May 12, 2025

TO ALL CONCERNED AGENCIES:

Please find enclosed the Initial Consultation information for your review and comment regarding the following application:

PD24-0003 / CUP25-0003 – Green Valley Commercial Center (A to Z Investments, Inc./Barghausen Consulting Engineers LLC): A Planned Development Permit (PD24-0003) and Conditional Use Permit (CUP25-0003) for a new commercial development, Green Valley Commercial Center, featuring a 1,459 square foot Quick Serve Restaurant (QSR) (no drive-through), a 3,549 square foot convenience store and fueling station with 4,366 square foot canopy and six (6) multi-product dispensers (MPDs) providing twelve (12) fueling positions (ARCO AM/PM), a 3,694 square foot restaurant with side-by-side drive-through (McDonald's), and a 3,588 square foot, single-bay drive-through carwash (Quick Quack). The project includes associated on-site improvements for parking, lighting, landscaping, and signage (Uniform Sign Program), and off-site improvements for proposed traffic signals on Green Valley Road into the shopping center. The property, identified by Assessor's Parcel Number 116-301-014, consists of 3.43 acres, and is located on the south side of Green Valley Road, 0.20 miles west of the intersection with Cameron Park Drive, in the **Cameron Park area, and Supervisor District 2.**

Pursuant to Section 15063 of the State CEQA Guidelines, this Initial Consultation is being conducted to determine if the project may have a significant effect on the environment and determine whether an environmental impact report or a negative declaration will be prepared.

Login or create an account to review DRAFT project documentation online:
https://edc-trk.aspgov.com/etrakit/Search/project.aspx

Review and comment by your agency is requested to identify your concerns to be considered by the County during our environmental review to mitigate impacts, develop conditions of approval, and/or modify the project. Your agency's written responses must be received by the Planning Services **no later than June 12, 2025**. If we do not receive written correspondence from your agency by that date, we will assume your agency has no comment and your agency's concerns may not be reflected in our recommendations.

The Technical Advisory Committee (TAC) will meet on June 16, 2025 to take one or more of the following actions; 1) Make an environmental determination, 2) Identify additional information needs; 3) Determine final project conditions and/or, 4) Confirm the public hearing date. TAC Meetings are currently being held remotely via Zoom and in person at 2850 Fairlane Court Building C, Placerville, CA 95667 in the TAC Conference Room. County Planners processing agendized applications organize individual TAC meetings. If you have questions about an item on the TAC agenda, please contact the County Planner listed below. Please call this office or the County Planner listed below one week prior to the meeting for the scheduled time. Technical Advisory Committee meetings are for agency discussion with the applicant and/or agent only. Other interested individuals may obtain project information by contacting the project planner.

The Cameron Park Design Review Committee will meet to review this project on June 23, 2025. The meeting will be held at 6:30 P.M. in the Board of Supervisor's Meeting Room 330 Fair Lane, Bldg A, Placerville, CA 95667. The applicant and/or agent are requested to attend. Meeting Agendas are posted no less than 72 hours before the meeting, which will be posted at
https://www.edcgov.us/Government/Planning/pages/Cameron_Park_Design_Review_Committee.aspx.

If you have questions or need additional information, please call Planning Services office at (530) 621-5355.

EL DORADO COUNTY PLANNING SERVICES
County Planner: Bianca Dinkler, (530) 621-5875 Email: bianca.dinkler@edcgov.us

BLD/rij

cc:
Air Quality Management Dist.
CA Native American Heritage Commission
CA Water Regional Water Quality Control Board CV/WRCB
Cameron Park C.S.D.
Cameron Park Fire Protection District
Economic Development
El Dorado County Emergency Services Authority
El Dorado County Transportation Commission
Environmental Management
Sheriff's Office (El Dorado County)
Stormwater (El Dorado County)
CA Dept. of Fish & Wildlife (N. Central Reg.)
El Dorado County Housing Authority (HHSA)
Building Services
CAL FIRE
Cameron Park Airport
Cameron Park Design Review Committee
El Dorado County Chamber of Commerce
El Dorado County Emergency Medical Services
El Dorado County Fire Protection District
El Dorado Irrigation District
Pacific Gas & Electric
State of CA – Air Resources Board
Surveyor's Office (El Dorado County)
El Dorado County Office of Education
El Dorado Disposal

COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

PLANNED DEVELOPMENT

FILE # PD24-0003

ASSESSOR'S PARCEL NO.(s) 116-301-014

PROJECT NAME/REQUEST: (Describe proposed use) Green Valley Commercial Center - PD Amendment to allow for the development of a gas station/convenience store, fast food restaurant and commercial car wash.

IF SUBDIVISION/PARCEL MAP: Create _____ lots, ranging in size from _____ to _____ acre(s) / SF

IF ZONE CHANGE: From _____ to _____ IF GENERAL PLAN AMENDMENT: From _____ to _____

IF TIME EXTENSION, REVISION, CORRECTION: Original approval date _____ Expiration date _____

APPLICANT/AGENT A to Z Investments, Inc

Mailing Address 3940 Cambridge Road, Cameron Park, CA 95682
P.O. Box or Street City State & Zip

Phone (530-526-3375 EMAIL: kevin@khindapetroleum.com

PROPERTY OWNER A to Z Investments, Inc c/o Barghausen Consulting Engineers

Mailing Address 3300 Douglas Blvd, Suite 100, Roseville, CA 95661
P.O. Box or Street City State & Zip

Phone (916-730-9328 EMAIL: aesquivel@barbhausen.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Barghausen Consulting Engineers, Inc.

Mailing Address 3300 Douglas Blvd, Suite 100, Roseville, CA 95661
P.O. Box or Street City State & Zip

Phone (425-656-7482 EMAIL: kheld@barghausen.com

LOCATION: The property is located on the SELECT ONE (N / E / W / S) side of Green Valley Road street or road

0.20 feet (miles) SELECT ONE (N / E / W / S) of the intersection with Cameron Park Drive major street or road

in the Cameron Park area. PROPERTY SIZE 3.43 acres acreage / square footage

X _____ Date 11/26/24
signature of property owner or authorized agent

RECEIVED
DEC 18 2024
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

FOR OFFICE USE ONLY

Date 12-2-2024 Fee $ 5,156.41 Receipt # R57404 & Rec'd by JS Census _____

Zoning CC GPD C Supervisor Dist 2 Sec 28 Twn 10 Rng 9

ACTION BY _____ PLANNING COMMISSION
_____ ZONING ADMINISTRATOR

Hearing Date _____

Approved _____ Denied _____
findings and/or conditions attached

_____
Executive Secretary

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

Approved _____ Denied _____
findings and/or conditions attached

APPEAL:
Approved _____ Denied _____

BARGHAUSEN
A DIVISION OF CORE STATES GROUP

CORE STATES

RECEIVED

DEC 13 2024

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

November 27, 2024

County of El Dorado
Community Development Services
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667

RE: Planned Development Revision
Green Valley Commercial Center
3060 Green Valley Road, Cameron Park, California 95672
Our Job No. 22837

On behalf of A to Z Investments, Inc., Barghausen Consulting Engineers, LLC. is submitting the required application forms, plans, and supporting documentation for PD Revision for Green Valley Commercial Center, a multi-use retail development at 3060 Green Valley Road in Cameron Park.

The project includes an ARCO ampm convenience store/gas station, a quick-service restaurant, a McDonald's restaurant, a Quick Quack carwash, and associated site improvements.

The following items are enclosed for your review:

1. One (1) copy of the signed Planned Development Form
2. One (1) copy of signed Agreement for Payment of Processing Fees Form
3. One (1) copy of the signed Campaign Contribution Disclosure Form
4. One (1) copy of the Title Policy issues by Stewart Title Company Guaranty Company dated June 30, 2023, evidencing property ownership
5. One (1) copy of the Assessor's map showing the property outlined in red
6. One (1) copy of the Environmental Questionnaire Form
7. One (1) copy of the Records Search Results for El Dorado County APN 116-301-014 by North Central Information Center dated July 22, 2024
8. One (1) copy of the Project Narrative by Barghausen Consulting Engineers, LLC. dated November 26, 2024
9. One (1) check in the amount of $1,000.00 for the application deposit fee
10. One (1) copy of the Facility Improvement Letter by El Dorado Irrigation District dated May 30, 2024
11. One (1) copy of the Geotechnical Engineering Investigation by Salem Engineering Group, Inc. dated June 28, 2024

12. Plans:

- Five (5) full sized copies and one (1) 8 ½" x 11" reduction of the Preliminary Site Plan and Cover Sheet, Preliminary Grading and Drainage Plan, Preliminary Utility Plan, Preliminary Photometric Plan, and Truck Turning Plan by Barghausen Consulting Engineers, LLC., dated November 27, 2024
- Five (5) full sized copies and one (1) 8 ½" x 11" reduction of the Preliminary Landscape Plan by Barghausen Consulting Engineers, LLC., dated November 27, 2024
- Five (5) full sized copies and one (1) 8 ½" x 11" reduction of the Signage Plan by Barghausen Consulting Engineers, LLC., dated November 27, 2024
- Five (5) full sized copies and one (1) 8 ½" x 11" reduction of ARCO Architectural Drawings dated July 23, 2024
- Five (5) full sized copies and one (1) 8 ½" x 11" reduction of McDonald Building Elevations dated July 23, 2024
- Five (5) full sized copies and one (1) 8 ½" x 11" reduction of Quick Quack Building Elevations dated July 12, 2024
- One (1) compact disc containing pdf copies of the above plans

We believe that the enclosed plans and technical documents make up a complete application. Should you have questions or need additional information, please contact me at 425-517-2842 or aesquivel@barghausen.com. We look forward to working with you on this project

Sincerely,

Alberto Esquivel
Senior Planner

AE/jd
22837c.003.docx
enc: As Noted
cc: Kevin Khinda, A to Z Investments, LLC
Kacey Held, Barghausen Consulting Engineers, LLC.

RECEIVED

DEC 13 2024

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

COUNTY OF EL DORADO
CAMPAIGN CONTRIBUTION DISCLOSURE FORM

Application or Solicitation Number: PD24-0003

Application or Solicitation Title: _____

Was a campaign contribution, regardless of the dollar amount, made to any member of the El Dorado County Board of Supervisors or to any County Agency Officer on or after January 1, 2023, by the applicant, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes ____ No X

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

- o The Applicant Yes____ No _
- o Subcontractor Yes____ No _
- o The Applicant's agent/ or lobbyist Yes____ No ___

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Board of Supervisors Member(s) and County Agency Officer(s) to whom you, your subcontractors, and/or agent/lobbyist made campaign contributions on or after January 1, 2023, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Board of Supervisors Member or County Agency Officer: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Board Members or County Agency Officer to whom you, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Board Members or County Agency Officers by the applicant, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

11/26/24
Date

Signature of Applicant

KHINDA PETROLEUM, INC.
Print Firm Name if applicable

KEVIN KHINDA
Print Name of Applicant

PD24-0003

EL DORADO COUNTY BOARD OF SUPERVISORS AND COUNTY AGENCY OFFICERS

Board of Supervisors

John Hidahl, District One

George Turnboo, District Two

Wendy Thomas, District Three

Lori Parlin, District Four

Brook Laine, District Five

County Agency Officers

Jon DeVille, Assessor

Joe Harn, Auditor-Controller

Vern Pierson, District Attorney

Janelle K. Horne, Recorder-Clerk

Jeff Leikauf, Sheriff-Coroner-Public Administrator

K.E. Coleman, Treasurer-Tax Collector

Attachment A

GOVERNMENT CODE SECTION 84308

(a) The definitions set forth in this subdivision shall govern the interpretation of this section.

(1) "Party" means any person who files an application for, or is the subject of, a proceeding involving a license, permit, or other entitlement for use.

(2) "Participant" means any person who is not a party but who actively supports or opposes a particular decision in a proceeding involving a license, permit, or other entitlement for use and who has a financial interest in the decision, as described in Article 1 (commencing with Section 87100) of Chapter 7. A person actively supports or opposes a particular decision in a proceeding if that person lobbies in person the officers or employees of the agency, testifies in person before the agency, or otherwise acts to influence officers of the agency.

(3) "Agency" means an agency as defined in Section 82003 except that it does not include the courts or any agency in the judicial branch of government, the Legislature, the Board of Equalization, or constitutional officers. However, this section applies to any person who is a member of an exempted agency but is acting as a voting member of another agency.

(4) "Officer" means any elected or appointed officer of an agency, any alternate to an elected or appointed officer of an agency, and any candidate for elective office in an agency.

(5) "License, permit, or other entitlement for use" means all business, professional, trade, and land use licenses and permits and all other entitlements for use, including all entitlements for land use, all contracts (other than competitively bid, labor, or personal employment contracts), and all franchises.

(6) "Contribution" includes contributions to candidates and committees in federal, state, or local elections.

(b) While a proceeding involving a license, permit, or other entitlement for use is pending, and for 12 months following the date a final decision is rendered in the proceeding, an officer of an agency shall not accept, solicit, or direct a contribution of more than two hundred fifty dollars ($250) from any party or a party's agent, or from any participant or a participant's agent if the officer knows or has reason to know that the participant has a financial interest, as that term is used in Article 1 (commencing with Section 87100) of Chapter 7. This prohibition shall apply regardless of whether the officer accepts, solicits, or directs the contribution on the officer's own behalf, or on behalf of any other officer, or on behalf of any candidate for office or on behalf of any committee.

(c) Prior to rendering any decision in a proceeding involving a license, permit, or other entitlement for use pending before an agency, each officer of the agency who received a contribution within the preceding 12 months in an amount of more than two hundred fifty dollars ($250) from a party or from any participant shall disclose that fact on the record of the proceeding. An officer of an agency shall not make, participate in making, or in any way attempt to use the officer's official position to influence the decision in a proceeding involving a license, permit, or other entitlement for use pending before the agency if the officer has willfully or knowingly received a contribution

in an amount of more than two hundred fifty dollars ($250) within the preceding 12 months from a party or a party's agent, or from any participant or a participant's agent if the officer knows or has reason to know that the participant has a financial interest in the decision, as that term is described with respect to public officials in Article 1 (commencing with Section 87100) of Chapter 7.

(d)(1) If an officer receives a contribution which would otherwise require disqualification under this section, and returns the contribution within 30 days from the time the officer knows, or should have known, about the contribution and the proceeding involving a license, permit, or other entitlement for use, the officer shall be permitted to participate in the proceeding.

(2)(A) Subject to subparagraph (B), if an officer accepts, solicits, or directs a contribution of more than two hundred fifty dollars ($250) during the 12 months after the date a final decision is rendered in the proceeding in violation of subdivision (b), the officer may cure the violation by returning the contribution, or the portion of the contribution in excess of two hundred fifty dollars ($250), within 14 days of accepting, soliciting, or directing the contribution, whichever comes latest.

(B) An officer may cure a violation as specified in subparagraph (A) only if the officer did not knowingly and willfully accept, solicit, or direct the prohibited contribution.

(C) An officer's controlled committee, or the officer if no controlled committee exists, shall maintain records of curing any violation pursuant to this paragraph.

(e)(1) A party to a proceeding before an agency involving a license, permit, or other entitlement for use shall disclose on the record of the proceeding any contribution in an amount of more than two hundred fifty dollars ($250) made within the preceding 12 months by the party or the party's agent.

(2) A party, or agent to a party, to a proceeding involving a license, permit, or other entitlement for use pending before any agency or a participant, or agent to a participant, in the proceeding shall not make a contribution of more than two hundred fifty dollars ($250) to any officer of that agency during the proceeding and for 12 months following the date a final decision is rendered by the agency in the proceeding.

(3) When a closed corporation is a party to, or a participant in, a proceeding involving a license, permit, or other entitlement for use pending before an agency, the majority shareholder is subject to the disclosure and prohibition requirements specified in this section.

(f) This section shall not be construed to imply that any contribution subject to being reported under this title shall not be so reported.

Attachment B

COUNTY OF EL DORADO
CAMPAIGN CONTRIBUTION DISCLOSURE INFORMATION

The attached Campaign Contribution Disclosure Form must be completed by applicants for, or persons who are the subject of, any proceeding involving a license, permit, or other entitlement for use, including most contracts and franchises, pending before the Board of Supervisors ("Board") of the County of El Dorado or any of its affiliated agencies.

IMPORTANT NOTICE

Government Code section 84308 (also known as the "Levine Act") contains requirements that are summarized generally as follows:

A. If you are an applicant for, or the subject of, any proceeding involving a license, permit, or other entitlement for use, you are prohibited from making a campaign contribution of more than $250 to any member of the Board of Supervisors or other County official who may participate in your proceeding. This prohibition begins on the date your application is filed or the proceeding is otherwise initiated, and the prohibition ends 12 months after a final decision is rendered by the Board of Supervisors or other County officer. In addition, no Board member or other County official who may participate in your proceeding alternate may solicit or accept a campaign contribution of more than $250 from you during this period.

B. These prohibitions also apply to your agents, and, if you are a closely held corporation, to your majority shareholder as well. These prohibitions also apply to your subcontractor(s), joint venturer(s), and partner(s) in this proceeding. Also included are parent companies and subsidiary companies directed and controlled by you, and political action committees directed and controlled by you.

C. You must file the attached disclosure form and disclose whether you or your agent(s) have in the aggregate contributed more than $250 to any Board member or other County officer who may participate in your proceeding during the 12-month period preceding the filing of the application or the initiation of the proceeding.

D. If you or your agent have in the aggregate contributed more than $250 to any individual Board member or other County officer who may participate in your proceeding during the 12 months preceding the decision on the application or proceeding, that Board member or other County officer must disqualify himself or herself from the decision. However, disqualification is not required if the Board member or other County official returns the campaign contribution within 30 days from the time the member or official knows, or should have known, about both the contribution and the fact that you are a party in the proceeding. The Campaign Contribution Disclosure Form should be completed and filed with your application or proposal, or with the first written document you file or submit after the proceeding commences.

1. A proceeding involving "a license, permit, or other entitlement for use" includes all business, professional, trade and land use licenses and permits, and all other entitlements for use, including all entitlements for land use, all contracts (other than competitively bid, labor or personal employment contracts), and all franchises.

2. Your "agent" is someone who represents you in connection with a proceeding involving a license, permit or other entitlement for use. If an individual acting as an agent is also acting in his or her capacity as an employee or member of a law, architectural, engineering, consulting firm, or similar business entity, both the business entity and the individual are "agents."

3. To determine whether a campaign contribution of more than $250 has been made by you, campaign contributions made by you within the preceding 12 months must be aggregated with those made by your agent within the preceding 12 months or the period of the agency relationship, whichever is shorter. Contributions made by your majority shareholder (if a closely held corporation), your subcontractor(s), your joint venturer(s), and your partner(s) in this proceeding must also be included as part of the aggregation. Campaign contributions made to different Board of Supervisors members or other County officer who may participate in your proceeding are not aggregated.

4. A list of the Board of Supervisors members and other County officials is attached.

This notice summarizes the major requirements of Government Code section 84308 of the Political Reform Act and California Code of Regulations, Title 2 sections 18438.1-18438.8.

FROM: Stewart Title of California, Inc.
555 Capitol Mall, Ste 545
Sacramento, CA 95814

TO: A TO Z INVESTMENTS LLC, a California limited liability company
3940 Cambridge Road
Cameron Park, CA 95682

stewart TITLE

June 30, 2023

A TO Z INVESTMENTS LLC, a California limited liability company
3940 Cambridge Road
Cameron Park, CA 95682

File No.: 1967482
Property Address: Vacant Green Valey Road, Cameron Park, CA 95682

Congratulations on the completion of your recent real estate purchase. The enclosed policy of title insurance should be kept with your other important records regarding this transaction.

Everyone at Stewart Title of California, Inc. is always committed to providing you with the professionalism and expertise that you desire. Should you have any questions regarding your policy of title insurance, please do not hesitate to call.

Sincerely,

Stewart Title of California, Inc.

stewart

CLTA STANDARD COVERAGE POLICY

ISSUED BY
STEWART TITLE GUARANTY COMPANY
A CORPORATION, HEREIN CALLED THE COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, STEWART TITLE GUARANTY COMPANY, a Texas corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of right of access to and from the land; and in addition, as to an insured lender only:

And in addition, as to an insured lender only:

5. The invalidity or unenforceability of the lien of the insured mortgage upon the title;
6. The priority of any lien or encumbrance over the lien of the insured mortgage; said mortgage being shown in Schedule B in the order of its priority;
7. The invalidity or unenforceability of any assignment of the insured mortgage, provided the assignment is shown in Schedule B, or the failure of the assignment shown in Schedule B to vest title to the insured mortgage in the named insured assignee free and clear of all liens.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title or the lien of the insured mortgage, as insured, but only to the extent provided in the Conditions and Stipulations.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.

Cathy R. Maxwell
Authorized Countersignature
Stewart Title of California, Inc.
555 Capitol Mall, Ste 545
Sacramento, CA 95814
Agent ID:

STEWART TITLE GUARANTY COMPANY INCORPORATED 1908 TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
Secretary

For coverage information or assistance resolving a complaint, call (800) 729-1902 or visit www.stewart.com. To make a claim, furnish written notice in accordance with Section 3 of the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees are expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulations (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

CONDITIONS AND STIPULATIONS

1. Definition of Terms.
   The following terms when used in this policy mean:
   (a) "insured": the insured named in Schedule A, and, subject to any rights or defenses the Company would have had against the named insured, those who succeed to the interest of the named insured by operation of law as distinguished from purchase including, but not limited to, heirs, distributees, devisees, survivors, personal representatives, next of kin, or corporate or fiduciary successors. The term "insured" also includes:
      (i) the owner of the indebtedness secured by the insured mortgage and each successor in ownership of the indebtedness except a successor who is an obligor under the provisions of Section 12(c) of these Conditions and Stipulations (reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor insured, unless the successor acquired the indebtedness as a purchaser for value without knowledge of the asserted defect, lien, encumbrance, adverse claim or other matter insured against by this policy as affecting title to the estate or interest in the land);
      (ii) any governmental agency or governmental instrumentality which is an insurer or guarantor under an insurance contract or guaranty insuring or guaranteeing the indebtedness secured by the insured mortgage, or any part thereof, whether named as an insured herein or not;
      (iii) the parties designated in Section 2(a) of these Conditions and Stipulations.
      (iv) Subject to any rights or defenses the Company would have had against the named insured, (A) the spouse of an insured who receives title to the land because of dissolution of marriage, (B) the trustee or successor trustee of a trust or any estate planning entity created for the insured to whom or to which the insured transfers title to the land after the Date of Policy or (C) the beneficiaries of such a trust upon the death of the insured.
   (b) "insured claimant": an insured claiming loss or damage.
   (c) "insured lender": the owner of an insured mortgage.
   (d) "insured mortgage": a mortgage shown in Schedule B, the owner of which is named as an insured in Schedule A.
   (e) "knowledge" or "known": actual knowledge, not constructive knowledge or notice which may be imputed to an insured by reason of the public records as defined in this policy or any other records which impart constructive notice of matters affecting the land.

(f) "land": the land described or referred to in Schedule [A] [C], and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule [A] [C], nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing herein shall modify or limit the extent to which a right of access to and from the land is insured by this policy.

(g) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.

(h) "public records": records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

(i) "unmarketability of the title": an alleged or apparent matter affecting the title to the land, not excluded or excepted from coverage, which would entitle a purchaser of the estate or interest described in Schedule A or the insured mortgage to be released from the obligation to purchase by virtue of a contractual condition requiring the delivery of marketable title.

2. Continuation of Insurance

(a) After Acquisition of Title by Insured Lender. If this policy insures the owner of the indebtedness secured by the insured mortgage, the coverage of this policy shall continue in force as of Date of Policy in favor of (i) such insured lender who acquires all or any part of the estate or interest in the land by foreclosure, trustee's sale, conveyance in lieu of foreclosure, or other legal manner which discharges the lien of the insured mortgage; (ii) a transferee of the estate or interest so acquired from an insured corporation, provided the transferee is the parent or wholly-owned subsidiary of the insured corporation, and their corporate successors by operation of law and not by purchase, subject to any rights or defenses the Company may have against any predecessor insureds; and (iii) any governmental agency or governmental instrumentality which acquires all or any part of the estate or interest pursuant to a contract of insurance or guaranty insuring or guaranteeing the indebtedness secured by the insured mortgage.

(b) After Conveyance of Title by an Insured. The coverage of this policy shall continue in force as of Date of Policy in favor of an insured only so long as the insured retains an estate or interest in the land, or holds an indebtedness secured by a purchase money mortgage given by a purchaser from the insured, or only so long as the insured shall have liability by reason of covenants of warranty made by the insured in any transfer or conveyance of the estate or interest. This policy shall not continue in force in favor of any purchaser from an insured of either (i) an estate or interest in the land, or (ii) an indebtedness secured by a purchase money mortgage given to an insured.

(c) Amount of Insurance. The amount of insurance after the acquisition or after the conveyance by an insured lender shall in neither event exceed the least of:

(i) The amount of insurance stated in Schedule A;

(ii) The amount of the principal of the indebtedness secured by the insured mortgage as of Date of Policy, interest thereon, expenses of foreclosure, amounts advanced pursuant to the insured mortgage to assure compliance with laws or to protect the lien of the insured mortgage prior to the time of acquisition of the estate or interest in the land and secured thereby and reasonable amounts expended to prevent deterioration of improvements, but reduced by the amount of all payments made; or

(iii) The amount paid by an governmental agency or governmental instrumentality, if the agency or the instrumentality is the insured claimant, in the acquisition of the estate or interest in satisfaction of its insurance contract or guaranty.

3. Notice of Claim to be Given by Insured Claimant.

An insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in 4(a) below, (ii) in case knowledge shall come to an insured hereunder of any claim of title or interest which is adverse to the title to the estate or interest or the lien of the insured mortgage, as insured, and which might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if title to the estate or interest or the lien of the insured mortgage, as insured, is rejected as unmarketable. If prompt notice shall not be given to the Company, then as to that insured all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any insured under this policy unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

4. Defense and Prosecution of Actions; Duty of Insured Claimant to Cooperate.

(a) Upon written request by an insured and subject to the options contained in Section 6 of these Conditions and Stipulations, the Company, at its own cost and without unreasonable delay, shall provide for the defense of such insured in litigation in which any third party asserts a claim adverse to the title or interest as insured, but only as to those stated causes of action alleging a defect, lien or encumbrance or other matter insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of such insured to object for reasonable cause) to represent the insured as to those stated causes of action and shall not be liable for and will not pay the fees of any other counsel. The company will not pay any fees, costs or expenses incurred by an insured in the defense of those causes of action which allege matters not insured against by this policy.

(b) The Company shall have the right, at its own cost, to institute and prosecute any action or proceeding or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest or the lien of the insured mortgage, as insured, or to prevent or reduce loss or damage to an insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this policy. If the Company shall exercise its rights under this paragraph, it shall do so diligently.

(c) Whenever the Company shall have brought an action or interposed a defense as required or permitted by the provisions of this policy, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from any adverse judgement or order.

(d) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding, an insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such insured for this purpose. Whenever

requested by the Company, an insured, at the Company's expense, shall give the Company all reasonable aid (i) in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest or the lien of the insured mortgage, as insured. If the Company is prejudiced by the failure of an insured to furnish the required cooperation, the Company's obligations to such insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

5. **Proof of Loss or Damage.**

In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided the Company, a proof of loss or damage signed and sworn to by each insured claimant shall be furnished to the Company within 90 days after the insured claimant shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the defect in, or lien or encumbrance on the title, or other matter insured against by this policy which constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of an insured claimant to provide the required proof of loss or damage, the Company's obligations to such insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such proof of loss or damage.

In addition, an insured claimant may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Policy, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the insured claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by an insured claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of an insured claimant to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in this paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that insured for that claim.

6. **Options to Pay or Otherwise Settle Claims; Termination of Liability.**

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance or to Purchase the Indebtedness.

(i) to pay or tender payment of the amount of insurance under this policy together with any costs, attorneys' fees and expenses incurred by the insured claimant, which were authorized by the Company, up to the time of payment or tender of payment and which the Company is obligated to pay; or

(ii) in case loss or damage is claimed under this policy by the owner of the indebtedness secured by the insured mortgage, to purchase the indebtedness secured by the insured mortgage for the amount owning thereon together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of purchase and which the Company is obligated to pay.

If the Company offers to purchase the indebtedness as herein provided, the owner of the indebtedness shall transfer, assign, and convey the indebtedness and the insured mortgage, together with any collateral security, to the Company upon payment therefor.

Upon the exercise by the Company of the option provided for in paragraph a(i), all liability and obligations to the insured under this policy, other than to make the payment required in that paragraph, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, and the policy shall be surrendered to the Company for cancellation.

Upon the exercise by the Company of the option provided for in paragraph a(ii) the Company's obligation to an insured Lender under this policy for the claimed loss or damage, other than the payment required to be made, shall terminate, including any liability or obligation to defend, prosecute or continue any litigation.

(b) To Pay or Otherwise Settle with Parties Other than the Insured or With the Insured Claimant.

(i) to pay or otherwise settle with other parties for or in the name of an insured claimant any claim insured against under this policy, together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay; or

(ii) to pay or otherwise settle with the insured claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in paragraphs b(i) or b(ii), the Company's obligations to the insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute or continue any litigation.

7. **Determination and Extent of Liability.**

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the insured claimant who has suffered loss or damage by reason of matters insured against by this policy and only to the extent herein described.

(a) The liability of the Company under this policy to an insured lender shall not exceed the least of:

(i) the Amount of Insurance stated in Schedule A, or, if applicable, the amount of insurance as defined in Section 2 (c) of these Conditions and Stipulations;

(ii) the amount of the unpaid principal indebtedness secured by the insured mortgage as limited or provided under Section 8 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage insured against by this policy occurs, together with interest thereon; or

(iii) the difference between the value of the insured estate or interest as insured and the value of the insured estate or interest subject to the defect, lien or encumbrance insured against by this policy.

(b) In the event the insured lender has acquired the estate or interest in the manner described in Section 2(a) of these Conditions and Stipulations or has conveyed the title, then the liability of the Company shall continue as set forth in Section 7(a) of these Conditions and Stipulations.

(c) The liability of the Company under this policy to an insured owner of the estate or interest in the land described in Schedule A shall not exceed the least of:

(i) the Amount of Insurance stated in Schedule A; or,

(ii) the difference between the value of the insured estate or interest as insured and the value of the insured estate or interest subject to the defect, lien or encumbrance insured against by this policy.

(d) The Company will pay only those costs, attorneys' fees and expenses incurred in accordance with Section 4 of these Conditions and Stipulations.

8. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the land, or cures the claim of unmarketability of title, or otherwise establishes the lien of the insured mortgage, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, or, if applicable, to the lien of the insured mortgage, as insured.

(c) The Company shall not be liable for loss or damage to any insured for liability voluntarily assumed by the insured in settling any claim or suit without the prior written consent of the Company.

(d) The Company shall not be liable to an insured lender for: (i) any indebtedness created subsequent to Date of Policy except for advances made to protect the lien of the insured mortgage and secured thereby and reasonable amounts expended to prevent deterioration of improvements; or (ii) construction loan advances made subsequent to Date of Policy, except construction loan advances made subsequent to Date of Policy for the purpose of financing in whole or in part the construction of an improvement to the land which at Date of Policy were secured by the insured mortgage and which the insured was and continued to be obligated to advance at and after Date of Policy.

9. Reduction of Insurance; Reduction or Termination of Liability.

(a) All payments under this policy, except payments made for costs, attorneys' fees and expenses, shall reduce the amount of insurance pro tanto. However, as to an insured lender, any payments made prior to the acquisition of title to the estate or interest as provided in Section 2(a) of these Conditions and Stipulations shall not reduce pro tanto the amount of insurance afforded under this policy as to any such insured, except to the extent that the payments reduce the amount of the indebtedness secured by the insured mortgage.

(b) Payment in part by any person of the principal of the indebtedness, or any other obligation secured by the insured mortgage, or any voluntary partial satisfaction or release of the insured mortgage, to the extent of the payment, satisfaction or release, shall reduce the amount of insurance pro tanto. The amount of insurance may thereafter be increased by accruing interest and advances made to protect the lien of the insured mortgage and secured thereby, with interest thereon, provided in no event shall the amount of insurance be greater than the Amount of Insurance stated in Schedule A.

(c) Payment in full by any person or the voluntary satisfaction or release of the insured mortgage shall terminate all liability of the Company to an insured lender except as provided in Section 2(a) of these Conditions and Stipulations.

10. Liability Noncumulative.

It is expressly understood that the amount of insurance under this policy shall be reduced by any amount the Company may pay under any policy insuring a mortgage to which exception is taken in Schedule B or to which the insured has agreed, assumed, or taken subject, or which is hereafter executed by an insured and which is a charge or lien on the estate or interest described or referred to in Schedule A, and the amount so paid shall be deemed a payment under this policy to the insured owner.

The provisions of this Section shall not apply to an insured lender, unless such insured acquires title to said estate or interest in satisfaction of the indebtedness secured by an insured mortgage.

11. Payment of Loss.

(a) No payment shall be made without producing this policy for endorsement of the payment unless the policy has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within 30 days thereafter.

12. Subrogation Upon Payment or Settlement.

(a) The Company's Right of Subrogation

Whenever the Company shall have settled and paid a claim under this policy, all right of subrogation shall vest in the Company unaffected by any act of the insured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the insured claimant would have had against any person or property in respect to the claim had this policy not been issued. If requested by the Company, the

insured claimant shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The insured claimant shall permit the Company to sue, compromise or settle in the name of the insured claimant and to use the name of the insured claimant in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the insured claimant, the Company shall be subrogated (i) as to an insured owner, to all rights and remedies in the proportion which the Company's payment bears to the whole amount of the loss; and (ii) as to an insured lender, to all rights and remedies of the insured claimant after the insured claimant shall have recovered its principal, interest, and costs of collection.

If loss should result from any act of the insured claimant, as stated above, that act shall not void this policy, but the Company, in that event, shall be required to pay only that part of any losses insured against by this policy which shall exceed the amount, if any, lost to the Company by reason of the impairment by the insured claimant of the Company's right of subrogation.

(b) The Insured's Rights and Limitations.

Notwithstanding the foregoing, the owner of the indebtedness secured by an insured mortgage, provided the priority of the lien of the insured mortgage or its enforceability is not affected, may release or substitute the personal liability of any debtor or guarantor, or extend or otherwise modify the terms of payment, or release a portion of the estate or interest from the lien of the insured mortgage, or release any collateral security for the indebtedness.

When the permitted acts of the insured claimant occur and the insured has knowledge of any claim of title or interest adverse to the title to the estate or interest or the priority or enforceability of the lien of an insured mortgage, as insured, the Company shall be required to pay only that part of any losses insured against by this policy which shall exceed the amount, if any, lost to the Company by reason of the impairment by the insured claimant of the Company's right of subrogation.

(c) The Company's Rights Against Non-insured Obligors.

The Company's right of subrogation against non-insured obligors shall exist and shall include, without limitation, the rights of the insured to indemnities, guaranties, other policies of insurance or bonds, notwithstanding any terms or conditions contained in those instruments which provide for subrogation rights by reason of this policy.

The Company's right of subrogation shall not be avoided by acquisition of an insured mortgage by an obligor (except an obligor described in Section 1(a)(ii) of these Conditions and Stipulations) who acquires the insured mortgage as a result of an indemnity, guarantee, other policy of insurance, or bond and the obligor will not be an insured under this policy, notwithstanding Section 1(a)(i) of these Conditions and Stipulations.

13. Arbitration.

Unless prohibited by applicable law, either the Company or the insured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. All arbitrable matters when the Amount of Insurance is $1,000,000 or less shall be arbitrated at the option of either the Company or the insured. All arbitrable matters when the Amount of Insurance is in excess of $1,000,000 shall be arbitrated only when agreed to by both the Company and the insured. Arbitration pursuant to this policy and under the Rules in effect on the date the demand for arbitration is made or, at the option of the insured, the Rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

14. Liability Limited to This Policy; Policy Entire Contract.

(a) This policy together with all endorsements, if any, attached hereto by the Company is the entire policy and contract between the insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the lien of the insured mortgage or of the title to the estate or interest covered hereby or by any action asserting such claim, shall be restricted to this policy.

(c) No amendment of or endorsement to this policy can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

15. Severability.

In the event any provision of the policy is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision and all other provisions shall remain in full force and effect.

16. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company at P.O. Box 2029, Houston, Texas 77252-2029, and identify this policy by its printed policy serial number which appears on the bottom of the front of the first page of this policy.

CLTA STANDARD COVERAGE POLICY
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 1967482 **Policy No.:** O-2922-40272

Amount of Insurance: $1,450,000.00 **Premium:** $2,888.00

Date of Policy: June 29, 2023 at 8:52AM

1. **Name of Insured:**

   A TO Z INVESTMENTS LLC, a California limited liability company

2. **The estate or interest in the land which is covered by this policy is:**

   FEE SIMPLE

3. **Title to the estate or interest in the land is vested in:**

   A TO Z INVESTMENTS LLC, a California limited liability company

4. **The Land referred to in this policy is described as follows:**

   See Exhibit "A" Attached Hereto

CLTA STANDARD COVERAGE POLICY
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 1967482 **Policy No.:** O-2922-40272

The land referred to herein is situated in the State of California, County of El Dorado Unincorporated Area and described as follows:

Parcel 2, as shown on that certain Parcel Map filed in the Office of the County Recorder, County of El Dorado, State of California, on May 10, 2022 in Book 52 of Parcel Maps at Page 78.

APN: 116-301-014

(End of Legal Description)

CLTA STANDARD COVERAGE POLICY
SCHEDULE B – PART I
EXCEPTIONS FROM COVERAGE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 1967482 **Policy No.:** O-2922-40272

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of the taxing authority that levies taxes or assessments on real property or by the public records.

   Proceeding by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.

CLTA STANDARD COVERAGE POLICY
SCHEDULE B – PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 1967482 **Policy No.**: O-2922-40272

Taxes:

A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes, to be levied for the fiscal year 2023 - 2024.

B. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the Revenue and Taxation Code of the State of California.

C. Taxes and/or assessments affecting the Land, if any, for community facility districts, including Mello Roos, which may exist by virtue of assessment maps or filed notices. These taxes and/or assessments are typically collected with the county taxes; however, sometimes they're removed and assessed and collected separately.

Exceptions:

1. Water rights, claims, or title to water in, on, or under the Land, whether or not shown by the Public Records.

2. Ownership of, or rights to, minerals or other substances, subsurface and surface, of whatsoever kind, including, but not limited to coal, ores, metals, lignite, oil, gas, geothermal resources, brine, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether the ownership or rights arise by lease, grant, exception, conveyance, reservation or otherwise, and whether or not appearing in the Public Records or listed in Schedule B. Stewart Title Guaranty Company and its issuing agent make no representation as to the present ownership of any such interests. There may be leases, grants, exceptions, or reservations of interests that are not listed.

3. Matters as shown on the Map entitled "Cameron Park Unit No. 12" filed in Book F, Page 31 of Maps, together with any provisions and recitals contained therein.

4. Easement and rights incidental thereto for utility pipelines to El Dorado Irrigation District, as set forth in a document recorded March 15, 1985 as Instrument No. 009100 in Book 2410 Page 43 of Official Records.

5. Covenants, conditions, restrictions, easements, matters, charges and assessments as set forth in a document recorded March 27, 1985 as Instrument No. 10822 in Book 2414 Page 4 of Official Records.

   Said covenants, conditions and restrictions provide that a violation thereof shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value.

6. Easement and rights incidental thereto for avigation and noise easement and provisions to County of El Dorado, as set forth in a document recorded August 25, 2006 as Instrument No. 2006-0058277-00 of Official Records.

7. Matters contained in document entitled "Extension of Facilities Agreement - Water" by and between El Dorado Irrigation District and Green Valley Station LLC recorded August 29, 2006 as Instrument No. 2006-0058913-00 of Official Records.

8. Easement and rights incidental thereto for water pipelines to El Dorado Irrigation District, as set forth in a document recorded November 1, 2006 as Instrument No. 2006-0074895-00 of Official Records.

9. Matters as shown on the Parcel Map in Book 50, Page 3 of Parcel Maps, together with any provisions and recitals contained therein.

10. Covenants, conditions, restrictions, easements, matters, charges and assessments as set forth in a document recorded November 16, 2007 Instrument No. 2007-0071073-00 of Official Records.

    Said covenants, conditions and restrictions provide that a violation thereof shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value.

    Said covenants, conditions and restrictions have been modified by a document recorded September 2, 2022 as Instrument No. 2022-0035971 of Official Records.

11. Covenants, conditions, restrictions, easements, matters, charges and assessments as set forth in a document recorded June 3, 2022 Instrument No. 2022-0024374 of Official Records.

    Said covenants, conditions and restrictions provide that a violation thereof shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value.

12. Matters as shown on the Parcel Map filed in Book 52, Page 78 of Maps, together with any provisions and recitals contained therein.

13. Covenants, conditions and restrictions as set forth in a document recorded June 3, 2022 as Instrument No. 2022-0024374 of Official Records.

14. Easement and rights incidental thereto, as set forth in a document recorded June 3, 2022 as Instrument No. 2022-0024374 of Official Records.

15. Easement and rights incidental thereto for water and sewer pipelines to El Dorado Irrigation District, as set forth in a document recorded October 19, 2022 as Instrument No. 2022-0040987 of Official Records.

16. Easement and rights incidental thereto for water and sewer pipelines to El Dorado Irrigation District, as set forth in a document recorded November 28, 2022 as Instrument No. 2022-0044809 of Official Records.

17. Rights or claims of parties in possession whether or not recorded in the Public Records.

(End of Exceptions)

Alberto Esquivel

From: Alberto Esquivel
Sent: Wednesday, November 27, 2024 1:51 PM
To: zach.oates@edcgov.us
Subject: Green Valley Commercial Center BCE#22837 - TIS Initial Determination
Attachments: TIS Form.pdf; TIS Site Plan.pdf

Hello. I am submitting a planning application for this project on Monday 12/2. The Initial Determination Form and site plan are attached. The project description is below.

Project Location

The project site is a 3.43-acre parcel of vacant land at 3060 Green Valley Road - the southwest corner of Green Valley Road and Winterhaven Drive in the Cameron Park area of El Dorado County (APN 116-300-014). The property is zoned Commercial Community with Planned Development and Airport Safety Combining Zones (CC-PD-AA). The parcel is a portion of the Planned Development originally adopted for a 12.94-acre parcel in 2006 (PD05-0004). The Planned Development was amended in 2021 (PD-R20-0009) to allow for the development of the Grocery Outlet on the adjacent 2.0-acre parcel to the west.

Project Description

Overview

The application is for a Planned Development Permit Revision to allow the construction of a mix of retail uses on the site including drive-through uses. The Revision will allow for the development of the following uses:

- A 3,549 square-foot convenience store, a 1,459 square-foot quick-service restaurant (QSR) (with no drive-through) and gas station with a 4,366 square-foot canopy and six (6) multi product dispensers (MPDs) providing 12 fueling positions (ARCO ampm)
- A 3,694 square-foot restaurant with a side-by-side drive-through (McDonalds), and
- A 3,588 square-foot, single-bay drive through car wash (Quick Quack)

Surface improvements will include paved parking areas and drive aisles, trash enclosures, a 6,000 square foot stormwater detention basin, signage, landscaping and lighting. Underground improvements will include storm drain, sanitary sewer, water, electricity and two underground fuel storage tanks: one 25,000-gallon tank and one 22,000-gallon split tank.

Food and beverage retail sales, fuel sales, restaurants and drive-through facilities are allowed uses in the Commercial Community zone. Pursuant to Section 130.40.130.C., a drive through restaurant requires a Conditional Use Permit if it does not comply with applicable development standards. The drive-through restaurant complies with County development standards as described below. Pursuant to Section 130.40.140.A., Conditional Use Permit requirements do not apply to carwash facilities.

Alberto Esquivel | Senior Planner

Office: 425-251-6222 | Ext: 7381 | Direct: 425-517-2842
Barghausen Consulting Engineers, Inc.
3300 Douglas Blvd, Suite 100, Roseville, CA 95661
www.barghausen.com

DEPARTMENT OF TRANSPORTATION
TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-7580

Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. ***An OSTR is typically required for all projects.***

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: DOT, Transportation Planning
Attn: Zach Oates
2850 Fairlane Court
Placerville, CA 95667

Phone: (530) 621-7580
Email: zach.oates@edcgov.us
valerie.brady@edcgov.us

Date Received by Transportation Planning: _____

Applicant Information:

Name: A to Z Investments, Inc.
Phone #: 425-517-2842
Address: c/o3300 Douglas Bl #100, Roseville, CA 95661
Email: aesquivel@barghausen.com

Project Information:

Name of Project: Green Valley Commercial Ctr
Planning Number: _____
Project Location: 3060 Green Valley Road
Bldg Size: 4 structures ~ 16,656 sf
APN(s): 116-301-014
Project Planner: _____
Number of units: NA

Description of Project: (Use, Number of Units, Building Size, etc.)

- a 3,549 square-foot convenience store, a 1,459 square foot quick service restaurant (QSR) (with no drive through) and gas station with a 4,366 square foot canopy and six (6) multi product dispensers (MPDs) providing 12 fueling positions (ARCO AM/PM),
- a 3,694 square foot restaurant with a side-by-side drive-through (McDonalds), and
- a 3,588 square foot, single-bay drive through car wash (Quick Quack).

PLEASE ATTACH A PROJECT SITE PLAN

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities

DEPARTMENT OF TRANSPORTATION
TRANSPORTATION PLANNING
2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-7580

Transportation Impact Study (TIS) – Initial Determination (Page 2)

TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- ☐ 4 or less single family homes
- ☐ 4 or less multi-family units
- ☐ 2,000 square feet or less for shopping center
- ☐ 6,000 square feet or less for general office
- ☐ 12,000 square feet or less for industrial
- ☐ 12,000 square feet or less for church
- ☐ 50,000 square feet or less for warehouse
- ☐ 60,000 square feet or less for mini-storage

☒ **None apply – TIS is required with applicable fee.**

County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Transportation Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- ☐ TIS and OSTR are both waived. No further transportation studies are required.
- ☐ On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- ☐ The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by DOT Transportation Planning staff. See Attached TIS Initial Fund Request letter.

DOT Transportation Planning Signature _____ Date _____ ADH TS _____

OSTR waiver approved by:

Department of Transportation Director or Designee _____ Date _____

PRELIMINARY SITE PLAN AND COVER SHEET
GREEN VALLEY COMMERCIAL

OWNER/DEVELOPER:

KHINDA PETROLEUM, INC
3940 CAMBRIDGE ROAD
CAMERON PARK, CA 95682
TEL (530) 526-3375
CONTACT KEVIN KHINDA

ENGINEER:

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE SOUTH
KENT, WA 98032
TEL (425) 251-6222
CONTACT: KACEY C HELD, P.E.

ARCHITECT:

BARGHAUSEN CONSULTING ENGINEERS, INC
18215 72ND AVE SOUTH
KENT, WA 98032
TEL (425) 251-6222
CONTACT: DAN B GOALWIN

LANDSCAPE ARCHITECT:

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE SOUTH
KENT, WA 98032
TEL (425) 251-6222
CONTACT JEFFREY VARLEY, R.L.A

CONSTRUCTION NOTES:

1. PROPERTY LINE, TYPICAL. REFER TO ALTA/NSPS LAND TITLE SURVEY
2. PROPOSED QUICK QUACK CARWASH AS NOTED; REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION
3. PROPOSED CONVENIENCE STORE AND QUICK-SERVE RESTAURANT
4. PROPOSED MCDONALD'S RESTAURANT
5. PROPOSED UNDERGROUND STORAGE TANK LOCATION
6. PROPOSED FUEL ISLAND LOCATION WITH OVERHEAD CANOPY
7. PROPOSED LOCATION OF MULTI-PRODUCT DISPENSER (MPD)
8. PROPOSED SOLID WASTE ENCLOSURE, TYPICAL OF 3; REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION
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13. PROPOSED CONCRETE SIDEWALK, WIDTH VARIES, TYPICAL.
14. PROPOSED ADA COMPLIANT PARKING SPACE
15. PROPOSED ADA COMPLIANT CURB RAMP, TYPICAL
16. PROPOSED ACCESSIBLE ROUTE THROUGH THE SITE AND CONNECTIONS TO THE PUBLIC RIGHT-OF-WAY, TYPICAL

CONSTRUCTION NOTES (CONT.):

17. PROPOSED LANDSCAPING AREA; REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION, TYPICAL.
18. PROPOSED SITE LIGHTING, TYPICAL. REFER TO PHOTOMETRIC PLAN FOR LIGHTING CALCULATIONS
19. PROPOSED VACUUM SPACES (ONE ACCESSIBLE)
20. PROPOSED SIGN
21. EXISTING BARRIER CURB TO REMAIN
22. PROPOSED LOCATION OF STORMWATER BIORETENTION FACILITY/DETENTION BASIN. REFER TO SHEET PGM FOR MORE INFORMATION
23. INSTALL MONUMENT SIGN
24. APPROXIMATE SAWCUT LIMITS, TYPICAL
25. PROPOSED PARKING SPACES, WITH ASSOCIATED PAVEMENT STRIPING, TYPICAL
26. PROPOSED DRIVEWAY
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28. LOCATION OF TRANSFORMER PAD
29. PROPOSED DOG WASH STATION
30. PROPOSED VACUUM AND EQUIPMENT ENCLOSURE
31. PROPOSED RETAINING WALL

CONSTRUCTION NOTES (CONT.):

32. NOT USED.
33. PROPOSED STAMPED CONCRETE TO MATCH WEST ACCESS TO EXISTING SHOPPING CENTER.
34. PROPOSED AIR/WATER UNIT
35. PROPOSED EV CHARGING STALLS
36. PROPOSED ABOVE GROUND PROPANE TANK FOR GAS SERVICE TO QSR
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39. PROPOSED CONCRETE VALLEY GUTTER.
40. EXISTING TREE TO BE REMOVED
41. EXISTING ALLOWED DRIVEWAY ACCESS. ADJUST TO PROPOSED DRIVEWAY LOCATION WITH FINAL MAP SUBMITTAL.
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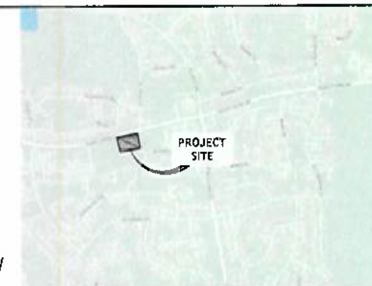
43. EXISTING CMU WALL.
44. PROPOSED BIKE RACK

CIVIL SHEET INDEX

PSP	PRELIMINARY SITE PLAN AND COVER SHEET
PGM	PRELIMINARY GRADING AND DRAINAGE PLAN
PU	PRELIMINARY UTILITY PLAN
PK	PRELIMINARY TRUCK TURNING PLAN
L1	LANDSCAPE PLAN NORTH
L2	LANDSCAPE PLAN SOUTH
L3	PLANT SCHEDULE AND LANDSCAPE NOTES
L4	LANDSCAPE DETAILS
L5	IRRIGATION PLAN NORTH
L6	IRRIGATION PLAN SOUTH
L7	IRRIGATION DETAILS
L8	IRRIGATION DETAILS
Q1.1	EQUIPMENT PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	SITE SECTION
CA2.1	CANOPY ELEVATIONS
D1.4	TRASH/RECYCLE ENCLOSURE
SNA-1	SIGN PLAN
A3.00	BUILDING ELEVATIONS
A3.01	BUILDING ELEVATIONS
A4.00	MCDONALDS BUILDING ELEVATIONS
A4.01	MCDONALDS BUILDING ELEVATIONS
SHEET 1 OF 1	PHOTOMETRIC PLAN



VICINITY MAP
NOT TO SCALE
CAMERON PARK, CALIFORNIA

PROJECT DATA:

LOCATION: 3060 GREEN VALLEY ROAD
CAMERON PARK, CA 95682

APN: 116-301-014-000 (149,357 SF/3.43 ACRES)

BUILDING SETBACKS:

FRONT	10'
REAR	5'
SIDE YARD	0'
STREET SIDE	10'

PARKING REQUIREMENTS:

VEHICLE FUEL SALES: 3 PER SERVICE BAY PLUS 1 PER 400 SF OFFICE/RETAIL AUA

REQUIRED SPACES:
3 * (0 SERVICE BAYS) = 0
1 * (0 SF OFFICE/RETAIL) = 0

CONVENIENCE STORE: 1 PER 200 SF OF AUA PLUS 1 PER CHECK STAND PLUS 1 PER 600 SF STORAGE AREA

REQUIRED SPACES:
1 * (2,413/200) = 12.1 = 13 SPACES
1 * (3 CHECK STANDS) = 3 SPACES
1 * (1,135/600) = 1.9 = 2 SPACES

QSR: 1 PER 250 SF OF GROSS FLOOR AREA

REQUIRED SPACES
1 * (1,459/250) = 5.8 = 6 SPACES

PROVIDED SPACES:
16 FUELING SPACES + 4 EV STALLS + 9 STANDARD STALLS (1 ADA) = 29 SPACES

CARWASH: 2 PER WASHING STALL. DRIVE THROUGH STALLS MAY UTILIZE STACKING AREAS WITH A LENGTH OF 24 FEET AS PARKING SPACES

REQUIRED SPACES
2 * (1) = 2 SPACES

PROVIDED SPACES
3 STANDARD STALLS (1 ADA)

FAST-FOOD RESTAURANT: 1 PER 250 SF OF GROSS FLOOR AREA (GFA), 1 RV SPACE FOR EVERY 20 PARKING SPACES. WHEN OUTDOOR SEATING IS PROVIDED, THE FIRST 300 SF OF OUTSIDE USE AREA (OUA) EXEMPT FROM PARKING REQUIREMENTS

REQUIRED SPACES
1 * (3694/250) = 14.8 = 15 SPACES

PROVIDED SPACES
18 STANDARD STALLS + 4 EV STALLS = 22 SPACES PROVIDED

NUMBER OF PARKING SPACES IN ISOLATED PARKING AREA

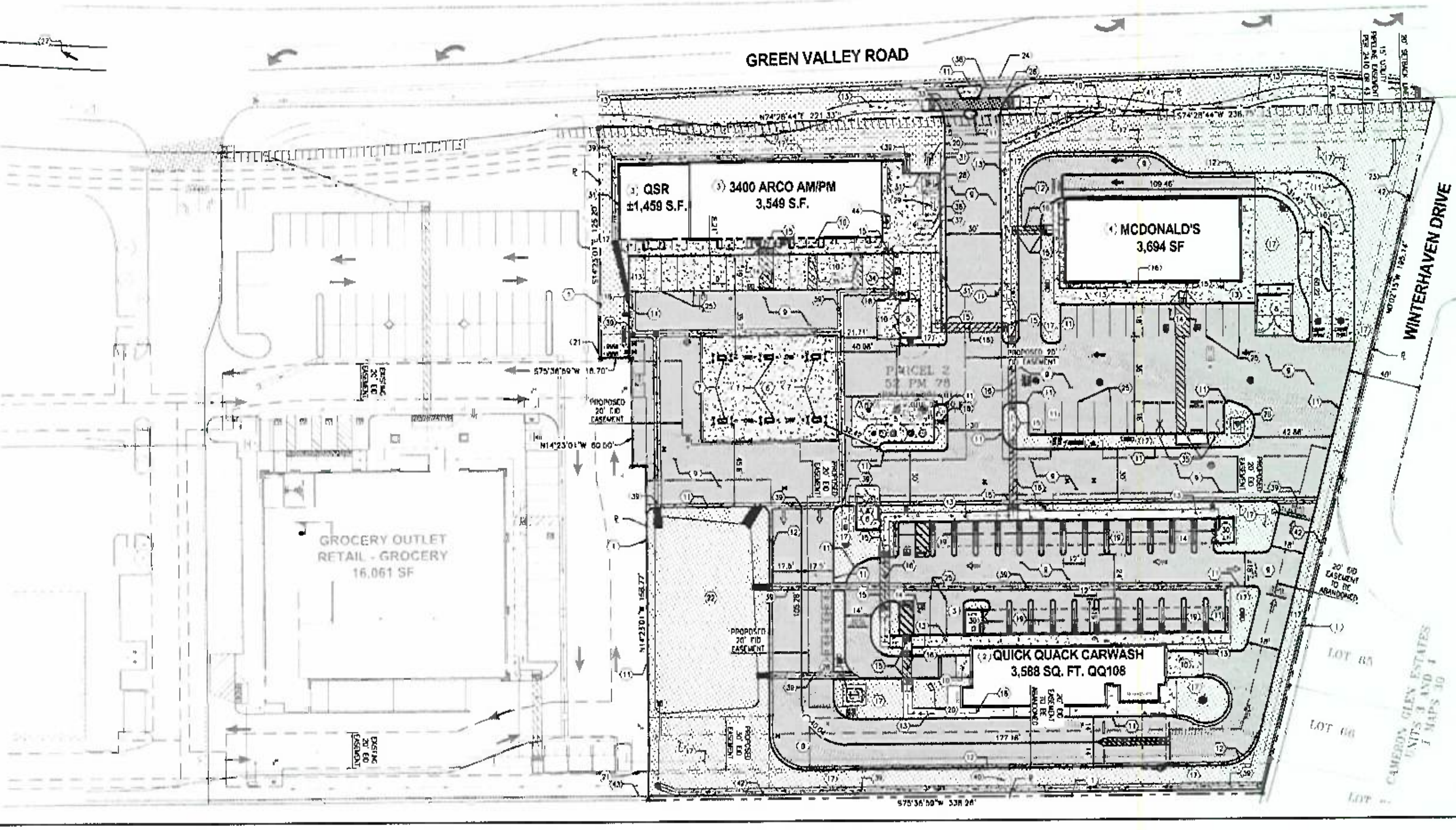
BUILDING CONSTRUCTION AND CLASSIFICATION:

BUILDING HEIGHT	1 STORY, +12'-0"
OCCUPANCY GROUP	M (RETAIL)
TYPE OF CONSTRUCTION	V-B
SPRINKLERS REQUIRED	
ARCO C-STORE AND QUICK-SERVE RESTAURANT:	YES
MCDONALDS RESTAURANT	YES
QUICK QUACK CARWASH:	NO

FLOOD ZONE:

BY GEOGRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE MAP, COMMUNITY PANEL NO 06017C0725E, WHICH BEARS AN EFFECTIVE DATE OF 09/26/2008 AND PANEL NO. 06017C0750E, WHICH BEARS AN EFFECTIVE DATE OF 09/26/2008 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONE "X" - AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD



No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY SITE PLAN AND COVER SHEET
GREEN VALLEY COMMERCIAL CENTER
3060 GREEN VALLEY ROAD
CAMERON PARK, CA 95672

For: KHINDA PETROLEUM, INC.
3940 CAMBRIDGE ROAD
CAMERON PARK, CALIFORNIA 95672

LICENSED PROFESSIONAL ENGINEER KACEY C HELD STATE OF CALIFORNIA
Not for Construction

Designed: JLR
Drawn: DG
Checked: JLR
Approved: KCH
Date: 11/27/24

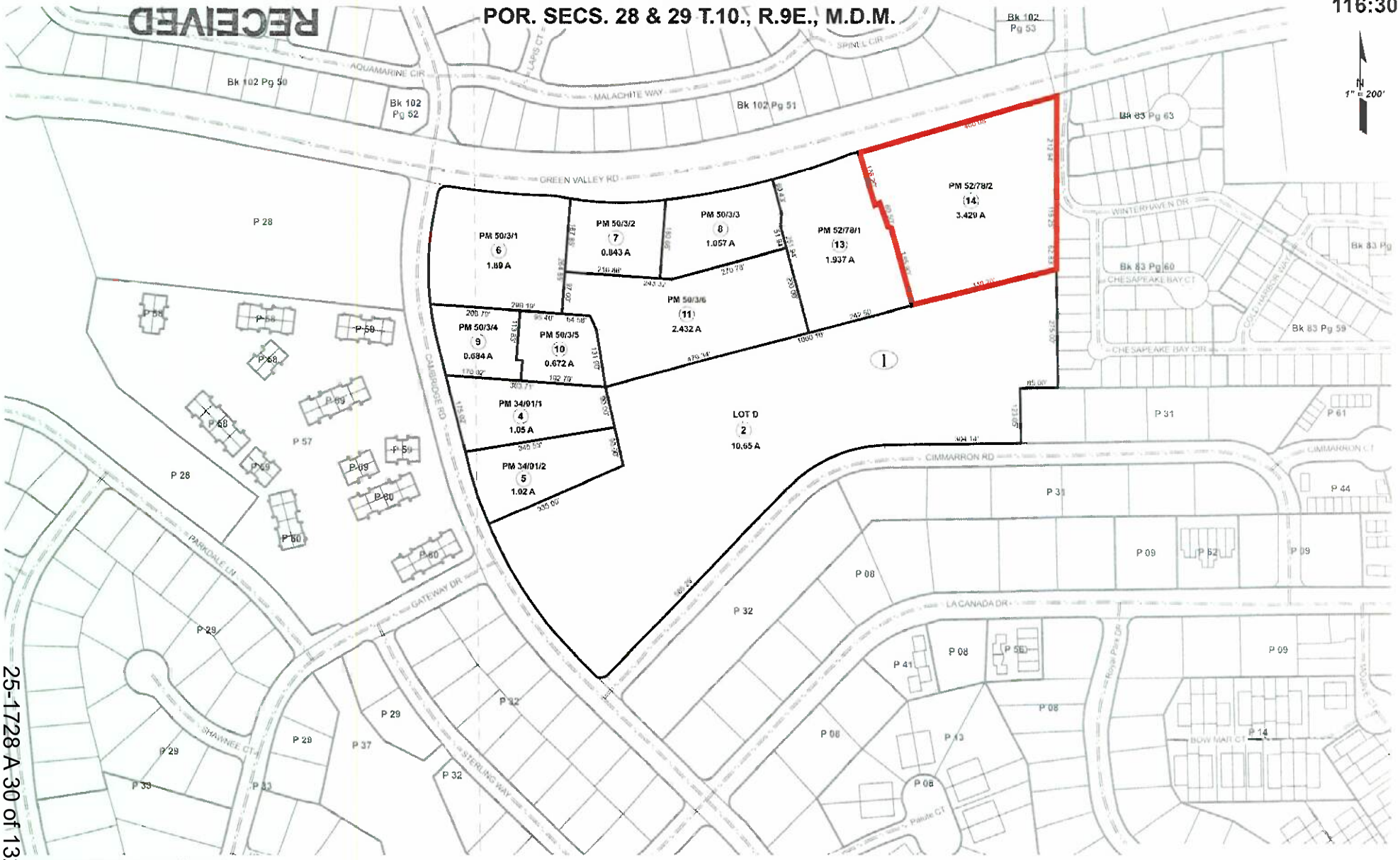
Scale: Horizontal 1" = 30' Vertical N/A

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number 22837
Sheet PSP
___ of ___

CAMERON PARK UNIT NO. 12
POR. SECS. 28 & 29 T.10., R.9E., M.D.M.

116:30



25-1728 A 30 of 132

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage. Map drafted 12/7/22

Acreages Are Estimates

Adjacent Map Pages Shown in Gray Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. May 10, 2022

Assessor's Map Book 116 Page 30
County of El Dorado, CA

PD24-0003

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

PRELIMINARY SITE PLAN AND COVER SHEET
GREEN VALLEY COMMERCIAL

OWNER/DEVELOPER:
KHINDA PETROLEUM, INC
3940 CAMBRIDGE ROAD
CAMERON PARK, CA 95682
TEL: (530) 926-3375
CONTACT: KEVIN KHINDA

ENGINEER:
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
CONTACT: KACEY C. HEILD, P.E.

ARCHITECT:
BARGHAUSEN CONSULTING ENGINEERS, INC
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
CONTACT: DAN D. GOALWIN

LANDSCAPE ARCHITECT:
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
CONTACT: JEFFREY VARLEY, R.L.A.

CONSTRUCTION NOTES:

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CONSTRUCTION NOTES (CONT.):

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CONSTRUCTION NOTES (CONT.):

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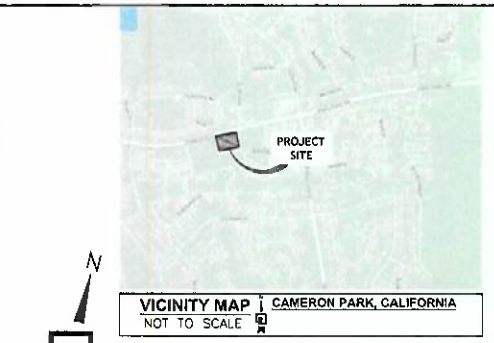
CIVIL SHEET INDEX



PROJECT DATA:

LOCATION: 3080 GREEN VALLEY ROAD
CAMERON PARK, CA 95682

APN: 116-301-014-000 (149,587 SF/3.43 ACRES)

BUILDING SETBACKS:
FRONT 10'
REAR 5'
SIDE YARD 0'
STREET SIDE 10'

PARKING REQUIREMENTS:

VEHICLE FUEL SALES: 3 PER SERVICE DAY PLUS 1 PER 400 SF OFFICE/RETAIL ADA
REQUIRED SPACES:
3 * (0 SERVICE DAYS) = 0
1 * (0 SF OFFICE/RETAIL) = 0

CONVENIENCE STORE: 1 PER 200 SF OF AUA PLUS 1 PER CHECK STAND PLUS 1 PER 800 SF STORAGE AREA
REQUIRED SPACES:
1 * (2,413/200) = 12.1 = 13 SPACES
1 * (3 CHECK STANDS) = 3 SPACES
1 * (1,135/800) = 1.5 = 2 SPACES

QSR: 1 PER 250 SF OF GROSS FLOOR AREA
REQUIRED SPACES:
1 * (1,459/250) = 5.8 = 6 SPACES
PROVIDED SPACES:
12 TUCKING SPACES + 4 EV STALLS + 9 STANDARD STALLS (1 ADA) = 25 SPACES

CARWASH: 2 PER WASHING STALL DRIVE THROUGH SPACES MAY UTILIZE STACKING AREAS WITH A LENGTH OF 24 FEET AS PARKING SPACES
REQUIRED SPACES
2 * (1) = 2 SPACES
PROVIDED SPACES:
3 STANDARD STALLS (1 ADA)

FAST-FOOD RESTAURANT: 1 PER 250 SF OF GROSS FLOOR AREA (GFA), 1 EV SPACE FOR EVERY 20 PARKING SPACES, WHEN OUTDOOR SEATING IS PROVIDED, THE FIRST 300 SF OF OUTSIDE USE AREA (OUA) EXEMPT FROM PARKING REQUIREMENTS
REQUIRED SPACES
1 * (3694/250) = 14.8 = 15 SPACES
PROVIDED SPACES
19 STANDARD STALLS + 4 EV STALLS = 22 SPACES PROVIDED

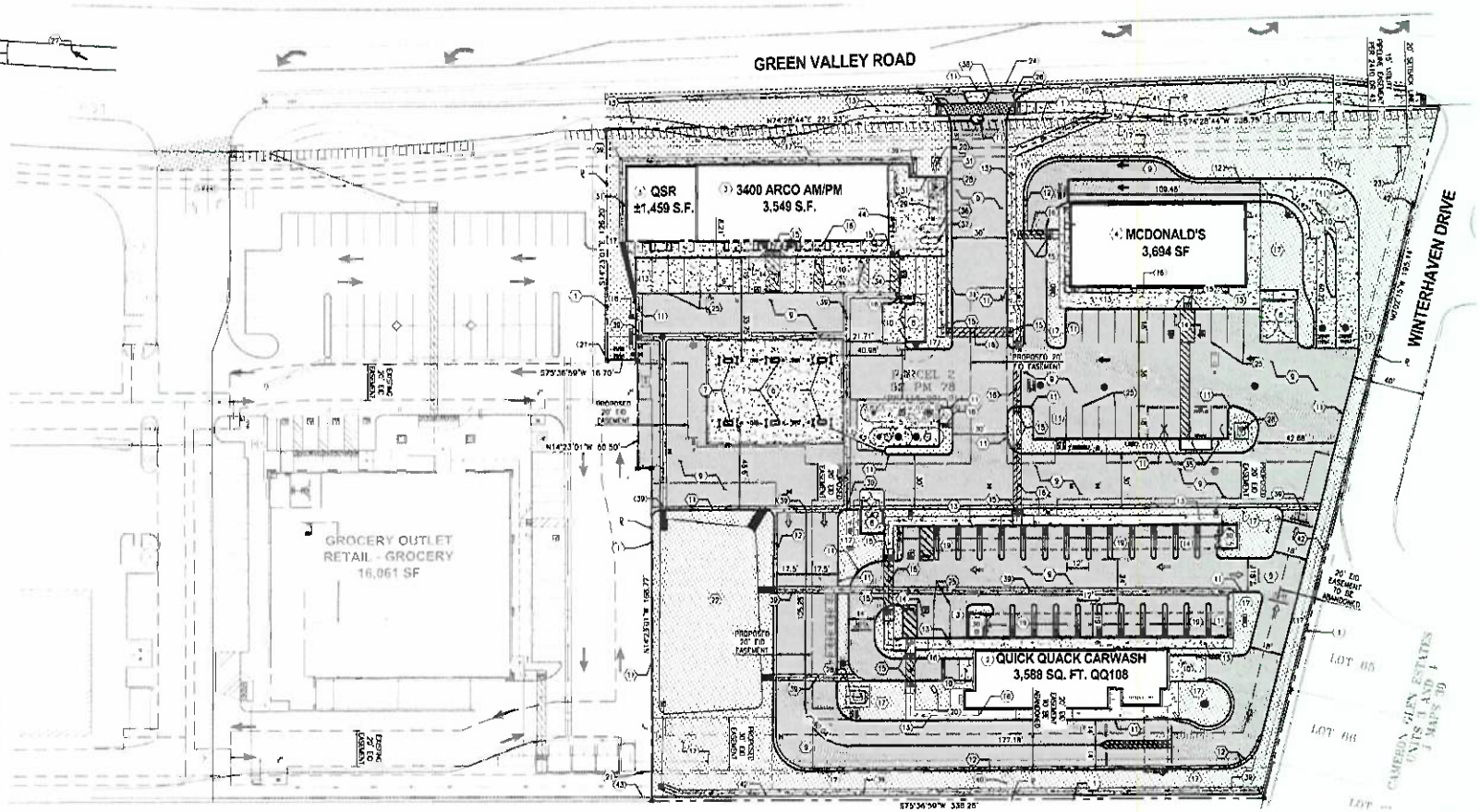
NUMBER OF PARKING SPACES IN ISOLATED PARKING AREA

BUILDING CONSTRUCTION AND CLASSIFICATION:
BUILDING HEIGHT: 1 STORY, ±39'-0"
OCCUPANCY GROUP: M (RETAIL)
TYPE OF CONSTRUCTION: V-B
SPRINKLERS REQUIRED
ARCO C-STORE AND QUICK-SERVE RESTAURANT: YES
MCDONALDS RESTAURANT: YES
QUICK QUACK CARWASH: NO

FLOOD ZONE:

BY GEOGRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 06017C0775E, WHICH BEARS AN EFFECTIVE DATE OF 08/28/2008 AND PANEL NO. 06017C0750E, WHICH BEARS AN EFFECTIVE DATE OF 08/28/2008 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONE "X" - AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD



Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number: 22837
Sheet: PSP

Title: PRELIMINARY SITE PLAN AND COVER SHEET
GREEN VALLEY COMMERCIAL CENTER
3060 GREEN VALLEY ROAD
CAMERON PARK, CA 95682

25-0132

For: KHINDA PETROLEUM, INC.
3940 CAMBRIDGE ROAD
CAMERON PARK, CALIFORNIA 95672

Not for Construction

Scale: Horizontal 1" = 30', Vertical N/A
Designed: A.B. Drawn: D.G. Checked: A.B. Approved: B.G. Date: 11/21/24

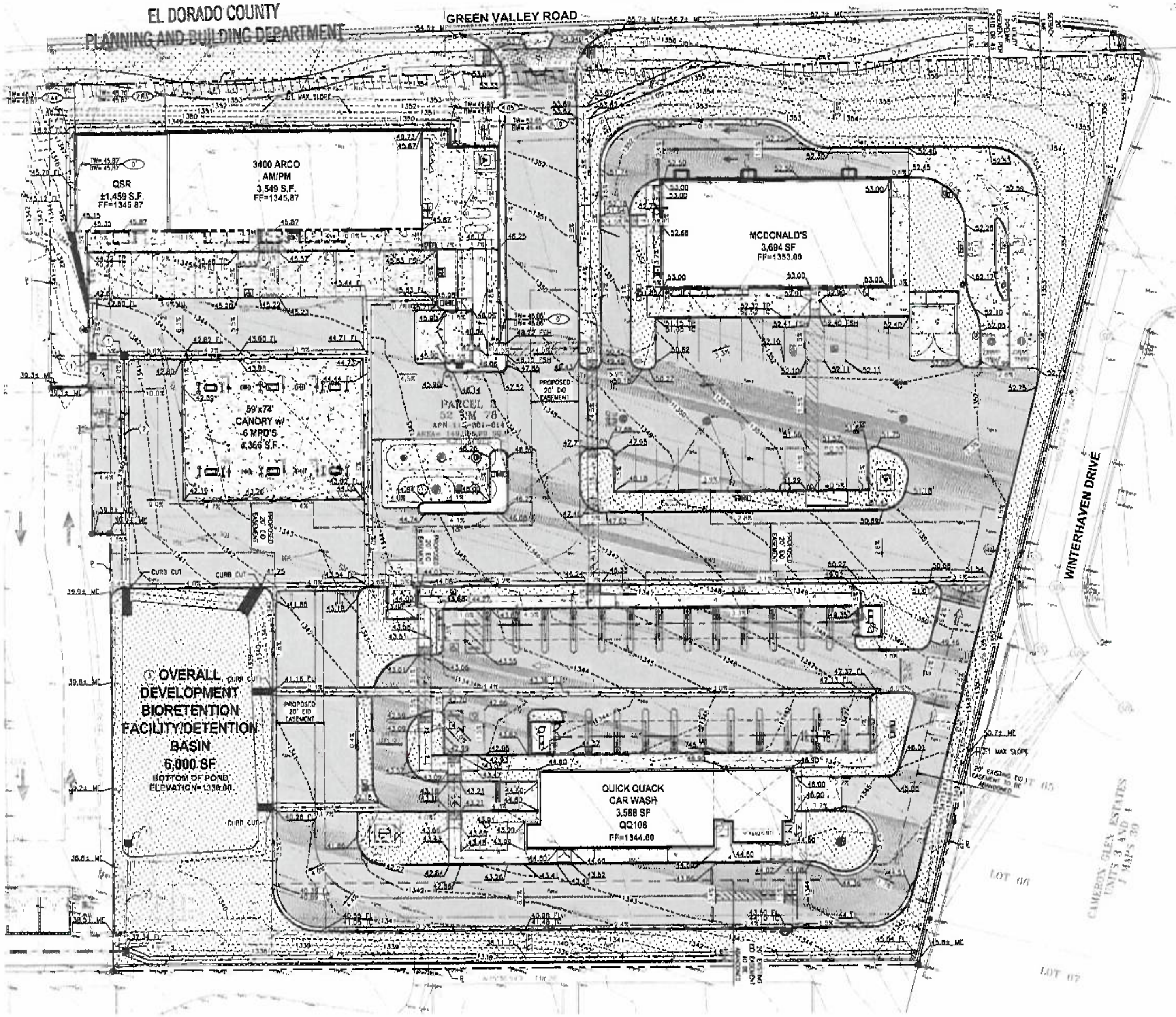
No.	Date	By	Revision

RECEIVED

DEC 1 3 2024

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

PRELIMINARY GRADING AND DRAINAGE PLAN
GREEN VALLEY COMMERCIAL



① STORM DRAIN CONSTRUCTION NOTES:

1. INSTALL 24" CATCH BASIN
2. PROPOSED 12"ø PVC STORM DRAIN LINE
3. LOCATION OF STORMWATER BIORETENTION FACILITY/DETENTION BASIN

GRADING NOTES:

1. ALL GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT CITY ORDINANCE AND STANDARD PLANS. THE GRADING IS SUBJECT TO THE OBSERVATION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPOSED GRADES IN RELATIONSHIP TO SURVEYED BASIS OF ELEVATION
3. ALL EXISTING UTILITY STRUCTURES AND ASSOCIATED LIDS THAT FALL WITHIN THE AREA OF WORK SHALL BE ADJUSTED TO FINISHED GRADE ELEVATIONS. CONTRACTOR SHALL CONFIRM THE FEASIBILITY OF ADJUSTING EXISTING UTILITY STRUCTURE LIDS TO FINISHED GRADE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES
4. CONTRACTOR TO PROTECT AND MAINTAIN EROSION CONTROL FACILITIES DURING GRADING OPERATIONS
5. CONTRACTOR TO OBTAIN ANY NECESSARY RIGHT-OF-WAY PERMITS IF REQUIRED FOR WORK SHOWN ON PLANS
6. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AT ALL SAWCUT LOCATIONS.
7. ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.
8. ALL SPOT ELEVATIONS SHOWN HAVE BEEN 'TRUNCATED' TO INCREASE VISUAL CLARITY. ALL ELEVATIONS SHOWN ARE PLUS 100', EG.

STANDARD ELEVATION: 1350.64
TRUNCATED ELEVATION: 50.64

BW – BOTTOM OF EXPOSED WALL
FF – FINISHED FLOOR
FL – FLOWLINE
GRD – GROUND
TC – TOP OF CURB/SIDEWALK
TW – TOP OF WALL
TP – TOP OF PAVING
ME – MATCH EXISTING

GENERAL NOTES:

1. ALL STRUCTURE ELEVATIONS SHOWN ARE TO CENTER OF STRUCTURE AT FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED
2. ALL STORM DRAINAGE STRUCTURES EXPOSED TO TRAFFIC SHALL BE RATED FOR HS-20 TRAFFIC LOADING INCLUDING STRUCTURE, LID, GRATE, ETC.
3. ALL UTILITY STRUCTURES WITH LIDS EXPOSED TO PEDESTRIAN TRAFFIC SHALL BE BE SLIP RESISTANT IN ACCORDANCE WITH ACCESSIBILITY REQUIREMENTS
4. ALL STORM DRAIN DENOTED AS PVC SHALL CONFORM TO ASTM D3034 SDR 26
5. ALL DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151
6. ALL TRENCHING SHALL CONFORM TO THE SPECIFICATIONS OUTLINED IN EL DORADO COUNTY STANDARD PLANS
7. ALL STORM PIPING INSTALLED WITH LESS THAN 2 FEET OF COVER SHALL BE BACKFILLED WITH A CONTROLLED DENSITY FILL (SLURRY).

ESTIMATED EARTHWORK QUANTITIES:

CUT: 6,000 CY
FILL: 1,000 CY
NET: 5,000 CY <EXPORT>
AREA TO BE DISTURBED = 3.58 ACRES

- THESE ESTIMATED EARTHWORK QUANTITIES ARE APPROXIMATE AND DO NOT ACCOUNT FOR CLEARING AND GRUBBING, OVER-EXCAVATION, TRENCHING, ETC AS REQUIRED.
- THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING SITE CONDITIONS AND CALCULATE THEIR OWN EARTH WORK QUANTITIES FOR THE PROJECT PRIOR TO BID

WALL NOTES:

ALL WALL ELEVATIONS ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY ALL TOP OF WALL ELEVATIONS, WALL STEPS, BOTTOM OF EXPOSED WALL AND TOP OF FOOTING ELEVATIONS PRIOR TO CONSTRUCTION

WALL DESIGN DRAWINGS TO BE PREPARED WITH CONSTRUCTION DOCUMENTS

TW= 54.50 / BW= 50.50 (4.0')
— TOP OF WALL
— DIFFERENCE FROM TOP OF WALL TO BOTTOM OF EXPOSED FACE
— BOTTOM OF WALL AT EXPOSED FACE

N

0 10' 20' 40'
SCALE 1" = 20'

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425.251.6222
barghausen.com

Job Number: 22837
Sheet: PGM

Designed: | Drawn: | Checked: | Approved: | Date: 11/27/24
Scale: Horizontal 1" = 20' | Vertical N/A

Not for Construction

For:
KHINDA PETROLEUM, INC.
3940 CAMBRIDGE ROAD
CAMERON PARK, CALIFORNIA 95672

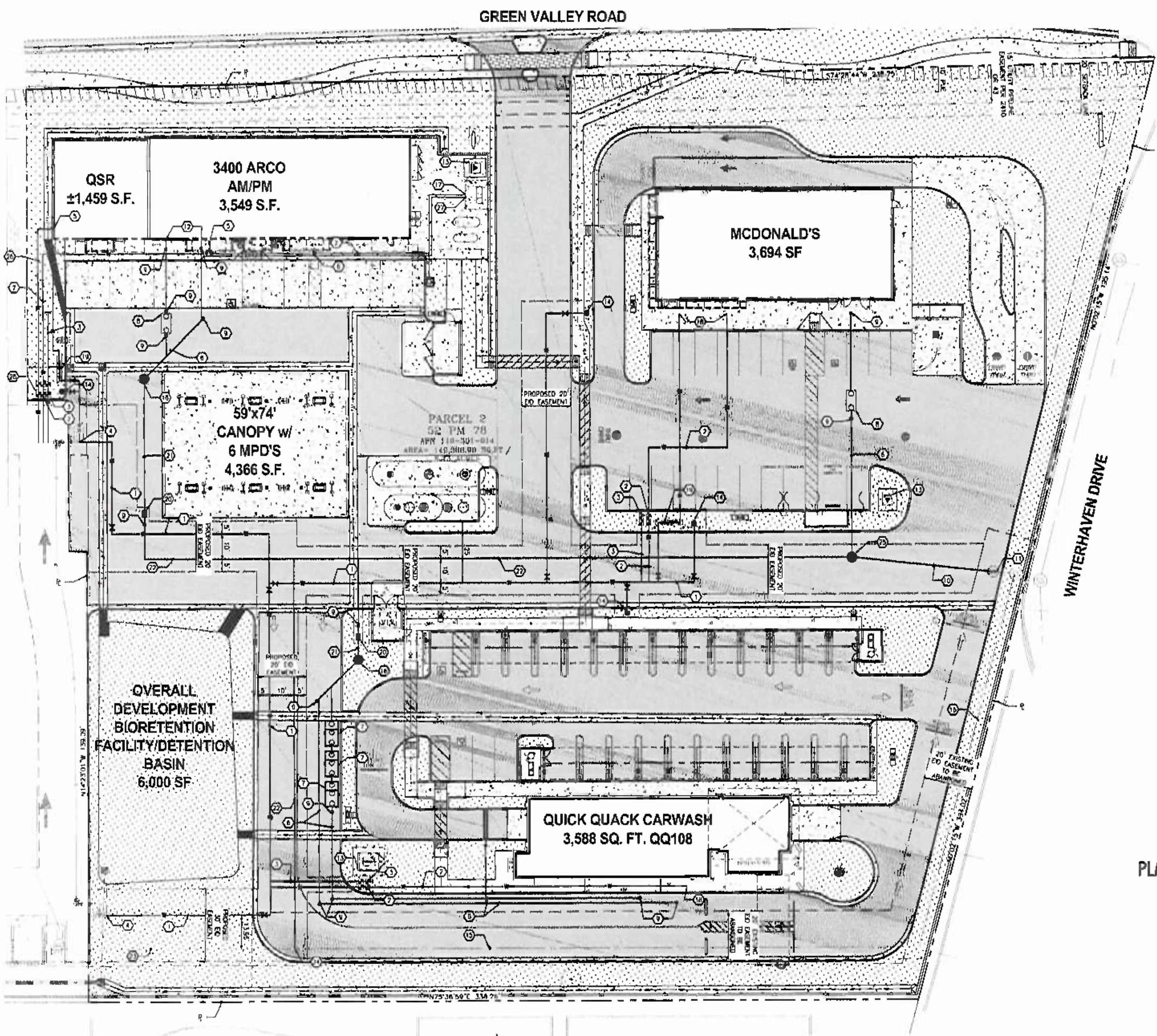
Title:
PRELIMINARY GRADING AND DRAINAGE PLAN
GREEN VALLEY COMMERCIAL CENTER
3060 GREEN VALLEY ROAD
CAMERON PARK, CA 95672

No.	Date	By	Ckd.	Appr.	Revision

25-1728 A 32 of 132

PD24-0003

PRELIMINARY UTILITY PLAN
GREEN VALLEY COMMERCIAL



KEYED NOTES:

1. PROPOSED 8"ø EID WATER MAIN.
2. PROPOSED 2"ø DOMESTIC WATER SERVICE WITH REDUCED PRESSURE BACKFLOW ASSEMBLY
3. PROPOSED 1"ø IRRIGATION SERVICE WITH REDUCED PRESSURE BACKFLOW ASSEMBLY
4. PROPOSED POINT OF CONNECTION TO EXISTING 8"ø WATER MAIN
5. PROPOSED LOCATION OF WATER SERVICE CONNECTION TO BUILDING
6. PROPOSED PRIVATE 6"ø SANITARY SEWER SERVICE
7. PROPOSED RECLAIM VAULTS
8. PROPOSED GREASE INTERCEPTOR
9. PROPOSED SANITARY SEWER CLEANOUT, TYPICAL
10. PROPOSED 8"ø EID GRAVITY SEWER MAIN
11. PROPOSED SANITARY SEWER POINT OF CONNECTION TO EXISTING SANITARY SEWER MAIN
12. PROPOSED LOCATION OF SANITARY SEWER SERVICE CONNECTION TO BUILDING
13. PROPOSED TRANSFORMER AND PAD. CONNECTION TO PRIMARY POWER TO BE COORDINATED WITH PURVEYOR AT TIME OF CONSTRUCTION DOCUMENT PREPARATION
14. PROPOSED FIRE HYDRANT.
15. EXISTING EID SEWER FORCE MAIN TO BE ABANDONED
16. NEW PRIVATE SANITARY SEWER LIFT STATION
17. PROPOSED WATER CONNECTION TO DOG WASH STATION
18. STUB WATER LINE TO WITHIN 5' OF BUILDING.
19. INSTALL 6"ø REDUCED PRESSURE PRINCIPAL DETECTOR ASSEMBLY WITH FIRE DEPARTMENT CONNECTION FOR PRIVATE FIRE SERVICE.
20. PROPOSED 2"ø PRIVATE PUMPED SEWER SERVICE TO FORCE MAIN PER EID STANDARDS.
21. PROPOSED 2"ø PRIVATE SANITARY SEWER
22. PROPOSED 4"ø EID SANITARY SEWER FORCE MAIN
23. EXISTING 4"ø SANITARY SEWER FORCE MAIN TO REMAIN
24. CONNECT TO EXISTING 4"ø SANITARY SEWER FORCE MAIN
25. PROPOSED 48" SANITARY SEWER MANHOLE
26. PROPOSED 1"ø DOMESTIC WATER SERVICE WITH REDUCED PRESSURE BACKFLOW ASSEMBLY
27. PROPOSED SANITARY SEWER CONNECTION TO DOG WASH STATION

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SCALE 1"=20'

Title: PRELIMINARY UTILITY PLAN
GREEN VALLEY COMMERCIAL CENTER
3060 GREEN VALLEY ROAD
CAMERON PARK, CA 95672

For: KHINDA PETROLEUM, INC.
3940 CAMBRIDGE ROAD
CAMERON PARK, CALIFORNIA 95672

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Scale: Horizontal 1" = 20' Vertical N/A

Designed: JLS Drawn: DC Checked: JLS Approved: KCH Date: 11/27/24

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PD24-0003

PRELIMINARY TRUCK TURNING PLAN
GREEN VALLEY COMMERCIAL

PAVEMENTS TRAFFIC INDEX

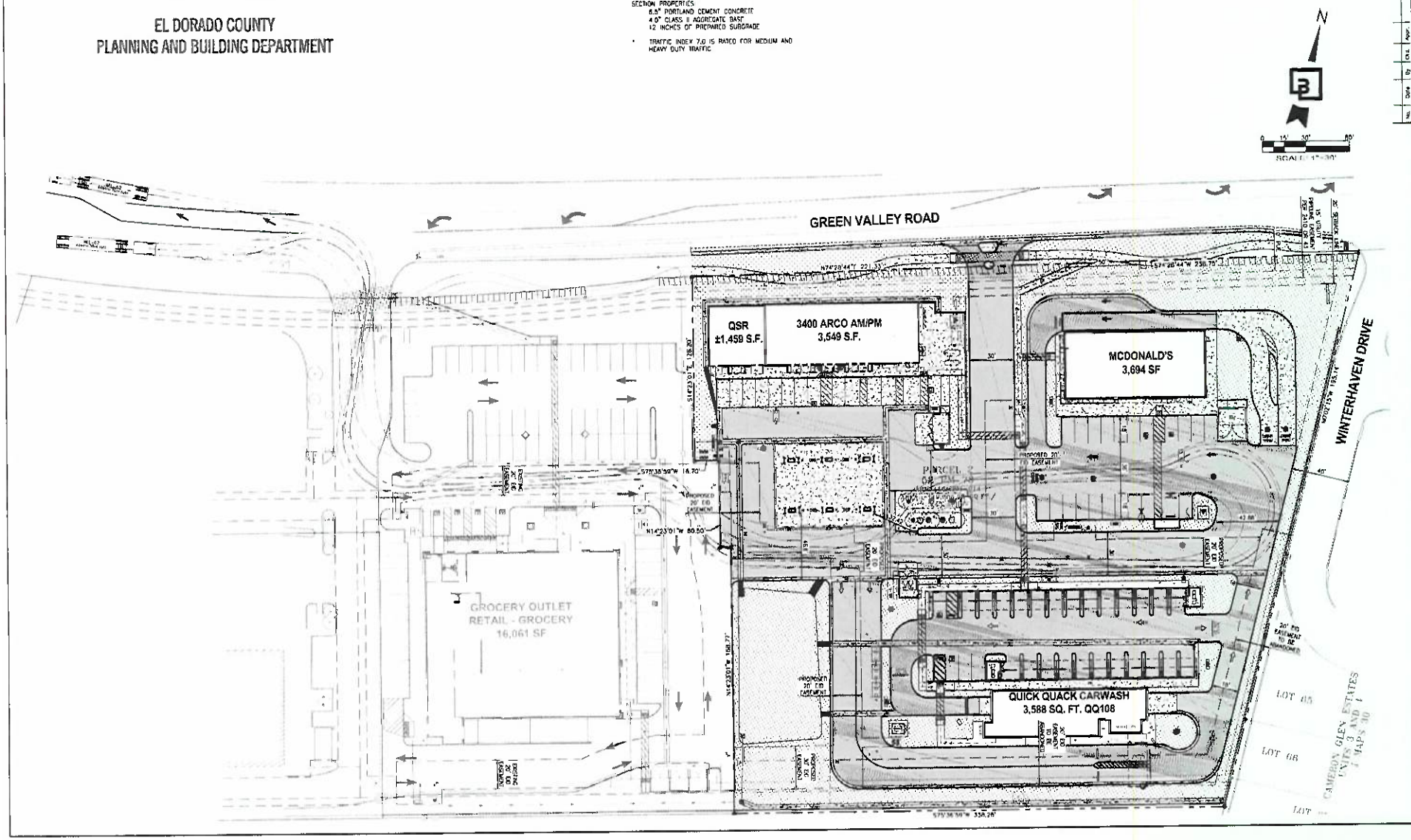
ASPHALT PAVEMENTS – TRAFFIC INDEX 7.0

SECTION PROPERTIES
- 4" ASPHALT CONCRETE
- 12.5" CLASS II AGGREGATE BASE
- 12 INCHES OF PREPARED SUBGRADE

CONCRETE PAVEMENTS – TRAFFIC INDEX 7.0

SECTION PROPERTIES
- 6.5" PORTLAND CEMENT CONCRETE
- 4.0" CLASS II AGGREGATE BASE
- 12 INCHES OF PREPARED SUBGRADE

* TRAFFIC INDEX 7.0 IS RATED FOR MEDIUM AND HEAVY DUTY TRAFFIC



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Title: PRELIMINARY TRUCK TURNING PLAN
GREEN VALLEY COMMERCIAL CENTER
3060 GREEN VALLEY ROAD
CAMERON PARK, CA 95672

For: KHINDA PETROLEUM, INC.
3940 CAMBRIDGE ROAD
CAMERON PARK, CALIFORNIA 95672

Not for Construction

(A1) MAIN ID/PRICE SIGN- 44 S.F.

(A2) MULTI-TENANT SIGN- 79.75 S.F.

MATERIAL LEGEND

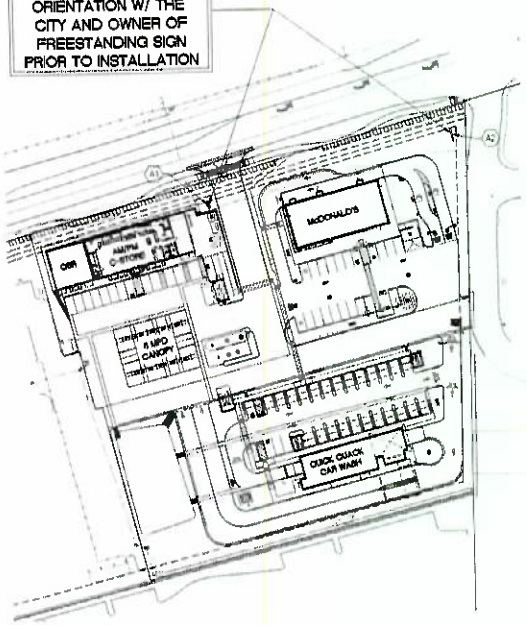
COLOR LEGEND

NOT FOR CONSTRUCTION
CONCEPTUAL ONLY
NOT APPROVED BY CITY

SITE SIGNAGE TABLE

KEY	SIGN	ALLOWED AREA PER SIGN	QTY	PROVIDED AREA
(A1)	MAIN I.D. SIGN/PRICE SIGN ALLOWED MAX. HEIGHT 12'	50.0 sf	1	44.00 sf
(A2)	MAIN I.D. SIGN/PRICE SIGN ALLOWED MAX. HEIGHT 20'	80.0 sf	1	79.75 sf

SIGN INSTALLER SHALL VERIFY SETBACK AND ORIENTATION W/ THE CITY AND OWNER OF FREESTANDING SIGN PRIOR TO INSTALLATION



SIGN SITE PLAN

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ARCO NTI
MODIFIED 3400 ampm
W/ ATTACHED QSR
FUEL CANOPY
W/ 6 MPD's

SWC GREEN VALLEY RD
@ WINTERHAVEN DRIVE
CAMERON PARK, CALIFORNIA

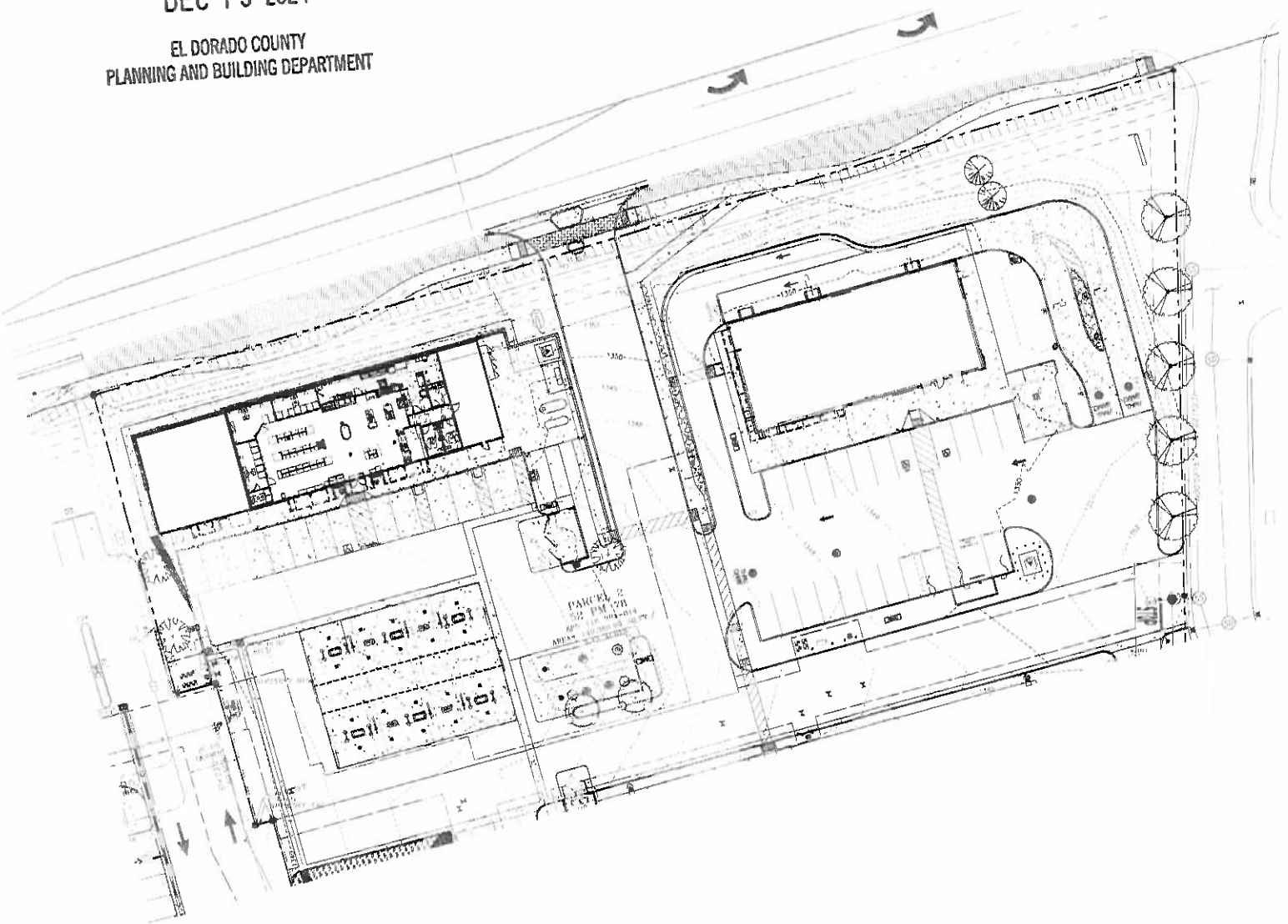
FACILITY #TBD

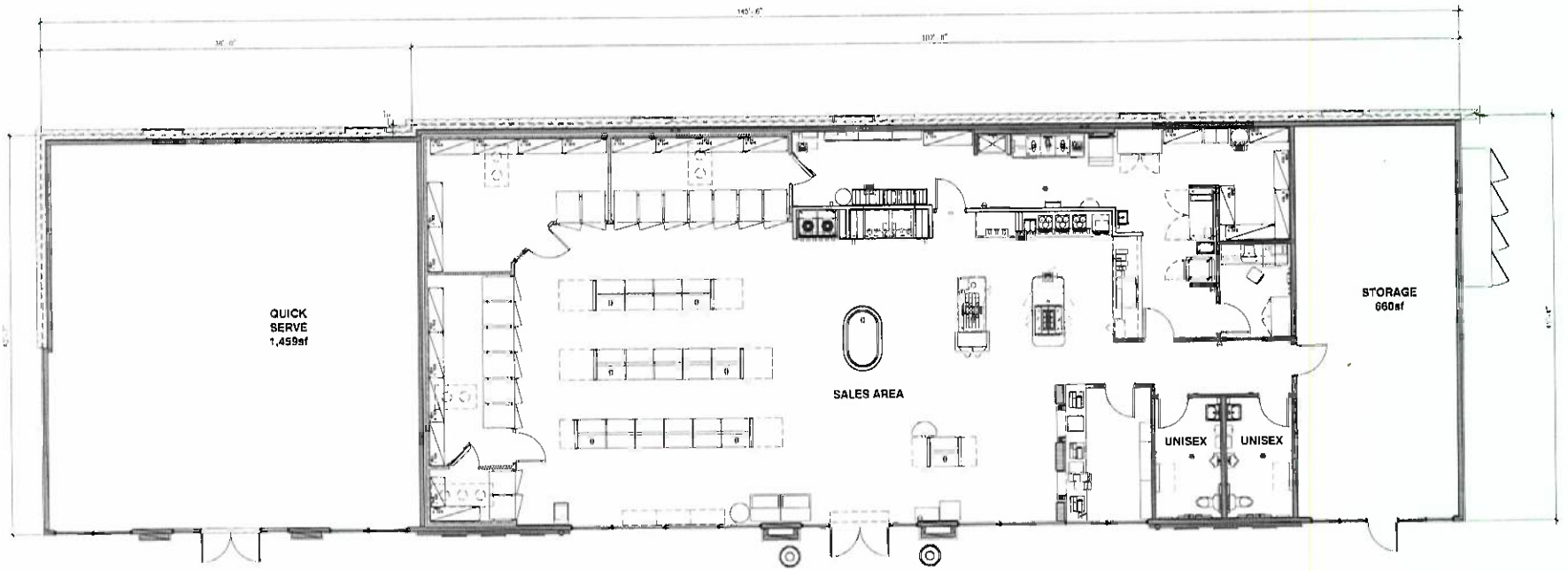
22837

SIGN PLAN

SNA-1

PD24-0003





01 EQUIPMENT FLOOR PLAN

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EQUIPMENT
PLAN

Q1.1

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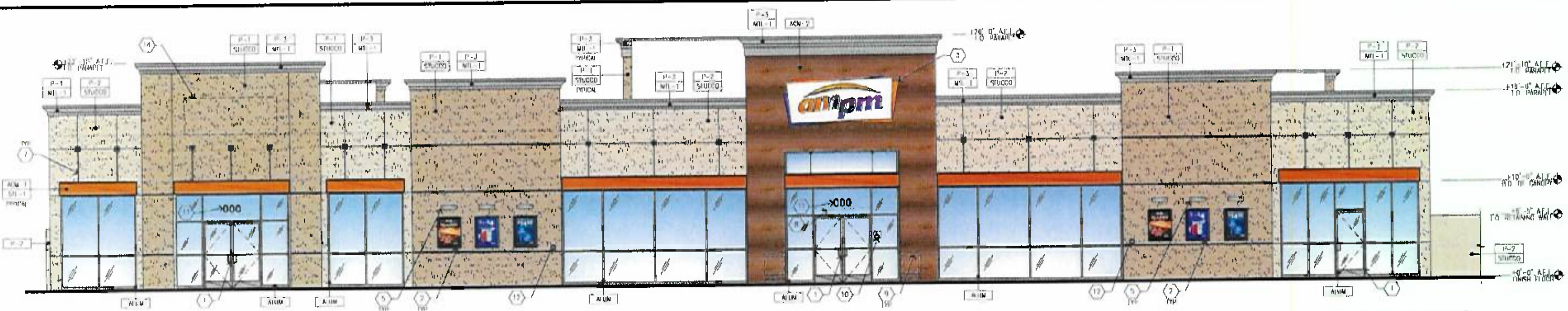
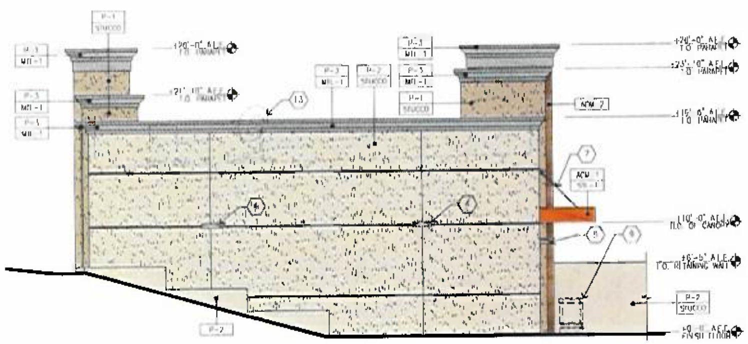
PD24-0003



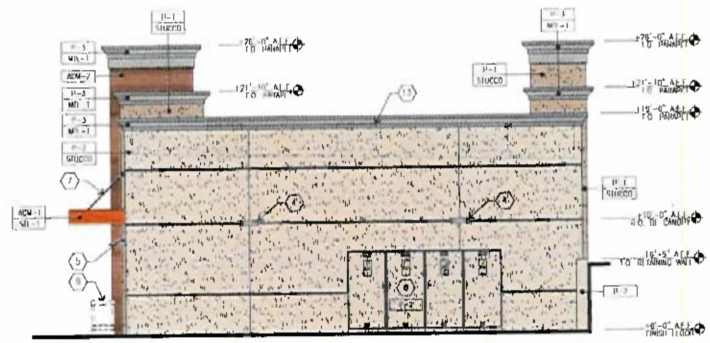
SOUTH ELEVATION

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



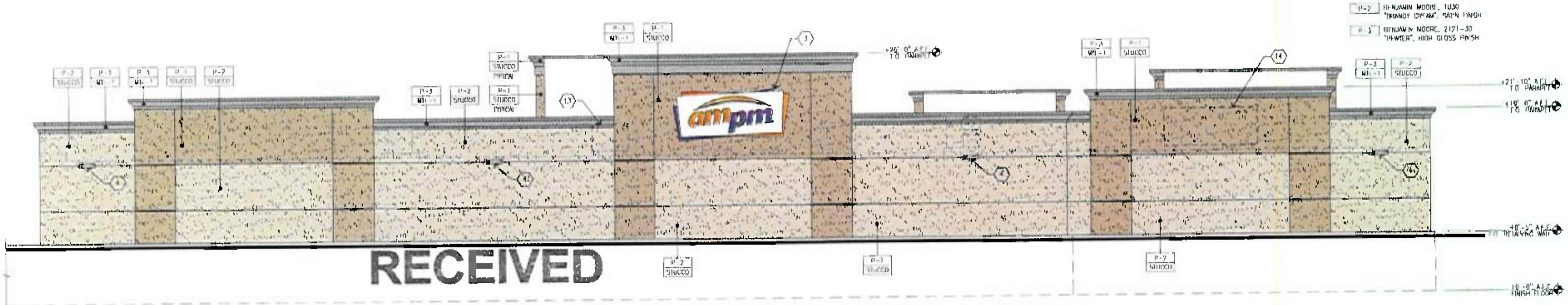
WEST ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

GENERAL NOTES

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS

KEYED NOTES

1. ALUMINUM ENTRANCE AND STOREFRONT SYSTEM. REFER TO SHEET A6.1 FOR SPECIFICATION
2. WALL POSTER
3. 14'x20" INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN
4. WALL MOUNTED LED FIXTURE
5. WALL MOUNTED SIGN LIGHTING
6. MAIN SWITCHGEAR
7. AWNING ROD AND CLEVIS
8. AIR CURTAIN BEYOND
9. EXPOSED AGGREGATE ROUND CEMENT TRASH RECEPTACLE
10. 6"x6" MIN. ISA SIGN AT ACCESSIBLE ENTRANCES MOUNTED 60" A.F.F. TO CENTERLINE
11. 10" HIGH BLACK VINYL ARABIC ADDRESS NUMBERS APPLIED TO WINDOW CENTERED ABOVE STOREFRONT ENTRY AT 8' ABOVE FINISH GRADE
12. EMERGENCY SHUT OFF SWITCH, VERIFY LOCATION PRIOR TO INSTALLATION. REFER TO ELECTRICAL SHEETS FOR SPECIFICATIONS
13. ROOFTOP EQUIPMENT BEYOND
14. FUTURE TENANT WALL SIGN

MATERIAL LEGEND

STUCCO	ONE COAT STUCCO SYSTEM, INSTALLED PER MFR. SPECIFICATIONS. TEXTURE: FINE SAND FINISH
ACM-1	ALUMINUM COMPOSITE MATERIAL, PANTONE PMS 1180, "ORANGE"
ACM-2	ALUMINUM COMPOSITE MATERIAL, ALUCOBOND "RUSTIC WALNUT"
ALUM	CLEAR ANODIZED ALUMINUM
MT-1	STEEL AWNING
MT-1	METAL CORNICE

COLOR LEGEND

P-1	BENJAMIN MOORE, 1077 "GREAT PLAINS GOLD", SATIN FINISH
P-2	BENJAMIN MOORE, 1030 "BRANDY CREAM", SATIN FINISH
P-3	BENJAMIN MOORE, 2121-10 "PEWTER", HIGH GLOSS FINISH

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SWC GREEN VALLEY RD
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FACILITY #TBD

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EXTERIOR ELEVATIONS

A2.1

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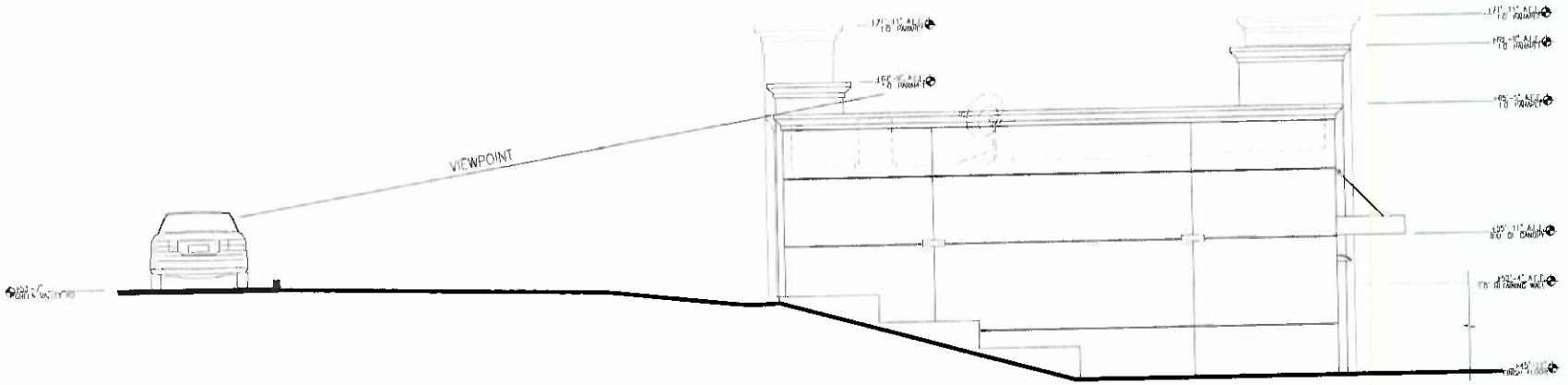

01 WEST SITE SECTION
SCALE: 1/4"=1'-0"

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ARCO NTI
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W/ ATTACHED QSR
FUEL CANOPY
W/ 6 MPD's

SWC GREEN VALLEY RD
12 WATERSHED DRIVE
CAMERON PARK, CALIFORNIA

FACILITY #TBD

DRAWN BY: JW
CHECKED BY:
DESIGN BY: CP
PROJECT NO: 22837

SITE SECTION

A2.2

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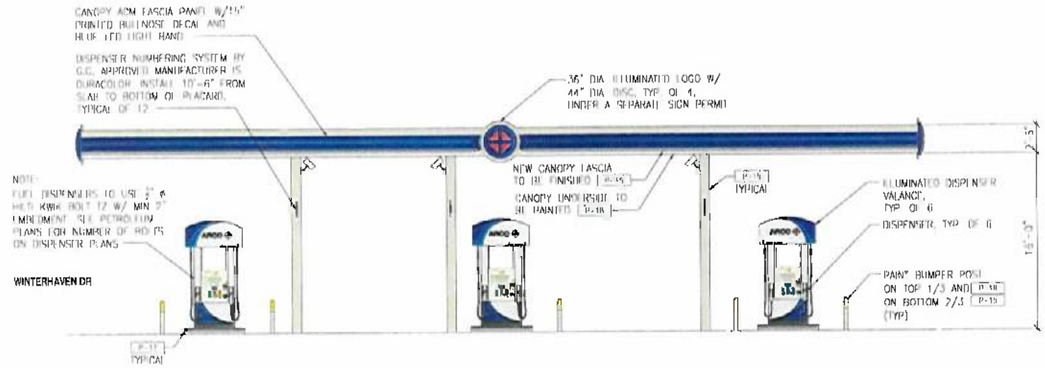
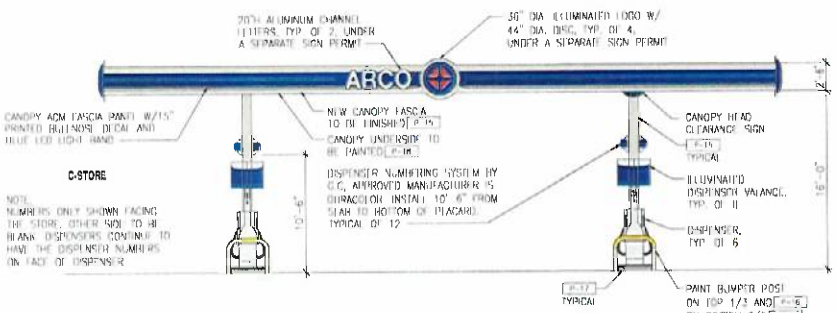


NORTH CANOPY ELEVATION

SCALE: 1/16"=1'-0"

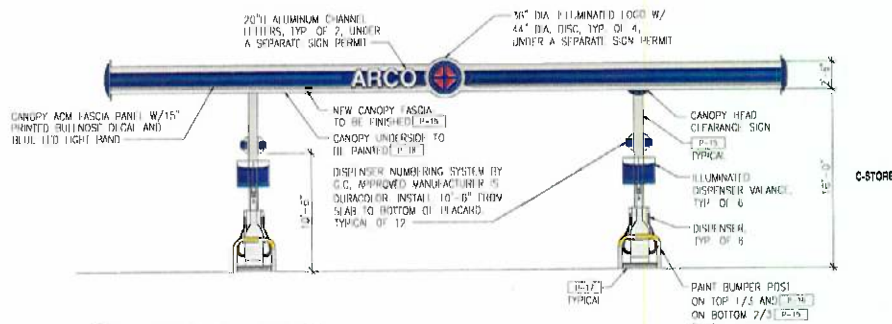
FACING C-STORE



WEST CANOPY ELEVATION

SCALE: 1/16"=1'-0"

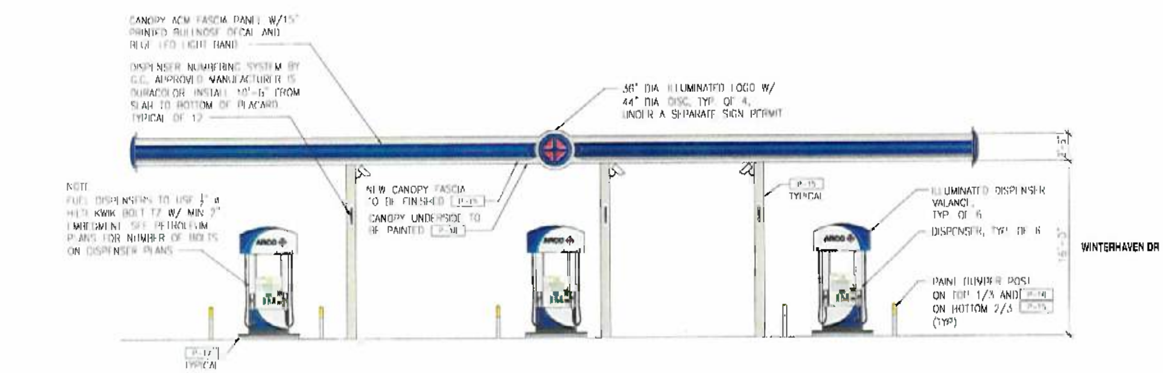
FACING DEVELOPMENT



EAST CANOPY ELEVATION

SCALE: 1/16"=1'-0"

FACING WINTERHAVEN DRIVE



SOUTH CANOPY ELEVATION

SCALE: 1/16"=1'-0"

FACING DEVELOPMENT

COLOR LEGEND

P-15 BP PEARL
- BENJAMIN MOORE, OC-8, "ELEPHANT TUSK"
- SHERWIN WILLIAMS, SW6119, "ANTIQUE WHITE"
- ICI PAINTS, #A0083 - 3HYY 72/117, "INDIAN LEGEND"

P-16 BP YELLOW
- BENJAMIN MOORE, 2022-10, "YELLOW"
- SHERWIN WILLIAMS, SW6903, "CHEERFUL"
- ICI PAINTS, #A0775 - 37YY 61/867, "OMEGA YELLOW"

P-17 BP WARM GRAY
- BENJAMIN MOORE, 2137-40, "PULPIT BRIGHT"
- SHERWIN WILLIAMS, SW7053, "ADAPTIVE SHADE"
- ICI PAINTS, #A1080 - 40YY 25/074, "GRAY MOUNTAIN"

P-18 HIGH HIDING WHITE
- BENJAMIN MOORE, OC-67, "ICE MIST"
- SHERWIN WILLIAMS, SW7006, "EXTRA WHITE"
- ICI PAINTS, #A0120 - 30GY 81/010, "WHITE MIST"

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DEVELOPMENT INFORMATION

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SITE ADDRESS

SWC GREEN VALLEY RD
3 WINTERHAVEN DRIVE
CAMERON PARK, CALIFORNIA

FACILITY #TBD

PROJECT NO. 22837

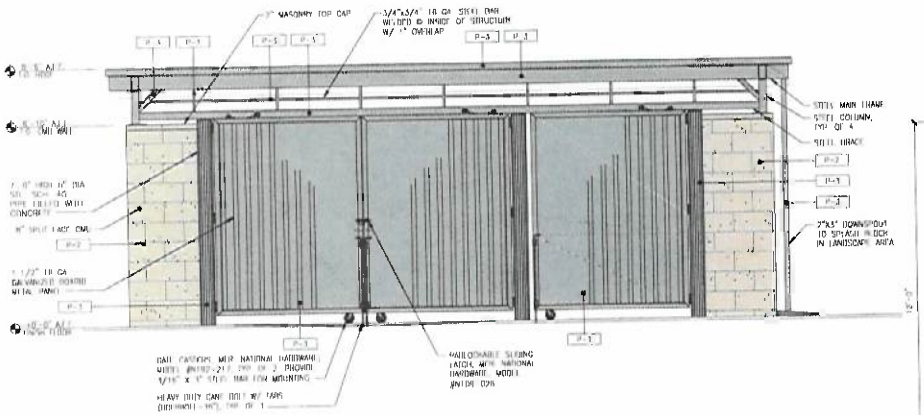
DRAWING TITLE

CANOPY ELEVATIONS

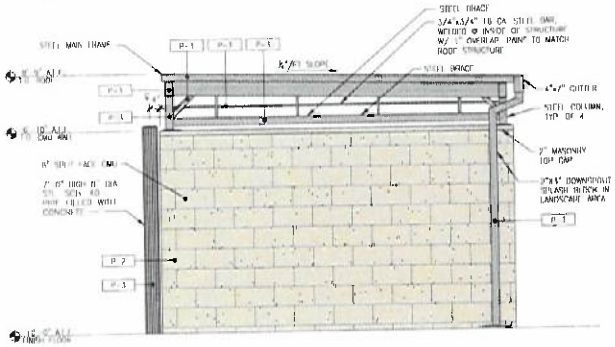
SHEET NO.

CA2.1

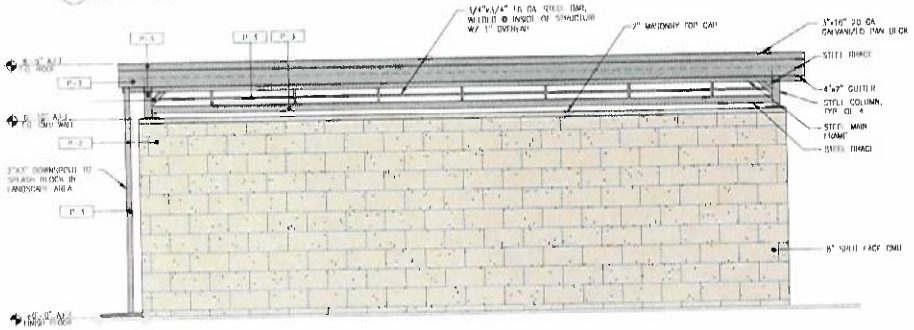
PD24-0003



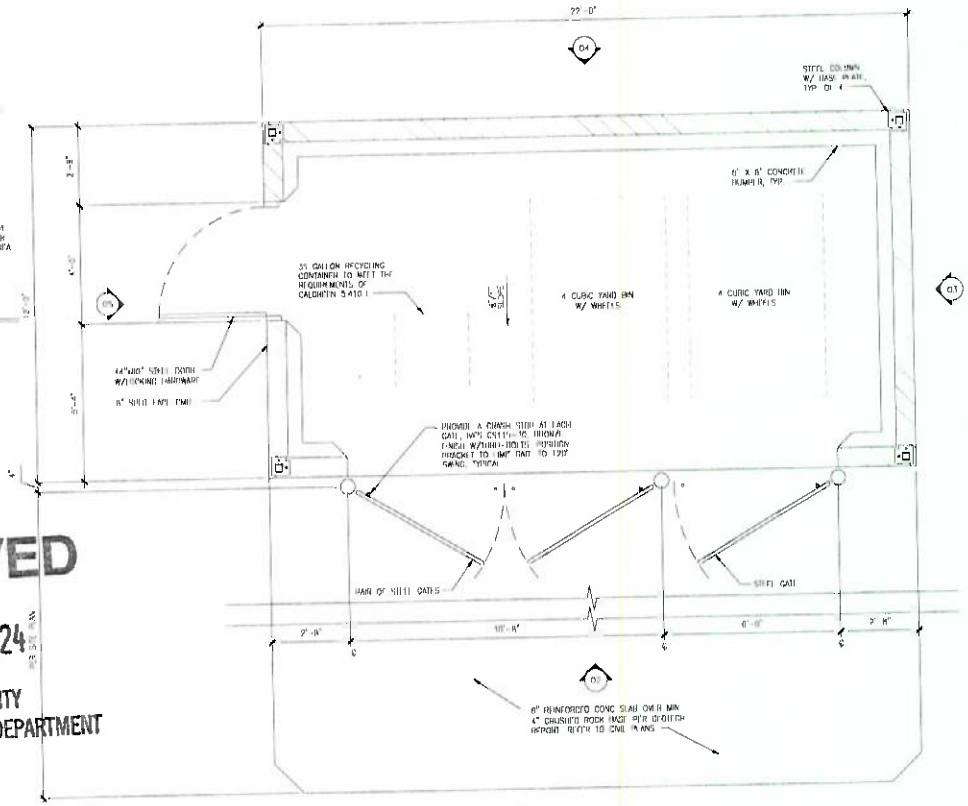
02 FRONT ELEVATION



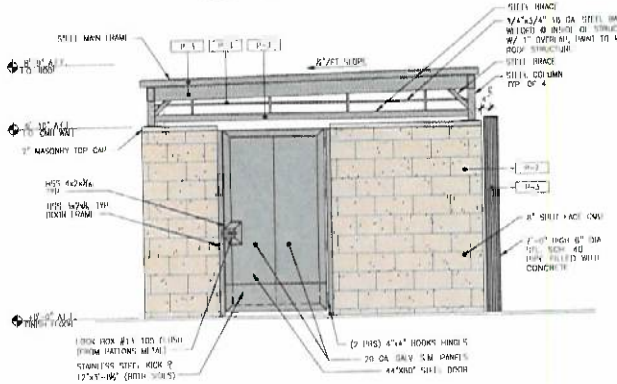
03 RIGHT ELEVATION



04 REAR ELEVATION



01 TRASH/ RECYCLE ENCLOSURE PLAN



05 LEFT ELEVATION

COLOR LEGEND

P-2 BENJAMIN MOORE, 1095 "HANDY CREAM" SATIN FINISH

P-3 BENJAMIN MOORE, 2121-10 "NEWTON" HIGH GLOSS FINISH

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MODIFIED 3400 ampm W/ ATTACHED QSR FUEL CANOPY W/ 6 MPD's

SWC GREEN VALLEY RD & WINTERHAVEN DRIVE
CAMERON PARK, CALIFORNIA

FACILITY #TBD

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TRASH/ RECYCLE ENCLOSURE

G1.4

PD24-0003

MCDONALDS BUILDING ELEVATIONS
GREEN VALLEY COMMERCIAL

4584 Prototype
Fiber Cement Siding

Scheme: Desert
Materials Legend

Metals Plank Siding: Timber Dark by James Hardie
Aluminum Composite: RAL7022 by Metal Era
EIFS/Stucco: SW 7069 "Iron Ore" Finish: Hydrophobic/Pinecone
Parapet Fascia: Weathered Zinc by Metal Era
Parapet Fascia (Feature Wall): RAL 7022 by Metal Era
2x2 Aluminum Battens
Aluminum Canopy (Metal)
Glazing (Windows + Storefront)
Gold Underscore
Service Doors and Frames: Paint "HC-46 Fairview Taupe" by Benjamin Moore

Title: MCDONALDS BUILDING ELEVATIONS
GREEN VALLEY COMMERCIAL CENTER
3060 GREEN VALLEY ROAD
CAMERON PARK, CA 95672

For: KHINDA PETROLEUM, INC.
3940 CAMBRIDGE ROAD
CAMERON PARK, CALIFORNIA 95672

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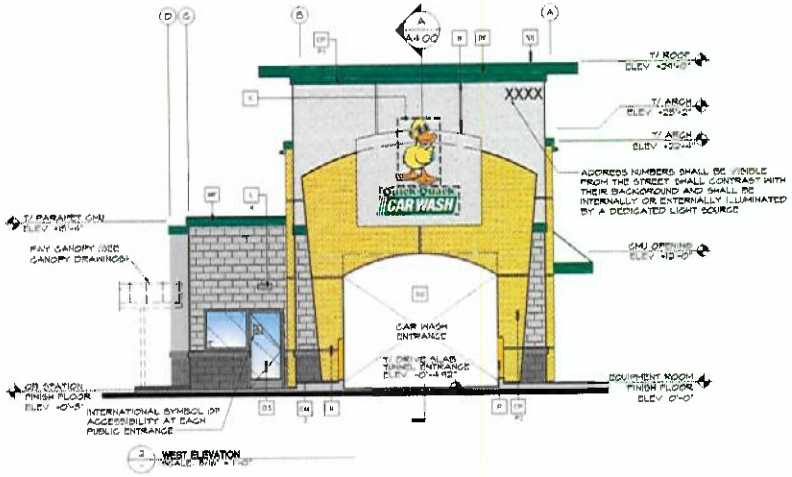
1 NORTH ELEVATION



2 WEST ELEVATION

COLOR LEGEND

P1	QUICK QUACK GREEN SW "QUICK QUACK GREEN"	CM1	CONCRETE MASONRY UNIT - SMOOTH HONED FACED BASALITE #225 LIGHT GRAY		
P2	DECISIVE YELLOW SW 6902	CM2	CONCRETE MASONRY UNIT - SPLIT FACE BASALITE #700 DARK GRAY		
P3	SNOWBOUND SW 7004	CM3	CONCRETE MASONRY UNIT SILL - SMOOTH HONED FACE COLOR TO MATCH CM1 WAINSCOT		
P4	NUMBER NOT USED	P6	FIRESTONE METALS UC3 - "DARK IVY"		
P5	SAFETY YELLOW SW 4044	W1 & W2	CLEAR ANODIZED ALUMINUM		

KEY NOTES:

P1 BASALITE SMOOTH HONED FACE CONCRETE MASONRY UNITS - INTEGRAL COLOR STANDARD #225 LIGHT GRAY WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH

M2 BASALITE SPLIT FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #700 DARK GRAY WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH

M1 PRECISION FACE CONCRETE MASONRY UNIT SILL INTEGRAL COLOR TO MATCH DARK GRAY WAINSCOT WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH

P6 ACRYLIC PLASTER COLOR COAT

COLOR DESIGNATION:

P1 = MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
P2 = MATCH SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"
P3 = MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"

PLASTER COLOR COAT TO BE SAND FINISH

D1 HOLLOW METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"

D2 OVERHEAD METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"

D3 CLEAR ANODIZED ALUMINUM COMMERCIAL GRADE STOREFRONT GLASS DOOR

D5 8" X 16" THROUGH WALL SCUPPER, COLLECTOR AND DOWNSPOUT. PAINT TO MATCH ADJACENT SURFACE

EJ 1/4" DEEP REVEAL EXPANSION JOINT

L LIGHT FIXTURE

TYPE:

L1 = LED RADIAL WALL SCONCE (DOWN ONLY)
L2 = LINEAR FACADE WALL LIGHT (DOWN ONLY)
L3 = 2 FOOT LED PILASTER LIGHT (DOWN ONLY)
L4 = WALL PACK (DOWN ONLY)

CONTACT STEVE FRIEDMAN 1.847.850.1444 WITH HERMITAGE LIGHTING FOR ORDERING LIGHTING (NO EXCEPTIONS)

MF METAL FASCIA - PAINT TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)

P 4" PIPE BOLLARD FILLED WITH CONCRETE - SEE DETAIL #5/A1.04

R 2" WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL

RF METAL ROOF FASCIA - MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)

RD1 3" DIA PVC ROOF OVERFLOW SCUPPER - PAINT TO MATCH ADJACENT FINISH

S SIGNAGE BY OTHERS SHOWN DASHED+ FOR REFERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY

SS STANDING SEAM METAL ROOF FIRESTONE UC3 - "DARK IVY"

T1 METAL WALL CANOPY SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"

T2 WALL CANOPY TIE-BACK SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"

V 24" WIDE X 16" HIGH VENT - PAINT TO MATCH ADJACENT FINISH

W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS CLEAR ANODIZED ALUMINUM STOREFRONT

W2 EXTERIOR FAUX WINDOW ASSEMBLY - WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS CLEAR ANODIZED ALUMINUM STOREFRONT

Title: BUILDING ELEVATIONS
GREEN VALLEY COMMERCIAL CENTER
3060 GREEN VALLEY ROAD
CAMERON PARK, CA 95672

25-1728 A 43 of 132

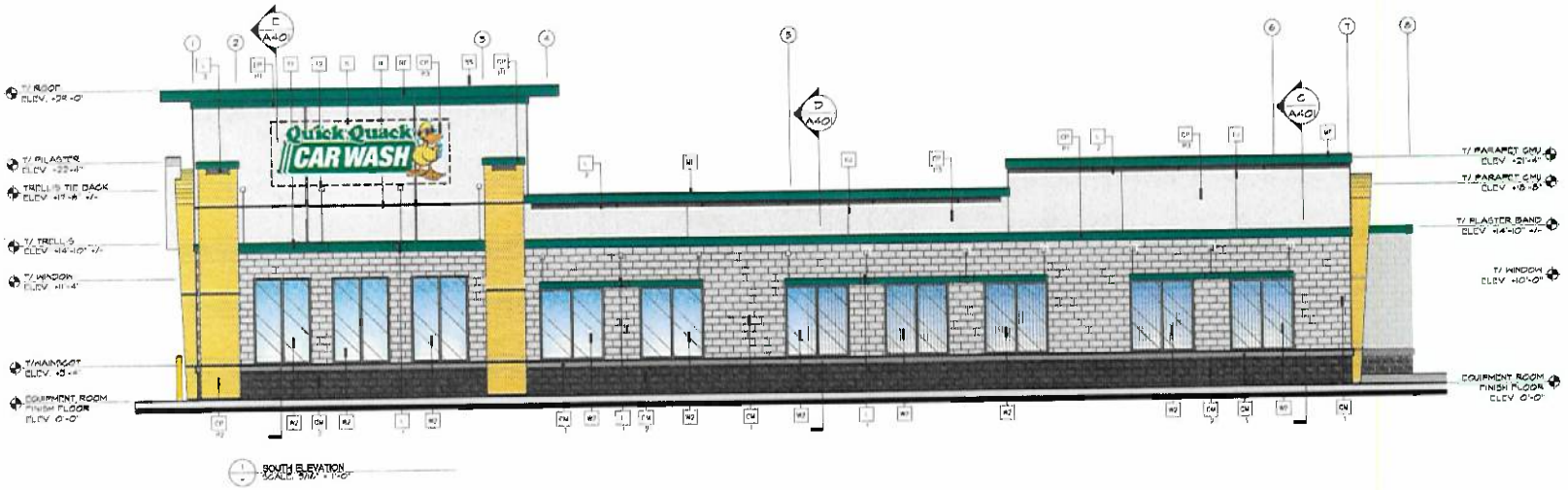
For: KHINDA PETROLEUM, INC.
3940 CAMBRIDGE ROAD
CAMERON PARK, CALIFORNIA 95672

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

22837

A3.00

PD24-0003



RECEIVED

DEC 13 2024

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

COLOR LEGEND

P1	QUICK QUACK GREEN SW "QUICK QUACK GREEN"	CM1		CONCRETE MASONRY UNIT - SMOOTH HONED FACE BASALITE #725 LIGHT GRAY
P2	DECISIVE YELLOW SW 0060	CM2		CONCRETE MASONRY UNIT - SPLIT FACE BASALITE #790 DARK GRAY
P3	SNOWBOUND SW 7004	CM3		CONCRETE MASONRY UNIT SILL - SMOOTH HONED FACE COLOR TO MATCH CM1 WAINSCOT
P4	NUMBER NOT USED	P6		FIRESTONE METALS UC5 - "DARK IVY"
P5	SAFETY YELLOW SW 6654	W1 & W2		CLEAR ANODIZED ALUMINUM

KEY NOTES:

CM1 BASALITE SMOOTH HONED FACE CONCRETE MASONRY UNITS - INTEGRAL COLOR STANDARD #725 LIGHT GRAY WITH INTEGRAL FACTORY "RAINDLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINDLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH

CM2 BASALITE SPLIT FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #790 DARK GRAY WITH INTEGRAL FACTORY "RAINDLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINDLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH

CM3 PRECISION FACE CONCRETE MASONRY UNIT SILL INTEGRAL COLOR TO MATCH DARK GRAY WAINSCOT WITH INTEGRAL FACTORY "RAINDLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINDLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH

CM4 ACRYLIC PLASTER COLOR COAT

COLOR DESIGNATION

#1 = MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
#2 = MATCH SHERWIN WILLIAMS #6403 "DECISIVE YELLOW"
#3 = MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"

PLASTER COLOR COAT TO BE SAND FINISH

D1 HOLLOW METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"

W2 OVERHEAD METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"

D3 CLEAR ANODIZED ALUMINUM COMMERCIAL GRADE STOREFRONT GLASS DOOR

D5 8" X 8" THROUGH WALL SCUPPER, COLLECTOR AND DOWNSPOUT. PAINT TO MATCH ADJACENT SURFACE

1/4" DEEP REVEAL EXPANSION JOINT

LIGHT FIXTURE

TYPE:

L1 = LED RADIAL WALL SCONCE (DOWN ONLY)
L2 = LINEAR FACADE WALL LIGHT (DOWN ONLY)
L3 = 2' FOOT LED PILASTER LIGHT (DOWN ONLY)
L4 = WALL PACK (DOWN ONLY)

CONTACT STEVE FRIEDMAN | 847.830.1444 WITH HERMITAGE LIGHTING FOR ORDERING LIGHTING (NO EXCEPTIONS)

M1 METAL FASCIA - PAINT TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)

P1 4" PIPE BOLLARD FILLED WITH CONCRETE - SEE DETAIL #3/A10.4

R1 2" WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL

M1 METAL ROOF FASCIA - MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)

SD 8" DIA PVC ROOF OVERFLOW SCUPPER - PAINT TO MATCH ADJACENT FINISH

S SIGNAGE BY OTHERS SHOWN DASHED - FOR REFERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY

P6 STANDING SEAM METAL ROOF FIRESTONE UC5 - "DARK IVY"

T1 METAL WALL CANOPY SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"

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Title:	BUILDING ELEVATIONS GREEN VALLEY COMMERCIAL CENTER 3060 GREEN VALLEY ROAD CAMERON PARK, CA 95672
For:	KHINDA PETROLEUM, INC. 3940 CAMBRIDGE ROAD CAMERON PARK, CALIFORNIA 95672
Designed	Scale
Drawn	Horizontal
Checked	As Noted
Approved	Vertical
Date	

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number: 22837
Sheet: A3.01

25-1728 A 44 of 132

PD24-0003

COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

EL DORADO COUNTY PLANNING SERVICES
ENVIRONMENTAL QUESTIONNAIRE

File Number _____

Date Filed _____

Project Title	Green Valley Commercial Center	Lead Agency	El Dorado County
Name of Owner	A to Z Investments, Inc	Telephone	530-526-3375
Address	3940 Cambridge Road, Cameron Park, CA 95682		
Name of Applicant	A to Z Investments c/o Barghausen	Telephone	425-517-2842
Address	3300 Douglas Blvd, Suite 100, Roseville, CA 95661		
Project Location	SWC Green Valley Road and Winterhaven Drive		

Assessor's Parcel Number(s) 116-300-014 Acreage 3.429 Zoning PD

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description: **Retail center to include a fast food restaurant, gas station/convenience store and commercial car wash.**

2. What is the number of units/parcels proposed? **One**

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:

☒ 0 to 10% ☐ 11 to 15% ☐ 16 to 20% ☐ 21 to 29% ☐ over 30%

4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? **No**

5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? **No**

PD24-0003

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? No
   If so, which one?

7. What is the distance to the nearest body of water, river, stream or year-round drainage channel? 0.82 miles Name of the water body? Cameron Park Lake

8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? No

9. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way? No

10. Does the project area contain any wet meadows, marshes or other perennially wet areas? No

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: 100 percent native grass

12. How many trees of 6-inch diameter will be removed when this project is implemented? one 8" oak

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? Cameron Park CSD

14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? hydrant

15. What is the distance to the nearest fire station? 0.93 miles

16. Will the project create any dead-end roads greater than 500 feet in length? no

17. Will the project involve the burning of any material including brush, trees and construction materials? no

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? no
    If so, how far?

19. What types of noise would be created by the establishment of this land use, both during and after construction? noise typical of drive up retail uses - vehicles, noise associated with mechanical equipment at the car wash

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? No

WATER QUALITY

21. Is the proposed water source ☒ public or ☐ private, ☐ treated or ☐ untreated?

22. What is the water use (residential, agricultural, industrial or commercial)? Commercial

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or public bodies of water or roads? No

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) No

SEWAGE

25. What is the proposed method of sewage disposal? ☐ septic system ☒ sanitation district
Name of district: El Dorado Irrigation District

26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? No

28. Will the project reduce or restrict access to public lands, parks or any public facilities?
No

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community?
Yes, the project will provide convenience retail service currently lacking in the community

30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?
No

31. Will the project require the extension of existing public utility lines? No, utilities are available at the site
If so, identify and give distances: _____

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? No

33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
Yes, gasoline will be dispensed at the gas station.

34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? No

35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitoes, rodents and other disease vectors)? No

36. Will the project displace any community residents? No

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attached additional sheets if necessary)

MITIGATION MEASURES (attached additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

Form Completed by: Alberto Esquivel, Barghausen Consulting Engineers Date: 11/26/2024

Revised 11/2017

Letter No.: DS0524-100

May 30, 2024

VIA EMAIL

Kevin Khinda
3940 Cambridge Road
Cameron Park, CA 95682
Email: Kevin@KhindaPetroleum.com

Subject: Facility Improvement Letter (FIL), Cameron Park Commercial Development – 4173FIL
Assessor's Parcel No. 116-301-014 (Cameron Park)
EDC Project No: PD05-0004

Dear Mr. Khinda:

This letter is in response to your request dated May 3, 2024 and is valid for a period of three years. If facility improvement plans for your project are not submitted to El Dorado Irrigation District (EID or District) within three years of the date of this letter, a new Facility Improvement Letter will be required.

Design drawings for your project must be in conformance with the District's *Water, Sewer and Recycled Water Design and Construction Standards*.

This proposed project is a 3-lot commercial subdivision on 3.43 acres. Water service, sewer service, private fire services and fire hydrants are requested. The property is within the District boundary.

This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

Water Supply
As of January 1, 2022, there were 11,414 equivalent dwelling units (EDUs) of water supply available in the Western/Eastern Water Supply Region. Your project as proposed on this date would require 21 EDUs of water supply.

Water Facilities
An 8-inch water line is located along the western project boundary and two 8-inch water line stubs extend toward the parcel to be developed. An 18-inch water transmission main (Gold Hill

Intertie) is located adjacent to Green Valley Road. There are also water lines located south and east of the project parcel that will not be utilized by this project (see enclosed System Map). The Cameron Park Fire Department has determined that the minimum fire flow for this project is 1,500 GPM for a 2-hour duration while maintaining a 20-psi residual pressure. According to the District's hydraulic model, the existing system can deliver the required fire flow. In order to provide this fire flow and receive service, you must construct a looped water line extension connecting to the 8-inch water line stubs located near the western property boundary. Any proposed grading over or near the 18-inch Gold Hill Intertie will need to be reviewed and approved by the District. The hydraulic grade line for the existing water distribution facilities is 1,470 feet above mean sea level at static conditions and 1,450 feet above mean sea level during fire flow and maximum day demands.

The flow predicted above was developed using a computer model and is not an actual field flow test.

Sewer Facilities

There is a 6-inch gravity sewer line abutting the eastern property line in Winterhaven Drive. In order to receive service from this gravity line, an extension of facilities of adequate size must be constructed. There is also a 4-inch sewer force main located along the southern property line of the project. If the sewer force main is to be utilized for service, each of the proposed parcels will need to have individual pumped sewer services including private full sewage lift stations. These sewer lines have adequate capacity at this time to serve the proposed project. Your project as proposed on this date would require 15 EDUs of sewer service.

Easement Requirements

Proposed water lines, sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or sewer lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have unobstructed access to these easements at all times, and generally does not allow water or sewer facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or sewer improvement plans, whether onsite or offsite. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing onsite District facilities that will remain in place after the development of this property must also have an easement granted to the District.

Environmental

The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of both offsite and onsite water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and sewer facilities and they are not exempt from environmental review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.

Summary

Service to this proposed development is contingent upon the following:

- The availability of uncommitted water supplies at the time service is requested;
- Approval of the County's environmental document by the District (if requested);
- Executed grant documents for all required easements;
- Approval of an extension of facilities application by the District;
- Approval of facility improvement plans by the District;
- Construction by the developer of all onsite and offsite proposed water and sewer facilities
- Acceptance of these facilities by the District; and
- Payment of all District connection costs.

Services shall be provided in accordance with El Dorado Irrigation District Board Policies and Administrative Regulations, as amended from time-to-time. As they relate to conditions of and fees for extension of service, District Administrative Regulations will apply as of the date of a fully executed Extension of Facilities Agreement.

If you have any questions, please contact Marc Mackay at (530) 642-4135.

Sincerely,

Michael J. Brink, P.E.
Supervising Civil Engineer

MB/MM:LV

Enclosures: System Map
Fire Flow Letter

cc w/ Enclosures:

El Dorado County Planning and Building Department
Via email – planning@edcgov.us

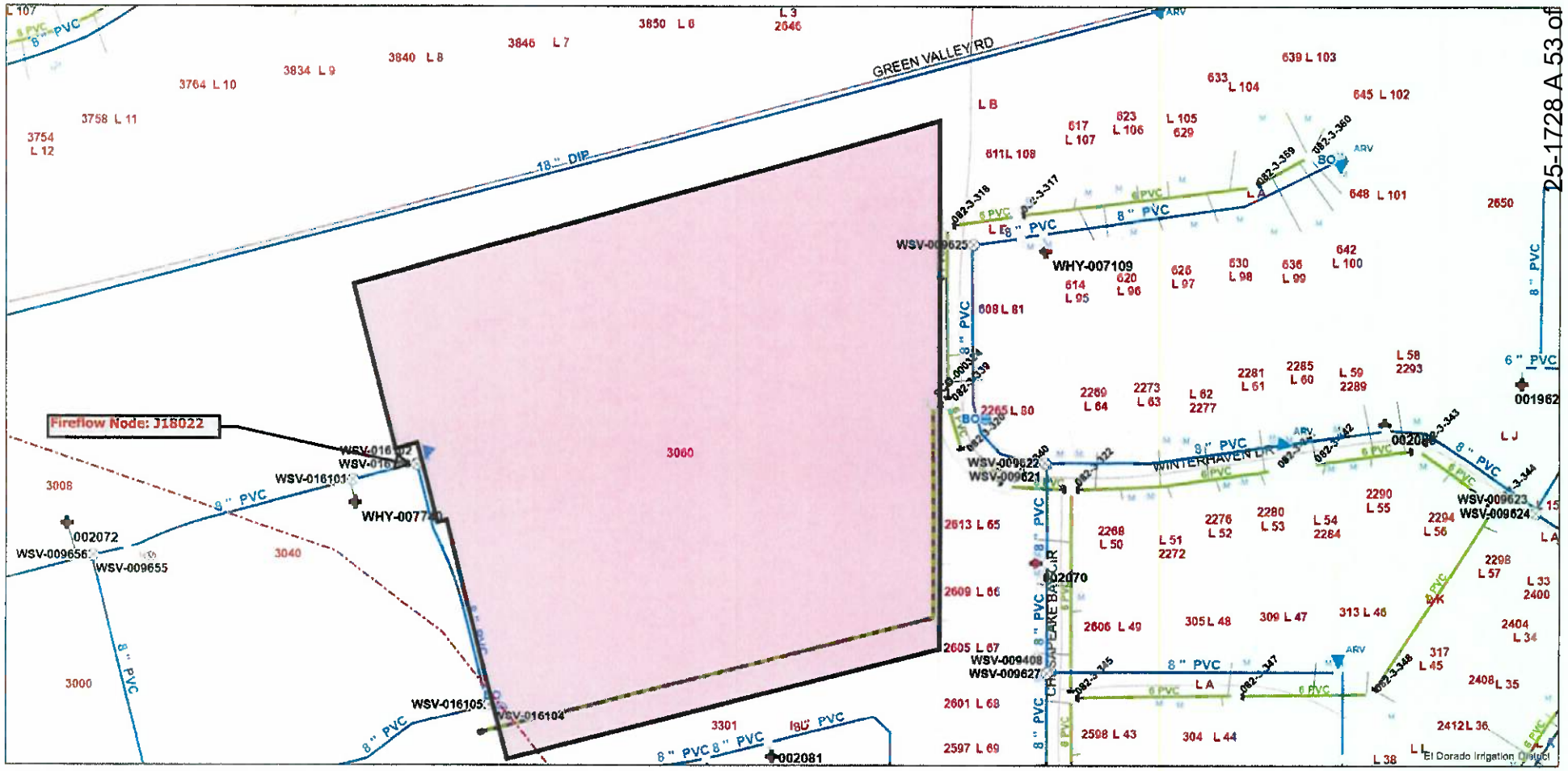
Kalan Richards – Battalion Chief/ Fire Marshal
Cameron Park Fire Department
Via email – Kalan.Richards@fire.ca.gov

Kacey Held
Barghausen Consulting Engineers, Inc.
Via email - kheld@barghausen.com

Julissa Riberal
Barghausen Consulting Engineers, Inc.
Via email - jriberal@barghausen.com

David Gaitan
Barghausen Consulting Engineers, Inc.
Via email - Dgaintan@barghausen.com

Cameron Park Commercial Development



Scale: NTS

Date: *May 28, 2024*

Project: *Cameron Park Commercial Development*

APN: 116-301-014

Author: Web AppBuilder for ArcGIS
Print date: May 24, 2024

WARNING: No accuracy of map implied until field checked by EID. Exact pipe locations must be field verified.

Web AppBuilder for ArcGIS

Cameron Park Fire Department

In cooperation with the

California Department of Forestry and Fire Protection

CAL FIRE

Fire Station 89
3200 Country Club Drive
Cameron Park, CA 95682

(530) 677-6190
(530) 672-2248 FAX

Fire Station 88
2961 Alhambra Drive
Cameron Park, CA 95682

(530) 672-7350
(530) 672-7352 FAX

Date: 4/21/2024

Contact person: David Gaitan
Phone: 425-251-7416
APN: 116-301-012-000
Project Name: ARCO gas station, Quick Quack carwash, and Fast food restaurant
Re: Flow Letter

Based on the documents submitted, this is for multiple buildings with the largest being a 5,784 sq foot type VB fully sprinklered.

This flow requirement is based on the 2022 CA Fire Code and El Dorado County Standards.

The Fire Flow Requirement for this project will be:

Fire Flow: 1500 GPM

Flow Duration: 20 psi residual pressure for 2 hours

All buildings for the project shall be fire sprinklered in accordance with NFPA 13 and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for this project. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Cameron Park Fire Department for review and approval.

1. Provide documentation from EID to the fire department to show that the system will meet required fire flow for this project.

2. Additional Fire hydrants will be required for this project.

Nothing in this review is intended to authorize any aspects of the work which is not in accordance with applicable codes, local fire department requirements, manufacturer's requirements, and/or the contract documents. The Fire Department reserves the right to make amendments to the aforementioned requirements, as deemed necessary and as conditions warrant.

Thank you for your cooperation and keeping Cameron Park "Fire Safe".

Cameron Park Fire Department

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Sincerely,

Kalan Richards

Kalan Richards
Battalion Chief/ Fire Marshal
Office: (530) 672-7336
Cell: (530) 708-7438
Kalan.Richards@fire.ca.gov

Letter No.: DS0524-100

May 30, 2024

VIA EMAIL

Kevin Khinda
3940 Cambridge Road
Cameron Park, CA 95682
Email: Kevin@KhindaPetroleum.com

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Assessor's Parcel No. 116-301-014 (Cameron Park)
EDC Project No: PD05-0004

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Sincerely,

Michael J. Brink, P.E.
Supervising Civil Engineer

MB/MM:LV

Enclosures: System Map
Fire Flow Letter

cc w/ Enclosures:

El Dorado County Planning and Building Department
Via email – planning@edcgov.us

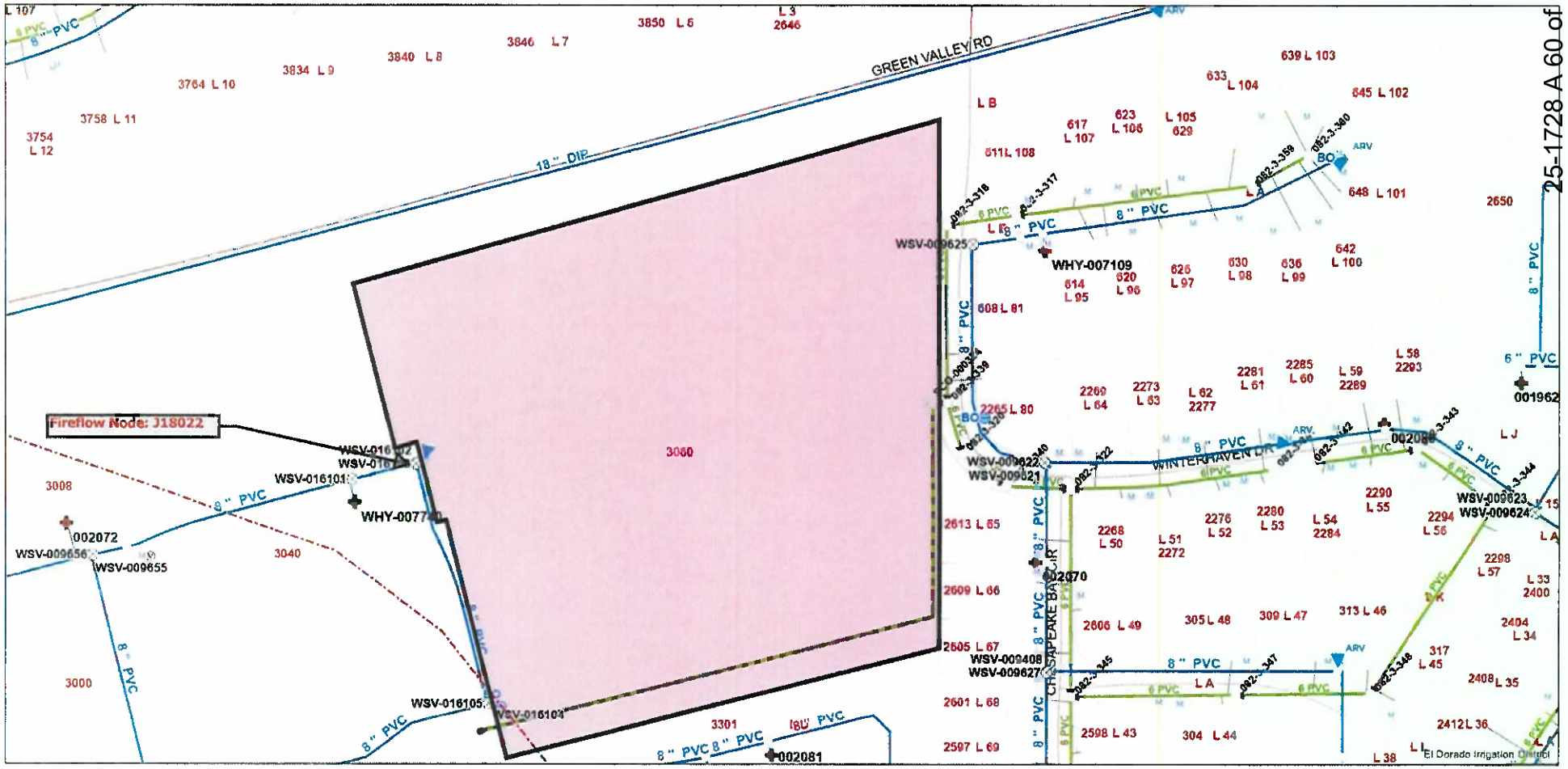
Kalan Richards – Battalion Chief/ Fire Marshal
Cameron Park Fire Department
Via email – Kalan.Richards@fire.ca.gov

Kacey Held
Barghausen Consulting Engineers, Inc.
Via email - kheld@barghausen.com

Julissa Riberal
Barghausen Consulting Engineers, Inc.
Via email - jriberal@barghausen.com

David Gaitan
Barghausen Consulting Engineers, Inc.
Via email - Dgaintan@barghausen.com

Cameron Park Commercial Development



Scale: NTS

Date: *May 28, 2024*

Project: *Cameron Park Commercial Development*

APN: 116-301-014

Author: Web AppBuilder for ArcGIS
Print date: May 28, 2024

WARNING: No accuracy of map implied until field checked by EID. Exact pipe locations must be field verified.

Web AppBuilder for ArcGIS

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In cooperation with the

California Department of Forestry and Fire Protection

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(530) 672-7352 FAX

Date: 4/21/2024

Contact person: David Gaitan
Phone: 425-251-7416
APN: 116-301-012-000
Project Name: ARCO gas station, Quick Quack carwash, and Fast food restaurant
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Sincerely,

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Battalion Chief/ Fire Marshal
Office: (530) 672-7336
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BARGHAUSEN

Project Narrative

Green Valley Commercial Center

PREPARED BY
Barghausen Consulting Engineers, LLC.

PREPARED FOR
A to Z Investments, Inc.

CLIENT ADDRESS
3940 Cambridge Road
Cameron Park, CA 95682

SITE ADDRESS	JURISDICTION	DATE	PROJECT NO.
3060 Green Valley Road El Dorado County, California	El Dorado County, CA	11/27/2024	22837

Project Location

The project site is a 3.43-acre parcel of vacant land at 3060 Green Valley Road - the southwest corner of Green Valley Road and Winterhaven Drive in the Cameron Park area of El Dorado County (APN 116-300-014). The property is zoned Commercial Community with Planned Development and Airport Safety Combining Zones (CC-PD-AA). The parcel is a portion of the Planned Development originally adopted for a 12.94-acre parcel in 2006 (PD05-0004). The Planned Development was amended in 2021 (PD-R20-0009) to allow for the development of the Grocery Outlet on the adjacent 2.0-acre parcel to the west.

Project Description

Overview

The application is for a Planned Development Permit Revision to allow the construction of a mix of retail uses on the site including drive-through uses. The Revision will allow for the development of the following uses:

- A 3,549 square-foot convenience store, a 1,459 square-foot quick-service restaurant (QSR) (with no drive-through) and gas station with a 4,366 square-foot canopy and six (6) multi product dispensers (MPDs) providing 12 fueling positions (ARCO ampm)
- A 3,694 square-foot restaurant with a side-by-side drive-through (McDonalds), and
- A 3,588 square-foot, single-bay drive through car wash (Quick Quack)

Surface improvements will include paved parking areas and drive aisles, trash enclosures, a 6,000 square foot stormwater detention basin, signage, landscaping and lighting. Underground improvements will include storm drain, sanitary sewer, water, electricity and two underground fuel storage tanks: one 25,000-gallon tank and one 22,000-gallon split tank.

Food and beverage retail sales, fuel sales, restaurants and drive-through facilities are allowed uses in the Commercial Community zone. Pursuant to Section 130.40.130.C., a drive through restaurant requires a Conditional Use Permit if it does not comply with applicable development standards. The drive-through restaurant complies with County development standards as described below. Pursuant to Section 130.40.140.A., Conditional Use Permit requirements do not apply to carwash facilities.

Grading and Drainage

The site generally drains from northeast to southwest. Drainage is proposed to sheet flow through the site to a large detention/infiltration basin at the southwest corner of the development. Overland release will occur along the south through the Grocery Outlet development to the west. The basin will contain layers of drain rock, soil media and landscape mulch to provide stormwater treatment as required per the County of El Dorado Drainage Manual and the Western El Dorado County Storm Water Management Plan. The basin will also act as a detention basin, holding a volume of water corresponding to a required storm event. The basin will release drainage into the public system at a specified predevelopment rate through an orifice and weir plate set in a catch basin structure.

Utilities

Water and sanitary sewer mains will be extended to serve the development as required and permitted by El Dorado Irrigation District. An 8-inch looped water main will be extended throughout the development to provide domestic service, irrigation service, sprinkler service, and hydrants to each user as required by code.

An existing sewer force main exists on the property will be realigned to run through the center drive aisle. A private lift station connected to the central force main will serve each use.

Power service will be provided by PG&E. The service is anticipated to connect to one of the existing poles serving the overhead system. A "backbone" system is anticipated to be routed through the site, with each user proposing its own transformer, switchgear and meter.

Parking and Circulation

Primary vehicular access to the overall site is provided via Green Valley Road with secondary access provided via the Grocery Outlet parking lot and drive-aisle to the west. Access to each use is internal to the site and not from adjacent streets. A central drive-aisle will provide access through the site and to separate parking areas for each use. Access to the Grocery Outlet is allowed by a Declaration of Reciprocal Easement Agreement recorded on the subject properties.

Access to the ARCO ampm/QSR and the McDonalds is provided via the Green Valley entry drive and the central drive aisle, while the one-way entry and exit to and from the car wash are from the central drive aisle. The Quick Quack showroom on the southern portion of the site features two side-by-side drive-through lanes leading to a single car wash drive through tunnel. Customers will exit the car wash towards the center of the site to the parking area where self-service vacuum cleaners are located.

The project will provide a total of 50 parking spaces including ADA and EV spaces, which exceeds the 41 spaces required by zoning. Please see the Development Standards section below for a breakdown of spaces provided.

Transportation

Direct access to the project site will be provided via one (1) proposed right-in/right-out (RIRO) driveway on Greenway Valley Road. Additional access will be through the existing commercial development to the west via the full access driveway on Green Valley Road, and one (1) full-access driveway on Cambridge Road. The project site plan includes a raised concrete island to channelize and reinforce the proposed RIRO driveway movements on Green Valley Road.

Kimley Horn prepared a draft Transportation Impact Study dated July 8, 2024, in accordance with the scope of work approved by El Dorado County for the previous Transportation Impact Study (TIS) completed for the Grocery Outlet parcel, and in a manner consistent with El Dorado County Community Development Agency's Transportation Impact Study Guidelines.

The transportation study was conducted for the Existing (2024) and Existing (2024)-plus-Project scenarios. The proposed project is estimated to generate 2,205 total new daily trips, with 191 trips occurring during the AM peak-hour, and 110 new trips occurring during the PM peak-hour. The proposed project does not substantially contribute to queueing deficiencies at any of the observed study facilities. Queueing from the project drive-through facilities will be contained on-site and is not anticipated to adversely affect on-site circulation. The transportation study assumed an additional driveway from Green Valley Road that has been eliminated from the current site plan. An update to the study is in process.

Lighting and Signage

Site signage will consist of one multi-tenant monument sign located near the intersection of Green Valley Road and Winterhaven Drive. Pursuant to zoning code allowance, this sign will be 20 feet tall and a total of 79.75 square feet. Each use will have its own on-site signage. The convenience store / gas station will have an ID / fuel price sign near the main project entrance on Green Valley Road. Signage for individual uses will be subject to individual sign permits which will be applied for in the future.

Architectural Design,

- QSR/ Convenience Store / Gas Station

  The QSR and convenience store will occupy a single 5,084 square-foot building. Variation in building mass is achieved through the use of architectural towers. The flat roof with a parapet-surround averaging four feet above the roof plane. Building height varies to the top of the parapet ranges from 19.5 feet for the main building to 26.0 feet at the tallest tower elements. Exterior walls would be cement stucco painted in earth tones with colored metal accents, awning, and cornices. Storefront glass doors and windows are located at the building entries on the south facing elevation.

  The fuel canopy will be a steel, flat-roof structure open on all four sides. The roof will be supported by six steel interior columns aligned with the fuel pumps. The canopy façade will be aluminum composite panel with ARCO signage.

- Fast Food Restaurant

  The 3,694 square-foot McDonald's Restaurant will include a side-by-side drive-through, an accessible path of travel to sidewalk, new parking lot, signage, site lighting landscaping and a trash enclosure. The building will have a flat built-up roof with a parapet to screen roof equipment. Building height is approximately 19 feet to the top of the parapet. Building elevations will be clad with Hardie Plank siding and stucco and metal panel accents. Storefront glass windows and doors will be located on the south and west elevations with metal facia awnings over the doors and windows, including the drive through windows on the north elevation.

- Carwash

  The 3,588 square-foot carwash building houses a drive-through tunnel and retail showroom. The building will feature a green metal roof and yellow aluminum panels accenting the tower element and entry and exit of the building. The roof line varies in height from 14 feet 8 inches to 29 fee 0 inches to the top of parapet. Wall elevations will consist of gray concrete masonry units and stucco. Articulated parapets heights and material changes are integrated to break up the vertical massing.

Landscaping

The project will include landscape buffers along the perimeters of parking areas and property boundaries and will be consistent with the established landscape at the adjacent commercial development. The majority of the proposed plants are listed in the El Dorado County Drought Resistant Plant List. There are evergreen trees proposed along the southern boundary to buffer views of the project from residents to the south. Swan Hill Olive trees are proposed along Green Valley Road.

Lighting

Site lighting will be provided at the project site for the safety and security of all customers, pedestrians, and employees. Outdoor lighting and illumination at the site will include parking lot security lighting and exterior building lighting will be installed on building façades. All lights will include shields to direct light toward the project site and keep glare away from the adjacent land uses and rights-of-way.

Construction

Site improvements will begin as soon as all applicable permits have been obtained and will be constructed in one phase. Building construction of the three buildings will occur independently of each other but in one discrete phase.

Purpose of Request

Pursuant to El Dorado County Code Section 130.04-030, a development plan may be approved by the Planning Commission if certain findings are made. The findings and how they are met with this project are discussed below.

(1) The planned development request is consistent with the General Plan;

Response:

General Plan Policy	Rationale
General Plan Policy 2.1.1.2 Establish Community Regions defines those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide and maintain appropriate transitions at Community Region boundaries.	The proposed project would develop new convenience retail uses including a market, restaurants and a carwash, on an infill parcel located in Cameron Park which is within an established Community Region. The project is consistent with this policy.
General Plan Policy 2.1.1.7 identifies Development within Community Regions, as with development elsewhere in the County, may proceed only in accordance with all applicable General Plan Policies, including those regarding infrastructure availability as set forth in the Transportation and Circulation and the Public Services and Utilities Elements. Accordingly, development in Community Regions and elsewhere will be limited in some cases until such time as adequate roadways, utilities, and other public service infrastructure become available and wildfire hazards are mitigated as required by an approved Fire Safe Plan.	The proposed project is an infill site and storm drainage, water, sewer, electric and transportation infrastructure existing at the property boundaries are adequate to serve the project. The project is consistent with this policy.
General Plan Policy 2.2.1.2 identifies the purpose of the Commercial land use category is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. Mixed use development of commercial lands within Community Regions and Rural Centers which combine commercial and residential uses shall be permitted. Commercially designated parcels shall not be developed with a residential use as the sole use of the parcel unless the residential use is either (1) a community care facility as described in goal HO-4 or (2) part of an approved mixed-use development as allowed by Policy 2.1.1.3 and 2.1.2.5, within an area zoned to allow for a mix of uses. Numerous zone districts shall be utilized to direct specific categories of commercial uses to the	The proposed project would develop a new convenience market, a quick service restaurant, a fast-food restaurant and a drive through carwash, all of which are permitted uses in the Commercial land use designation. No residential uses are proposed. The project is consistent with this policy.

appropriate areas of the County. This designation is considered appropriate within Community Regions, Rural Centers and Rural Regions.	
General Plan Policy 2.2.1.5 states the General Plan shall provide for the following building intensities in each land use designation as shown in Table 2-3. Table 2-3 shows a Floor Area Ratio of 0.85 for commercial land uses.	The FAR may be calculated over an entire integrated development rather than on a project-by-project basis under the following circumstances: 1) the aggregate average FAR within applicable land use designations does not exceed the General Plan maximum; or 2) satisfactory evidence is provided that demonstrates on a site-specific basis that measures will be imposed to keep traffic at levels associated with the applicable FAR threshold. Total building/canopy area is 16,732 square feet, and site area is 149,367 square feet – a FAR of 0.11. The project is consistent with this policy.
General Plan Policy 2.2.5.2 states that all applications for discretionary projects or permits including, but not limited to, General Plan amendments, zoning boundary amendments, tentative maps for major and minor land divisions, and special use permits shall be reviewed to determine consistency with the policies of the General Plan. No approvals shall be granted unless a finding is made that the project or permit is consistent with the General Plan. In the case of General Plan amendments, such amendments can be rendered consistent with the General Plan by modifying or deleting the General Plan provisions, including both the land use map and any relevant textual policies, with which the proposed amendments would be inconsistent.	The application is for a Planned Development Revision which is a discretionary application as described herein. The project is consistent with this policy.
General Plan Policy 2.2.5.13 identifies land uses adjacent to or surrounding airport facilities shall be subject to location, use, and height restrictions consistent with the Airport Land Use Compatibility Plans for the Placerville Airport, Georgetown Airport, and Cameron Airpark (Adopted June 28, 2012, by the El Dorado County Airport Land Use Commission).	The Cameron Park Airport District will review the project as part of the application process. We expect comments to be incorporated into project conditions of approval which will make the project consistent with this policy.
General Plan Policy 2.2.5.21 requires development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.	The project will be compatible with the existing uses and improvements in the surrounding commercial development, specifically the Green Valley Station Phase I and Grocery Outlet to the west. Proposed retail uses are appropriate within an area planned for commercial uses, providing additional commercial service to this neighborhood in Cameron Park. The project is consistent with this policy.

General Plan Policy 2.5.2.1 states neighborhood commercial centers shall be oriented to serve the needs of the surrounding area, grouped as a clustered, contiguous center where possible, and should incorporate but not be limited to the following design concepts as further defined in the Zoning Ordinance: A. Maximum first floor building size should be sized to be suitable for the site; B. Allow for Mixed Use Developments; C. No outdoor sales or automotive repair facilities; D. Reduced setback with landscaping and walkways; E. Interior parking, or the use of parking structure; F. Bicycle access with safe and convenient bicycle storage area; G. On-street parking to reduce the amount of on-site parking; H. Community bulletin boards/computer kiosks; I. Outdoor artwork, statues, etc., in prominent places; and J. Pedestrian circulation to adjacent commercial centers.	The proposed project to develop a convenience store, gas station, quick service restaurant, fast food restaurant, and car wash within an existing neighborhood commercial center will serve the needs of the surrounding area and is consistent with A.-J. of this policy as follows: A. The individual use areas and total building area of 16,732 square feet is suitable for the 3.34 acre site; B. The project is not a mixed use development; C. There would be no outdoor sales or automotive repairs. (Neither the gas station nor the carwash would include repair services) D. Reduced setbacks for landscaping or walkways are not proposed and the project meets standard requirements for landscaping and walkways; E. Interior parking is designed to meet established parking standards; F. Bike racks are included with the project as shown on the site plan where required; G. On-street parking is not applicable to the proposed project; H. A community bulletin board/computer kiosk is not required for the proposed uses; I. Outdoor artwork is not required for the proposed uses; and J. A 6-foot meandering sidewalk is included to connect to commercial uses to the west, and reciprocal access is provided for pedestrian circulation to the adjacent Grocery Outlet.
General Plan Policy 2.8.1.1 requires development shall limit excess nighttime light and glare from parking area lighting, signage, and buildings. Consideration will be given to design features, namely directional shielding for street lighting, parking lot lighting, sport field lighting, and other significant light sources, that could reduce effects from nighttime lighting. In addition, consideration will be given to the use of automatic shutoffs or motion sensors for lighting features in rural areas to further reduce excess nighttime light.	Project lighting is shown on the Building Elevations, Site plan, Photometric Plan, and Sign Plan. Lighting would utilize LED technology and all project lighting is designed to be shielded downwards to minimize nighttime glare. All lighting will be manufactured to U.L. Specifications and would be installed according to Federal Aviation Administration (FAA) requirements for safety. The project is consistent with the policy.
Level of Service (LOS) for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions except as specified in Table TC-2. The volume to capacity ratio of the roadway segments listed in Table TC-2 shall not exceed the ratio specified in that table. Level of Service will be as defined in the	This project is located in the Cameron Park Community Region. The LOS threshold is E. Kimley Horn completed a Draft Traffic Study dated July 8, 2024. It identifies Intersection No. 3 (Green Valley Road at the Shared Access Drive) operating at LOS F during the AM and PM peak-hour with the addition of the project as the only deficiency. The project will incorporate improvements recommended by an updated study which will

latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgement of the County Department of Transportation which shall consider periods including, but not limited to, Weekday Average Daily Traffic (ADT), AM Peak Hour, and PM Peak Hour traffic volumes.	result in the intersection operating at LODS D and C during the AM and PM peak hours, respectively and the project being consistent with the policy. The updated study is in process and will be provided when complete.
For the purposes of this Transportation and Circulation Element, "worsen" is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project: A. A 2 percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily; or B. The addition of 100 or more daily trips; or C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.	The project will not worsen traffic operations and is therefore consistent with this policy.
At the time of approval of a tentative map for a single family residential subdivision of five or more parcels that worsens (defined as a project that triggers Policy TC-Xe [A] or [B] or [C] traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain Level of Service standards detailed in this Transportation and Circulation Element; or (2) ensure the construction of the necessary road improvements are included in the County's 20-year CIP.	The project will not worsen traffic on the County road system and is therefore consistent with this policy.
All subdivisions shall be conditioned to pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.	This project will pay Traffic Impact Fees at the time a building permit is issued to be consistent with this policy.
General Plan Policy 5.1.2.1 states prior to the approval of any discretionary development, the approving authority shall make a determination of the adequacy of the public services and utilities to be impacted by that development. Where, according to the purveyor responsible for the service or utility as provided in Table 5-1, demand is determined to exceed capacity, the approval of the development shall be conditioned to require expansion of the impacted facility or service to be available concurrent with the demand, mitigated, or a finding made that a CIP project is funded and authorized which will increase service capacity.	Both water and sewage disposal services for the project will be provided by EID. EID reviewed the proposed project and provided comments in the Facility Improvement Letter (FIL) verifying water and sewer connectivity, recommended improvements, and adequacy of the existing system for fire service and fire hydrants. The project will require 21 EDUs of water. An 8-inch water line is located along the western project boundary and two 8-inch water line stubs extend toward the parcel. An 18-inch water transmission main (Gold Hill Interior) is located adjacent to Green Valley Road. The Cameron Park Fire

	Department determined the minimum fire flow would be 1,500 GPM for 2-hour duration while maintaining a 20-psi residual pressure. According to the Fire District's hydraulic model, the existing system can deliver the required fire flow. In order to provide this fire flow and receive service, the project would need to construct a looped water line extension connecting to the 8-inch water line stubs located near the western property boundary, to be reviewed by the Fire District. There is a 6-inch sewer line abutting the eastern property line in Winterhaven Drive. This sewer line has adequate capacity at this time. In order to receive service from this line, an extension of facilities of adequate size must be constructed. The project would require 15 EDUs of sewer service. Proposed water lines, sewer lines, and related facilities will be located within an easement and will remain accessible by conventional maintenance vehicles. Easements for any new EID facilities constructed by the project will be granted to EID prior to approval of water and sewer improvements, whether onsite or offsite. A Preliminary Utility Plan illustrates existing and proposed water and sewer improvements. The project is consistent with this policy. Please see Sheet PU.
General Plan Policy 5.7.1.1 states prior to approval of new development, the applicant will be required to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or will be provided concurrent with development.	The Cameron Park Fire Department in cooperation with CAL FIRE will review the project as part of the application review process. Comments received will be incorporated into conditions of approval which will make the project consistent with this policy.
General Plan Policy 6.5.1.2 states that where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 6-2 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.	A Noise Assessment will be conducted for the project. Mitigation measures recommended by the assessment to reduce noise impacts to less than significant will be incorporated into the project to make it consistent with this policy.
General Plan Policy 6.5.2.1 states that all projects, including single-family residential, within the Airport Noise Zones of the Cameron Airpark, Georgetown, and Placerville airports shall be evaluated against the applicable policies in the Airport Land Use Compatibility Plan (ALUCP).	The Cameron Park Airport District will review the project as part of the application process. Comments received will be incorporated into project conditions of approval to make the project consistent with this policy.

General Plan Policy 7.4.2.8 states site-specific biological resources technical report will be required to determine the presence of special-status biological resources that may be affected by a proposed discretionary project.	A Biological Resources Evaluation, Wetland Delineation, and Tree Inventory were prepared by HELIX Environmental Planning dated April 9, 2021, for the Grocery Outlet project which included the subject site. Based on results of the reports, vegetation on site is considered ruderal/disturbed. This habitat is either unvegetated or heavily dominated by a dense cover of non-native annual grasses, with small patches of native and non-native grasses and forbs. Nearly all herbaceous plant species observed during the site reconnaissance are non-natives associated with disturbance associated with development of the adjacent commercial shopping center. No wetlands or other aquatic resources are present on-site. There is one small tree on the site - a native blue oak requiring protection but is not proposed for removal. No special status plants (rare plants) were identified previously. No special status species(wildlife) were identified on-site and there is low potential of presence of any special species, however the site could provide suitable habitat for nesting migratory birds and other native birds. The project will incorporate a mitigation measure to require a pre-construction survey which will make the project consistent with this policy.
General Plan Policy 7.5.1.3 states cultural resource studies shall be conducted prior to approval of discretionary projects.	A complete Record Search was conducted by North Central Information Center (NCIC) dated July 22, 2024, indicating that the site is not sensitive and low potential for locating Indigenous-period/ethno-geographic-period cultural resources within the proposed project area. The project is consistent with this policy. Please see the attached letter.

(2) The proposed development is so designed to provide a desirable environment within its own boundaries;

Response: The project has been designed to provide an internal circulation pattern and required parking in close proximity to each use that minimizes impacts on adjacent properties and surrounding streets. Similarly, the project has been designed to provide pedestrian and vehicular access to the adjacent Grocery outlet to minimize impacts on Green Valley Road. Architectural and landscape plans provide for a cohesive integrated development plan for the proposed uses.

(3) Any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography.

Response: No exceptions to the standard requirements of the zone regulations are proposed. The following table shows how development standards are met.

GENERAL SITE DEVELOPMENT STANDARDS		
Standard	**Requirement**	**Response**
Minimum Lot Size	4,000	Parcel size is 3.44 acres
Minimum Lot Width	60'	Lot dimensions are approximately 360 x 400 feet.
Maximum Building Height:	50'	The maximum height for the Convenience Store / Gas Station, Restaurant and Car wash are 26, 19, and 29 feet, respectively.
Front/Secondary Front Yard Setback:	10'	The minimum front yard building setback is 25 feet.
Perimeter Side/Rear Yard Setbacks:	5' (10 or 30 abutting R, R1A, R2A, R3A, and RE zoned land)	The minimum interior side building setback is 10 feet. The minimum street side yard building setback is 80 feet. Miscellaneous signs and structures will comply with minimum setback requirements.
Floor Area Ratio	0.85	Total building/canopy area is 16,732 square feet, and site area is 149,367 square feet – a FAR of 0.11. The project is consistent with this policy.
Parking:	Vehicle fuel sales: 3 per service bay, 0 required Convenience store: 1 per 200 square feet AUA plus 1 per check stand plus 1 per 600 square feet of storage area, 18 required. QSR: 1 per 250 square feet GFA, 6 spaces required Carwash (drive-through facility) 2 per wash stall, 2 required. Restaurant: 1 per 250 square feet GFA,	0 spaces are provided for the gas station. 25 spaces are provided for the convenience store QSR 3 spaces are provided for the carwash 22 spaces are provided for the restaurant.

Landscape:	All ministerial and discretionary development for industrial, research and development, commercial, multi-unit residential, civic, or utility uses shall provide landscaping for the areas of a lot that do not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or impervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation). A Water Efficient Landscape Plan, in compliance with the provisions of California Government Code Sections 65591 through 65599 and this Chapter, may be required. The required components of such plan are described in the adopted Landscaping and Irrigation Standards (Resolution 198-2015).	The project has been designed to comply with this requirement. See Sheets L1-L8.
Standards Applicable to Drive Through Restaurant		
Drive Through		
	Drive through lanes shall be a minimum 12 feet in width.	The project has been designed to comply with this requirement. See Sheet PSP.
	A vehicle turning analysis shall be required, demonstrating that an American Association of State Highway Transportation Officials (AASHTO) Passenger (P) Vehicle can negotiate any curves or turns in the drive-through lane. A minimum 15-foot inside radius is required. Alternative design widths and radii may be approved by the County Engineer or Building Official, utilizing the DL-23 vehicle, as specified by the National Association of City Transportation Officials.	The project has been designed to comply with this requirement. See Sheet PSP.
	A drive-through lane shall be a minimum of 50 feet from the nearest property line of any residentially zoned lot or residential use.	The project has been designed to comply with this requirement. See Sheet PSP.
	Each drive-through entrance and exit shall be at least 50 feet from the nearest property line of a residential land use.	The project has been designed to comply with this requirement. See Sheet PSP.

	Each entrance to a lane and the direction of traffic flow shall be clearly designated by signs and pavement markings.	The project has been designed to comply with this requirement. See Sheet PSP.
	Drive-through entrances and exits shall be designed such that the headlights of vehicles at the point of entrance and exit of the drive-through facility shall not directly face a residential zone or residential use, unless screened by a building, fence, wall, grade, or landscaping.	The project has been designed to comply with this requirement. See Sheet PSP.
Stacking Area	Stacking area within the drive-through lane or lanes shall be provided to accommodate the estimated queued vehicles utilizing the drive-through facility. A queuing analysis performed by a traffic engineer is required for all drive-through facilities, to determine stacking length needed in the drive-through lane. The queuing analysis shall consider queuing in advance of the ordering point, and in advance of the pick-up/service window.	The project has been designed to comply with this requirement. This will be further addressed in the traffic study.
	For single drive-through lanes, a minimum stacking distance of 100 feet is required for all food and/or beverage drive-through facilities, measured from the entrance of the drive-through lane to the ordering point.	The project has been designed to comply with this requirement. See Sheet PSP.
	A minimum stacking distance of 80 feet per lane is required for all nonfood and/or non-beverage drive-through facilities, measured from the entrance of a drive-through lane to the service window.	The project has been designed to comply with this requirement. See Sheet PSP.
	Where multiple drive-through lanes are proposed, a lesser minimum distance may be approved by the County Engineer.	The project has been designed to comply with this requirement. See Sheet PSP.
	Stacking of queued vehicles for drive-through facilities may not stack into parking lot drive aisles, public right-of-way, or a public roadway.	The project has been designed to comply with this requirement. This will be further addressed in the traffic study.

Landscaping and Screening of the Drive Through Lane	If the drive-through lane is adjacent to a parking area, a five-foot-wide planter shall be provided between the drive-through lane and the parking area that includes shade trees consistent with those used in the parking area;	The project has been designed to comply with this requirement. See Sheet PSP.
	A minimum four-foot-high wall or planter/landscaping that screens the drive-through lanes is required so that vehicle headlights in the drive-through lanes are not visible from adjacent street rights-of-way or adjacent residential uses. See Figure 130.40.140.A—Drive-Through Facility (Typical Example) below in this Section.	The project has been designed to comply with this requirement. See Sheets PSP and PGM.
Pedestrian Access and Crossings	Pedestrian access shall be provided from each abutting street to the primary entrance with a continuous on-site four-foot-wide sidewalk or delineated walkway. Pedestrian walkways preferably should not intersect the drive-through lanes, but where they do, the walkways shall have clear visibility and shall be delineated by textured and colored paving.	The project has been designed to comply with this requirement. See Sheet PSP.
Signs	Signage shall be in compliance with Chapter 130.36 (Signs) in this Title. Also refer to subsection 130.36.070.K.4 (Menu/Order Board Signs for Drive-In and Drive-Through Uses) in Article 3 (Site Planning and Project Design Standards) of this Title.	The project has been designed to comply with this requirement. See Sheet SNA-1.
Hours of Operation	When the drive-through facility is located within 100 feet of any existing residential zone or existing residential use (measured from the nearest residential property line to any part of the drive-through facility including parking lot, drive-through lane, or structure), hours of operation for the drive-through facility shall be limited to 7:00 a.m.—10:00 p.m. daily. If the use is located greater than 100 feet from a residential zone or existing residential use, there shall be no restrictions on the hours of operation.	Residential property to the east is within 100 feet of the fast-food drive through. The applicant would like to analyze measures which may be implemented to allow longer house of operation.

Parking	The required number of off-street vehicle parking spaces for drive-through facilities shall be based upon the primary use of the facility (e.g., bank, restaurant, retail, etc.). Refer to Section 130.35.030 (Off-street Parking and Loading Requirements) in Article 3 (Site Planning and Project Design Standards) of this Title. Spaces designated for mobile order pick-up, and waiting area parking shall count toward the minimum overall parking requirements.	The requirement for the fast-food restaurant is 1 space per 250 square feet GFA, or 15 spaces. The proposed restaurant includes 22 spaces and complies with this requirement. See Sheet PSP.
Noise	Any drive-through speaker system shall not exceed thresholds set forth in Table 130.37.060.1 (Noise Level Performance Standards for Noise Sensitive Land Uses Affected by Non-Transportation Sources) in Article 3 (Site Planning and Project Design Standards) of this Title. The system shall be designed to compensate for ambient noise levels in the immediate area. At no time shall any speaker system be audible above daytime ambient noise levels beyond the property lines of the site.	A noise impact study will be conducted, and mitigation measures will be incorporated into the project design to comply with this requirement.

(4) The site is physically suited for the proposed uses;

Response: The property is an infill development site that is vacant and void of any significant natural features. Previous planning efforts including the General Plan and the approved PD zoning have planned the project site to be developed as commercial uses. The project is consistent with the General Plan and zoning code as described above.

(5) Adequate services are available for the proposed uses, including but not limited to water, sewage disposal, roads and utilities.

Response: Water, sewage disposal, roads and utilities are available to the project site. There is sufficient utility capacity to serve the site. The project requires no significant transportation improvements to comply with County standards.

(6) The proposed uses do not significantly detract from the natural land and scenic values of the site.

Response: The property is an infill development site that is vacant and void of any significant natural features. There are no significant natural resources on or adjacent to the site, and no significant scenic value associated with the site.

Conclusion

The Development Plan is consistent with the County policies, plans for the site and code requirements for the project site. The above findings support approval by the Planning Commission.

GEOTECHNICAL • ENVIRONMENTAL • GEOLOGY • MATERIALS TESTING & INSPECTION • FORENSIC • LABORATORY

SALEM
engineering group, inc.

GEOTECHNICAL ENGINEERING INVESTIGATION

PROPOSED ARCO FUEL STATION, CONVENIENCE STORE, CAR WASH, AND FAST-FOOD RESTAURANT
GREEN VALLEY ROAD AND WINTERHAVEN DRIVE
CAMERON PARK, CALIFORNIA

SALEM PROJECT NO. 4-224-0379
JUNE 17, 2024
(REVISED JUNE 28, 2024)

PREPARED FOR:

MR. KEVIN KHINDA
KHINDA PETROLEUM, INC
3940 CAMBRIDGE ROAD
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June 17, 2024 (revised June 28, 2024)

Project No. 4-224-0379

Mr. Kevin Khinda
Khinda Petroleum, Inc
3940 Cambridge Road
Cameron Park, California 95672

Subject: **GEOTECHNICAL ENGINEERING INVESTIGATION**
PROPOSED ARCO FUEL STATION, CONVENIENCE STORE, CAR WASH, AND FAST-FOOD RESTAURANT
GREEN VALLEY ROAD AND WINTERHAVEN DRIVE
CAMERON PARK, CALIFORNIA

Dear Mr. Khinda:

With your request and authorization, SALEM Engineering Group, Inc. (SALEM) has prepared this Geotechnical Engineering Investigation report for the proposed ARCO Fuel Station, Convenience Store, Car Wash, and Fast-Food Restaurant planned to be located at the subject site located on the southwest corner of Green Valley Road and Winterhaven Drive in Cameron Park, California.

The accompanying report presents our findings, conclusions, and recommendations regarding the geotechnical aspects of designing and constructing the project as presently proposed. In our opinion, the proposed project is feasible from a geotechnical viewpoint provided our recommendations are incorporated into the design and construction of the project.

We appreciate the opportunity to assist you with this project. Should you have questions regarding this report or need additional information, please contact the undersigned at (559) 271-9700.

Respectfully Submitted,

SALEM ENGINEERING GROUP, INC.

Dean B. Ledgerwood II, PE, PG, CEG
Geotechnical Manager
PE 94395 / PG 8725 / CEG 2613

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GEOTECHNICAL ENGINEERING INVESTIGATION
PROPOSED ARCO FUEL STATION, CONVENIENCE STORE, CAR WASH, AND FAST-FOOD RESTAURANT
SOUTHWEST CORNER OF GREEN VALLEY ROAD AND WINTERHAVEN DRIVE
CAMERON PARK, CALIFORNIA

1. PURPOSE AND SCOPE

This report presents the results of our Geotechnical Engineering Investigation for the proposed ARCO Fuel Station, Convenience Store, Car Wash, and Fast-Food Restaurant planned at the southwest corner of Green Valley Road and Winterhaven Drive in Cameron Park, California, as depicted on Figure 1, Vicinity Map.

SALEM Engineering Group, Inc. (SALEM) has completed this geotechnical engineering investigation with the purpose to observe and sample the subsurface conditions encountered at the site and provide conclusions and recommendations relative to the geotechnical aspects of constructing the project as presently proposed. The recommendations presented herein are based on analysis of the data obtained during the investigation and our local experience with similar soil and geologic conditions.

If project details vary significantly from those described herein, SALEM should be contacted to determine the necessity for review and possible revision of this report.

2. SITE LOCATION AND DESCRIPTION

The subject site is located at the southwest corner of Green Valley Road and Winterhaven Drive in Cameron Park, California (see Vicinity Map, Figure 1). The overall development was observed to be bounded by existing businesses to the west, Green Valley Road to the north, Winterhaven Drive to the east, and residential developments to the south. It was noted that a recently constructed Grocery Outlet store was noted to the west. SALEM Engineering prepared the Geotechnical Investigation report for the Grocery Outlet, project number 4-220-0265, dated April 23, 2020. The findings of the previous report were reviewed in preparation of this report.

Based on the site observations performed by SALEM during this 2024 investigation, it was noted that a fill stockpile was present in the central portion of the site. Portions of this stockpile were noted in the previous 2020 investigation.

The project site area is relatively flat with elevations of about 1,346 feet above mean sea level (AMSL), based on Google Earth Imagery.

3. PROJECT DESCRIPTION

An understanding of the project was developed from the preliminary site plan provided to SALEM, prepared by Barghausen Consulting Engineers, dated February 27, 2023. Based on review of the plan provided we understand that development includes construction of an ARCO convenience store, with associated fuel canopies, a fastfood restaurant, and Q uick Quack Car Wash. The proposed buildings have

plan view areas ranging from 3,588 to 5,784 square feet in plan view dimension.

It is anticipated the proposed construction will comprise of CMU walls, steel framing, or wood framing supported on shallow spread foundations with concrete slabs on grade. Structural loads were not provided to us at the time this proposal was prepared. Based on our experience with similar projects maximum column and wall bearing loads of about 30 to 40 kips and 2 to 3 kips per foot, respectively, are anticipated. Floor slab soil bearing pressure is expected not to exceed 150 psf.

In addition. associated with the project includes asphalt concrete paved parking and drives, landscape islands, underground fuel tanks, fuel canopy, and concrete walkways.

A site grading plan was not available at the time of preparation of this report. Based on the relatively flat grade at the project site during our field exploration, it is anticipated that cuts and fills during earthwork will be on the order of 1 to 3 feet to providing a level area for the project area. In the event that changes occur in the nature or design of the project, the conclusions and recommendations contained in this report will not be considered valid unless the changes are reviewed, and the conclusions of our report are modified. The site location and approximate locations of proposed improvements are shown on the Site Plan, Figure 2.

4. FIELD EXPLORATION

Our field exploration consisted of site surface reconnaissance and subsurface exploration. On May 14, 2024, five (5) test borings were drilled throughout the site to depths ranging from 4 to 26.5 feet below site grade (BSG). The test borings were advanced with 6 5/8-inch diameter hollow-stem auger rotated by a truck-mounted CME-45 drill rig.

The materials encountered in the test borings were visually classified in the field, and logs were recorded by a field engineer at that time. Visual classification of the materials encountered in the test borings was generally made in accordance with the Unified Soil Classification System (ASTM D2487).

A Unified Soil Classification Chart and key to sampling is presented in Appendix A, including the logs of the test borings. Subsurface soil samples were obtained by driving a Modified California sampler (MCS) or a Standard Penetration Test (SPT) sampler. The Boring Logs include the soil type, color, moisture content, dry density, and the applicable Unified Soil Classification System symbol. The location of the test borings were determined by measuring from site features determined from information provided to us. Hence, accuracy can be implied only to the degree that this method warrants. The actual boundaries between different soil types may be gradual and soil conditions may vary. For a more detailed description of the materials encountered, the Boring Logs in Appendix A should be consulted.

Penetration resistance blow counts were obtained by dropping a 140-pound automated trip hammer through a 30-inch free fall to drive the sampler to a maximum penetration of 18 inches. The number of blows required to drive the last 12 inches, or less if very dense or hard, is recorded as Penetration Resistance (blows/foot) on the logs of borings.

Soil samples were obtained from the test borings at the depths shown on the test boring logs. The MCS samples were recovered and capped at both ends to preserve the samples at their natural moisture content; SPT samples were recovered and placed in a sealed bag to preserve their natural moisture content. At the completion of drilling and sampling, the test borings were backfilled with drill cuttings.

5. LABORATORY TESTING

Laboratory tests were performed on selected soil samples to evaluate their physical characteristics and engineering properties. The laboratory-testing program was formulated with emphasis on the evaluation of natural moisture, density, shear strength, gradation, expansion index, plasticity index, R-value, and soil resistivity of the materials encountered.

In addition, chemical tests were performed to evaluate the corrosivity of the soils to buried concrete and metal. Details of the laboratory test program and the results of laboratory test are summarized in Appendix B. This information, along with the field observations, was used to prepare the final boring logs in Appendix A.

6. FINDINGS AND RESULTS

6.1. Subsurface Conditions

The subsurface conditions encountered appear typical of those found in the geologic region of the site. The native soils encountered generally consisted of clayey sands from the surface to the maximum depth explored of 26.5 feet BSG. It should be noted that within about 1 to 2 feet from the surface, the materials encountered were consistent with meta-sedimentary rock mapped geologically in the region. The formational material encountered was mostly very dense, as determined by standard penetration resistance, N-values, of greater than 50 blows per foot. However, one test boring (B-3) encountered indicated this material around 10 feet BSG was loose, due to a wet-highly weathered zone encountered.

The existing stockpile was covered with grassy vegetation, based on our previous experience within the site, the stockpile fill soils comprised of clayey sand over native clayey sand soils. The stockpiled fills appeared consistent with native soils encountered.

Two (2) consolidation tests resulted in about 2.5 and 6.8 percent consolidation under a load of 16 kips per square foot. When wetted the samples exhibited about 0.1 percent swell and 0.2 percent collapse. A direct shear tests performed on near surface samples resulted in an internal angle of friction of 25 degrees with a cohesion value of 414 pounds per square foot. An Atterberg limits test of soil samples resulted in a plasticity index of 12 with a liquid limit value of 31. An expansion index tests performed on a near surface soil sample resulted in an expansion index of 20. An R-value test resulted in an R-value of 16.

The soils were classified in the field during the drilling and sampling operations. The stratification lines were approximated by the field engineer on the basis of observations made at the time of drilling. The actual boundaries between different soil types may be gradual and soil conditions may vary. For a more detailed description of the materials encountered, the Boring Logs in Appendix A should be consulted.

6.2. Groundwater

The test boring locations were checked for the presence of groundwater during and after the drilling operations. Groundwater was not encountered during drilling. However, very moist to wet soils were encountered around 10 feet BSG in test boring B-3. The water appeared to be perched water in a highly weathered zone of meta-sedimentary formational material. It is anticipated that the presence of water and weathering profile is due to fractures in the rock. Our previous 2020 investigation noted shallow zones of water in the northwest portion of the Grocery Outlet site to the west.

Available groundwater depth records with the Department of Water Resources (www.water.ca.gov./waterlibrary) indicate that groundwater information was not made available within a 5 mile radius of the site.

It should be recognized that water table elevations may fluctuate with time, being dependent upon seasonal precipitation, irrigation, land use, localized pumping, and climatic conditions as well as other factors. Therefore, water level observations at the time of the field investigation may vary from those encountered during the construction phase of the project. The evaluation of such factors is beyond the scope of this report.

6.3. Soil Corrosion Screening

Excessive sulfate in either the soil or native water may result in an adverse reaction between the cement in concrete and the soil. The 2014 Edition of ACI 318 (ACI 318) has established criteria for evaluation of sulfate and chloride levels and how they relate to cement reactivity with soil and/or water. A soil sample was obtained from the project site and was tested for the evaluation of the potential for concrete deterioration or steel corrosion due to attack by soil-borne soluble salts and soluble chloride. The water-soluble sulfate concentration in the saturation extract from the soil sample was detected to be less than 50 mg/kg.

ACI 318 Tables 19.3.1.1 and 19.3.2.1 outline exposure categories, classes, and concrete requirements by exposure class. ACI 318 requirements for site concrete based upon soluble sulfate are summarized in Table 6.3 below.

TABLE 6.3
WATER SOLUBLE SULFATE EXPOSURE REQUIREMENTS

Dissolved Sulfate (SO_4) in Soil % by Weight	Exposure Severity	Exposure Class	Maximum w/cm Ratio	Minimum Concrete Compressive Strength	Cementitious Materials Type
<0.005	Not Applicable	S0	N/A	2,500 psi	No Restriction

The water-soluble chloride concentration detected in saturation extract from the soil samples was 42 mg/kg. In addition, testing performed on a near surface soil resulted in a minimum resistivity value of 4,838 ohm-centimeters. Based on the results, these soils would be considered to have a "mildly corrosive" potential to buried metal objects (per National Association of Corrosion Engineers, Corrosion Severity Ratings).

It is recommended that a qualified corrosion engineer be consulted regarding protection of buried steel or ductile iron piping and conduit or, at a minimum, applicable manufacturer's recommendations for corrosion protection of buried metal pipe be closely followed. Additional corrosion testing for minimum resistivity may need to be performed if required by the pipe manufacturer.

6.4. Percolation Testing and Results

Percolation test hole (P-1) were drilled at the approximate locations shown the attached Site Plan, Figure No. 2. The locations and depths of the test holes were specified by the client. A perforated PVC pipe was installed in each test hole and pea gravel was placed in the annulus to prevent caving of the holes. The dimensions of the test holes are provided on the percolation test logs including in Appendix A of this report, after the test boring logs.

The percolation test holes were pre-soaked before percolation testing commenced. Percolation rates were measured by filling the test holes with clean water and measuring the water drops at a certain time interval. The percolation rate data are presented in tabular format at the end of this report. The difference in the percolation rates are reflected by the varied type of soil materials at the bottom of the test holes. The test results are summarized in the table below.

TABLE 3.2
PERCOLATION TEST RESULTS

Test No.	Test Hole Depth (feet)	Unfactored Infiltration Rate (inch/hour)*	Soil Type
P-1	3.5-5	0.19	Sandy Lean Clay

*** Unfactored infiltration rate calculated as inches of water entering the soil exposed in the sidewalls and bottom of test hole.**

Based on the infiltration test performed an unfactored infiltration rate of 0.19 inches per hour may be considered for design in the southern limits of the site. An appropriate factor of safety should be selected for design. At a minimum a factor of safety of 4 should be considered for design.

Considering the predominant near surface clayey soils encountered at the site and the results of percolation testing, it is our opinion that the site soils have limited capacity for infiltration of any significant volume of storm water.

SALEM should be provided plans showing the limits and calculations used for design of the proposed drainage for review. During construction, the bottom of the proposed drainage system should be inspected and/or tested for infiltration to determine if the system has been design appropriate.

7. GEOLOGIC SETTING

The site is in the west portion of the Sierra Nevada Geomorphic Province. The Sierra Nevada is a titled fault block nearly 400 miles long. Its east face is a high, rugged multiple scarp, contrasting with the gentle western slope (about 2°) that disappears under sediments of the Great Valley. Deep river canyons are cut into the western slope. Their upper courses, especially in massive granites of the higher Sierra, are modified by glacial sculpturing, forming such scenic features as Yosemite Valley. The high crest culminates in Mt. Whitney with an elevation of 14,495 feet above sea level near the eastern scarp. The metamorphic bedrock contains gold-bearing veins in the northwest trending Mother Lode. The northern Sierra boundary is marked where bedrock disappears under the Cenozoic volcanic cover of the Cascade Range.

Based on review of the Geologic Map of The Sacramento Quadrangle, California, Wagner, Jennings and Bortungno. 1981, the site is mapped in an area described as Pine Hill Intrusive Complex comprised of Gabbroic Rocks (gb). The Pine Hill Complex includes intruded metavolcanic and metasedimentary strata.

8. GEOLOGIC HAZARDS

8.1. Faulting and Seismicity

Based on the proximity of several dominant active faults and seismogenic structures, as well as the historic seismic record, the area of the subject site is considered subject to relatively low seismicity. The seismic hazard most likely to impact the site is ground-shaking due to a large earthquake on one of the major active

regional faults. Moderate to large earthquakes have affected the area of the subject site within historic time. There are no known active fault traces in the immediate project vicinity.

The project area is not within an Alquist-Priolo Special Studies Zone and will not require a special site investigation by an Engineering Geologist. Soils on site are classified as Site Class C in accordance with Chapter 16 of the California Building Code. The proposed structures are determined to be in Seismic Design Category D.

To determine the distance of known active faults within 100 miles of the site, we used the United States Geological Survey (USGS) web-based application *2008 National Seismic Hazard Maps - Fault Parameters*. Site latitude is 38.6980° North; site longitude is -120.9988° West. The ten closest active faults are summarized below in Table 8.1.

TABLE 8.1
REGIONAL FAULT SUMMARY

Fault Name	Distance to Site (miles)	Maximum Earthquake Magnitude, M_w
West Tahoe	52.13	7.1
Great Valley 4a, Trout Creek	55.39	6.6
Great Valley 3, Mysterious Ridge	56.79	7.1
Great Valley 4b, Gordon Valley	57.99	6.8
North Tahoe	58.74	6.7
Great Valley 5, Pittsburg Kirby Hills	60.21	6.7
Carson Range fault	63.82	7.1
Hunting Creek-Berryessa	67.10	7.1
Green Valley Connected	67.59	6.8
Kings Canyon fault zone	67.86	6.5

The faults tabulated above and numerous other faults in the region are sources of potential ground motion. However, earthquakes that might occur on other faults throughout California are also potential generators of significant ground motion and could subject the site to intense ground shaking.

8.2. Surface Fault Rupture

The site is not within a currently established State of California Earthquake Fault Zone for surface fault rupture hazards. No active faults with the potential for surface fault rupture are known to pass directly beneath the site. Therefore, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low.

8.3. Ground Shaking

Based on the 2022 CBC, a Site Class C (very dense soil and soft rock) was selected for the site based on our experience in the Cameron Park region and bedrock conditions within the upper 50 feet BSG. Table 9.6.1 includes design seismic coefficients and spectral response parameters, based on the 2022 California Building Code (CBC) for the project foundation design.

Based on Office of Statewide Health Planning and Development (OSHPD) Seismic Design Maps, the estimated design peak ground acceleration adjusted for site class effects (PGA_M) was determined to be 0.218 g (based on both probabilistic and deterministic seismic ground motion).

8.4. Liquefaction

Soil liquefaction is a state of soil particles suspension caused by a complete loss of strength when the effective stress drops to zero. Liquefaction normally occurs under saturated conditions in soils such as sand in which the strength is purely frictional. Primary factors that trigger liquefaction are: moderate to strong ground shaking (seismic source), relatively clean, loose granular soils (primarily poorly graded sands and silty sands), and saturated soil conditions (shallow groundwater). Due to the increasing overburden pressure with depth, liquefaction of granular soils is generally limited to the upper 50 feet of a soil profile.

A 50 foot deep test boring for the purpose of a site specific liquefaction/seismic settlement assessment was not included within the scope of this investigation. Based on our experience in the Cameron Park area, relatively shallow depth to rock, low peak ground acceleration, and the lack of groundwater in the upper 50 feet, the potential for liquefaction induced settlement to impact the site is considered negligible.

8.5. Lateral Spreading

Lateral spreading is a phenomenon in which soils move laterally during seismic shaking and is often associated with liquefaction. The amount of movement depends on the soil strength, duration and intensity of seismic shaking, topography, and free face geometry. Due to the relatively flat site topography and relative densities of the near surface soils encountered, we judge the likelihood of lateral spreading to be low.

8.6. Landslides

There are no known landslides at the site, nor is the site in the path of any known or potential landslides. We do not consider the potential for a landslide to be a hazard to this project.

8.7. Tsunamis and Seiches

The site is not located within a coastal area. Therefore, tsunamis (seismic sea waves) are not considered a significant hazard at the site.

Seiches are large waves generated in enclosed bodies of water in response to ground shaking. No major water-retaining structures are located immediately up gradient from the project site. Flooding from a seismically-induced seiche is considered unlikely.

9. CONCLUSIONS AND RECOMMENDATIONS

9.1. General Conclusions

9.1.1 Based upon the data collected during this investigation, and from a geotechnical engineering standpoint, it is our opinion that the site is suitable for the proposed construction of improvements at the site as planned, provided the recommendations contained in this report are incorporated into the project design and construction. Conclusions and recommendations provided in this report are

based on our review of available literature, analysis of data obtained from our field exploration and laboratory testing program, and our understanding of the proposed development at this time.

9.1.2 The native soils encountered generally consisted of clayey sands from the surface to the maximum depth explored of 26.5 feet BSG. It should be noted that within about 1 to 2 feet from the surface, the materials encountered were consistent with meta-sedimentary rock mapped geologically in the region. The formational material encountered was mostly very dense, as determined by standard penetration resistance, N-values, of greater than 50 blows per foot. However, one test boring (B-3) encountered indicated this material around 10 feet BSG was loose, due to a wet-highly weathered zone encountered. An existing stockpile noted in the central portion of the site was covered with grassy vegetation, based on our previous experience within the site, the stockpile fill soils comprised of clayey sand over native clayey sand soils. The stockpiled fills appeared consistent with native soils encountered.

9.1.3 The near surface soils tested exhibited low expansion potential. When compacted as engineered fill these soils are anticipated to have good pavement support characteristics.

9.1.4 Based on the subsurface conditions at the site and the anticipated structural loading, we anticipate that the proposed structure may be supported using conventional shallow foundations provided that the recommendations presented herein are incorporated in the design and construction of the project.

9.1.5 Provided the site is graded in accordance with the recommendations of this report and foundations constructed as described herein, we estimate that total settlement due to static loads utilizing conventional shallow foundations for the proposed building will be within 1-inch and corresponding differential settlement will be less than ½-inch in 40 feet.

9.1.6 Based on the chemistry testing performed, the near surface soils have 'negligible' potential for sulfate attack on concrete and a "mildly corrosive" potential to buried metal objects (per National Association of Corrosion Engineers, Corrosion Severity Ratings.

9.1.7 Based on the infiltration test performed an unfactored infiltration rate of 0.19 inches per hour may be considered for design in the southern limits of the site. An appropriate factor of safety should be selected for design. At a minimum a factor of safety of 4 should be considered for design. Considering the predominant near surface clayey soils encountered at the site and the results of percolation testing, it is our opinion that the site soils have limited capacity for infiltration of any significant volume of storm water.

9.1.8 All references to relative compaction and optimum moisture content in this report are based on ASTM D 1557 (latest edition).

9.1.9 We should be retained to review the project plans as they develop further, provide engineering consultation as-needed, and perform geotechnical observation and testing services during construction.

9.2. Surface Drainage

9.2.1 Proper surface drainage is critical to the future performance of the project. Uncontrolled infiltration of irrigation excess and storm runoff into the soils can adversely affect the performance of the planned improvements. Saturation of a soil can cause it to lose internal shear strength and increase

its compressibility, resulting in a change to important engineering properties. Proper drainage should be maintained at all times.

9.2.2 The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5 percent for a minimum distance of 10 feet. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building and drainage gradients maintained to carry all surface water to collection facilities and off site. These grades should be maintained for the life of the project. Ponding of water should not be allowed adjacent to the structure. Over-irrigation within landscaped areas adjacent to the structure should not be performed.

9.2.3 Roof drains should be installed with appropriate downspout extensions out-falling on splash blocks so as to direct water a minimum of 5 feet away from the structures or be connected to the storm drain system for the development.

9.2.4 Due to the limited infiltration capacity of the near surface soils and clayey nature of the near surface soils, stormwater infiltration systems (if any) should not be located within 50 feet horizontally of proposed building pads.

9.3. Site Grading

9.3.1 A representative of our firm should be present during all site clearing and grading operations to test and/or observe earthwork construction. This testing and observation is an integral part of our service as acceptance of earthwork construction is dependent upon compaction of the material and the stability of the material. The Geotechnical Engineer may reject any material that does not meet compaction and stability requirements. Further recommendations of this report are predicated upon the assumption that earthwork construction will conform to recommendations set forth in this section as well as other portions of this report.

9.3.2 A preconstruction conference should be held at the site prior to the beginning of grading operations with the owner, contractor, civil engineer and geotechnical engineer in attendance.

9.3.3 Site demolition activities shall include removal of all surface obstructions not intended to be incorporated into final site design. In addition, undocumented fill, underground buried structures, and/or utility lines (if any), existing foundation elements, etc., encountered during demolition and construction should be properly removed and the resulting excavations backfilled with Engineered Fill. After demolition activities, it is recommended that disturbed soils be removed and/or replaced with compacted engineered fill soils.

9.3.4 Excavations or depressions resulting from site clearing/demolition operations, or other existing excavations or depressions, should be restored with Engineered Fill in accordance with the recommendations of this report.

9.3.5 Surface vegetation consisting of grasses and other similar vegetation should be removed by stripping to a sufficient depth to remove organic-rich topsoil. The upper 2 to 4 inches of the soils containing, vegetation, roots and other objectionable organic matter encountered at the time of grading should be stripped and removed from the surface. Deeper stripping may be required in localized areas. The stripped vegetation will not be suitable for use as Engineered Fill or within 5 feet of building pads. However, stripped topsoil may be stockpiled and reused in landscape or non-structural areas or exported from the site.

9.3.6 Structural building pad areas and over-build zone should be considered as areas extending a minimum of 5 feet horizontally beyond the outside dimensions of buildings, including footings and non-cantilevered overhangs carrying structural loads.

9.3.7 To provide uniform support for the proposed buildings, it is recommended that over-excavation extend to the minimum depth of 12 inches below foundations, 18 inches below preconstruction site grades, or to the depth to remove undocumented fills, whichever is greater. The resulting over-excavation shall be scarified to a depth of at least 12 inches, worked until uniform and free from large clods, moisture-conditioned to at least 1 percent above optimum moisture, and compacted to a minimum of 92 percent of the maximum density. The horizontal limits of the over-excavation should extend throughout the building over-build zone, laterally to a minimum of 5 feet beyond the outer edges of the proposed footings.

Interior slabs on grade should be supported on a minimum of 6 inches of Class 2 aggregate base over the depth of moisture conditioned engineered fill recommended below foundations.

9.3.8 Areas of exterior concrete slabs on grade located outside the building pad over-build zone, should be prepared by over-excavation to a minimum of 12 inches below existing grade or 12 inches below bottom of slab on grade, whichever is greater. The zone of over-excavation should extend a minimum of 3 feet beyond these improvements. The bottom of excavation should be scarified 12 inches, moisture conditioned to at least 1 percent above optimum moisture and compacted as engineered fill.

Exterior concrete slabs on grade should be supported on a minimum of 4 inches of Class 2 aggregate base compacted to 95 percent relative compaction over subgrade soils prepared as recommended above.

9.3.9 Areas of proposed asphaltic concrete and Portland cement concrete pavements should be prepared by over-excavation to a minimum of 12 inches below preconstruction site grade or 12 inches below the bottom of proposed pavement section, whichever is deeper. The zone of over-excavation should extend to a minimum of 3 feet beyond these improvements. The bottom of excavation should be scarified 12 inches, moisture conditioned to slightly above optimum moisture and compacted as engineered fill. The upper 12 inches below pavements should be compacted to 95 percent relative compaction

9.3.10 Areas to receive engineered fill outside the building pad over-build zone, should be prepared by scarification of the upper 12 inches below existing grade or 12 inches below the recommended base section, whichever is greater. These soils should be moisture conditioned to slightly above optimum and compacted as engineered fill.

9.3.11 An integral part of satisfactory fill placement is the stability of the placed lift of soil. If placed materials exhibit excessive instability as determined by a SALEM field representative, the lift will be considered unacceptable and shall be remedied prior to placement of additional fill material. Additional lifts should not be placed if the previous lift did not meet the required dry density or if soil conditions are not stable.

9.3.12 The most effective site preparation alternatives will depend on site conditions prior to grading. We should evaluate site conditions and provide supplemental recommendations immediately prior to grading, if necessary.

9.3.13 We do not anticipate groundwater or seepage to adversely affect construction if conducted during the drier months of the year (typically summer and fall). Groundwater and soil moisture conditions could be significantly different during the wet season (typically winter and spring) as surface soil becomes wet; perched groundwater conditions may develop. Grading during this time period will likely encounter wet materials resulting in possible excavation and fill placement difficulties. Project site winterization consisting of placement of aggregate base and protecting exposed soils during construction should be performed. If the construction schedule requires grading operations during the wet season, we can provide additional recommendations as conditions warrant.

9.3.14 Typical remedial measures include: discing and aerating the soil during dry weather; mixing the soil with dryer materials; removing and replacing the soil with an approved fill material or placement of crushed rocks or aggregate base material; or mixing the soil with an approved lime or cement product.

The most common remedial measure of stabilizing the bottom of the excavation due to wet soil condition is to reduce the moisture of the soil to near the optimum moisture content by having the subgrade soils scarified and aerated or mixed with drier soils prior to compacting. However, the drying process may require an extended period of time and delay the construction operation. To expedite the stabilizing process, crushed rock may be utilized for stabilization provided this method is approved by the owner for the cost purpose.

If the use of crushed rock is considered, it is recommended that the upper soft and wet soils be replaced by 6 to 24 inches of ¾-inch to 1-inch crushed rocks. The thickness of the rock layer depends on the severity of the soil instability. The recommended 6 to 24 inches of crushed rock material will provide a stable platform. It is further recommended that lighter compaction equipment be utilized for compacting the crushed rock. All open graded crushed rock/gravel should be fully encapsulated with a geotextile fabric (such as Mirafi 140N) to minimize migration of soil particles into the voids of the crushed rock. Although it is not required, the use of geogrid (e.g. Tensar BX 1100, BX 1200 or TX 160) below the crushed rock will enhance stability and reduce the required thickness of crushed rock necessary for stabilization.

In addition, chemical drying of the bottom of the excavation and engineered fill soils could be considered. For bidding purposes, the Contractor may assume 5 percent high calcium quicklime for chemical stabilization/drying of on-site soils. The actual application rate will need to be adjusted based on conditions encountered during grading.

Our firm should be consulted prior to implementing remedial measures to provide appropriate recommendations.

9.4. Soil and Excavation Characteristics

9.4.1 Based on the soil conditions encountered in our borings, the onsite soils can be excavated with moderate effort using conventional excavation equipment. It should be noted that very dense formational meta-sedimentary rock materials were encountered within the upper 2 feet BSG. These materials will likely require additional effort to achieve required grading depths, trench excavations, and underground tank depths. Specialized equipment including rock teeth, pneumatic breakers, etc., may be required.

9.4.2 It is the responsibility of the contractor to ensure that all excavations and trenches are properly shored and maintained in accordance with applicable Occupational Safety and Health

Administration (OSHA) rules and regulations to maintain safety and maintain the stability of adjacent existing improvements. Temporary excavations are further discussed in a later Section of this report.

9.5. Materials for Fill

9.5.1 The on-site soils (native and fill stockpile) are considered suitable for use as general Engineered provided they do not contain deleterious matter, organic material, or material larger than 3 inches in maximum dimension.

9.5.2 Imported Engineered Fill soil, should be well-graded, low-to-non-expansive slightly cohesive silty sand or sandy silt. A clean sand or very sandy soil is not acceptable for this purpose. A sandy soil will allow the surface water to drain into the expansive clayey soils below, which may result in unacceptable swelling. This material should be approved by the Engineer prior to use and should typically possess the soil characteristics summarized below in Table 9.5.2.

TABLE 9.5.2
IMPORT FILL REQUIREMENTS

Percent Passing 3-inch Sieve	100
Percent Passing No.4 Sieve	75-100
Percent Passing No 200 Sieve	15-40
Maximum Plasticity Index	15
Organic Content, Percent by Weight	Less than 3%
Maximum Expansion Index (ASTM D4829)	20

Prior to importing the Contractor should demonstrate to the Owner that the proposed import meets the requirements for import fill specified in this report. In addition, the material should be verified by the Contractor that the soils do not contain any environmental contaminates as regulated by local, state, or federal agencies, as applicable

9.5.3 All Engineered Fill (including scarified ground surfaces and backfill) should be placed in lifts no thicker than will allow for adequate bonding and compaction (typically 6 to 8 inches in loose thickness).

9.5.4 On-Site soils used as engineered fill soils should moisture conditioned to at least 1 percent above optimum moisture content and compacted to at least 92 percent relative compaction (ASTM D1557).

9.5.5 Import Engineered Fill, if selected, should be placed, moisture conditioned to slightly above optimum moisture content, and compacted to at least 92 percent relative compaction (ASTM D1557).

9.5.6 The preferred materials specified for Engineered Fill are suitable for most applications with the exception of exposure to erosion. Project site winterization and protection of exposed soils during the construction phase should be the sole responsibility of the Contractor, since they have complete control of the project site.

9.5.7 Environmental characteristics and corrosion potential of import soil materials should also be considered.

9.5.8 Proposed import materials should be sampled, tested, and approved by SALEM prior to its transportation to the site.

9.5.9 Aggregate base material should meet the requirements of a Caltrans Class 2 Aggregate Base. Aggregate base placed within the building pad should be non-recycled. The aggregate base material should conform to the requirements of Section 26 of the Standard Specifications for Class 2 material, ¾-inch or 1½-inches maximum size. The aggregate base material should be compacted to a minimum relative compaction of 95 percent based ASTM D1557. The aggregate base material should be spread in layers not exceeding 6 inches and each layer of aggregate material course should be tested and approved by the Soils Engineer prior to the placement of successive layers

9.6. Seismic Design Criteria

9.6.1 For seismic design of the structures, and in accordance with the seismic provisions of the 2022 CBC, our recommended parameters are shown below. These parameters were determined using Office of Statewide Health Planning and Development (OSHPD) Seismic Design Maps by location website (https://seismicmaps.org/), in accordance with the 2022 CBC. The Site Class was determined based on the soils encountered during our field exploration.

TABLE 9.6.1
2022 CBC SEISMIC DESIGN PARAMETERS

Seismic Item	Symbol	Value	2016 ASCE 7 or 2022 CBC Reference
Site Coordinates (Datum = NAD 83)		38.6980 Lat -120.9988 Lon	
Site Class	--	C	ASCE 7-16 Table 20.3
Soil Profile Name	--	"Very Dense Soil and Soft Rock"	ASCE 7-16 Table 20.3
Risk Category	--	II	CBC Table 1604.5
Site Coefficient for PGA	F_{PGA}	1.222	ASCE 7-16 Table 11.8-1
Peak Ground Acceleration (adjusted for Site Class effects)	PGA_M	0.218	ASCE 7-16 Equation 11.8-1
Seismic Design Category	SDC	D	ASCE 7-16 Table 11.6-1 & 2
Mapped Spectral Acceleration (Short period - 0.2 sec)	S_S	0.419 g	CBC Figure 1613.2.1(1)
Mapped Spectral Acceleration (1.0 sec. period)	S_1	0.210 g	CBC Figure 1613.2.1(3)
Site Class Modified Site Coefficient	F_a	1.3	CBC Table 1613.2.3(1)
Site Class Modified Site Coefficient	F_v	1.5	CBC Table 1613.2.3(2)

Seismic Item	Symbol	Value	2016 ASCE 7 or 2022 CBC Reference
MCE Spectral Response Acceleration (Short period - 0.2 sec) $S_{MS} = F_a S_S$	S_{MS}	0.545 g	CBC Equation 16-20
MCE Spectral Response Acceleration (1.0 sec. period) $S_{M1} = F_v S_1$	S_{M1}	0.315 g	CBC Equation 16-21/ ASCE 7-16 Supplement 3
Design Spectral Response Acceleration $S_{DS}=⅔S_{MS}$ (short period - 0.2 sec)	S_{DS}	0.363 g	CBC Equation 16-22
Design Spectral Response Acceleration $S_{D1}=⅔S_{M1}$ (1.0 sec. period)	S_{D1}	0.210 g	CBC Equation 16-23

9.6.2 Conformance to the criteria in the above table for seismic design does not constitute any kind of guarantee or assurance that significant structural damage or ground failure will not occur if a large earthquake occurs. The primary goal of seismic design is to protect life, not to avoid all damage, since such design may be economically prohibitive.

9.7. Shallow Foundations

9.7.1 The site is suitable for use of conventional shallow foundations consisting of continuous footings and isolated pad footings supported on engineered fill prepared in accordance with Section 9.3 of this report. Shallow foundations supported on engineered fill as recommended in this report may be designed based on total and differential static settlement of 1 inch and ½ inch in 40 feet, respectively.

9.7.2 The bearing wall footings considered for the structures should be continuous with a minimum width of 15 inches and extend to a minimum depth of 12 inches below the lowest adjacent grade or 12 inches below the bottom of slab on grade)., whichever is greater. Isolated column footings should have a minimum width of 18 inches and extend a minimum depth of 12 inches below the lowest adjacent grade.

9.7.3 Footing concrete should be placed into neat excavation. The footing bottoms shall be maintained free of loose and disturbed soil.

9.7.4 Foundations supported on engineered fill as recommended in this report may be designed based on an allowable bearing capacity of 3,000 pounds per square foot. This value may be increased by one-third for wind and seismic loading.

9.7.5 Resistance to lateral footing displacement can be computed using an allowable coefficient of friction factor of 0.28 acting between the base of foundations and the supporting native subgrade.

9.7.6 Lateral resistance for footings can alternatively be developed using an allowable equivalent fluid passive pressure of 250 pounds per cubic foot acting against the appropriate vertical native footing faces. The frictional and passive resistance of the soil may be combined without reduction in determining the total lateral resistance. An increase of one-third is permitted when using the alternate load combination in Section 1605.3.2 of the 2022 CBC that includes wind or earthquake loads.

9.7.7 Underground utilities running parallel to footings should not be constructed in the zone of influence of footings. The zone of influence may be taken to be the area beneath the footing and within a 1:1 plane extending out and down from the bottom edge of the footing.

9.7.8 The foundation subgrade should be sprinkled as necessary to maintain a moist condition without significant shrinkage cracks as would be expected in any concrete placement. Prior to placing rebar reinforcement, foundation excavations should be evaluated by a representative of SALEM for appropriate support characteristics and moisture content. Moisture conditioning may be required for the materials exposed at footing bottom, particularly if foundation excavations are left open for an extended period.

9.8 Design and Construction of Cast in Drilled Hole (CIDH) Pile Foundations

9.8.1 The proposed fuel canopy structure may be supported on CIDH piers extending to the minimum depth of 8 feet below adjacent grade. The Contractor should review the boring logs and note the presence of cemented (hardpan) soils. These materials may require additional excavation effort.

9.8.2 The total settlement of the piles is not expected to exceed 1 inches total. Differential settlement between adjacent drilled piles is anticipated to be ½ inch.

9.8.3 The upper 1 foot of subgrade soils below the finished grade or top of pile (whichever is lower) should be neglected for design. CIDH piers may be designed using an average downward allowable side friction of 300 pounds per square foot may be used for piles with at least 8 feet of embedment below top of pile. This value is for dead-plus-live loads. An increase of one-third may be applied when using the alternate load combination in Section 1605.2 of the 2022 CBC that includes wind or earthquake loads. An end bearing capacity **of** 4,000 pounds per square foot may be used for pile design d.

9.8.4 Uplift loads can be resisted by piles using 60 percent of the allowable downward side friction value plus the weight of the pier.

9.8.5 Piles may be designed for lateral loads utilizing the Isolated Pole Formula and Specifications shown on Table 1806.2, Sections 1806.3.4 and 1810 of the 2022 California Building Code. Passive resistance in the upper portion of the piers, to a depth of 1, should be neglected in design. The drilled piers may be designed for an allowable lateral capacity of 250 pounds per square foot per foot of depth to a maximum of 2,500 pounds per square foot. These values may be increased by one-third for wind and seismic loading. Provided the piers are spaced more than 3 times the width of the piers, the allowable lateral capacity may be applied over 2 pier widths. No other increases should be applied to the allowable passive pressure.

9.8.6 Contractors should review the boring logs in this report. Casing of the drilled pile will be required if caving is encountered, and/or the drilled hole has to be left open for an extended period of time. The casing should be bedded into the soil unit near the design depth prior to placement of the reinforcing steel and concrete, and casing extraction. Casing (where used) should be able to withstand the external pressures of the caving soils. The outside diameter of the casing should not be less than the diameter of the CIDH concrete pile.

9.8.7 Concrete should be placed by tremie pipe from the bottom of the CIDH pile in the drilled shaft as soon as possible following drilling.

9.8.8 Groundwater is not anticipated to be encountered. However, if groundwater is encountered, the shafts should be drilled with care, advancing the casing ahead of the auger and maintaining a water

head inside the casing equal to (or higher) than the surrounding water table to limit the potential for drilled shaft hole collapse, when applicable. If water is encountered, concrete should be placed by tremie pipe from the bottom of the CIDH pile.

9.8.9 Drilled holes for pile foundations should be drilled within 2 degrees of vertical. The rebar cage should be suspended within 2 degrees of vertical in the center of the excavation. Minimum concrete cover, as specified by the project design engineer, should be maintained throughout the length of the excavation. These conditions should be verified and documented by Salem Engineering Group during construction.

9.8.10 Loose materials should be removed from the drilled shaft excavations prior to placement of reinforcing steel and concrete by use of a clean-out bucket or other acceptable methods to ensure removal of all loose materials.

9.8.11 Salem Engineering Group should inspect the drilling of the shafts to verify that the materials encountered are consistent with those evaluated during our geotechnical engineering investigation. This inspection should be conducted during drilling and prior to placement of reinforcing steel and concrete.

9.9. Interior Concrete Slabs-on-Grade

9.9.1 Slab thickness and reinforcement should be determined by the structural engineer based on the anticipated loading. We recommend that non-structural slabs-on-grade be at least 4 inches thick and underlain by 6 inches of class 2 aggregate base over the depth of engineered fill recommended below foundations.

9.9.2 The structural engineer should determine the minimum reinforcing required for interior slabs on grade. We recommend reinforcing slabs, at a minimum, with No. 3 reinforcing bars placed 18 inches on center, each way. If the owner is willing to accept additional risk for slab cracking, alternatives such as wire mesh or fiber reinforcement may be considered.

9.9.3 The spacing of crack control joints should be designed by the project structural engineer. In order to regulate cracking of the slabs, we recommend that full depth construction joints or control joints be provided at a maximum spacing of 15 feet in each direction for 5-inch thick slabs and 12 feet for 4-inch thick slabs.

9.9.4 Crack control joints should extend a minimum depth of one-fourth the slab thickness and should be constructed using saw-cuts or other methods as soon as practical after concrete placement. The exterior floors should be poured separately in order to act independently of the walls and foundation system.

9.9.5 It is recommended that the utility trenches within the structure be compacted, as specified in our report, to minimize the transmission of moisture through the utility trench backfill. Special attention to the immediate drainage and irrigation around the structures is recommended.

9.9.6 Moisture within the structure may be derived from water vapors, which were transformed from the moisture within the soils. This moisture vapor penetration can affect floor coverings and produce mold and mildew in the structure. To minimize moisture vapor intrusion, it is recommended that a vapor retarder be installed in accordance with manufacturer's recommendations and/or ASTM

guidelines, whichever is more stringent. In addition, ventilation of the structure is recommended to reduce the accumulation of interior moisture.

9.9.7 In areas where it is desired to reduce floor dampness where moisture-sensitive coverings, coatings, underlayments, adhesives, moisture sensitive goods, humidity controlled environments, or climate cooled environments are anticipated, construction should have a suitable waterproof vapor retarder (a minimum of 15 mils thick, is recommended, polyethylene vapor retarder sheeting, Raven Industries "VaporBlock 15, Stego Industries 15 mil "StegoWrap" or W.R. Meadows Sealtight 15 mil "Perminator") incorporated into the floor slab design. The water vapor retarder should be a decay resistant material complying with ASTM E96 or ASTM E1249 not exceeding 0.01 perms, ASTM E154 and ASTM E1745 Class A. The vapor retarder should, maintain the recommended permeance **after** conditioning tests per ASTM E1745. The vapor barrier should be placed between the concrete slab and the compacted granular aggregate subbase material. The water vapor retarder (vapor barrier) should be installed in accordance with ASTM Specification E 1643-18.

9.9.8 The concrete may be placed directly on vapor retarder. The vapor retarder should be inspected prior to concrete placement. Cut or punctured retarder should be repaired using vapor retarder material lapped 6 inches beyond damaged areas and taped. Extend vapor retarder over footings and seal to foundation wall or slab at an elevation consistent with the top of the slab or terminate at impediments such as water stops or dowels. Seal around penetrations such as utilities or columns in order to create a monolithic membrane between the surface of the slab and moisture sources below the slab as well as at the slab perimeter.

9.9.9 Avoid use of stakes driven through the vapor retarder.

9.9.10 The recommendations of this report are intended to reduce the potential for cracking of slabs due to soil movement. However, even with the incorporation of the recommendations presented herein, foundations, stucco walls, and slabs-on-grade may exhibit some cracking due to soil movement. This is common for project areas that contain expansive soils since designing to eliminate potential soil movement is cost prohibitive. The occurrence of concrete shrinkage cracks is independent of the supporting soil characteristics. Their occurrence may be reduced and/or controlled by limiting the slump of the concrete, proper concrete placement and curing, and by the placement of crack control joints at periodic intervals, in particular, where re-entrant slab corners occur.

9.9.11 Proper finishing and curing should be performed in accordance with the latest guidelines provided by the American Concrete Institute, Portland Cement Association, and ASTM.

9.10. Exterior Slabs on Grade

9.10.1 The following recommendations are intended for lightly loaded exterior slabs on grade not subject to vehicular traffic. Slab thickness and reinforcement should be determined by the structural engineer based on the anticipated loading. We recommend that non-structural slabs-on-grade be at least 4 inches thick and underlain by four (4) inches of class 2 aggregate base over subgrade soils prepared in accordance with section 9.3 of this report.

9.10.2 The spacing of crack control joints should be designed by the project structural engineer. In order to regulate cracking of the slabs, we recommend that full depth construction joints or control joints be provided at a maximum spacing of 15 feet in each direction for 5-inch thick slabs and 12 feet for 4-inch thick slabs.

9.10.3 Crack control joints should extend a minimum depth of one-fourth the slab thickness and should be constructed using saw-cuts or other methods as soon as practical after concrete placement.

9.10.4 Proper finishing and curing should be performed in accordance with the latest guidelines provided by the American Concrete Institute, Portland Cement Association, and ASTM.

9.11. Lateral Earth Pressures and Frictional Resistance

9.11.1. Active, at-rest and passive unit lateral earth pressures against footings and walls are summarized in the table below:

Lateral Pressure Conditions	Soil Equivalent Fluid Pressure
Active Pressure, Drained, pcf	54
At-Rest Pressure, Drained, pcf	77
Allowable Passive Pressure, psf	250
Allowable Coefficient of Friction	0.28
Minimum Wet Unit Weight (lbs/ft^3) [γ_{min}]	100
Maximum Wet Unit Weight (lbs/ft^3) [γ_{max}]	130

9.11.2. Active pressure applies to walls, which are free to rotate. At-rest pressure applies to walls, which are restrained against rotation. The preceding lateral earth pressures assume sufficient drainage behind retaining walls to prevent the build-up of hydrostatic pressure. The top one-foot of adjacent subgrade should be deleted from the passive pressure computation.

9.11.3. The allowable parameters include a safety factor of 1.5 and can be used in design for direct comparison of resisting loads against lateral driving loads.

9.11.4. If combined passive and frictional resistance is used in design, a 50 percent reduction in frictional resistance is recommended.

9.11.5. For lateral stability against seismic loading conditions, we recommend a minimum safety factor of 1.1.

9.11.6. For dynamic seismic lateral loading the following equation shall be used:

Dynamic Seismic Lateral Loading Equation
Dynamic Seismic Lateral Load = $\frac{3}{8}\gamma K_h H^2$
Where: γ = Maximum In-Place Soil Density (Section 9.11.1 above)
K_h = Horizontal Acceleration = $\frac{2}{3}PGA_M$ (Section 9.6.1 above)
H = Wall Height

9.12. Temporary Excavations

9.12.1. We anticipate that the majority of the dense site soils will be classified as Cal-OSHA "Type C" soil when encountered in excavations during site development and construction. If the subgrade becomes unstable due to excessive moisture, the excavations should conform to Cal-OSHA "Type C" soil. Excavation sloping, benching, the use of trench shields, and the placement of trench spoils should conform to the latest applicable Cal-OSHA standards. The contractor should have a Cal-OSHA-approved "competent person" onsite during excavation to evaluate trench conditions and make appropriate recommendations where necessary.

9.12.2. It is the contractor's responsibility to provide sufficient and safe excavation support as well as protecting nearby utilities, structures, and other improvements which may be damaged by earth movements. All onsite excavations must be conducted in such a manner that potential surcharges from existing structures, construction equipment, and vehicle loads are resisted. The surcharge area may be defined by a 1:1 projection down and away from the bottom of an existing foundation or vehicle load.

9.12.3. Temporary excavations and slope faces should be protected from rainfall and erosion. Surface runoff should be directed away from excavations and slopes.

9.12.4. Open, unbraced excavations in undisturbed soils should be made according to the slopes presented in the following table:

RECOMMENDED EXCAVATION SLOPES

Depth of Excavation (ft)	Slope (Horizontal : Vertical)
0-5	1:1
5-10	1½:1
10-15	2:1

9.12.5. If, due to space limitation, excavations near existing structures are performed in a vertical position, braced shorings or shields may be used for supporting vertical excavations. Therefore, in order to comply with the local and state safety regulations, a properly designed and installed shoring system would be required to accomplish planned excavations and installation. A Specialty Shoring Contractor should be responsible for the design and installation of such a shoring system during construction.

9.12.6. Braced shorings should be designed for a maximum pressure distribution of 20H, (where H is the depth of the excavation in feet). The foregoing does not include excess hydrostatic pressure or surcharge loading. Fifty percent of any surcharge load, such as construction equipment weight, should be added to the lateral load given herein. Equipment traffic should concurrently be limited to an area at least 3 feet from the shoring face or edge of the slope.

9.12.7. The excavation and shoring recommendations provided herein are based on soil characteristics derived from the borings within the area. Variations in soil conditions will likely be encountered during the excavations. SALEM Engineering Group, Inc. should be afforded the opportunity to provide field review to evaluate the actual conditions and account for field condition variations not otherwise anticipated in the preparation of this recommendation. Slope height, slope inclination, or

excavation depth should in no case exceed those specified in local, state, or federal safety regulation, (e.g. OSHA) standards for excavations, 29 CFR part 1926, or Assessor's regulations.

9.13. Underground Utilities

9.13.1. Underground utility trenches should be backfilled with properly compacted material. The material excavated from the trenches should be adequate for use as backfill provided it does not contain deleterious matter, vegetation or rock larger than 3 inches in maximum dimension. Trench backfill should be placed in loose lifts not exceeding 8 inches and compacted to at least 92 percent relative compaction at or above optimum moisture content. The upper 12 inches of trench backfill within asphalt or concrete paved areas shall be moisture conditioned to at or above optimum moisture content and compacted to at least 95 percent relative compaction.

9.13.2. Bedding and pipe zone backfill typically extends from the bottom of the trench excavations to approximately 12 inches above the crown of the pipe. Pipe bedding, haunches and initial fill extending to 1 foot above the pipe should consist of a clean well graded sand with 100 percent passing the #4 sieve, a maximum of 15 percent passing the #200 sieve, and a minimum sand equivalent of 20.

9.13.3. Where pea gravel and/or other open graded material is used for underground tank backfill, these backfill materials should be fully encapsulated in a geotextile filter fabric such as mirafi 140N.

9.13.4. It is suggested that underground utilities crossing beneath new or existing structures be plugged at entry and exit locations to the building or structure to prevent water migration. Trench plugs can consist of on-site clay soils, if available, or sand cement slurry. The trench plugs should extend 2 feet beyond each side of individual perimeter foundations.

9.13.5. The contractor is responsible for removing all water-sensitive soils from the trench regardless of the backfill location and compaction requirements. The contractor should use appropriate equipment and methods to avoid damage to the utilities and/or structures during fill placement and compaction.

9.14. Pavement Design

9.14.1 During grading subgrade samples should be tested to verify the recommendations included in this report remain valid. The pavement design recommendations provided herein are based on the State of California Department of Transportation (CALTRANS) design manual. Based on the results of the R-value testing performed, an R-value of 16 was selected for design.

9.14.2 The asphaltic concrete (flexible pavement) is based on a 20-year pavement life utilizing traffic indexes of ranging from 4.0 to 7.0. The Civil Engineer should select the appropriate pavement section based on the anticipated traffic loading. The following table shows the recommended pavement sections for various traffic indices.

TABLE 9.14.2
ASPHALT CONCRETE PAVEMENT THICKNESSES

Traffic Index	Asphaltic Concrete, (inches)	Class 2 Aggregate Base, (inches)*	Compacted Subgrade, (inches)*
4.0	2.5	5.5	12.0
5.0	2.5	9.0	12.0
6.0	3.0	11.5	12.0
7.0	4.0	12.5	12.0

**95% compaction based on ASTM D1557 Test Method*

9.14.3 The following recommendations are for Portland Cement Concrete pavement sections.

TABLE 9.14.3
PORTLAND CEMENT CONCRETE PAVEMENT THICKNESSES

Traffic Index	Portland Cement Concrete, (inches)*	Class 2 Aggregate Base, (inches)**	Compacted Subgrade. (inches)**
4.0	5.5	4.0	12.0
5.0	6.0	4.0	12.0
6.0	6.5	4.0	12.0
7.0	6.5	4.0	12.0

** Minimum Compressive Strength of 4,000 psi*
*** 95% compaction based on ASTM D1557 Test Method*

9.14.4 Asphalt concrete should conform to Section 39 of Caltrans' latest Standard Specifications for ½ inch Hot Mix Asphalt (HMA) Type A or B.

9.14.5 Excavations, depressions, or soft and pliant areas extending below planned finished subgrade levels should be cleaned to firm, undisturbed soil and backfilled with Engineered Fill. Any buried structures encountered during construction should be properly removed and backfilled.

9.14.6 Buried structures encountered during construction should be properly removed/rerouted and the resulting excavations backfilled. It is suspected that demolition activities of the existing pavement will disturb the upper soils. After demolition activities, it is recommended that disturbed soils within pavement areas be removed and/or compacted as engineered fill.

9.14.7 An integral part of satisfactory fill placement is the stability of the placed lift of soil. Prior to placement of aggregate base, the subgrade soils should be proof-rolled by a loaded water truck (or equivalent) to verify no deflections of greater than ½ inch occur. If placed materials exhibit excessive instability as determined by a SALEM field representative, the lift will be considered unacceptable and shall be remedied prior to placement of additional fill material. Additional lifts should not be placed if the previous lift did not meet the required dry density or if soil conditions are not stable.

9.14.8 A representative of our firm should be present during all site clearing and grading operations to test and observe earthwork construction. This testing and observation is an integral part of our service as acceptance of earthwork construction is dependent upon compaction of the material and the stability of the material.

10. PLAN REVIEW, CONSTRUCTION OBSERVATION AND TESTING

10.1. Plan and Specification Review

10.1.1 SALEM should review the project plans and specifications prior to final design submittal to assess whether our recommendations have been properly implemented and evaluate if additional analysis and/or recommendations are required.

10.2. Construction Observation and Testing Services

10.2.1 The recommendations provided in this report are based on the assumption that we will continue as Geotechnical Engineer of Record throughout the construction phase. It is important to maintain continuity of geotechnical interpretation and confirm that field conditions encountered are similar to those anticipated during design. If we are not retained for these services, we cannot assume any responsibility for others interpretation of our recommendations, and therefore the future performance of the project.

10.2.2 SALEM should be present at the site during site preparation to observe site clearing, preparation of exposed surfaces after clearing, and placement, treatment and compaction of fill material.

10.2.3 SALEM's observations should be supplemented with periodic compaction tests to establish substantial conformance with these recommendations. Moisture content of footings and slab subgrade should be tested immediately prior to concrete placement. SALEM should observe foundation excavations prior to placement of reinforcing steel or concrete to assess whether the actual bearing conditions are compatible with the conditions anticipated during the preparation of this report.

11. LIMITATIONS AND CHANGED CONDITIONS

The analyses and recommendations submitted in this report are based upon the data obtained from the test borings drilled at the approximate locations shown on the Site Plan, Figure 1. The report does not reflect variations which may occur between borings. The nature and extent of such variations may not become evident until construction is initiated.

If variations then appear, a re-evaluation of the recommendations of this report will be necessary after performing on-site observations during the excavation period and noting the characteristics of such variations. The findings and recommendations presented in this report are valid as of the present and for the proposed construction. If site conditions change due to natural processes or human intervention on the property or adjacent to the site, or changes occur in the nature or design of the project, or if there is a substantial time lapse between the submission of this report and the start of the work at the site, the conclusions and recommendations contained in our report will not be considered valid unless the changes are reviewed by SALEM and the conclusions of our report are modified or verified in writing. The validity of the recommendations contained in this report is also dependent upon an adequate testing and observations program during the construction phase. Our firm assumes no responsibility for construction compliance with the design concepts or recommendations unless we have been retained to perform the on-site testing and review during construction. SALEM has prepared this report for the exclusive use of the owner and project design consultants.

SALEM does not practice in the field of corrosion engineering. It is recommended that a qualified corrosion engineer be consulted regarding protection of buried steel or ductile iron piping and conduit or, at a minimum, that manufacturer's recommendations for corrosion protection be closely followed. Further, a corrosion engineer may be needed to incorporate the necessary precautions to avoid premature corrosion of concrete slabs and foundations in direct contact with native soil. The importation of soil and or aggregate materials to the site should be screened to determine the potential for corrosion to concrete and buried metal piping. The report has been prepared in accordance with generally accepted geotechnical engineering practices in the area. No other warranties, either express or implied, are made as to the professional advice provided under the terms of our agreement and included in this report.

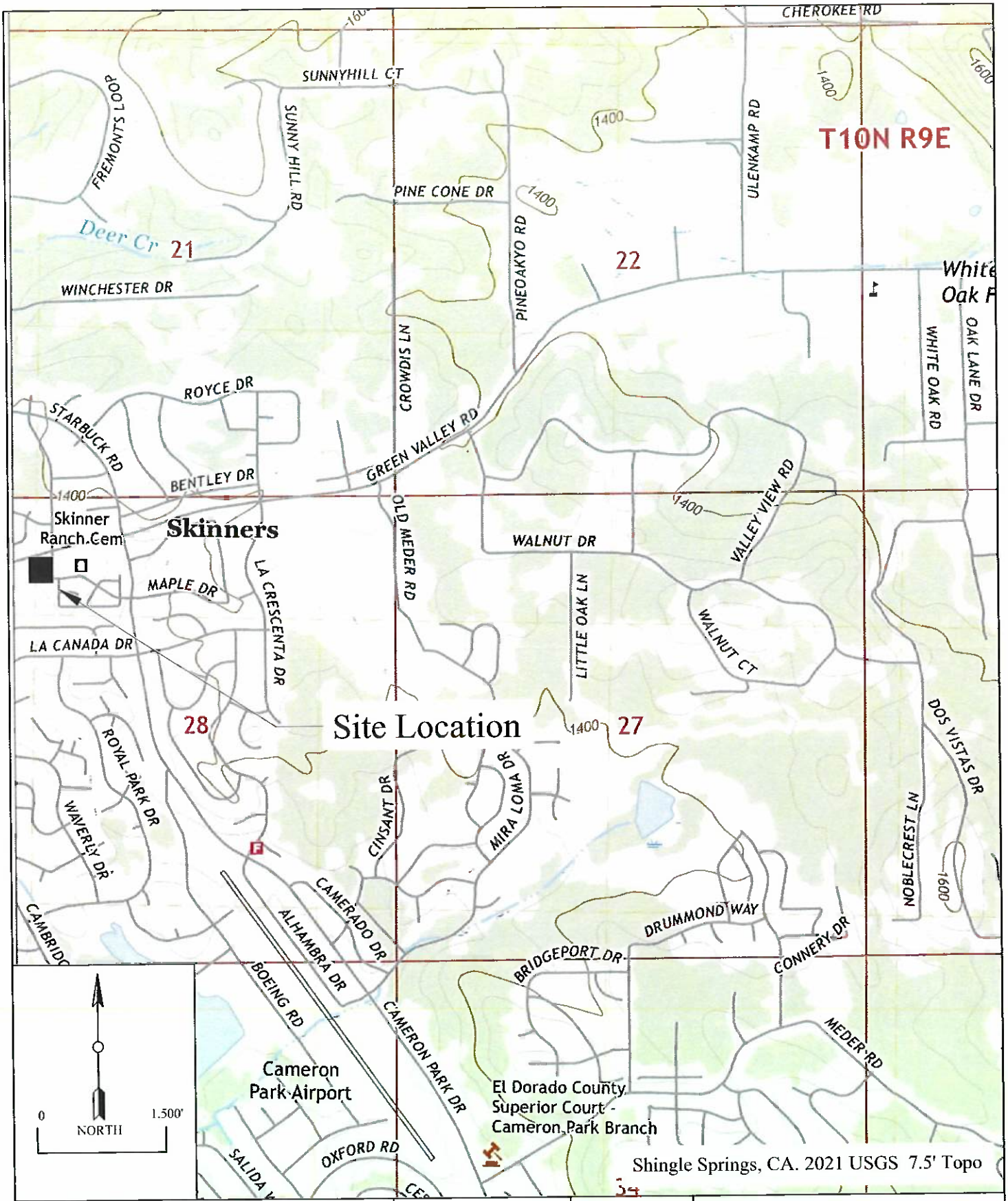
If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office at (559) 271-9700.

Respectfully Submitted,

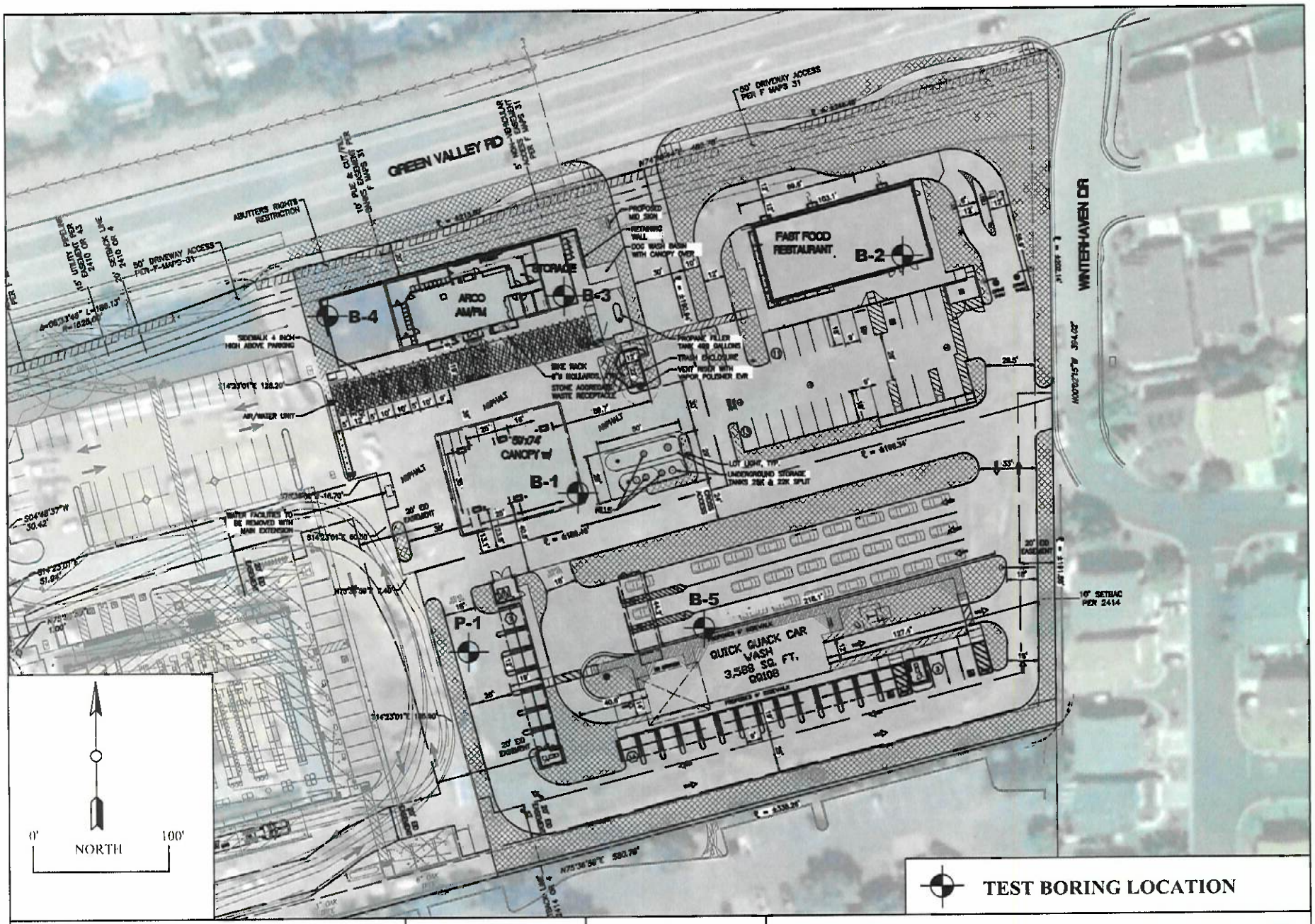
SALEM ENGINEERING GROUP, INC.

Dean B. Ledgerwood II, PE, PG, CEG
Geotechnical Manager
PE 94395 / PG 8725 / CEG 2613

R. Sammy Salem, PE, GE
Principal Managing Engineer
RCE 52762 / RGE 2549



VICINITY MAP	SCALE: 1" = 1500'	DATE: 06/2024	SALEM engineering group, inc.
GEOTECHNICAL ENGINEERING INVESTIGATION Proposed ARCO Fuel Station & C-Store SWC of Green Valley Road & Hastings Drive Cameron Park, California	DRAWN BY: VT	APPROVED BY: DL	
	PROJECT NO. 4-224-0379	FIGURE NO. 1	



SITE PLAN	SCALE: 1" =100'	DATE: 06/2024
GEOTECHNICAL ENGINEERING INVESTIGATION Proposed ARCO Fuel Station & C-Store SWC of Green Valley Road & Hastings Drive Cameron Park, California	DRAWN BY: VT	APPROVED BY: DL
	PROJECT NO. 4-224-0379	FIGURE NO. 2

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APPENDIX

A

APPENDIX A

FIELD EXPLORATION

Fieldwork for our investigation was conducted on May 14, 2024 a and included a site visit, subsurface exploration, and soil sampling. The locations of the exploratory borings are shown on the Site Plan, Figure 1. Boring logs for our exploration are presented in figures following the text in this appendix. Borings were located in the field using existing reference points. Therefore, actual boring locations may deviate slightly.

The test borings were advanced with 6 inch diameter hollow-stem auger rotated by a truck-mounted CME-45 drill rig. Visual classification of the materials encountered in the test borings was generally made in accordance with the Unified Soil Classification System (ASTM D2487).

Penetration resistance blow counts were obtained by dropping a 140-pound automated trip hammer through a 30-inch free fall to drive the sampler to a maximum penetration of 18 inches. The number of blows required to drive the last 12 inches, or less if very dense or hard, is recorded as Penetration Resistance (blows/foot) on the logs of borings. Soil samples were obtained from the test borings at the depths shown on the logs of borings. The MCS samples were recovered and capped at both ends to preserve the samples at their natural moisture content; SPT samples were recovered and placed in a sealed bag to preserve their natural moisture content. At the completion of drilling and sampling, the test borings were backfilled with drill cuttings.

Percolation Test Worksheet

Project:	Proposed ARCO Development	Job No.:	4-224-0379
		Date Drilled:	6/21/2024
		Soil Classification:	
Test Hole No.:	P-1		
Tested By:	RS	Presoaking Date:	6/21/2024
Drilled Hole Depth:	3.6 Feet	Test Date:	6/21/2024

Length of Pipe	60	in.
Pipe stickup:	1.6	ft
Hole Dia.:	6	in.
Pipe Dia.:	3	in.
Gravel Below Pipe:	2.0	in.
Gravel pack porosity:	0.40	
Gravel Correc Factor:	0.55	

Time Start	Time Finish	Refill- Yes or No	Elapsed Time (hrs:min)	Initial Water Level# (ft)	Final Water Level# (ft)	Δ Water Level (in.)	Δ Min.	Uncorrected Percolation Rate (min/in)	Gravel Pack Corrected Unfactored Percolation Rate (min/in)	Estimated Unfactored Infiltration Rate (inches/hr)
10:45:00	11:00:00	N	0:15:00	4.35	4.39	0.48	15.00	31.3	56.8	0.14
11:00:00	11:15:00	N	0:15:00	4.39	4.44	0.60	15.00	25.0	45.5	0.19
11:15:00	11:30:00	N	0:15:00	4.44	4.48	0.48	15.00	31.3	56.8	0.16
11:30:00	11:45:00	N	0:15:00	4.48	4.52	0.48	15.00	31.3	56.8	0.17
11:45:00	12:00:00	N	0:15:00	4.52	4.56	0.48	15.00	31.3	56.8	0.18
12:00:00	12:15:00	N	0:15:00	4.56	4.59	0.36	15.00	41.7	75.8	0.14
12:15:00	12:30:00	N	0:15:00	4.59	4.61	0.24	15.00	62.5	113.6	0.10
12:30:00	12:45:00	N	0:15:00	4.61	4.65	0.48	15.00	31.3	56.8	0.20
12:45:00	13:00:00	N	0:15:00	4.65	4.69	0.48	15.00	31.3	56.8	0.21
13:00:00	13:15:00	N	0:15:00	4.69	4.72	0.36	15.00	41.7	75.8	0.17
13:15:00	13:30:00	N	0:15:00	4.72	4.75	0.36	15.00	41.7	75.8	0.18

Estimated Unfactored Infiltration Rate (in/hr)	0.19
Estimated Corrected Unfactored Percolation Rate (min/in)	66.29

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Test Boring: B-1 **Page** 1 **Of:** 1

Project Number: 4-224-0379

Date: May 14, 2024

Client: Khinda Petroleum, Inc.

Project: Proposed Franklin Commercial Center

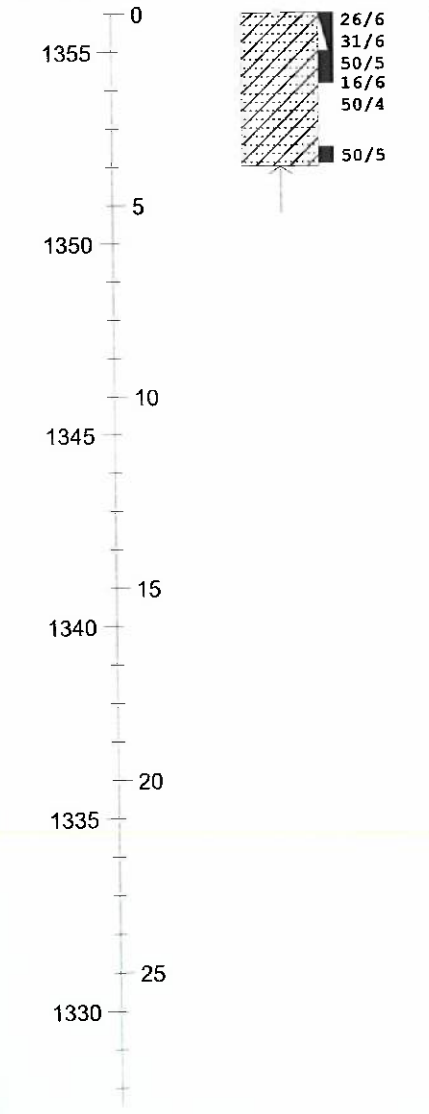
Location: SWC of Green Valley Road & Hasting Drive, Cameron Park, CA

Drilled By: Salem Engineering Group Inc. **Logged By:** R.S

Drill Type: CME-45 **Elevation:** 1356 feet AMSL

Auger Type: 6-5/8in Hollow Stem Auger **Initial Depth to Groundwater:** N/E

Hammer Type: 140lbs/30in Automatic Trip **Final Depth to Groundwater:** N/E



ELEVATION/ DEPTH (feet)	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	USCS	Soil Description	N-Values blows/ft.	Moisture Content %	Dry Density, PCF	Remarks
		SC	Clayey SAND; Very dense, dark red to brown, moist, (weathered rock).	>50 >50	12.9	118.3	Bulk bag at 0-3'
			Grades as above; light grey to brown with white.	>50	9.1		-#200=67% SAND=33% PI=4 LL=28
			Auger refusal at 4ft. BSG				

Notes: *Grass Field.*

Figure Number A-1

SALEM
engineering group, inc.

Test Boring: B-2 **Page** 1 **Of:** 1

Project Number: 4-224-0379

Date: May 14, 2024

Client: Khinda Petroleum, Inc.

Project: Proposed Franklin Commercial Center

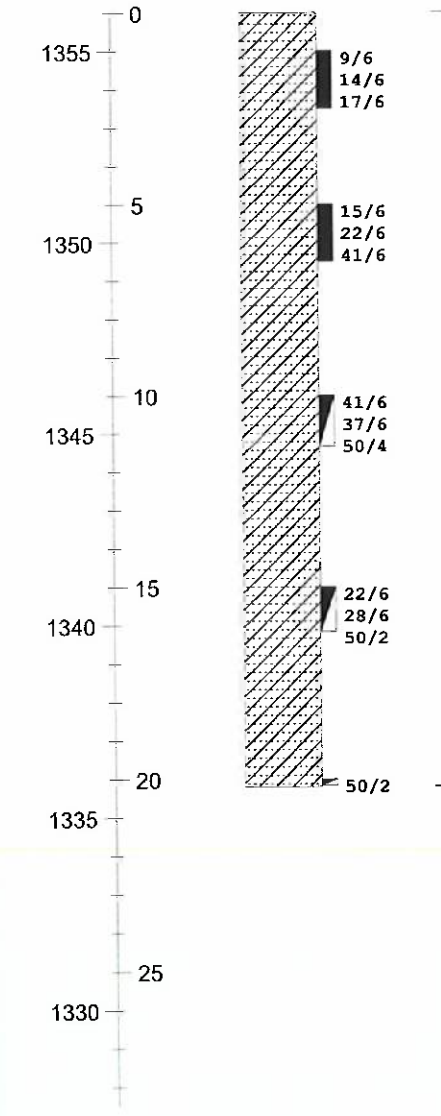
Location: SWC of Green Valley Road & Hasting Drive, Cameron Park, CA

Drilled By: Salem Engineering Group Inc. **Logged By:** R.S

Drill Type: CME-45 **Elevation:** 1356 feet AMS

Auger Type: 6-5/8in Hollow Stem Auger **Initial Depth to Groundwater:** N/E

Hammer Type: 140lbs/30in Automatic Trip **Final Depth to Groundwater:** N/E



ELEVATION/ DEPTH (feet)	USCS	Soil Description	N-Values blows/ft.	Moisture Content %	Dry Density, PCF	Remarks
	SC	Clayey SAND; dense, moist, dark red to brown, fine to medium.	31	12.9	127.6	
		very dense, (weathered rock).	>50	11.3	128.5	Sand = 78% -200 = 22%
		Orangish brown with some white.	>50	8.7		
		Greyish brown with black.	>50	5.4		
		Grades as above. Refusal at 20.2ft.BSG	>50	6.2		

Notes: *Grass Field.*

Figure Number A-2

SALEM engineering group, inc.

Test Boring: B-3 **Page** 1 **Of:** 1

Project Number: 4-224-0379

Date: May 14, 2024

Client: Khinda Petroleum, Inc.

Project: Proposed Franklin Commercial Center

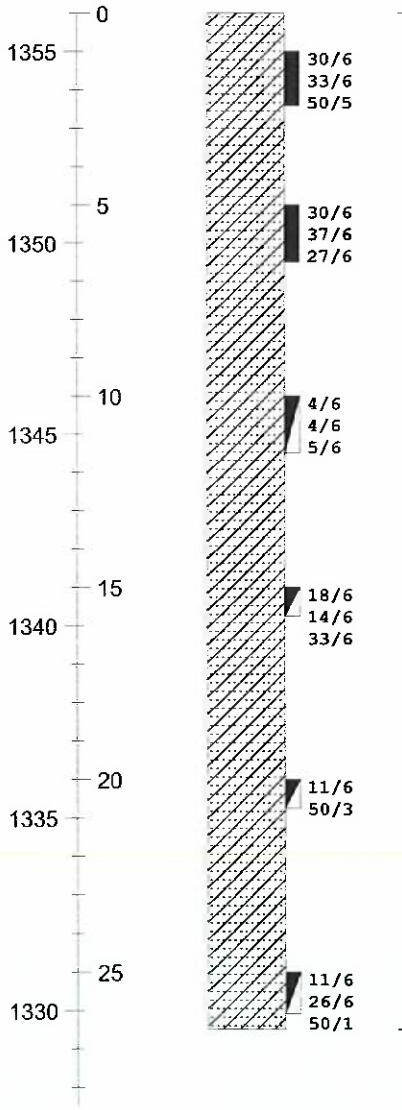
Location: SWC of Green Valley Road & Hasting Drive, Cameron Park, CA

Drilled By: Salem Engineering Group Inc. **Logged By:** R.S

Drill Type: CME-45 **Elevation:** 1356 feet AMS

Auger Type: 6-5/8in Hollow Stem Auger **Initial Depth to Groundwater:** N/E

Hammer Type: 140lbs/30in Automatic Trip **Final Depth to Groundwater:** N/E



ELEVATION/ DEPTH (feet)	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	USCS	Soil Description	N-Values blows/ft.	Moisture Content %	Dry Density, PCF	Remarks
		SC	Clayey SAND; dense, light brown to grey (weathered rock), moist, fine to medium.	>50	16.2	123.6	Bulk bag at 0- 3' Sand = 65% -200 = 35%
				>50	10.2	134.4	
			Loose, very moist to wet, increased weathering.	9	22.9		-#200=96% PI=3 LL=34 Parched water.
			Dense, light brown, grey, moist.	47	12.8		
			Very dense, grey with orange.	>50	14.4		
				13	10.4		
			End of boring at 26.5ft. BSG				

Notes:

Figure Number A-3

SALEM engineering group, inc.

Test Boring: B-4 **Page** 1 **Of:** 1

Project Number: 4-224-0379

Date: May 14, 2024

Client: Khinda Petroleum, Inc.

Project: Proposed Franklin Commercial Center

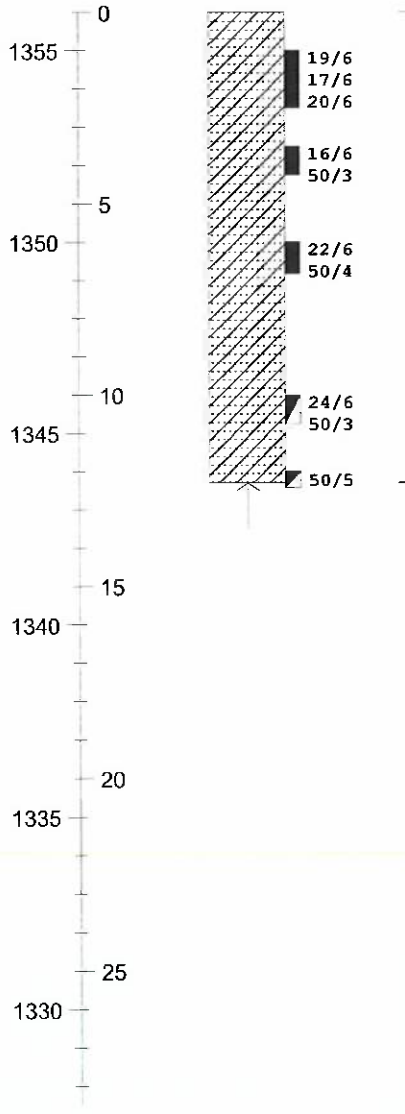
Location: SWC of Green Valley Road & Hasting Drive, Cameron Park, CA

Drilled By: Salem Engineering Group Inc. **Logged By:** R.S

Drill Type: CME-45 **Elevation:** 1356 feet AMS

Auger Type: 6-5/8in Hollow Stem Auger **Initial Depth to Groundwater:** N/E

Hammer Type: 140lbs/30in Automatic Trip **Final Depth to Groundwater:** N/E



ELEVATION/ DEPTH (feet)	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	USCS	Soil Description	N-Values blows/ft.	Moisture Content %	Dry Density, PCF	Remarks
		SC	Clayey SAND; medium dense, moist, fine to medium, reddish brown.	37	10.7	127.3	EI = 20 PI = 12 LL = 31
			Weathered rock.	>50	11.0	124.8	
			Grades as above.	>50	16.1	120.6	
			Grades as above; greyish white.	>50	7.0		
			Grades as above;	>50	6.1		
			Refusal at 12.3ft. BSG				

Notes: *Grassy Field*

Figure Number A-4

SALEM engineering group, inc.

Test Boring: B-5 **Page** 1 **Of:** 1

Project Number: 4-224-0379

Date: May 14, 2024

Client: Khinda Petroleum, Inc.

Project: Proposed Franklin Commercial Center

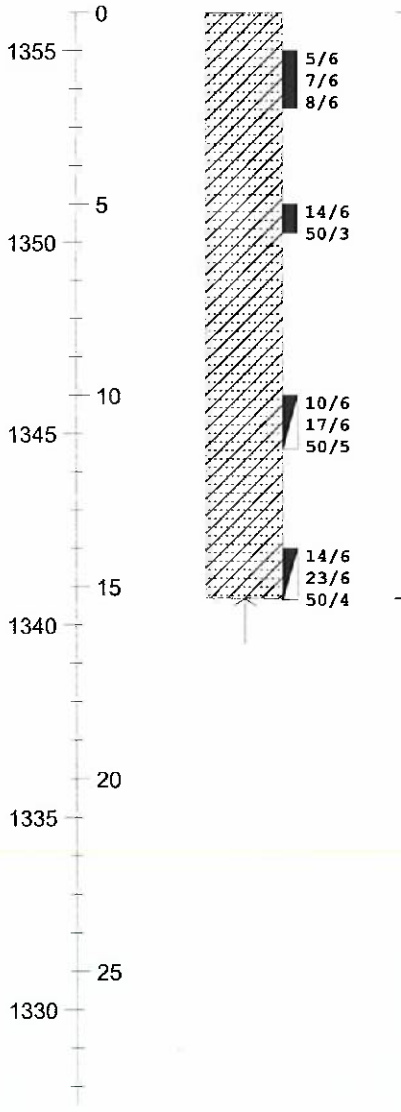
Location: SWC of Green Valley Road & Hasting Drive, Cameron Park, CA

Drilled By: Salem Engineering Group Inc. **Logged By:** R.S

Drill Type: CME-45 **Elevation:** 1356 feet AMS

Auger Type: 6-5/8in Hollow Stem Auger **Initial Depth to Groundwater:** N/E

Hammer Type: 140lbs/30in Automatic Trip **Final Depth to Groundwater:** N/E



ELEVATION/ DEPTH (feet)	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	USCS	Soil Description	N-Values blows/ft.	Moisture Content %	Dry Density, PCF	Remarks
		SC	Clayey Sand; medium dense, moist, fine to mediuim, dark red to brown.	15	14.4	107.5	ø = 25° c = 414 psf
			Very dense, (weathered rock).	>50	9.0	124.4	
			Light brown with orangish brown.	>50	9.0		
			Dark reddish brown.	>50	9.0		
			Refusal at 15.3ft. BSG				

Notes: *Grass Field.*

Figure Number A-5

KEY TO SYMBOLS

Symbol Description

Strata symbols

 Clayey Sand

Misc. Symbols

↑ Drill rejection

Soil Samplers

Bulk/Grab sample

California sampler

Standard penetration test

Notes:

Granular Soils
Blows Per Foot (Uncorrected)

	MCS	SPT
Very loose	<5	<4
Loose	5-15	4-10
Medium dense	16-40	11-30
Dense	41-65	31-50
Very dense	>65	>50

Cohesive Soils
Blows Per Foot (Uncorrected)

	MCS	SPT
Very soft	<3	<2
Soft	3-5	2-4
Firm	6-10	5-8
Stiff	11-20	9-15
Very Stiff	21-40	16-30
Hard	>40	>30

MCS = Modified California Sampler
SPT = Standard Penetration Test Sampler

APPENDIX

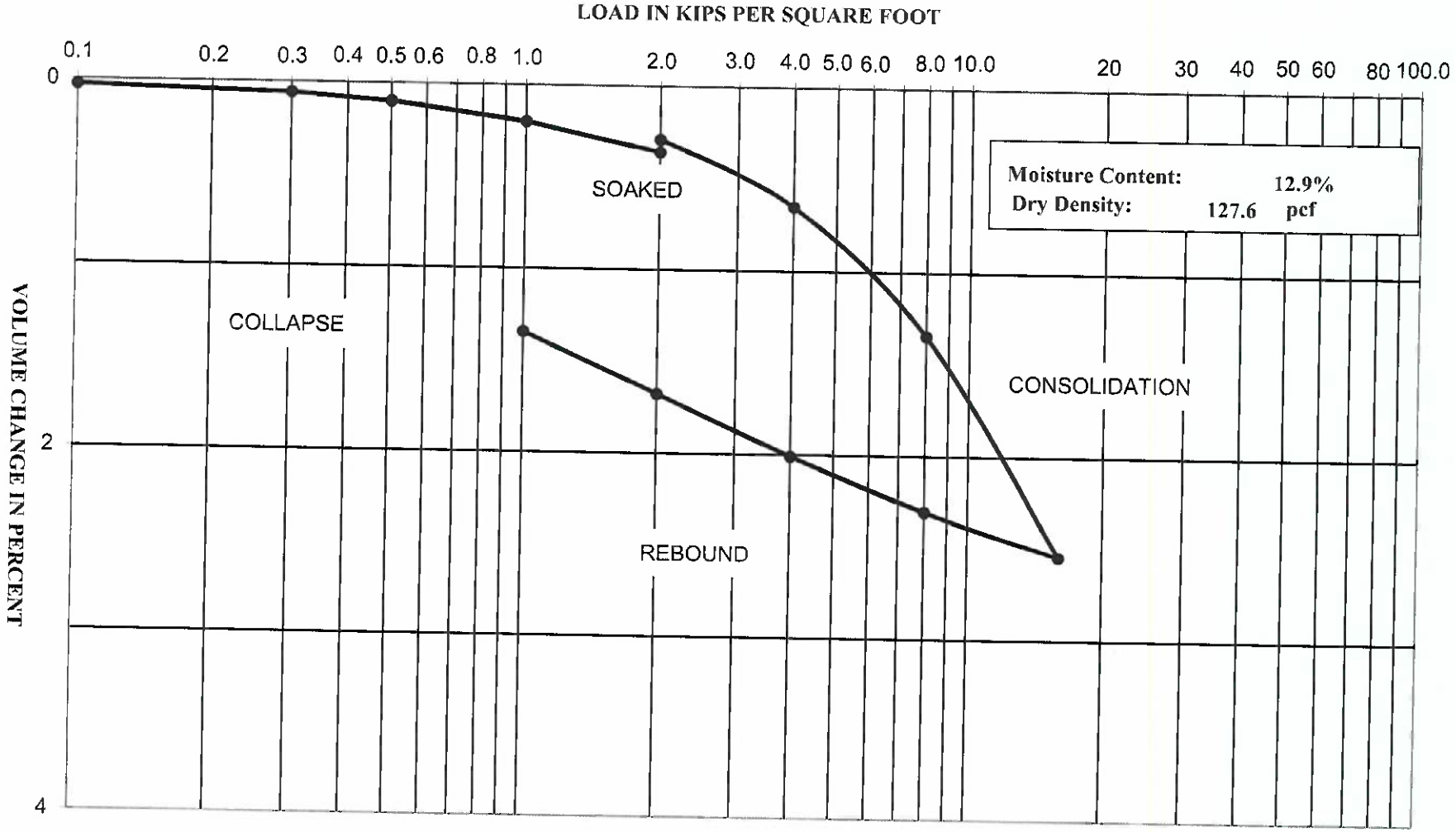
B

APPENDIX B

LABORATORY TESTING

Laboratory tests were performed in accordance with generally accepted test methods of the American Society for Testing and Materials (ASTM), Caltrans, or other suggested procedures. Selected samples were tested for in-situ dry density and moisture content, corrosivity, shear strength, expansion index, plasticity index, resistance value, and grain size distribution. The results of the laboratory tests are summarized in the following figures.

CONSOLIDATION - PRESSURE TEST DATA
ASTM D2435



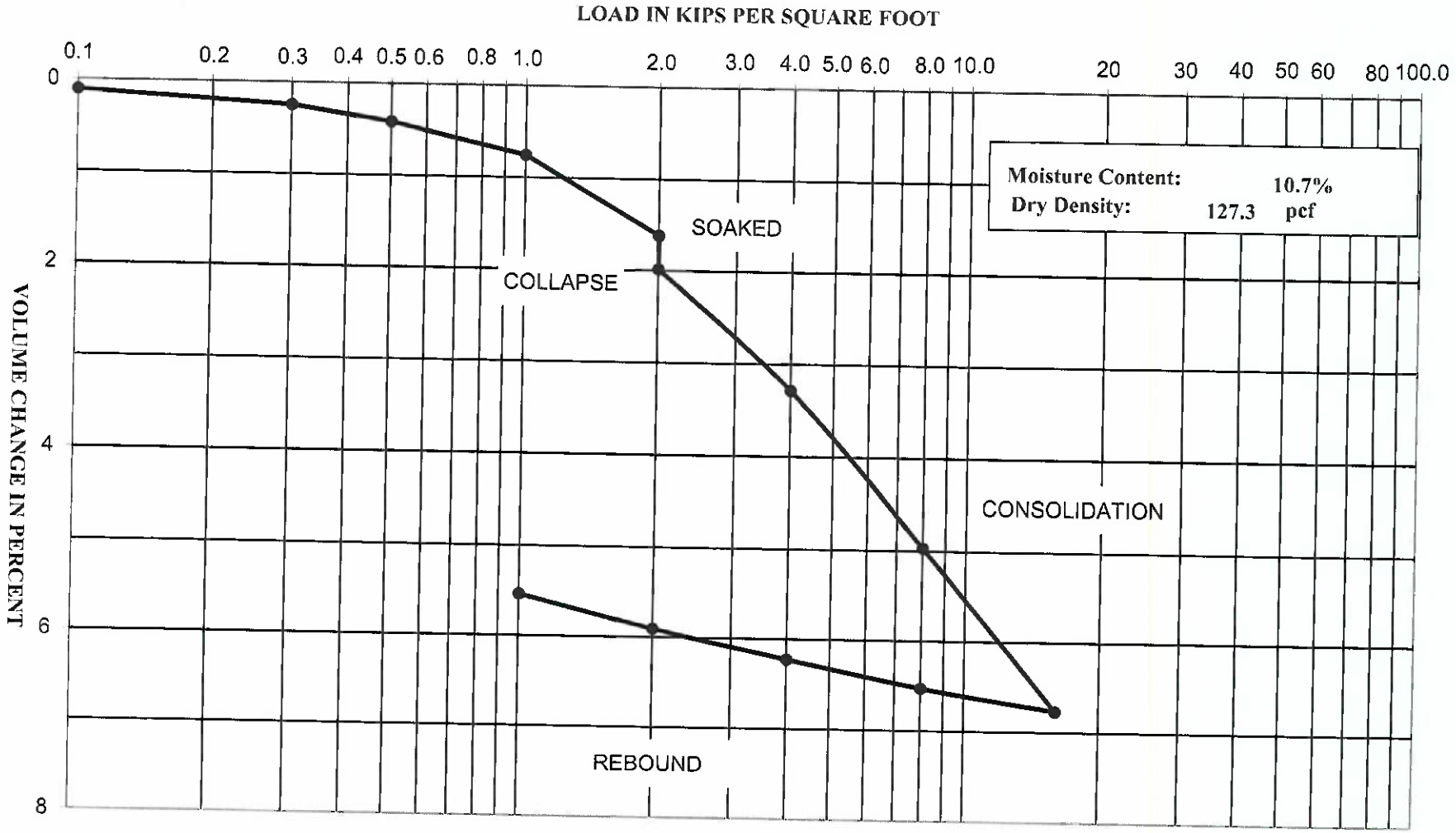
Project Name: ARCO Fuel Station C Store - Cameron Park, CA

Project Number: 4-224-0379

Boring: B-2 @ 1'

SALEM engineering group, inc.

CONSOLIDATION - PRESSURE TEST DATA
ASTM D2435



Project Name: ARCO Fuel Station C Store - Cameron Park, CA

Project Number: 4-224-0379

Boring: B-4 @ 1'

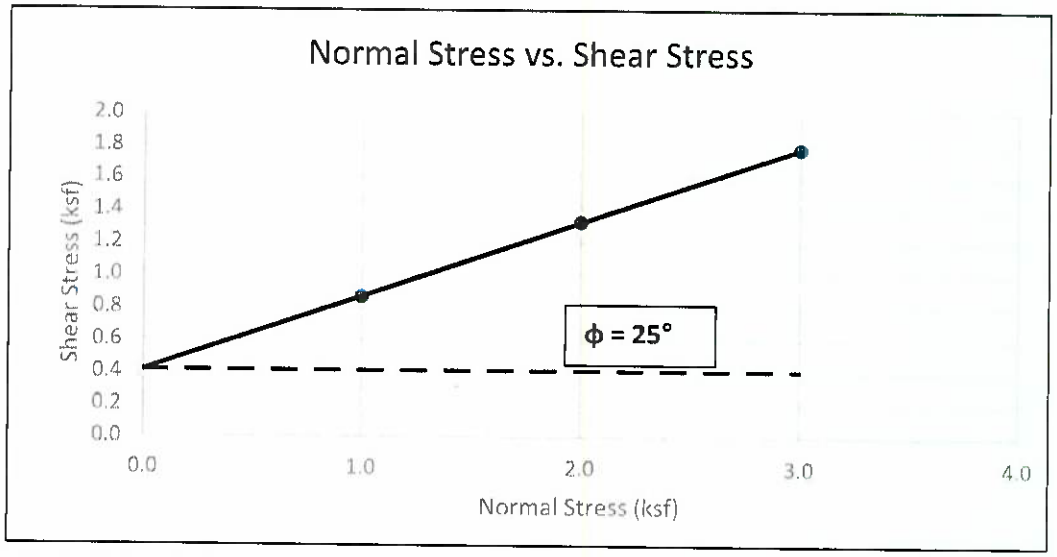
SALEM
engineering group, inc.

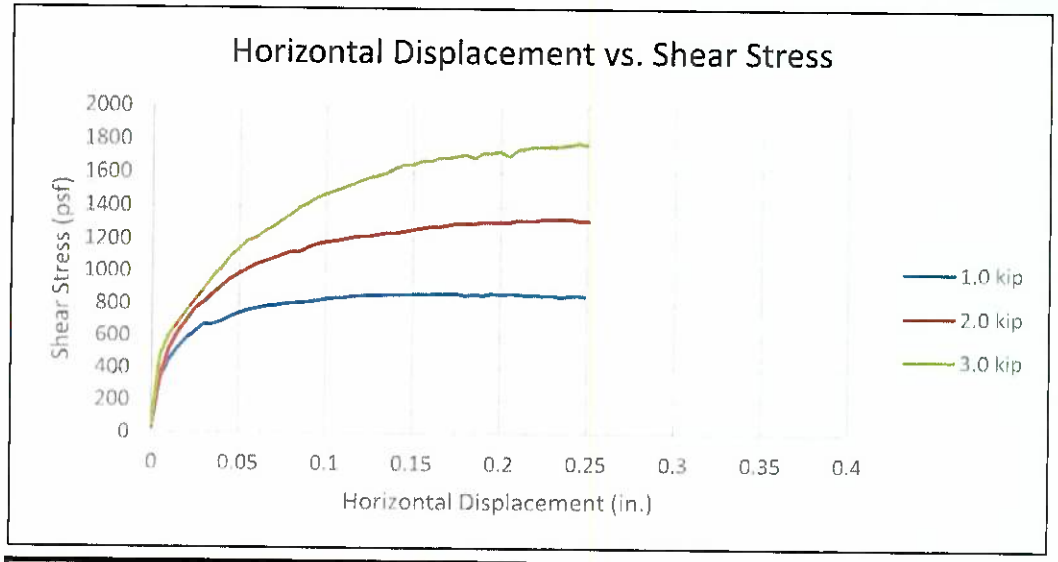
Direct Shear Test (ASTM D3080)

Project Name: ARCO Fuel Station C Store - Cameron Park, CA
Project Number: 4-224-0379
Client:
Boring: B-5 @ 1'
Soil Type: Clayey Sand (SC)
Sample Type: Undisturbed Ring
Tested By: MC / NL
Reviewed By:
Date of Test: 5/21/24 & 5/22/24
Test Equipment: GeoComp ShearTrac II

	Loading		
	1.0 kip	2.0 kip	3.0 kip
Normal Stress (ksf)	1.00	2.00	3.00
Shear Rate (in/min)	0.0025	0.0025	0.0025
Peak Shear Stress (ksf)	0.87	1.33	1.78

Initial Height of Sample (in)	1.000	1.000	1.000
Post-Consol. Sample Height (in.)	0.921	0.853	0.868
Post-Shear Sample Height (in.)	0.903	0.825	0.839
Diameter of Sample (in)	2.4	2.4	2.4
Initial (pre-shear) Values			
Moisture Content (%)		14.4	
Dry Density (pcf)	108.3	97.0	111.2
Saturation %	69.2	52.3	74.5
Void Ratio	0.57	0.75	0.53
Consolidated Void Ratio	0.44	0.49	0.33
Final (post-shear) Values			
Final Moisture Content (%)	34.2	27.9	32.6
Dry Density (pcf)	106.0	108.0	111.9
Saturation %	141.0	123.7	183.1
Void Ratio	0.66	0.61	0.48





Peak Shear Strength Values	
Slope	0.46
Friction Angle	25
Cohesion (psf)	414

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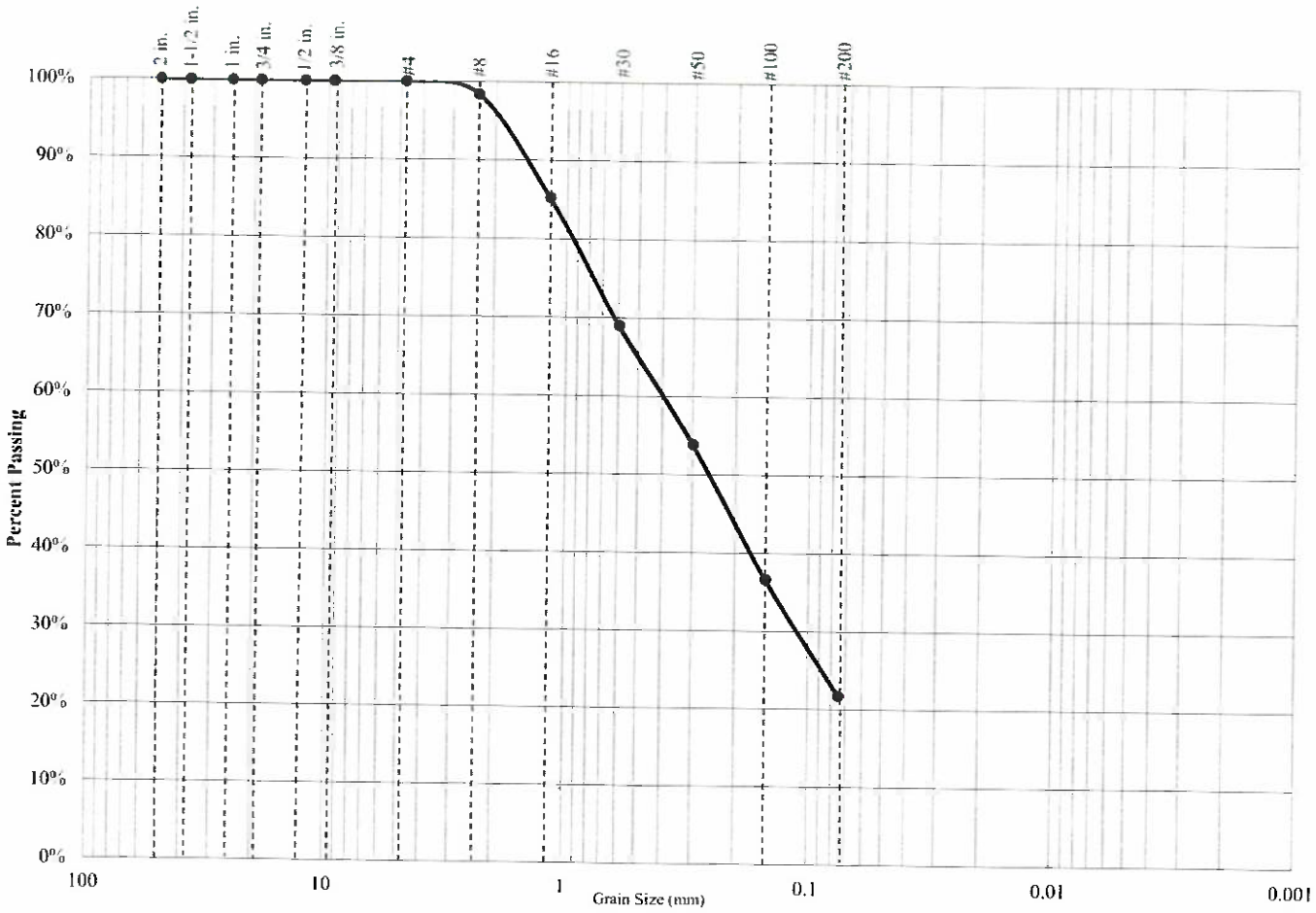
4729 W. Jacquelyn Ave.
Fresno, CA 93722

PARTICLE SIZE DISTRIBUTION DIAGRAM

GRADATION TEST - ASTM C136



Percent Gravel	Percent Sand	Percent Silt/Clay
0%	78%	22%

Sieve Size	Percent Passing
3/4 inch	100.0%
1/2 inch	100.0%
3/8 inch	100.0%
#4	100.0%
#8	98.4%
#16	85.3%
#30	69.0%
#50	53.9%
#100	36.6%
#200	21.7%

Atterberg Limits		
PL=	LL=	PI=

Coefficients			
D_{85}=		D_{60}=	D_{50}=
D_{30}=		D_{15}=	D_{10}=
C_u=	N/A	C_c=	N/A

USCS CLASSIFICATION
Clayey Sand (SC)

Project Name: ARCO Fuel Station C Store - Cameron Park, CA

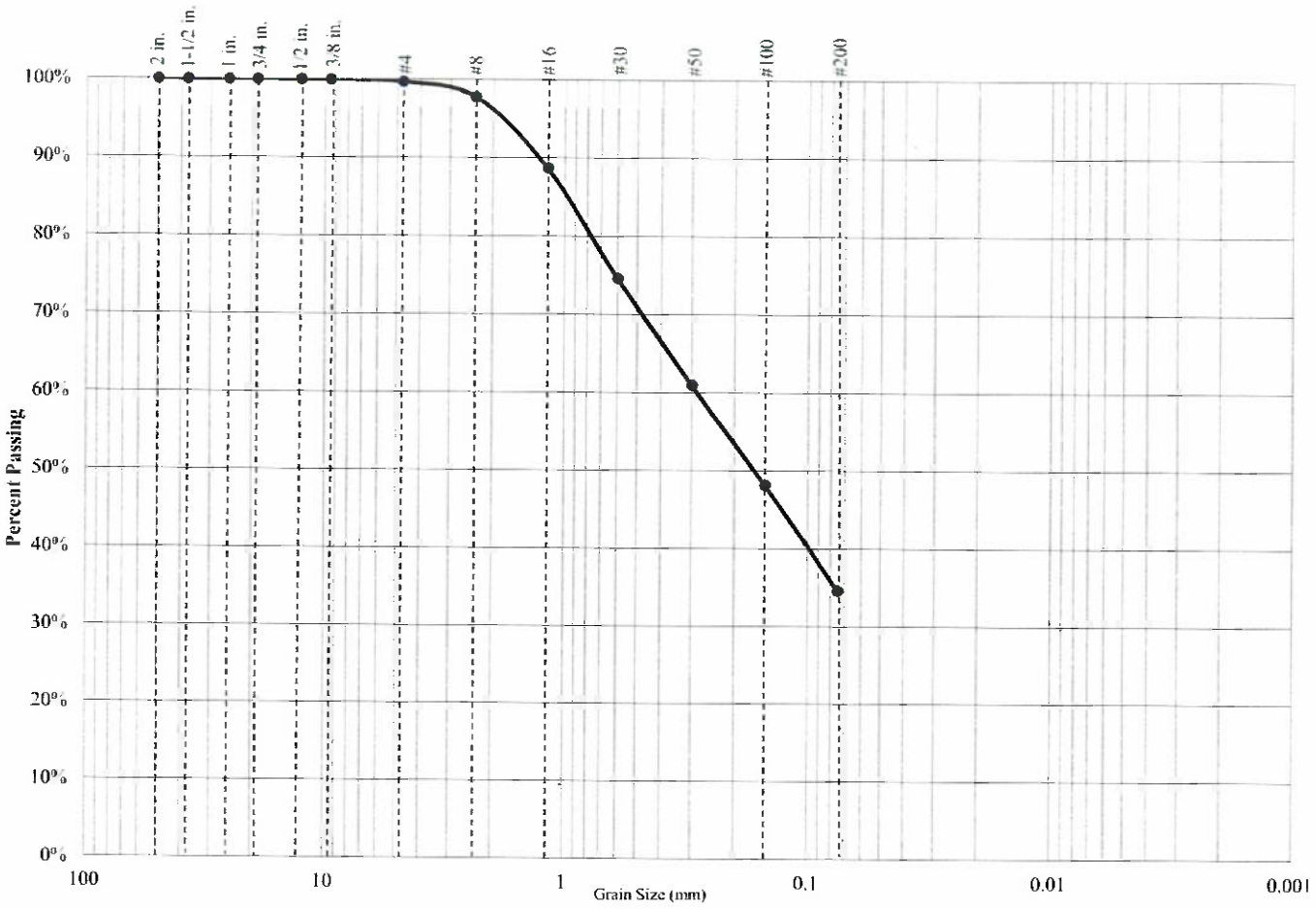
Project Number: 4-224-0379

Boring: B-2 @ 5'

SALEM engineering group, inc.

PARTICLE SIZE DISTRIBUTION DIAGRAM

GRADATION TEST - ASTM C136



Percent Gravel	Percent Sand	Percent Silt/Clay
0%	65%	35%

Sieve Size	Percent Passing
3/4 inch	100.0%
1/2 inch	100.0%
3/8 inch	100.0%
#4	99.7%
#8	97.8%
#16	88.7%
#30	74.6%
#50	61.0%
#100	48.2%
#200	34.6%

Atterberg Limits		
PL=	LL=	PI=

Coefficients				
D_{85}=		D_{60}=		D_{50}=
D_{30}=		D_{15}=		D_{10}=
C_u=	N/A	C_c=	N/A	

USCS CLASSIFICATION
Clayey Sand (SC)

Project Name: ARCO Fuel Station C Store - Cameron Park, CA

Project Number: 4-224-0379

Boring: B-3 @ 1'

SALEM engineering group, inc.

Atterberg Limits Determination

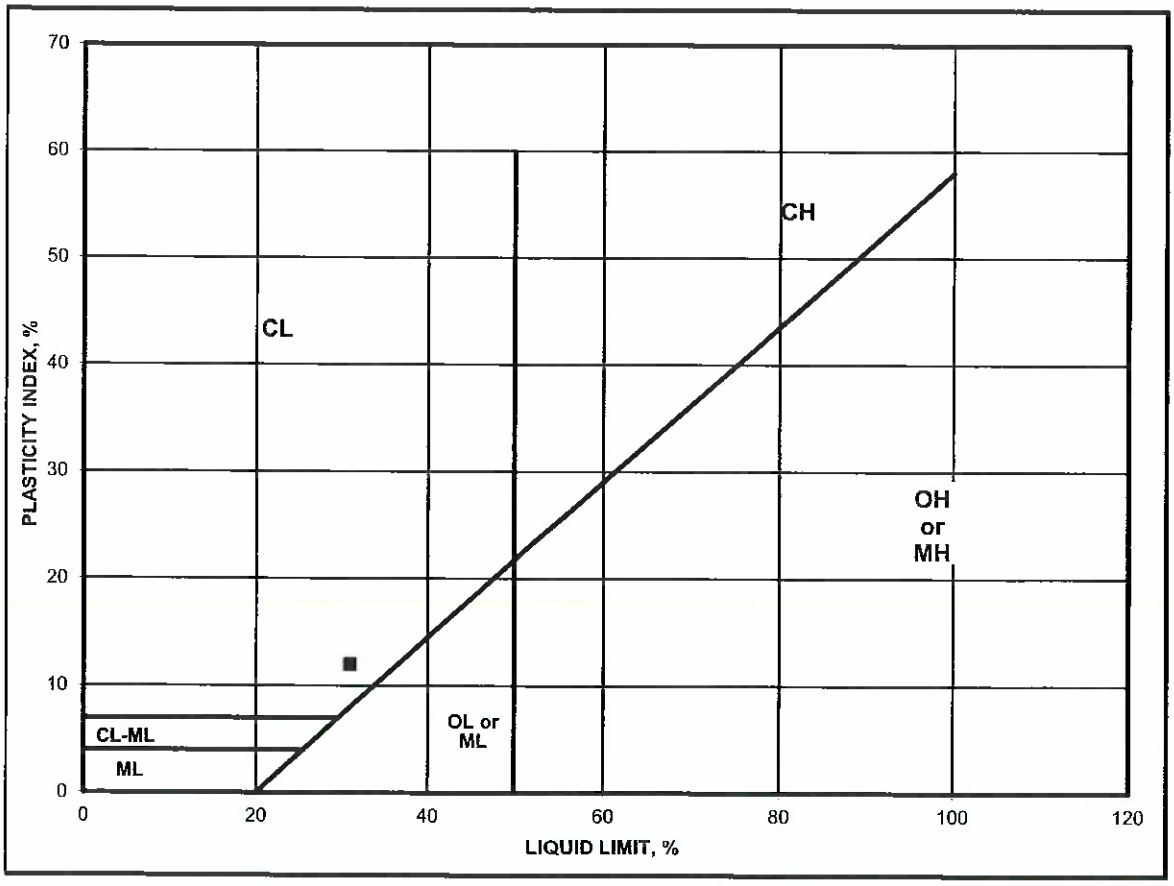
ASTM D4318

Project Name: ARCO Fuel Station C Store - Cameron Park, CA
Project Number: 4-224-0379
Date Sampled: 5/14/24 Date Tested: 5/21/24
Sampled By: SEG Tested By: MC
Sample Location: B-4 @ 0 - 3'

Run Number	Plastic Limit			Liquid Limit		
	1	2	3	1	2	3
Weight of Wet Soil & Tare	21.74	21.84	22.08	31.56	25.99	30.17
Weight of Dry Soil & Tare	20.76	20.83	21.04	29.24	23.61	27.73
Weight of Water	0.98	1.01	1.04	2.32	2.38	2.44
Weight of Tare	15.67	15.51	15.62	21.45	15.78	20.30
Weight of Dry Soil	5.09	5.32	5.42	7.79	7.83	7.43
Water Content	19.3	19.0	19.2	29.8	30.4	32.8
Number of Blows				31	24	19

Plastic Limit : 19 **Liquid Limit : 31**

Plasticity Index : 12
Unified Soil Classification : CL



SALEM engineering group, inc.

EXPANSION INDEX TEST
ASTM D4829

Project Name: ARCO Fuel Station C Store - Cameron Park, CA
Project Number: 4-224-0379
Date Sampled: 5/14/24 Date Tested: 5/21/24
Sampled By: SEG Tested By: MC
Sample Location: B-4 @ 0 - 3'
Soil Description: Clayey Sand (SC)

Trial #	1	2	3
Weight of Soil & Mold, g.	583.2		
Weight of Mold, g.	187.8		
Weight of Soil, g.	395.4		
Wet Density, pcf	119.2		
Weight of Moisture Sample (Wet), g.	834.0		
Weight of Moisture Sample (Dry), g.	758.9		
Moisture Content, %	9.9		
Dry Density, pcf	108.5		
Specific Gravity of Soil	2.7		
Degree of Saturation, %	48.3		

Time	Inital	30 min	1 hr	6 hrs	12 hrs	24 hrs
Dial Reading	0	0.0171	0.0188	0.0197	--	0.0205

Expansion Index $_{measured}$ = 20.5
Expansion Index $_{50}$ = 19.7

Expansion Index = **20**

Expansion Potential Table	
Exp. Index	Potential Exp.
0 - 20	Very Low
21 - 50	Low
51 - 90	Medium
91 - 130	High
>130	Very High

CHEMICAL ANALYSIS

SO_4 - Modified CTM 417 & Cl - Modified CTM 417/422

Project Name: ARCO Fuel Station C Store - Cameron Park, CA
Project Number: 4-224-0379
Date Sampled: 5/14/24 Date Tested: 5/21/24
Sampled By: SEG Tested By: AV
Soil Description: Clayey Sand (SC)

Sample Number	Sample Location	Soluble Sulfate SO_4-S	Soluble Chloride Cl	pH
1a.	B-3 @ 0 - 3'	< 50 mg/kg	42 mg/kg	6.6
1b.	B-3 @ 0 - 3'	< 50 mg/kg	42 mg/kg	6.6
1c.	B-3 @ 0 - 3'	< 50 mg/kg	43 mg/kg	6.6
Average:		**< 50 mg/kg**	**42 mg/kg**	**6.6**

SALEM engineering group, inc.

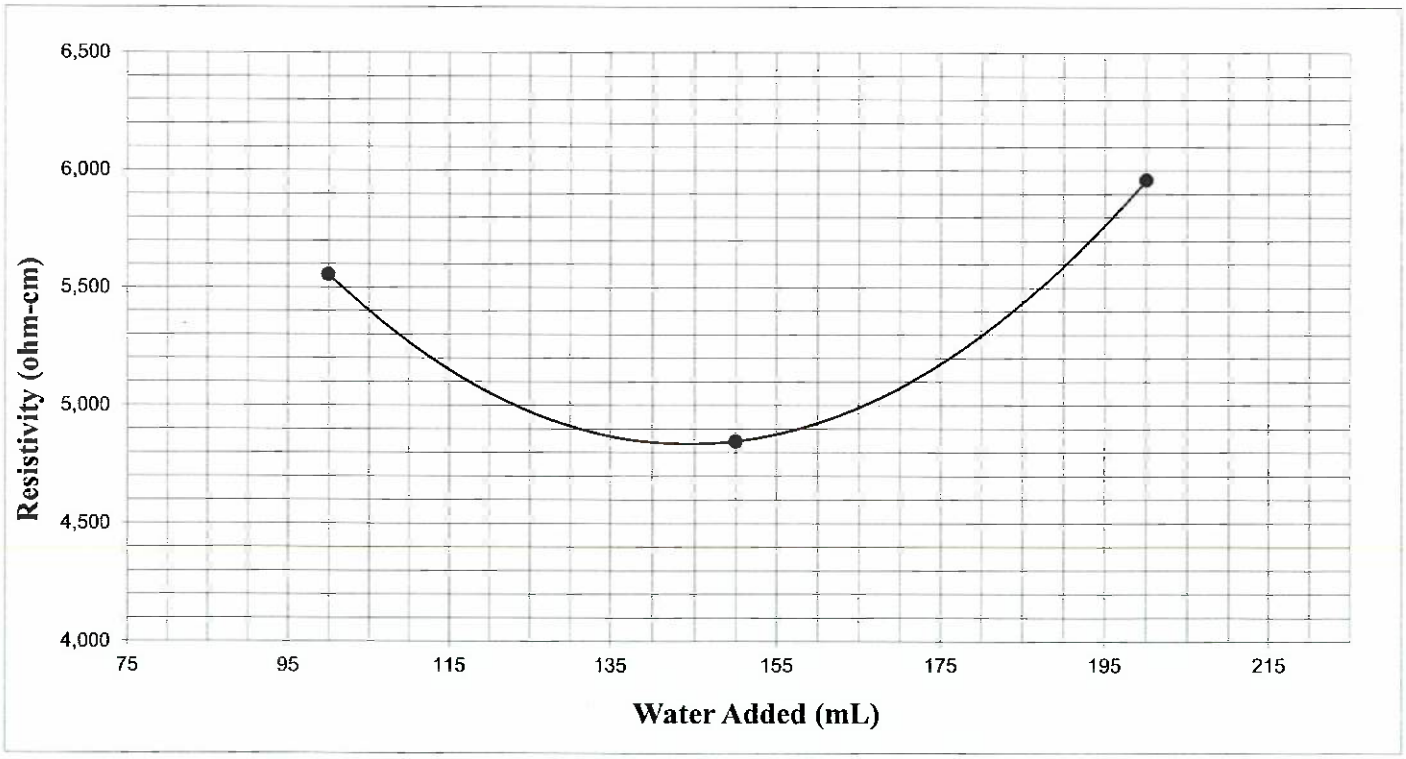
SOIL RESISTIVITY
CTM 643

Project Name: ARCO Fuel Station C Store - Cameron Park, CA
Project Number: 4-224-0379 Date Sampled: 5/14/24
Sample Location: B-3 @ 0 - 3' Sampled By: SEG
Soil Description: Clayey Sand (SC) Date Tested: 5/22/24 Tested By: MC

Chloride Content:	42	mg/Kg	Initial Sample Weight:	700	gms
Sulfate Content:	< 50	mg/Kg	Test Box Constant:	1.010	cm
Soil pH:	6.6				

Test Data:

Trial #	Water Added (mL)	Meter Dial Reading	Multiplier Setting	Resistance (ohms)	Resistivity (ohm-cm)
1	100	5.5	1,000	5,500	5,555
2	150	4.8	1,000	4,800	4,848
3	200	5.9	1,000	5,900	5,959

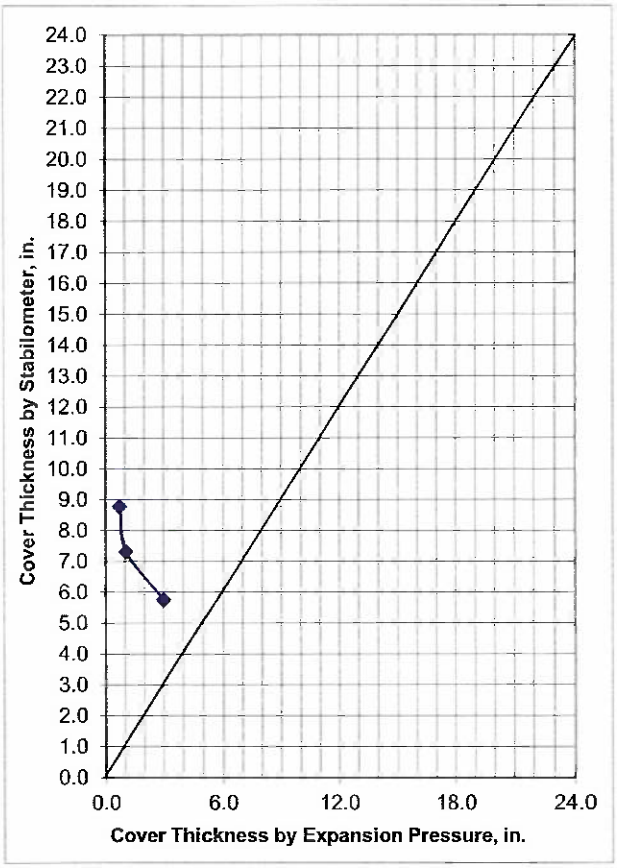


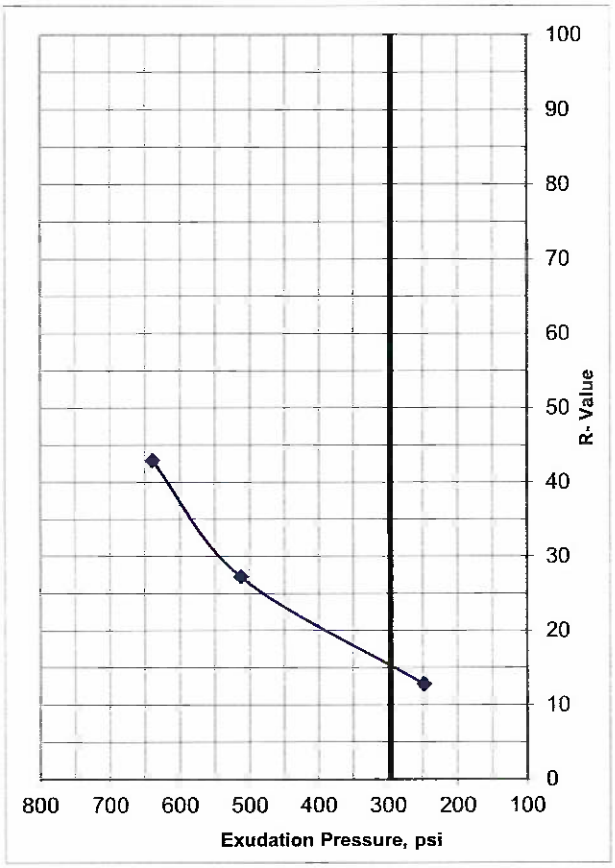
Minimum Resistivity:	**4,838** ohm-cm

SALEM engineering group, inc.

Resistance R-Value
and Expansion Pressure of Compacted Soils
ASTM D2844

Project Name: ARCO Fuel Station C Store - Cameron Park, CA
Project Number: 4-224-0379
Date Sampled: 5/14/24 Date Tested: 5/30/24
Sampled By: SEG Tested By: JTA
Sample Location: B-1 @ 0 - 3'
Soil Description: Clayey Sand (SC)





Specimen	1	2	3
Exudation Pressure, psi	639.3	512.5	248.4
Moisture at Test, %	13.6	14.3	17.1
Dry Density, pcf	129.0	127.5	120.9
Expansion Pressure, psf	325	113	78
Thickness by Stabilometer, in.	5.7	7.3	8.8
Thickness by Expansion Pressure, in.	3.0	1.0	0.7
R-Value by Stabilometer	43	27	13
R-Value by Expansion Pressure	N/A		
R-Value at 300 psi Exudation Pressure	15.5		

Controlling R-Value	**16**

SALEM engineering group inc.

APPENDIX

C

APPENDIX C
GENERAL EARTHWORK AND PAVEMENT SPECIFICATIONS

When the text of the report conflicts with the general specifications in this appendix, the recommendations in the report have precedence.

1.0 SCOPE OF WORK: These specifications and applicable plans pertain to and include all earthwork associated with the site rough grading, including, but not limited to, the furnishing of all labor, tools and equipment necessary for site clearing and grubbing, stripping, preparation of foundation materials for receiving fill, excavation, processing, placement and compaction of fill and backfill materials to the lines and grades shown on the project grading plans and disposal of excess materials.

2.0 PERFORMANCE: The Contractor shall be responsible for the satisfactory completion of all earthwork in accordance with the project plans and specifications. This work shall be inspected and tested by a representative of SALEM Engineering Group, Incorporated, hereinafter referred to as the Soils Engineer and/or Testing Agency. Attainment of design grades, when achieved, shall be certified by the project Civil Engineer. Both the Soils Engineer and the Civil Engineer are the Owner's representatives. If the Contractor should fail to meet the technical or design requirements embodied in this document and on the applicable plans, he shall make the necessary adjustments until all work is deemed satisfactory as determined by both the Soils Engineer and the Civil Engineer. No deviation from these specifications shall be made except upon written approval of the Soils Engineer, Civil Engineer, or project Architect.

No earthwork shall be performed without the physical presence or approval of the Soils Engineer. The Contractor shall notify the Soils Engineer at least 2 working days prior to the commencement of any aspect of the site earthwork.

The Contractor shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner and the Engineers harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except for liability arising from the sole negligence of the Owner or the Engineers.

3.0 TECHNICAL REQUIREMENTS: All compacted materials shall be densified to no less that 92 percent of relative compaction (based on ASTM D1557 Test Method (latest edition), or as specified in the technical portion of the Soil Engineer's report. The location and frequency of field density tests shall be determined by the Soils Engineer. The results of these tests and compliance with these specifications shall be the basis upon which satisfactory completion of work will be judged by the Soils Engineer.

4.0 SOILS AND FOUNDATION CONDITIONS: The Contractor is presumed to have visited the site and to have familiarized himself with existing site conditions and the contents of the data presented in the Geotechnical Engineering Report. The Contractor shall make his own interpretation of the data contained in the Geotechnical Engineering Report and the Contractor shall not be relieved of liability for any loss sustained as a result of any variance between conditions indicated by or deduced from said report and the actual conditions encountered during the progress of the work.

5.0 DUST CONTROL: The work includes dust control as required for the alleviation or prevention of any dust nuisance on or about the site or the borrow area, or off-site if caused by the Contractor's operation either during the performance of the earthwork or resulting from the conditions in which the Contractor leaves the site. The Contractor shall assume all liability, including court costs of codefendants, for all claims related to dust or wind-blown materials attributable to his work. Site preparation shall consist of site clearing and grubbing and preparation of foundation materials for receiving fill.

6.0 CLEARING AND GRUBBING: The Contractor shall accept the site in this present condition and shall demolish and/or remove from the area of designated project earthwork all structures, both surface and subsurface, trees, brush, roots, debris, organic matter and all other matter determined by the Soils Engineer to be deleterious. Such materials shall become the property of the Contractor and shall be removed from the site.

Tree root systems in proposed improvement areas should be removed to a minimum depth of 3 feet and to such an extent which would permit removal of all roots greater than 1 inch in diameter. Tree roots removed in parking areas may be limited to the upper 1½ feet of the ground surface. Backfill of tree root excavations is not permitted until all exposed surfaces have been inspected and the Soils Engineer is present for the proper control of backfill placement and compaction. Burning in areas which are to receive fill materials shall not be permitted.

7.0 SUBGRADE PREPARATION: Surfaces to receive Engineered Fill and/or building or slab loads shall be prepared as outlined above, scarified to a minimum of 12 inches, moisture-conditioned as necessary, and compacted to 92 percent relative compaction.

Loose soil areas and/or areas of disturbed soil shall be moisture-conditioned as necessary and compacted to 92 percent relative compaction. All ruts, hummocks, or other uneven surface features shall be removed by surface grading prior to placement of any fill materials. All areas which are to receive fill materials shall be approved by the Soils Engineer prior to the placement of any fill material.

8.0 EXCAVATION: All excavation shall be accomplished to the tolerance normally defined by the Civil Engineer as shown on the project grading plans. All over-excavation below the grades specified shall be backfilled at the Contractor's expense and shall be compacted in accordance with the applicable technical requirements.

9.0 FILL AND BACKFILL MATERIAL: No material shall be moved or compacted without the presence or approval of the Soils Engineer. Material from the required site excavation may be utilized for construction site fills, provided prior approval is given by the Soils Engineer. All materials utilized for constructing site fills shall be free from vegetation or other deleterious matter as determined by the Soils Engineer.

10.0 PLACEMENT, SPREADING AND COMPACTION: The placement and spreading of approved fill materials and the processing and compaction of approved fill and native materials shall be the responsibility of the Contractor. Compaction of fill materials by flooding, ponding, or jetting shall not be permitted unless specifically approved by local code, as well as the Soils Engineer. Both cut and fill shall be surface-compacted to the satisfaction of the Soils Engineer prior to final acceptance.

11.0 SEASONAL LIMITS: No fill material shall be placed, spread, or rolled while it is frozen or thawing, or during unfavorable wet weather conditions. When the work is interrupted by heavy rains, fill

operations shall not be resumed until the Soils Engineer indicates that the moisture content and density of previously placed fill is as specified.

12.0 DEFINITIONS - The term "pavement" shall include asphaltic concrete surfacing, untreated aggregate base, and aggregate subbase. The term "subgrade" is that portion of the area on which surfacing, base, or subbase is to be placed.

The term "Standard Specifications": hereinafter referred to, is the most recent edition of the Standard Specifications of the State of California, Department of Transportation. The term "relative compaction" refers to the field density expressed as a percentage of the maximum laboratory density as determined by ASTM D1557 Test Method (latest edition).

13.0 PREPARATION OF THE SUBGRADE - The Contractor shall prepare the surface of the various subgrades receiving subsequent pavement courses to the lines, grades, and dimensions given on the plans. The upper 12 inches of the soil subgrade beneath the pavement section shall be compacted to a minimum relative compaction of 95 percent based upon ASTM D1557. The finished subgrades shall be tested and approved by the Soils Engineer prior to the placement of additional pavement courses.

14.0 AGGREGATE BASE - The aggregate base material shall be spread and compacted on the prepared subgrade in conformity with the lines, grades, and dimensions shown on the plans. The aggregate base material shall conform to the requirements of Section 26 of the Standard Specifications for Class 2 material, ¾-inch or 1½-inches maximum size. The aggregate base material shall be compacted to a minimum relative compaction of 95 percent based upon ASTM D1557. The aggregate base material shall be spread in layers not exceeding 6 inches and each layer of aggregate material course shall be tested and approved by the Soils Engineer prior to the placement of successive layers.

15.0 AGGREGATE SUBBASE - The aggregate subbase shall be spread and compacted on the prepared subgrade in conformity with the lines, grades, and dimensions shown on the plans. The aggregate subbase material shall conform to the requirements of Section 25 of the Standard Specifications for Class 2 Subbase material. The aggregate subbase material shall be compacted to a minimum relative compaction of 95 percent based on ASTM D1557, and it shall be spread and compacted in accordance with the Standard Specifications. Each layer of aggregate subbase shall be tested and approved by the Soils Engineer prior to the placement of successive layers.

16.0 ASPHALTIC CONCRETE SURFACING - Asphaltic concrete surfacing shall consist of a mixture of mineral aggregate and paving grade asphalt, mixed at a central mixing plant and spread and compacted on a prepared base in conformity with the lines, grades, and dimensions shown on the plans. The viscosity grade of the asphalt shall be PG 64-10, unless otherwise stipulated or local conditions warrant more stringent grade. The mineral aggregate shall be Type A or B, ½ inch maximum size, medium grading, and shall conform to the requirements set forth in Section 39 of the Standard Specifications. The drying, proportioning, and mixing of the materials shall conform to Section 39. The prime coat, spreading and compacting equipment, and spreading and compacting the mixture shall conform to the applicable chapters of Section 39, with the exception that no surface course shall be placed when the atmospheric Fresnorature is below 50 degrees F. The surfacing shall be rolled with a combination steel-wheel and pneumatic rollers, as described in the Standard Specifications. The surface course shall be placed with an approved self-propelled mechanical spreading and finishing machine.

PRELIMINARY SITE PLAN AND COVER SHEET
GREEN VALLEY COMMERCIAL

OWNER/DEVELOPER:

KHINDA PETROLEUM, INC.
3940 CAMBRIDGE ROAD
CAMERON PARK, CA 95682
TEL: (530) 526-3375
CONTACT: KEVIN KHINDA

ENGINEER:

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
CONTACT: KACEY C. HELD, P.E.

ARCHITECT:

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
CONTACT: DAN B. GOALWIN

LANDSCAPE ARCHITECT:

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
CONTACT: JEFFREY VARLEY, R.L.A

CONSTRUCTION NOTES:

1. PROPERTY LINE, TYPICAL. REFER TO ALTA/NSPS LAND TITLE SURVEY.
2. PROPOSED QUICK QUACK CARWASH AS NOTED; REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
3. PROPOSED CONVENIENCE STORE AND QUICK-SERVE RESTAURANT.
4. PROPOSED MCDONALD'S RESTAURANT.
5. PROPOSED UNDERGROUND STORAGE TANK LOCATION.
6. PROPOSED FUEL ISLAND LOCATION WITH OVERHEAD CANOPY.
7. PROPOSED LOCATION OF MULTI-PRODUCT DISPENSER (MPD).
8. PROPOSED SOLID WASTE ENCLOSURE, TYPICAL OF 3; REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
9. PROPOSED ASPHALT PAVING, TYPICAL.
10. PROPOSED CONCRETE PAVING, TYPICAL.
11. PROPOSED CONCRETE BARRIER CURB, TYPICAL.
12. PROPOSED CONCRETE CURB AND GUTTER.
13. PROPOSED CONCRETE SIDEWALK, WIDTH VARIES, TYPICAL.
14. PROPOSED ADA COMPLIANT PARKING SPACE.
15. PROPOSED ADA COMPLIANT CURB RAMP, TYPICAL.
16. PROPOSED ACCESSIBLE ROUTE THROUGH THE SITE AND CONNECTIONS TO THE PUBLIC RIGHT-OF-WAY, TYPICAL.

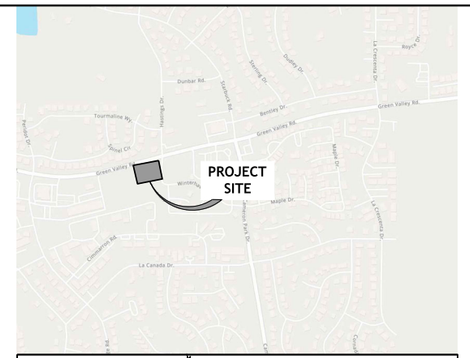
CONSTRUCTION NOTES (CONT.):

17. PROPOSED LANDSCAPING AREA; REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION, TYPICAL.
18. PROPOSED SITE LIGHTING, TYPICAL. REFER TO PHOTOMETRIC PLAN FOR LIGHTING CALCULATIONS.
19. PROPOSED VACUUM SPACES (ONE ACCESSIBLE).
20. PROPOSED SIGN.
21. EXISTING BARRIER CURB TO REMAIN.
22. PROPOSED LOCATION OF STORMWATER BIORETENTION FACILITY/DETENTION BASIN. REFER TO SHEET PGM FOR MORE INFORMATION.
23. INSTALL MONUMENT SIGN.
24. APPROXIMATE SAWCUT LIMITS, TYPICAL.
25. PROPOSED PARKING SPACES, WITH ASSOCIATED PAVEMENT STRIPING, TYPICAL.
26. PROPOSED DRIVEWAY.
27. PROPOSED LEFT-HAND MERGE LANE, WITH ASSOCIATED DIRECTIONAL PAVEMENT MARKINGS.
28. LOCATION OF TRANSFORMER PAD.
29. PROPOSED DOG WASH STATION.
30. PROPOSED VACUUM AND EQUIPMENT ENCLOSURE.
31. PROPOSED RETAINING WALL.

CONSTRUCTION NOTES (CONT.):

32. NOT USED.
33. PROPOSED STAMPED CONCRETE TO MATCH WEST ACCESS TO EXISTING SHOPPING CENTER.
34. PROPOSED AIR/WATER UNIT.
35. PROPOSED EV CHARGING STALLS.
36. PROPOSED ABOVE GROUND PROPANE TANK FOR GAS SERVICE TO QSR.
37. PROPOSED ABOVE GROUND PROPANE TANK FOR CUSTOMER USE.
38. PROPOSED CONCRETE VALLEY GUTTER PER COUNTY STANDARDS.
39. PROPOSED CONCRETE VALLEY GUTTER.
40. EXISTING TREE TO BE REMOVED.
41. EXISTING ALLOWED DRIVEWAY ACCESS. ADJUST TO PROPOSED DRIVEWAY LOCATION WITH FINAL MAP SUBMITTAL.
42. PROPOSED CMU WALL. WALL TO MATCH HEIGHT OF EXISTING WALL.
43. EXISTING CMU WALL.
44. PROPOSED BIKE RACK.
45. PROPOSED TRAFFIC SIGNALS AND ASSOCIATED PAVEMENT STRIPING.

CIVIL SHEET INDEX



VICINITY MAP
NOT TO SCALE
CAMERON PARK, CALIFORNIA

N

0 15' 30' 60'
SCALE: 1"=30'

PROJECT DATA:

LOCATION: 3060 GREEN VALLEY ROAD
CAMERON, CA 95682

APN: 116-301-014-000 (149,367 SF/3.43 ACRES)

BUILDING SETBACKS:
FRONT: 10'
REAR: 5'
SIDE YARD: 0'
STREET SIDE: 10'

PARKING REQUIREMENTS:

VEHICLE FUEL SALES: 3 PER SERVICE BAY PLUS 1 PER 400 SF OFFICE/RETAIL AUA

REQUIRED SPACES:
3 * (0 SERVICE BAYS) = 0
1 * (0 SF OFFICE/RETAIL) = 0

CONVENIENCE STORE: 1 PER 200 SF OF AUA PLUS 1 PER CHECK STAND PLUS 1 PER 600 SF STORAGE AREA

REQUIRED SPACES:
1 * (2,413/200) = 12.1 = 13 SPACES
1 * (3 CHECK STANDS) = 3 SPACES
1 * (1,135/600) = 1.9 = 2 SPACES

QSR: 1 PER 250 SF OF GROSS FLOOR AREA

REQUIRED SPACES:
1 * (1,459/250) = 5.8 = 6 SPACES

PROVIDED SPACES:
12 FUELING SPACES + 4 EV STALLS + 9 STANDARD STALLS (1 ADA) = 25 SPACES

CARWASH: 2 PER WASHING STALL. DRIVE THROUGH STALLS MAY UTILIZE STACKING AREAS WITH A LENGTH OF 24 FEET AS PARKING SPACES

REQUIRED SPACES:
2 * (1) = 2 SPACES

PROVIDED SPACES:
3 STANDARD STALLS (1 ADA)

FAST-FOOD RESTAURANT: 1 PER 250 SF OF GROSS FLOOR AREA (GFA), 1 RV SPACE FOR EVERY 20 PARKING SPACES. WHEN OUTDOOR SEATING IS PROVIDED, THE FIRST 300 SF OF OUTSIDE USE AREA (OUA) EXEMPT FROM PARKING REQUIREMENTS.

REQUIRED SPACES:
1 * (3694/250) =14.8 = 15 SPACES

PROVIDED SPACES:
18 STANDARD STALLS + 4 EV STALLS = 22 SPACES PROVIDED

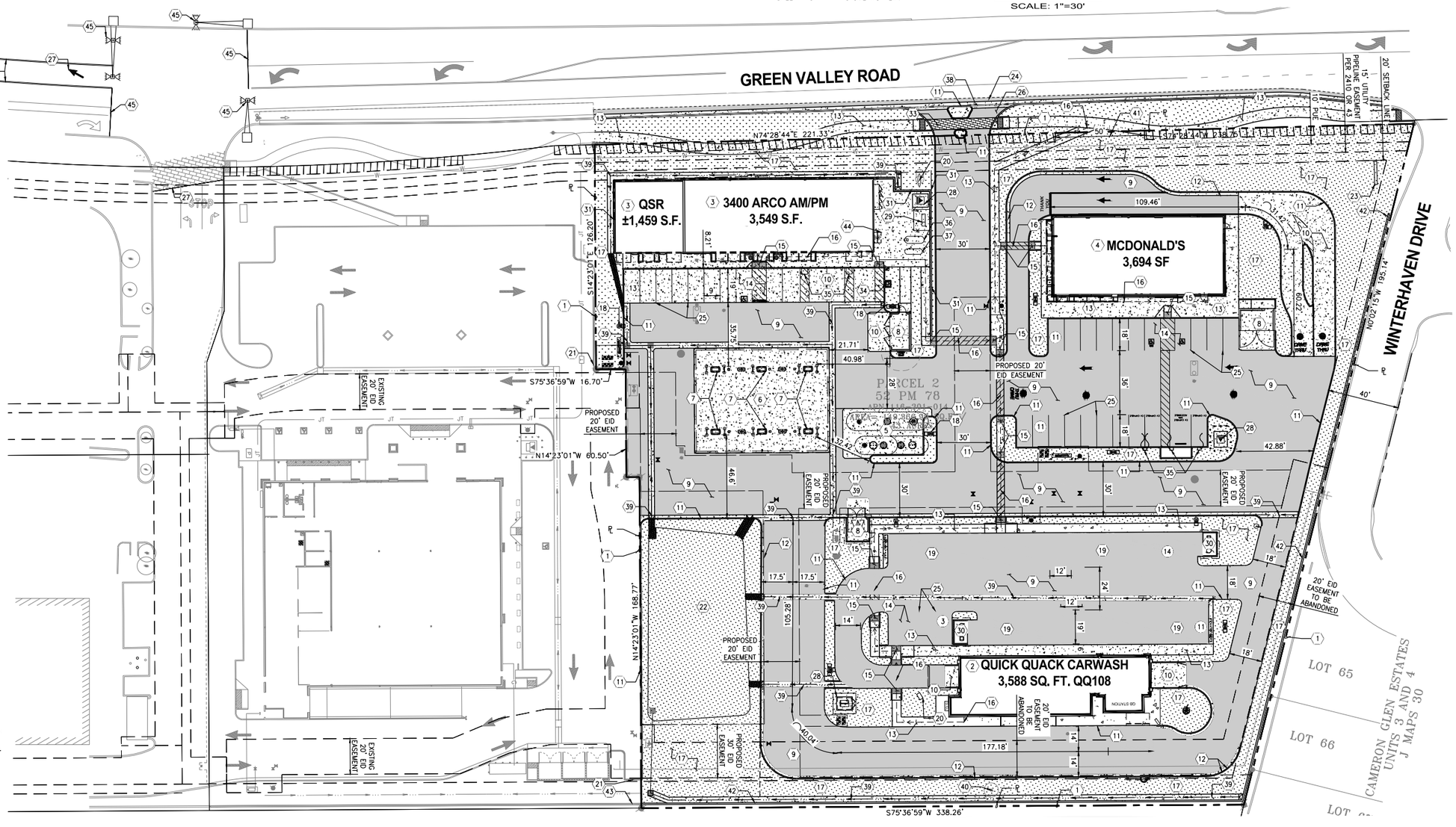
(#) NUMBER OF PARKING SPACES IN ISOLATED PARKING AREA

BUILDING CONSTRUCTION AND CLASSIFICATION:
BUILDING HEIGHT: 1 STORY, ±32'-0"
OCCUPANCY GROUP: M (RETAIL)
TYPE OF CONSTRUCTION: V-B
SPRINKLERS REQUIRED:
ARCO C-STORE AND QUICK-SERVE RESTAURANT: YES
MCDONALDS RESTAURANT: YES
QUICK QUACK CARWASH: NO

FLOOD ZONE:

BY GEOGRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 06017C0725E, WHICH BEARS AN EFFECTIVE DATE OF 09/26/2008 AND PANEL NO. 06017C0750E, WHICH BEARS AN EFFECTIVE DATE OF 09/26/2008 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONE "X" – AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.



No.	Date	By	Ckd.	Appr.	Revision

Title:
PRELIMINARY SITE PLAN AND COVER SHEET
GREEN VALLEY COMMERCIAL CENTER
3060 GREEN VALLEY ROAD
CAMERON PARK, CA 95672

For:
KHINDA PETROLEUM, INC.
3940 CAMBRIDGE ROAD
CAMERON PARK, CALIFORNIA 95672

LICENSED PROFESSIONAL ENGINEER
KACEY C. HELD
29465
Not for Construction
STATE OF CIVIL
STATE OF CALIFORNIA

Scale: Horizontal 1" = 30' Vertical N/A
Designed JLR Drawn DG Checked JLR Approved KCH Date 5/1/25

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 22837
Sheet PSP of

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