

CC EXHIBIT B

TSD ENGINEERING, INC.
785 ORCHARD DRIVE, SUITE 110
FOLSOM, CA 95630
ATTN: CASEY FEICKERT
cfeickert@tsdeng.com

PROPOSED USE
COMMERCIAL/RETAIL

ZONING
CC - COMMUNITY COMMERCIAL

ASSESSORS PARCEL NO & AREA
APN: 017-117-093 AREA: ±13.35 AC

PROPOSED LOT 1	AREA: ±2.866 AC
PROPOSED LOT 2	AREA: ±1.569 AC
PROPOSED LOT 3	AREA: ±1.478 AC
PROPOSED LOT 4	AREA: ±0.655 AC
PROPOSED LOT 5	AREA: ±0.881 AC
PROPOSED LOT 6	AREA: ±1.064 AC
PROPOSED LOT 7	AREA: ±2.178 AC
PROPOSED LOT 8	AREA: ±2.528 AC

PARKING SUMMARY

STANDARD SPACES	364
(9x19 w/ 2' BUMPER OVERHANG)	
COMPACT SPACES	32
(9x16 w/ 2' BUMPER OVERHANG)	
ACCESSIBLE SPACES (9x18 MIN.)	23 (5.5%)
TOTAL PROPOSED	419

● CITY PARK & RIDE REQUIREMENTS 20
(w/ (2) ACCESSIBLE SPACES)

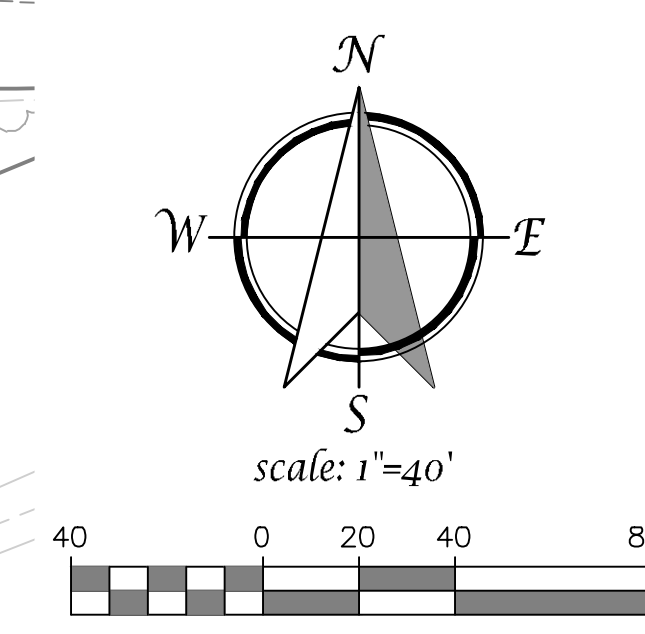
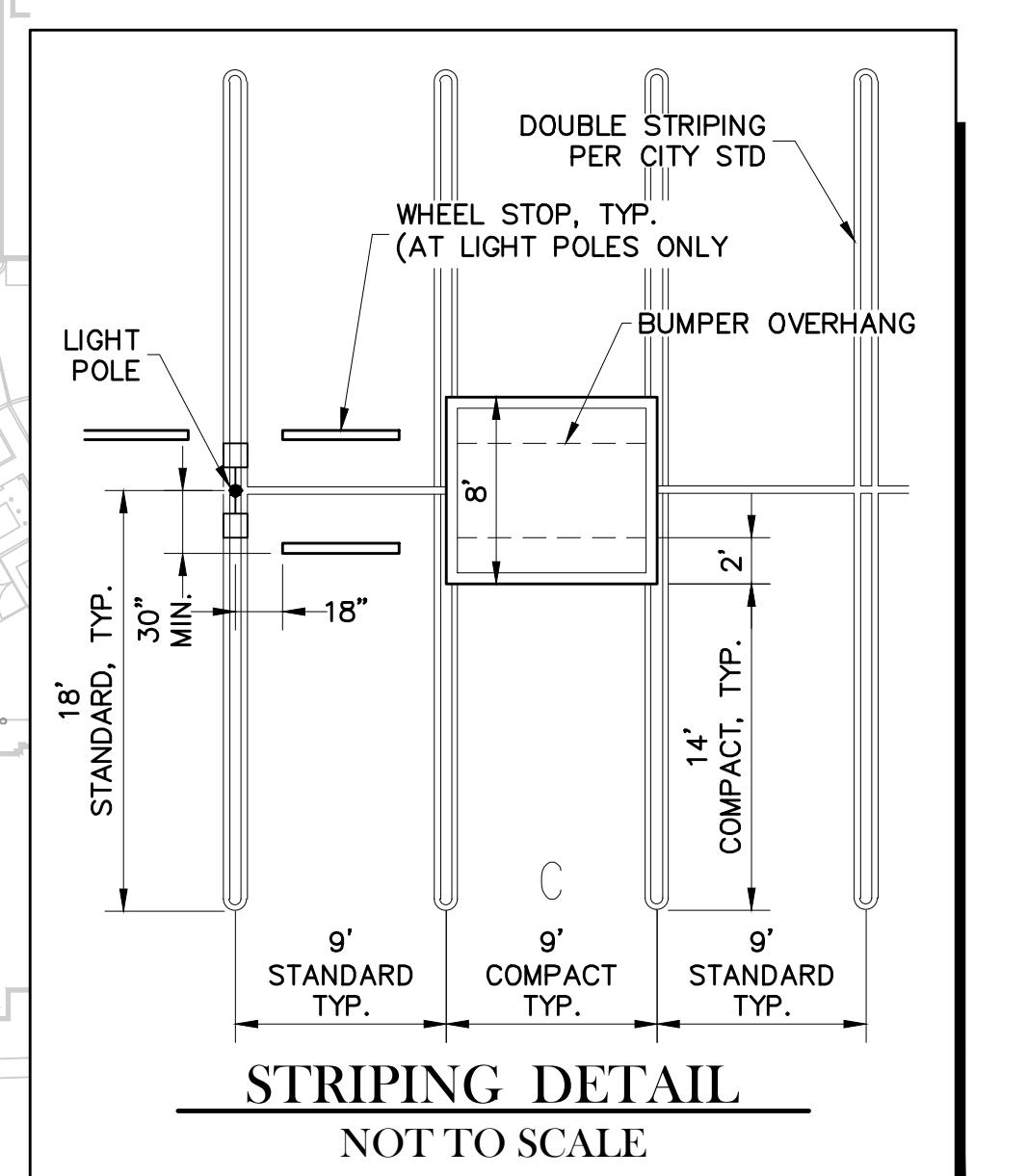
CALGOREN REQUIREMENTS

- CLEAN AIR/ CARPOOL/ ELECTRIC VEHICLE
(@ 8% OF 419) (5.106.5.2) 34
- ELECTRIC VEHICLE CHARGING CAPABLE
(@ 6% OF 419) (5.106.5.3.3) 26

BIKE PARKING SUMMARY

SHORT-TERM BIKEWAY SPACES
(@ 5% OF 419) (5.106.4.1.1) 21
(11) 2-BIKE RACKS

LONG-TERM BIKEWAY SPACES
(@ 5% OF 419) (5.106.4.1.2) 21
(6) 2-BIKE LOCKERS 16
(1) RETAIL BUILDING w/
INTERNAL 6-BIKE STORAGE 6



TSD ENGINEERING, INC.
expect more.

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701