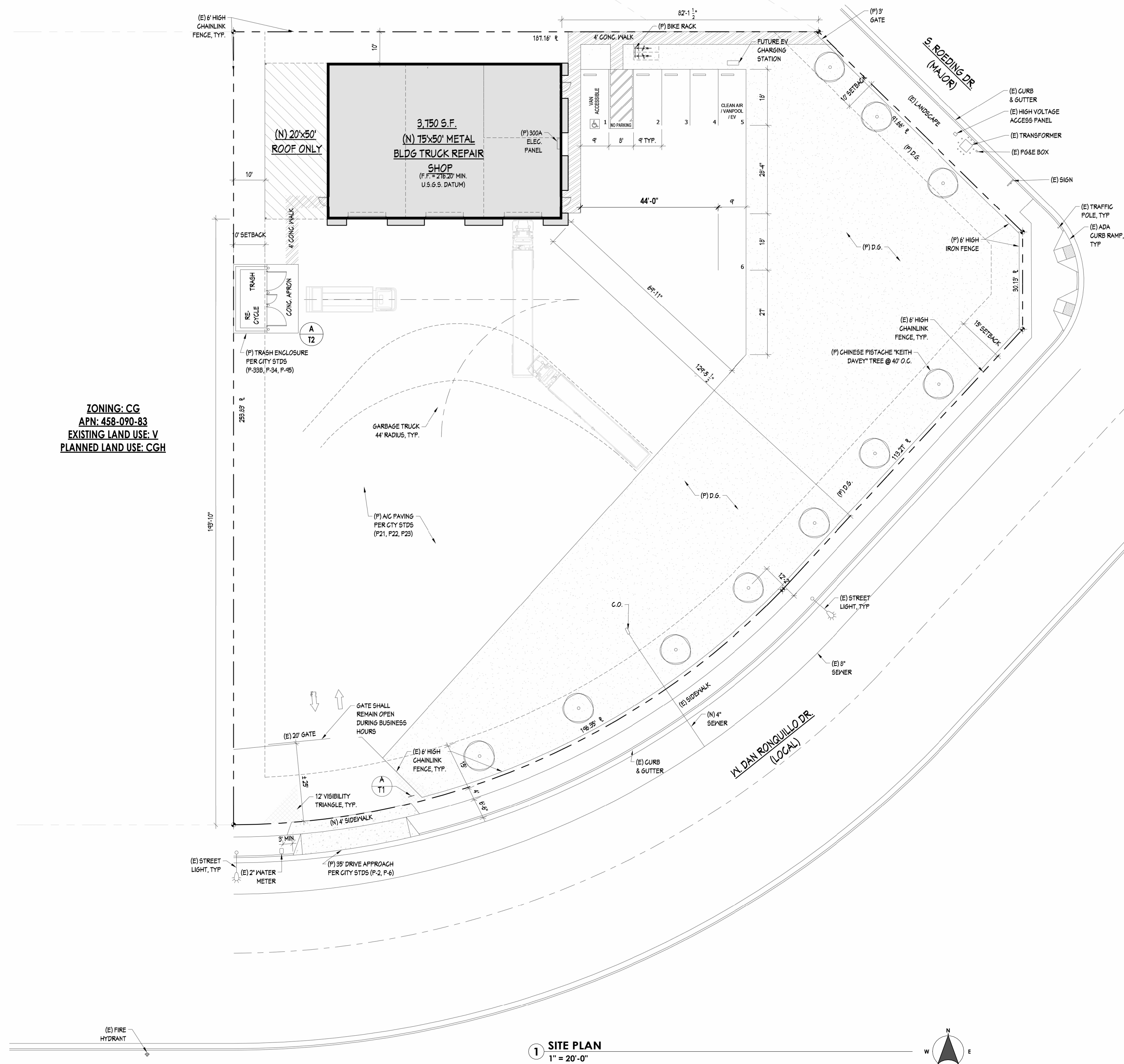
APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

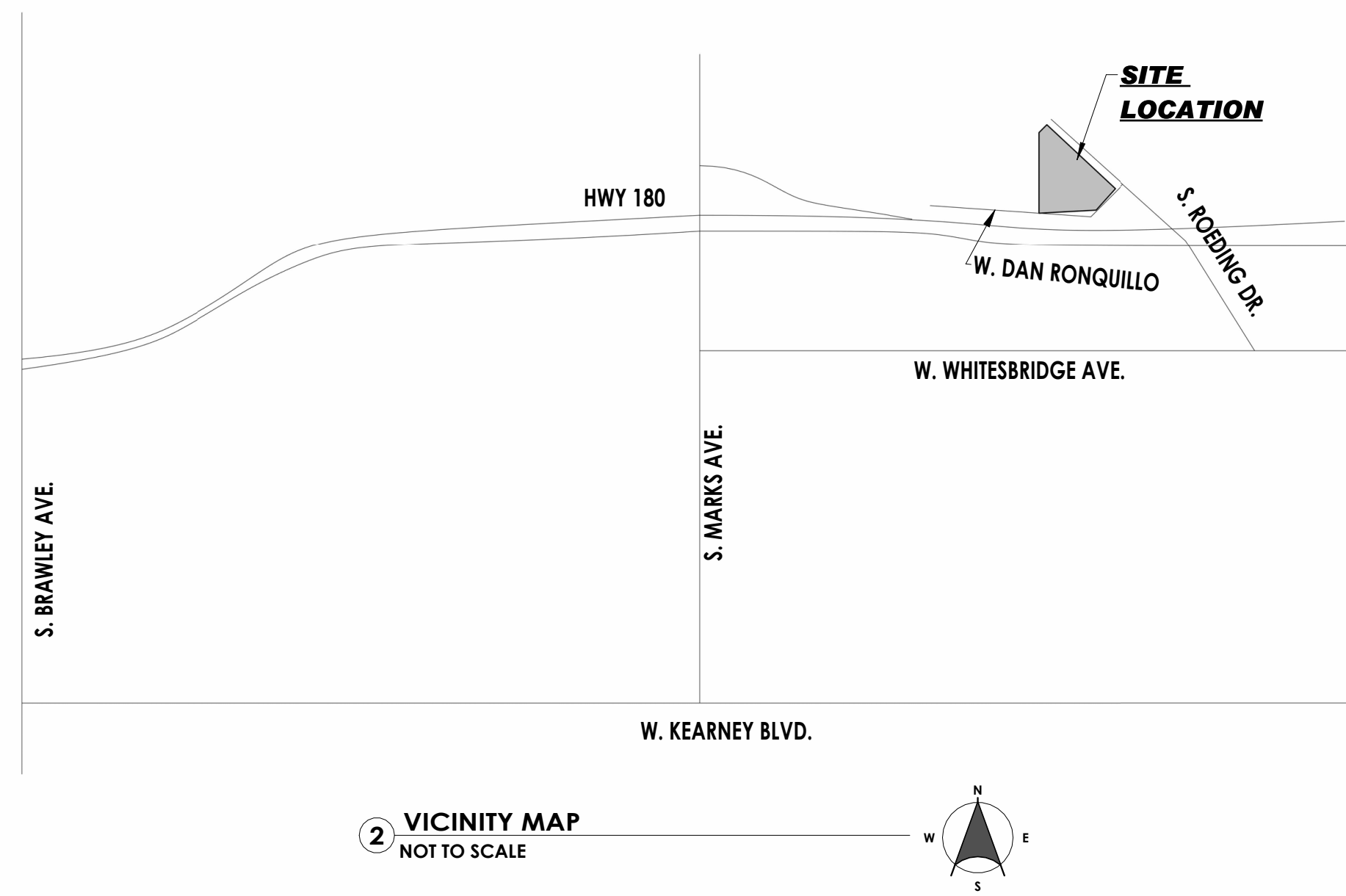
ZONING: CG
APN: 458-060-12
EXISTING LAND USE: RR
PLANNED LAND USE: CGH

ZONING: CG
APN: 458-060-76
EXISTING LAND USE: VV
PLANNED LAND USE: CGH

ZONING: CG
APN: 458-090-83
EXISTING LAND USE: V
PLANNED LAND USE: CGH



TRASH ENCLOSURE DETAIL
NOT TO SCALE



PARKING LOT SHADING CALCS:

TOTAL PAVED PARKING LOT AREA:	306 S.F.
TOTAL SHADING REQUIRED (50%):	153 S.F.
SHADING PROPOSED:	
707 SF x 1 TREE (CHINESE PISTACHE) =	707 S.F.
TOTAL SHADING PROVIDED 15 YRS:	462 %
TOTAL FRONTAGE TREES REQUIRED (20-40' O.C.):	10

SQUARE FOOTAGE :

PAVED AREA:	22,326 S.F.
FLOOR AREA RATIO (2.0 MAX):	0.10
LANDSCAPE AREA:	16,812 S.F.

SITE PLAN LEGEND:

4' MIN. ACCESSIBLE ROUTE w/ 5% MAX. RUNNING SLOPE & 2% MAX CROSS SLOPE w/ NO MORE THAN 1/2" x 1/2" HOLES OR CRACKS (SEE 4/ADA) FROM PUBLIC WAY / ADA PARKING STALL INTO BLDG OR RESTROOM

PARKING SUMMARY TABLE:

STANDARD PARKING SPACES PROVIDED:	4
STANDARD PARKING SPACES REQ'D:	4
ACCESSIBLE SPACES PROVIDED:	1
ACCESSIBLE SPACES REQ'D:	1
CLEAN AIR SPACES PROVIDED:	1
CLEAN AIR SPACES REQ'D:	1
BICYCLE SPACES PROVIDED:	2
BICYCLE SPACES REQ'D:	2
RATIO OF PARKING TO FLOOR AREA:	1 : 625
OFFICE AREA: 384 S.F. (1 PER 250 S.F.):	1.5
(2) SERVICE BAYS (1 + 1.5 PER SERVICE BAY):	1 + 3 = 4
TOTAL PARKING STALLS REQ'D:	6 [5.5]
TOTAL PARKING STALLS PROVIDED:	6

SHEET INDEX

SHEET	CONTENT
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T2	Site Plan
ADA	Accessible Details
A1	Floor Plan
A2	Elevations
IRR-1	Hydrozone Plan
IRR-2	Irrigation Plan
IRR-3	Irrigation Details
IRR-4	Planting Plan

FRESNO CITY SITE NOTES:

- Repair all damaged and/or off grade concrete street improvements as determined by the Construction Management Engineer, prior to occupancy.
- Any survey monuments within the area of construction shall be preserved or reset by a person licensed to practice land surveying in the State of California.
- Any utilities within the public rights of way and easements (e.g., fire hydrants, Fresno Irrigation District facilities, Fresno Metropolitan Flood Control facilities, street lights, etc.) requiring relocation shall be the responsibility and at the expense of the owner. Public fire hydrants shall be relocated by City forces at the owner's expense; the owner is responsible to arrange and coordinate the work with the Department of Public Utilities, Water Division (Eric Campbell 621-5356). The owner should contact the Public Works Department, Traffic Engineering Division for information regarding eligibility for reimbursements relative to traffic signal facilities.
- (2) working days before commencing excavation operations within the street right-of-way and/or utility easements, all existing underground facilities shall have been located by UNDERGROUND SERVICES ALERT (USA), Cal: 1-800-642-2444

DRAINAGE NOTES:

- NO DRAINAGE TO ADJACENT PROPERTY.
- LOT SHALL BE GRADED TO DRAIN WATER AWAY FROM ALL FOUNDATIONS AT A SLOPE OF 5% WITHIN 10' OF THE BUILDING. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL SLOPE A MINIMUM OF 2% AWAY FROM BUILDING. ALL SITE GRADING OUTSIDE THE BUILDING ENVELOPE IS REQUIRED TO BE A MINIMUM OF 0.5% DIRECTED TOWARD THE STREET.
- FINISH FLOOR ELEVATION SHALL BE ABOVE CROWN OF STREET.
- DRIVEWAYS AND PRIVATE ROADS SHALL HAVE A MAX. SLOPE OF 12%. THE GRADE MAY BE INCREASED TO A MAX. 20% FOR PAVED SURFACES.

PLANNING DEPARTMENT NOTES:

- DUST CONTROL MEASURES AND WEED MAINTENANCE SHALL BE PROVIDED TO AREAS THAT WILL REMAIN UNPAVED DURING GRADING AND CONSTRUCTION.
- SIGNAGE FOR THE PROJECT WILL BE PROCESSED UNDER A SEPARATE SIGN REVIEW APPLICATION.

DESIGNER:

373 E. SHAW AVE. #156
FRESNO, CA 93710
(559) 289-4912
wventerprises@outlook.com

DISCLAIMER:
Plans shall not be distributed nor copied without the expressed written consent of the Designer. Plans are diagrammatic and shall not be scaled to determine dimensions. The contractor shall verify all dimensions and conditions at the site and shall notify the Designer of any discrepancies between the actual conditions and information shown on the drawings before proceeding with the work. The contractor shall immediately notify the Designer of any condition in which, in his opinion, might endanger the stability or cause distress to the structure.

ENGINEER:

STAMP:

1-4-2023

DATE:

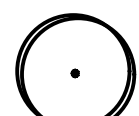
PROJECT:

New Metal Building:
Sandoval Trucking
1984 W. Dan Ronquillo Dr.
Fresno, CA 93706
(559) 304-289
APN: 458-090-80

SHEET

T2

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	DETAIL	REMARKS	WATER USE
	PIS KEI	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	15 gal.	8			Low
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	DETAIL	REMARKS	WATER USE
	OI	Olea europaea 'Montra' TM / Little Ollie Olive	5 gal.	22			Very low

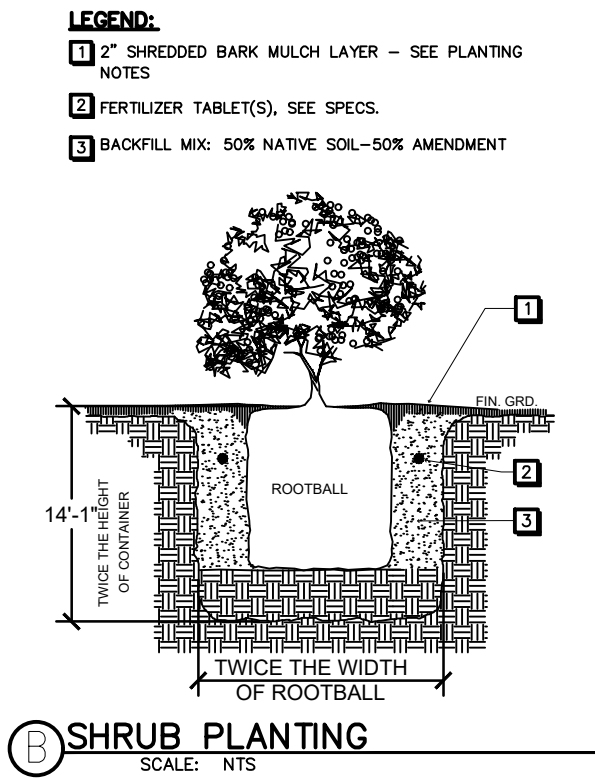
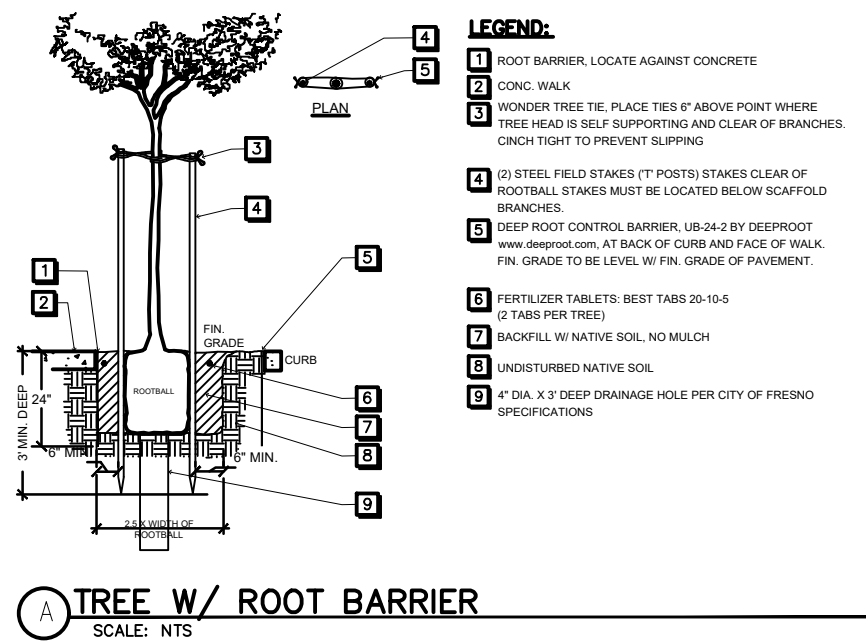
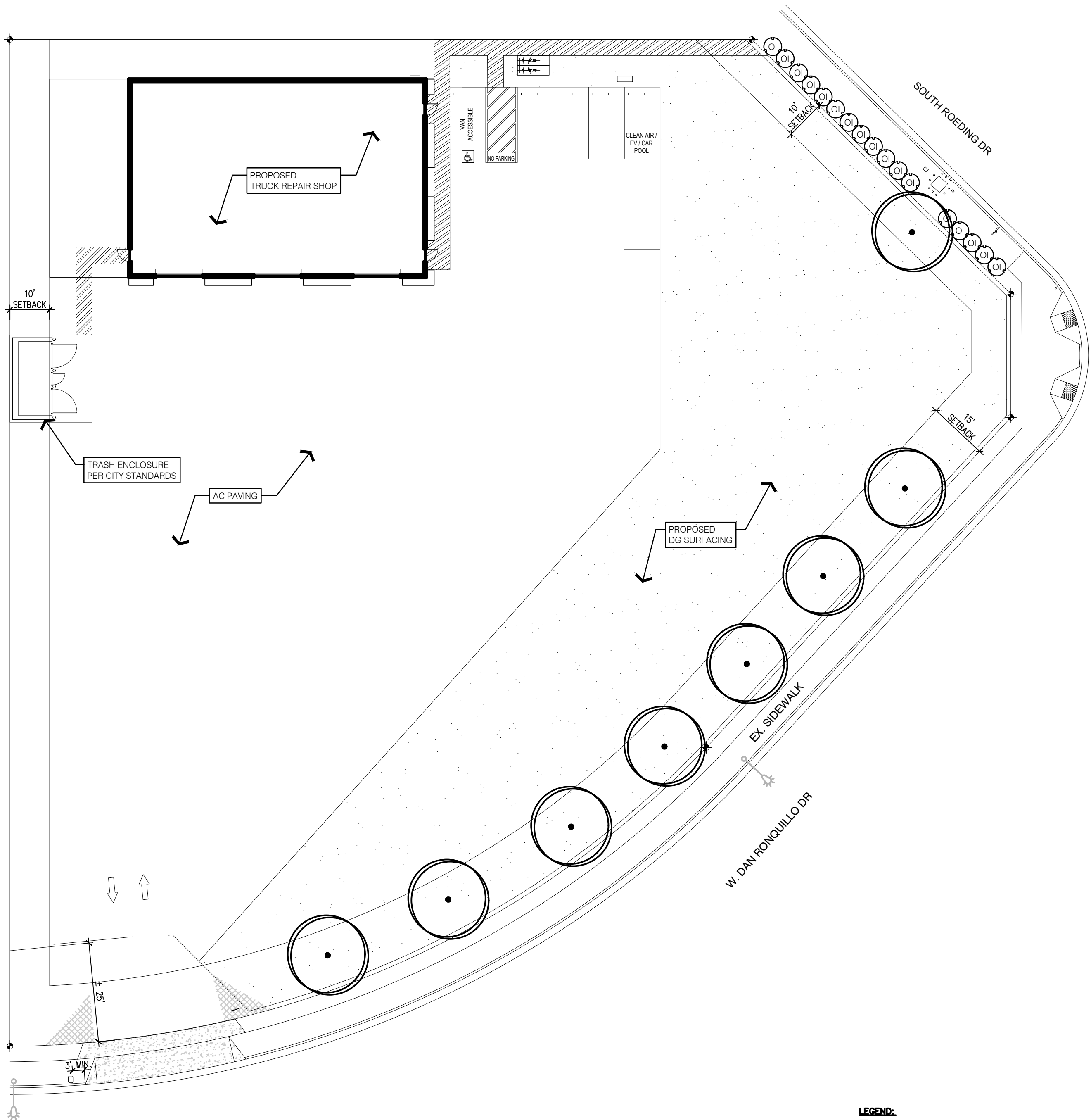
APPL. NO. P22-04254 EXHIBIT L DATE 01/27/2023

PLANNING REVIEW BY P22-04254 DATE 01/27/2023

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



PLANTING NOTES:

- The Contractor shall be responsible for providing all work, materials, equipment and services for performing the "Planting" appearing on the construction drawings for the installation of this project.
- Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of landscape architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification
- Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
- See details and specifications for planting requirements, materials and execution, staking method, plant pit dimensions back fill and fertilizer requirements.
- The Contractor shall refer to the plans and specifications when preparing the bid. The Contractor shall verify the availability of the plant material immediately after the signing of the contract with the Owner. Plants shall be true to the Botanical name; genus, species and/or hybrid name as specified in the plant legend. Contractor shall refer to The Sunset Western Garden Book for complete descriptions of plant materials. Substitutions of plant types as specified in the drawings are not allowed without prior authorization by the Landscape Architect. All substitutions shall be submitted in written form. Contractor shall contact Landscape Architect immediately with any discrepancy or unavailability issues. Failure to make such conflicts known to Landscape Architect will result in the Contractor's responsibility to replace the inappropriate materials at no expense to Owner.
- All plant material must be approved by the Owner's authorized representative and/or Landscape Architect prior to installation. Plants shall be of adequate size as specified on the plans and be in good condition upon arrival at the project site. They shall be free of broken limbs, cuts or abrasions to trunk and limbs, sun scalded leaves, insect infestations, diseases, fungi and show no signs of distress from lack of watering. All substandard plant material will be replaced at no additional cost to the Owner.
- Contractor shall notify Owner's authorized representative 48 hours prior to commencement of work to coordinate project observation schedules.
- Final location of all plant materials shall be subject to the approval of the Owner's authorized representative. If conflicts arise between size of areas and plans, contractor shall contact Landscape Architect for resolution. Failure to make such conflicts known to Landscape Architect will result in contractors responsibility to relocate the materials at no expense to Owner.
- All existing trees to remain shall be protected from damage during construction. Provide protective barrier throughout construction.
- The contractor shall be responsible for installing required root barriers when trees are five feet or less (10' or less for city trees) from hardscape areas. DEEP ROOT UB24-2 or equal (415)781-9700.
- The contractor shall be responsible for replacement and reconditioning the existing landscape damaged by this construction contract. Replacement and reconditioning will include but not be necessarily limited to: turf establishment (ripping, soil preparation, soil conditioning, fine grading and rolling sod); tree, shrub, and ground cover replacement, etc.
- Landscape areas to be rough graded plus or minus one tenth of a foot. For bioswale areas maintain positive drainage away from all hardscape areas.
- All on-grade planting areas shall be ripped to a depth of 4-6 inches in two directions and receive the following materials per 1,000 square feet of planting area:

3 cubic yards; Kellogg's 'Nitro-humus' or Equal
15 pounds; 12-12-12 Commercial fertilizer
10 pounds; Soil Sulfur
50 pounds; Humate

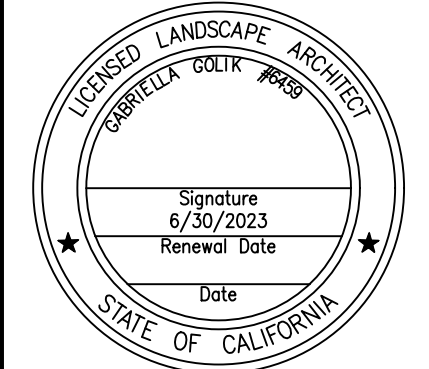
Earthwise Organics
6943 N. Golden State Blvd.
Fresno, CA 93722-9364
(559)275-3300
- Prior to top dressing, use pre-emergent herbicide, 'Ronstar' or equal at a rate specified by the manufacturer for all shrub/tree planting areas. Avoid pre-emergent herbicide in turf and annual color areas.
- Planting beds shall be top dressed with 3" mulch. Contractor shall submit sample for approval by Landscape Architect.
- The Contractor shall guarantee the planting and all of its components for the time period specified in the contract for this project. The guarantee shall begin after the date of final acceptance by the Owner's representative and/or Landscape Architect. The Contractor shall be responsible for all materials and labor associated with the guarantee during that time period.
- Controlled release fertlize tablets or packets to be added for all plants as per manufacturers recommendations.
- Landscape must be in place before issuance of the certificate of occupancy.
- Trees and other landscaping shown on this plan shall be maintained in good health. However, trees may not be trimmed or pruned to reduce the natural height or overall crown of the tree, except as necessary for the health of the tree and public safety; or as otherwise approved by the Public Works Department Director for R.O.W.\
- Prior to final inspection, a written certificate, signed by a landscape professional approved by the director, shall be submitted stating that the required landscaping and irrigation system was installed in accordance with the landscaping and irrigation plans approved by the Planning Division, Development Director and Public Works Director for public R.O.W.
- I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans.
- For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.



GG LANDSCAPE ARCHITECTURE, Inc.

6702 N. CEDAR AVE. STE. 205
FRESNO, CA 93710
559.313.3891

GABRIELLA@GGLANDSCAPEARCH.COM



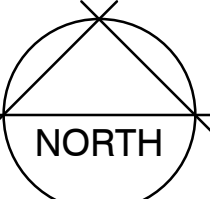
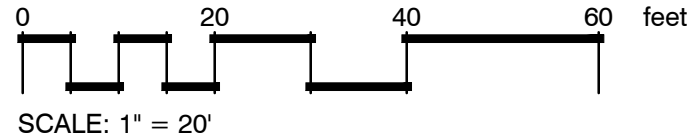
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REVISIONS	
1	

PLANTING PLAN

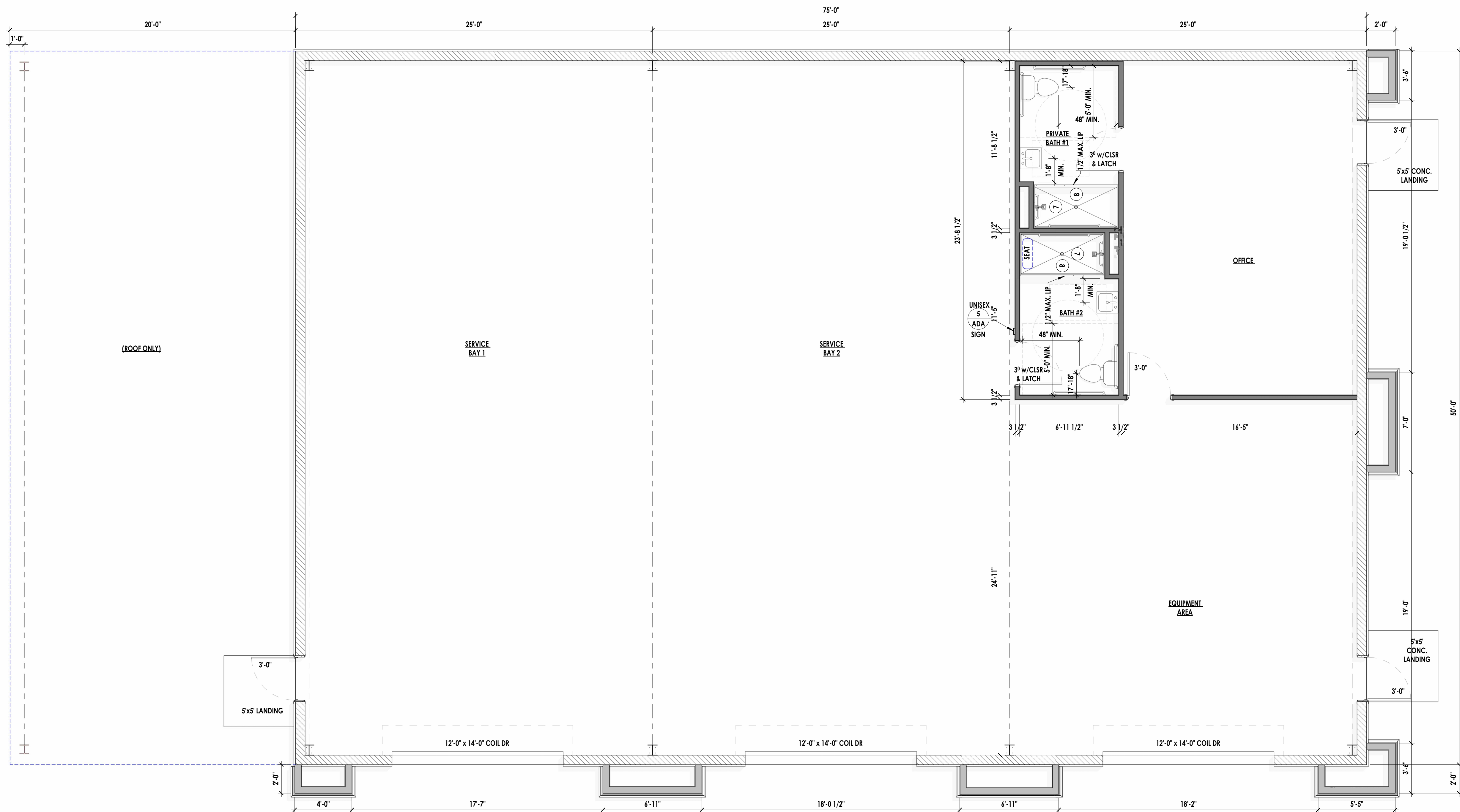
DRAWING TITLE:
Sandoval Trucking
1984 Dan Ronquillo Dr
Fresno, CA
PLAN CHECK # 22-XXXX

DATE: **12/30/22**
JOB NO.: **22-137**
SHEET:
PL-1
of **x** sheets

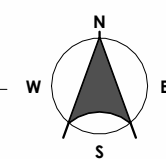




2 3D VIEW FOR REFERENCE



1 FLOOR PLAN
1/4" = 1'-0"



GENERAL NOTES:

1. Soil Bearing: 1,500 PSF.
2. Concrete: 2,500 PSI in 28 days.
3. Rebar: Grade 40
4. Non-Shear Wall Anchor Bolts: $1\frac{1}{2}$ " ϕ x 10' w/ 0.229" x 3"x3" steel plate located in middle $1\frac{1}{3}$ of soil plate @ 6'-0" O.C. (with 7" embed) and within $1\frac{1}{2}$ of each end. Use wedge anchors or 1" ϕ \times 10" Tilters w/ 1" embed. in existing concrete.
5. Non-Shearing Interior Partitions: Shot Piers 0.145" ϕ x 2.875' w/ washer located in middle $1\frac{1}{3}$ of all split @ 36" O.C. max and 6" from end. Max. penetration: 1/3 slab depth. Rammed ICC-ES #1799.
6. Lumber: (unless otherwise noted)
 - a. Beams & Posts: Douglas Fir #1
 - b. Studs & Plates: Douglas Fir #2
7. Pressure treated plates in contact with soil, concrete, masonry
8. Nailing per Table CBC 2304.10 "Fastening Schedule".
9. Cutting, nitching, & boring per CBC 2308.
10. Provide chemical toilet on-site during construction.

KEY NOTES:

- Circle with number refers to notes below:
- 1 26 GA. METAL ROOFING (SEE BORGHA PLANS);
- 2 NOT USED;
- 3 26 GAUGE-HORIZONTAL METAL SIDING,
- a. 26 GAUGE VERTICAL METAL SIDING,
- b. MASONRY VENEER (SEE VENEER NOTES BELOW)
- 4 4 NOT USED;
- 7 WATER (OUR RAATES: SHOWER HEAD: 1.8 G.A/L MIN. @ 80 PSI;
LAVATORY FAUCETS: MIN. 0.8 G.A/L MIN. @ 20 PSI AND A MAX. OF
1.2 G.A/L MIN. @ 60 PSI; TOILET: MAX. 1.28 G.A/L MIN.)
- 8 SHOWER w/ CERAMIC TILE OR FIBERGLASS ENCLOSURE TO 6" MIN.
A.F.F. w/ MIN. 30" DIA. CIRCLES & MIN. 1.024" I.D. (3/32X32) AREA.
R.F.F. MIN. 30" DIA. CIRCLES & MIN. 124" I.D. ACCESS PLATE.
PROVIDE ROD FOR CURTAIN OR MIN. 22" WIDE DOOR w/ TEMPERED
GLASS.
- 9 NOT USED;
- 10 EXHAUST FANS: BATH FAN 50 CFM, AIR CHANGES PER HOUR MIN.
AIR EXTRACT TO BE VENTED TO EXTERIOR w/ BACKDRAFT
FLAME.
- 11 WATER HEATER: ALL HOT WATER PIPING 3/4" TO 2" SHALL HAVE 1"
THICK INSULATION w/ AN R-7.7 RATING. INSULATE THE FIRST 5' OF
HOT & COLD WATER TO STORAGE TYPE WATER HEATER. PROVIDE 4x
6" EXTRACT TO MOUNT w/ FASTENERS PER MANUFACTURER'S
INSTALLATION INSTRUCTIONS.

APPL. NO. P22-04254 EXHIBIT F DATE 01/27/2023

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____




APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

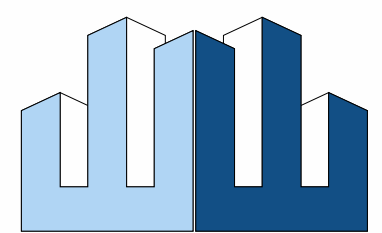
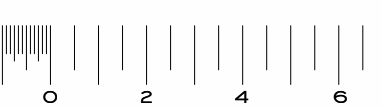
AREA INFO:

(N) METAL BLDG:	3,750 S.F.
(N) (ROOF ONLY):	<u>1,000 S.F.</u>
TOTAL:	4,750 S.F.

NEW FLOOR PLAN LEGEND:

 = (N) 2x6 DF#2 STUDS @ 16" O.C. (U.N.O.)
 = (N) 2x4 DF#2 STUDS @ 16" O.C. (U.N.O.)
 = (N) 8" METAL GIRTS

DESIGNER:



373 E. SHAW AVE. #156
FRESNO, CA 93710
(559) 289-4912
wwenterprises@outlook.com

DISCLAIMER:

Plans shall not be distributed nor copied without the expressed written consent of the Designer. Plans are diagrammatic and shall not be scaled to determine dimensions. The contractor shall verify all dimensions and conditions at the site and shall notify the Designer of any discrepancies between the actual conditions and information shown on the drawings before proceeding with the work. The contractor shall immediately notify the Designer of any condition in which, in his opinion, might endanger the stability or cause distress to the structure.

ENGINEER:

STAMP:

DATE: 1-4-2023

PROJECT:

New Metal Building:
Sandoval Trucking
1984 W. Dan Ronquillo Dr.
Fresno, CA 93706
(559) 304-289
APN: 458-090-80

SHEET

A1

Operational Statement Form

Please use this form to clearly explain the proposed project. This information will assist all individuals, departments and agencies in their review and drafting of comments, conditions, suggestions or recommendations. The goal is to facilitate an accurate and complete description of your project in order to avoid unnecessary delays in gathering additional information. If you have any questions about the requested information, please call Development Services at (559) 621-8277.

Note: If the Operational Statement is not submitted or if the submittal is illegible, unclear or incomplete, the review of your project will not be accepted for processing.

Project Description:

CUP is being submitted by Jamil Taylor of Viola Fresno on behalf of Viola Fresno and pertains to 0.6 acres of property located at 755 Van Ness Ave APN: 468-256-01 and is zoned C-4 with a planned land use of Retail Cannabis Dispensary - Planned Use Designation (Downtown General)
The applicant is requesting authorization to:

Operate an Adult Use retail cannabis dispensary

The proposed development will consist of

Construction renovation of an existing building

The existing site currently consists of 30,000 sqft with 10 existing parking spaces
The proposed hours of operation are from 9am to 9pm on Mon/Sun, 10am-7pm Sun
Other facts pertinent to this project are as follows:

Viola Fresno has been pre-approved for an adult-use cannabis retail dispensary, located on 755 Van Ness Avenue, Fresno, CA 93721. We are a professional organization with over 50 years combined owning and operating cannabis facilities across the US and we are looking forward to bringing our professionalism to Fresno. We will hire a local construction team, hire a local operations team and provide safe dispensing of cannabis per all rules & regulations.

1. Project Narrative: (*communicate in detail all characteristics of your project; provide as much detail as possible; include basic information such as applicant/project name, business, product or service, anticipated traffic- customers, deliveries, etc., any special events, number of employees, required equipment, on-site storage, demolition or adaptive reuse of existing structures, noise generation, any hazardous materials, etc.*)

Please find attached a detailed operational narrative.

APPL. NO.	<u>P22-03072</u>	EXHIBIT	<u>O</u>	DATE	<u>01/20/2023</u>
PLANNING REVIEW BY				DATE	
TRAFFIC ENG.				DATE	
APPROVED BY				DATE	
CITY OF FRESNO DARM DEPT					

Project Narrative Operational Statement

Hours of Operation

Dispensary: We plan to have our dispensary operations open seven days a week and closed on major national holidays including New Years day, Christmas and Thanksgiving. We understand we are dispensing high quality products and we want customers located in and around the Fresno area to have an equal opportunity to purchase, medicate and relieve their symptoms with consistent hours of operation. We will be open for an estimated 8-12 hours each day, ranging on the weekdays and weekends, based on previous historical cannabis operations.

We expect to be busy every day after 5:00pm, busy on most Fridays due to payday and the start of the weekend and busy weekends near opening. Typically, the down days are Tuesdays and Wednesday as many customers purchase products during the weekend. If we notice customer trends, we will adjust our hours and properly announce on our website, email list to customer, post signage at our location, social media and through other marketing platforms. In no instance will we be open earlier than 6:00am or later than 10:00pm, per *SEC 9-3310(a)(1)*. Our proposed schedule has our dispensary open for 12 hours every week on average.

Fresno Dispensary Hours of Operation

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	10:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM
Close	7:00 PM	9:00 PM	9:00 PM	9:00 PM	9:00 PM	9:00 PM	9:00 PM
Hours Open	9 hours	12 hours	12 hours	12 hours	12 hours	12 hours	12 hours
Total Hours	81 hours						
Average Hours	12 hours						

We base our operating decisions on industry research and past experiences. A cannabis analytics firm – Headset – conducted research on when are the most popular days and times to purchase from a dispensary. They collected data from over 715,000 transactions and below is a snapshot of their findings:

“Legal marijuana is most likely to be purchased between 3 and 5 o’clock on Fridays, Headset found. Another quarter of purchases occurred during the traditional happy hours between 6 and 8 o’clock. In another less-than-shocking finding, just 13 percent of purchases are made between 9 and 11 in the morning. The early bird, it appears, does not get the legal weed.” – Headset, Bloomberg, September 23, 2016 “The Early Bird Does Not Get the Legal Weed”

We believe being open for 70+ hours a week best optimizes our business but also allows customers to purchase their products or medicine seven days a week, like a Walgreens, CVS or

Walmart pharmacy. If our dispensary has to close during our normal business hours, we will implement procedures to notify customers when we will resume normal hours of operation. We will update our website real time, we will have a present voice messaging system to notify the customers that may call before they arrive, we will have conspicuously posted signs at the entrance, we will send out alerts using social media and we will email all customers when we will reopen. We believe these are great ways to contact and reach our customers during a closure or change in schedule. If our dispensary is or will be closed during our normal hours of operation for longer than two business days, we will immediately notify the City Manager.

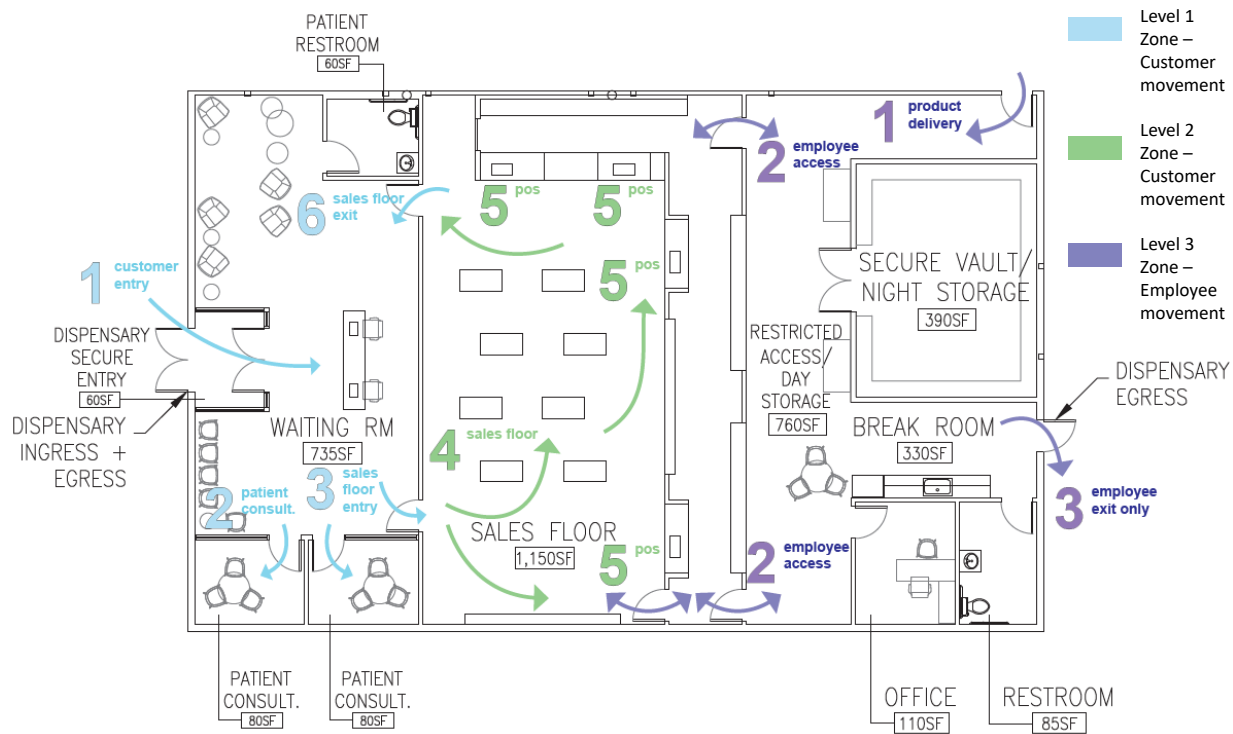
Opening & Closing Procedures

Dispensary: Our CEO, Dispensary Manager and Security Manager will ensure all procedures are followed when opening and closing the facility for the day. At no time will our CCB be open or in operation, unless the CEO, Dispensary Manager or Security Manager is on premise and directly supervising the activity within the facility. The CEO and Dispensary Manager will **ALWAYS** open the facility with a security guard on site. Each employee that enters will have to check in using their limited access keycard and show ID, all hourly paid employees must “clock” or “punch” in before entering any part of the sales floor. The security guard will check all employees in at the vestibule. All employees working the morning shift (opening the facility) will be asked to be on site one hour before opening to properly prepare and stage the sales floor. The CEO or Dispensary Manager will do the following: (i) properly check all inventory from the night before, (ii) check all cash accounts within the Vault, (iii) properly fill all cash registers at each Point-of-Sale (“POS”) station with daily starting cash, (iv) conduct a security check of the cameras and surveillance system with the security guard, (v) update menu items if necessary based on inventory and (vi) ensure all customer areas are clean and sanitary including bathrooms, waiting area and sales floor.

At close, all hourly paid employees must “clock” or “punch” out before leaving at the end of the business day. Our CEO will follow the procedures outlined: (i) remove all product from the sales floor and transfer to the inventory carts, the CEO with restricted access will deposit the inventory cart in the vault once cash accounting is completed, (ii) All terminal cash drawers and receipts will be reconciled using a closing report log in our POS system, (iii) all cash will be counted, sorted, bundled, stored and logged in our cash vault, (iv) conduct nightly inventory and reconcile with sale receipts, (v) dispensary agents will complete their daily cleaning station checklist, which include organizing the sales floor for the morning agents, (vi) shut down all computers and turn off all lights in the dispensary, and (vii) activate the security alarm, leave as a team (security guard is always last to leave) and make sure all entrance doors are locked. Our CEO, Dispensary Manager and Security Manager will monitor all employees to ensure adherence to all closing procedures.

Please find below an example of our dispensary flow of customers and employees.

Example: Dispensary Flow – Customers and Employees



1. Customers will be greeted at the main entrance and proceed to our reception desk. The security guard will check in the customer using our Flow Hub NUG Mobile device. Each person's photo ID Card are scanned and checked against the state registry and our POS system.
2. After checking in, each customer will wait in our comfortable waiting area until an available dispensary agent is assigned to assist the customer. If a new customer they may have private questions and can ask for a private consultation, the customer will then be led to speak with our agents in a private consultation room. A non-medical professional will NOT provide medical advice to customers.
3. The agent will escort the customer to the sales floor, through the separate secured entry door leading to the sales floor, the separate entry allows for smooth flow and movement of customers and agents to prevent the spread of COVID-19. On the sales floor each customer will receive advice on which products best suits their lifestyle. There will always be a 1:1 ratio of customer to a dispensary agent on the sales floor and a few of our agents will be floating in the sales floor to answer questions about products on display.
4. Customers will check out at one of our POS terminal locations. All terminals will be more than six feet apart per our COVID-19 guidelines and for customer privacy. Our agents will follow all procedures and dispense cannabis products, per our SOPs.

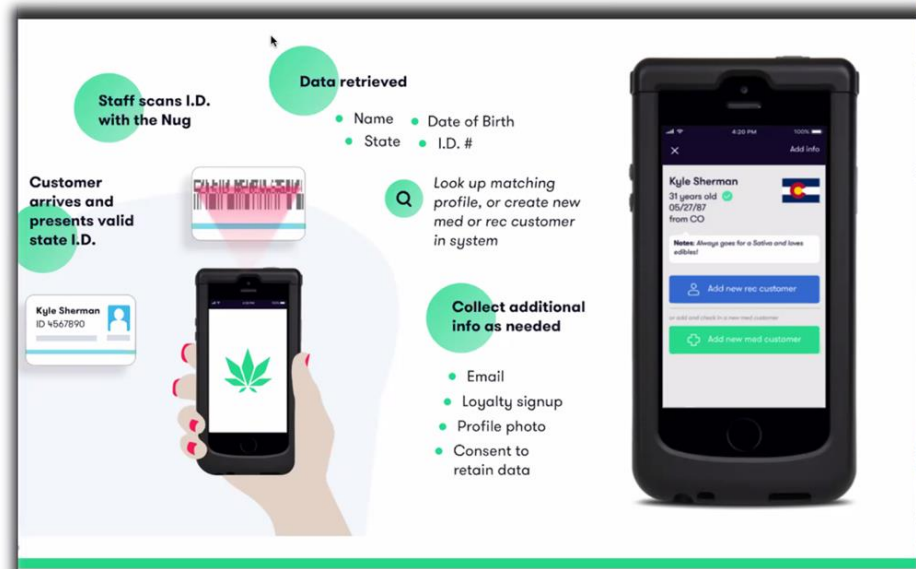
5. Upon completion of the transaction, the customer will be escorted to the sales floor exit door leading back to the waiting area. As you can see from the diagram above, a separate exit from our sales floor to the waiting room creates a smooth flow and movement of customers and agents and a safe way to prevent the spread of COVID-19.
6. Customer exits the dispensary and is monitored until they get in their vehicle.

Customers will only have access to four areas in the dispensary part of the facility: Waiting Room; Private Consultation Room; Sales Floor (where the Patient must be escorted at all times) and Restrooms, designated for customers and not the public. We will have surveillance of each customer at all times, (obviously not in the bathroom, but within entry and exit of the bathroom). The limited access to customer allows our security team to easily track customer movement through our dispensary.

COVID-19 Procedures: Our dispensary will ensure all customers are safe and follow all COVID-19 protocols, including wearing a mask, that is covering the customers nose and mouth, upon entry, receiving a temperature check directly within entry, and staying 6 feet away from other customers while in the waiting area and in the sales floor. If a customer has a fever or high temperature or flu like symptoms, our CEO will ask they immediately leave the facility and seek immediate medical attention. If a customer does not have a mask, we will have a box of medial grade masks to be provided upon entry. All items that customers can access (floors, chairs, desks, menus, tablets, countertops) will be wiped down and sprayed with paraben and phthalate free sanitizer. We will have hand sanitization stations spread throughout our facility, including in the: Waiting Room; Private Consultation Room; Sales Floor; and Restrooms. Some of our customers will have serious pre-existing conditions and life-threatening diseases and could be fatal if exposed to COVID-19.

Customer Dispensing Procedures: We will follow all rules and regulations outlined in *SEC. 9-3310*.

Upon entry to our dispensary customers are required to first check in with our security guard. As customer enter, they will notice on our waiting area wall, we will post our dispensary license and the



hours of operation. Before we dispense any cannabis to a purchaser we must verify the age of the customer checking a government-issued identification card by using our Flow Hub NUG Mobile Scanner. The portable custom-build scanner is an iPhone like device used by our agents to verify a customer's age using a government-issued ID with authenticity software. The ID's barcode on the back is scanned. The security guard verify the validity of the government-issued ID card and using our software platform, can place the customer in queue to be escorted to the sales floor or schedule a private consultation with our dispensary agents. All customers will be escorted to the sales floor by a dispensary agent, maintaining a 1:1 customer to dispensary agent ratio, and will begin their shopping experience. Once the customer is escorted in the sales floor and before closing any transaction, our dispensary agent must again verify the validity of the government-issued ID by scanning the back with our Flow Hub NUG, which will pull up the customers unique "Customer Homepage" and information to close out the purchase. Our security guard and dispensary agents will offer any appropriate customer education or support materials.

Prior to dispensing cannabis or cannabis products to any person, our agents will verify the age of each customer. *SEC. 9-3310(a)(3)*.

Before closing the transaction our dispensary agent must enter their agent ID number, our dispensary ID number, scan all products so the Customer Homepage is updated with the amount, type of product (strain, brand etc.) being purchased and the date and time products are dispensed. This will all be tracked in our POS platform, integrated with the state's verification system (if applicable), and can be done with a few clicks on our hardware. In order to finalize any transaction our dispensary agents must enter their unique 4-digit pin so our CEO and Dispensary Manager can track who completed the sale, helping identify diversion, theft or human error during a sale.

We will comply with *SEC.9-3309(i)(1-4)*. Persons under the age of twenty-one (21) years will not be allowed on the premises of a cannabis retail business or a commercial cannabis business and will not be allowed to serve as a driver for a delivery service. It will be unlawful and a violation of this Article for any person to employ any person who is not at least twenty-one (21) years of age. The entrance to our business will be clearly and legibly posted with a notice that no person under the age of twenty-one (21) years of age is permitted to enter upon the premises of the commercial cannabis business. Persons at least eighteen (18) years old will be allowed on the premises of a medical cannabis retail business to purchase medicinal cannabis or medicinal cannabis products. The entrance to our business will be clearly and legibly posted with a notice that no person under the age of eighteen is permitted to enter upon the premises of our dispensary. Our facility agent will be trained to not violate the regulations by selling to any person under the age eighteen (18) or to sell cannabis or cannabis products to any person under the age of twenty-one (21).

After checking in, customers will be able to sit in our comfortable waiting area where they can read information about our products, look at our digital menus – through stationary tablets and learn about the Fresno cannabis program in our “Cannabis 101” library.

Signage and Notices: We will comply with *SEC. 9-3309(h)(1-6)*. Our facility signage will conform to the requirements of Chapter 15, Article 26 of the Code, including, but not limited to, seeking the issuance of a city sign permit. No signs placed on the premises of the cannabis business will obstruct any entrance or exit to the building or any window. Each entrance will be visibly posted with a clear and legible notice indicating that smoking, ingesting, or otherwise consuming cannabis or cannabis products on the premises or in the areas adjacent to the business is prohibited. Business identification signage will be limited to that needed for identification only and will not contain any logos or information that identifies, advertise, or lists the services or the products offered. Advertising will not be visible from the exterior of the establishment and will be prohibited on the exterior of the establishment. No cannabis retail business or commercial cannabis business may advertise by having a person holding a sign and advertising the business to passerby, whether such person is on the premises or elsewhere including, but not limited to, the public right-of-way.

Signage will not be directly illuminated, internally or externally. No banners, flags, billboards or other prohibited signs may be used at any time. In accordance with state law and regulations, holders of a commercial cannabis business permit shall be prohibited from advertising any commercial cannabis business or cannabis retail business located in the city utilizing a billboard (fixed or mobile), bus shelter, placard, aircraft, or other similar forms of advertising, anywhere in the state. This paragraph is not intended to place limitations on the ability of a commercial cannabis business or cannabis retail business to advertise in other legally authorized forms, including on the internet, in magazines, or in other similar ways. In addition, any cannabis advertising, including such advertising that is not connected to a cannabis business operating in the city, using any means described above, is strictly prohibited within the city limits.

Signage in the Dispensary: All signage will be posted inside the dispensary, in our public access, limited access and restricted access areas will be no smaller than 24 inches tall by 36 inches wide, with typed letters no smaller than 2 inches. The signage will be clearly visible and readable by all customers entering our facility. Signs will include the following statements: “Cannabis consumption can impair cognition and driving, is for adult use only, may be habit forming, and should not be used by pregnant or breastfeeding women”, “Edible cannabis-infused products were produced in a kitchen that may also process common food allergens” and “The effects of cannabis products can vary from person to person, and it can take as long as two hours to feel the effects of some cannabis-infused products. Carefully review the portion size information and warnings contained on the product packaging before consuming”.

Signs will be located in our sales floor (limited access area) area the only place where cannabis and cannabis-infused products will be sold within our dispensary. We will have Spanish versions of each sign or placard.

We will also post notices inside our dispensary that state activities that are strictly prohibited and punishable by law, include:

1. No minors permitted on the premises unless the minor is a minor qualifying medical patient;
2. Distribution to persons under the age of 21 is prohibited;
3. Transportation of cannabis or cannabis products across state lines is prohibited;
4. Reselling any cannabis products may result in criminal charges; and
5. Diversion, Loitering, Public Consumption or Illegal activity is not permitted.

Dispensing Process/ID Capture: Dispensing may occur only in face-to-face transactions with customers that have been verified by our security guard. We will follow all check-in and verification procedures discussed above in our “Customer Dispensing Procedures”. Products will only be sold to customers during business hours. Only designated dispensary agents can execute transactions, which must take place at one of our point-of-sale machines on the sales floor.

We will not provide cannabis at no cost or free, unless the customer has built loyalty reward points allowable for a discount, similar to a retail pharmacy or grocery store. We will not make the dispensing of cannabis to a customer conditional upon the purchase of a device, instrument or service provided at a dispensary facility or at a location other than the dispensary, such as another dispensary facility.

A reliable inventory process is central to our operations and vital to our efforts to prevent diversion, theft and to effectively recall products. Our inventory management practices reflect this fact, combining thorough traceability for all cannabis products, with clearly delineated agent job responsibilities and access limitations.

Our designated Chief Executive Officer (CEO) and Inventory Manager (IM) will have primary oversight of our Inventory Tracking System (ITS), which will integrate with our point-of-sale (POS) and Customer Relationship Management (CRM) system. Our Quality Assurance Manager (QAM) will maintain quality control over our processes and audit our CEO and IM to make sure we are following procedures outlined in our Inventory and Recordkeeping Plan, among other things. Given our experience in tracking and having a perfect inventory record in our other facilities we are confident our well-trained team will account for every product, down to the gram, within our facility. Our ITS and POS systems will be real-time, web-based, and accessible by the City Manager at any time. Our POS system will have the ability to track, at a minimum the date of sale, amount, price, currency and product description including brand, strain, cultivation or processor.

During our destruction procedures we will render all cannabis products unusable, schedule destruction and contact the City Manager at a minimum 48 hours before destruction or

disposal. Destruction must be approved by the City Manager. We will contact the City Manager using written approval for all scheduled destruction and disposal. All destruction will be completed in a designated area with proper surveillance and captured in our ITS and electronic documentation of destruction will be maintained for three years.

STORAGE AND INVENTORY OF CANNABIS

Our dispensary will approach the storage of cannabis with three main goals: (i) our storage facilities match the expected volume of daily customers; (ii) ensuring that we maintain product quality and potency; and (iii) limiting access to prevent diversion and/or theft. These are critical goals, core to our mission of providing safe unaltered quality products to all customer, and fully achievable through robust product storage policies and procedures. All storage areas will be maintained in accordance with security requirements in *SEC 9-3310(b)*. As explained below all cannabis will be stored at appropriate temperatures and under appropriate conditions to help ensure that its packaging, strength, quality and purity are not adversely affected.

Physical Storage Measures: All cannabis products in our facility will be stored only in one of three locations: (1) the Vault Room; (2) the locked cabinets (safes) in the restricted access area behind the sales counter in our sales room; or (3) quarantine container within the Vault Room that stores recalled or damaged product. All inventory of product will be stored on premises and secured in our restricted access area and tracked consistently within our inventory tracking rules. Our Company prohibits the following: (i) a single employee completing inventory in the Vault Room and/or placing cannabis in the locked secure storage areas behind and under the sales counters without supervision; (ii) any Level 3 or below employee entering the Vault Room alone; and (iii) leaving the Vault Room unlocked or unarmed. Cannabis products in our facility will always be stored in plain sight of our surveillance system.

Every time a unit of product is moved from one area to another, we indicate this in our ITS. This enables management, employees and the City Manager to know in real-time where each unit of product is located. When product is sold, it is automatically deducted from the rolling inventory in our ITS, CRM and POS software and the product list is updated.

Vault Room: The Vault Room is used for final storage of all cannabis products. Per standards set by our Director of Security and our architect, the Vault Room will be located centrally, in our back office area near the back-interior of the facility (i.e., away from the main road and parking) and constructed in compliance with *21 CFR 1301.72(a)(3)*, DEA's requirement for Schedule I Controlled Substances.

1. Our walls, floors and ceiling of our Vault Room will be constructed of the following;
 - a. 8-inch reinforced concrete,
 - b. (i) 18-gauge structural studs made of galvanized sheet metal meeting requirements of ASTM A1003, (ii) 9-gauge, Type II, Class 1 carbon steel security mesh and attachment clips meeting ASTM F1267 on either side of the

studs, and (iii) an interior covered by UL and ULC Classified, Type X (per ASTM C1658), impact-resistant, moisture-resistant, noncombustible gypsum board tested to ASTM E136; or

- c. comparable materials and standards.
2. The door and frame unit of a vault should conform to the following specifications or the equivalent: 30 man-minutes against surreptitious entry, 10 man-minutes against forced entry, 20 man-hours against lock manipulation, and 20 man-hours against radiological techniques;
3. A vault, if operations require it to remain open for frequent access, should be equipped with a "day-gate" which is self-closing and self-locking, or the equivalent, for use during the hours of operation in which the vault door is open;
4. The walls or perimeter of a vault should be equipped with an alarm, which upon unauthorized entry transmits a signal directly to a central station protection company, or a local or State police agency which has a legal duty to respond, or a 24-hour control station operated by the registrant;
5. The door of a vault should be equipped with contact switches.

Per *21 CFR 1301.72*, the Vault Room will have proper man-minutes / man-hours specifications for forced entry, all vaults will be bolted or cemented to the floor, equipped with alarm system that will be triggered in an unauthorized or forced entry. It is a Level 4 restricted access area, meaning only the CEO, Dispensary Manager and Security Manager have access credentials. A diagram at the end of this section shows the Vault Room, storage and cabinet locations within the facility.

At the beginning of each business day, the CEO, Dispensary Manager or Inventory Manager selects from the Vault Room the amount of product expected to be sold during the day and moves it, under security and surveillance supervision, via the inventory cart to the locked cabinets on the sales floor. During this process, the agents will re-inspect all product for quality assurance purposes, and in order to make sure the product has not expired, been in any way damaged and/or deteriorated, recalled, and/or opened and/or otherwise breached in any way. If products are outdated, damaged, deteriorated, misbranded or adulterated we will segregate and destroy with written documentation. The CEO or Dispensary Manager is responsible for updating our ITS in real time using the scanner at each location to reflect the change in location. If the supply proves insufficient for the day's sales, the CEO or Dispensary Manager can obtain additional product from the Vault Room following these same procedures. At the end of the day, the CEO and Dispensary Manager follows the procedure in reverse, moving the unsold product back to the Vault Room and updating the location in our ITS.

At the close of business each day, the CEO or Dispensary Manager will take stock of any products remaining in the sales floor cabinets and contact the Product Sales Supervisor to order a sufficient supply for the next week expected sales. The Inventory Manager is responsible to update our ITS in real time using scanner at each location to reflect the change in location.

To help ensure against dispensing error and to assist in quarantining product in the event of a recall, the Vault Room will be divided into separate storage racks that will be color-coded and labeled based on the final product stored on the rack. There will be color coded racks, rows and bins dedicated to brands with various products, including but not limited to: flower, vape cartridges, capsules, tinctures, topical, concentrates and edibles (for example, flower may be assigned the color purple such that all flower are stocked in purple racks, rows or bins). Products will be organized with THC or CBD and popularity of product with customers.

We will also have a refrigerator if products need to be stored at temperatures below our Vault Room temperature. We maintain separate, marked Quarantine Product Lock Boxes within the Vault Room for the storage of recalled or damaged product which are labeled: “HAZARDOUS WASTE/RECALL PRODUCT – DO NOT DISPENSE.” These boxes will be moved to our Quarantine Room, at the end of each day or as needed, in our RSL upon following our destruction protocols.

The interior and exterior of the Vault Room are under constant video surveillance. Access to the room requires both RFID access card reader and a 4-6 digit access code or biometric fingerprinting scanner. The keypad is programed with a separate code for each credentialed person or biometric fingerprinting access as well as a holdup alarm code.

The Vault Room will be temperature controlled to maintain freshness and pureness of all inventory. It will have a separate HVAC system from the main facility that will be used solely to control the temperate, humidity, and airflow within that room. All our storage facilities will maintain adequate lighting, ventilation, temperature, humidity control and equipment. The primary control systems/settings will be:

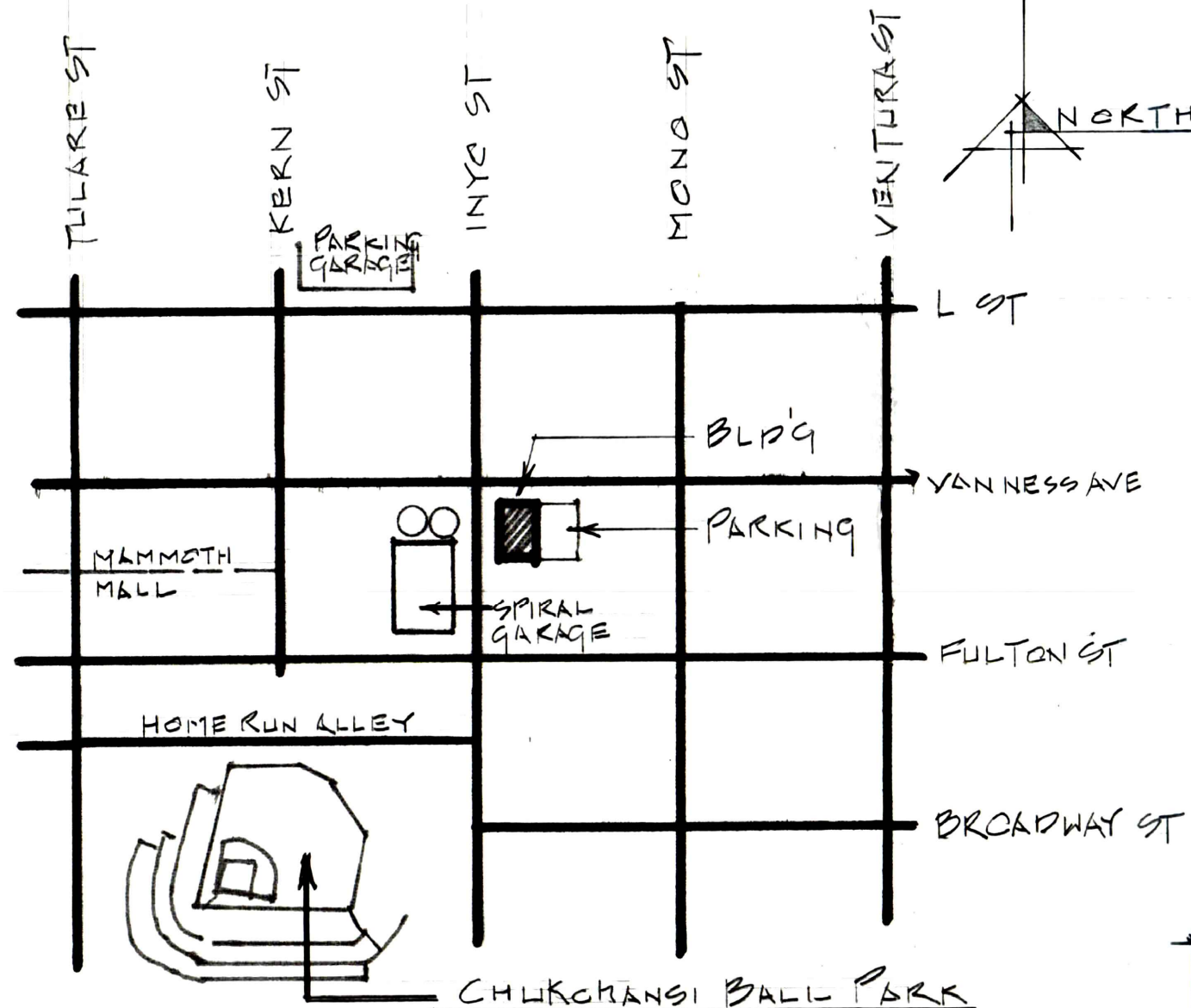
- Lighting – within the Vault Room we will use LED occupancy energy efficient lights controlled with override lighting to a desired 1,000 LUX, lumen/m squared. The purpose of which is to provide ideal conditions for the visual inspection of our cannabis products.
- Ventilation & Air Purity – as a part of the closed loop filtration, all air will be circulated and cleaned utilizing carbon and EnviroKlenz filters for the purposes of air purity (reduction of particulate) and for odor control elimination. The EnviroKlenz technology is a highly effective “destructive absorbent” material designed for chemical containment and neutralization.
- Temperature – control for the Vault Room shall be independent of the rest of the dispensary to provide ideal conditions for product storage and integrity of stored cannabis product so as not to exceed 65 degrees Fahrenheit.
- Humidity – will be controlled through a closed loop system of filtration and removal of air moisture and the reintroduction of water content to achieve and maintain the desired humidity level of 55% (+/- 2%). This level of humidity will optimize terpene retention while reducing the potential for mold to form.

The room itself is designed to be a cool, low energy usage room with proper ventilation, temperature and humidity control equipment. Our procedures ensure little activity or movement of the product because of such things as rough handling, high heat, light and/or air exposure may lower the quality and potency of the product and/or may lead to inadvertent product contamination.

GENERAL NOTES:

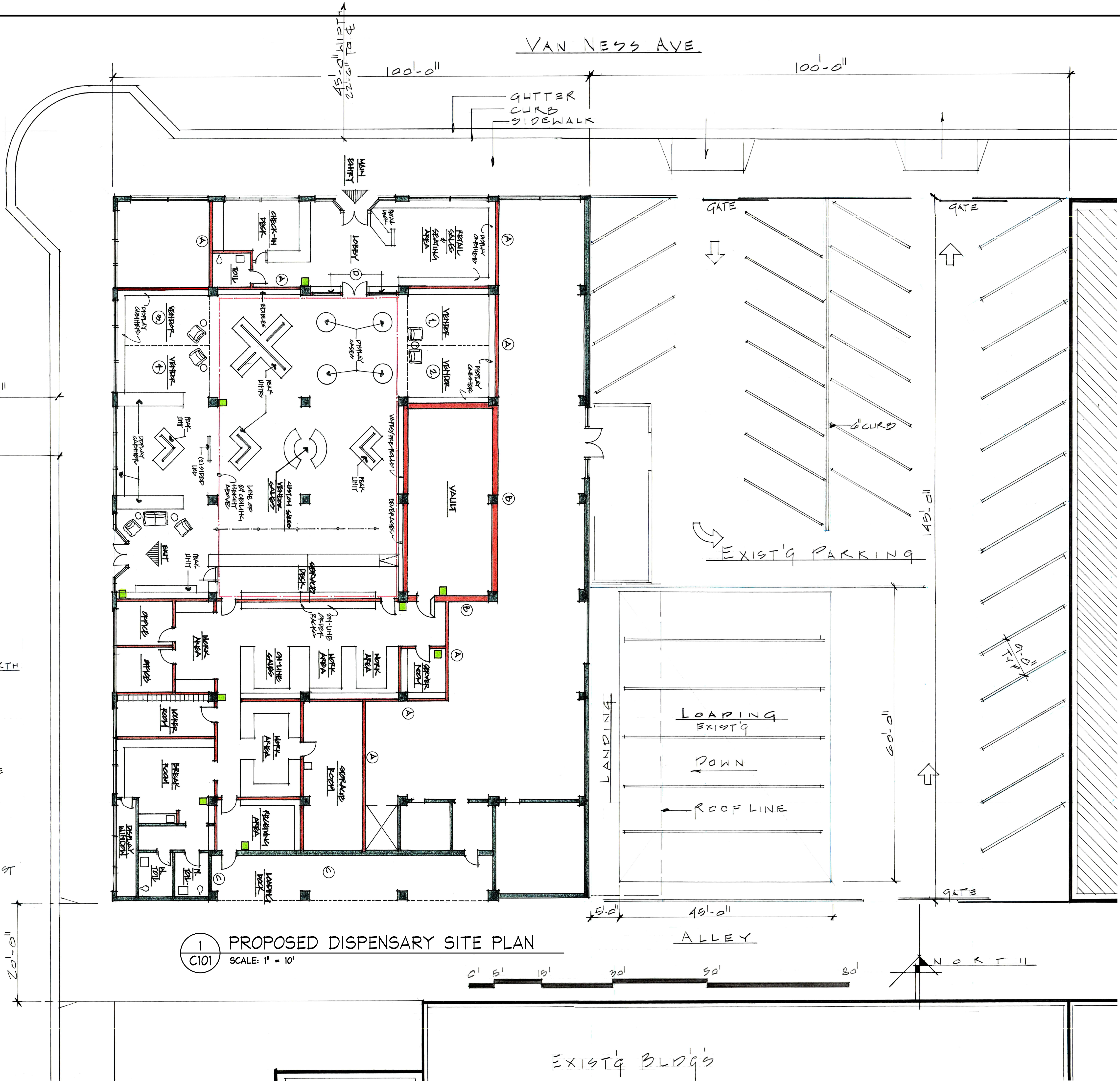
1. The proposed cannabis retail business conforms with the general plan, and the Downtown Neighborhoods Community Plan and Fulton Corridor Specific Plan, Appendix A: Evaluation Criteria. The **Downtown Neighborhoods Community Plan** and **Fulton Corridor Specific Plan** has been submitted separate from these drawings.
2. The proposed cannabis retail business complies with **DTN** zoning district development standards and all other related development standards.
3. The proposed cannabis retail business is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and all items required for the development.
4. The proposed cannabis retail business is served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate.
5. The proposed cannabis retail business is provided with adequate electricity, sewerage disposal, water fire protection, and storm drainage facilities for the intended purpose.
6. The proposed cannabis retail business demonstrates compatibility with the surrounding character of the neighborhood and will blend in with existing buildings. The establishment looks similar to other nearby buildings.

PARKING GARAGE



VICINITY MAP
NO SCALE

APPL. NO. P22-03072 EXHIBIT A DATE 01/20/2023
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT



1 PROPOSED DISPENSARY SITE PLAN
C101 SCALE: 1" = 10'

0' 5' 10' 20' 30' 40' 50' 60'

EXIST'G BLDG'S

ARCHITECT
TIMOTHY F. CROSBY AIA
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CAMBRIDGE, MD 21613
LICENSE NO. MD-5220-A

I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland. License number: MD-5220-A Expiration date: 6/17/2023



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RENOVATIONS TO EXISTING COMMERCIAL BUILDINGS

FRESNO DISPENSARY

755 VAN NESS AVENUE
FRESNO, CALIFORNIA

REV #	REVISION	DATE
A	ISSUE FOR REVIEW	8/10/22
B	ADD GENERAL NOTES ISSUE FOR REVIEW	11/10/22

PROPOSED
SITE PLAN

DRAWN BY: TFC
REVIEWED BY: _____
PROJECT NUMBER: 0042022
SCALE: 1/8" = 1'-0"
ISSUE DATE: 6/6/2022
PROJECT STATUS: SD
DRAWING NUMBER: _____

C101

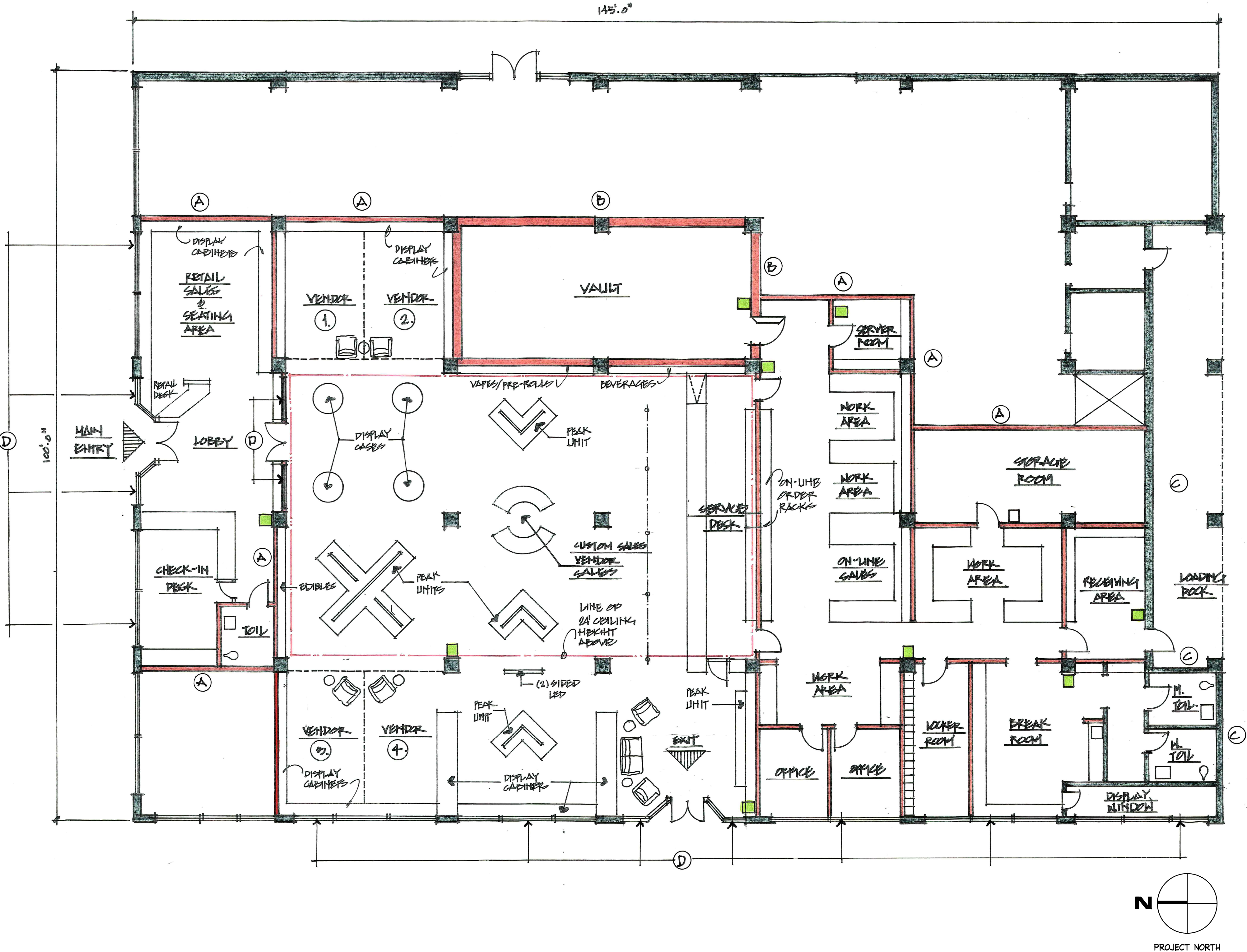
APPL. NO. P22-03072 EXHIBIT F DATE 01/20/2023

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

APPROVED BY DATE

CITY OF FRESNO DARM DEPT



1 PROPOSED DISPENSARY FLOOR PLAN
A101 SCALE: 1/8" = 1'-0"

- WALL TYPES
- A 6" 10 GA. ST. STUDS @ 16" OC W/ FLOORING CHANNELS @ 12" OC BOTH WAYS W/ LEVEL III STEEL INTRUSION MESH & 5/8" GYP. BOARD OVER
 - B 10" CONCRETE BLOCK W/ #4 STEEL BARS @ 4" OC FILLOWES SOLD W/ CONCRETE CROUT - CEILING TO BE STEEL CHANNELS @ 16" OC W/ FLOORING @ 12" OC. BOTH WAYS W/ LEVEL III STL. INTRUSION MESH & 5/8" GYP. BOARD CEILING PANELS
 - C EXISTING CONCRETE BLOCK WALLS TO REMAIN
 - D GSA/LEVEL 3 BALLISTIC/BLAST RESISTANCE WINDOW FILM APPLIED TO THE INTERIOR FACE OF ALL EXISTING & NEW STOREFRONT GLAZING. RECALL ALL WINDOWS W/ DOWN-CORNING 995 STRUCTURAL GLAZING

- LEGEND
- EXISTING WALLS
 - PROPOSED WALLS
 - FIRE EXTINGUISHER IN CABINET

ARCHITECT
TIMOTHY F. CROSBY AIA
513 COURT LANE
CAMBRIDGE, MD 21613
LICENSE NO. MD-5220-A

I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland.
License number: MD-5220-A Expiration date: 5/17/2023

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RENOVATIONS TO EXISTING COMMERCIAL BUILDINGS

FRESNO DISPENSARY

755 VAN NESS AVENUE
FRESNO, CALIFORNIA

REV #	REVISION	DATE
A	ISSUE FOR REVIEW	6/6/22
B	ISSUE FOR REVIEW	6/13/22
C	ISSUE FOR REVIEW	8/10/22

PROPOSED FLOOR PLAN

DRAWN BY: TFC

REVIEWED BY:

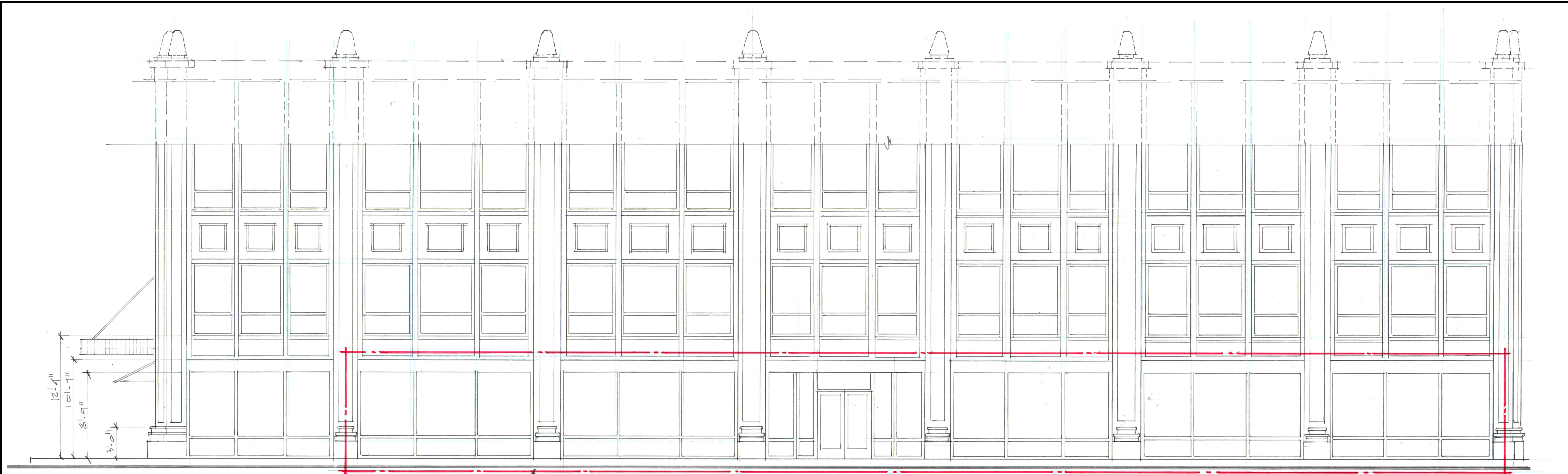
PROJECT NUMBER: 0042022

SCALE: 1/8" = 1'-0"

ISSUE DATE: 6/6/2022

PROJECT STATUS: SD

DRAWING NUMBER: A101



DISPENSARY AREA
STOREFRONTS SEE NOTE 1

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

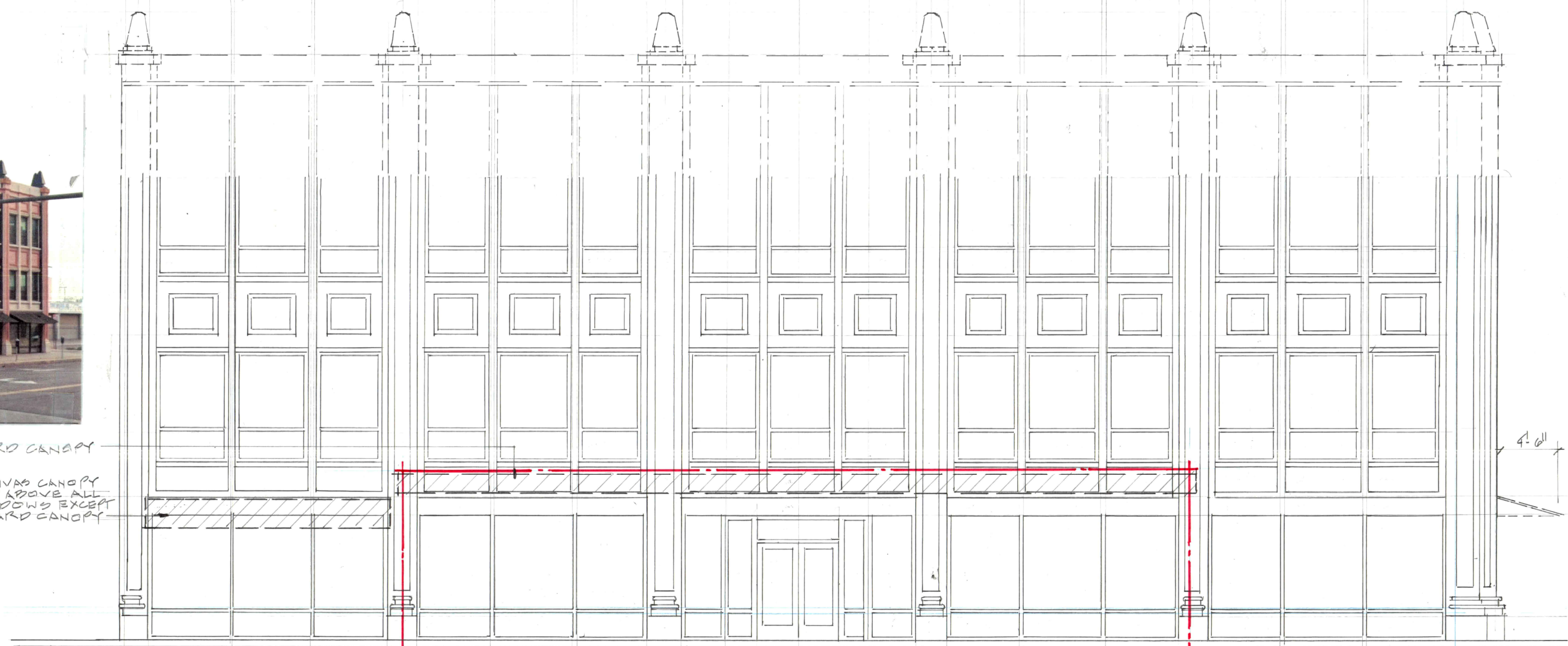
BAR SCALE 3/16" = 1'-0"



Note 1:
All dispensary area storefronts are to receive GSA level-3 ballistic/blast resistant window film applied to the interior face of all storefront glazing. Recalculk all windows w/ dow-corning 995 structural caulking

HERO CANOPY

CANVAS CANOPY
TYP ABOVE ALL
WINDOWS EXCEPT
CHARD CANOPY



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

DISPENSARY AREA
STOREFRONTS SEE NOTE 1

APPL. NO. P22-03072 EXHIBIT E DATE 01/20/2023

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

APPROVED BY DATE

CITY OF FRESNO DARM DEPT

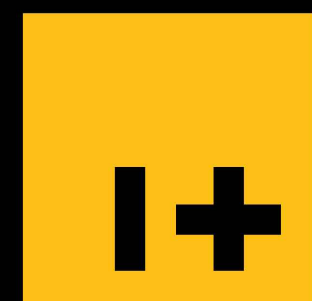
1
A201

PROPOSED DISPENSARY ELEVATIONS

SCALE: 1/8" = 1'-0"

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RENOVATIONS TO EXISTING COMMERCIAL BUILDINGS

FRESNO DISPENSARY

755 VAN NESS AVENUE
FRESNO, CALIFORNIA

REV #	REVISION	DATE
A	ISSUE FOR REVIEW	8/10/22

PROPOSED
BUILDING
ELEVATIONS

DRAWN BY: TFC

REVIEWED BY:

PROJECT NUMBER: 0042022

SCALE: 1/8" = 1'-0"

ISSUE DATE: 6/6/2022

PROJECT STATUS: SD

DRAWING NUMBER:

A201

NEIGHBORHOOD COMPATIBILITY PLAN**PROACTIVE ADDRESS AND RESPONSE TO COMPLAINTS**

1. When an incident occurs, the person observing the incident will complete these steps.
 - a. Discuss with the manager on duty or another designee the incident. If the manager is unsure whether an incident report is required, they will reach out to the compliance officer or designee to determine what action to take.
 - a. If an incident report is necessary, the person who observed the incident will record who, what, where, when, and why. Also, they will record any action taken.
 - b. As an external resource for the public, there are designated areas where a complaint can be submitted.
 - i. Phone Number: To be listed
 - ii. Email Address: info@greenbeanpharm.com
 - iii. Website form: <https://greenbeanpharm.com/contact/>
 - c. GreenBean will issue an initial response within 48 hours of a complaint being reported.
 - d. To stay up to date on community events, GreenBean attends community meetings to stay engaged in upcoming events and changes.
2. The on-duty manager or designee will complete these steps.
 - a. Create a new document from the incident report template within the PowerDMS compliance platform.
 - b. The incident report will indicate whether the complaint relates to noise, light, odor, litter, vehicles, or pedestrian traffic.
 - c. Complete the incident report and route it to the compliance officer and/or designee through a workflow in PowerDMS.
3. The compliance officer or designee will do the following steps.
 - a. Start an investigation regarding the incident.
 - b. Record the incident on the Incident Report Log.
 - c. If necessary, interview any parties that were involved.
 - d. Update incident report with investigative findings.
 - e. Determine what outside authorities to notify.
 - f. Complete the initial review, then discuss with management and determine the next steps, either:
 - a. No further action is required.
 - b. Action required- initiate the changes necessary and document changes.
 - c. If required, the compliance officer will make updates to compliance material or training and will work with the team to update changes.
 - i. Any changes to policies, standard operating procedures, training, or other compliance documentation will be done in PowerDMS and sent out through PowerDMS and/or live training regarding changes.
 - ii. Close the incident once completed.
4. Complete the initial review, discuss with management and determine the next steps.

NUISANCE PREVENTION AND IMPACT ON NEIGHBORS

GreenBean works with the surrounding business and communicates events that may affect pedestrian traffic by allowing residents visiting the dispensary to sign up for email notifications of upcoming business events. If they do not want to come into the dispensary but would like to be a part of the email notices still, they can reach out via email to jake@greenbeanpharm.com.

GreenBean will regularly attend available community meetings to better engage in the community we are a part of and to be present to answer any questions the community may have regarding the company's operations.

GreenBean will routinely distribute educational materials such as pamphlets, brochures, or newsletters to keep the community abreast of multiple events and products highlighted by the business in the upcoming months.

As part of the hiring objectives, we currently employ residents in our Woodlake, CA location and will deploy the same mission to hire and train team members from our local community in Fresno.

ODOR MITIGATION PRACTICES

A. Policy

1. To mitigate disturbance to local businesses and residents, the company will take active measures to eliminate any cannabis odor that may potentially emerge from the premises.
2. Staff members are trained in business operations regarding product handling, odor control, and what to do if they receive a customer odor complaint or a complaint from a different source.
3. GreenBean only procures prepackaged items and does not process/repackage any marijuana or marijuana products to eliminate the odor possibility.
4. The company will implement several industry best practices at the facility to ensure that the air poses few health risks to any employee, visitor, or the surrounding businesses.
5. The company's facility will comply with all applicable International Building Codes (IBC), International Mechanical Codes (IMC), International Proper Maintenance Codes (PMC), and any other applicable local, state, or federal regulations governing ventilation and odor prevention.

B. HVAC (Heating, Ventilation, and Air Conditioning System).

1. The facility will have a HVAC system installed by an authorized and permitted contractor that meets all local, state, and federal requirements. This includes an exhaust air filtration system with carbon filters that prevent internal odors and pollen from being emitted externally, and an air system that creates negative air pressure between the premises' interior and exterior.
2. The system will be appropriate to cover the facility's square footage.

C. Preventive Maintenance.

1. GreenBean has constructed a preventive maintenance program that includes checks of all systems in the facility.
2. Preventive maintenance records will be kept on file, either on paper or digitally.
3. GreenBean will perform monthly checks to determine if air filters or other system components need to be changed.

APPL. NO. P22-03072	EXHIBIT OMCP	DATE 01/20/2023
PLANNING REVIEW BY		DATE
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APPROVED BY		DATE
CITY OF FRESNO DARM DEPT		

3.3 Describe odor mitigation practices

Our facility will operate 7 days a week, using our odor mitigation plan and other environmentally friendly procedures we will minimize our impact to the community. We understand that cannabis odor could be a major concern for all residents nearby our facility. Our Company is prepared to take preventative measures to ensure that our facility does not disturb the environment or culture in the neighborhood. We will do our best to comply with local ordinance and odor prevention rules and regulations. Our odor mitigation plan will outline the steps that will be taken to mitigate cannabis odors and establish a responsible plan of action if cannabis odors are detected outside our facility.

It is important to our management that our various community plans remain transparent so all community members understand the importance of mitigated cannabis odors. Thus, our mitigation plan and records will be made available to the public and documents can be requested at our facility. We plan on presenting our findings and methods of prevention at monthly community meetings, if necessary. Communicating this plan to our neighbors, Fresno residents and local community members is a key component to our Neighborhood Compatibility Plan. Establishing a Neighborhood Committee (NC) will be tasked at the first community meeting. Volunteers from the community will be asked to participate in the detection and relay of odor observations. The NC will volunteer and designate one of the local business / homeowners, within one hundred (100) feet of our facility, to be the individual that files formal complaints or comments to our Company and to the City Manager.

Occasionally the dispensing of cannabis products will produce an odor, but please understand that all cannabis products we sell to customers will be pre-packaged on site in our final packaging area, and cannabis will **NOT** be in the open and available on our sales floor.

To be on the safe side, our Company will take extra measures to prevent undesirable odors by utilizing various bio-filtration systems to reduce the odor, air-sealed storage techniques and technological monitoring tools.

Prevention

Our Company believes odor prevention and mitigation helps protect our local community and better the environment. We will design our Fresno facility putting procedures in place to prevent the smell of cannabis odors from escaping our premises into the rest of the building. To follow *SEC 9-3309(j)(1)(2)*, we will have the best available odor control technology and devices will be incorporated in our CCB to ensure that odors from cannabis are not detectable off-site. A sufficient odor absorbing ventilation and exhaust system will be provided so that odor generate inside the premises that is distinctive to its operation is not detected outside the facility, anywhere on adjacent property or public rights-of-ways, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within



any other unit located inside the same buildings as the CCB. The following equipment, or any other equipment which the Planning and Development Director or his/her designee(s) determine is a more effective method or technology must be installed and maintained:

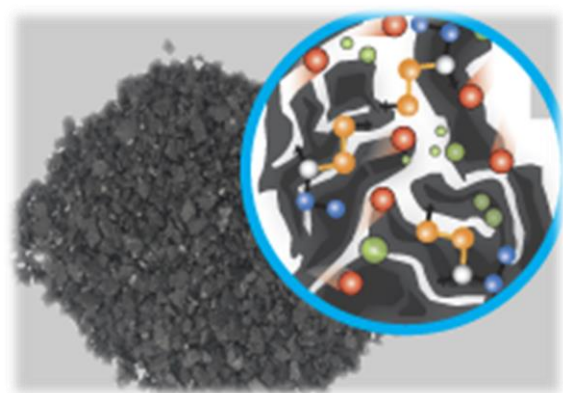
1. An exhaust air filtration system with odor control that prevents internal odors and pollen from being emitted externally;
2. An air system that creates negative air pressure between the premises' interior and exterior, so that the odors generated inside the premises are not detectable outside the premises.

In NO state, where we operate, have we experienced odor complaints from our neighboring businesses or residents. These steps detect, mitigate and prevent odors from reaching the public.

Charcoal Air Filters and HVAC: A charcoal air purifier or charcoal filter, also commonly known as an activated carbon air filter, works by absorbing the gases and odors in the air. The charcoal pellets are activated carbon that has been treated with oxygen to open up millions of pores in between the carbon atoms. This works so well because the millions of tiny cells that are in the charcoal in addition to being very porous also attract and capture odors and gases. Charcoal filters help clean air of particles as to reduce airborne odors, all the while our HVAC will consist of a carbon filtration system to circulate and remove odors and toxic chemicals.

Our facility will have multiple new energy efficient HVAC systems that will include charcoal air filters and monitoring tools that will be utilized to clean and reduce smells. The filtration system will consist of one or more fans, activated carbon filters and be capable of scrubbing the air. At a minimum, the fan(s) will be sized for cubic feet per minute ("CFM") equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) will be rated for the applicable CFM.

Charcoal Carbon Filter



Bulk carbon filters will attach directly to the exhaust of each air handling unit. Carbon filters make use of active carbon that is equipped with highly porous charcoal that allows air to pass through, but the odor is trapped, preventing smells from circulating the facility. Our carbon filters will use 1050+ IAV charcoal, which is one of the most absorbent charcoals available. The filters will be made out of heavy-duty galvanized stainless steel for maximum durability and longevity with perforations at 53% open to maximize airflow and odor management. Our engineers suggest we use EnviroKlenz filters. The EnviroKlenz technology is a highly effective "destructive absorbent" material designed for chemical containment and neutralization. We will ensure our EnviroKlenz system is in good working order with monthly inspections from our certified engineer. We also plan to use ozone generators that will be utilized when necessary to



measure Dilution to Threshold (“D/T”) ratios indicated by the HVAC’s D/T sensors. All controls will be monitored in such a way to know how efficient and effective our facility is mitigating odors.

Controlled Storage: All cannabis products will be securely stored in our Vault Room. As detailed in our Security Plan the Vault Room will comply with all rules and regulations. The Vault Room will be temperature controlled, maintaining 55-65 degrees. All products will be vacuum sealed and placed on shelves for final inventory. Our COO believes in vacuum sealing our inventory to prevent cannabis odors, meanwhile keeping the product fresh from oxidation, which maintains the products medicinal qualities. All flower raw material will be maintained in vacuum sealed bags.

Design: Our facility will have stationary windows, meaning they cannot be opened. All our doors will be sealed with proper weather stripping, keeping air circulating and filtered inside of our facility. Onsite use of cannabis products will be strictly prohibited, which we believe helps further mitigates any potential cannabis odors from reaching to our neighbors. Negative air pressure will be maintained inside the building.

Packaging: All cannabis products we dispense will be packaged and sold in childproof packaging. All dried cannabis flower and all cannabis display containers will be enclosed within our sales floor. We will NOT display raw flower in jars and weigh on the sales floor, all cannabis will be pre-packaged before sale.



3.4 Identify potential sources of odor

Our CCB will operate as a retail facility and the only source of odor will be cannabis odor from the products we sell within our dispensary. Our dispensary is NOT cultivating or producing cannabis products. Close to 60% of our products will be pre-packaged and sold in its original packaging. The only cannabis not packaged in its original packaging will be wholesale dried flower that we plan on packaging in our dispensary in sealed child-proof bags or vials. As mentioned within this application, we mentioned the following to prevent odors: charcoal filters and HVAC, controlled storage, design and pre-packaged products.

Cannabis will **NOT** be allowed to be consumed by any person on the premises; no person will cause or permit the sale, dispensing, or consumption of alcoholic beverages on or about the premises of our CCB; and no person will cause or permit the sale of tobacco products on or about the premises of our CCB. *SEC 9-3309(a)(b)(c)*.

In NO state, where we operate, have we experienced odor complaints from our neighboring businesses or residents. These steps detect, mitigate and prevent odors from reaching the public.

No outdoor storage of cannabis or cannabis products is permitted at any time, per *SEC 9-3309(d)*.



3.5 Describe odor control devices and techniques employed to ensure that odors from cannabis are not detectable beyond the permitted premises

We fully understand the importance of cannabis odor mitigation and will do our best to prevent the issue, but if odors were to be detected outside our facility we have a plan to monitor, detect and remediate. Our devices and techniques are below:

Monitor: Each day the CEO and Dispensary Manager will assess the on-site and off-site odors for potential release of objectionable odors. While driving in the facility each day we will be able to physically monitor odors from outside the facility. The CEO will designate an agent to be responsible for assessing and documenting odor impacts daily. To enhance our odor detection, we plan on purchasing the Nasal Ranger. The Nasal Ranger is an ISO 9001 certified device, based on a scientific method, which can quantify odor strength in terms of Dilution to Threshold (“D/T”) ratios.

Nasal Ranger



Detect: Studies have determined that a 7:1 D/T ratio was a detectable level of cannabis odor. Our Company will use a 6:1 D/T ratio for a measurable maximum threshold. The Nasal Ranger also has a subscription web-based application that provides electronic repository for all odor data.

For example the Odor Track'r™ permanently stores odor inspection data, such as date/time; location code numbers, descriptions, and GPS data; odor strength as D/T from the Nasal Ranger, butanol intensity or word scale intensity; odor character descriptors; and meteorological data (temperature, humidity, barometric pressure, wind direction, wind speed, precipitation and sky cover). If we decide to use the subscription web-based application. Our CEO or designated agent will input that data into our Inventory Tracking System and make available to the City Manager. The City Manager will have the ability to visually track and monitor cannabis odor outside our facility in real time.

If necessary, the sensors in our HVAC will be able to read, record and store D/T levels as well. We will use all data received to adjust our Odor Plan accordingly. Most likely and the most effective way to detect the smell of cannabis odors outside our facility will be: customers, outside personnel, delivery drivers, the public and other neighboring businesses.

Remediate: If highly questionable or objectionable off-site cannabis odors are detected by local residents, the following protocols will be put into immediate action: (i) Investigate the likely source of the odor; (ii) Utilize on site management practices to resolve the odor event including monitoring tools to document D/T; (iii) Take steps to reduce the odor-generating source; (iv) Determine if the odor traveled off-site by surveying the perimeter and making



observations of existing wind patterns; and (v) Document the event for further operational review and the formulation of a corrective action plan. If employees are not able to take steps to reduce the odor-generating source, they are to immediately notify the CEO. All communication will be documented, and our team will come up with a proper solution, if applicable. All employees will be trained on how to detect, prevent and remediate cannabis odors. Our odor mitigation plan and records related to odor mitigation will be maintained at our facility and will be available to any of our neighboring buildings upon request, to ensure our community members are engaged with eliminating odors.

Design: Our facility will have stationary windows, meaning they cannot be opened. All our doors will be sealed with proper weather stripping, keeping air circulating and filtered inside of our facility. Onsite use of cannabis products will be strictly prohibited, which we believe helps further mitigates any potential cannabis odors from reaching to our neighbors. Negative air pressure will be maintained inside the building.

While other applicants may see an environmental plan as an option, we see it as necessary to our operations. We feel it is our Company duty to educate the residents and lead by example to eliminate odor and lower our carbon footprint and positively impact our local environment. A well-engineered facility that properly employs well-maintained carbon filtration technology (and ozone generation if this is insufficient) can then operate without imparting offensive odors on the community.



3.6 Describe all proposed staff odor training and system maintenance

We will train our agents to detect odors when they enter our CCB and we budgeted for a maintenance engineer, which will allow us maintain our HVAC and filtration system in good working order. As mentioned in this section we will follow all rules and regulations outlined in SEC 9-3309(j)(1)(2).

We will have the best available odor control technology and devices will be incorporated in our CCB to ensure that odors from cannabis are not detectable off-site. A sufficient odor absorbing ventilation and exhaust system will be provided so that odor generate inside the premises that is distinctive to its operation is not detected outside the facility, anywhere eon adjacent property or public rights-of-ways, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same buildings as the CCB. The following equipment, or any other equipment which the Planning and Development Director or his/her designee(s) determine is a more effective method or technology must be installed and maintained:

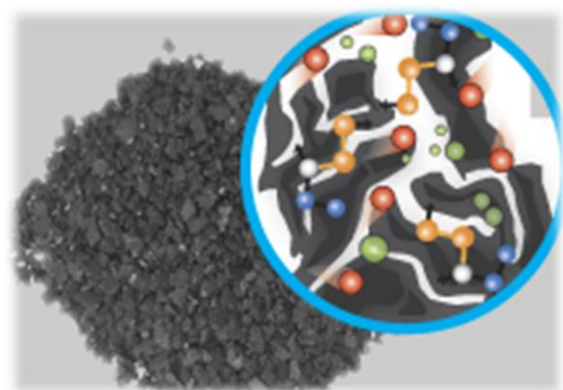
3. An exhaust air filtration system with odor control that prevents internal odors and pollen from being emitted externally;
4. An air system that creates negative air pressure between the premises' interior and exterior, so that the odors generated inside the premises are not detectable outside the premises.

In NO state, where we operate, have we experienced odor complaints from our neighboring businesses or residents.

Charcoal Air Filters and HVAC: A charcoal air purifier or charcoal filter, also commonly known as an activated carbon air filter, works by absorbing the gases and odors in the air. The charcoal pellets are activated carbon that has been treated with oxygen to open up millions of pores in between the carbon atoms. This works so well because the millions of tiny cells that are in the charcoal in addition to being very porous also attract and capture odors and gases. Charcoal filters help clean air of particles as to reduce airborne odors, all the while our HVAC will consist of a carbon filtration system to circulate and remove odors and toxic chemicals.

Our facility will have multiple new energy efficient HVAC systems that will include charcoal air filters and monitoring tools that will be utilized to clean and reduce smells. The filtration system will consist of one or more fans, activated carbon filters and be capable of

Charcoal Carbon Filter



scrubbing the air. At a minimum, the fan(s) will be sized for cubic feet per minute (“CFM”) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) will be rated for the applicable CFM.

Bulk carbon filters will attach directly to the exhaust of each air handling unit. Carbon filters make use of active carbon that is equipped with highly porous charcoal that allows air to pass through, but the odor is trapped, preventing smells from circulating the facility. Our carbon filters will use 1050+ IAV charcoal, which is one of the most absorbent charcoals available. The filters will be made out of heavy-duty galvanized stainless steel for maximum durability and longevity with perforations at 53% open to maximize airflow and odor management. Our engineers suggest we use EnviroKlenz filters. The EnviroKlenz technology is a highly effective “destructive absorbent” material designed for chemical containment and neutralization. We will ensure our EnviroKlenz system is in good working order with monthly inspections from our certified engineer. We also plan to use ozone generators that will be utilized when necessary to measure Dilution to Threshold (“D/T”) ratios indicated by the HVAC’s D/T sensors. All controls will be monitored in such a way to know how efficient and effective our facility is mitigating odors.



3.7 Describe the waste management plan

Waste Disposal: We have developed a strict policy for tracking, storing and disposing of cannabis waste to ensure that no useable cannabis or cannabis oil is diverted or poses a threat to our biosecurity. Our CEO will provide the City Manager with notice to dispose of cannabis products waste at least 48 hours prior to the date of destruction and seek approval. The notice will identify the items to be destroyed, whether the destruction will be compostable or non-compostable, the landfill or incinerator that will receive it, and the date and time that the grinding will occur. The notice will also include the weight and quantity data that is tracked in our Inventory Tracking System (ITS). We will follow all destruction procedures as the City Manager sees appropriate. Upon the request of the City Manager, the destruction will be rescheduled to an alternative time. We will schedule the destruction for a date and time when the pertinent personnel will be present and the destruction will be completed so that it is viewable by our surveillance cameras system. Until destroyed, we will store the cannabis and cannabis product intended for destruction in a locked container marked “Waste Cannabis Material. DO NOT DISPENSE. Content Scheduled for Destruction.” The container will be located within a segregated area in the Vault Room designated for product to be destroyed.

Maintaining Garbage: Our Waste Area will be located in our Receiving, Shipping and Loading area. Garbage room area is very vulnerable to bacterial contamination. The agents should follow the cleaning and disposal standards to prevent widespread bacterial contamination of the garbage room and the area around the garbage room. Our facility will have a dedicated garbage area, away from any cannabis storage or production areas.

1. Cleaning to be done regularly to avoid dirt and also to prevent the spread of bacteria.
2. Must be cleaned at least every day.
3. Garbage collection should be done every day (dry garbage and wet garbage).
4. Cleaning should be done after transporting garbage from the garbage room.
5. Cleaning to be done after garbage transportation.

These steps will provide safety of products and all agents will be trained on these SOPs. Other effective cleaning standards include maintaining a high standard of cleanliness and regular disinfection as it's essential to ensure that cannabis is protected from physical and microbial contamination and to prevent the accumulation of material which would attract pests.

Destruction Policy: When the Inventory Manager confirms waste is ready for destruction, all products are given a final weighing by the CEO, and the weight is entered into our ITS in accordance with the destruction procedure described in our SOPs.

Waste cannabis must be rendered unusable, unrecognizable and indistinguishable from the components with which it is disposed and incapable of being ingested, inhaled, injected, swallowed or otherwise used for certified use. We accomplish this by grinding cannabis and incorporating it with other ground materials, so that the resulting mixture is at least 51% non-



cannabis waste by volume. The CEO is responsible for determining the quantity by volume of non-cannabis material needed to meet or to exceed the 51% threshold.

The Inventory Manager will notify the Security Manager and the City Manager at least 48 hours in advance of destruction and schedule a time when the Security Manager can supervise. The entire destruction process takes place in our designated destruction area, in the shipping and receiving area, in direct line of site of the surveillance recording cameras, verification conducted by our CEO.

At the outset of the destruction process, the Inventory Manager will supervise the transportation of all waste cannabis containers of the designated “destruction” area. The Manager weighs each container’s contents and enters the final weight into our ITS. The cannabis waste from all products is then ground with the non-cannabis content until the Manager determines it is no longer usable or recognizable, meaning that it is incapable of being ingested, inhaled, injected, swallowed or otherwise used for certified use.

The final mix is then weighed, and that weight is entered into our ITS. The post mixture waste is handled differently based on whether it is compostable or not. Allowable grinding material for non-compostable destruction include non-cannabis food waste, yard waste, our daily ground used coffee, vegetable-based grease or oils, paper waste and cardboard waste. Non-compostable post-mix will be placed in a locked dumpster marked as “Non-compostable Post-mix”.

Cannabis waste rendered unusable must be promptly disposed. Disposal of any cannabis wasted rendered unusable will be delivered to a permitted solid waste facility for final disposition. If we use compostable mixed waste we will schedule for a compost, anaerobic digester or another facility with approval of Fresno’s Department of Health. If we use non-compostable mixed waste we will schedule for a landfill, incinerator or another facility with approval of Fresno’s Department of Health.

The Inventory Manager will note the destination and date and time of waste transport and will notify the City Manager with all proper information. An electronic documentation will be maintained for three years.

Disposal of Recalled Products: We will coordinate disposal of recalled cannabis with the City Manager. The City Manager or its authorized agents may oversee the disposal to ensure that the recalled cannabis is disposed of in a manner that will not pose a risk to public health and safety. Product destruction at our facility will take place under CEO and Security Manager supervision within the Receiving, Shipping and Loading area of our CCB. All destroyed products will be done in accordance with our policy addressing the disposal of cannabis and cannabis products.



APPL. NO. P22-04027 EXHIBIT O-1 DATE 01/25/2023
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____



CITY OF FRESNO DARM DEPT

Thomas Veatch
Thomas.Veatch@fresno.gov
Planner
City of Fresno, Planning and Development Department

My name is Shawn Dillon and I represent Papé Material Handling, part of The Papé Group, Inc. We are happy to submit our development plans for our property located 4254 S. Cedar Ave, APN: 330-031-84, as a relocation destination for our existing Fresno facility located at 3732 S Bagley Ave.

Through our existing Fresno dealership, Papé Material Handling markets forklift, aerial lift, warehouse equipment, and motive power products to the greater central valley region. Equipment rental, sales, repair, replacement parts, and transaction-related financial services are provided to equipment customers throughout the region.

Our business hours are Monday through Friday from 7:30AM to 5:00PM.

Our operation currently employs 50+ people in Fresno in a mix of management, sales, technical, and operational positions. However, with a new, expanded flagship facility, we project medium-term employment to grow to ~70+ people providing additional jobs for the surrounding community and neighborhood.

Zoning information for APN: 330-031-84

- Existing Zone District: Heavy Industrial/ Urban Growth Management (IH/UGM)
- General Plan Designation: Heavy Industrial
- Existing Land Use: Open Space / Ag
- Community Plan and Specific Plan: Roosevelt Community Plan
- See zoning approval letter P21-04568

IH zone districts are intended to accommodate the broadest range of industrial uses on sites identified in the General Plan. It includes manufacturing, assembly, wholesaling, distribution, and storage activities that are essential to the development of a balanced economic base. Small-scale commercial services and ancillary office uses are also permitted. Per Table 15-1302 FMC the proposed use, classified as Large Vehicle and Equipment Sales, Service and Rental, is permitted by-right in the IH zoning district.

For the building, we have designed a structure with design features to create an attractive presence—we welcome City collaboration on this topic.

Facility footprint square footages will be allocated approximately 60% to the service shop, 20% to the parts storage warehouse, and 20% to general and office areas. The development requires wide, convenient driveway access to allow for tractor-trailer combination vehicles to safely enter the site and to circumnavigate the building, an important factor for traffic flow at an equipment dealership, making this an attractive location for our operations. We are also a major supplier of electric powered warehousing and aerial equipment and have found this site has ample room for growth in power requirements.

The property would host an inventory of 250 – 500 new and used pieces of commercial equipment for rental and sales, as well as customer equipment on site for repairs, which would collectively occupy a majority of the lot space. Additional open site area is required for tractor-trailer drive aisles, tractor-trailer turnaround, equipment unloading docks, and equipment movement.



Lot surfaces would be a mixture of impervious surfaces, including concrete and asphalt, and possibly pervious paving as needed.

Screening and sound mitigation is incorporated into our development plan. Our operation is not a significant generator of noise or vibration. Repair work and its attendant tool noise is primarily performed within our enclosed facility. A large proportion of our equipment is electrically powered and, as such, generates little noise.

The site will be equipped with an enclosed vehicle wash station. Wash water discharges from this process are not subject to the Federal Categorical Pretreatment Standards. However, Papé will deploy an oil water separator and any other additional pretreatment technologies required by the city of Fresno's Industrial Pretreatment Program.

The site would also be outfitted with above-ground propane and diesel fuel storage tanks that will comply with Title 22, SPCC Plan requirements, and all other applicable codes. Our operation inventories a variety of ordinary industrial lubricants and combustibles that are used for repairing and outfitting machines, and are also stocked for retail sale.

Traffic impacts to the neighborhood will be minimal. Primary traffic will be employees traveling to/from work. The facility has 4 delivery trucks that leave in the morning and return in the evening. Retail customers coming in to the store are less than 10 per day.

Security for the site would include fencing around the property as well as security cameras and parking lot lighting. Parking lot lighting has been designed for minimal impact to neighboring properties.

Excellent signage is very important to the representation of the Papé, Hyster, and our other partner brands. Retail traffic is influenced by the visibility of our signage from major arterials, which drives our sales and resultant tax generation. As such, we would respectfully request to maximize this property's location with a well-developed sign package representing both us and our manufacturer partners.

We have presented the proposed development plan the neighbors during a community meeting held on 3/17/2022 at the Malaga Community Center. Invitations to the community meeting were sent to 259 addresses within a 1-mile radius of the development site. 3D renderings of the proposed building and site plan were provided for display as well as a presentation on the development with a Q&A held afterwards. Attendee lists can be provided.

The project has also been discussed with the Leadership Counsel for Justice and Accountability on multiple occasions. The Leadership Counsel for Justice and Accountability has provided us with their General Mitigation Measures and Community Benefits request for the project.

Thank you,



Shawn Dillon
Senior Project Manager
sdillon@pape.com

Cell: 775-527-1854
Phone: 541-302-3595
Fax: 775-624-5064

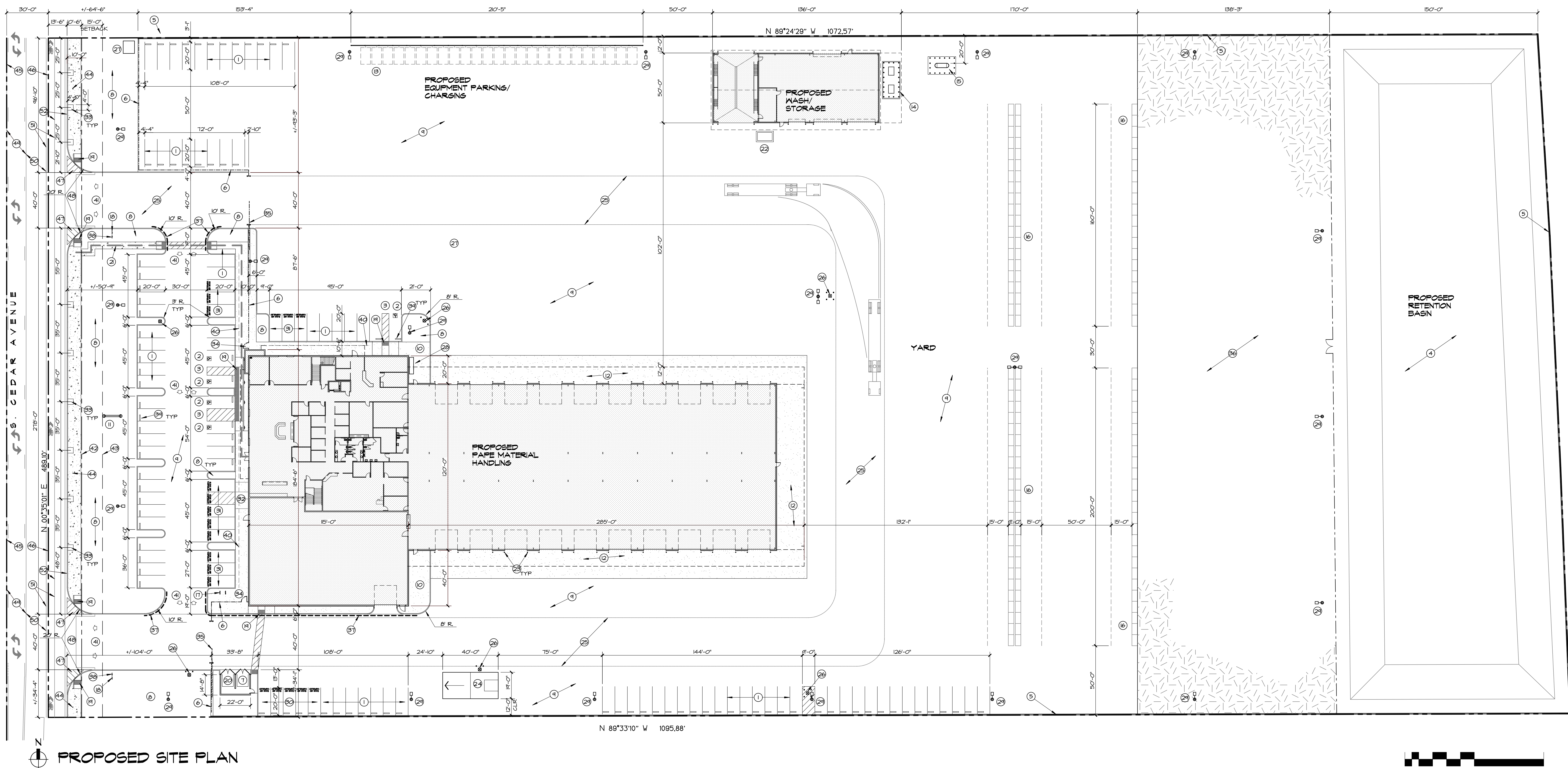
APPL. NO. P22-04027 EXHIBIT O-2 DATE 01/25/2023

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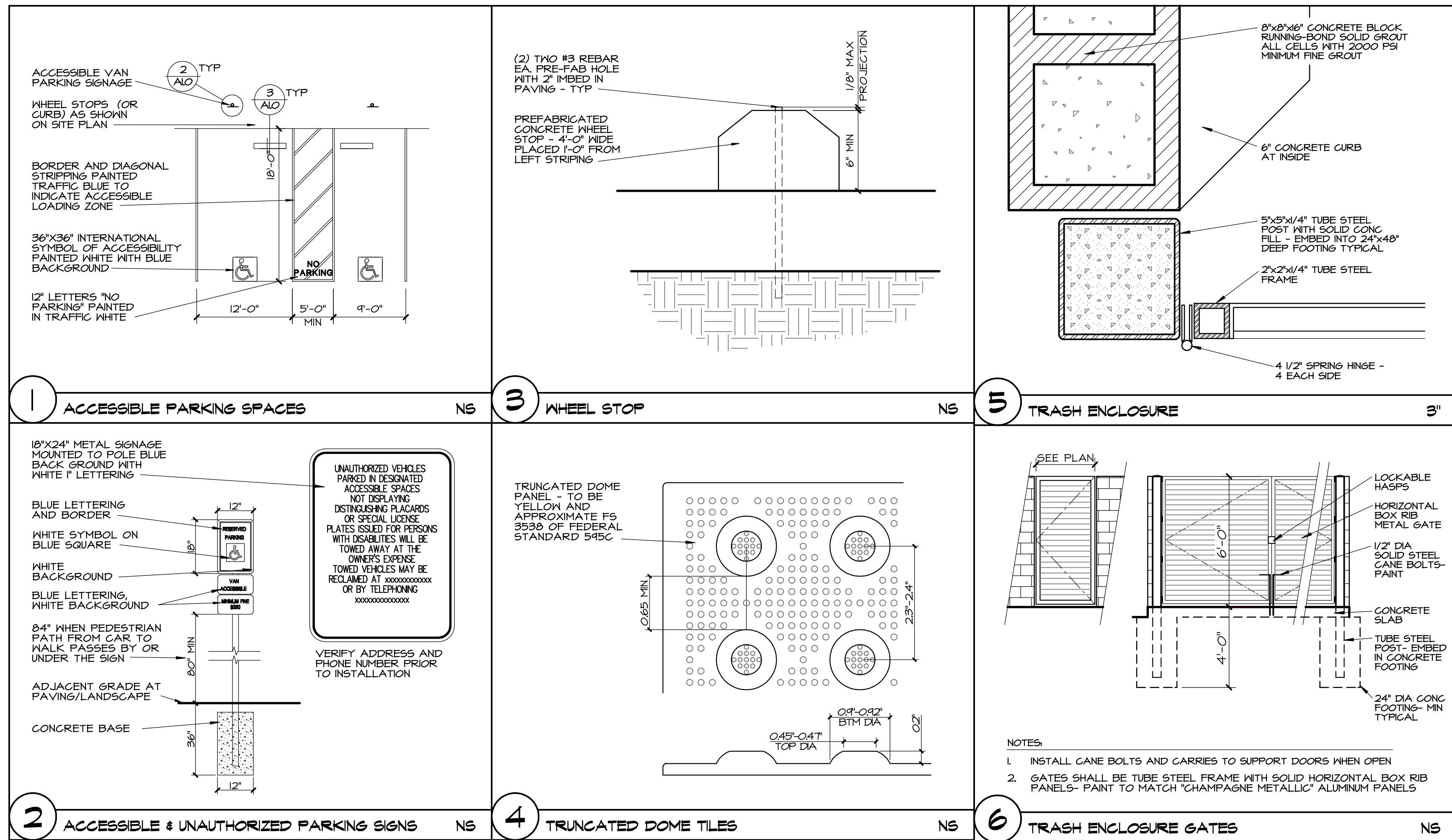
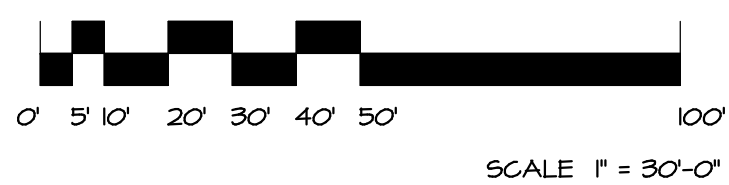
TRAFFIC ENG. _____ DATE _____

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CITY OF FRESNO DARM DEPT



PROPOSED SITE PLAN



KEYNOTES

- PROPOSED 1'-0" WIDE x 20'-0" DEEP PARKING SPACE PER CITY OF FRESNO STANDARDS
- PROPOSED 12'-0" x 20'-0" ACCESSIBLE VAN PARKING STALL OR 9'-0" x 20'-0" STANDARD ACCESSIBLE PARKING STALL (AS SHOWN) WITH SLOPE NOT TO EXCEED 2% IN ANY DIRECTION. 3'-0" x 2'-0" PAINTED STALL SIGN AND 10' SQ IN POLE MOUNTED PARKING SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY WITH AN ADDITIONAL SIGN IN LANGUAGE STATING "MINIMUM FINE \$250.00" INCLUDE SIGN MOUNTED BELOW STATING "VAN ACCESSIBLE" WHERE APPROPRIATE PER CBC 807 MINIMUM HEIGHT TO THE BOTTOM OF ALL POLE SIGNS.
- PROPOSED 8'-0" MINIMUM OR 5'-0" MINIMUM WIDE HANDICAP ACCESS AISLE AS SHOWN WITH THE WORDS "NO PARKING" IN 12" HIGH CONTRASTING LETTERS. SLOPE NOT TO EXCEED 2% IN ANY DIRECTION.
- APPROXIMATE LOCATION OF PROPOSED RETENTION BASIN - SEE CIVIL PLANS FOR AREAS AND DEPTHS
- PROPOSED 8'-0" TALL CONCRETE MASONRY UNIT WALL FOR EQUIPMENT SCREENING
- PROPOSED 8'-0" TALL x 30'-0" WIDE POWDER COATED TUBULAR FENCING WITH PERFORATED PANELS OR SIMILAR FOR SCREENING AS REQUIRED
- PROPOSED TWO-CELL TWO-BIN EACH TRASH ENCLOSURE PER CITY STANDARDS (REFUSE ENCLOSURE COMBINED WITH ENCLOSURE WITH RECYCLING)
- PROPOSED LANDSCAPE AREA - PROVIDE AUTOMATIC IRRIGATION SYSTEM AND CONTROLS WITH WEATHER SENSORS PER CITY REQUIREMENTS
- PROPOSED AC PAVING OR CONCRETE PER SOILS ENGINEERING RECOMMENDATIONS. DOTTED LINE REPRESENTS APPROXIMATE LOCATION OF HEAVIER PAVING SECTION PER PAVE REQUIREMENTS
- PROPOSED CONCRETE WALK WITH CONTINUOUS 4'-0" WIDE MINIMUM PATH OF TRAVEL. SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%
- APPROXIMATE LOCATION OF PROPOSED 25'-0" TALL PYLON SIGN
- PROPOSED CONCRETE APRON - VERIFY PAVING SECTION AND EXTENTS WITH OWNER
- PROPOSED POWER WITH DISCONNECT FOR EQUIPMENT CHARGING ON 3'-0" HIGH STEEL VEHICLE GUARD RAILING PER PAPE STANDARDS PERMITS
- APPROXIMATE LOCATION OF PROPOSED 500 GAL (MAX) PROPANE TANK BY SEPARATE PERMIT
- APPROXIMATE LOCATION OF PROPOSED NON-COMBUSTIBLE EQUIPMENT STORAGE RACKS WITH SCREENING AS REQUIRED PER CITY ORDINANCE
- PROPOSED SHORT TERM UNSTABLE LOOP BICYCLE PARKING RACK WITH LOCATIONS FOR (3) BIKES MINIMUM (5 PERCENT) TO BE PARKED AT ONE TIME ON 3 1/2" THICK CONCRETE PAD - SEE SITE PLAN FOR DIMENSIONS (PER CALTRANS DIVISION 5106.4.1)
- PROPOSED INSTALL 17'x22' POLE MOUNTED SIGN WITH 1" HIGH LETTERS STATING THE FOLLOWING (BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN). UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING Distinguishing PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT BOTTOM OF SIGN AT 807 HN (CONTRACTOR SHALL VERIFY AND COMPLETE THE MISSING FIELDS BEFORE POSTING THE SIGN) OR BY TELEPHONING 1-800-4-A-PAPE (4272) OR BY TELEPHONING 1-800-4-A-PAPE (4272) OR BY TELEPHONING 1-800-4-A-PAPE (4272)
- PROPOSED 4'-0" WIDE MINIMUM ACCESSIBLE CURB RAMP - SLOPE SHALL NOT EXCEED 8.33% WITH 4'-0" MINIMUM CLEAR LEVEL LANDING AT TOP. FLARED SIDES (WHERE OCCUR) SHALL NOT EXCEED 10% SLOPE. INSTALL 3'-0" BORDER OF TRUNCATED DOME TILES AT FLUSH CONDITION BETWEEN CONCRETE WALKWAY AND VEHICULAR AREA FOR ACCESSIBLE PARKING STALLS AND AISLES. TRUNCATED DOME TILES SHALL HAVE A BASE DIAMETER OF 0.41 INCHES MINIMUM AND 0.42 INCHES MAXIMUM. A TOP DIAMETER OF 0.45 INCHES MINIMUM AND 0.41 INCHES MAXIMUM. AND A HEIGHT OF 0.20 INCHES. DOME TILES SHALL HAVE A CENTER-TO-CENTER SPACING OF 2.3 INCHES MINIMUM AND 2.4 INCHES MAXIMUM. AND BASE-TO-BASE SPACING OF 0.45 INCHES MINIMUM. MEASURED BETWEEN THE MOST ADJACENT DOME TILES ON A SQUARE GRID. THE TRUNCATED DOME TILES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES.
- APPROXIMATE LOCATION OF PROPOSED RECYCLING AREA FOR DEPOSITING STORAGE AND COLLECTION OF NONHAZARDOUS MATERIALS - INCLUDING BUT NOT LIMITED TO PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS, ORGANIC WASTE AND METALS.
- DASHED LINE DENOTES PROPOSED 4'-0" WIDE MINIMUM ACCESSIBLE PATH OF TRAVEL TO AND FROM THE PUBLIC WAY AND ACCESSIBLE PARKING SPACES. SLOPES WITHIN THE PATH OF TRAVEL SHALL NOT EXCEED 2% CROSS-SLOPE OR 5% IN THE DIRECTION OF TRAVEL EXCEPT FOR AT ACCESSIBLE RAMPS COMPLYING WITH CBC.
- APPROXIMATE LOCATION OF PROPOSED SAND/OIL INTERCEPTOR - SEE PLUMBING DRAWINGS
- PROPOSED 6" DIAMETER 4'-0" HIGH SOLID FILLED STEEL BOLLARDS
- PROPOSED 4'-0" x 28'-0" CONCRETE LOADING RAMP - FORKLUFT ACCESS ONLY
- PROPOSED HEAVY PAVING SECTION FOR TRUCKS PER SOILS ENGINEERING RECOMMENDATIONS
- APPROXIMATE LOCATION OF PROPOSED FDC CONNECTION/FIRE HYDRANT WITH STEEL BOLLARDS FOR PROTECTION AT TRAFFIC LOCATIONS
- PROPOSED LOCATION OF ELECTRICAL TRANSFORMER - VERIFY WITH FINAL UTILITY PLANS
- PROPOSED LOCATION OF MAIN SWITCHGEAR - SEE ELECTRICAL PLANS
- PROPOSED LOCATION OF 25'-0" HIGH POLE MOUNTED LIGHT FIXTURE WITH 40 DEGREE CUT-OFF SHIELDS AT PROPERTY LINES - SEE PHOTOGRAPHIC SURVEY FOR DETAILS
- PROPOSED STALL IDENTIFICATION - PAINT IN THE PAINT USED FOR STALL STRIPING, THE WORDS "CLEAN AIR/VANPOOL/VAN" IN 12" TALL LETTERS SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE (PER CBC805 DIVISION 5106.5.2.2) (6) TOTAL SPACES REQUIRED AS SHOWN
- PROPOSED LOCATION OF FUTURE ELECTRICAL VEHICLE PARKING/CHARGING SPACES - INSTALL 1" MINIMUM CONDUIT FOR (3) 200/240 VOLT DEDICATED BRANCH CIRCUIT ORIGINATING FROM THE EXISTING MAIN ELECTRICAL SWITCHGEAR AS SHOWN - SEE ELECTRICAL PLANS AND CALCULATIONS TO VERIFY SUFFICIENT CAPACITY FOR ALL 40 AMP DEDICATED BRANCH CIRCUITS CAN BE USED SIMULTANEOUSLY BY THE FUTURE ELECTRICAL VEHICLE SUPPLY EQUIPMENT
- PROPOSED LOCATION OF FUTURE EV ACCESSIBLE SPACE AND FLARED CURB RAMP TO BE CONSTRUCTED WHEN EVSE (CHARGERS) ARE INSTALLED. FUTURE SPACE SHALL BE 12'-0" WIDE FOR VAN AND AISLE SHALL BE 5'-0" MIN WIDE
- PROPOSED LOCATION OF NEW 4'-0" x 4'-0" TREE WELL (35'-0" O.C.) AT CITY SIDEWALK
- PROPOSED 4'-0" x 8'-0" TALL PAINTED STEEL MAN-GATE FOR MAINTENANCE ACCESS TO LANDSCAPED SETBACK AREA - INCLUDE LEVEL (28 MAX) CONCRETE LANDINGS WITH MANEUVERING CLEARANCES ON EACH SIDE MEASURING 5'-0" PERPENDICULAR TO THE DOOR OPENING AND 2'-0" ON THE STRIKE REGARDLESS OF APPROACH - HARDWARE SHALL BE LEVER-TYPE, LOCKABLE WITH FREE EGRESS MOUNTED AT 436" AFF. PER CBC
- PROPOSED 8'-0" TALL x 30'-0" WIDE POWDER COATED TUBULAR SLIDING GATE WITH PERFORATED PANELS OR SIMILAR FOR SCREENING - PROVIDE 1/2" BYPASS HARDWARE PER FIRE DEPARTMENT REQUIREMENTS
- PROPOSED UNPAVED AREA FOR FUTURE YARD SPACE - INCLUDE DECOMPOSED GRANITE PER CITY REQUIREMENTS
- HEAVY LINE DENOTES PROPOSED FIRE LANE MARKINGS REQUIRED - PAINT CURBS RED WITH THE WORDS "NO PARKING FIRE LANE" STENCILED IN 3" WHITE LETTERS EVERY SECTION AND AT 50'-0" ON CENTER
- APPROXIMATE LOCATION OF PROPOSED POLE MOUNTED CVC 22658 FIRE LANE TOW-AWAY WARNING SIGN - BOTTOM OF SIGN SHALL BE AT 807 MINIMUM ABOVE ADJACENT GRADE OR WALKING SURFACE
- PROPOSED 6" HIGH CONCRETE WHEEL STOPS - SEE DETAIL 31A-10
- DASHED GRAY LINE REPRESENTS PROPOSED 3'-0" VEHICLE OVERHANG AT A CONTINUOUS CONCRETE CURB
- PROPOSED DIRECTIONAL TRAFFIC ARROWS PAINTED IN WHITE TRAFFIC PAINT PER CITY REQUIREMENTS
- PROPOSED 24'-0" IRREVOCABLE OFFER OF DEDICATION FOR NEW PUBLIC SIDEWALK - SEE CIVIL PLANS
- APPROXIMATE LOCATION OF PROPOSED 15'-0" BUILDING SETBACK LINE FROM 24'-0" IRREVOCABLE OFFER OF DEDICATION PER CITY OF FRESNO ARTICLE B
- PROPOSED CURB, GUTTER, AND 10'-0" MAX SIDEWALK PER CITY OF FRESNO STANDARDS - SEE CIVIL PLANS
- PROPOSED CENTERLINE OF CEDAR AVENUE AND WEST BOUNDARY OF SECTION B-14/20
- EXISTING RIGHT-OF-WAY LINE
- 12'-0" x 12'-0" VISIBILITY TRIANGLE PER THE CITY OF FRESNO
- PROPOSED CONCRETE VALLEY GUTTER APRON PER CITY STANDARDS - SEE CIVIL PLANS FOR DETAILS
- PROPOSED 14'-6" WIDE CENTER TURN LANE
- PROPOSED 14'-6" WIDE CENTER TRAVEL LANE
- PROPOSED 6'-0" WIDE BIKE LANE
- PROPOSED 9'-0" WIDE PARALLEL PARKING (ON-STREET)

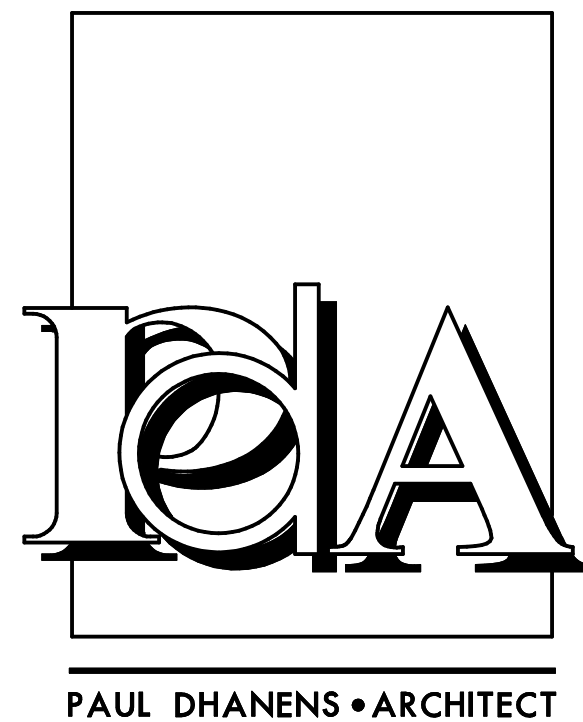
APPL. NO. P22-04027 EXHIBIT A DATE 11/29/2023

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



PAUL DHANENS • ARCHITECT

W.W.C.I.

General Contractor

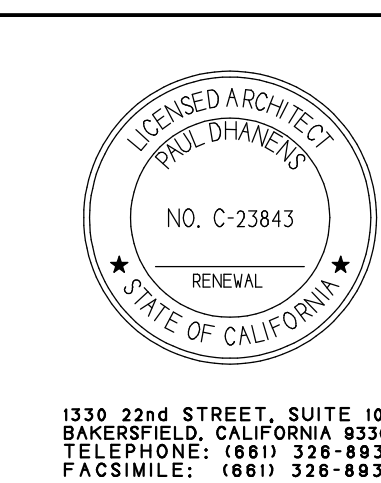
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NOTICE TO CONTRACTORS
Written direction on these drawings shall take precedence over scaled dimensions. Contractor shall verify and be responsible for confirmation of dimensions and shall notify the architect immediately of any discrepancies or field variations discovered.

OWNER

PAPE PROPERTIES, INC.

355 GOODPASTURE

ISLAND RD #300

EUGENE, OR 9740

PROJECT

PAPE
MATERIAL
HANDLING

NEW
BUILDING

4254 S. CEDAR AVENUE

FRESNO, CALIFORNIA

DATE ISSUED FOR

1-3-23 DESIGN AND SITE REVIEW

NO. REVISIONS

1	
2	
3	
4	
5	
6	

SITE PLAN

FILE NAME: 2853A1-0

SHEET

A-1.0

PAPE MATERIALS HANDLING LANDSCAPE ENTITLEMENT PACKAGE

4254 SOUTH CEDAR AVE, FRESNO, CA

11-29-2022

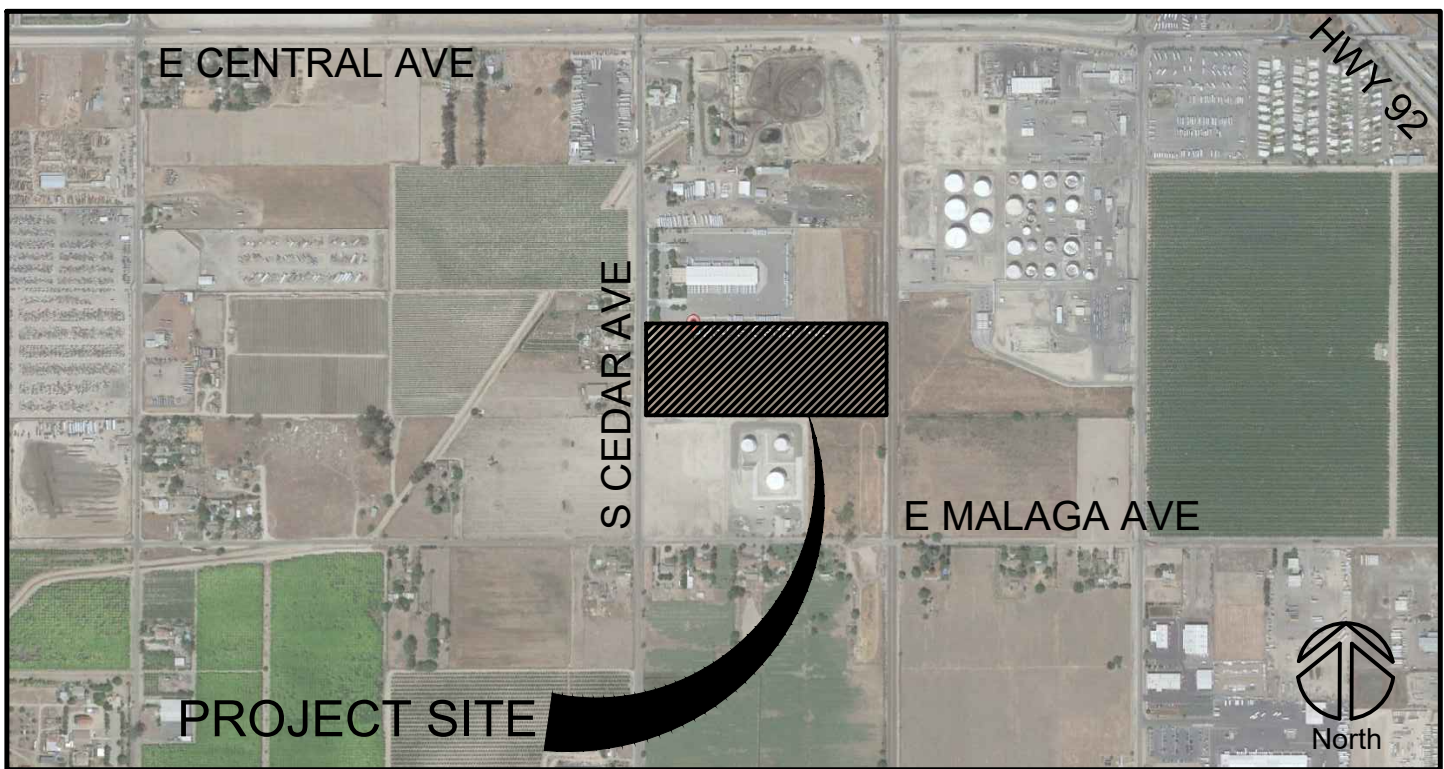
■ Owner
PAPE Group
355 Goodpasture Island Road
Eugene, OR 97401

■ Civil Engineer
Ware Malcomb
4683 Chabot Drive, Suite 300
Pleasanton, CA 94588
Contact: Brian Nguyen
Ph: 925.480.6073

■ Architect
bensman design studio
1791 Solano Ave, #F02
Berkeley, CA 94707
Contact: Jim Bensman
Ph: (415) 235-3837

■ Landscape Architect

SITE MAP



INDEX OF DRAWINGS

SEQ.	SHEET	SHEET TITLE
1	L-1	Landscape Title Sheet
2	L-2	Preliminary Planting Plan and Legend
3	L-3	Preliminary Irrigation plan and Calculations

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PAPE MATERIAL
HANDLING
4254 S. CEDAR AVENUE, FRESNO, CA
Project Number 22108

LANDSCAPE TITLE SHEET		REMARKS
NO.	DATE	PW SUBMITTAL R2
1	11-29-22	

JOB NO.:	22108
PA / PM:	HN
DESIGNED:	HN
DATE:	11-29-22
PLOT DATE:	

SHEET
L-1

APPL. NO. P22-04027 EXHIBIT L-1 DATE 01/29/2023
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

LEGEND	
SYMBOL	DESCRIPTION
	IRRIGATION POINT-OF-CONNECTION - WATER METER FOR IRRIGATION SERVICE PROVIDED BY CIVIL ENGINEER (PROPOSED LOCATION TO BE CONFIRMED)
	REDUCED PRESSURE BACKFLOW PREVENTER / ENCLOSURE - 2-INCH SIZE (PROPOSED LOCATION TO BE CONFIRMED)
	IRRIGATION 'SMART' CONTROLLER (PROPOSED LOCATION TO BE CONFIRMED)
	MASTER CONTROL VALVE - 2-INCH SIZE (PROPOSED LOCATION TO BE CONFIRMED)
	IR SERIES FLOW SENSOR - PVC HOUSING - 2-INCH SIZE (PROPOSED LOCATION TO BE CONFIRMED)
	PIPING SLEEVE UNDER PAVED AREA NOTE: SLEEVING LOCATIONS SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE BASED ON THE FINAL IRRIGATION DESIGN.

IRRIGATION SYSTEM OVERVIEW

THE IRRIGATION SYSTEM WILL BE SUPPLIED WITH DOMESTIC WATER FROM A NEW IRRIGATION-USE WATER METER. THE WATER METER WILL OPERATE A DEDICATED, REDUCED-PRESSURE TYPE BACKFLOW PREVENTER ASSEMBLY TO PROTECT THE DOMESTIC WATER SYSTEM.

THE IRRIGATION SYSTEM WILL UTILIZE A HIGH EFFICIENCY IRRIGATION SYSTEM TO INCLUDE A SMART CONTROLLER, DRIP IRRIGATION AND POP-UP LOW SPRINKLERS. TREES WILL BE IRRIGATED ON A BUBBLER SYSTEM FOR DEEP ROOT WATERING.

ALL IRRIGATION SYSTEMS ON THE SITE SHALL BE DESIGNED TO PREVENT RUNOFF, OVER-SPRAY, LOW HEAD DRAINAGE AND OTHER SIMILAR CONDITIONS WHERE WATER FLOWS OUT OF THE DESIGNATED LANDSCAPE AREA.

IRRIGATION HYDROZONE LEGEND	
SYMBOL	DESCRIPTION
	LOW WATER USE PLANT MATERIAL WITH SUBSURFACE DRIP IRRIGATION
	LOW WATER USE PLANT MATERIAL WITH OVERHEAD SPRAY SPRINKLERS (BIO-FILTRATION BASIN)

IRRIGATION CALCULATIONS				
Project Site Address: 4254 S. Cedar Ave, Fresno, CA				
Project Type (new dwelling, commercial, or rehab): COMMERCIAL				
<input type="checkbox"/> This project does not include landscaping but I am aware that prior to landscaping being installed, it shall comply with the MWDSD requirements per 23 CCR, Division 2, Chapter 2.7 which will require a permit and inspections from the Fresno County Development Services Division. (If you check this box, also fill out page 2 and sign and date form.)				
<input checked="" type="checkbox"/> This project does incorporate landscaping. (Complete pages 1 & 2 along with plans):				
Total Landscape Area (sq. ft.):	98,950			
Turf Area:	0			
Non-Turf Plant Area:	98,950			
Special Landscape Area:	0			
Water Type (potable, recycled, well):	POTABLE			

Landscape Zone	Area (LZ)	Plant Factor (PF)	Irrigation Efficiency (IE)	ELWU (Gallons / Year)
A-1	4,067	0.3	0.81	1,506.30
A-2	12,187	0.3	0.81	4,513.70
A-3	3,789	0.3	0.81	1,403.33
A-4	1,605	0.3	0.81	594.44
A-5	10,626	0.3	0.81	3,935.56
A-6	66,190	0.3	0.75	26,476.00
A-7	486	0.3	0.81	180.00
TOTAL AREA	98,950			38,609.33
TOTAL GALLONS PER YEAR				
NOTES:				
1. TREES ON SEPARATE BUBBLERS - ZONE A-7.				

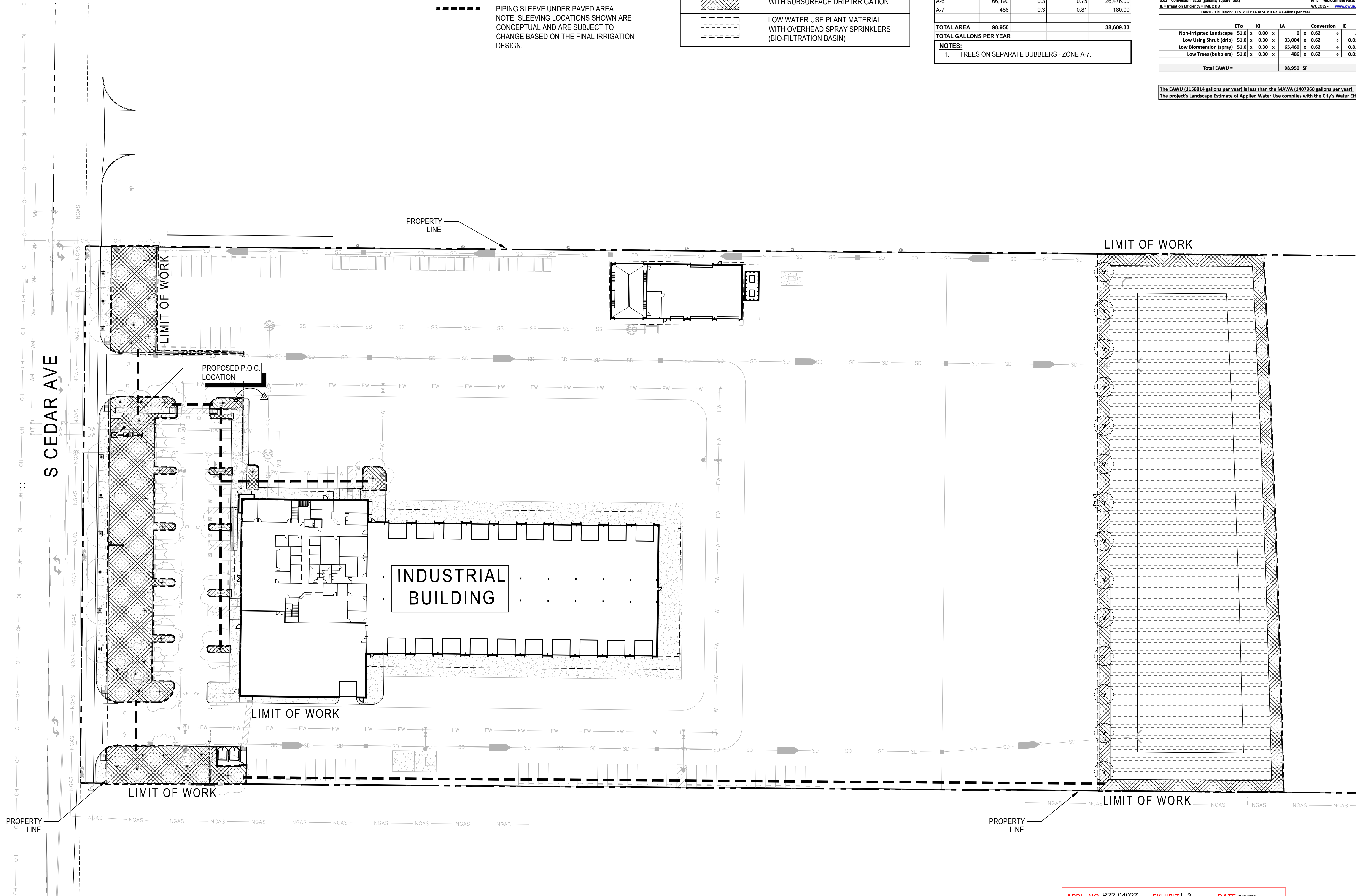
Water Efficient Landscape Worksheet	
4254 S CEDAR AVE, FRESNO, CA	
Point-of-Connections: COMMERCIAL LANDSCAPE	
Maximum Applied Water Allowance (MAWA)	
Total MAWA = $ETo \times 0.45 \times LA$ in SF $\times 0.62$ + $ETo \times 3 \times SLA$ in SF $\times 0.62$ = Gallons per Year for LA+SLA	
Where:	
MAWA = Maximum Applied Water Allowance (gallons per year)	
ETo = Reference Evapotranspiration (54.6 inches per year)	
0.45 = ET Adjustment Factor (ETAF) Non-Residential	
1.0 = ET Adjustment Factor (ETAF) for Special Landscape Area	
LA = Landscape Area (square feet)	
0.62 = Conversion factor (to gallons per square foot)	
SLA = Special Landscape Area (square feet)	
Billing Unit = 1 Hundred Cubic Feet (HCF) or 748 gallons	
MAWA for LA = $ETo \times 0.45 \times 98,950 \times 0.62$ = 1,407,960	
MAWA for SLA = $ETo \times 3 \times 0 \times 0.62$ = 0	
Total Area (SF) = 98,950	
Total MAWA = 1,407,960 Gal/Yr.	
= 1,882 Billing units	

0.55 = ET Adjustment Factor (ETAF) Residential	
0.45 = ET Adjustment Factor (ETAF) Non-Residential	

COMMERCIAL LANDSCAPE	
4254 S CEDAR AVE, FRESNO, CA	
Estimated Applied Water Use (EAWU)	
EAWU = Density Factor (range = 0.5 to 1.0) (See WUCOLS for density ranges)	
LA = Landscape Area (square feet)	
0.62 = Conversion factor (gallons / square foot)	
EAWU = $ETo \times 0.45 \times 98,950 \times 0.62$ = 1,407,960	
EAWU Calculation: $ETo \times 0.45 \times LA$ in SF $\times 0.62$ = Gallons per Year	

ETo	KL	LA	Conversion	IE	EAWU (Gallons Per Year)
Non-Irrigated Landscape	51.0	0×0.00	0×0.62	0×0.81	0
Low Using Shrub (dry)	51.0	$33,004 \times 0.30$	0.62×0.81	0.81×0.81	386,514
Low Bioretention (gray)	51.0	$65,460 \times 0.30$	0.62×0.81	0.81×0.81	766,609
Low Trees (bubblers)	51.0	486×0.30	0.62×0.81	0.81×0.81	5,692
Total EAWU =		98,950 SF			1,158,814 Gallons per year
					1,549 Billing units

The EAWU (1,158,814 gallons per year) is less than the MAWA (1,407,960 gallons per year).
The project's Landscape Estimate of Applied Water Use complies with the City's Water Efficient Landscape Ordinance.



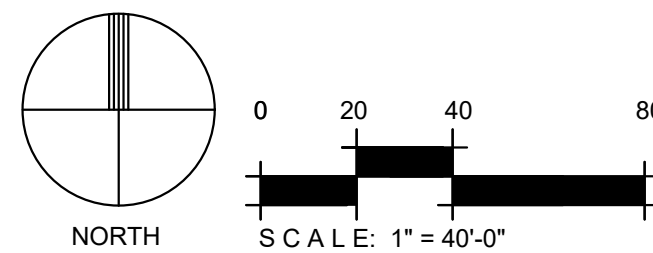
APPL. NO. P22-04027 EXHIBIT L-3 DATE 01/05/2023

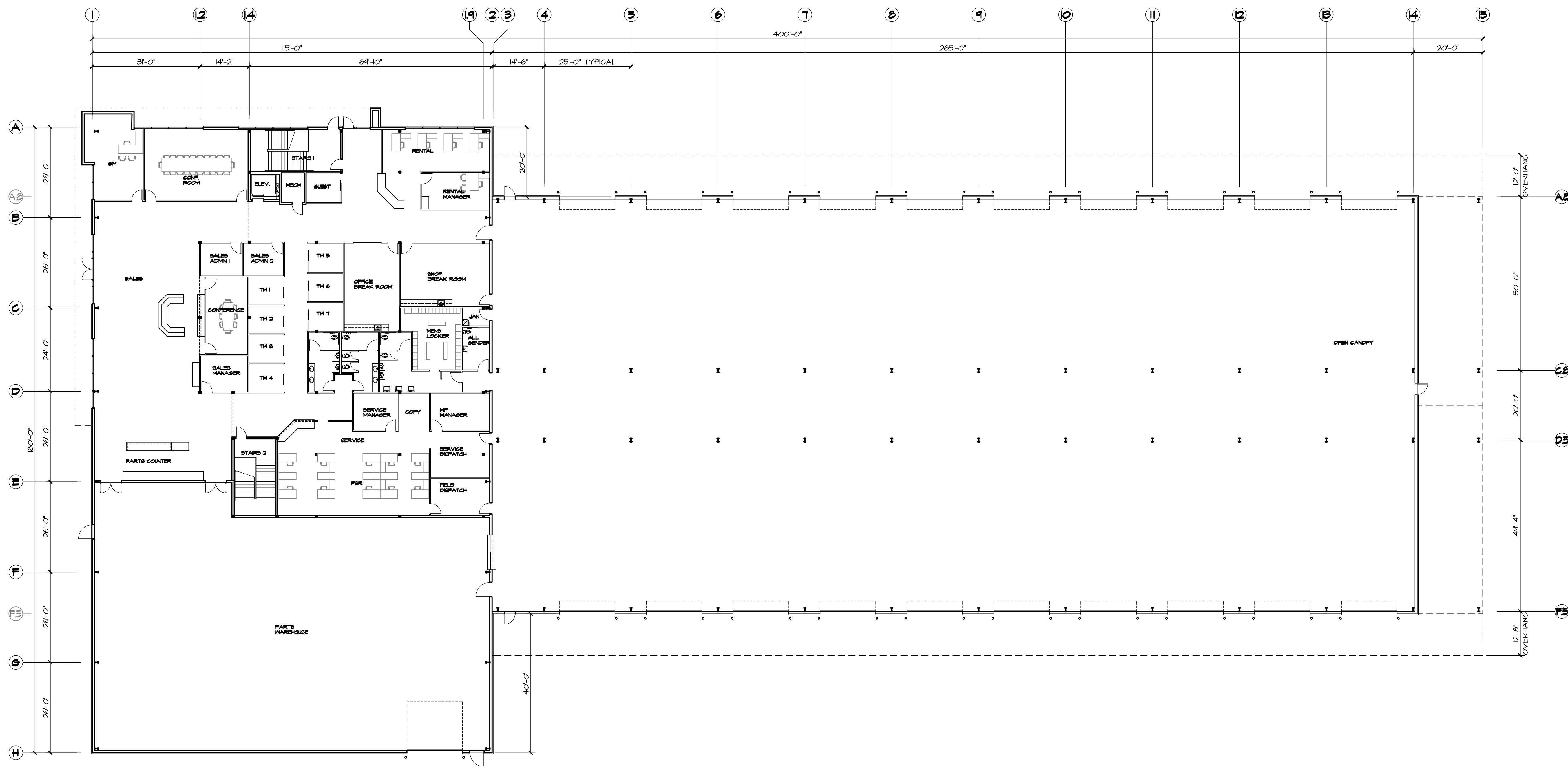
PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

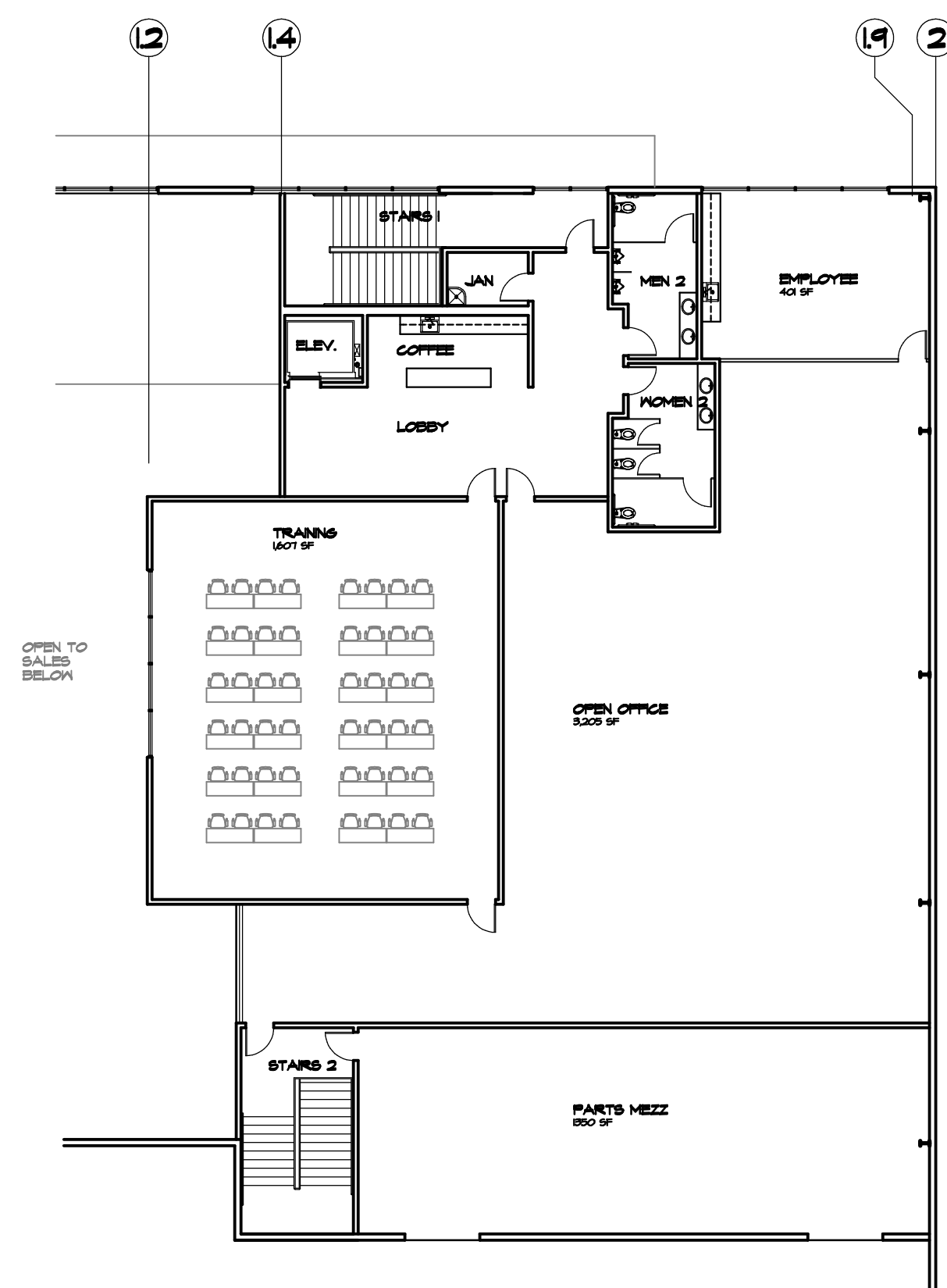
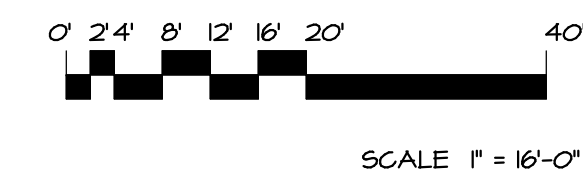
APPROVED BY DATE

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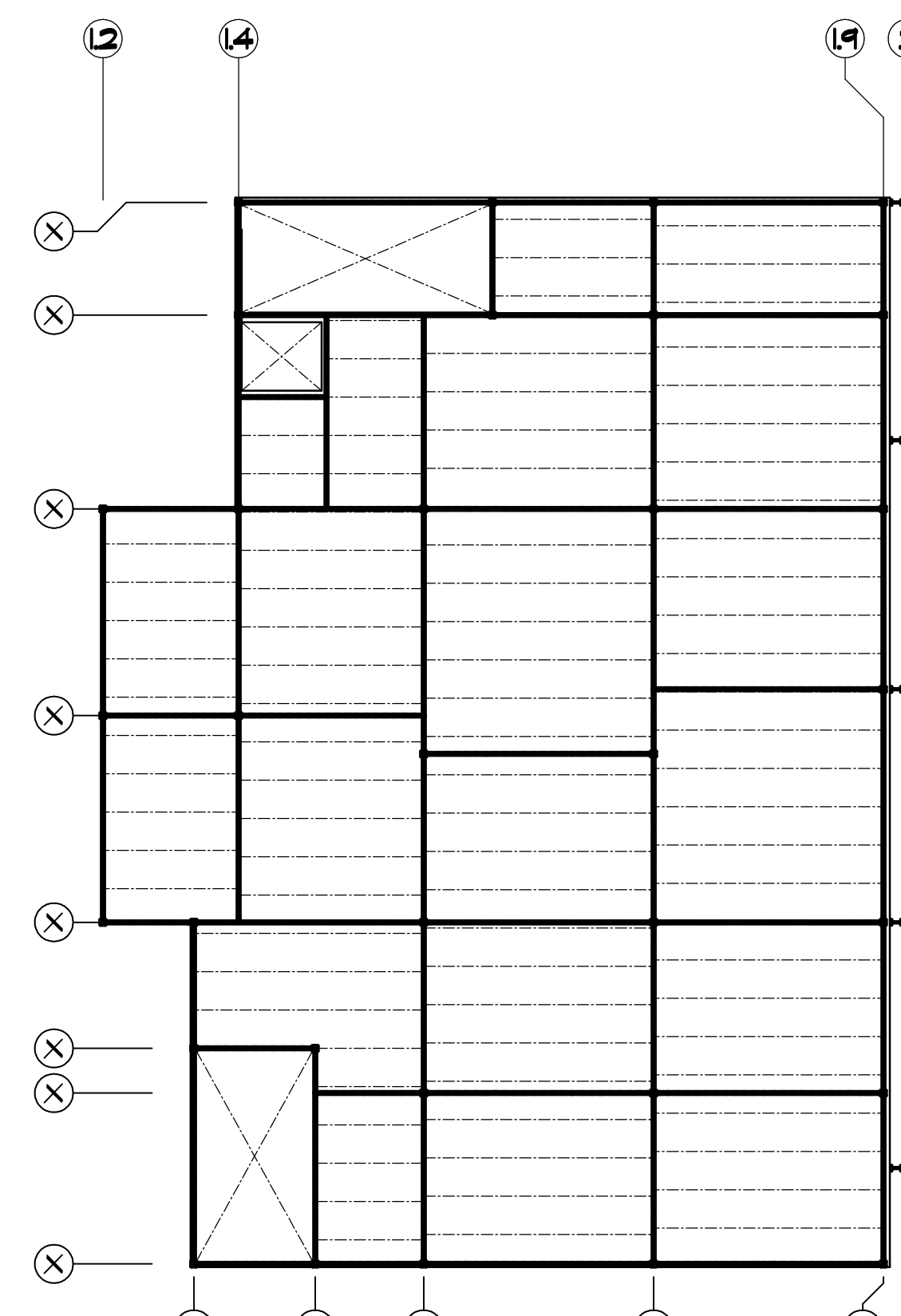




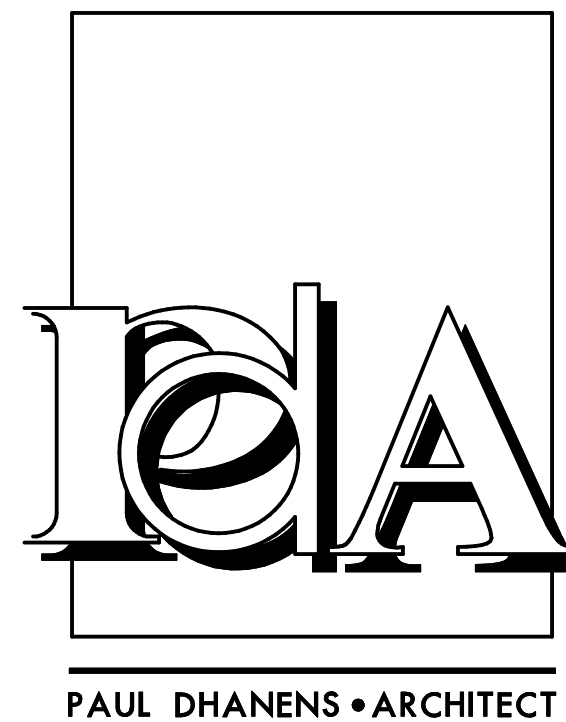
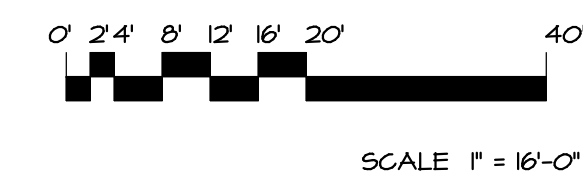
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PROPOSED FLOOR PLAN



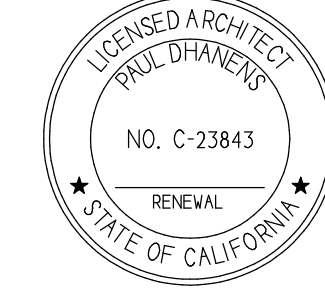
N
PROPOSED SECOND FLOOR PLAN



N
PROPOSED SECOND FLOOR FRAMING PLAN

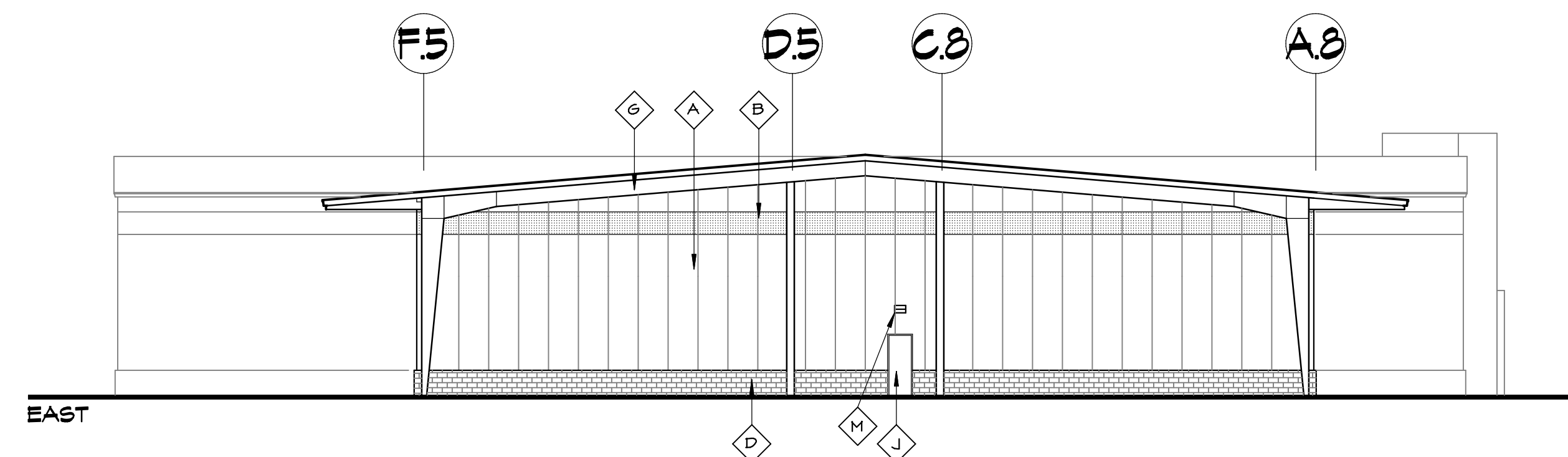
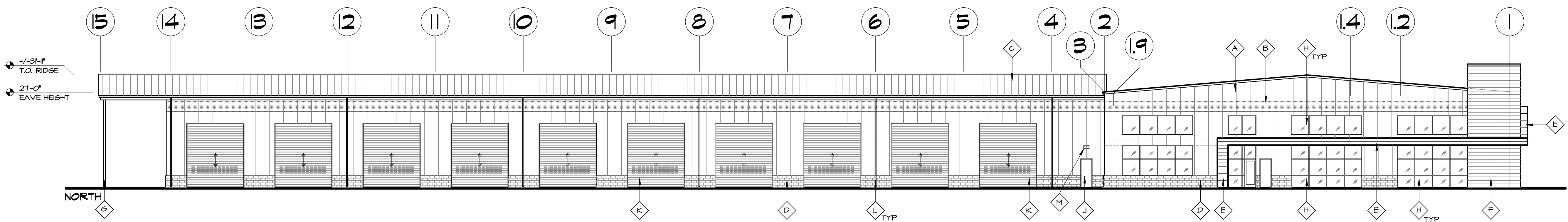


W.W.C.I.
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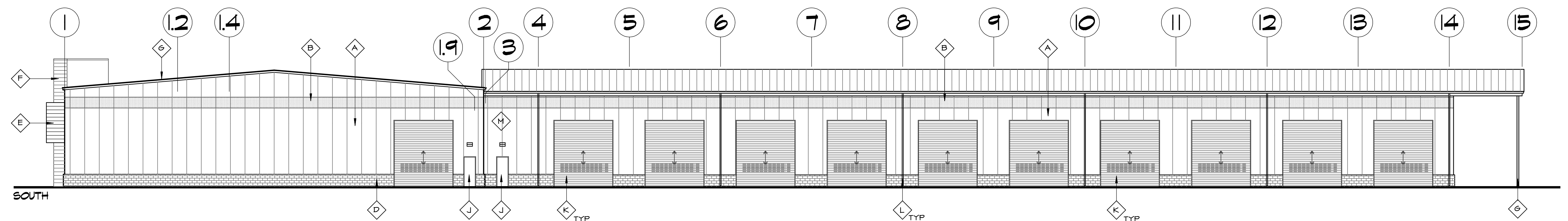
ARCHITECT

1330 32nd STREET, SUITE 100 BAKERSFIELD, CALIFORNIA 93301 TELEPHONE: (805) 328-8828 FACSIMILE: (805) 328-8827
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NOTICE TO CONTRACTORS <small>Written dimensions on these drawings shall take precedence over scaled dimensions. Contractor shall verify and be responsible for confirmation of dimensions and shall notify the architect immediately of any discrepancies or field variations discovered.</small>
OWNER
PAPE PROPERTIES, INC. 355 GOODPASTURE ISLAND RD #300 EUGENE, OR 9740

PROJECT
PAPE MATERIAL HANDLING
NEW BUILDING
4254 S. CEDAR AVENUE FRESNO, CALIFORNIA
DATE: 12-14-22
ISSUED FOR: DESIGN AND SITE REVIEW
NO.
REVISIONS
PROPOSED FLOOR PLANS
FILE NAME: 2853A2-0
SHEET
A-2.0

APPL. NO. P22-04027	EXHIBIT F	DATE: 01/26/2023
PLANNING REVIEW BY		DATE
TRAFFIC ENG.		DATE
APPROVED BY		DATE
CITY OF FRESNO DARM DEPT		



- | EXTERIOR FINISH Legend | |
|------------------------|---------------------------------------------------------------------------------------------------------------|
| A | PREFABRICATED METAL HALL PANELS BY METAL BUILDING MANUFACTURER - MAIN FIELD COLOR |
| B | PREFABRICATED METAL HALL PANELS BY METAL BUILDING MANUFACTURER - PAINTED ACCENT COLOR - "PAPE YELLOW" |
| C | PREFABRICATED METAL ROOF PANELS BY METAL BUILDING MANUFACTURER - "GALVALUME PLUS" FINISH OR EQUAL |
| D | CONCRETE MASONRY HANDSCUT AND TOP CAP TO SLOPE AWAY - COLOR - "SANDSTONE" - VERTIC (PAV COLOR UNFINISHED) |
| E | FW-120 (OR SIMILAR) CONCEALED FASTENER HORIZONTAL METAL PANELS - COLOR - CHAMPAGNE METALLIC |
| F | FW-120 (OR SIMILAR) CONCEALED FASTENER HORIZONTAL METAL PANELS WITH ACCENT BEADS - COLOR - CHAMPAGNE METALLIC |
| G | PREFABRICATED STEEL FRAME - PAINT TO MATCH MAIN METAL FIELD PANEL WALL COLOR |
| H | ALUMINUM STOREFRONT SYSTEM WITH DUAL GLAZING MEETING TITLE 24 ENERGY REQUIREMENTS |
| J | HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH ADJACENT METAL PANELS |
| K | METAL ROLL-UP DOOR WITH VISION LITES PER MANUFACTURER - PREFINISHED OR PAINTED TO MATCH ADJACENT METAL PANELS |
| L | PREFABRICATED METAL RAIN GUTTER AND DOWNSPOUTS - COLOR TO MATCH |
| M | WALL MOUNTED LIGHT FIXTURE FOR EGRESS- SEE LIGHTING PLAN, PHOTO MISC |



0' 4' 8' 12' 16' 20' 40'

SCALE 1" = 16'-0"

APPL. NO. P22-04027 EXHIBIT E DATE 01/25/2023

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

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