

## LOCATION PLAN

Our team's practical experience entitling dozens of cannabis operations has proven that site selection is critical to the viability of a proposed cannabis business.

As such, prior to finalizing selection, we undertook an extensive diligence process led by our team member who grew up in Sutter Creek and further informed by conversations with residents, stakeholders, and through our community listening session.

These efforts resulted in us selecting the former bank building located at 11 Ridge Road in Sutter Creek as our proposed location for this endeavor.

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At a high-level, we appreciate that this site enjoys many benefits for both the business and the community, including but not limited to the following:

- The site is substantially buffered from sensitive uses
- The site is appropriately parked
- The site is ideally situated with frontage on Ridge Road, just off Highway 49
- The site is ideally situated in a commercial corridor
- The site exists outside of Sutter Creek's historic downtown core
- The site is surrounded by compatible commercial uses
- The property is currently vacant, ensuring no displacement of an existing business

### Property Description

The subject property is located at 11 Ridge Road in the City of Sutter Creek, Amador County, California. The site is situated just off State Highway 49 within a developed commercial corridor that serves both residents and visitors.

The parcel is approximately 0.25 acres in size and is zoned C-2 (General Commercial), with surrounding land uses consisting primarily of retail,

restaurant, service commercial, and hospitality-related businesses. The property has convenient vehicular access, 17 dedicated on-site parking spaces, and visibility from Ridge Road, making it suitable for retail commercial use.



### Building Description

The building is a single-story commercial structure containing approximately 2,600 square feet. Originally developed as a bank branch facility, the building was constructed in the mid-1980s and is configured for customer-serving commercial operations.

The current structure includes a retail/service counter area, private offices, storage and utility areas, ADA-accessible customer entry, and a designated parking area. The building is of conventional commercial construction and is currently suited for adaptive reuse as a retail cannabis dispensary with minimal modifications anticipated.

The property is well maintained and compatible with surrounding commercial development patterns within the City of Sutter Creek. Adjacent and nearby businesses include restaurants, tasting rooms, specialty retail shops, fuel and convenience services, and professional offices, reflecting the established commercial character of the Ridge Road and Highway 49 corridor.

The proposed dispensary use is consistent with the surrounding pattern of commercial development and is compatible with neighboring retail-oriented land uses.



## Floor Plan

Our approach to spatial planning has been informed by our Head of Security and former law enforcement officer, Matt Carroll, our retail leadership team, existing operations across the state, and our construction team, which has successfully developed more than a dozen Embarc dispensaries. The proposed floor plan for this site has also been thoughtfully designed to incorporate and leverage the property's existing security infrastructure from its prior use as a bank.

Key components of the proposed layout are summarized below.

### Exterior Features:

- Access will be provided through the existing entrance and exit doors, which lead into a secure reception area. No access beyond the reception area will be permitted

until identification verification has been completed.

- In alignment with our broader commitment to Crime Prevention Through Environmental Design (CPTED) principles, exterior windows into the reception area will remain unfrosted to maintain visibility from the exterior into the interior space where no cannabis products or cannabis-related activities occur. This design supports natural surveillance and visibility for law enforcement and public safety personnel.
- Conversely, and in consideration of feedback received from local stakeholders, exterior windows adjacent to the retail sales floor are proposed to be frosted from zero (0) to five (5) feet above grade to provide customer privacy while maintaining compatibility with the surrounding commercial environment.

### Interior Features:

- As described above and further detailed in the Business Plan, customers will first enter a secure reception area where identification verification will occur prior to being granted access to the retail sales floor.
- Upon completion of the verification process, customers will enter the retail sales area, which will utilize the existing bank "teller row" configuration as a cash wrap and service counter area. This layout clearly delineates customer-facing areas from employee-only operational areas within the sales floor.
- Back-of-house areas will be restricted to employees only and will include a break room, restroom facilities, secure vault room, inventory storage room, and additional office and storage spaces necessary for business operations.
- In accordance with State regulations, cannabis inventory deliveries will occur at the rear of the building and will only be permitted following verification and

authorization by on-site security personnel and employees.

### Embarc Aesthetic

Embarc has a proven track record of revitalizing underutilized commercial spaces into warm, welcoming cannabis storefronts. Given full conceptual drawings have not been completed for Sutter Creek, we have included images of existing retail storefronts to provide insight into our planned aesthetic.



