

NOTICE OF A REGULAR MEETING

Pursuant to Section 54954.2 of the Government Code of the State of California, a Regular meeting of the City of Tracy Planning Commission is hereby called for:

Date/Time: Wednesday, October 28, 2020
7:00 P.M. (or as soon thereafter as possible)

Location: City Hall
333 Civic Center Plaza, Tracy

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Planning Commission on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

**THIS REGULAR MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF
THE GOVERNOR'S EXECUTIVE ORDER N-29-20 WHICH SUSPENDS CERTAIN
REQUIREMENTS OF THE RALPH M. BROWN ACT**

**RESIDENTS ARE STRONGLY ENCOURAGED TO PARTICIPATE REMOTELY AT THE
OCTOBER 28, 2020 MEETING**

Remote Access to City of Tracy Planning Commission Meeting:

In accordance with the guidelines provided in Executive Order N-29-20 on social distancing measures, the City of Tracy will allow for remote participation at the upcoming Planning Commission meeting on Wednesday, October 28, 2020.

Remote Public Comment:

*Public comment via email **will only be accepted for agenda items before the start of the Planning Commission meeting at 7:00 p.m.** Please send an email to publiccomment@cityoftracy.org. Identify the item you wish to comment on in your email's subject line.*

During the upcoming Planning Commission meeting public comment will be accepted via the options listed below. If you would like to comment remotely, please follow the protocols below:

- *Comments via:*
 - **Phone** by dialing (209) 831-6010, or
 - **Online by visiting** <https://cityoftracyevents.webex.com> and using the following:
Event Number: 126 220 7260 and **Event Password:** Planning1
 - **If you would like to participate in the public comment anonymously**, you may submit your comment via phone or in WebEx by typing "Anonymous" when prompted to provide a First and Last Name and inserting Anonymous@example.com when prompted to provide an email address.
- *Protocols for submitting comments by **phone**:*
 - *Identify the item you wish to comment on to staff when calling in. Comments received by phone will be accepted for the "Items from the Audience/Public Comment" and "New Business" portions of the agenda.*

- *Comments received by phone for the “Items from the Audience/Public Comment” portion of the agenda must be received by the time the Chairperson opens that portion of the agenda for discussion.*
- *Comments received by phone on each “New Business” will be accepted until the Chairperson announces that public comment for that item is closed.*
- *Protocols for commenting via WebEx:*
 - *If you wish to comment on the “Items from the Audience/Public Comment” or “New Business” portions of the agenda:*
 - *Listen for the Chairperson to open that portion of the agenda for discussion, then raise your hand to speak by clicking on the Hand icon on the Participants panel to the right of your screen.*
 - *If you no longer wish to comment, you may lower your hand by clicking on the Hand icon again.*
 - *Comments for the “Items from the Agenda/Public Comment” or “New Business” portions of the agenda will be accepted until the public comment for that item is closed.*
- *The total allotted time for public comment will be as follows:*
 - *Items from the Audience: **15 minutes***
 - *New Business: **10 minutes***

Comments received by publiccomment@cityoftracy.org, phone call, or on Webex outside of the comment periods outlined above will not be included in the record.

REGULAR MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES – 10/14/20

DIRECTOR’S REPORT REGARDING THIS AGENDA

ITEMS FROM THE AUDIENCE - *In accordance with Council Meeting Protocols and Rules of Procedure, adopted by Resolution 2019-240, a five-minute maximum time limit per speaker will apply to all individuals speaking during “Items from the Audience/Public Comment”. For non-agendized items, Planning Commissioners may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to the Planning Commission.*

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER APPROVING A DEVELOPMENT REVIEW PERMIT FOR AN APPROXIMATELY 315 SQUARE FOOT PATIO STRUCTURE FOR TEXAS ROADHOUSE AT 2422 NAGLEE ROAD. APPLICANT IS SCHACK AND COMPANY, INC. PROPERTY OWNER IS PERO MARGARETIC. APPLICATION NUMBER D19-0024.
- B. PUBLIC HEARING TO CONSIDER APPLICATIONS FOR CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW PERMIT TO ALLOW THE CONSTRUCTION OF A NEW TELECOMMUNICATION FACILITY IN THE FORM OF A TREE, KNOWN AS A MONOPINE, AND ASSOCIATED EQUIPMENT, LOCATED AT 1780 WHIRLAWAY LANE, ASSESSOR'S PARCEL NUMBER 244-020-40. APPLICANT IS BEN HACKSTEDDE FOR VERIZON. PROPERTY OWNER IS CITY OF TRACY. APPLICATION NUMBERS CUP19-0014 AND D19-0039.
- C. PUBLIC HEARING TO CONSIDER A TENTATIVE SUBDIVISION MAP (CLOVER ESTATES) TO DIVIDE TWO PARCELS INTO NINE PARCELS ON 1.85 ACRES LOCATED ON THE SOUTH SIDE OF CLOVER ROAD, BETWEEN BUTHMANN AVENUE AND HOLLY DRIVE, ASSESSOR'S PARCEL NUMBERS 214-430-46 and 214-430-47; THE APPLICANT IS SCHACK AND COMPANY, INC. AND PROPERTY OWNER IS ALI AHMED; APPLICATION NUMBER TSM19-0008
- D. PUBLIC HEARING TO RECOMMEND THAT CITY COUNCIL ADOPT AN ORDINANCE RESTRICTING THE LOCATION OF TOBACCO RETAILERS
- E. PUBLIC HEARING TO CONSIDER INTRODUCING AN ORDINANCE APPROVING AN AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH TRACY HILLS PROJECT OWNER, LLC AND TRACY PHASE I, LLC FOR THE TRACY HILLS PROJECT LOCATED AT THE SOUTHWEST CORNER OF CORRAL HOLLOW ROAD AND TRACY HILLS DRIVE, APPLICATION DA20-0001
- F. PUBLIC HEARING TO CONSIDER APPLICATIONS FOR AN AMENDMENT TO THE NORTHEAST INDUSTRIAL SPECIFIC PLAN AND A DEVELOPMENT REVIEW PERMIT FOR AN APPROXIMATELY 99-FT TALL, 1,355,618 SF INDUSTRIAL BUILDING AND ASSOCIATED SITE IMPROVEMENTS ON AN APPROXIMATELY 86-ACRE AREA SOUTH OF E. GRANT LINE ROAD, EAST OF SKYLARK WAY, AND WEST OF CHRISMAN ROAD (ASSESSOR'S PARCEL NUMBERS 250-020-93, 250-020-80, 250-020-81, AND 250-020-95). APPLICANT IS HPA, INC. AND PROPERTY OWNER IS PROLOGIS, L.P. – APPLICATION NUMBERS SPA20-0005 AND D20-0017

2. ITEMS FROM THE AUDIENCE

3. DIRECTOR'S REPORT
4. ITEMS FROM THE COMMISSION
5. ADJOURNMENT

Posted: October 22, 2020

The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in public meetings. Persons requiring assistance or auxiliary aids in order to participate should call City Hall (209-831-6000) at least 24 hours prior to the meeting.

Any materials distributed to the majority of the Planning Commission regarding any item on this agenda will be made available for public inspection via the City of Tracy website at www.cityoftracy.org.

**MINUTES
TRACY CITY PLANNING COMMISSION
OCTOBER 14, 2020, 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

Due to the COVID-19 emergency, the regular meeting was conducted pursuant to the provisions of the Governor's Executive Order N-29-20 which suspends certain requirements of the Ralph M. Brown Act. Residents participated remotely via email, phone and WebEx during the meeting.

CALL TO ORDER

Chair Orcutt called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Chair Orcutt led the pledge of allegiance.

ROLL CALL

Roll Call found Commissioner Atwal, Commissioner Francis, Vice Chair Hudson, and Chair Orcutt present. Also present were: Bianca Rodriguez, Deputy City Attorney; Bill Dean, Assistant Development Services Director; Scott Claar, Senior Planner; and Gina Peace, Executive Assistant.

Commissioner Wood joined the meeting at 7:02 p.m.

MINUTES

Chair Orcutt introduced the Minutes from the September 23, 2020 meeting.

ACTION: It was moved by Vice Chair Hudson and seconded by Commissioner Atwal to approve the Planning Commission meeting minutes from September 23, 2020. A roll call vote found all in favor; passed and so ordered; 5-0-0-0.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

ITEMS FROM THE AUDIENCE

There were no comments from the Public.

1. NEW BUSINESS

A. PUBLIC HEARING TO CONSIDER RECOMMENDATIONS TO THE CITY COUNCIL REGARDING THE TRACY HILLS KT PROJECT, WHICH INCLUDES APPROVAL OF A TRACY HILLS SPECIFIC PLAN AMENDMENT

AND A VESTING TENTATIVE SUBDIVISION MAP TO INCREASE THE NUMBER OF LOTS IN THE TRACY HILLS KT PROJECT FROM 185 TO 214, LOCATED ON APPROXIMATELY 45 ACRES EAST OF CORRAL HOLLOW ROAD IN THE VICINITY OF TRACY HILLS DRIVE. THE APPLICANT IS JOHN PALMER. APPLICATION NUMBERS SPA20-0008 AND TSM20-0002

Scott Claar, Senior Planner, delivered the staff report and a PowerPoint presentation.

Chair Orcutt opened the Public Hearing at 7:19 p.m.

John Palmer, Applicant, Tracy Hills, thanked City staff for their hard work, and addressed the Commission, answering questions about parking.

Chair Orcutt closed the Public Hearing at 7:25 p.m.

Commission and Staff discussion followed.

ACTION: It was moved by Commissioner Wood and seconded by Vice Chair Hudson that the Planning Commission recommend that the City Council take the following actions for the Tracy Hills KT Project, as stated in the Planning Commission Resolutions, dated October 14, 2020 (Attachments D and E: Planning Commission Resolutions):

- Approve a Tracy Hills Specific Plan Amendment (Application Number SPA20-0008)
- Approve a Vesting Tentative Subdivision Map (Application Number TSM20-0002)

A roll call vote found all in favor; passed and so ordered; 5-0-0-0.

B. PUBLIC HEARING TO CONSIDER RECOMMENDATIONS TO THE CITY COUNCIL REGARDING THE TRACY HILLS PHASE 1B/1C PROJECT, WHICH INCLUDES APPROVAL OF A GENERAL PLAN AMENDMENT, A TRACY HILLS SPECIFIC PLAN AMENDMENT, A LARGE-LOT VESTING TENTATIVE SUBDIVISION MAP, AND A SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP TO CREATE 432 SINGLE-FAMILY RESIDENTIAL LOTS AND 74 OTHER PARCELS LOCATED ON APPROXIMATELY 310 ACRES IN THE VICINITY OF TRACY HILLS DRIVE, WEST OF PHASE 1A. THE APPLICANT IS JOHN PALMER. APPLICATION NUMBERS GPA19-0001, SPA19-0002, TSM18-0007 AND TSM18-0006

Scott Claar, Senior Planner, delivered the staff report and a PowerPoint presentation.

Chair Orcutt opened the Public Hearing at 9:00 p.m.

John Palmer, Applicant, Tracy Hills, again thanked City staff for their hard work, and responded to questions. Mike Souza, Tracy Hills, also addressed the Commission.

Chair Orcutt closed the Public Hearing at 9:19 p.m.

Commission and Staff discussion followed.

ACTION: It was moved by Vice Chair Hudson and seconded by Commissioner Wood that the Planning Commission recommend that the City Council take the following actions for the Tracy Hills Phase 1B/1C Project, as stated in the Planning Commission Resolutions, dated October 14, 2020 (Attachments G, H, I, and J: Planning Commission Resolutions):

- Approve a General Plan Amendment (Application Number GPA19-0001)
- Approve a Tracy Hills Specific Plan Amendment (Application Number SPA19-0002)
- Approve a Large-Lot Vesting Tentative Subdivision Map (Application Number TSM18-0007)
- Approve a Small-Lot Vesting Tentative Subdivision Map (Application Number TSM18-0006)

A roll call vote found all in favor; passed and so ordered; 5-0-0-0.

2. ITEMS FROM THE AUDIENCE

There were no comments from the Public.

3. DIRECTOR'S REPORT

Bill Dean, Assistant Director of Development Services, advised the Commission that several items will be presented to them at the next regularly scheduled Planning Commission meeting on October 28th. Mr. Dean also reminded the Commission that in the months of November and December, Planning Commission meetings are moved to the first and third Wednesdays of the month, due to the scheduled holidays.

4. ITEMS FROM THE COMMISSION

Commissioner Wood requested that staff schedule another workshop or roundtable session for the Commission. Commissioner Francis and Vice Chair Hudson supported this request. Mr. Dean agreed, and said staff would schedule something in the future.

5. ADJOURNMENT

ACTION: It was moved by Chair Orcutt and seconded by Commissioner Wood to adjourn.

A voice vote found all in favor; passed and so ordered; 5-0-0-0.

Time: 9:41 p.m.

CHAIR

STAFF LIAISON

October 28, 2020

AGENDA ITEM 1.A

REQUEST

PUBLIC HEARING TO CONSIDER APPROVING A DEVELOPMENT REVIEW PERMIT FOR AN APPROXIMATELY 315 SQUARE FOOT PATIO STRUCTURE FOR TEXAS ROADHOUSE AT 2422 NAGLEE ROAD. APPLICANT IS SCHACK AND COMPANY, INC. PROPERTY OWNER IS PERO MARGARETIC. APPLICATION NUMBER D19-0024

DISCUSSION

This agenda item is a public hearing to consider approving a Development Review Permit for an existing patio structure for Texas Roadhouse at 2422 Naglee Road. The existing patio structure is located on the east side of the Texas Roadhouse building and is used as an outdoor dining area. The existing patio structure is approximately 315 square feet and consists primarily of wood with a corrugated metal roof, wood support beams, and a low-height wood railing around the sides of the structure (Attachment A: Photos of Existing Patio Structure).

The City became aware of this existing structure in November 2017. A City inspection occurred in July 2018 and Texas Roadhouse was informed that they would need to obtain a Development Review Permit and a Building Permit for the structure. A Development Review Permit application was submitted on July 1, 2019 for the patio structure (Attachment B: Site Plan and Elevations).

The San Joaquin County Fire Authority provided review comments on July 15, 2019, which identified the requirement for fire sprinklers to be installed in the patio structure. Due to the expense of installing fire sprinklers, the applicant engaged in discussions with the Fire Authority and the City over the past year regarding this requirement, and explored other options. In August 2020, the applicant expressed acceptance of the fire sprinkler requirement and requested that the Development Review Permit application move forward to a public hearing.

The architectural design of the patio structure is compatible with the architectural design of the Texas Roadhouse building and is consistent with the City's Design Goals and Standards. The Project is also consistent with the I-205 Corridor Specific Plan, which designates the property as Freeway Commercial. In accordance with Tracy Municipal Code Section 10.08.3950, the Planning Commission has approval authority for this Development Review permit because the project site is located within 500 feet of I-205.

Environmental Document

This Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15303, which pertains to construction of small structures. Therefore, no further environmental assessment is necessary.

RECOMMENDATION

Staff recommends that Planning Commission approve a Development Review Permit for an approximately 315 square foot patio structure for Texas Roadhouse at 2422 Naglee Road, Application Number D19-0024, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated October 28, 2020 (Attachment C: Planning Commission Resolution).

SUGGESTED MOTION

Planning Commission approve a Development Review Permit for an approximately 315 square foot patio structure for Texas Roadhouse at 2422 Naglee Road, Application Number D19-0024, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated October 28, 2020.

Prepared by Scott Claar, Senior Planner

Approved by Bill Dean, Assistant Development Services Director

ATTACHMENTS

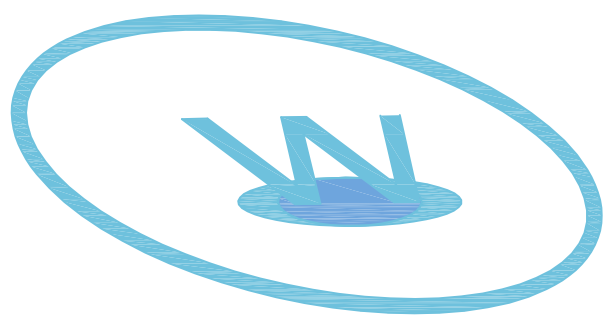
Attachment A – Photos of Existing Patio Structure
Attachment B – Site Plan and Elevations
Attachment C – Planning Commission Resolution

Attachment A



WOOD architects

Architecture
Accessibility
232 Lower Walden Road
Carmel, California 93923
Tel. 209.272.9839
www.woodarchitects.com



© Copyright 2019



APPROVALS:

CONSULTANT:

TEXAS ROADHOUSE
CANOPY PLAN

2422 NAGLEE RD.
TRACY, CA



1 VICINITY MAP
SCALE: N.T.S.

2 EXISTING SITE
SCALE: N.T.S.

ABBREVIATIONS

& V @ C Ø (E) (N) ⊥ # P A.B. ABV A.C. ACOUST A.D. ADJ. A.F.F. AGG. AL. ANCH. A.P.N. APPROX ARCH. ASPH. B.C. BD. BRG. BLDG. BLK. BLKG. BM. BOT. B.U.R. C CAB C.B. C.L. CER. C.I. CLG. CLKG. CLO. CLR. COL. CONC. CONN. CONST. CJ. CONT. CORR. CTSK. CNTR. CTR. DBL. DEPT. D.F. DET. DIA. DIM. DISP. DN	AND ANGLE AT CENTERLINE DIAMETER OR ROUND EXISTING NEW PERPENDICULAR POUND OR NUMBER PROPERTY LINE ANCHOR BOLT OR AGG. BASE ABOVE AIR COND. OR ASPH. CONC. ACOUSTICAL AREA DRAIN ADJUSTABLE ABOVE FINISH FLOOR AGGREGATE ALUMINUM ANCHOR ASSESSORS PARCEL NUMBER APPROXIMATE ARCHITECTURAL ASPHALT BASE CAB. BOARD BEARING BUILDING BLOCK BLOCKING BEAM BOTTOM BUILT-UP ROOF COMPACT CABINET CATCH BASIN CHAIN LINK CERAMIC CAST IRON CEILING CAULKING CLOSET CLEAR COLUMN CONCRETE CONNECTION CONSTRUCTION CONSTRUCTION JOINT CONTINUOUS CORRIDOR COUNTERSINK COUNTER CENTER DOUBLE DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DISPENSER DOWN	D.O. DR. DWR. D.S. DWG. D E EA E.F. E.J. EL. ELEC. ELEV. EMBED. EMER. ENCL. E.P. EQ. EQUIP. E.W.C. EX. EXP. EXT. F.A. F.A.U. F.D. FDN. F.E. F.E.C. F.H.C. FIN. FF. FLR. FLASH. FLUOR. F.O.C. F.O.F. F.O.S. FRPF. F.S. FT. FTG. FURR. FUT. GA. GAL. GALV. G.B. GL. GND. GR. GYP. HCP H.B. H.C. HDR. H.DWD. H.DWR. H.M. HORIZ.	DOOR OPENING DOOR DRAWER DOWN SPOUT DRAWING DRYER EAST EACH EXHAUST FAN EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR OR ELEVATION EMBEDMENT EMERGENCY ENCLOSURE ELECTRICAL PANEL BOARD EQUAL OR EQUIVALENT EQUIPMENT ELECTRIC WATER COOLER EXISTING EXPANSION EXTERIOR FIRE ALARM FORCED AIR UNIT FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CAB. FIRE HOSE CABINET FINISH FINISH FLOOR FLOOR FLASHING FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FIREPROOF FLOOR SINK FOOT OF FEET FOOTING FURRING FUTURE GAUGE GALLON GALVANIZED GRAB BAR GLASS GROUND GRADE GYPSUM HANDICAP HOSE BIBB HOLLOW CORE HEADER HARDWOOD HARDWARE HOLLOW METAL HORIZONTAL	HR. HT. INSUL. INT. JAN. JST. JT. K LAB. LAM. LAV. LKR. LT. MAS. MA. M.C. MECH. MTL. MFR. MH. MIN. MIR. MISC. M.O. MTD. MUL. N. N.I.C. NO. OR# NOM. NR N.T.S. O.A. OBS. O.C. O.D. OFF O.H.C. OPG. OPP. PAV. PRCST. PL. P.LAM. PLAS. PLWD. PR. PT. P.T.D. P.T.D.F PTN. P.T.R. Q.T. R RAD R.A.G. R.D.	HOUR HEIGHT INSULATION INTERIOR JANITOR JOIST JOINT KITCHEN LABORATORY LAMINATE LAVATORY LOCKER LIGHT MASONRY MAXIMUM MEDICINE CABINET MECHANICAL METAL MANUFACTURE MANHOLE MINIMUM MIRROR MISCELLANEOUS MASONRY OPENING MOUNTED MULLION NORTH NOT IN CONTRACT NUMBER NOMINAL NON RATED NOT TO SCALE OVERALL OUTSIDE AIR OBSCURE ON CENTER OUTSIDE DIAMETER(DIM) OFFICE OVER HEAD CABINET OPENING OPPOSITE PAVING PRE-CAST PLATE PLASTIC LAMINATE PLASTER PLYWOOD PAIR POINT PAPER TOWEL DISPENSER P.TREATED DOUGLAS FIR PARTITION PAPER TOWEL RECEPTACLE QUARRY TILE RISER RADIUS RETURN AIR GRILL ROOF DRAIN	REF. REFR. RF. REG. R.V. REINF. REQ'D RESIL. RM. R.O. RWD. S S.C. S.C.D. SCHED. S.D. SECT. SEP. SH. SHR. SHT. SIM. S.N.R. S.N.R. SP. SPEC. SQ. SST S.SK. STA. STD. STL. STOR. STRUCT. SUSP. T TRD. T.B. T.C. TEL. TR T.&G. THK. T.P. T.P.D. T.V. T.W. UNF. U.O.N. U.R. VERT. VHCP VEST. V.T.R. W. W/ W.C. WD. W/O WP. WSCT. WT.	REFERENCE REFRIGERATOR ROOF REGISTER ROOF VENT REINFORCED REQUIRED RESILIENT ROOM ROUGH OPENING REDWOOD SOUTH SOLID CORE SEAT COVER DISPENSER SCHEDULE SOAP DISPENSER SECTION SEPARATION SHELF SHOWER SHEET SIMILAR SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SPACING SPECIFICATION SQUARE STAINLESS STEEL SERVICE SINK STATION STANDARD STEEL STORAGE STRUCTURAL SUSPENDED TEMPERED TREAD TOWEL BAR TOP OF CURB TELEPHONE THRESHOLD TONGUE AND GROOVE THICK TOP OF PAVEMENT TOILET PAPER DISPENSER TELEVISION TOP OF WALL TYPICAL UNFINISHED UNLESS OTHERWISE NOTED URINAL VERTICAL VAN HANDICAP VESTIBULE VENT THROUGH ROOF WEST OR WASHER WITH WATER CLOSET WOOD WITHOUT WATERPROOF WAINSCOT WEIGHT
---	--	---	--	---	--	--	---

SYMBOLS

FOR CONTINUATION		SHEET NUMBER MATCH LINE
		CONTROL POINT / DATUM
		REVISION / CLOUD
		KEYED NOTE
		DETAIL NUMBER SHEET NUMBER
		SECTION NUMBER SHEET NUMBER
		INTERIOR ELEVATIONS NUMBER SHEET NUMBER
		EXTERIOR ELEVATIONS NUMBER SHEET NUMBER

GENERAL NOTES

- ALL WORK AND CONSTRUCTION MATERIAL SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE CBC 2013 EDITION AND ALL OTHER APPLICABLE STATE OR LOCAL LAWS OR REGULATIONS AS ADOPTED OR ENACTED BY THE CITY. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. REPORT DISCREPANCIES IMMEDIATELY TO WOOD ARCHITECTS.
- ALL CONTRACTORS AND SUB CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. NOTIFY WOOD ARCHITECTS IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND HOLD ALL WORK IN THAT AREA UNTIL SUCH DISCREPANCY IS RESOLVED.
- ALL CONTRACTORS AND SUB CONTRACTORS SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITION OF THE JOB SITE, INCLUDING THE SAFETY OF PERSONS AND PROPERTY.
- ALL CONTRACTORS AND SUB CONTRACTORS SHALL BE RESPONSIBLE TO PLAN FOR AND PROVIDE ADEQUATE BARRICADE, AND TEMPORARY EXIT STRUCTURES DURING CONSTRUCTION, INCLUDING SAFE, LEGAL EGRESS TO AND FROM BUILDINGS.
- PRIOR TO CONSTRUCTION AND GRADING, VERIFY ALL EXISTING CONDITIONS AND CONTACT "UNDERGROUND SERVICE ALERT" (800) 227-2600, IF APPLICABLE.
- DIMENSIONS SHALL GOVERN ON WORKING DRAWINGS. DO NOT SCALE WORKING DRAWINGS.
- ALL CONTRACTOR AND SUB CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL SPECIFIED PRODUCTS RELATED TO THEIR WORK AND SUBMIT WRITTEN OBJECTIONS PRIOR TO BIDDING IF THE CONTRACTOR HAS AN OBJECTION TO ANY PRODUCT AND/OR DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS.
- THE ARCHITECT OR ENGINEER STAMPED PLANS CANNOT BE MODIFIED IN ANY WAY (INCLUDING RED-LINED) EXCEPT BY THE ARCHITECT OR ENGINEER. PLANS MODIFIED BY OTHERS ARE UNLAWFUL AND MAY NOT BE USED.

SCOPE OF WORK

- THIS IS AN OUTDOOR SEATING AREA FOR AND EXISTING RESTAURANT. A WOOD CANOPY ROOF APPROXIMATELY 12' BY 40' FEET IS ADDED TO THE EAST SIDE OF THE RESTAURANT. THE OVERHEAD CANOPY ROOF IS UNENCLOSED FOR OUTDOOR DINING.

OCCUPANT LOAD

CURRENT EXISTING INTERIOR OCCUPANT LOAD (previous permit)	286
EXTERIOR CANOPY OCCUPANT LOAD ADDED THIS PERMIT	13
TOTAL OCCUPANT	299

NEW EXTERIOR CANOPY	
CANOPY AREA IS:	315 TOTAL SQUARE FEET
DINING TABLE AREA:	195 SQUARE FEET (15 square feet/occupant=13)
UNOCCUPIED PLANTER AREA:	120 SQUARE FEET

PROJECT DATA

ADDRESS:	2422 NAGLEE RD. TRACY, CA
PROJECT DESCRIPTION:	ADA IMPROVEMENTS
NO. OF STORIES:	1 STORIES
OCCUPANCY GROUP:	EXISTING
CONSTRUCTION TYPE:	EXISTING
OWNER:	TEXAS ROADHOUSE
AREA OF ALTERATION:	AS INDICATING

APPLICABLE CODES:

2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
2016 CALIFORNIA BUILDING CODE PART 2, TITLE 24, CCR
BASED ON THE 2012 INTERNATIONAL BUILDING CODE (IBC)
2016 CALIFORNIA ELECTRICAL CODE PART 3, TITLE 24, CCR
BASED ON THE 2011 NATIONAL ELECTRIC CODE (NEC)
2016 CALIFORNIA MECHANICAL CODE PART 4, TITLE 24, CCR
BASED ON THE 2012 UNIFORM MECHANICAL CODE (UMC)
2016 CALIFORNIA PLUMBING CODE PART 5, TITLE 24, CCR
BASED ON THE 2012 UNIFORM PLUMBING CODE (UPC)
2016 CALIFORNIA FIRE CODE PART 9, TITLE 24, CCR
BASED ON THE 2012 INTERNATIONAL FIRE CODE (IFC)
2010 STANDARDS FOR ACCESSIBLE DESIGN
(TITLE III OF THE AMERICANS WITH DISABILITIES ACT OF 1990)

TOILET FIXTURE COUNT:

ADDITIONAL OCCUPANT INCREASE OF 13 OCCUPANTS DOES NOT INCREASE LOAD OVER 150 MEN AND WOMEN TO CONFORM TO ORIGINAL REQUIREMENTS PER TABLE CPC 422.1

DRAWING INDEX

T1.1	COVER SHEET
A1.1	CANOPY PLAN AND ELEVATIONS

REVISIONS: DATE:

REVISION 1 9/16/2019

Texas Roadhouse
2422 Naglee Rd.
Tracy, CA

SHEET TITLE:

COVER SHEET

KEY PLAN:

DATE: 2/25/2019

SCALE: AS NOTED

DRAWN: MW

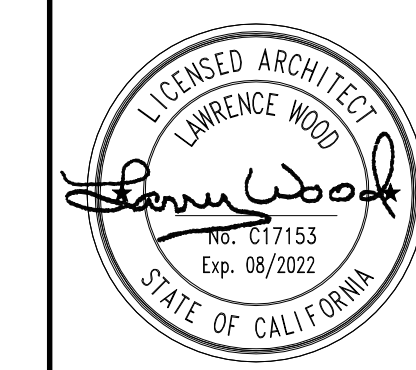
JOB NO.

SHEET

T1.1



© Copyright 2019



APPROVALS

REVISIONS:	DATE:
REVISION 1	9/16/2019

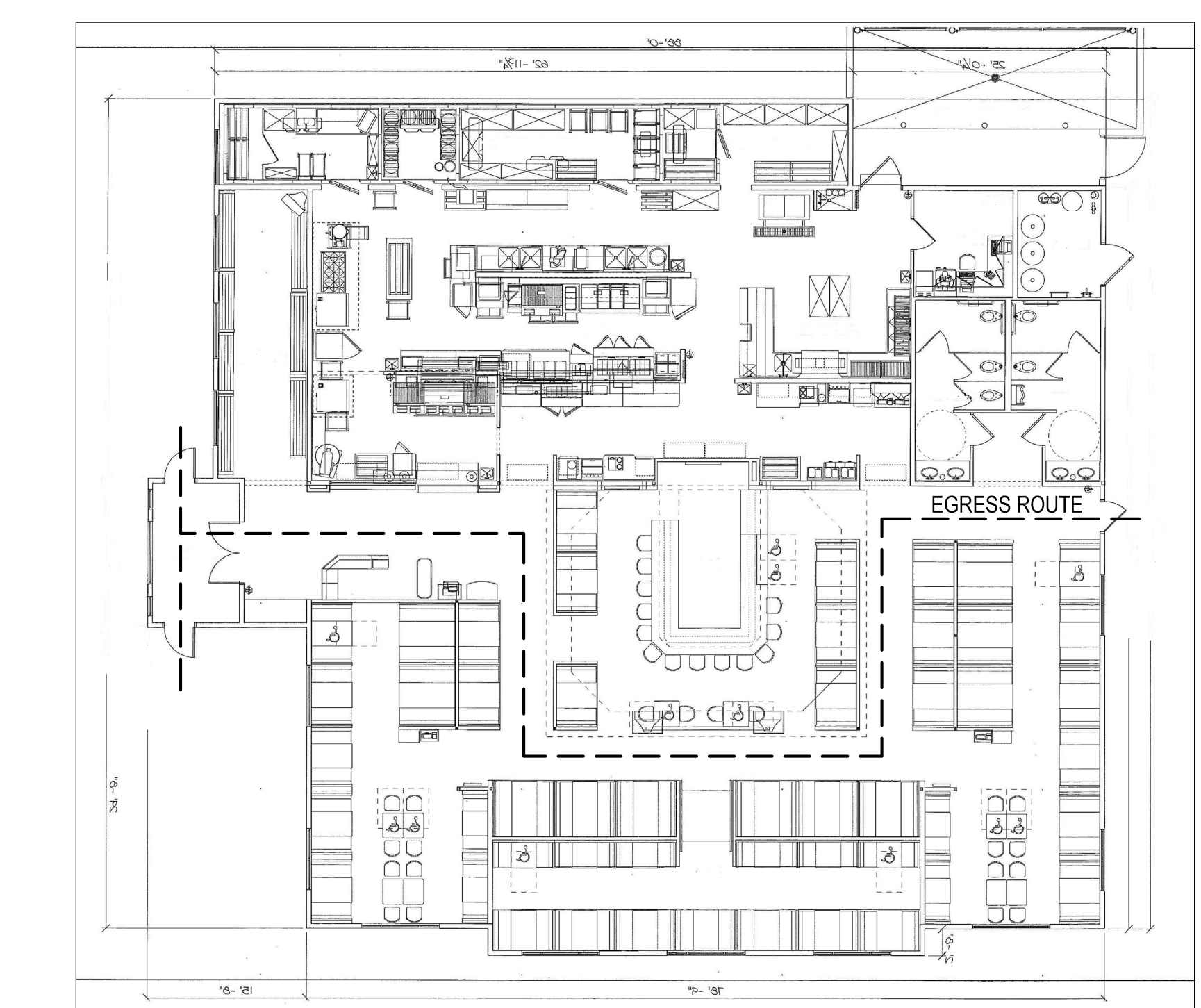
Texas Roadhouse
2422 Naglee Rd
Tracy, CA

SHEET TITLE:
CANOPY PLAN AND ELEVATIONS

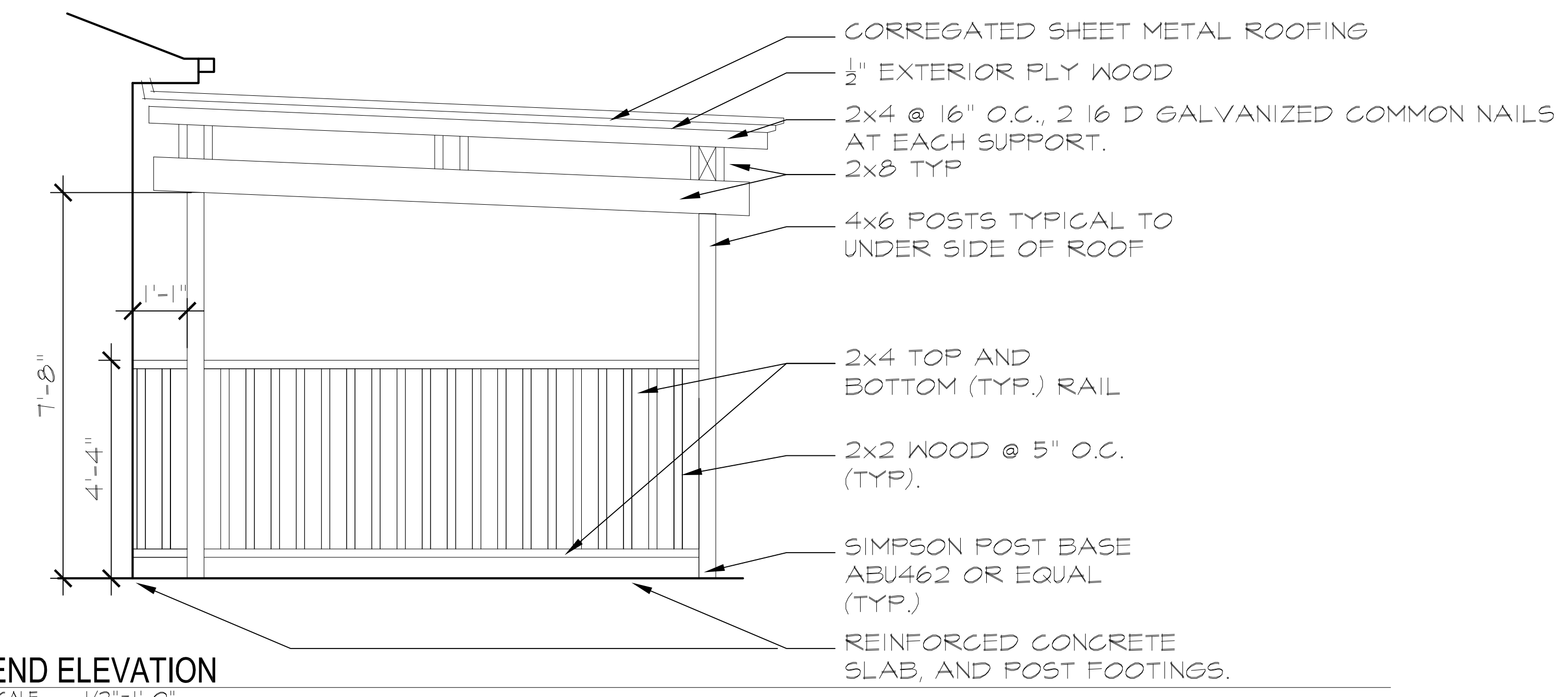
KEY PLAN:

DATE: 2/25/2019
SCALE:
DRAWN: MW
JOB NO.
SHEET

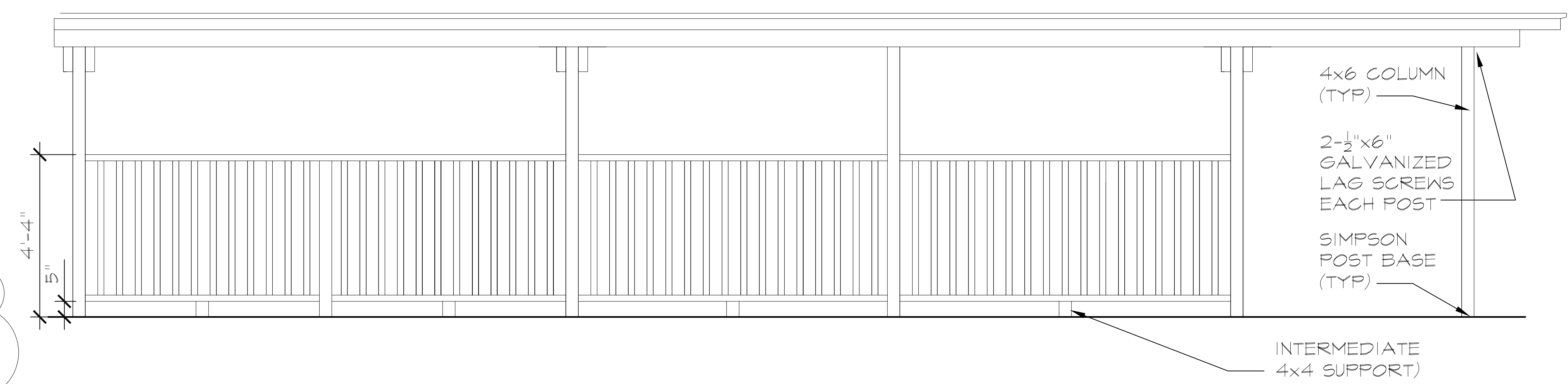
A1.1



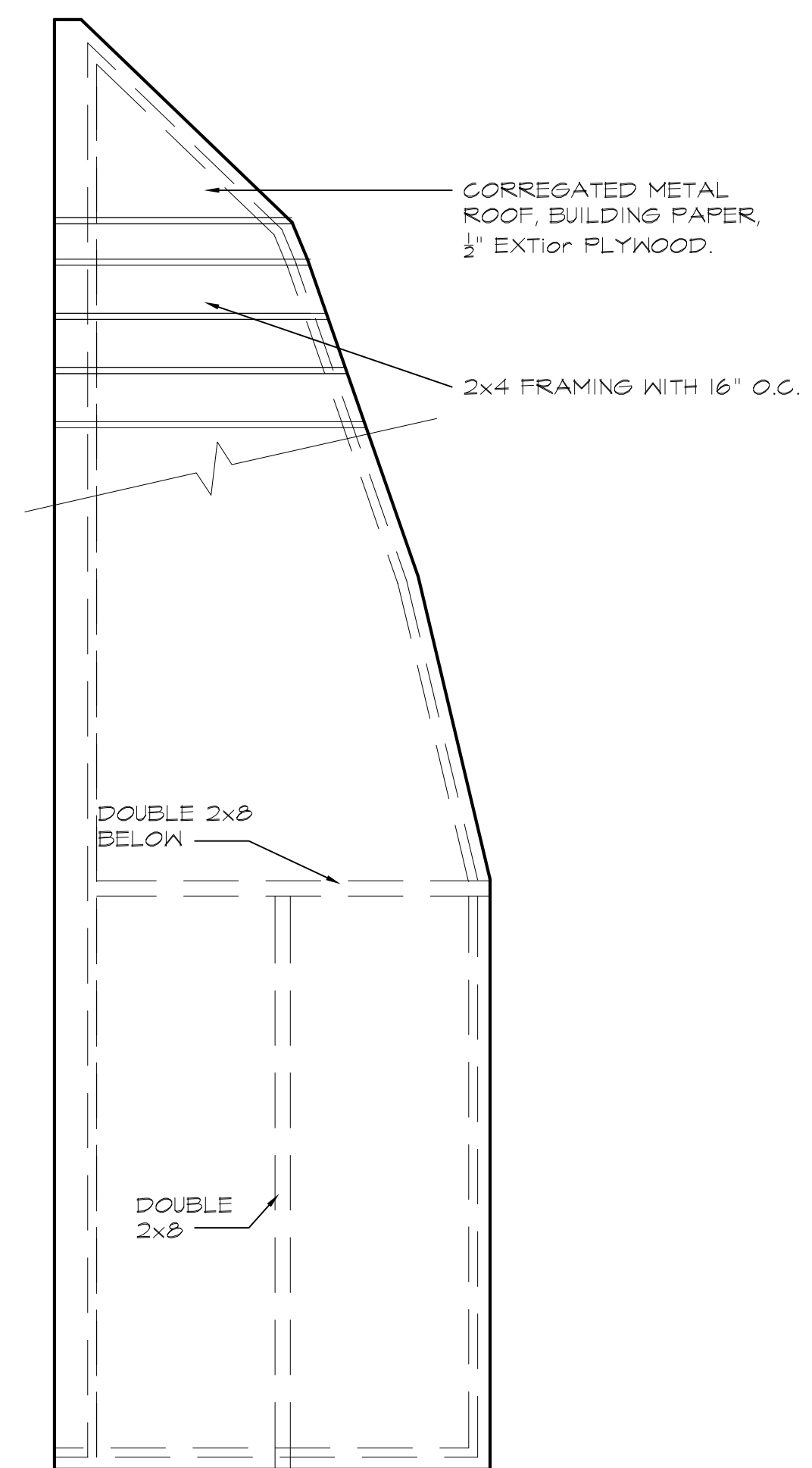
3 EGRESS PATH
SCALE: N.T.S.



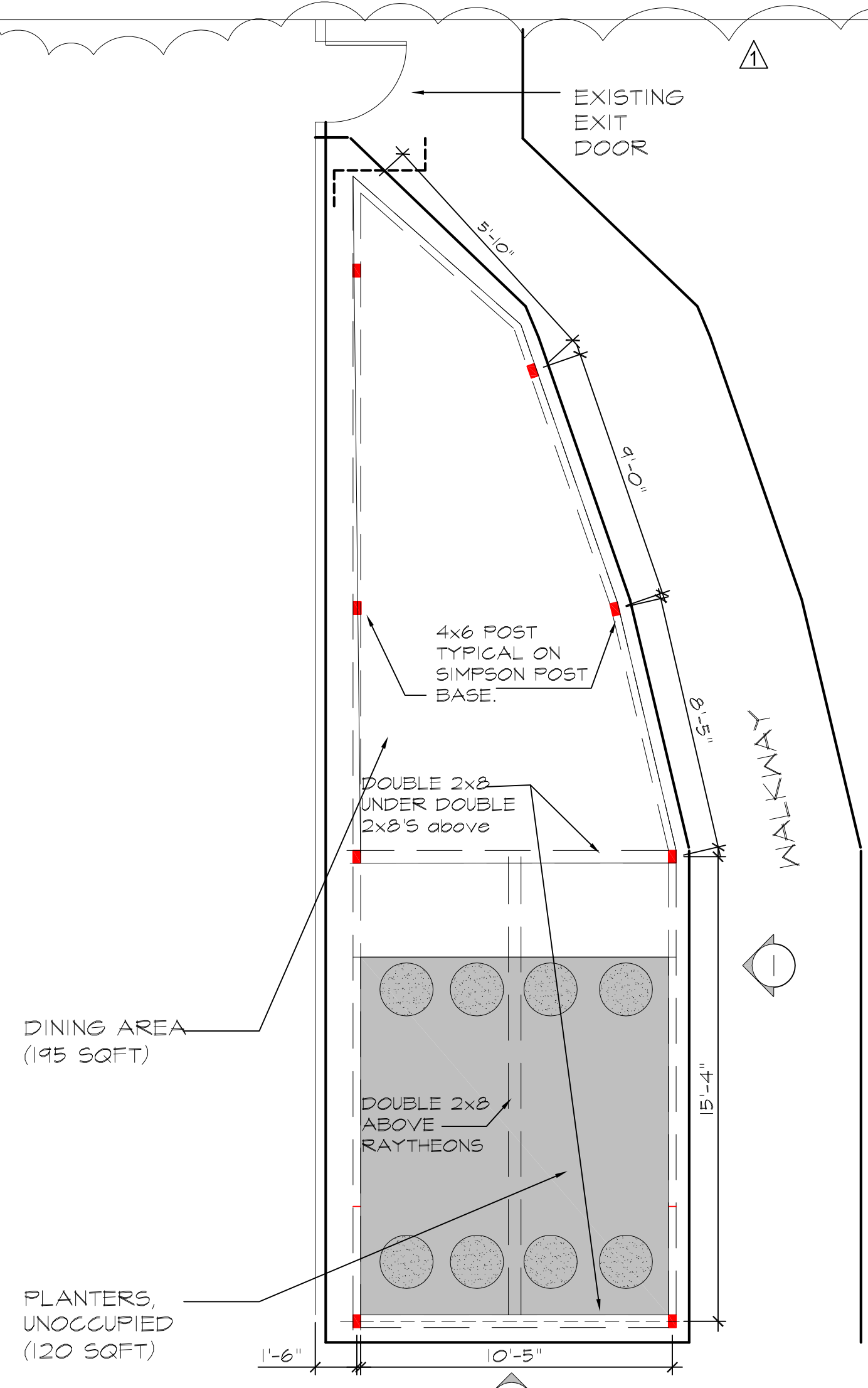
2 END ELEVATION
SCALE: 1/2"=1'-0"



1 FRONT ELEVATION
SCALE: 1/2"=1'-0"



5 ROOFING FRAMING PLAN
SCALE: 1/4"=1'-0"



4 CANOPY PLAN
SCALE: 1/4"=1'-0"

RESOLUTION 2020-_____

APPROVING A DEVELOPMENT REVIEW PERMIT FOR AN APPROXIMATELY 315 SQUARE
FOOT PATIO STRUCTURE FOR TEXAS ROADHOUSE AT 2422 NAGLEE ROAD
APPLICATION NUMBER D19-0024

WHEREAS, On July 1, 2019, an application was submitted for a Development Review Permit for an approximately 315 square foot patio structure for Texas Roadhouse at 2422 Naglee Road, Application Number D19-0024, and

WHEREAS, The subject property is zoned Planned Unit Development (PUD) and designated Freeway Commercial (FC) by the I-205 Corridor Specific Plan and Commercial by the General Plan, and

WHEREAS, The architectural design of the patio structure is compatible with the architectural design of the Texas Roadhouse building and is consistent with the City's Design Goals and Standards, and

WHEREAS, This Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15303, which pertains to construction of small structures. Therefore, no further environmental assessment is necessary, and

WHEREAS, In accordance with Tracy Municipal Code Section 10.08.3950, the Planning Commission has approval authority for this Development Review permit because the project site is located within 500 feet of I-205, and

WHEREAS, The Planning Commission considered this matter at a duly noticed public hearing held on October 28, 2020;

NOW, THEREFORE BE IT RESOLVED as follows:

Recitals. The foregoing recitals are true and correct and are incorporated herein as findings.

NOW, THEREFORE BE IT FURTHER RESOLVED, That the Planning Commission of the City of Tracy hereby approves the Development Review Permit for an approximately 315 square foot patio structure for Texas Roadhouse at 2422 Naglee Road, Application Number D19-0024, subject to the conditions stated in Exhibit "1" attached and made part here of, and based on the following findings:

1. The proposal increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy because the patio structure design and materials are compatible with the architectural design of the Texas Roadhouse building and is consistent with the City's Design Goals and Standards and the I-205 Corridor Specific Plan.
2. The proposal conforms to Chapter 10.08, Zoning Regulations, of the Tracy Municipal Code, the I-205 Corridor Specific Plan, the City of Tracy General Plan, the Citywide Design Goals and Standards, applicable Infrastructure Master Plans, and other City regulations.

* * * * *

The foregoing Resolution 2020-_____ was passed and adopted by the Planning Commission of the City of Tracy on the 28th day of October 2020, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAIN:	COMMISSION MEMBERS:

CHAIR

ATTEST:

STAFF LIAISON

**City of Tracy
Development Review Permit
Conditions of Approval**

Patio Structure for Texas Roadhouse at 2422 Naglee Road
Assessor's Parcel Number 212-290-49
Application Number D19-0024
October 28, 2020

These Conditions of Approval shall apply to the Development Review permit for an approximately 315 square foot patio structure for Texas Roadhouse at 2422 Naglee Road, Assessor's Parcel Number 212-290-49, Application Number D19-0024 (hereinafter "Project"), proposed by Schack & Company, Inc. (hereinafter "Applicant").

A. Definitions.

The following definitions shall apply to these Conditions of Approval:

1. "Applicant" means any person, or other legal entity, defined as a "Developer".
2. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.
3. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed engineer designated by the City Manager, the Development Services Director, or the City Engineer, to perform the duties set forth herein.
4. "Development Services Director" means the Development Services Director of the City of Tracy, or any other person designated by the City Manager or the Development Services Director, to perform the duties set forth herein.
5. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Hills Specific Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, and the City's Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans).
6. "Conditions of Approval" means these conditions of approval applicable to the Development Review permit for an approximately 315 square foot patio structure for Texas Roadhouse at 2422 Naglee Road, Assessor's Parcel Number 212-290-49, Application Number D19-0024.
7. "Property" means the subject property of the Development Review permit for an approximately 315 square foot patio structure for Texas Roadhouse at 2422 Naglee Road, Assessor's Parcel Number 212-290-49, Application Number D19-0024.

B. Planning Division Conditions of Approval

1. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project boundaries, including, but not limited to: the Planning and Zoning Law (Government Code sections 65000, et seq.), the Subdivision Map Act (Government Code sections 66410, et seq.), the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"), and the Guidelines for the California Environmental Quality Act (California Administrative Code, title 14, sections 15000, et seq., "CEQA Guidelines").
2. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City Regulations.
3. Pursuant to Government Code Section 66020, including Section 66020 (d)(1), the City HEREBY NOTIFIES the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions that are within the purview of the Mitigation Fee Act [Government Code section 66000 et seq.] ("Exactions") and imposed on this Project by these Conditions of Approval) shall commence on the date of the conditional approval of this Project. If the Developer fails to file a protest of the Exactions within this 90-day period, complying with all of the requirements of Government Code Section 66020, the Developer will be legally barred from later challenging any of the Exactions. The terms of this paragraph shall not affect any other deadlines or statutes of limitations set forth in the Mitigation Fee Act or other applicable law, or constitute a waiver of any affirmative defenses available to the City.
4. The project shall be developed in substantial compliance with the plans received by the Development Services Department on September 30, 2019, to the satisfaction of the Development Services Director.

C. Building Division Conditions of Approval

1. Prior to the building permit issuance for the patio canopy structure, applicant shall submit construction documents, plans, specifications and/or calculations, to the Building Safety Division, which meet all requirements of Title 24 California Code of Regulations and City of Tracy Municipal Codes, as applicable, including but not limited to an Accessibility Budget Calculation form. Plans shall demonstrate that the patio cover addition will not result in an increased total occupant load to over 300 persons for the existing A-2 structure, which will cause the structure to be classified to a higher risk category (Risk Category IV) per CBC table 1604.5. If the structure is reclassified as a Risk Category IV structure, a structural evaluation of the seismic performance of the structure, and possible seismic retrofit, if deemed necessary in the evaluation, will be required in accordance with §407.4 of the California Existing Building Code.

D. South San Joaquin County Fire Authority Conditions of Approval

1. Prior to building permit issuance for the patio canopy structure, applicant shall comply with all requirements of the South San Joaquin County Fire Authority, including that applicant shall apply for a construction permit directly to the South San Joaquin County Fire Authority for review and approval. Fees for review shall be paid at submittal. Additional fees may be required at time of issuance.
2. As of July 1, 2019, all applications for fire related construction permits shall be submitted in electronic format directly to the South San Joaquin County Fire Authority.
3. Prior to issuance of construction permit, applicant shall submit construction documents demonstrating the following:
 - a. Fire sprinklers are listed as a deferred submittal item
 - b. Accurate occupant load calculations
 - c. Egress and path of travel requirements for the altered area
 - d. Certificate of flame-resistant fabric provided by the State Fire Marshal's Office for the decorative shade curtains

AGENDA ITEM 1.B

REQUEST

PUBLIC HEARING TO CONSIDER APPLICATIONS FOR CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW PERMIT TO ALLOW THE CONSTRUCTION OF A NEW TELECOMMUNICATION FACILITY IN THE FORM OF A TREE, KNOWN AS A MONOPINE, AND ASSOCIATED EQUIPMENT, LOCATED AT 1780 WHIRLAWAY LANE, ASSESSOR'S PARCEL NUMBER 244-020-40. APPLICANT IS BEN HACKSTEDDE FOR VERIZON. PROPERTY OWNER IS CITY OF TRACY. APPLICATION NUMBERS CUP19-0014 AND D19-0039.

DISCUSSION

Site and Project Description

The proposal is to construct a new telecommunication facility in the form of an approximately 68-foot tall pine tree, known as a "monopine", located at the southwest corner of Don Cose Park, 1780 Whirlaway Lane. (Attachment A: Location Map). The monopine includes three horizontal arms extending out from the pole at a height of approximately 63 feet with a total of nine panel antennas and associated equipment. Decorative, artificial tree branches will extend beyond the antennas to provide screening of the equipment. Additionally, the antennas will have "socks" placed on them, which have the same needle material as the branches to further disguise the antennas. Attachment B provides elevations of the proposed improvements. The monopine, and all ground-mounted equipment, will be located within a 695 square foot lease area (25 feet by 25 feet). Attachment C provides a site plan showing the lease area in relation to the existing park improvements. A nine-foot tall masonry wall with solid doors will be constructed around the lease area to fully screen all ground-mounted equipment as described in recommended Condition of Approval B.6. The ground-mounted equipment includes various equipment cabinets, a diesel generator, and area for future equipment. A site plan of the ground-mounted equipment is included as Attachment D. New shrubs will be planted around the north and east perimeter on the exterior of the screen wall to help soften the appearance of the wall.

The proposed facility will also provide the opportunity for multiple carriers to collocate on this proposed monopine in the future. The site would be an unmanned facility with one to two vehicles visiting the site approximately once or twice per month to perform service and maintenance.

The Project site is an existing park located within the Edgewood Residential Planned Unit Development. The area to the north and east includes a single-family, residential neighborhood, the property to the west is vacant, and the property to the south is a railroad. The monopine is proposed in the southwest corner of the park where there is limited impact to layout of the park and minimizes the appearance of the improvements from the adjacent residential neighborhood.

Analysis

The site is zoned Planned Unit Development, within the Edgewood residential Planned Unit Development and has a General Plan designation of Park. The proposed monopine is a major facility as defined in Tracy Municipal Code, Chapter 10.25, Telecommunications Ordinance. The Telecommunications Ordinance allows for wireless telecommunication facilities within any zone in the City. Major facilities, such as the present application, require the approval of a Conditional Use Permit by the Planning Commission. The proposed improvements, including the equipment shelters, also require approval of Development Review. Staff has combined both applications for simultaneous review by the Planning Commission.

The City encourages locating telecommunications facilities on City-owned property and recognizes a potential public interest in locating telecommunication facilities including: greater public control over siting, design, maintenance, and removal of telecommunication facilities; co-locate future City emergency and other communication facilities; and provides public revenue through lease agreements with telecommunication service providers. The applicant has indicated that they developed a search area for the location of the telecommunications facility that would meet the needs of their client's wireless coverage and capacity gap, which is achieved by the current proposal.

CEQA Documentation

The Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332, which pertains to certain infill development projects, because the project is consistent with the General Plan and Zoning, occurs within City limits on a project site of no more than five acres, is substantially surrounded by urban uses, has no value as habitat for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services. No further environmental assessment is necessary.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Conditional Use Permit and Development Review Permit to allow the construction of a new telecommunication facility in the form of a tree, known as a monopine, and associated equipment, located at 1780 Whirlaway Lane, Assessor's Parcel Number 244-020-40, Application Numbers CUP19-0014 and D19-0039, based on the findings and subject to the conditions contained in the Planning Commission Resolution (Attachment F: Planning Commission Resolution) dated October 28, 2020.

RECOMMENDED MOTION

Move that the Planning Commission approve the Conditional Use Permit and Development Review Permit to allow the construction of a new telecommunication facility in the form of a tree, known as a monopine, and associated equipment, located at 1780 Whirlaway Lane, Assessor's Parcel Number 244-020-40, Application Numbers

CUP19-0014 and D19-0039, based on the findings and subject to the conditions contained in the Planning Commission Resolution dated October 28, 2020.

Prepared by: Genevieve Federighi, Associate Planner

Approved by: Bill Dean, Development Services Assistant Director

Full sets of plans were provided to the Planning Commissioners and can be located under Attachment E.

ATTACHMENTS

Attachment A – Location Map

Attachment B – Elevations

Attachment C – Overall Site Plan

Attachment D – Equipment Site Plan

Attachment E – Full Set of Plans

Attachment F – Planning Commission Resolution (Including Exhibit 1, Conditions of Approval)

Location Map – Attachment A

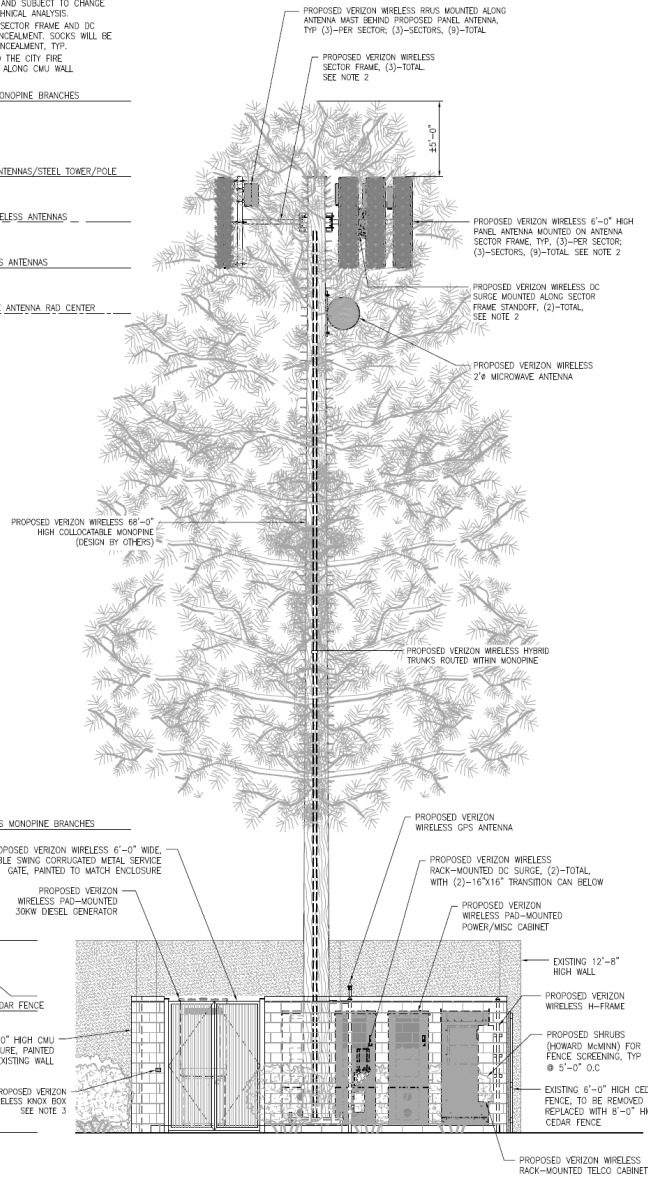


Elevations – Attachment B

NOTES:

1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
2. PROPOSED VERIZON WIRELESS ANTENNA SECTOR FRAME AND DC SURGES TO BE PAINTED GREEN FOR CONCEALMENT. SOCKS WILL BE INSTALLED ON PANEL ANTENNAS FOR CONCEALMENT, TYP.
3. AN ACCESS KEY SHALL BE PROVIDED TO THE CITY FIRE DEPARTMENT AND PLACED IN KNOX BOX ALONG CMU WALL EXTERIOR SIDE.

- TOP OF PROPOSED VERIZON WIRELESS MONOPINE BRANCHES
ELEV. = ±68'-0" A.G.L.
- TOP OF PROPOSED VERIZON WIRELESS ANTENNAS/STEEL TOWER/POLE
ELEV. = ±63'-0" A.G.L.
- RAD. CENTER OF PROPOSED VERIZON WIRELESS ANTENNAS
ELEV. = ±60'-0" A.G.L.
- BOTTOM OF PROPOSED VERIZON WIRELESS ANTENNAS
ELEV. = ±57'-0" A.G.L.
- PROPOSED VERIZON WIRELESS MICROWAVE ANTENNA RAD. CENTER
ELEV. = ±54'-0" A.G.L.



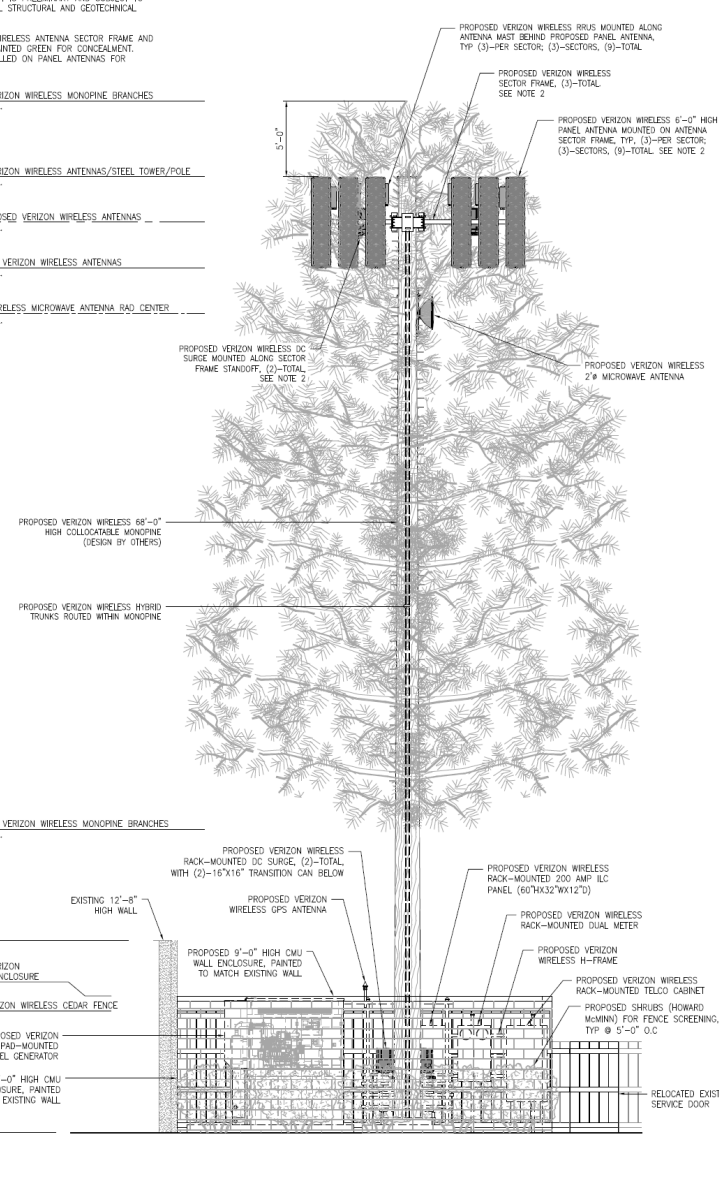
NORTH ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

NOTES:

1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
2. PROPOSED VERIZON WIRELESS ANTENNA SECTOR FRAME AND DC SURGES TO BE PAINTED GREEN FOR CONCEALMENT. SOCKS WILL BE INSTALLED ON PANEL ANTENNAS FOR CONCEALMENT, TYP.

- TOP OF PROPOSED VERIZON WIRELESS MONOPINE BRANCHES
ELEV. = ±68'-0" A.G.L.
- TOP OF PROPOSED VERIZON WIRELESS ANTENNAS/STEEL TOWER/POLE
ELEV. = ±63'-0" A.G.L.
- RAD. CENTER OF PROPOSED VERIZON WIRELESS ANTENNAS
ELEV. = ±60'-0" A.G.L.
- BOTTOM OF PROPOSED VERIZON WIRELESS ANTENNAS
ELEV. = ±57'-0" A.G.L.
- PROPOSED VERIZON WIRELESS MICROWAVE ANTENNA RAD. CENTER
ELEV. = ±54'-0" A.G.L.



EAST ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

verizon
2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

SEQUOIA
DEPLOYMENT SERVICES INC.
1 SPECTRUM POINTE DR., SUITE 130
LAKE FOREST, CA 92650

esite
concepts
10650 SCRIPPS RANCH BLVD., SUITE 224
SAN DIEGO, CA 92131
tel: (858) 433-7173 / (858) 433-7176

REV	DATE	DESCRIPTION
4	05/28/2020	CITY COMMENTS
3	12/09/2019	CITY COMMENTS
2	11/18/2019	100% ZD SET
1	10/25/2019	90% ZD SET
0	10/17/2019	DESIGN DEVELOPMENT

ISSUED DATE:
MAY 28, 2020

ISSUED FOR:
100% ZD SET

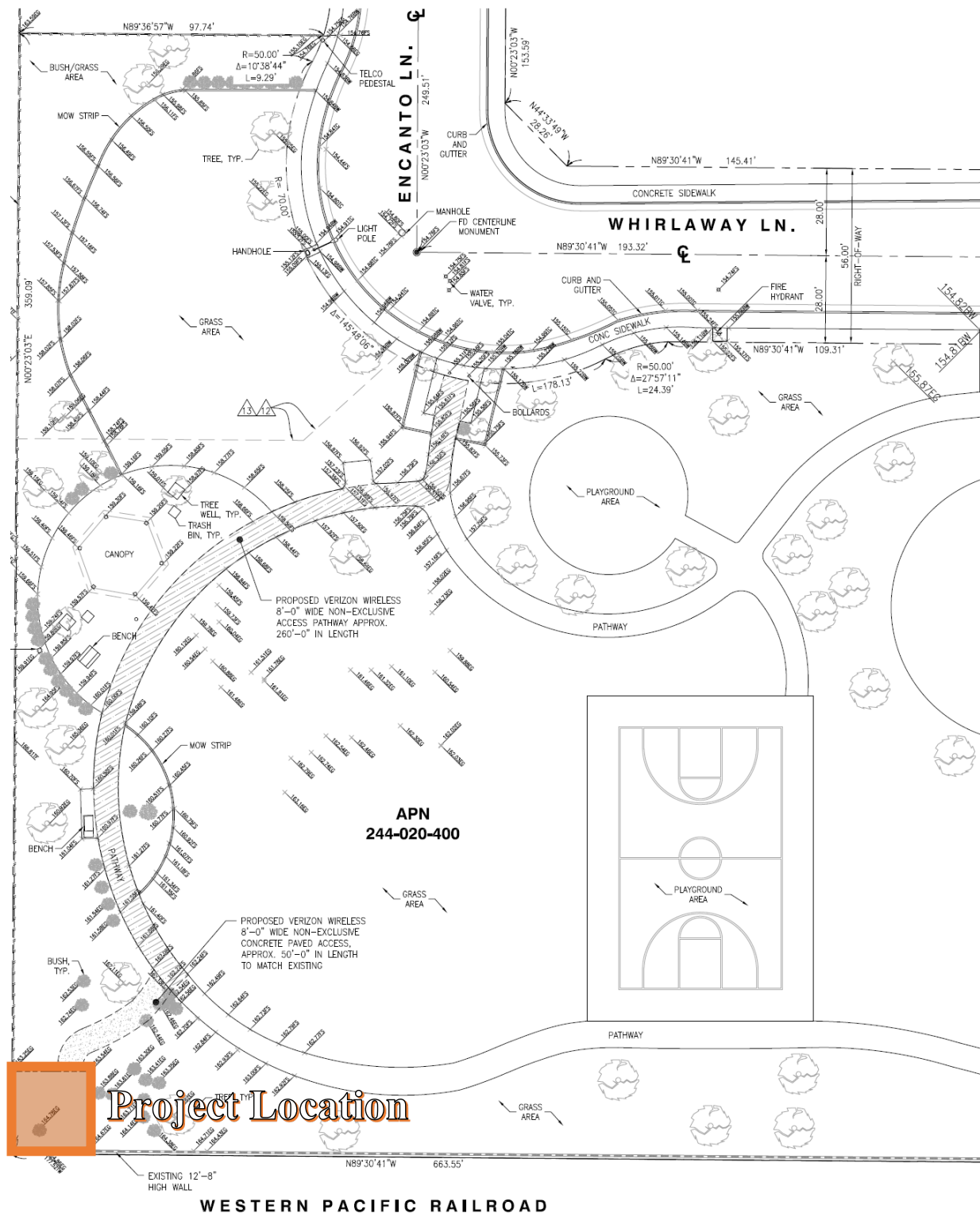
PROJECT INFORMATION:
SW TRACY
LOCATION CODE: 558245
1780 WHIRLAWAY LN.,
TRACY, CA 95376

DRAWN BY: MAM
CHECKED BY: RGG

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-3

Overall Site Plan – Attachment C



Project Location

WESTERN PACIFIC RAILROAD

PROPOSED ANTENNA SCHEDULE

2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598



10850 SCRIPPS RANCH BLVD., SUITE 224
SAN DIEGO, CA 92131
tel: (619) 433-7173 / (619) 433-7178

ISSUED DATE _____

JULY 28, 2020

ISSUED FOR: _____

100% ZD SET

L'ENSEIGNEMENT DE LA MATHÉMATIQUE

PROJECT INFORMATION: _____

SW TRACY

LOCATION CODE: 558245
1780 WHIRLAWAY LN.,
TRACY, CA 95376

DRAWN BY:	MA
-----------	----

CHECKED BY:	NO.
-------------	-----

SHEET TITLE: _____

EQUIPMENT AND ANTENNA LAYOUTS

SHEET NUMBER: —

A-2



24"x36" SCALE: 1/2" = 1'-0"

1

NOTES:

1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
2. PROPOSED VERIZON WIRELESS ANTENNA SECTOR FRAME AND DC SURGES TO BE PAINTED GREEN FOR CONCOMULANT. SOCKS WILL BE INSTALLED ON PANEL ANTENNAS FOR CONCOMULANT, TYP.



24"x36" SCALE: 1/2" = 1'



SW TRACY

1780 WHIRLAWAY LN.,
TRACY, CA 95376

LOCATION CODE: 558245
PROJECT TYPE: NEW SITE BUILD

Attachment E



SITE INFORMATION	
PROPERTY OWNER: ADDRESS:	CITY OF TRACY-DEPARTMENT OF PUBLIC WORKS 520 S. TRACY BLVD. TRACY, CA 95376 CONTACT: ROBIN KLOEPFER PH: (209) 831-6366 EMAIL: robin.kloepfer@cityoftracy.org
APPLICANT: ADDRESS:	VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG. 9 WALNUT CREEK, CA 94598
LATITUDE (NAD 83):	37° 41' 46.88" N
LONGITUDE (NAD 83):	121° 27' 0.15" W
GROUND ELEVATION:	164.78' AMSL
ASSESSOR'S PARCEL NO.:	244-020-400
ZONING JURISDICTION:	CITY OF TRACY
ZONING CLASSIFICATION:	PUD- PLANNED UNIT DEVELOPMENT
OCCUPANCY GROUP:	U
TYPE OF CONSTRUCTION:	II-B
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
LEASE SPACE:	625 SQ. FT.

PROJECT TEAM	
APPLICANT: VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG. 9 WALNUT CREEK, CA 94598 CONTACT: STEVE CHRISTENSON PHONE: (530) 368-0730 EMAIL: steven.christenson@verizonwireless.com	ARCHITECT/ENGINEERING: CELLSITE CONCEPTS 10650 SCRIPPS RANCH BLVD., SUITE 224 SAN DIEGO, CA 92131 CONTACT: REGGIE GABRIEL PHONE: (619) 200-7190 EMAIL: reggie.gabriel@cellsite.net
RF ENGINEER: VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG. 9 WALNUT CREEK, CA 94598 CONTACT: WALT KOHLS PHONE: (559) 974-7012 EMAIL: walt.kohls@verizonwireless.com	ZONING: SEQUOIA DEPLOYMENT SERVICES, INC. 1 SPECTRUM POINTE DR., SUITE 130 LAKE FOREST, CA 92630 CONTACT: BEN HACKESTEDDE PHONE: (949) 259-3344 EMAIL: ben.hackstedde@sequoia-ds.com
SITE ACQUISITION: SEQUOIA DEPLOYMENT SERVICES, INC. 1 SPECTRUM POINTE DR., SUITE #130 LAKE FOREST, CA 92630 CONTACT: BOB BALLMAIER PHONE: (949) 278-7747 EMAIL: bob.ballmaier@sequoia-ds.com	CONSTRUCTION: SEQUOIA DEPLOYMENT SERVICES, INC. 1 SPECTRUM POINTE DR., SUITE 130 LAKE FOREST, CA 92630 CONTACT: DAVE ROGERS PHONE: (951) 445-0671 EMAIL: dave.rogers@sequoia-ds.com

ZONING DRAWING
IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE
VICINITY MAP

DRIVING DIRECTIONS
DIRECTIONS FROM VERIZON OFFICE: <ol style="list-style-type: none">1. START OUT GOING NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD.2. TURN LEFT ONTO OAK GROVE RD.3. TURN LEFT ONTO TREAT BLVD.4. TURN RIGHT ONTO N MAIN ST.5. MERGE ONTO I-680 S.6. MERGE ONTO I-580 E VIA EXIT 30A.7. TAKE THE CORRAL HOLLOW ROAD EXIT, EXIT 72.8. TURN LEFT ONTO S CORRAL HOLLOW RD/COUNTY HWY-J2.9. TURN RIGHT ONTO MIDDLEFIELD DR.10. TURN RIGHT ONTO CALAMITY LN.11. TAKE THE 1ST RIGHT ONTO RIVERVIEW AVE.12. TAKE THE 1ST LEFT ONTO ENCANTO LN.13. TAKE THE 1ST LEFT ONTO WHIRLAWAY LN.14. 1780 WHIRLAWAY LN IS ON THE RIGHT.

PROJECT DESCRIPTION
THE PROJECT CONSISTS OF THE CONSTRUCTION OF A PROPOSED EQUIPMENT ENCLOSURE FOR THE LOCATION OF THE PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT AND COLLOCATION OF ANTENNAS ON A PROPOSED MONOPINE. <ul style="list-style-type: none">• INSTALL (1) PROPOSED VERIZON WIRELESS 68' HIGH COLLOCATABLE MONOPINE• INSTALL (1) PROPOSED VERIZON WIRELESS 9'-0" HIGH CMU WALL ENCLOSURE• INSTALL (9) PROPOSED VERIZON WIRELESS 6'-0" HIGH PANEL ANTENNAS• INSTALL (9) PROPOSED VERIZON WIRELESS RRUS• INSTALL (2) PROPOSED VERIZON WIRELESS HYBRID TRUNKS (6x12)• INSTALL (4) PROPOSED VERIZON WIRELESS DC SURGES• INSTALL (2) PROPOSED VERIZON WIRELESS PAD-MOUNTED EQUIPMENT CABINETS• INSTALL (1) PROPOSED VERIZON WIRELESS RACK-MOUNTED TELCO CABINET• INSTALL (1) PROPOSED VERIZON WIRELESS RACK-MOUNTED ILC PANEL• INSTALL (1) PROPOSED VERIZON WIRELESS RACK-MOUNTED DUAL METER• INSTALL (1) PROPOSED VERIZON WIRELESS GPS ANTENNA• INSTALL (1) PROPOSED VERIZON WIRELESS PAD-MOUNTED 30KW GENERATOR• INSTALL (2) PROPOSED VERIZON WIRELESS H-FRAME• INSTALL (8) PROPOSED VERIZON WIRELESS 15 GALLON SHROUDS

ACCESSIBILITY NOTE
THE TELECOMMUNICATIONS EQUIPMENT SPACE SHOWN ON THESE PLANS IS NOT CUSTOMARILY OCCUPIED. WORK TO BE PERFORMED IN THIS FACILITY CANNOT REASONABLY BE PERFORMED BY PERSONS WITH A SEVERE IMPAIRMENT: MOBILITY, SIGHT, AND/OR HEARING. THEREFORE, PER 2016 CALIFORNIA BUILDING CODE SECTION 1105B.3.4, AND/OR 11B-203.5 OF 2016 CALIFORNIA BUILDING CODE, EXCEPTION 1, THIS FACILITY SHALL BE EXEMPTED FROM ALL TITLE 24 ACCESS REQUIREMENTS.

GENERAL NOTES
THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

APPLICABLE CODES
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. <ul style="list-style-type: none">• CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 & 25)• 2016 CALIFORNIA BUILDING CODE• CITY/COUNTY ORDINANCES• BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA)• 2016 CALIFORNIA MECHANICAL CODE• ANSI/EIA-222-G LIFE SAFETY CODE NFPA-101• 2016 CALIFORNIA PLUMBING CODE• 2016 CALIFORNIA ELECTRICAL CODE• 2016 LOCAL BUILDING CODE

DO NOT SCALE DRAWINGS
SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



Dig Alert
Know what's below.
Call before you dig.
Call Two Working Days Before You Dig!
811 / 800-227-2600
digalert.org

DRAWING INDEX	
SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1	SITE PLAN AND ENLARGED SITE PLAN
A-2	EQUIPMENT AND ANTENNA LAYOUTS
A-3	ARCHITECTURAL ELEVATIONS
A-4	ARCHITECTURAL ELEVATIONS

APPROVALS
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.
VERIZON WIRELESS RF ENGINEER: _____
VERIZON WIRELESS EQUIPMENT ENGINEER: _____
SITE ACQUISITION MANAGER: _____
PROJECT MANAGER: _____
ZONING VENDOR: _____
LEASING VENDOR: _____
CONSTRUCTION MANAGER: _____
A/E MANAGER: _____
PROPERTY OWNER: _____

5	07/28/2020	PARKS & REC COMMENTS
4	05/28/2020	CITY COMMENTS
3	12/06/2019	CITY COMMENTS
2	11/18/2019	100% ZD SET
1	10/25/2019	90% ZD SET
0	10/17/2019	DESIGN DEVELOPMENT
REV	DATE	DESCRIPTION

ISSUED DATE:
JULY 28, 2020

ISSUED FOR:
100% ZD SET

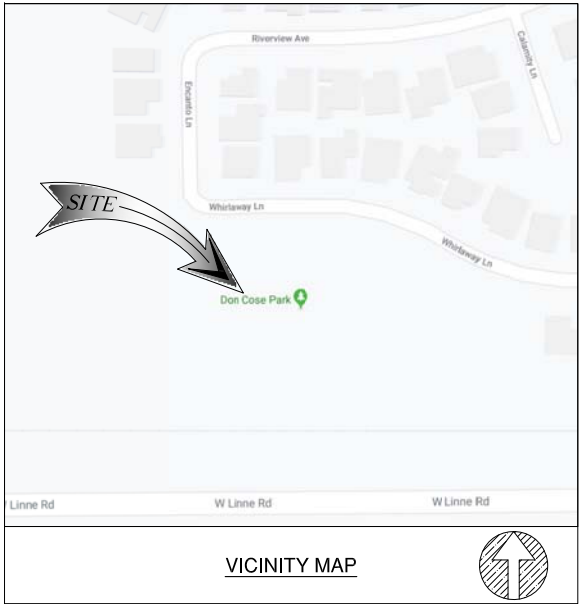
LICENSURE:

PROJECT INFORMATION:
SW TRACY
LOCATION CODE: 558245
1780 WHIRLAWAY LN.,
TRACY, CA 95376

DRAWN BY:	MAM
CHECKED BY:	RGG

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1



APN 244-020-400
SITE ADDRESS 1780 WHIRLAWAY LN., TRACY, CA 95377
TITLE REPORT TITLE REPORT WAS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH FILE NUMBER 5026900-6066984 DATED OCTOBER 03, 2019.
BASIS OF BEARING THE CENTERLINE OF WHIRLAWAY LN. BEARING N89°30'41"W WAS USED AS BASIS OF BEARING FOR THIS SURVEY.
BENCH MARK ELEVATIONS ARE BASED ON CALVRS G.P.S. BROADCAST COORDINATE VALUES FOR 2017, NAVD 88.
FLOODZONE SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06077C0730F EFFECTIVE DATE 10/16/2009.
LEGAL DESCRIPTION REAL PROPERTY IN THE CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
ALL THAT CERTAIN REAL PROPERTY SITUATE, LYING AND BEING IN A PORTION OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOT 11 OF TRACT NO. 2829 SUBDIVISION OF SAN JOAQUIN COUNTY EDGEWOOD, UNIT NO. 6, FILED FOR RECORD OCTOBER 28, 1999 AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 34 OF MAPS AND PLATS, AT PAGE 75, SAN JOAQUIN COUNTY RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 14, THENCE ALONG THE WESTERLY LINE OF SAID LOT 14, NORTH 00°23'03" EAST 130.00 FEET; THENCE SOUTH 89°36'57" EAST 97.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT FROM WHICH A RADIAL LINE BEARS NORTH 72°18'30" WEST, HAVING A RADIUS OF 50.00 FEET AND CENTRAL ANGLE OF 10°38'43"; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE 9.29 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 70.00 FEET A CENTRAL ANGLE OF 88°55'26"; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE 108.64 FEET; THENCE SOUTH 47°52'25" WEST 40.58 FEET; THENCE NORTH 89°36'57" WEST 92.12 FEET TO THE POINT OF BEGINNING.
IN ADDITION TO:
ALL THAT PORTION OF LOT 14 OF TRACT NO. 2829 SUBDIVISION OF SAN JOAQUIN COUNTY EDGEWOOD, UNIT NO. 6, FILED FOR RECORD OCTOBER 28, 1999 AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 34 OF MAPS AND PLATS, AT PAGE 75, SAN JOAQUIN COUNTY RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 11, THENCE ALONG THE LINE BETWEEN LOTS 11 AND 14, NORTH 00°29'19" EAST 188.33 FEET TO THE BEGINNING OF A NONTANGENT CURVE TO THE LEFT FROM WHICH A RADIAL LINE BEARS NORTH 25°40'45" EAST HAVING A RADIUS 403.00 FEET AND A CENTRAL ANGLE OF 17°50'40"; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE 125.51 FEET; THENCE SOUTH 00°29'19" WEST 153.31 FEET TO THE SOUTHERLY LINE OF SAID LOT 14; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°30'41" WEST 120.00 FEET TO THE POINT OF BEGINNING.
SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS-OF-WAY, AND EASEMENTS OF RECORD.
THIS LEGAL DESCRIPTION IS PURSUANT TO CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, LLA NO. 9-01-MS, RECORDED JUNE 28, 2001 AS INSTRUMENT NO. 2001-101539 OF OFFICIAL RECORDS.
EXCEPTING THEREFROM ONE-HALF INTEREST OF EVERY TYPE OR NATURE IN THE OIL, GAS AND MINERAL RIGHTS ON THE ABOVE DESCRIBED PROPERTY AS EXCEPTED IN DEED EXECUTED BY GERTRUDE M. KENNEDY RECORDED JULY 7, 1977 IN BOOK OF OFFICIAL RECORDS, BOOK 4280, PAGE 502, SAN JOAQUIN COUNTY RECORDS.

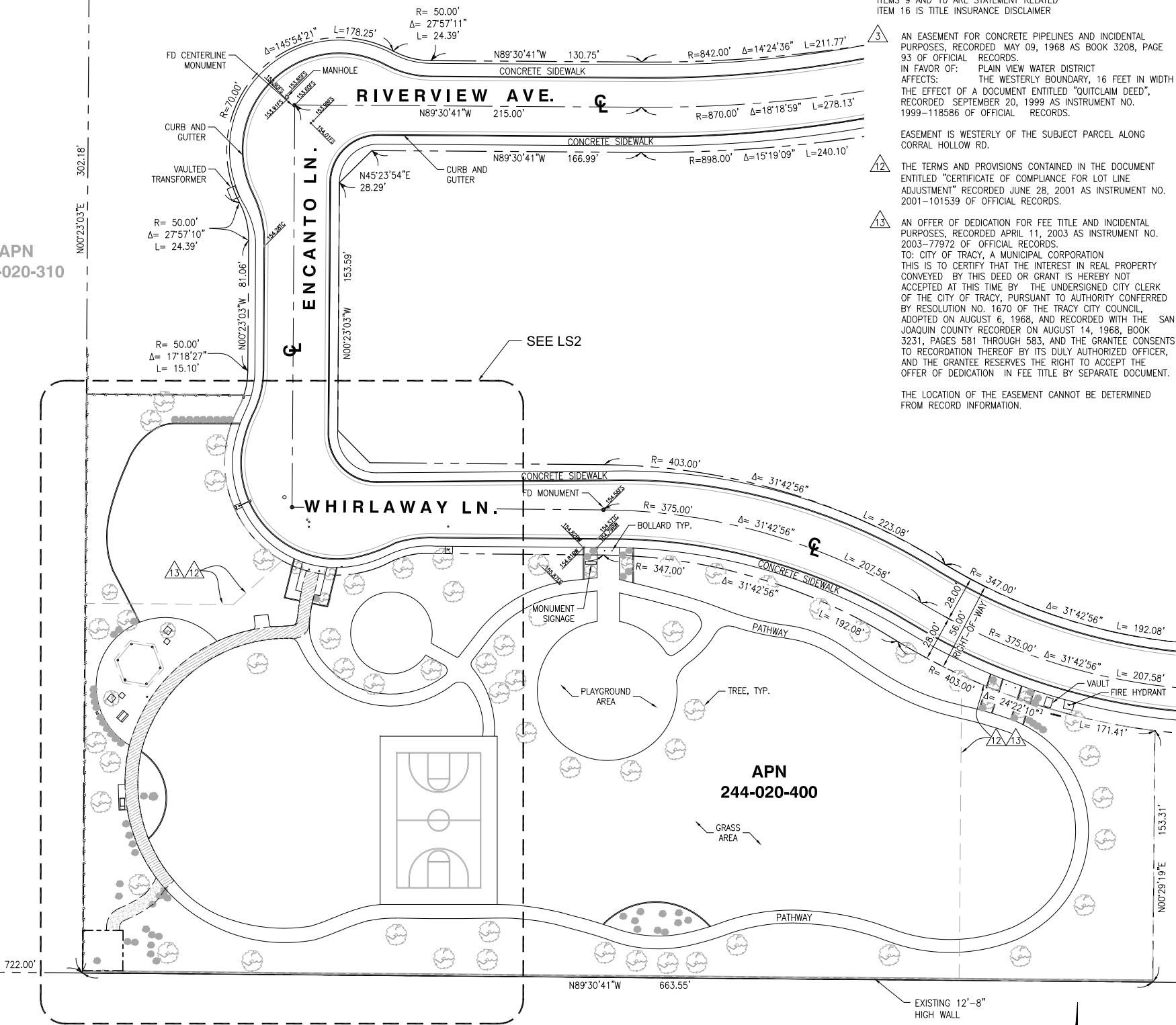
APN: 244-020-400-000

PROPERTY LINES ARE BASED FROM
TRACT MAP NO. 2844 DATED FEBRUARY 15, 2019
TRACT MAP NO. 2829 DATED OCTOBER 28, 1999
ASSESSOR'S MAP NO. 2829 NO DATE

CITY LIMITS LINE

CORAL HOLLOW ROAD

APN 244-020-310



SCHEDULE B (EXCEPTIONS)

ITEMS 1 AND 2 ARE TAX RELATED
ITEMS 4, 14, AND 15 ARE RIGHTS RELATED
ITEMS 5, 6, 7, 8, AND 11 ARE TERMS RELATED
ITEMS 9 AND 10 ARE STATEMENT RELATED
ITEM 16 IS TITLE INSURANCE DISCLAIMER

AN EASEMENT FOR CONCRETE PIPELINES AND INCIDENTAL PURPOSES, RECORDED MAY 09, 1968 AS BOOK 3208, PAGE 93 OF OFFICIAL RECORDS.
IN FAVOR OF: PLAIN VIEW WATER DISTRICT
AFFECTS: THE WESTERLY BOUNDARY, 16 FEET IN WIDTH
THE EFFECT OF A DOCUMENT ENTITLED "QUITCLAIM DEED", RECORDED SEPTEMBER 20, 1999 AS INSTRUMENT NO. 1999-118586 OF OFFICIAL RECORDS.

EASEMENT IS WESTERLY OF THE SUBJECT PARCEL ALONG CORRAL HOLLOW RD.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT" RECORDED JUNE 28, 2001 AS INSTRUMENT NO. 2001-101539 OF OFFICIAL RECORDS.

AN OFFER OF DEDICATION FOR FEE TITLE AND INCIDENTAL PURPOSES, RECORDED APRIL 11, 2003 AS INSTRUMENT NO. 2003-77972 OF OFFICIAL RECORDS.
TO: CITY OF TRACY, A MUNICIPAL CORPORATION
THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED BY THIS DEED OR GRANT IS HEREBY NOT ACCEPTED AT THIS TIME BY THE UNDERSIGNED CITY CLERK OF THE CITY OF TRACY, PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION NO. 1670 OF THE TRACY CITY COUNCIL, ADOPTED ON AUGUST 6, 1968, AND RECORDED WITH THE SAN JOAQUIN COUNTY RECORDER ON AUGUST 14, 1968, BOOK 3231, PAGES 581 THROUGH 583, AND THE GRANTEE CONSENTS TO RECORDATION THEREOF BY ITS DULY AUTHORIZED OFFICER, AND THE GRANTEE RESERVES THE RIGHT TO ACCEPT THE OFFER OF DEDICATION IN FEE TITLE BY SEPARATE DOCUMENT.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

verizon
2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

SEQUOIA
DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DR., SUITE 130
LAKE FOREST, CA 92630

esite
concepts
10650 SCRIPPS RANCH BLVD., SUITE 224
SAN DIEGO, CA 92131
tel: (858) 433-7173 / (858) 433-7176

REV	DATE	DESCRIPTION
3	05/22/2020	REVISION
2	10/28/2019	FINAL SURVEY
1	10/16/2019	PRELIMINARY SURVEY

ISSUED DATE: MAY 22, 2020

ISSUED FOR: FINAL SURVEY

LICENSURE:
Rafi Y. Hanna
L.S. 8780
Exp. 12/31/20
10/28/19
STATE OF CALIFORNIA

PROJECT INFORMATION:
SW TRACY
LOCATION CODE: 558245
1780 WHIRLAWAY LN.,
TRACY, CA 95376

DRAWN BY: APL
CHECKED BY: RH

SHEET TITLE: TOPOGRAPHIC SURVEY

SHEET NUMBER: LS-1



LEGEND

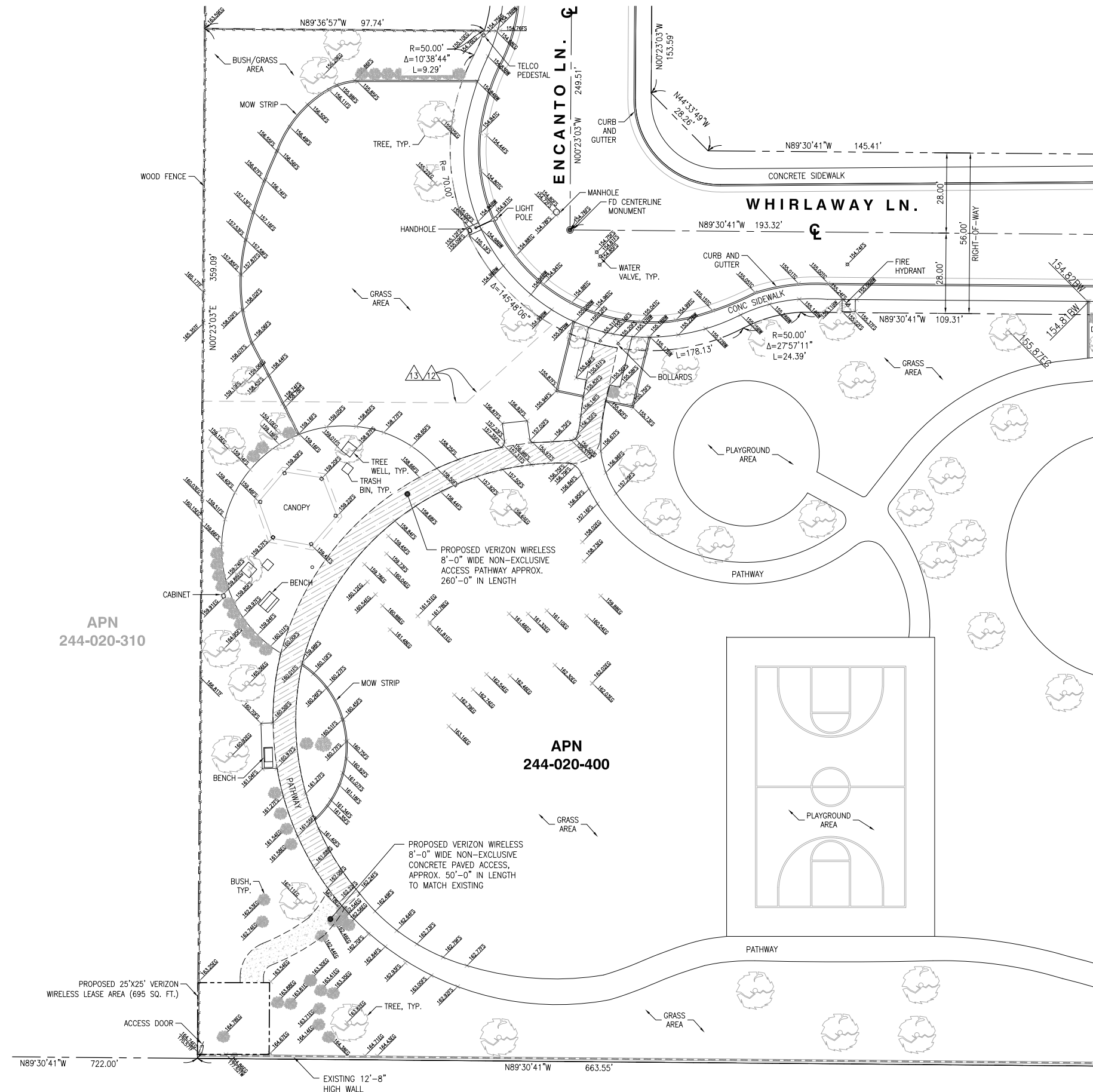
- CENTER LINE
- PROPERTY LINE
- WROUGHT IRON FENCE
- EASEMENT LINE
- CMU WALL
- BW BACK OF WALK
- EP EDGE OF PAVEMENT
- EG EXISTING GRADE
- FS FINISH SURFACE
- FL FLOW LINE
- TC TOP OF CURB
- TF TOP OF FENCE
- TW TOP OF WALL
- EXISTING STREET LIGHT
- EXISTING SIGN
- FIRE HYDRANT

MONUMENTS

- MONUMENT FD.

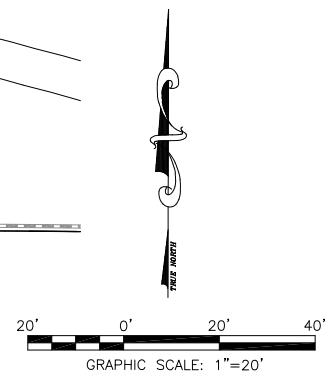
NOTES:

- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. CELLSITE CONCEPTS TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON. THE LOCATION OF PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE RELIED UPON AS THE ACTUAL BOUNDARY LINES.
- ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF CELLSITE CONCEPTS, RELIEVES CELLSITE CONCEPTS OF ANY AND ALL LIABILITY.
- THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
- WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
- FIELD SURVEY COMPLETED ON OCTOBER 11, 2019



PROPERTY LINES ARE BASED FROM
TRACT MAP NO. 2844 DATED OCTOBER 2001
TRACT MAP NO. 2829 DATED FEBRUARY 1999
ASSESSOR'S MAP NO. 2829

WESTERN PACIFIC RAILROAD



verizon
2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

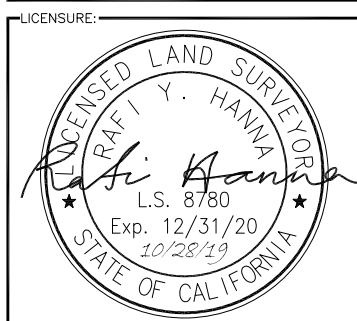
SEQUOIA
DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DR., SUITE 130
LAKE FOREST, CA 92630

cellsites
concepts
10650 SCRIPPS RANCH BLVD., SUITE 224
SAN DIEGO, CA 92131
tel: (858) 433-7173 / (858) 433-7176

REV	DATE	DESCRIPTION
3	05/22/2020	REVISION
2	10/28/2019	FINAL SURVEY
1	10/16/2019	PRELIMINARY SURVEY

ISSUED DATE:
MAY 22, 2020

ISSUED FOR:
FINAL SURVEY



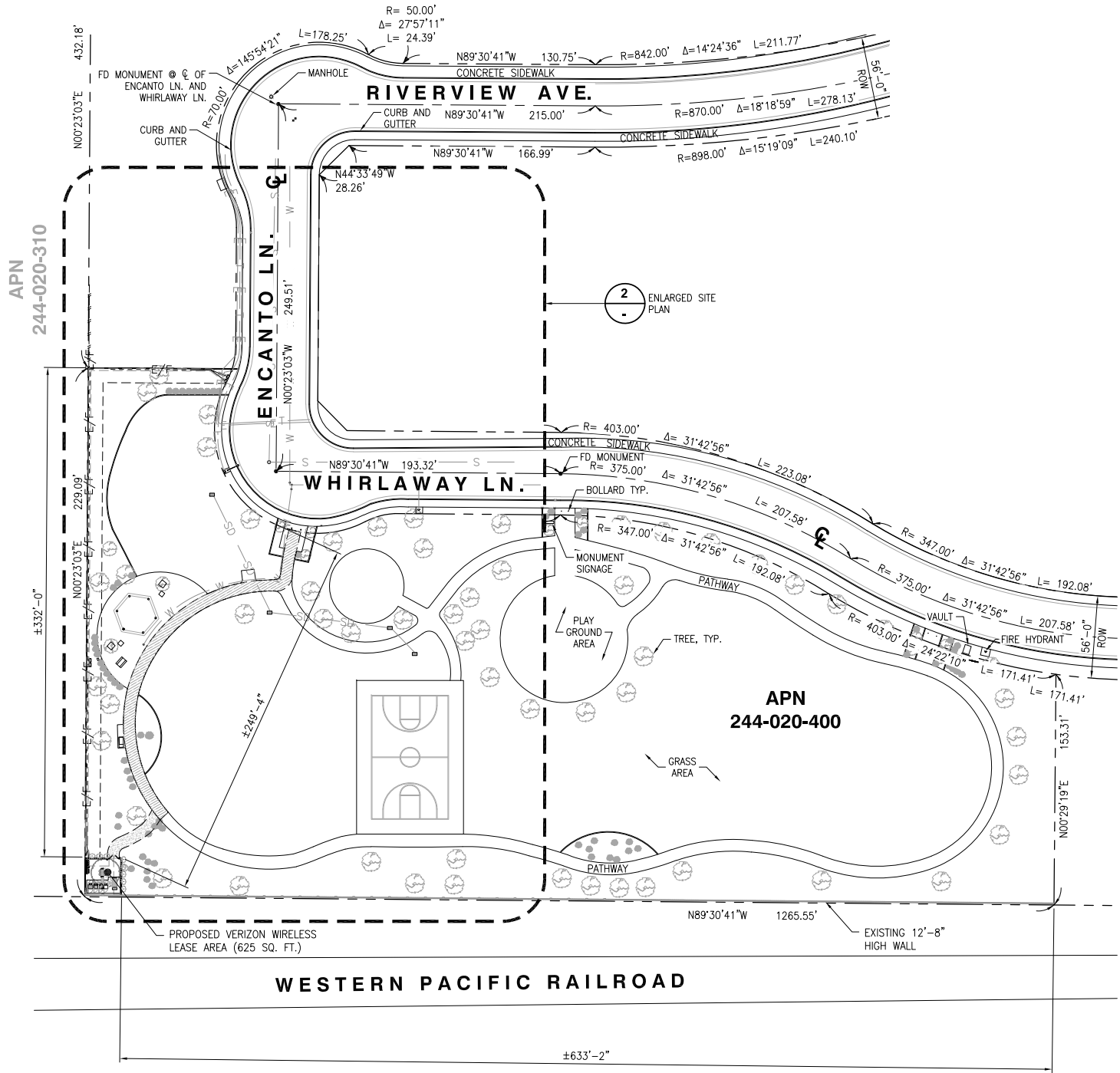
PROJECT INFORMATION:
SW TRACY
LOCATION CODE: 558245
1780 WHIRLAWAY LN.,
TRACY, CA 95376

DRAWN BY: APL
CHECKED BY: RH

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-2

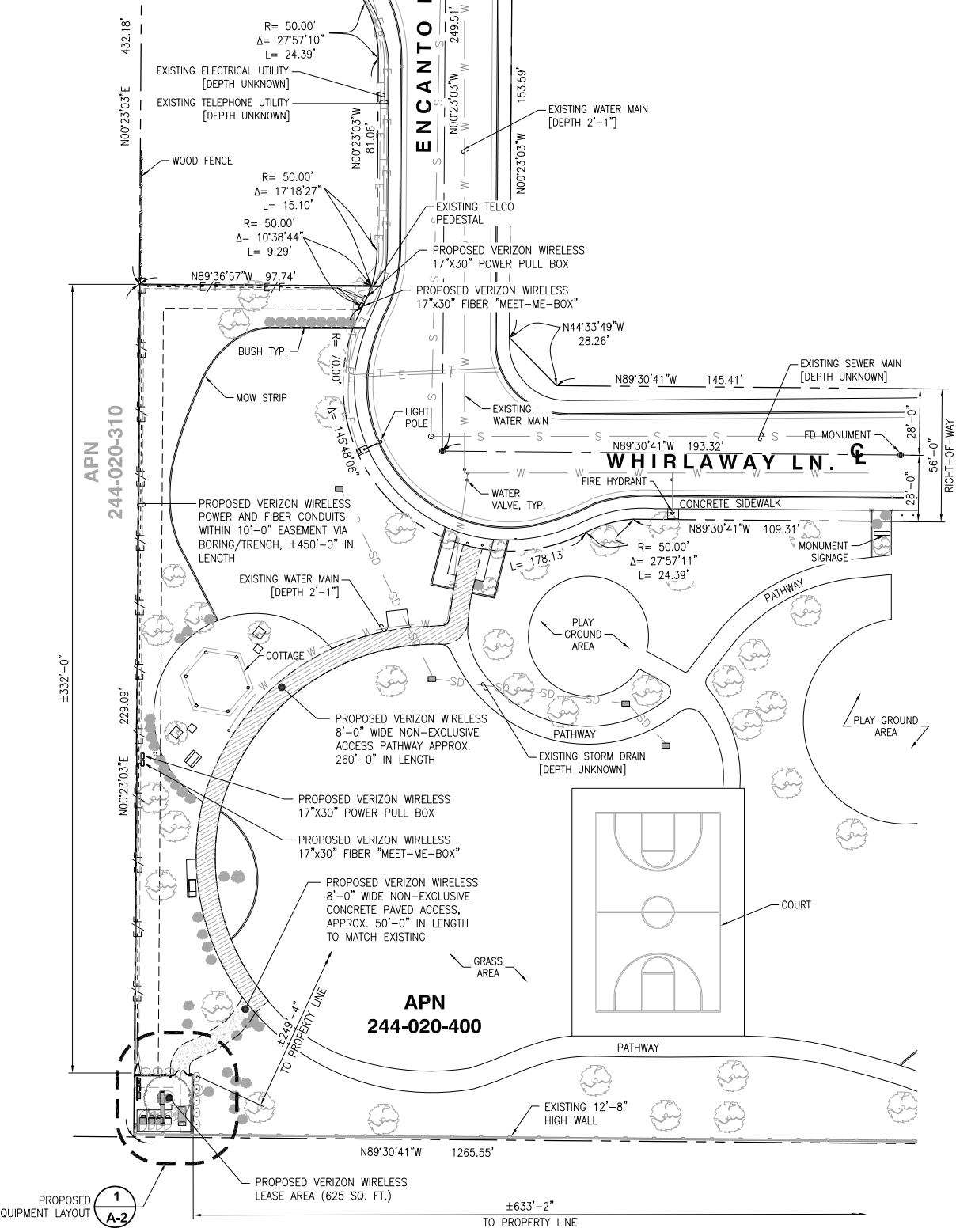
- NOTES:
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
 2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE PROPOSED INSTALLATION.
 3. EXISTING LANDSCAPE DISTURBED DURING CONSTRUCTION, TO BE RELOCATED AND REPLACED AS NECESSARY



SITE PLAN

24"x36" SCALE: 1" = 50'-0"
11"x17" SCALE: 1" = 100'-0"

- NOTES:
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
 2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE PROPOSED INSTALLATION.
 3. EXISTING LANDSCAPE DISTURBED DURING CONSTRUCTION, TO BE RELOCATED AND REPLACED AS NECESSARY



ENLARGED SITE PLAN

24"x36" SCALE: 1/32" = 1'-0"
11"x17" SCALE: 1/64" = 1'-0"



REV	DATE	DESCRIPTION
5	07/28/2020	PARKS & REC COMMENTS
4	05/28/2020	CITY COMMENTS
3	12/06/2019	CITY COMMENTS
2	11/18/2019	100% ZD SET
1	10/25/2019	90% ZD SET
0	10/17/2019	DESIGN DEVELOPMENT

ISSUED DATE: JULY 28, 2020

ISSUED FOR: 100% ZD SET

LICENSURE:

PROJECT INFORMATION:
SW TRACY
LOCATION CODE: 558245
1780 WHIRLWAY LN.,
TRACY, CA 95376

DRAWN BY: MAM
CHECKED BY: RGG

SHEET TITLE: SITE PLAN AND ENLARGED SITE PLAN

SHEET NUMBER: A-1

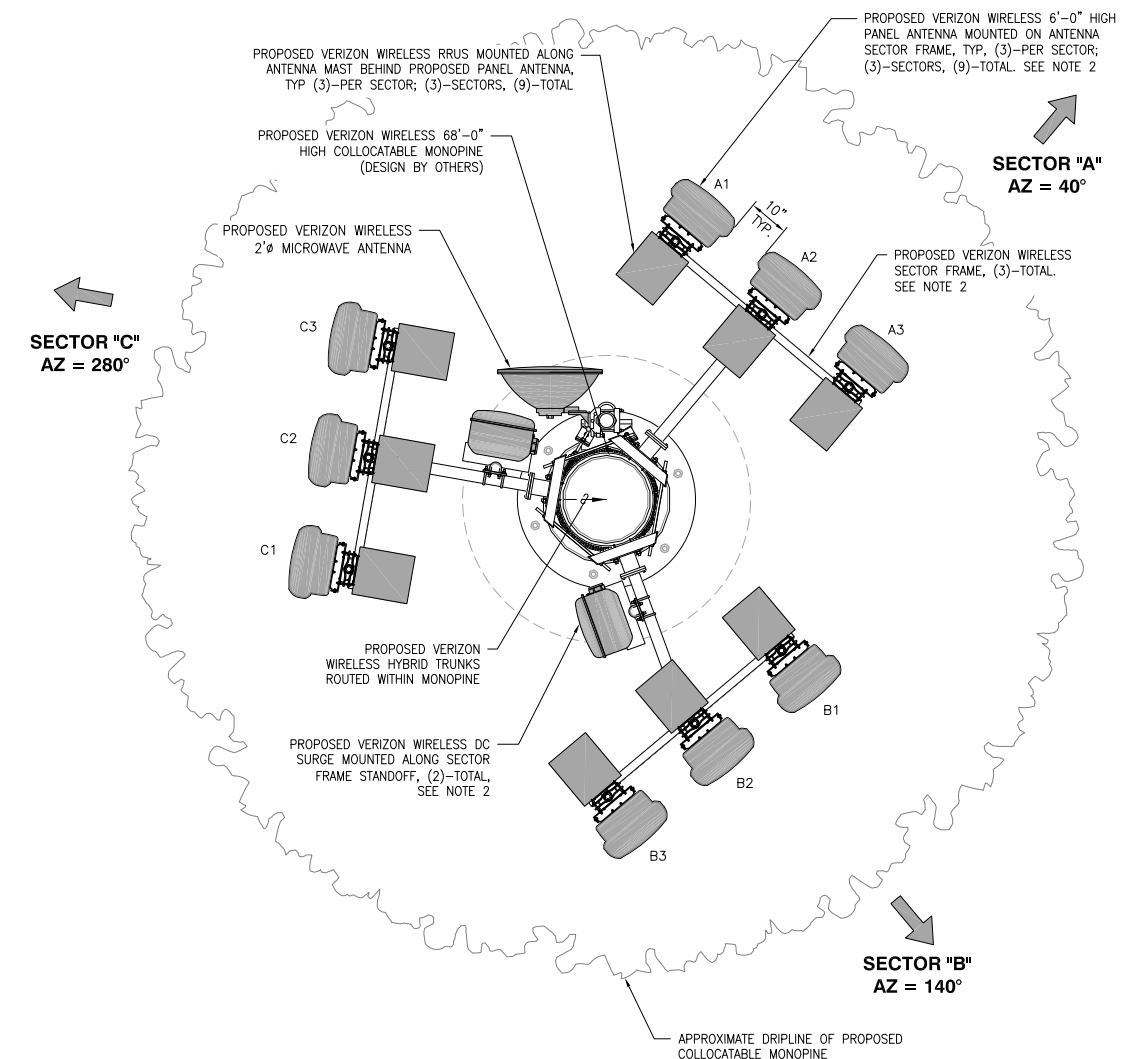
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE PROPOSED INSTALLATION.
3. AN ACCESS KEY SHALL BE PROVIDED TO THE CITY FIRE DEPARTMENT AND PLACED IN KNOX BOX ALONG CMU WALL EXTERIOR SIDE.

- [illegible]

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"

	ANTENNA POSITION	STATUS	RAD CENTER	ANTENNA MAKE/MODEL	AZIMUTH	ANTENNA COUNT	MECH DOWNTILT	ELEC DOWNTILT	TRANSMISSION LENGTH	TRANSMISSION TYPE(S)	RRUS MAKE/MODEL	RRUS COUNT
ALPHA SECTOR	A1	PROPOSED	60°-0"	GENERIC 6" ANTENNA	40°	1	0	0	±80-0"	(2) 6X12 HYBRID TRUNKS	ERICSSON RRUS	1
	A2	PROPOSED	60°-0"	GENERIC 6" ANTENNA	40°	1	0	0			ERICSSON RRUS	1
	A3	PROPOSED	60°-0"	GENERIC 6" ANTENNA	40°	1	0	0			ERICSSON RRUS	1
BETA SECTOR	B1	PROPOSED	60°-0"	GENERIC 6" ANTENNA	140°	1	0	0			ERICSSON RRUS	1
	B2	PROPOSED	60°-0"	GENERIC 6" ANTENNA	140°	1	0	0			ERICSSON RRUS	1
	B3	PROPOSED	60°-0"	GENERIC 6" ANTENNA	140°	1	0	0			ERICSSON RRUS	1
GAMMA SECTOR	C1	PROPOSED	60°-0"	GENERIC 6" ANTENNA	280°	1	0	0			ERICSSON RRUS	1
	C2	PROPOSED	60°-0"	GENERIC 6" ANTENNA	280°	1	0	0			ERICSSON RRUS	1
	C3	PROPOSED	60°-0"	GENERIC 6" ANTENNA	280°	1	0	0			ERICSSON RRUS	1
M/W	—	PROPOSED	54°-0"	TBD	TBD	1	0	0	±75°-0"	(1) COAXIAL CABLE	—	—

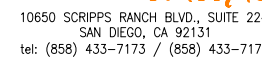
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
2. PROPOSED VERIZON WIRELESS ANTENNA SECTOR FRAME AND DC SURGES TO BE PAINTED GREEN FOR CONCEALMENT. SOCKS WILL BE INSTALLED ON PANEL ANTENNAS FOR CONCEALMENT, TYP.



24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"



SEQUOIA
DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DR., SUITE 130
LAKE FOREST, CA 92630



5	07/28/2020	PARKS & REC COMMENTS
4	05/28/2020	CITY COMMENTS
3	12/06/2019	CITY COMMENTS
2	11/18/2019	100% ZD SET
1	10/25/2019	90% ZD SET
0	10/17/2019	DESIGN DEVELOPMENT
REV	DATE	DESCRIPTION

JULY 28, 2020

100% ZD SET

PROJECT INFORMATION:

LOCATION CODE: 558245
1780 WHIRLAWAY LN.,
TRACY, CA 95376

MAM

RGG

EQUIPMENT AND
ANTENNA LAYOUTS

A-2

NOTES:

1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
2. PROPOSED VERIZON WIRELESS ANTENNA SECTOR FRAME AND DC SURGES TO BE PAINTED GREEN FOR CONCEALMENT. SOCKS WILL BE INSTALLED ON PANEL ANTENNAS FOR CONCEALMENT, TYP.
3. PROPOSED SHRUBS SHALL BE PLANTED IN ACCORDANCE WITH CITY STANDARDS PLAN & SPECIFICATIONS, DETAILS D 7.5 & D 8.16. PROPOSED IRRIGATION TO TIE INTO EXISTING WATER SOURCE ON THE PROPERTY.
4. AN ACCESS KEY SHALL BE PROVIDED TO THE CITY FIRE DEPARTMENT AND PLACED IN KNOX BOX ALONG CMU WALL EXTERIOR SIDE.

TOP OF PROPOSED VERIZON WIRELESS MONOPINE BRANCHES
ELEV. = ±68'-0" A.G.L.

TOP OF PROPOSED VERIZON WIRELESS ANTENNAS/STEEL TOWER/POLE
ELEV. = ±63'-0" A.G.L.

RAD CENTER OF PROPOSED VERIZON WIRELESS ANTENNAS
ELEV. = ±60'-0" A.G.L.

BOTTOM OF PROPOSED VERIZON WIRELESS ANTENNAS
ELEV. = ±57'-0" A.G.L.

PROPOSED VERIZON WIRELESS MICROWAVE ANTENNA RAD CENTER
ELEV. = ±54'-0" A.G.L.

PROPOSED VERIZON WIRELESS RRUS MOUNTED ALONG ANTENNA MAST BEHIND PROPOSED PANEL ANTENNA, TYP (3)-PER SECTOR; (3)-SECTORS, (9)-TOTAL

PROPOSED VERIZON WIRELESS 68'-0" HIGH COLLOCATABLE MONOPINE (DESIGN BY OTHERS)

PROPOSED VERIZON WIRELESS 6'-0" HIGH PANEL ANTENNA MOUNTED ON ANTENNA SECTOR FRAME, TYP, (3)-PER SECTOR; (3)-SECTORS, (9)-TOTAL. SEE NOTE 2

PROPOSED VERIZON WIRELESS DC SURGE MOUNTED ALONG SECTOR FRAME STANDOFF, (2)-TOTAL, SEE NOTE 2

PROPOSED VERIZON WIRELESS 2'Ø MICROWAVE ANTENNA

PROPOSED VERIZON WIRELESS HYBRID TRUNKS ROUTED WITHIN MONOPINE

BOTTOM OF PROPOSED VERIZON WIRELESS MONOPINE BRANCHES
ELEV. = ±20'-0" A.G.L.

PROPOSED VERIZON WIRELESS 6'-0" WIDE, DOUBLE SWING CORRUGATED METAL SERVICE GATE, PAINTED TO MATCH ENCLOSURE

PROPOSED VERIZON WIRELESS PAD-MOUNTED 30KW DIESEL GENERATOR

TOP OF EXISTING WALL
ELEV. = 12'-8" A.G.L.

TOP OF PROPOSED VERIZON WIRELESS CMU WALL ENCLOSURE
ELEV. = 9'-0" A.G.L.

TOP OF REPLACED VERIZON WIRELESS CEDAR FENCE
ELEV. = 8'-0" A.G.L.

PROPOSED 9'-0" HIGH CMU WALL ENCLOSURE, PAINTED TO MATCH EXISTING WALL WITH PROTECTIVE GRAFFITI COATING

PROPOSED VERIZON WIRELESS KNOX BOX (SEE NOTE 4 ABOVE)

GRADE LEVEL
ELEV. = 0'-0" A.G.L.

PROPOSED VERIZON WIRELESS GPS ANTENNA

PROPOSED VERIZON WIRELESS RACK-MOUNTED DC SURGE, (2)-TOTAL, WITH (2)-16"x16" TRANSITION CAN BELOW

PROPOSED VERIZON WIRELESS PAD-MOUNTED POWER/MISC CABINET

EXISTING 12'-8" HIGH WALL

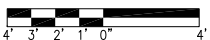
PROPOSED VERIZON WIRELESS H-FRAME

PROPOSED SHRUBS (HOWARD McMINN) FOR FENCE SCREENING, TYP Ø 5'-0" O.C (SEE NOTE 3 ABOVE)

EXISTING 6'-0" HIGH CEDAR FENCE, TO BE REMOVED AND REPLACED WITH 8'-0" HIGH CEDAR FENCE

PROPOSED VERIZON WIRELESS RACK-MOUNTED TELCO CABINET

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"



1

NOTES:

1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
2. PROPOSED VERIZON WIRELESS ANTENNA SECTOR FRAME AND DC SURGES TO BE PAINTED GREEN FOR CONCEALMENT. SOCKS WILL BE INSTALLED ON PANEL ANTENNAS FOR CONCEALMENT, TYP.
3. PROPOSED SHRUBS SHALL BE PLANTED IN ACCORDANCE WITH CITY STANDARDS PLAN & SPECIFICATIONS, DETAILS D 7.5 & D 8.16. PROPOSED IRRIGATION TO TIE INTO EXISTING WATER SOURCE ON THE PROPERTY.
4. AN ACCESS KEY SHALL BE PROVIDED TO THE CITY FIRE DEPARTMENT AND PLACED IN KNOX BOX ALONG CMU WALL EXTERIOR SIDE.

TOP OF PROPOSED VERIZON WIRELESS MONOPINE BRANCHES
ELEV. = ±68'-0" A.G.L.

TOP OF PROPOSED VERIZON WIRELESS ANTENNAS/STEEL TOWER/POLE
ELEV. = ±63'-0" A.G.L.

RAD CENTER OF PROPOSED VERIZON WIRELESS ANTENNAS
ELEV. = ±60'-0" A.G.L.

BOTTOM OF PROPOSED VERIZON WIRELESS ANTENNAS
ELEV. = ±57'-0" A.G.L.

PROPOSED VERIZON WIRELESS MICROWAVE ANTENNA RAD CENTER
ELEV. = ±54'-0" A.G.L.

PROPOSED VERIZON WIRELESS DC SURGE MOUNTED ALONG SECTOR FRAME STANDOFF, (2)-TOTAL, SEE NOTE 2

PROPOSED VERIZON WIRELESS 68'-0" HIGH COLLOCATABLE MONOPINE (DESIGN BY OTHERS)

PROPOSED VERIZON WIRELESS HYBRID TRUNKS ROUTED WITHIN MONOPINE

BOTTOM OF PROPOSED VERIZON WIRELESS MONOPINE BRANCHES
ELEV. = ±20'-0" A.G.L.

PROPOSED VERIZON WIRELESS RACK-MOUNTED DC SURGE, (2)-TOTAL, WITH (2)-16"x16" TRANSITION CAN BELOW

PROPOSED VERIZON WIRELESS GPS ANTENNA

PROPOSED VERIZON WIRELESS RACK-MOUNTED 200 AMP ILC PANEL (60"HX32"WX12"D)

PROPOSED VERIZON WIRELESS RACK-MOUNTED DUAL METER

PROPOSED VERIZON WIRELESS H-FRAME

PROPOSED VERIZON WIRELESS RACK-MOUNTED TELCO CABINET

PROPOSED SHRUBS (HOWARD McMINN) FOR FENCE SCREENING, TYP Ø 5'-0" O.C (SEE NOTE 3 ABOVE)

TOP OF EXISTING WALL
ELEV. = 12'-8" A.G.L.

TOP OF PROPOSED VERIZON WIRELESS CMU WALL ENCLOSURE
ELEV. = 9'-0" A.G.L.

TOP OF REPLACED VERIZON WIRELESS CEDAR FENCE
ELEV. = 8'-0" A.G.L.

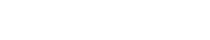
PROPOSED VERIZON WIRELESS PAD-MOUNTED 30KW DIESEL GENERATOR

PROPOSED 9'-0" HIGH CMU WALL ENCLOSURE, PAINTED TO MATCH EXISTING WALL WITH PROTECTIVE GRAFFITI COATING

GRADE LEVEL
ELEV. = 0'-0" A.G.L.

EXISTING 12'-8" HIGH WALL

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"



2

EAST ELEVATION

NORTH ELEVATION

verizon

2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

SEQUOIA
DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DR., SUITE 130
LAKE FOREST, CA 92630

esite
concept

10650 SCRIPPS RANCH BLVD., SUITE 224
SAN DIEGO, CA 92131
tel: (858) 433-7173 / (858) 433-7176

REV	DATE	DESCRIPTION
5	07/28/2020	PARKS & REC COMMENTS
4	05/28/2020	CITY COMMENTS
3	12/06/2019	CITY COMMENTS
2	11/18/2019	100% ZD SET
1	10/25/2019	90% ZD SET
0	10/17/2019	DESIGN DEVELOPMENT

ISSUED DATE:

JULY 28, 2020

ISSUED FOR:

100% ZD SET

LICENSURE:

PROJECT INFORMATION:

SW TRACY

LOCATION CODE: 558245
1780 WHIRLAWAY LN.,
TRACY, CA 95376

DRAWN BY: MAM

CHECKED BY: RGG

SHEET TITLE:

ARCHITECTURAL
ELEVATIONS

SHEET NUMBER:

A-3

NOTES:

1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
2. PROPOSED VERIZON WIRELESS ANTENNA SECTOR FRAME AND DC SURGES TO BE PAINTED GREEN FOR CONCEALMENT. SOCKS WILL BE INSTALLED ON PANEL ANTENNAS FOR CONCEALMENT, TYP.

TOP OF PROPOSED VERIZON WIRELESS MONOPINE BRANCHES
ELEV. = $\pm 68'-0"$ A.G.L.

TOP OF PROPOSED VERIZON WIRELESS ANTENNAS/STEEL TOWER/POLE
ELEV. = $\pm 63'-0"$ A.G.L.

RAD. CENTER OF PROPOSED VERIZON WIRELESS ANTENNAS
ELEV. = $\pm 60'-0"$ A.G.L.

BOTTOM OF PROPOSED VERIZON WIRELESS ANTENNAS
ELEV. = $\pm 57'-0"$ A.G.L.

PROPOSED VERIZON WIRELESS MICROWAVE ANTENNA RAD. CENTER
ELEV. = $\pm 54'-0"$ A.G.L.

PROPOSED VERIZON WIRELESS
SECTOR FRAME, (3)-TOTAL.
SEE NOTE 2

PROPOSED VERIZON WIRELESS
2 ϕ MICROWAVE ANTENNA

PROPOSED VERIZON WIRELESS
68'-0" HIGH COLLOCATABLE
MONOPINE (DESIGN BY OTHERS)

BOTTOM OF PROPOSED VERIZON WIRELESS MONOPINE BRANCHES
ELEV. = $\pm 20'-0"$ A.G.L.

TOP OF EXISTING WALL
ELEV. = $12'-8"$ A.G.L.

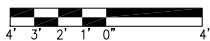
TOP OF PROPOSED VERIZON
WIRELESS CMU WALL ENCLOSURE
ELEV. = $9'-0"$ A.G.L.

TOP OF REPLACED VERIZON WIRELESS CEDAR FENCE
ELEV. = $8'-0"$ A.G.L.

GRADE LEVEL
ELEV. = $0'-0"$ A.G.L.

SOUTH ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"



1

NOTES:

1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
2. PROPOSED VERIZON WIRELESS ANTENNA SECTOR FRAME AND DC SURGES TO BE PAINTED GREEN FOR CONCEALMENT. SOCKS WILL BE INSTALLED ON PANEL ANTENNAS FOR CONCEALMENT, TYP.

TOP OF PROPOSED VERIZON WIRELESS MONOPINE BRANCHES
ELEV. = $\pm 68'-0"$ A.G.L.

TOP OF PROPOSED VERIZON WIRELESS ANTENNAS/STEEL TOWER/POLE
ELEV. = $\pm 63'-0"$ A.G.L.

RAD. CENTER OF PROPOSED VERIZON WIRELESS ANTENNAS
ELEV. = $\pm 60'-0"$ A.G.L.

BOTTOM OF PROPOSED VERIZON WIRELESS ANTENNAS
ELEV. = $\pm 57'-0"$ A.G.L.

PROPOSED VERIZON WIRELESS MICROWAVE ANTENNA RAD. CENTER
ELEV. = $\pm 54'-0"$ A.G.L.

PROPOSED VERIZON WIRELESS 6'-0" HIGH
PANEL ANTENNA MOUNTED ON ANTENNA
SECTOR FRAME, TYP, (3)-PER SECTOR;
(3)-SECTORS, (9)-TOTAL. SEE NOTE 2

PROPOSED VERIZON WIRELESS
2 ϕ MICROWAVE ANTENNA

PROPOSED VERIZON WIRELESS
68'-0" HIGH COLLOCATABLE
MONOPINE (DESIGN BY OTHERS)

BOTTOM OF PROPOSED VERIZON WIRELESS MONOPINE BRANCHES
ELEV. = $\pm 20'-0"$ A.G.L.

TOP OF EXISTING WALL
ELEV. = $12'-8"$ A.G.L.

TOP OF PROPOSED VERIZON
WIRELESS CMU WALL ENCLOSURE
ELEV. = $9'-0"$ A.G.L.

TOP OF REPLACED VERIZON
WIRELESS CEDAR FENCE
ELEV. = $8'-0"$ A.G.L.

GRADE LEVEL
ELEV. = $0'-0"$ A.G.L.

WEST ELEVATION

PROPOSED VERIZON WIRELESS RRUS MOUNTED ALONG
ANTENNA MAST BEHIND PROPOSED PANEL ANTENNA,
TYP (3)-PER SECTOR; (3)-SECTORS, (9)-TOTAL.

PROPOSED VERIZON WIRELESS
SECTOR FRAME, (3)-TOTAL.
SEE NOTE 2

BOTTOM OF PROPOSED VERIZON WIRELESS MONOPINE BRANCHES
ELEV. = $\pm 20'-0"$ A.G.L.

PROPOSED VERIZON WIRELESS
RACK-MOUNTED 200 AMP ILC
PANEL (60"HX32"WX12"D)

PROPOSED VERIZON
WIRELESS H-FRAME

PROPOSED VERIZON WIRELESS
RACK-MOUNTED DUAL METER

PROPOSED 9'-0" HIGH CMU
WALL ENCLOSURE, PAINTED TO
MATCH EXISTING WALL WITH
PROTECTIVE GRAFFITI COATING

PROPOSED VERIZON WIRELESS
RACK-MOUNTED TELCO CABINET

EXISTING 6'-0" HIGH
CEDAR FENCE, TO REMAIN

RELOCATED EXISTING
SERVICE DOOR

PROPOSED VERIZON
WIRELESS GPS ANTENNA

EXISTING 6'-0" HIGH CEDAR FENCE,
TO BE REMOVED AND REPLACED
WITH 8'-0" HIGH CEDAR FENCE

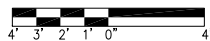
PROPOSED VERIZON WIRELESS
PAD-MOUNTED 30KW DIESEL GENERATOR

PROPOSED VERIZON WIRELESS
PAD-MOUNTED POWER/MISC CABINET

EXISTING 12'-8"
HIGH WALL

PROPOSED VERIZON WIRELESS
RACK-MOUNTED DC SURGE, (2)-TOTAL,
WITH (2)-16"X16" TRANSITION CAN BELOW

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"



2

verizon

2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

SEQUOIA

DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DR., SUITE 130
LAKE FOREST, CA 92630

esite
concepts

10650 SCRIPPS RANCH BLVD., SUITE 224
SAN DIEGO, CA 92131
tel: (858) 433-7173 / (858) 433-7176

REV	DATE	DESCRIPTION
5	07/28/2020	PARKS & REC COMMENTS
4	05/28/2020	CITY COMMENTS
3	12/06/2019	CITY COMMENTS
2	11/18/2019	100% ZD SET
1	10/25/2019	90% ZD SET
0	10/17/2019	DESIGN DEVELOPMENT

ISSUED DATE:

JULY 28, 2020

ISSUED FOR:

100% ZD SET

LICENSURE:

PROJECT INFORMATION:

SW TRACY

LOCATION CODE: 558245
1780 WHIRLAWAY LN.,
TRACY, CA 95376

DRAWN BY:

MAM

CHECKED BY:

RGG

SHEET TITLE:

ARCHITECTURAL
ELEVATIONS

SHEET NUMBER:

A-4

RESOLUTION 2020-_____

APPROVING A CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW PERMIT TO ALLOW THE CONSTRUCTION OF A NEW TELECOMMUNICATION FACILITY IN THE FORM OF A TREE, KNOWN AS A MONOPINE, AND ASSOCIATED EQUIPMENT, LOCATED AT 1780 WHIRLAWAY LANE (DON COSE PARK), ASSESSOR'S PARCEL NUMBER 244-020-40. APPLICANT IS BEN HACKSTEDDE FOR VERIZON. PROPERTY OWNER IS CITY OF TRACY. APPLICATION NUMBERS CUP19-0014 AND D19-0039.

WHEREAS, On December 18, 2019, Ben Hachstedde, representing Verizon, submitted an application for a Conditional Use Permit and a Development Review Permit for the construction of a new telecommunication facility to be located at 1780 Whirlaway Lane (Don Cose Park), Assessor's Parcel Number 244-020-40, Application Numbers CUP19-0014 and D19-0039, and

WHEREAS, The proposal is classified as a major facility, according to Tracy Municipal Code, Chapter 10.25, Telecommunications Ordinance, and

WHEREAS, The Tracy Municipal Code, Chapter 10.25, Telecommunications Ordinance, allows for major facilities with approval of a Conditional Use Permit by the Planning Commission, and

WHEREAS, The Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332, which pertains to certain infill development projects, because the project is consistent with the General Plan and Zoning, occurs within City limits on a project site of no more than five acres, is substantially surrounded by urban uses, has no value as habitat for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services. No further environmental assessment is necessary, and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the Conditional Use Permit and Development Review Permit application numbers CUP19-0014 and D19-0039 on October 28, 2020;

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission;

(1) Approves the Conditional Use Permit CUP19-0014 as shown on plans submitted July 28, 2020 based on the following findings:

- a. There are circumstances or conditions applicable to the land, structure, or use, which make the granting of a use permit necessary for the preservation and enjoyment of a substantial property right because this telecommunication facility will provide a service for the surrounding neighborhood and be disguised as a "monopine" to help reduce visual effects on the neighborhood and is permitted subject to the granting of a Conditional Use Permit as provided in Tracy Municipal Code, Chapter 10.25, Telecommunications Ordinance.
- b. The proposed location of the wireless communication site is in accordance with the objectives of Chapter 10.08 of the Tracy Municipal Code, and the purposes of the zone

in which the site is located because the location on City property and design of the monopine is consistent with the design and siting requirements and policies of the Telecommunication Ordinance, the General Plan designation of Park, and the Planned Unit Development zoning designation in which it is located.

- c. The proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to, or inharmonious with, properties or improvements in the vicinity because the wireless communication site, as designed and conditioned, will be harmonious with the properties and improvements in the vicinity and therefore will not have significant negative effects on property in the vicinity. The monopine design is compatible with the surrounding area as it will imitate a tree and be located in a park where there is existing landscaping and because the facility will be set back approximately 300 feet from Whirlaway Lane, 150 feet from Linne Road, and all design aspects have been reviewed through the Development Review Permit D19-0039. Furthermore, the proposed wireless communication site will meet the requirements of the California Environmental Quality Act, the California Building Code, applicable provisions of the Tracy Municipal Code, and standards established by the Federal Communication Commission (FCC).
- d. The proposed use will comply with each of the applicable provisions of Chapter 10.08 of the Tracy Municipal Code because the project is obtaining a Development Review Permit in accordance with the Tracy Municipal Code Chapter 10.08 and is consistent with the procedural and design requirements of the City's Telecommunication Ordinance, Tracy Municipal Code Chapter 10.25.

(2) Approves the Development Review Permit D19-0039 subject to the conditions contained in Exhibit 1 and based on the following findings:

- a. The proposal increases the quality of the project site, and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy as the proposed telecommunications facility will include landscaping and masonry wall screening techniques to shield the ground mounted equipment from view and shall be constructed as a monopole to imitate the appearance a pine tree located among existing landscaping within a park.
- b. The proposal conforms to the City of Tracy General Plan as the telecommunications facility will provide a consumer service that meets the needs of Tracy residents, employees, and pass-through travelers. The proposal also conforms to the Design Goals and Standards as the new masonry wall will screen all ground mounted equipment and new shrubs will be planted around the wall to de-emphasize the appearance of the screening wall.

* * * * *

The foregoing Resolution 2020-_____ was adopted by the Planning Commission on the 28th day of October 2020, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAIN:	COMMISSION MEMBERS:

CHAIR

ATTEST:

STAFF LIAISON

**Conditions of Approval
for Conditional Use Permit and Development Review Permit
to allow the construction of a new telecommunication facility in the form of a tree,
known as a monopine, and associated equipment,
located at 1780 Whirlaway Lane (Don Cose Park).
Assessor's Parcel Number 244-020-40.
Applicant is Ben Hackstedde for Verizon.
Property owner is City of Tracy.
Application Numbers CUP19-0014 and D19-0039.**

These Conditions of Approval shall apply to the Conditional Use Permit and Development Review Permit approval for construction of a new telecommunication facility in the form of a tree, known as a monopine, located at 1780 Whirlaway Lane (Don Cose Park), Assessor's Parcel Number 244-020-40, Application Numbers CUP19-0014 and D19-0039 (hereinafter "Project") proposed by Ben Hackstedde representing Verizon (hereinafter "Applicant").

A. The following definitions shall apply to these Conditions of Approval:

1. "Applicant" means any person, or other legal entity, defined as a "Developer."
2. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed engineer designated by the City Manager, the Development Services Director, or the City Engineer to perform the duties set forth herein.
3. "City Regulations" mean all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, and the City's Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans).
4. "Conditions of Approval" shall mean the conditions of approval applicable to Conditional Use Permit and Development Review Permit located at 1780 Whirlaway Lane (Don Cose Park), Assessor's Parcel Number 244-020-40, Application Numbers CUP19-0014 and D19-0039.
5. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.
6. "Development Services Director" means the Development Services Director of the City of Tracy, or any other person designated by the City Manager or the Development Services Director to perform the duties set forth herein.
7. "Project" means Conditional Use Permit and Development Review approval for construction of a new telecommunication facility in the form of a tree, known as a monopine, and associated equipment located at 1780 Whirlaway Lane (Don Cose Park), Assessor's Parcel Number 244-020-40, Application Numbers CUP19-0014 and D19-0039.

8. "Property" means the real property located at 1780 Whirlaway Lane (Don Cose Park), Assessor's Parcel Number 244-020-40, which is the subject of Conditional Use Permit and Development Review Permit approval for construction of a new telecommunication facility in the form of a tree, known as a monopine, and associated equipment, Application Numbers CUP19-0014 and D19-0039.

B. General Conditions of Approval

1. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to: the Planning and Zoning Law (Government Code sections 65000, et seq.), the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"), the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines"), Uniform Building Code, and Uniform Fire Code.
2. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City Regulations.
3. Any violation of State or Federal Law or local ordinances shall be grounds for revocation of the conditional use permit.
4. Pursuant to Government Code section 65009, including section 65009(e)(1), the City HEREBY NOTIFIES the applicant that any action challenging these conditions must be commenced, in writing, within 90 days of the approval of this conditional use permit.
5. Except as modified by these Conditions of Approval, the project shall be developed in substantial compliance with the plans received by the Development Services Department on July 28, 2020.
6. The monopine, and all ground-mounted equipment, shall be enclosed by a masonry wall, at least as tall as the tallest piece of equipment (excluding the monopine) and have solid metal doors painted to match the masonry wall.
7. The monopine shall be painted a dark brown or similar color, and consist of materials including the branches and antenna socks to be consistent with a pine tree, to the satisfaction of the Development Services Director.
8. Prior to the issuance of a building permit, the applicant shall provide a detailed landscape and irrigation plan consistent with City landscape and irrigation standards, including, but not limited to Tracy Municipal Code TMC Section 10.08.3560 to the satisfaction of the Development Services Director; and consistent with the applicable portions of TMC Chapter 11.2.8, Article 8 Water Efficient Landscape Ordinance to the satisfaction of the Utilities Director. There shall be at least a five foot wide landscape strip along the north and east sides of the masonry wall. Newly planted, on-site trees shall be a minimum size of 24-inch box and shrubs shall be a minimum size of five gallons.

9. Prior to issuance of a building permit, an Agreement for Maintenance of Landscape and Irrigation Improvements shall be executed and financial security submitted to the Development Services Department. The Agreement shall ensure maintenance of the on-site landscape and irrigation improvements for a period of five years. Said security shall be equal to the actual material and labor costs for installation of the on-site landscape and irrigation improvements, or \$2.50 per square foot of on-site landscape area.
10. Prior to issuance of a building permit, the Developer shall submit construction plans that show a minimum 8-foot wide all-weather access road.
11. All pole-mounted equipment must be located at a minimum height of the lowest branch and no taller than the highest branch and shall not extend out further from the central monopole than the branches attached to the center pole of the constructed monopine.
12. The approval includes three arms located at an elevation of approximately 63 feet with equipment including 9 antennas and supporting equipment for Verizon. Additional antennas and related equipment may be added to the monopine, as long as such additional antennas and related equipment complies with all project conditions of approval.

C. Engineering Division Conditions of Approval

C.1. General Conditions

Developer shall comply with the applicable sections of approved documents and/or recommendations of the technical analyses/reports prepared for the Project listed as follows:

- 1) NONE

C.2. RESERVED

C.3. RESERVED

C.4. Grading Permit

All grading work (on-site and off-site) shall require a Grading Plan. All grading work shall be performed and completed in accordance with the recommendation(s) of the Project's Registered Geotechnical Engineer. Prior to the release of the Grading Permit, Developer shall provide all documents related to said Grading Permit required by the applicable City Regulations and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:

- C.4.1 Developer has completed all requirements set forth in this section.

- C.4.2 Developer has obtained the approval (i.e. recorded easements for slopes, drainage, utilities, access, parking, etc.) of all other public agencies and/or private entities with jurisdiction over the required public and/or private facilities and/or property. Written permission from affected owner(s) will be required to be submitted to the City prior to the issuance of the Grading Permit.
- C.4.3 Developer has obtained a demolition permit to remove any existing structure located within the project's limits.
- C.4.4 All existing on-site water well(s), septic system(s), and leech field(s), if any, shall be abandoned or removed in accordance with the City and San Joaquin County requirements. Developer shall be responsible for all costs associated with the abandonment or removal of the existing well(s), septic system(s), and leech field(s) including the cost of permit(s) and inspection. Developer shall submit a copy of written approval(s) or permit(s) obtained from San Joaquin County regarding the removal and abandonment of any existing well(s), prior to the issuance of the Grading Permit.
- C.4.5 The Improvement Plans for all improvements to serve the Project (on-site and off-site) including the Grading and Drainage Plans shall be prepared in accordance with the City's Subdivision Ordinance (TMC Chapter 12.36), City Design Documents as defined in Title 12 of the TMC, and these Conditions of Approval.
- C.4.6 On-site Grading/Drainage Plans and Improvement Plans shall be prepared on a twenty-four (24) inch x thirty-six (36) inch size four (4) millimeter thick polyester film (mylar). These plans shall use the City's Title Block. Improvement Plans shall be prepared under the supervision of, stamped and signed by a Registered Civil Engineer and Registered Geotechnical Engineer. Developer shall obtain all applicable signatures by City departments and outside agencies (where applicable) on the mylars including signatures by the Fire Marshal prior to submitting the mylars to Engineering Division for City Engineer's signature. Erosion control measures shall be implemented in accordance with the Improvement Plans approved by the City Engineer for all grading work. All grading work not completed before October 15 may be subject to additional requirements as applicable. Improvement Plans shall specify all proposed erosion control methods and construction details to be employed and specify materials to be used during and after the construction.
- C.4.7 Payment of the applicable Grading Permit fees which include grading plan checking and inspection fees, and other applicable fees as required by these Conditions of Approval.
- C.4.8 For Projects on property larger than one (1) acre: Prior to the issuance of the Grading Permit, Developer shall submit to the Utilities Department (stephanie.hiestand@cityoftracy.org) one (1) electronic copy and one (1)

hard copy of the Storm Water Pollution Prevention Plan (SWPPP) as submitted in Stormwater Multiple Applications and Reporting Tracker System (SMARTS) along with either a copy of the Notice of Intent (NOI) with the state-issued Wastewater Discharge Identification number (WDID) or a copy of the receipt for the NOI. After the completion of the Project, the Developer is responsible for filing the Notice of Termination (NOT) required by SWQCB, and shall provide the City, a copy of the completed Notice of Termination. Cost of preparing the SWPPP, NOI and NOT including the annual storm drainage fees and the filing fees of the NOI and NOT shall be paid by the Developer. Developer shall comply with all the requirements of the SWPPP, applicable Best Management Practices (BMPs) and the Stormwater Post-Construction Standards adopted by the City in 2015 and any subsequent amendment(s).

For Projects on property smaller than one (1) acre: Prior to the issuance of the Grading Permit, the Developer shall submit to the Utilities Department (stephanie.hiestand@cityoftracy.org) one (1) electronic copy and 1 hard copy of the City of Tracy Erosion and Sediment Control Plan (ESCP) for approval. Cost of preparing the ESCP including any annual storm drainage fees shall be paid by the Developer. Developer shall comply with all the requirements of the ESCP, applicable BMPs and the Post-Construction Stormwater Standards adopted by the City in 2015 and any subsequent amendment(s).

- C.4.9 Developer shall provide a PDF copy of the Project's Geotechnical Report signed and stamped by a Registered Geotechnical Engineer. The technical report must include relevant information related to soil types and characteristics, soil bearing capacity, compaction recommendations, retaining wall recommendations, if necessary, paving recommendations, paving calculations such as gravel factors, gravel equivalence, etc., slope recommendations, and elevation of the highest observed groundwater level.
- C.4.10 **Minor Retaining** – Developer shall use reinforced or engineered masonry blocks for retaining soil at property lines when the grade differential among the in-tract lots exceeds twelve (12) inches. Developer will include construction details of these minor retaining walls with the on-site Grading and Drainage Plan. Developer may use slopes among the lots to address the grade differential but said slope shall not exceed a slope gradient of 3 (horizontal) to 1 (vertical) unless a California licensed geotechnical engineer signs and stamps a geotechnical report letter that supports a steeper slope gradient. Slope easements may be required and will be subject to approval by the City Engineer.

Minor Retaining along Project Perimeter – Developer shall use reinforced or engineered masonry blocks for retaining soil along the Project boundary and adjacent property(s) when the grade differential exceeds 12-inches. Developer will include construction details for these minor retaining walls with the on-site Grading and Drainage Plan. Developer may use slopes to address the grade differential but said slope shall not exceed a slope gradient of 3 (horizontal) to 1 (vertical). Slope easements may be subject to approval by the City Engineer and if adjacent and affected property(s) owner(s) grants said easements.

Slopes are an acceptable option as a substitute to engineered retaining walls, where cuts or fills do not match existing ground or final grade with the adjacent property or public right of way, up to a maximum grade differential of two (2) feet, subject to approval by the City Engineer.

Slope easements will be recorded, prior to the issuance of the Grading Permit. The Developer shall be responsible to obtain and record slope easement(s) on private properties, where it is needed to protect private improvements constructed within and outside the Project, and a copy of the recorded easement document must be provided to the City, prior to the issuance of the Grading Permit.

Walls - Developer shall show proposed retaining walls and masonry walls on the on-site Grading and Drainage Plan. The Developer is required to submit improvement plans, construction details, and structural calculations for retaining walls and masonry walls to Building and Safety. Retaining wall and masonry wall design parameters will be included in the geotechnical report.

- C.4.11 Developer shall provide a copy of the approved Incidental Take Minimization Measures (ITMM) habitat survey [San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)] from San Joaquin Council of Governments (SJCOG).
- C.4.12 Developer shall provide a copy of the approved Air Impact Assessment (AIA) with an Indirect Source Review (ISR) from San Joaquin Valley Air Pollution Control District (SJVAPCD).
- C.4.13 Developer shall abandon or remove all existing irrigation structures, channels and pipes, if any, as directed by the City after coordination with the irrigation district, if the facilities are no longer required for irrigation purposes. If irrigation facilities including tile drains, if any, are required to remain to serve existing adjacent agricultural uses, the Developer will design, coordinate and construct required modifications to the facilities to the satisfaction of the affected agency and the City. Written permission from irrigation district or affected owner(s) will be required to be submitted to the City prior to the issuance of the Grading Permit. The cost of relocating and/or removing irrigation facilities and/or tile drains is the sole responsibility of the Developer.

C.4.14 If the Project contains overhead utilities, the Developer shall underground existing overhead utilities such as electric, TV cable, telephone, and others. Each dry utility shall be installed at the location approved by the respective owner(s) of dry utility and the Developer shall coordinate such activities with each utility owner. All costs associated with the undergrounding shall be the sole responsibility of the Developer and no reimbursement will be due from the City. Developer shall submit undergrounding plans.

C.4.15 If at any point during grading that the Developer, its contractor, its engineers, and their respective officials, employees, subcontractor, and/or subconsultant exposes/encounters/uncovers any archeological, historical, or other paleontological findings, the Developer shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and subsequent Cultural Resource Policy or mitigation in any applicable environmental document.

C.4.16 Developer shall protect-in-place existing public improvements.

C.4.17 All construction activity, including grading, located within public property will require a fully executed right-of-entry agreement. Any construction activity located within public property without a fully executed right-of-entry agreement is prohibited.

C.5. RESERVE

C.6. Building Permit

Prior to the release of the Building Permit within the Project boundaries the Developer will demonstrate, to the satisfaction of the City Engineer, compliance with all required Conditions of Approval, including, but not limited to, the following:

C.6.1 Developer has completed all requirements set forth in Condition C.1, through C.5, above.

C.6.2 Developer pays the applicable development impact fees as required in the TMC, these Conditions of Approval, and City Regulations.

C.6.3 The Developer shall provide written evidence of the easements' recordation.

C.7. RESERVED

C.8. Special Conditions

C.8.1 Developer shall restore the landscaping and wood fence in a similar existing or better condition.

C.8.2 Nothing contained herein shall be construed to permit any violation of relevant ordinances and regulations of the City of Tracy, or other public

agency having jurisdiction. This Condition of Approval does not preclude the City from requiring pertinent revisions and additional requirements to the improvement plans, prior to the City Engineer's signature on the improvement plans, and prior to issuance of Grading Permit, Encroachment Permit, Building Permit, if the City Engineer finds it necessary due to public health and safety reasons, and it is in the best interest of the City. The Developer shall bear all the cost for the inclusion, design, and implementations of such additions and requirements, without reimbursement or any payment from the City.

- C.8.3 If water is required for the project, the Developer shall obtain an account for the water service and register the water meter with the Finance Department. Developer shall pay all fees associated with obtaining the account number for the water service.
- C.8.4 Developer shall obtain an account for the water service to the Project and register the water meter with the Finance Department. Developer shall prepare and submit a map depicting the location of the water meter on a 8.5-inch X 11-inch sheet to Finance Department.
- C.8.5. Traffic Control Plan - Prior to starting the work for any work within City's right-of-way, the Developer shall submit a Traffic Control Plan (TCP). TCP can be split among the different construction phases. TCP will show the method and type of construction signs to be used for regulating traffic at the work areas within these streets. TCP shall conform to the Manual on Uniform Traffic Control Devices as amended by the State of California, latest edition (MUTCD-CA). TCP shall be prepared under the supervision of, signed and stamped by a Registered Civil Engineer or Registered Traffic Engineer.

Access and Traffic Circulation to Existing Businesses/Residents - Developer shall take all steps necessary to plan and construct site improvements such that construction operations do not impact safety and access (including emergency vehicles) to the existing businesses and residents throughout the duration of construction. Developer shall coordinate with the owners and cooperate to minimize impacts on existing businesses. All costs of measures needed to provide safe and functional access shall be borne by the Developer.

- C.8.6. No trench shall be left open, uncovered, and/or unprotected during night hours and when the Developer's contractor is not performing construction activities. Appropriate signs and barricades shall be installed on the ground and on all trenches during such times. If the Developer or its contractor elects to use steel plates to cover street trenches, said steel plates will be skid-resistance, and shall be ramped on all sides. Ramps will be a minimum two-foot wide and will run the entire length of each side.
- C.8.7. If at any point during utility installation or construction in general that the Developer, its contractor, its engineers, and their respective officials,

employees, subcontractor, and/or subconsultant exposes/encounters/uncovers any archeological, historical, or other paleontological findings, the Developer shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and subsequent Cultural Resource Policy or mitigation in any applicable environmental document.

AGENDA ITEM 1.C

REQUEST

PUBLIC HEARING TO CONSIDER A TENTATIVE SUBDIVISION MAP (CLOVER ESTATES) TO DIVIDE TWO PARCELS INTO NINE PARCELS ON 1.85 ACRES LOCATED ON THE SOUTH SIDE OF CLOVER ROAD, BETWEEN BUTHMANN AVENUE AND HOLLY DRIVE, ASSESSOR'S PARCEL NUMBERS 214-430-46 and 214-430-47; THE APPLICANT IS SCHACK AND COMPANY, INC. AND PROPERTY OWNER IS ALI AHMED; APPLICATION NUMBER TSM19-0008

BACKGROUND

The properties were annexed to the City of Tracy in 1967, with the North Holly annexation. The site is currently undeveloped. The site has a zoning designation of Medium Density Cluster (MDC), which is consistent with the designation of Residential Medium by the General Plan. The subject property is on the south side of Clover Road, between Buthman Avenue and Holly Drive (Location Map, Attachment A).

DISCUSSION

The proposal is to divide the 1.85-acre project site into nine single-family lots. The tentative map will result in lots along the west and south sides of the project site, a public road along the east side of the site providing access to Clover Road for all lots, and improvements to the section of Gabriel Drive that is between the two parcels. Gabriel Drive is planned to connect the existing Gabriel Drive west of the project site to Fairfield Drive located southeast of the project site. The Tentative Subdivision Map is included as Attachment B.

The MDC Zone is designed to provide several housing types including single-family dwelling units and two-family units. The adjacent sites to the west are developed with multifamily units, and all sites to the north, east, and south are developed with single-family dwelling units.

The proposed lots range in size from 4,435 to 7,741 square feet, which meets the minimum requirement of 3,500 square feet per lot. The proposed lots also comply with the minimum frontage standards of the MDC Zone. Additionally, the MDC Zone requires 1.5 on-street parking spaces per each lot, which has been achieved as demonstrated in Attachment C.

The nine-lot map, as proposed, is in compliance with all of the requirements of the General Plan, Tracy Municipal Code, and the Subdivision Map Act. No architecture design or physical improvements is yet proposed and will require review prior to construction.

Environmental Document

The project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332, pertaining to infill projects smaller than five acres surrounded by urban uses that are consistent with the Zoning and General Plan

designations and not having any significant environmental effects. An analysis of the project shows that there will be no significant on-site impacts as a result of this particular project. There is also no evidence of any significant impacts to occur off-site as a result of the project, as traffic, air quality, land use and other potential cumulative impacts.

RECOMMENDATION

Staff recommends that the Planning Commission approve the nine-lot Tentative Subdivision Map (Clover Estates) on 1.85 acres located on the south side of Clover Road, between Buthmann Avenue and Holly Drive, APNs 214-430-46 and 214-430-47, Application Number TSM19-0008, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated October 28, 2020 (Attachment D).

RECOMMENDED MOTION

Planning Commission approves the 9-lot Tentative Subdivision Map (Clover Estates) on 1.85 acres located on the south side of Clover Road, between Buthmann Avenue and Holly Drive, APNs 214-430-46 and 214-430-47, Application Number TSM19-0008, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated October 28, 2020 (Attachment D).

Prepared by: Genevieve Federighi, Associate Planner
Reviewed by: Alan Bell, Senior Planner
Approved by: Bill Dean, Assistant Development Services Director

ATTACHMENTS

- A: Location Map
- B: Tentative Subdivision Map
- C: Parking Demonstration
- D: Planning Commission Resolution (Including Exhibit 1, Conditions of Approval)

Location Map



SYMBOL LEGEND

NEW	EXIST	SYMBOL DESCRIPTION
		STORM DRAIN W/ LINE SIZE (8" OR GREATER)
		STORM DRAIN CATCH BASIN
		STORM DRAIN INLET
		STORM DRAIN MANHOLE
		STORM DRAIN W/ LINE SIZE (SMALLER THAN 8")
		SANITARY SEWER W/ LINE SIZE
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEAN-OUT
		SANITARY SEWER WYE/SWEEP TO SEWER MAIN
		WATER W/ LINE SIZE
		WATER VALVE
		WATER METER
		FIRE SERVICE W/ LINE SIZE
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		FIRE SERVICE BACKFLOW PREVENTION DEVICE
		FIRE SERVICE SINGLE CHECK VALVE
		JOINT OVERHEAD UTILITIES
		GAS LINES
		POWER POLE, TELEPHONE POLE OR JOINT POLE
		STREET LIGHTS (PUBLIC)
		SITE LIGHTS (PRIVATE)

TENTATIVE
TRACT NO. 4026
SUBDIVISIONS OF SAN JOAQUIN COUNTY
CLOVER ESTATES
BEING A PORTION OF LOT 3,
BLOCK 6 OF TRACY GARDEN FARMS,
T.2S., R.5E., M.D.B. & M.
CITY OF TRACY
SAN JOAQUIN COUNTY, CALIFORNIA
NOVEMBER 2019

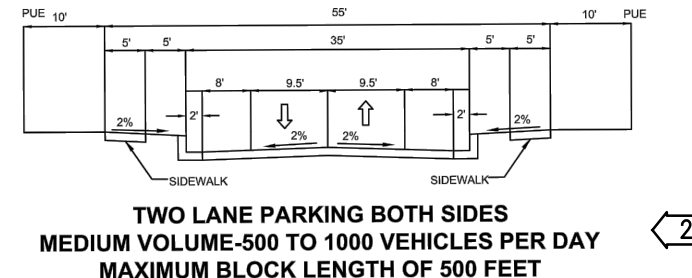
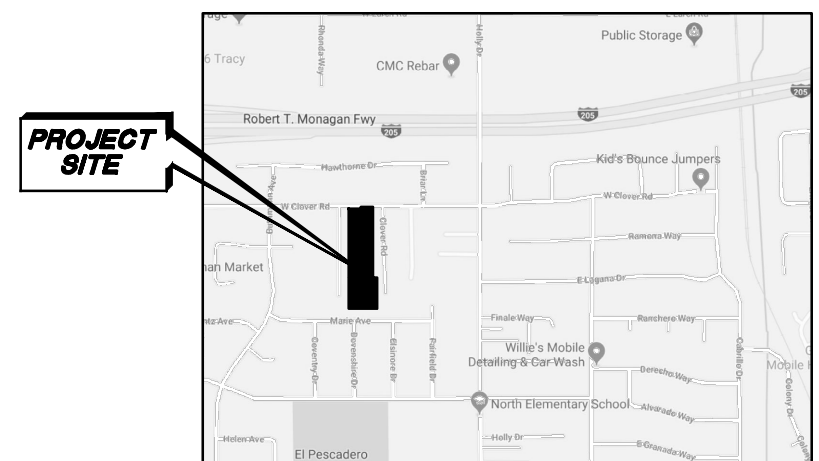
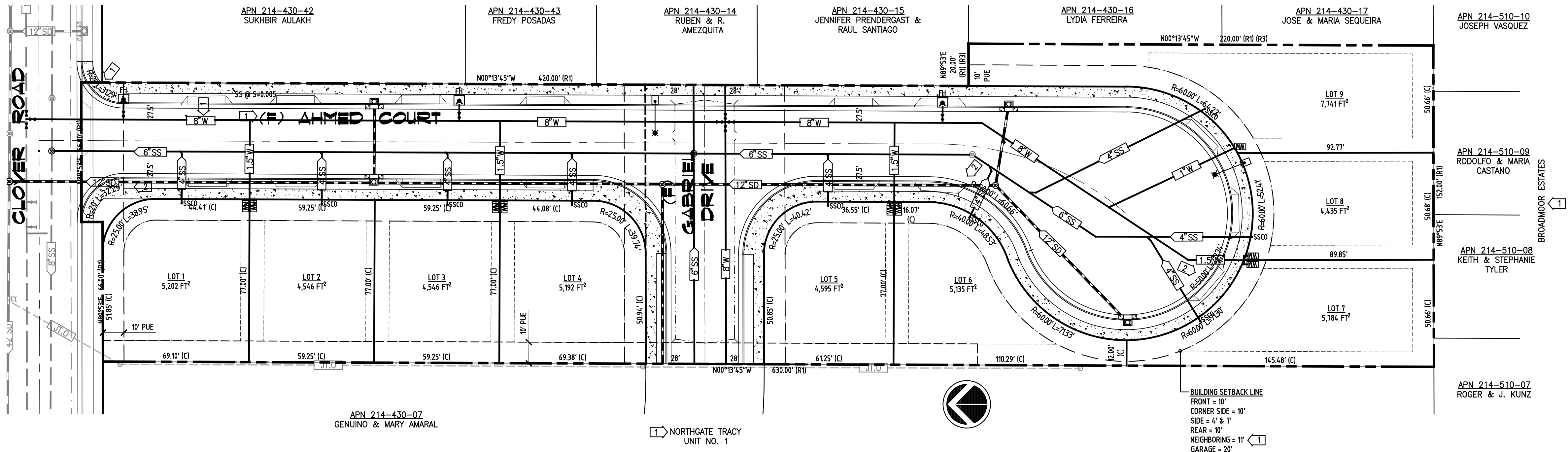


GENERAL NOTES:

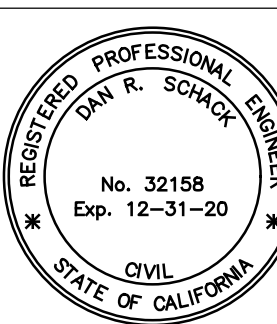
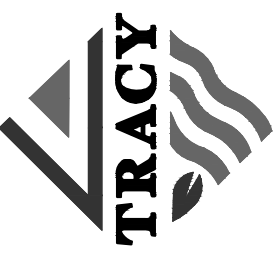
- OWNERS: ALI K. AHMED AND ALIYA AHMED
11566 UPLAND COURT
CUPERTINO, CA 95014
- CIVIL ENGINEER: SCHACK & COMPANY, INC.
P.O. BOX 339
TRACY, CALIFORNIA 95378
(209) 835-2178
- PROPERTY ADDRESS: W. CLOVER ROAD
TRACY, CALIFORNIA 95304
- ASSESSOR'S PARCEL NO: 214-430-46 & 47
- EXISTING LAND USE: VACANT
- EXISTING GENERAL PLAN: RESIDENTIAL MEDIUM
- EXISTING ZONING: MDC
- LAND AREA: EXISTING: APN 214-430-46 - .79 AC
APN 214-430-47 - 1.06 AC
PROPOSED: LOT 1 - 5,202 SF
LOT 2 - 4,546 SF
LOT 3 - 4,546 SF
LOT 4 - 5,192 SF
LOT 5 - 4,595 SF
LOT 6 - 5,135 SF
LOT 7 - 5,784 SF
LOT 8 - 4,435 SF
LOT 9 - 7,741 SF
- NUMBER OF LOTS: NINE
- UTILITIES: WATER: CITY
SEWER: CITY
STORM: CITY
GAS & ELECTRIC: PG&E
TELEPHONE: AT&T
CABLE: COMCAST
- LOT DIMENSIONS ARE PRELIMINARY ONLY AND ARE SUBJECT TO FINAL DESIGN.
- THIS PROPERTY IS NOT SUBJECT TO INUNDATION FROM THE 100 YEAR FLOOD.

REFERENCES:

- (R1) DOC. NO. 2004-255703, S.J.C.R.
(R2) M&P 8-1, S.J.C.R.
(R3) I.N. 93061190, S.J.C.R.



CITY OF TRACY

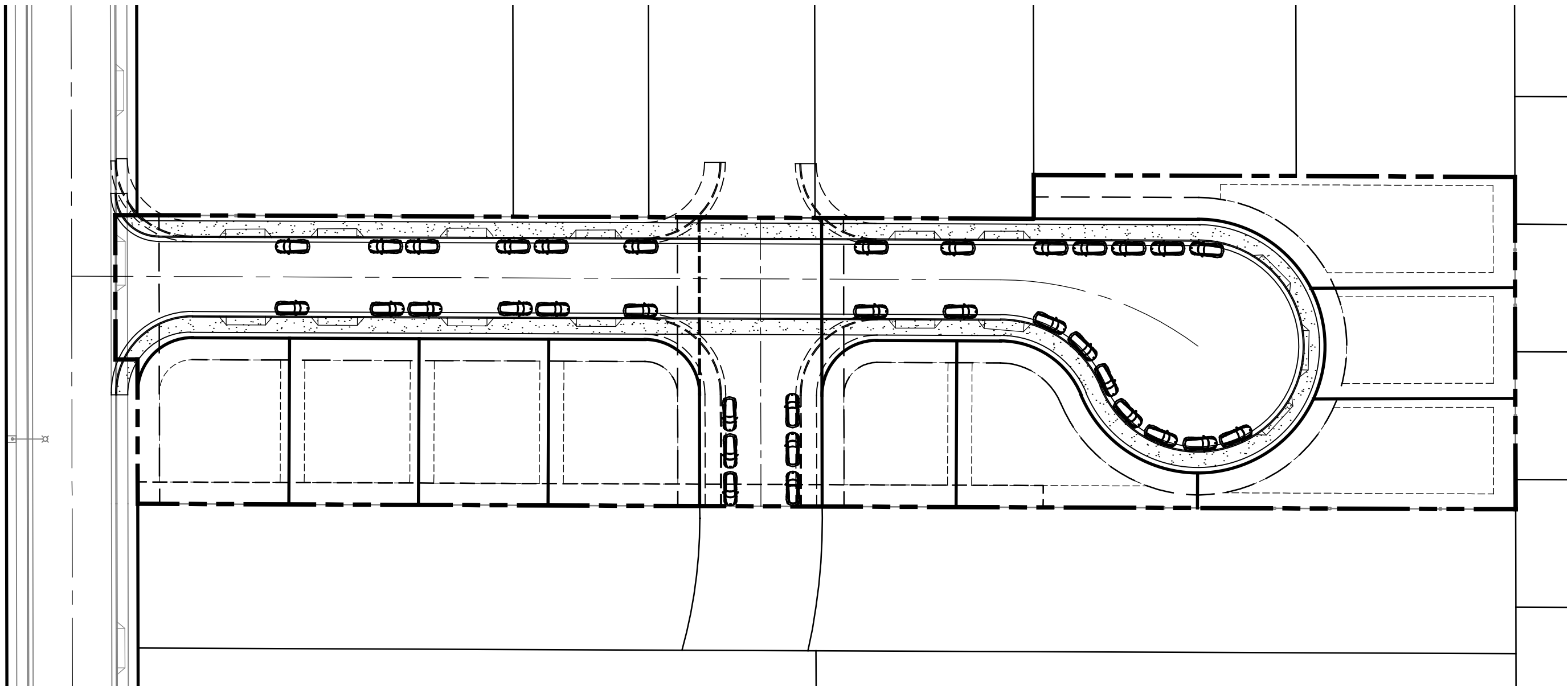


SYMBOL	DATE	DESCRIPTION
1	09/20/19	PLAN REVIEW CHANGE
2	12/17/19	PLAN REVIEW CHANGE

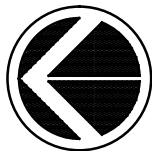
DESIGNED BY: DW	DRAWN BY: DW	CHECKED BY: DW	SCALE: 1" = 30'
-----------------	--------------	----------------	-----------------

Clover Estates
W CLOVER ROAD
TRACY, CA 95304
APN 214-430-46 & 47

DESCRIPTION	DATE
PRELIMINARY PLANS	09/20/19
INITIAL PLAN REVIEW	12/17/19
ADDITIONAL PLAN REVIEW	
PERMIT READY	
FINAL CONSTRUCTION	



SUBDIVISION MAP
PARKING STUDY
PLAN
SCALE: 1"=50'



SUBDIVISION MAP - PARKING STUDY
PLAN
ALI AHMED
CLOVER ROAD - TRACY, CALIFORNIA

Schack & Company, Inc.
Civil Engineering • Building Design • Surveying
(209) 855-2178 • P.O. Box 339 • Tracy, California 95378 • FAX (209) 855-1488

Date: 02/25/20
Job: 19.018
By: DW
Sheet
of 1 **1**

RESOLUTION 2020-_____

APPROVING THE TENTATIVE MAP FOR THE CLOVER ESTATES RESIDENTIAL
SUBDIVISION, LOCATED ON THE SOUTH SIDE OF CLOVER ROAD, BETWEEN
BUTHMANN AVENUE AND HOLLY DRIVE, APNS 214-430-46 AND 214-430-47
APPLICATION NUMBER TSM19-0008

WHEREAS, on September 20, 2019, Schack and Company, Inc. submitted an application for a Tentative Subdivision Map (TSM19-0008), and

WHEREAS, The approximately 1.85-acre project site is located on the south side of Clover Road, between Buthmann Avenue and Holly Drive, Assessor's Parcel Numbers 214-430-46 and 214-430-47, and

WHEREAS, The Project includes a Tentative Subdivision Map to create nine single-family dwelling lots, plus in-tract residential street improvements, and

WHEREAS, The Project is consistent with the development density established by the City of Tracy General Plan, for which an Environmental Impact Report was certified, and there are no project-specific significant effects which are peculiar to the Project; therefore no additional California Environmental Quality Act review is required, and

WHEREAS, The Planning Commission conducted a public hearing to consider the Project on October 28, 2020;

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission hereby approves the Tentative Subdivision Map for Clover Estates (TSM19-0008) subject to the attached conditions in Exhibit 1 and the following findings:

- a. The site is physically suitable for the type of development, as the site is virtually flat and the characteristically high clay content of Tracy's soils may require amendments and treatment for proposed landscaping, foundations, and other surface and utility work. The physical qualities of the property make it suitable for residential development in accordance with City standards.
- b. The proposal is consistent with the allowable density range prescribed by the General Plan Residential Medium land use designation and meets all of the zoning standards of the Medium Density Cluster Zone. Traffic circulation is designed in accordance with City standards for the proposed density to ensure adequate traffic service levels are met.
- c. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat. The Project is consistent with the density established by the Zoning and General Plan designations and does not include project-specific significant effects that would require additional environment review and is therefore in accordance with the California Environmental Quality Act per Guidelines Section 15183 and no further environmental documentation is required.

- d. The Project complies with all other applicable ordinances, regulations and guidelines of the City, including but not limited to, the local floodplain ordinance. The subject property is not located within any floodplain and the project, with conditions, will meet all applicable City design and improvement standards.

* * * * *

The foregoing Resolution 2020-_____ was adopted by the Planning Commission on the 28th day of October 2020, by the following vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:

CHAIR

ATTEST:

STAFF LIAISON

**Conditions of Approval for the
Clover Estates Tentative Subdivision Map
Application Number TSM19-0008
Planning Commission – October 28, 2020**

These Conditions of Approval shall apply to the real property described as the Clover Estates Tentative Subdivision Map, Application Number TSM19-0008, (hereinafter “Project”), located on two parcels, totaling approximately 1.85 acres, at APNs 214-430-46 and 214-430-47, on the south side of Clover Road, between Buthmann Avenue and Holly Drive.

A. The following definitions shall apply to these Conditions of Approval:

1. “Applicant” means any person, or other legal entity, defined as a “Developer”.
2. “City Engineer” means the City Engineer of the City of Tracy, or any other duly licensed engineer designated by the City Manager, or the Development Services Director, or the City Engineer to perform the duties set forth herein.
3. “City Regulations” means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, and the City’s Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans).
4. “Developer” means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term “Developer” shall include all successors in interest.
5. “Development Services Director” means the Development Services Director of the City of Tracy, or any other person designated by the City Manager or the Development Services Director to perform the duties set forth herein.
6. “Conditions of Approval” shall mean the conditions of approval applicable to the Clover Estates Tentative Subdivision Map, Application Number TSM19-0008. The Conditions of Approval shall specifically include all Development Services Department Conditions set forth herein.
7. “Project” means the real property consisting of approximately 1.85 acres located at Assessor’s Parcel Numbers 214-430-46 and 214-430-47.

8. "Subdivider" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. "Subdivider" also means the Developer. The term "Subdivider" shall include all successors in interest.

B. General Conditions of Approval:

1. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to the Planning and Zoning Law (Government Code sections 65000, *et seq.*), the Subdivision Map Act (Government Code sections 66410, *et seq.*), the California Environmental Quality Act (Public Resources Code sections 21000, *et seq.*, "CEQA"), and the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 15000, *et seq.*, "CEQA Guidelines").
2. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City Regulations.
3. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all mitigation measures identified in the General Plan Environmental Impact Report, approved February 1, 2011.
4. Pursuant to Government Code Section 66020, including Section 66020 (d)(1), the City HEREBY NOTIFIES the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) has begun on the date of the conditional approval of this Project. If the Developer fails to file a protest within this 90-day period, complying with all of the requirements of Government Code Section 66020, the Developer will be legally barred from later challenging any such fees, dedications, reservations or other exactions.
5. The applicant shall pay all applicable fees for the project, including, but not limited to, development impact fees, building permit fees, plan check fees, grading permit fees, encroachment permit fees, inspection fees, school fees, or any other City or other agency fees or deposits that may be applicable to the project.
6. All final map(s) shall be consistent with the Tentative Subdivision Map received by the Development Services Department on May 21, 2020, unless modified herein.
7. Prior to recording the Final Map, the applicant shall do one of the following, subject to the approval of the Finance Director:

a. CFD or other funding mechanism. The applicant shall enter into an agreement with the City, to be signed by the Finance Director, which shall be recorded against the property, which stipulates that prior to the issuance of the first building permit, the applicant will form or annex into a Community Facilities District (CFD) or establish another lawful funding mechanism that is reasonably acceptable to the City for funding the on-going operational costs of providing Police services, Public Works services and other City services to serve the Project area. Formation of the CFD shall include, but not be limited to, affirmative votes and the recordation of a Notice of Special Tax Lien. The applicant shall be responsible for all costs associated with the formation or annexation proceedings. Upon successful formation, the parcels will be subject to the maximum special tax rates as outlined in the Rate and Method of Apportionment.

Or

b. Direct funding. The applicant shall enter into an agreement with the City, which shall be recorded against the property, which stipulates that prior to the issuance of the first building permit, the applicant will fund a fiscal impact study to be conducted and approved by the City to determine the long term on-going operational costs of providing Police services, Public Works services and other City services to serve the Project area, and deposit with the City an amount necessary, as reasonably determined by the City, to fund the full costs in perpetuity as identified by the approved study.

C. Engineering Division Conditions of Approval

C.1. General Conditions

Developer shall comply with the applicable sections of approved documents and/or recommendations of the technical analyses/reports prepared for the Project listed as follows:

1) NONE

C.2 Tentative Subdivision Map

Prior to signature of the Tentative Subdivision Map by the City Engineer, Developer shall comply with the requirements set forth in this section, to the satisfaction of the City Engineer.

C.2.1 At the Public Hearing developer shall submit one (1) mylar copy of the approved tentative subdivision map for the Project. The owner of the Property must consent to the preparation of the Tentative Subdivision Map, and the proposed subdivision of the Property by signing the mylar. The Tentative Subdivision Map shall contain all the

appropriate signature blocks. If the Public Hearing officer finds that changes to the final tentative subdivision map is needed, Developer shall provide the revised tentative subdivision map within ten (10) days after Public Hearing.

- C.2.2 Revise the Tentative Subdivision Map to show restricted access (relinquish abutter's rights) to prevent future homeowners from accessing nearby public streets. The restrictions are summarized below:

C.2.2.a. Restrict access to Clover Road along the northern property line of Lot 1; and

C.2.2.b. Restrict access to Gabriel Drive along the southern property line of Lot 4; and along the northern property line of Lot 5; and

- C.2.3 Developer shall obtain approval regarding the cul-de-sac's street name.

- C.2.4 Public Utility Easements (PUE) must be ten (10) feet wide minimum as per Section 3.02(c) pg. 17 of the 2008 Design Standards.

- C.2.5 Developer shall depict a storm water pretreatment device on the storm drain line.

C.3 Final Subdivision Map

Prior to scheduling the final subdivision map for approval with City Council, the Developer will demonstrate, to the satisfaction of the City Engineer, compliance with all required Conditions of Approval, including, the following:

- C.3.1 Developer has completed all the requirements set forth in this section, and Condition C.2, above.

- C.3.2 The Final Subdivision Map prepared in accordance with the applicable requirements of the Tracy Municipal Code (TMC), the City Design Standards, and in substantial conformance with the Tentative Subdivision Map for the Project. Said Final Subdivision Map shall be in substantial conformance with the City Council approved Tentative Subdivision Map.

- C.3.3 The Final Subdivision Map shall include dedications or offers of dedication of all right(s)-of-way, if applicable; Public Access Easements; and/or Public Utility Easements (PUE) required to serve the Project described by the Final Subdivision Map submittal, in accordance with State Laws, City Regulations, and these Conditions of Approval. Said PUE shall be ten (10) feet wide minimum as

measured from the edge of the PUE to edge of PUE on the opposite side of the street. PUE shall be continuous along each lot's frontage along every right-of-way.

- C.3.4 All proposed right-of-way dedication for the internal in-tract street shall conform to the 2012 Transportation Master Plan Figure 4.15e and shall have a right-of-way width of fifty-five (55) feet, excluding the P.U.E. The cul-de-sac shall conform to the 2008 Standard Plans Detail 108.
- C.3.5 Horizontal and vertical control for the Project shall be based upon the City of Tracy coordinate system and at least three (3) second (2nd) order Class-1 control points establishing the "Basis of Bearing" and shown as such on the final map. The final map shall also identify surveyed ties from two of the horizontal control points to a minimum of two (2) separate points adjacent to or within the Property described by the Final Map.
- C.3.6 A construction cost estimate of subdivision improvements and for all required public facilities, prepared in accordance with City Regulations to be used for calculating engineering review fees and for bonding purposes. In determining the total construction cost, add ten percent (10%) for construction contingencies.
- C.3.7 All the required improvement agreements are executed, improvement security is submitted and documentation of insurance are provided, as required by these Conditions of Approval. The amounts of improvement security shall be approved by the City and the type and form of improvement security shall be in accordance with the TMC.
- C.3.8 Developer will include slope easement with the final map submittal to address slopes among the lots to address grade differentials.
- C.3.9 Payment of final map checking fees and all fees required by these Conditions of Approval and City Regulations.
- C.3.10 At the conclusion of the City's review, Developer shall submit one (1) mylar copy of the approved Final Subdivision Map for signature.
- C.3.11 Prior to Final Map release, Developer shall provide a funding source for the street lights and the storm water treatment system in their development. The developer has the following options:
 - 1) Form or join (if within the existing boundaries) the Communities Facility District; or

2) Provide direct payment to the City. The Developer shall enter into an agreement with the City, which shall be recorded against the property, which stipulates that prior to Final Map release, the Developer will fund a fiscal impact study to be conducted and approved by the City to determine the long term on-going operational costs of providing street lights, and storm drain treatment within the Project area, and deposit with the City an amount necessary, as reasonably determined by the City to fund the full cost of providing said services within the Project area in perpetuity.

C.4. Grading Permit

All grading work (on-site and off-site) shall require a Grading Plan. All grading work shall be performed and completed in accordance with the recommendation(s) of the Project's Registered Geotechnical Engineer. Prior to the release of the Grading Permit, Developer shall provide all documents related to said Grading Permit required by the applicable City Regulations and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:

- C.4.1 Developer has completed all requirements set forth in this section.
- C.4.2 Developer has obtained the approval (i.e. recorded easements for slopes, drainage, utilities, access, parking, etc.) of all other public agencies and/or private entities with jurisdiction over the required public and/or private facilities and/or property. Written permission from affected owner(s) will be required to be submitted to the City prior to the issuance of the Grading Permit.
- C.4.3 Developer has obtained a demolition permit to remove any existing structure located within the project's limits.
- C.4.4 All existing on-site water well(s), septic system(s), and leech field(s), if any, shall be abandoned or removed in accordance with the City and San Joaquin County requirements. Developer shall be responsible for all costs associated with the abandonment or removal of the existing well(s), septic system(s), and leech field(s) including the cost of permit(s) and inspection. Developer shall submit a copy of written approval(s) or permit(s) obtained from San Joaquin County regarding the removal and abandonment of any existing well(s), prior to the issuance of the Grading Permit.
- C.4.5 The Improvement Plans for all improvements to serve the Project (on-site and off-site) including the Grading and Drainage Plans shall be prepared in accordance with the City's Subdivision Ordinance (TMC Chapter 12.36), City Design Documents as defined in Title 12 of the TMC, and these Conditions of Approval.

- C.4.6 On-site Grading/Drainage Plans and Improvement Plans shall be prepared on a twenty-four (24) inch x thirty-six (36) inch size four (4) millimeter thick polyester film (mylar). These plans shall use the City's Title Block. Improvement Plans shall be prepared under the supervision of, stamped and signed by a Registered Civil Engineer and Registered Geotechnical Engineer. Developer shall obtain all applicable signatures by City departments and outside agencies (where applicable) on the mylars including signatures by the Fire Marshal prior to submitting the mylars to Engineering Division for City Engineer's signature. Erosion control measures shall be implemented in accordance with the Improvement Plans approved by the City Engineer for all grading work. All grading work not completed before October 15 may be subject to additional requirements as applicable. Improvement Plans shall specify all proposed erosion control methods and construction details to be employed and specify materials to be used during and after the construction.
- C.4.7 Payment of the applicable Grading Permit fees which include grading plan checking and inspection fees, and other applicable fees as required by these Conditions of Approval.
- C.4.8 For Projects on property larger than one (1) acre: Prior to the issuance of the Grading Permit, Developer shall submit to the Utilities Department (stephanie.hiestand@cityoftracy.org) one (1) electronic copy and one (1) hard copy of the Storm Water Pollution Prevention Plan (SWPPP) as submitted in Stormwater Multiple Applications and Reporting Tracker System (SMARTS) along with either a copy of the Notice of Intent (NOI) with the state-issued Wastewater Discharge Identification number (WDID) or a copy of the receipt for the NOI. After the completion of the Project, the Developer is responsible for filing the Notice of Termination (NOT) required by SWQCB, and shall provide the City, a copy of the completed Notice of Termination. Cost of preparing the SWPPP, NOI and NOT including the annual storm drainage fees and the filing fees of the NOI and NOT shall be paid by the Developer. Developer shall comply with all the requirements of the SWPPP, applicable Best Management Practices (BMPs) and the Stormwater Post-Construction Standards adopted by the City in 2015 and any subsequent amendment(s).

For Projects on property smaller than one (1) acre: Prior to the issuance of the Grading Permit, the Developer shall submit to the Utilities Department (stephanie.hiestand@cityoftracy.org) one (1) electronic copy and 1 hard copy of the City of Tracy Erosion and Sediment Control Plan (ESCP) for approval. Cost of preparing the ESCP including any annual storm drainage fees shall be paid by the Developer. Developer shall comply with all the requirements of the

ESCP, applicable BMPs and the Post-Construction Stormwater Standards adopted by the City in 2015 and any subsequent amendment(s).

- C.4.9 Developer shall provide a PDF copy of the Project's Geotechnical Report signed and stamped by a Registered Geotechnical Engineer. The technical report must include relevant information related to soil types and characteristics, soil bearing capacity, compaction recommendations, retaining wall recommendations, if necessary, paving recommendations, paving calculations such as gravel factors, gravel equivalence, etc., slope recommendations, and elevation of the highest observed groundwater level.
- C.4.10 In-tract Minor Retaining – Developer shall use reinforced or engineered masonry blocks for retaining soil at property lines when the grade differential among the in-tract lots exceeds twelve (12) inches. Developer will include construction details of these minor retaining walls with the on-site Grading and Drainage Plan. Developer may use slopes among the lots to address the grade differential but said slope shall not exceed a slope gradient of 3 (horizontal) to 1 (vertical) unless a California licensed geotechnical engineer signs and stamps a geotechnical report letter that supports a steeper slope gradient. Slope easements may be required and will be subject to approval by the City Engineer.

Minor Retaining along Project Perimeter – Developer shall use reinforced or engineered masonry blocks for retaining soil along the Project boundary and adjacent property(s) when the grade differential exceeds 12-inches. Developer will include construction details for these minor retaining walls with the on-site Grading and Drainage Plan. Developer may use slopes to address the grade differential but said slope shall not exceed a slope gradient of 3 (horizontal) to 1 (vertical). Slope easements may be subject to approval by the City Engineer and if adjacent and affected property(s) owner(s) grants said easements.

Slopes are an acceptable option as a substitute to engineered retaining walls, where cuts or fills do not match existing ground or final grade with the adjacent property or public right of way, up to a maximum grade differential of two (2) feet, subject to approval by the City Engineer.

Slope easements will be recorded, prior to the issuance of the Grading Permit. The Developer shall be responsible to obtain and record slope easement(s) on private properties, where it is needed to protect private improvements constructed within and outside the Project, and a copy of the recorded easement document must be provided to the City, prior to the issuance of the Grading Permit.

Walls - Developer shall show proposed retaining walls and masonry walls on the on-site Grading and Drainage Plan. The Developer is required to submit improvement plans, construction details, and structural calculations for retaining walls and masonry walls to Building and Safety. Retaining wall and masonry wall design parameters will be included in the geotechnical report.

- C.4.11 Developer shall provide a copy of the approved Incidental Take Minimization Measures (ITMM) habitat survey [San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)] from San Joaquin Council of Governments (SJCOG).
- C.4.12 Developer shall provide a copy of the approved Air Impact Assessment (AIA) with an Indirect Source Review (ISR) from San Joaquin Valley Air Pollution Control District (SJVAPCD).
- C.4.13 Developer shall abandon or remove all existing irrigation structures, channels and pipes, if any, as directed by the City after coordination with the irrigation district, if the facilities are no longer required for irrigation purposes. If irrigation facilities including tile drains, if any, are required to remain to serve existing adjacent agricultural uses, the Developer will design, coordinate and construct required modifications to the facilities to the satisfaction of the affected agency and the City. Written permission from irrigation district or affected owner(s) will be required to be submitted to the City prior to the issuance of the Grading Permit. The cost of relocating and/or removing irrigation facilities and/or tile drains is the sole responsibility of the Developer.
- C.4.14 If the Project contains overhead utilities, the Developer shall underground existing overhead utilities such as electric, TV cable, telephone, and others. Each dry utility shall be installed at the location approved by the respective owner(s) of dry utility and the Developer shall coordinate such activities with each utility owner. All costs associated with the undergrounding shall be the sole responsibility of the Developer and no reimbursement will be due from the City. Developer shall submit undergrounding plans.
- C.4.15 If at any point during grading that the Developer, its contractor, its engineers, and their respective officials, employees, subcontractor,

and/or subconsultant exposes/encounters/uncovers any archeological, historical, or other paleontological findings, the Developer shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and subsequent Cultural Resource Policy or mitigation in any applicable environmental document.

C.5. Improvement Agreement(s)

All construction activity involving public improvements will require a fully executed improvement agreement (Off-site, Subdivision, and/or Inspection). Any construction activity involving public improvements without a fully executed improvement agreement is prohibited. All public improvements shall be performed and completed in accordance with the recommendation(s) of the Project's Registered Civil Engineer of Record. Prior to the City writing any improvement agreement or scheduling any improvement agreement to be approved by City Council for the Project until the Developer provides all documents related to said improvements required by the applicable City Regulations and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:

C.5.1. On-site, Private, and/or Public Infrastructure Improvement Plans prepared on a twenty-four (24) inch x thirty-six (36) inch size four (4) millimeter thick mylar that incorporate all requirements described in the documents described in these Conditions of Approval, the City's Design Documents as defined in Title 12 of the Tracy Municipal Code. Developer shall use the latest title block and, if necessary, contain a signature block for the Fire Marshal. Improvement Plans shall be prepared under the supervision of, and stamped and signed by a Registered Civil, Traffic, Electrical, Mechanical Engineer, and Registered Landscape Architect for the relevant work. Developer shall obtain all applicable signatures by City departments and outside agencies (where applicable) on the mylars including signatures by Fire Marshal to submitting the mylars to Engineering Division for City Engineer's signature. The improvement plans shall be prepared to specifically include, but not be limited to, the following items:

C.5.1.a. All existing and proposed utilities such as domestic water line, irrigation service, fire service line, storm drain, and sanitary sewer, including the size and location of the pipes.

C.5.1.b. All supporting engineering calculations, materials information or technical specifications, cost estimate, and technical reports. All improvement plans shall contain a note stating that the Developer (or Contractor) will be responsible to preserve and protect all existing survey

monuments and other survey markers such as benchmarks.

- C.5.1.c. A PDF copy of the Project's Geotechnical/Soils Report prepared or signed and stamped by a Registered Geotechnical Engineer. The technical report must include relevant information related to street pavement thickness, materials, compaction and other pertinent information.
- C.5.1.d. Storm Water - The Project's on-site storm water drainage connection to the City's storm water system shall be approved by the City Engineer. Drainage calculations for the sizing of the on-site storm drainage system. Improvement Plans to be submitted with the hydrology and storm water.

Storm drainage release point is a location at the boundary of the Project adjacent public right-of-way where storm water leaves the Property, in a storm event and that the Property's on-site storm drainage system fails to function or it is clogged. Site grading shall be designed such that the Project's storm drainage overland release point will be directly to an adjacent public street with a functional storm drainage system and the existing storm drainage line has adequate capacity to drain storm water from the Property. The storm drainage release point is recommended to be at least 0.70-feet lower than the building finish floor elevation and shall be designed and improved to the satisfaction of the City Engineer.

The Project's permanent storm drainage connection(s) shall be designed and constructed in accordance with City Regulations. The design of the permanent storm drainage connection shall be shown on the Grading and Drainage Plans with calculations for the sizing of the storm drain pipe(s), and shall comply with the applicable requirements of the City's storm water regulations adopted by the City Council in 2012 and any subsequent amendments.

Developer shall design/construct a storm water pre-treatment system to the satisfaction of the City Engineer.

- C.5.1.e. Sanitary Sewer - It is the Developer's responsibility to design and construct the Project's permanent on-site sanitary sewer (sewer) improvements including the Project's sewer connection in accordance with the City's Design Standards, City Regulations and Standard

Specifications. Sewer improvements shall include but not limited to, replacing asphalt concrete pavement, reconstructing curb, gutter and sidewalk, restoring pavement marking and striping, and other improvements that are disturbed as a result of installing the Project's permanent sewer connection. Developer shall submit improvement plans that include the design of the sewer line from the Property to the point of connection.

Developer is hereby notified that the City will not provide maintenance of the sewer lateral within the public right-of-way unless the sewer cleanout is located and constructed in conformance with Standard Plans. The City's responsibility to maintain on the sewer lateral is from the wye/onsite sewer manhole at the right-of-way line/property line/wye fitting to the point of connection with the sewer main.

- C.5.1.g. Water Distribution - Developer shall design and construct domestic and irrigation water service that comply with the City Regulations. Water line sizing, layout and looping requirements for this Project shall comply with City Regulations. During the construction of the Project, the Developer is responsible for providing water infrastructure (temporary or permanent) capable of delivering adequate fire flows and pressure appropriate to the various stages of construction and as approved by the Fire Marshal.

Interruption to the water supply to the existing businesses and other users will not be allowed to facilitate construction of improvements related to the Project. Developer shall be responsible for notifying business owner(s) and users, regarding construction work. The written notice, as approved by the City Engineer, shall be delivered to the affected residents or business owner(s) at least seventy-two (72) hours before start of work. Prior to starting the work described in this section, the Developer shall submit a Work Plan acceptable to the City that demonstrates no interruptions to the water supply, and Traffic Control Plan to be used during the installation of the off-site water mains and connections.

The Project's water service connections shall use a remote-read (radio-read) master water meter (the water meter to be located within City's right-of-way) and a Reduced Pressure Type back-flow protection device in accordance with City Regulations. The domestic and

irrigation water service connection(s) must be completed before the inspection of the building. The location of the meters shall be approved by the City Engineer.

After improvement acceptance, repair and maintenance of the water service from the water meter to the point of connection with the water distribution main in the street shall be the responsibility of the City. Water service repairs after the water meter is the responsibility of the Developer or individual lot owner(s).

Prior to improvement acceptance, repair and maintenance of all on-site water lines, laterals, sub-water meters, valves, fittings, fire hydrant and appurtenances shall be the responsibility of the Developer or the individual lot owner(s).

All costs associated with the installation of the Project's water connection(s) including the cost of removing and replacing asphalt concrete pavement, pavement marking and striping such as crosswalk lines and lane line markings on existing street or parking area(s) that may be disturbed with the installation of the permanent water connection(s), or domestic water service, and other improvements shall be paid by the Developer.

C.5.1.h. Hydrants – Location and construction details of fire service line including the fire hydrant(s) that are to serve the Project shall be approved by the Fire Marshal. Prior to the approval of the Improvement Plans by the City Engineer, the Developer shall obtain written approval from the Fire Marshal, for the design, location and construction details of the fire service connection to the Project, and for the location and spacing of fire hydrants that are to be installed or planned to serve the Project.

C.5.1.i. Streets – All streets and utilities improvements within City right-of-way shall be designed and constructed in accordance with City Regulations, and City's Design Standards including the City's Facilities Master Plan for storm drainage, roadways, wastewater, and water as adopted, amended, and updated by the City, or as otherwise specifically approved by the City.

All proposed residential street widths and cross sections shall conform to the City Council approved TSM. The sidewalk shall be located as per said TSM. All proposed

right-of-way dedication for the internal in-tract street shall conform to the 2012 Transportation Master Plan Figure 4.15e and shall have a right-of-way width of fifty-five (55) feet, excluding the P.U.E. The cul-de-sac shall conform to the 2008 Standard Plans Detail 108. The back of the sidewalk will be placed ten (10) feet from the curb face.

Since construction traffic will be on the Project's road, as per Section 3.05(A) of the 2008 Design Standards, the road's Traffic Index will be nine (9) and will have a minimum street structural section of 0.4-feet of asphalt-concrete over 1.80-feet of compacted aggregate base. Per City of Tracy 2008 Design Standards Section 3.05(C), the final lift of asphalt concrete shall be placed after the homes (or building structure) are constructed and prior to tract acceptance.

Developer shall remove all existing driveways not proposed to be used by the project.

C.5.2. Joint Trench Plans and Composite Utility Plans, prepared on a twenty-four (24) inch x thirty-six (36) inch size four (4) millimeter thick mylar for the installation of dry utilities such as electric, gas, TV cable, telephone, and others that will be located within the twenty-four (24) feet wide to forty-six (46) feet wide [the width varies] PUE to be installed to serve the Project. All private utility services to serve Project must be installed underground or relocated to be underground, and to be installed at the location approved by the respective owner(s) of the utilities from the street or an existing or proposed utility easement to the building(s). If necessary, the Developer shall dedicate ten (10) feet wide PUE for access to these new utilities for re-installation, replacement, repair, and maintenance work to be performed by the respective utility owner(s) in the future.

C.5.3. Signed and stamped Engineer's Estimate that summarizes the cost of constructing all the public improvements shown on the Improvement Plans. The cost estimate shall show the cost of designing the public improvements.

Payment of applicable fees required by these Conditions of Approval and City Regulations, including but not limited to, plan checking, grading and encroachment permits and agreement processing, construction inspection, and testing fees. The engineering review fees will be calculated based on the fee rate adopted by the City Council on September 2, 2014, per Resolution 2014-141 and on May 16, 2017, per Resolution 2017-098. Developer shall submit payment in the form of a check for the aforementioned fees.

- C.5.5. Traffic Control Plan - Prior to starting the work for any work within City's right-of-way, the Developer shall submit a Traffic Control Plan (TCP). TCP can be split among the different construction phases. TCP will show the method and type of construction signs to be used for regulating traffic at the work areas within these streets. TCP shall conform to the Manual on Uniform Traffic Control Devices as amended by the State of California, latest edition (MUTCD-CA). TCP shall be prepared under the supervision of, signed and stamped by a Registered Civil Engineer or Registered Traffic Engineer.

Access and Traffic Circulation to Existing Businesses/Residents - Developer shall take all steps necessary to plan and construct site improvements such that construction operations do not impact safety and access (including emergency vehicles) to the existing businesses and residents throughout the duration of construction. Developer shall coordinate with the owners and cooperate to minimize impacts on existing businesses. All costs of measures needed to provide safe and functional access shall be borne by the Developer.

- C.5.6. No street trench shall be left open, uncovered, and/or unprotected during night hours and when the Developer's contractor is not performing construction activities. Appropriate signs and barricades shall be installed on the street and on all trenches during such times. If the Developer or its contractor elects to use steel plates to cover street trenches, said steel plates will be skid-resistance, and shall be ramped on all sides. Ramps will be a minimum two-foot wide and will run the entire length of each side.
- C.5.7. If at any point during utility installation or construction in general that the Developer, its contractor, its engineers, and their respective officials, employees, subcontractor, and/or subconsultant exposes/encounters/uncovers any archeological, historical, or other paleontological findings, the Developer shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and subsequent Cultural Resource Policy or mitigation in any applicable environmental document.
- C.5.8. On-site, in-tract Public Improvements - Prior to the City's approval of the Final Subdivision Map, and prior to the Developer commencing construction of on-site, in-tract public and improvements, Developer shall possess a fully executed Subdivision Improvement Agreement (SIA). Developer shall also complete all of the following requirements to the satisfaction of the City Engineer:

Developer has received City signed improvement plans.

Developer has submitted a complete application for a Final Subdivision Map which is served by the required public improvements, and the Final Subdivision Map has been approved by the City Engineer.

Developer has paid all required processing fees including plan check and inspection fees.

Improvement Security - Developer shall provide improvement security for all public facilities, as required by the Improvement Agreement. The form of the improvement security may be a bond, or other form in accordance with the Government Code, and the TMC. The amount of the improvement security shall be in accordance with Title 12 of the TMC. Monumentation Bonds shall be seven hundred fifty (\$750.00) dollars multiplied by the total number of street centerline monuments plus one hundred twenty-five (\$125) dollars multiplied by the total number of legal lots that are shown on the Final Map.

Insurance – Developer shall provide written evidence of insurance coverage that meets the terms of the Improvement Agreement.

- C.5.9 Off-site Public Improvements, If Applicable - Prior to the Developer commencing construction of off-site public improvements, Developer shall possess a fully executed Off-site Improvement Agreement (OIA). Developer shall also complete all of the following requirements to the satisfaction of the City Engineer:

Developer has received City signed improvement plans.

Developer has paid all required processing fees including plan check and inspection fees.

Improvement Security - Developer shall provide improvement security for all public facilities, as required by the Improvement Agreement. The form of the improvement security may be a bond, or other form in accordance with the Government Code, and the TMC. The amount of the improvement security shall be in accordance with Title 12 of the TMC.

Insurance – Developer shall provide written evidence of insurance coverage that meets the terms of the Improvement Agreement.

C.6. Building Permit

No building permit within the Project boundaries will be approved by the City until the Developer demonstrates, to the satisfaction of the City Engineer,

compliance with all required Conditions of Approval, including, but not limited to, the following:

- C.6.1 Developer has completed all requirements set forth in Condition C.1, through C.5, above.
- C.6.2 Developer pays the applicable development impact fees as required in the TMC, these Conditions of Approval, and City Regulations.
- C.6.3 Developer shall provide documentation to demonstrate that the Developer and its successor(s) or assign(s) will participate which include payment of the Project's share towards the use, repair and maintenance of the storm drain pre-treatment.

C.7 Acceptance of Public Improvements

Public improvements will not be considered for City Council's acceptance until after the Developer demonstrates to the reasonable satisfaction of the City Engineer, completion of the following:

- C.7.1 Developer has satisfied all the requirements set forth in these Conditions of Approval.
- C.7.2 Developer submitted the Storm Water Treatment Facilities Maintenance Agreement (STFMA) to the Utilities Department.
- C.7.3 Developer has satisfactory completed construction of all required/conditioned improvements. Unless specifically provided in these Conditions of Approval, or some other applicable City Regulations, the Developer shall use diligent and good faith efforts in taking all actions necessary to construct all public facilities required to serve the Project, and the Developer shall bear all costs related to construction of the public facilities (including all costs of design, construction, construction management, plan check, inspection, land acquisition, program implementation, and contingency).
- C.7.4 Certified "As-Built" Improvement Plans (or Record Drawings). Upon completion of the construction by the Developer, the City, at its sole discretion, temporarily release the original mylars of the Improvement Plans to the Developer so that the Developer will be able to document revisions to show the "As-Built" configuration of all improvements.
- C.7.5 RESERVE
- C.7.6 Developer shall be responsible for any repairs or reconstruction of street pavement, curb, gutter and sidewalk and other public improvements along the frontage of the Project, if determined by the

City Engineer to be in poor condition or damaged by construction activities related to the Project.

- C.7.7 Developer has completed the ninety (90) day public landscaping maintenance period.
- C.7.8 Release of Improvement Security – Release of improvement security shall be in accordance with the requirements of Title 12 of the TMC. Monumentation Bond will be released to the Developer after City Council's acceptance of the public improvements and if the Developer meets the terms set in Section 66497(c) of the Subdivision Map Act. All survey monuments shown on the Final Map must be installed. Any altered, damaged, or destroyed survey monuments and/or benchmarks shall be re-established. Developer shall submit centerline tie sheets or a record of survey for the following: new public streets; re-established survey monuments, and/or benchmarks. If the Developer destroyed, altered, and/or reconstructed any existing curb returns, Developer shall also submit corner records. Any survey document will be submitted the City and to the San Joaquin County Surveyor to comply with California Business and Professions Code Section 8771(c). Said work shall be executed by a California licensed Land Surveyor at the Developer's sole expense.

C.8 Special Conditions

- C.8.1 When street cuts are made for the installation of utilities, the Developer shall conform to Section 3.14 of the 2008 Design Standards and is required install a two (2) inch thick asphalt concrete (AC) overlay with reinforcing fabric at least twenty-five (25) feet from all sides of each utility trench. A two (2) inch deep grind on the existing AC pavement will be required where the AC overlay will be applied and shall be uniform thickness in order to maintain current pavement grades, cross and longitudinal slopes. This pavement repair requirement is when cuts/trenches are perpendicular and parallel to the street's direction.
- C.8.2 Nothing contained herein shall be construed to permit any violation of relevant ordinances and regulations of the City of Tracy, or other public agency having jurisdiction. This Condition of Approval does not preclude the City from requiring pertinent revisions and additional requirements to the improvement plans, prior to the City Engineer's signature on the improvement plans, and prior to issuance of Grading Permit, Encroachment Permit, Building Permit, if the City Engineer finds it necessary due to public health and safety reasons, and it is in the best interest of the City. The Developer shall bear all the cost for the inclusion, design, and implementations of such additions and requirements, without reimbursement or any payment from the City.

- C.8.3 If water is required for the project, the Developer shall obtain an account for the water service and register the water meter with the Finance Department. Developer shall pay all fees associated with obtaining the account number for the water service.
- C.8.4 Developer shall obtain an account for the water service to the Project and register the water meter with the Finance Department. Developer shall prepare and submit a map depicting the location of the water meter on an 8.5-inch X 11-inch sheet to Finance Department.
- C.8.5 Model Complex: Developer shall maintain an ADA compliant path of travel that is vertical separated from the vehicle travelway. Developer shall not enclose or include the sidewalk to be part of the model complex.

AGENDA ITEM 1.D

REQUEST

**PUBLIC HEARING TO CONSIDER RECOMMENDATION TO THE CITY COUNCIL TO
ADOPT AN ORDINANCE RESTRICTING THE LOCATION OF TOBACCO
RETAILERS**

BACKGROUND

On December 3, 2019, the City Council directed staff to prepare an ordinance to ban the sale of flavored tobacco and restrict tobacco retailers from locating within 600 feet of sensitive youth uses in the City of Tracy. Since then the State Legislature passed Senate Bill (SB) 793, which prohibits tobacco retailers from selling or possessing with the intent to sell flavored tobacco products or product flavor enhancers, including flavored vaping products and menthol cigarettes, with certain exceptions. SB 793 was signed into law by Governor Newsom on August 28, 2020.

On September 15, 2020 staff presented City Council with an update regarding SB 793 and received further direction from Council to draft an ordinance that establishes location restrictions for future tobacco retailers in the City of Tracy.

DISCUSSION

Overview of SB 793

On August 28, 2020, Governor Newsom signed into law SB 793 which bans the sale of flavored tobacco in California, subject to certain exceptions (Attachment A). The following is a summary of key provisions of this bill that are codified as California Health and Safety Code section 104559.5:

- Prohibits a tobacco retailer, including agents and employees, from selling, offering to sell, or possessing with intent to sell a flavored tobacco product or a tobacco product flavor enhancers.
- Establishes a rebuttable presumption that a tobacco product is a “flavored tobacco product” if manufacturer has made a statement or claim that tobacco product has or produces a characterizing flavor.
- Exception to ban for:
 - Flavored shisha tobacco products sold by hookah tobacco retailers
 - Premium cigars
 - Loose leaf tobacco
- Violation of ban is an infraction punishable by a fine of \$250 for each violation.
- Does not preempt or otherwise prohibit the adoption of a local ordinance that imposes greater restrictions on access to tobacco products.
 - If any inconsistency between SB 793 and local ordinance that establishes greater restrictions on access to tobacco products, local standard applies.

Proposed Ordinance Establishing Location Restrictions for Tobacco Retailers

Staff has prepared a draft ordinance to establish zoning restrictions on where a tobacco retail use can locate in the City (Attachment B). Generally the City's zoning ordinance found in Title 10 of the Tracy Municipal Code (TMC) does not identify the sale of tobacco or tobacco retailing as its own use and this use is treated like other retail uses.

The proposed ordinance would establish the following:

- Requires "tobacco retailers" to be located at least 600 feet from a sensitive youth use.
- "Tobacco retailer" defined as "any person who sells, offers for sale, exchanges, or offers to exchange any tobacco, tobacco product, or tobacco paraphernalia for consideration, without regard to the quantity sold, offered for sale, exchanged, or offered to exchange."
- Sensitive youth uses are: day care centers, schools, and youth centers, which include parks. This is consistent with location restrictions on cannabis uses.
- Additionally, no tobacco retailer with more than 10% of their retailing square footage space dedicated to the sale of tobacco, tobacco products, or tobacco paraphernalia shall be located within 600 feet of any parcel zoned for residential use.
- Existing tobacco retailers in Tracy are "grandfathered" and will be considered legal nonconforming uses and can continue to operate in accordance with Article 25 of Chapter 10.08 of the TMC.

There are approximately 58 retail establishments that sell tobacco, tobacco products, or tobacco paraphernalia. Planning staff prepared a map outlining the location of these retailers and the 600-foot sensitive youth use buffer as well as the 600-foot buffer to residential parcels (Attachment C).

Next Steps

The TMC requires that amendments to the City's zoning ordinance be presented to the Planning Commission for a recommendation to the City Council. After Planning Commission consideration, the proposed ordinance will be presented to Council for final consideration.

RECOMMENDATION

Staff recommends that the Planning Commission recommend that City Council adopt the proposed City ordinance establishing location restrictions on tobacco retailers.

Prepared by: Bill Dean, Assistant Development Services Director, and
Leticia Ramirez, City Attorney

Reviewed and Approved by: Andrew Malik, Assistant City Manager

ATTACHMENTS

Attachment A – Senate Bill 793

Attachment B – Planning Commission Resolution (including Exhibit 1, Ordinance)

Attachment C – Map of Tobacco Retailers and 600-foot buffers

Senate Bill No. 793

CHAPTER 34

An act to add Article 5 (commencing with Section 104559.5) to Chapter 1 of Part 3 of Division 103 of the Health and Safety Code, relating to tobacco products.

[Approved by Governor August 28, 2020. Filed with Secretary of State August 28, 2020.]

LEGISLATIVE COUNSEL'S DIGEST

SB 793, Hill. Flavored tobacco products.

Existing law, the Stop Tobacco Access to Kids Enforcement (STAKE) Act, prohibits a person from selling or otherwise furnishing tobacco products, as defined, to a person under 21 years of age. Existing law also prohibits the use of tobacco products in county offices of education, on charter school or school district property, or near a playground or youth sports event, as specified.

This bill would prohibit a tobacco retailer, or any of the tobacco retailer's agents or employees, from selling, offering for sale, or possessing with the intent to sell or offer for sale, a flavored tobacco product or a tobacco product flavor enhancer, as those terms are defined, except as specified. The bill would make a violation of this prohibition an infraction punishable by a fine of \$250 for each violation. The bill would state the intent of the Legislature that these provisions do not preempt or prohibit the adoption and implementation of local ordinances that impose greater restrictions on the access to tobacco products than the restrictions imposed by the bill, as specified. The bill would state that its provisions are severable. By creating a new crime, the bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

The people of the State of California do enact as follows:

SECTION 1. Article 5 (commencing with Section 104559.5) is added to Chapter 1 of Part 3 of Division 103 of the Health and Safety Code, to read:

Article 5. Tobacco Sale Prohibition

104559.5. (a) For purposes of this section, the following definitions apply:

(1) “Characterizing flavor” means a distinguishable taste or aroma, or both, other than the taste or aroma of tobacco, imparted by a tobacco product or any byproduct produced by the tobacco product. Characterizing flavors include, but are not limited to, tastes or aromas relating to any fruit, chocolate, vanilla, honey, candy, cocoa, dessert, alcoholic beverage, menthol, mint, wintergreen, herb, or spice. A tobacco product shall not be determined to have a characterizing flavor solely because of the use of additives or flavorings or the provision of ingredient information. Rather, it is the presence of a distinguishable taste or aroma, or both, as described in the first sentence of this definition, that constitutes a characterizing flavor.

(2) “Constituent” means any ingredient, substance, chemical, or compound, other than tobacco, water, or reconstituted tobacco sheet, that is added by the manufacturer to a tobacco product during the processing, manufacture, or packing of the tobacco product.

(3) “Flavored shisha tobacco product” means any shisha tobacco product that contains a constituent that imparts a characterizing flavor.

(4) “Flavored tobacco product” means any tobacco product that contains a constituent that imparts a characterizing flavor.

(5) “Hookah” means a type of waterpipe, used to smoke shisha or other tobacco products, with a long flexible tube for drawing aerosol through water. Components of a hookah may include heads, stems, bowls, and hoses.

(6) “Hookah tobacco retailer” means a tobacco retailer that is engaged in the retail sale of shisha tobacco products, hookah, and hookah smoking accessories.

(7) “Labeling” means written, printed, pictorial, or graphic matter upon a tobacco product or any of its packaging.

(8) “Loose leaf tobacco” consists of cut or shredded pipe tobacco, usually sold in pouches, excluding any tobacco product which, because of its appearance, type, packaging, or labeling, is suitable for use and likely to be offered to, or purchased by, consumers as tobacco for making cigarettes, including roll-your-own cigarettes.

(9) “Packaging” means a pack, box, carton, or container of any kind, or, if no other container, any wrapping, including cellophane, in which a tobacco product is sold or offered for sale to a consumer.

(10) “Premium cigar” means any cigar that is handmade, is not mass produced by use of mechanization, has a wrapper that is made entirely from whole tobacco leaf, and has a wholesale price of no less than twelve dollars (\$12). A premium cigar does not have a filter, tip, or nontobacco mouthpiece and is capped by hand.

(11) “Retail location” means both of the following:

(A) A building from which tobacco products are sold at retail.

(B) A vending machine.

(12) “Sale” or “sold” means a sale as that term is defined in Section 30006 of the Revenue and Taxation Code.

(13) “Shisha tobacco product” means a tobacco product smoked or intended to be smoked in a hookah. “Shisha tobacco product” includes, and may be referred to as, hookah tobacco, waterpipe tobacco, maassel, narghile, and argileh. “Shisha tobacco product” does not include any electronic devices, such as an electronic hookah, electronic cigarette, or electronic tobacco product.

(14) “Tobacco product” means a tobacco product as defined in paragraph (8) of subdivision (a) of Section 104495, as that provision may be amended from time to time.

(15) “Tobacco product flavor enhancer” means a product designed, manufactured, produced, marketed, or sold to produce a characterizing flavor when added to a tobacco product.

(16) “Tobacco retailer” means a person who engages in this state in the sale of tobacco products directly to the public from a retail location. “Tobacco retailer” includes a person who operates vending machines from which tobacco products are sold in this state.

(b) (1) A tobacco retailer, or any of the tobacco retailer’s agents or employees, shall not sell, offer for sale, or possess with the intent to sell or offer for sale, a flavored tobacco product or a tobacco product flavor enhancer.

(2) There is a rebuttable presumption that a tobacco product is a flavored tobacco product if a manufacturer or any of the manufacturer’s agents or employees, in the course of their agency or employment, has made a statement or claim directed to consumers or to the public that the tobacco product has or produces a characterizing flavor, including, but not limited to, text, color, images, or all, on the product’s labeling or packaging that are used to explicitly or implicitly communicate that the tobacco product has a characterizing flavor.

(c) Subdivision (b) does not apply to the sale of flavored shisha tobacco products by a hookah tobacco retailer if all of the following conditions are met:

(1) The hookah tobacco retailer has a valid license to sell tobacco products issued pursuant to Chapter 2 (commencing with Section 22971.7) of Division 8.6 of the Business and Professions Code.

(2) The hookah tobacco retailer does not permit any person under 21 years of age to be present or enter the premises at any time.

(3) The hookah tobacco retailer shall operate in accordance with all relevant state and local laws relating to the sale of tobacco products.

(4) If consumption of tobacco products is allowed on the premises of the hookah tobacco retailer, the hookah tobacco retailer shall operate in accordance with all state and local laws relating to the consumption of tobacco products on the premises of a tobacco retailer, including, but not limited to, Section 6404.5 of the Labor Code.

(d) Subdivision (b) does not apply to sales of premium cigars sold in cigar lounges where products are purchased and consumed only on the premises.

(e) Subdivision (b) does not apply to loose leaf tobacco or premium cigars.

(f) A tobacco retailer, or agent or employee of a tobacco retailer, who violates this section is guilty of an infraction and shall be punished by a fine of two hundred fifty dollars (\$250) for each violation of this section.

(g) This section does not preempt or otherwise prohibit the adoption of a local standard that imposes greater restrictions on the access to tobacco products than the restrictions imposed by this section. To the extent that there is an inconsistency between this section and a local standard that imposes greater restrictions on the access to tobacco products, the greater restriction on the access to tobacco products in the local standard shall prevail.

SEC. 2. The provisions of this act are severable. If any provision of this act or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

SEC. 3. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because the only costs that may be incurred by a local agency or school district will be incurred because this act creates a new crime or infraction, eliminates a crime or infraction, or changes the penalty for a crime or infraction, within the meaning of Section 17556 of the Government Code, or changes the definition of a crime within the meaning of Section 6 of Article XIII B of the California Constitution.

RESOLUTION 2020-_____

RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 10 OF THE TRACY MUNICIPAL CODE RELATED TO PLACING LOCATION RESTRICTIONS ON TOBACCO RETAILERS. APPLICATION NUMBER ZA20-0003

WHEREAS, On December 3, 2019, City Council directed staff to prepare an ordinance to ban the sale of flavored tobacco and restrict tobacco retailers from locating within 600 feet of sensitive youth uses within the City, and

WHEREAS, Since that initial City Council direction, the State Legislature passed Senate Bill (SB) 793 which prohibits tobacco retailers from selling or possessing with the intent to sell flavored tobacco products or product flavor enhancers, including flavored vaping products and menthol cigarettes, with certain exceptions, and

WHEREAS, On August 28, 2020, SB 793 was signed into law by Governor Newsom, and

WHEREAS, On September 15, 2020, City Council directed staff to prepare an ordinance restricting the location of all tobacco retailers from locating within 600 feet of sensitive youth uses, and restricting the location of tobacco retailers with higher percentages of floor space dedicated to the sale of tobacco and/or tobacco related paraphernalia that are located more than 600 feet from sensitive youth uses, and

WHEREAS, The Planning Commission considered this matter at a duly noticed public hearing held on October 28, 2020;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission does hereby recommend that the City Council adopt an ordinance (Exhibit 1 to this Resolution) amending Title 10 of the Tracy Municipal Code to restrict the location of tobacco retailers in Tracy.

* * * * *

The foregoing Resolution 2020-_____ was adopted by the Planning Commission on the 28th day of October, 2020, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAIN:	COMMISSION MEMBERS:

CHAIR

ATTEST:

STAFF LIAISON

ORDINANCE _____

AN ORDINANCE OF THE CITY OF TRACY, AMENDING CHAPTER 10.08 "ZONING REGULATIONS" OF THE TRACY MUNICIPAL CODE TO ADD A NEW SECTION 10.08.3194 "TOBACCO RETAIL USES" TO ESTABLISH LOCATION RESTRICTIONS ON TOBACCO RETAILERS

WHEREAS, More than 480,000 individuals die every year in the United States due to smoking-related causes, which is equivalent to nearly one in five deaths, and

WHEREAS, Cigarette smoking increases the risk for death from all causes in men and women. In California, smoking-related health care costs \$13.29 billion per year and smoking-related losses in productivity totals \$10.35 billion per year, and

WHEREAS, In 2018, 13.7% of all adults (34.2 million people) in the United States reported smoking at least 100 cigarettes during their lifetime and smoking every day or some days when surveyed, and

WHEREAS, According to the American Lung Association, almost 95% of smokers try their first cigarette before age 21, and

WHEREAS, The 2017 National Survey on Drug Use and Health found that each day in the United States, about 2,000 people younger than 18 years smoke their first cigarette and over 300 people younger than 18 years become daily cigarette smokers, and

WHEREAS, The Centers for Disease Control and Prevention (CDC) reports that in 2019, about 12 of every 100 middle school students (12.5%) and about 31 of every 100 high school students (31.2%) reported current use of a tobacco product, and

WHEREAS, The California State Legislature recognizes the negative health consequences and danger posed by tobacco use and has taken various actions to reduce youth access to tobacco products, including but not limited to, prohibiting the sale or furnishing of cigarettes, tobacco products, and tobacco paraphernalia to people under the age of 21 (Penal Code § 308) and prohibiting public school students from smoking or using tobacco products while on school campuses, while attending school-sponsored activities, or while under the supervision or control of school district employees (Education Code §48901(a)), and

WHEREAS, In response to studies and reports indicating that prohibiting the sale of flavored tobacco reduced smoking among youth (ages 12 to 17 years) by 43% and young adults (ages 18 to 25 years) by 27%, the California Legislature adopted Senate Bill 793 in 2020 to prohibit the sale of flavored tobacco in California, and

WHEREAS, The Tracy City Council has received public comment including verbal comments and electronic mail from members of the public expressing concerns about youth access to tobacco, tobacco products and tobacco paraphernalia and in particular e-cigarettes and vapes, and

WHEREAS, The Tracy City Council adopts this Ordinance based on the information contained in these recitals and the information presented at a noticed public hearing on November 17, 2020, and

WHEREAS, The Tracy City Council adopts this Ordinance pursuant to the Council's police power as established by California Constitution Article XI Section 7 and as further authorized in Government Code section 65850.

The City Council of the City of Tracy does ordain as follows:

SECTION 1. Added Section. A new Section 10.08.3194 of Title 10 of the Tracy Municipal Code is hereby added to read as follows:

10.08.3194 – Tobacco Retail Uses.

- (a) Purpose and Intent. On August 28, 2020, Senate Bill 793 was signed into law to prohibit the sale of flavored tobacco in California. The bill does not preempt or otherwise prohibit the adoption of local regulations that impose greater restrictions on access to tobacco products. The Tracy City Council exercised its police power to adopt this zoning ordinance with the express purpose of limiting youth exposure and access to tobacco, tobacco products, and tobacco paraphernalia by establishing location restrictions for tobacco retailers. This section is not intended to give any person or entity authority to engage in tobacco retailing in the City of Tracy.
- (b) Definitions. Unless otherwise provided in this section, the definitions set forth in Chapter 10.08 (Zoning Regulations) apply. The following words shall have the meanings set forth below when used in this section:
 - (1) "Day care center" means a child day care facility other than a family day care home, and includes infant centers, preschools, extended day care facilities, and school age child care centers, as well as child care centers pursuant to Section 1596.951 of the California Health and Safety Code. This definition shall have the same meaning as set forth in Section 1596.76 of the California Health and Safety Code, as the same may be amended from time to time.
 - (2) "School" means those sites upon which full-time instruction in any of the grades K through 12 (twelve) is provided where the primary purpose is education. "School" includes public schools, private schools, and charter schools, but does not include any private site upon which education is primarily conducted in private homes.
 - (3) "Sensitive youth use" means a school, day care center, or youth center as defined in this section.
 - (4) "Tobacco paraphernalia" means cigarette papers or wrappers, pipes, holders of smoking materials of all types, cigarette-rolling machines, electronic cigarettes, e-cigarettes, electronic smoking devices, electronic cigarette cartridges, electronic smoking device cartridges and related products, and any other item designed or used for the smoking or ingestion of tobacco products.

- (5) "Tobacco product" means any tobacco cigarette, cigar, pipe tobacco, smokeless tobacco, snuff, chewing tobacco, e-cigarette or electronic smoking device, or any other form of tobacco or product containing at least 50 (fifty) percent tobacco which may be utilized for smoking, chewing, inhalation or other manner of ingestion. "Tobacco product" does not include any product that has been approved by the United States Food and Drug Administration for sale as a tobacco cessation product (e.g., skin patches, lozenges, gum and prescription medications), or for other therapeutic purposes where that product is marketed and sold solely for such approved use.
 - (6) "Tobacco retailer" means any person who sells, offers for sale, exchanges, or offers to exchange any tobacco, tobacco product, or tobacco paraphernalia for consideration, without regard to the quantity sold, offered for sale, exchanged, or offered to exchange.
 - (7) "Tobacco retailing" means the conduct of selling, offering for sale, exchanging, or offering to exchange any tobacco, tobacco product, or tobacco paraphernalia for any form of consideration, without regard to the quantity sold, offered for sale, exchanged or offered to exchange.
 - (8) "Youth center" means any public or private facility that is primarily used to host recreational or social activities for minors, including but not limited to: private youth membership organizations or clubs, social service teenage club facilities, video arcades where ten (10) or more video games or game machines or devices are operated, and where minors are legally permitted to accept services, or similar amusement park facilities. It shall also include a park, playground or recreational area specifically designed to be used by children which has play equipment installed, including public grounds designed for athletic activities such as baseball, softball, soccer, or basketball or any similar facility located on a public or private school grounds, or in City, county, or state parks. This definition shall not include any private gym, martial arts, yoga, ballet, music, art studio or similar studio of this nature, nor shall it include any athletic training facility, pizza parlor, dentist office, doctor's office primarily serving children or a location which is primarily utilized as an administrative office or facility for youth programs or organizations.
- (c) Location Restrictions for Tobacco Retailers.
- (1) The following location restrictions apply to all tobacco retailers operating in the City:
 - i. Tobacco retailing shall only be conducted at fixed locations; and
 - ii. Tobacco retailers shall be located at least 600 (six hundred) feet from a sensitive youth use; and
 - iii. If located on separate parcels, the distance between the tobacco retailer and the sensitive youth use property shall be measured from the outer boundaries of the sensitive youth use parcel to the closest structure containing the tobacco retailer; and

- iv. If located on the same parcel, the distance between the structures containing the tobacco retailer and any sensitive youth use shall be at least 600 (six hundred) feet.
- (2) In addition to the restrictions outlined above in subsection (c)(1), a tobacco retailer that dedicates more than ten percent (10%) of their total retailing square footage (e.g. cigar store or smoke shop) to tobacco, tobacco products, or tobacco paraphernalia must be located at least 600 feet from any parcel zoned for residential use in the City.
- (3) Nonconforming Tobacco Retail Use.
- i. Any tobacco retailer lawfully operating in the City of Tracy on the date this ordinance is adopted shall be considered a nonconforming use and may continue to operate at their existing location subject to Article 25 of Chapter 10.08 of the Tracy Municipal Code.
 - ii. The establishment of a sensitive youth use within 600 (six hundred) feet of a tobacco retailer after a tobacco retailer commences legal operations shall render the tobacco retailer a nonconforming use which may continue to operate at their existing location subject to Article 25 of Chapter 10.08 of the Tracy Municipal Code.

SECTION 2. Severability. If any provision or the application of this Ordinance is for any reason held to be unconstitutional, invalid, or otherwise unenforceable, such decision shall not affect the validity of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have adopted each subsection or provision of this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance enforced.

SECTION 3. Effective Date. This Ordinance shall take effect 30 days after its final passage and adoption.

SECTION 4. Publication. This Ordinance shall either (1) be published once in a newspaper of general circulation, within 15 days after its final adoption, or (2) be published in summary form and posted in the City Clerk's office at least five days before the ordinance is adopted and within 15 days after adoption, with the names of the Council Members voting for and against the ordinance. (Gov't. Code §36933.)

* * * * *

Ordinance _____

Page 5

The foregoing Ordinance _____ was introduced at a regular meeting of the Tracy City Council on the ____ day of _____, 2020, and finally adopted on the ____ day of _____, 2020, by the following vote:

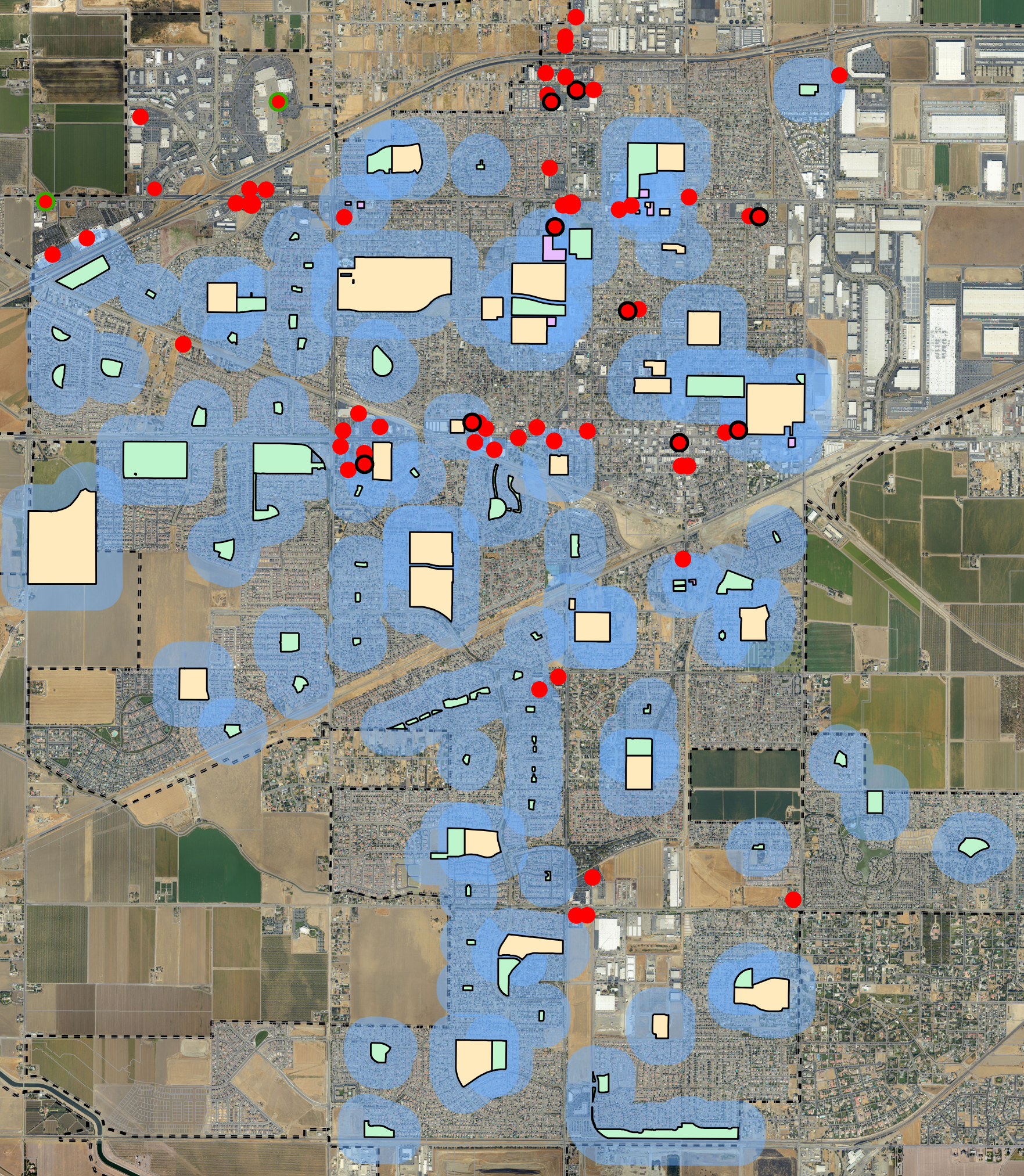
AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

MAYOR

ATTEST:


CITY CLERK

CITY OF TRACY
Tobacco Retailer Ordinance



- Tobacco Retailer
- Tobacco Retailer Greater Than 10% Near Residential
- Tobacco Retailer Greater Than 10% Away From Residential
- Commercial Day Care
- Schools
- Other Sensitive Youth Uses
- 600 FT Buffer
- City Limits

N



0 0.25 0.5 1 Miles

AGENDA ITEM 1.E

REQUEST

PUBLIC HEARING TO CONSIDER INTRODUCING AN ORDINANCE APPROVING AN AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH TRACY HILLS PROJECT OWNER, LLC AND TRACY PHASE I, LLC FOR THE TRACY HILLS PROJECT LOCATED AT THE SOUTHWEST CORNER OF CORRAL HOLLOW ROAD AND TRACY HILLS DRIVE, APPLICATION NUMBER DA20-0001

DISCUSSION

This agenda item involves a public hearing to consider Tracy Hills Project Owner, LLC and Tracy Hills Phase I, LLC ("Developer", or Tracy Hills), application for an amendment to that certain Development Agreement by and between the City of Tracy and the Tracy Hills Project Owner, LLC and Tracy Phase I, LLC, recorded in the official records of San Joaquin County as Document No. 2016-066658 (hereafter, the "DA"). The DA relates to the development of the Tracy Hills Project, which proposes a mix of residential, commercial, recreational uses, and parklands on the 2,732-acre site that comprises the Tracy Hills Specific Plan area (hereafter, the "Project").

The proposed amendment to the DA would:

- Make changes to the construction timing of various Corral Hollow Road Improvements, and
- Include provisions to allow Developer to accelerate when reimbursements are provided for completing certain traffic infrastructure improvements, and
- Allow the developer to prioritize Impact Fee funding to certain traffic improvements listed in the existing DA, with the exception of the Linne Road-Corral Hollow intersection improvements, which would be capped at \$1.6 million of Tracy Hills impact fees, and
- Clarify that Developer may obtain reimbursements from third parties (not the City) that benefit from Developer's funding of certain improvements, and
- Clarify certain aspects of the granting of Residential Growth Allotments under the City's existing Growth Management Ordinance and implementation guidelines.

History of DA and Summary of Key Terms in the proposed DA Amendment:

On April 5, 2016, the City Council of the City of Tracy adopted the Tracy Hills Specific Plan ("THSP"), and also approved the DA. The THSP, the DA and the Conditions of Approval (collectively, the "Project Approvals") impose various obligations on Developer relating to development of the THSP area including, among other things, the construction of various transportation infrastructure improvements.

On January 9, 2020, Developer submitted a written application to City to amend the DA to modify and clarify its provisions relating to (a) the timing and construction of Corral Hollow Road improvements, (b) the use of benefit districts to recover costs incurred by developer that exceed its fair share for program and non-program public improvements,

(c) provisions for recycled water infrastructure, and (d) Residential Growth Allotments (“RGAs”) and the life of building permits.

On July 7, 2020, Council authorized staff to begin negotiation for the DA Amendment. Since that time, City and Developer negotiated, refined and modified Developer’s proposal to amend the DA, which modified proposal is reflected in the proposed First Amendment to the DA, a copy of which is attached hereto as Exhibit 1 to the proposed ordinance.

Key Terms of Proposed DA Amendment

Key terms in the proposed Amended DA are outlined below, beginning with the public benefits that the City would receive via the DA followed by the public benefits that the City would receive under the DA as amended.

Public Benefits:

Existing DA Benefits:

- \$5 million Community Benefit Fee to be used at the discretion of the City
- \$2 million to fund design of the WWTP Phase 2B
- \$5.5 million to fund the site acquisition, design and construction of the Tracy Hills fire station, as well as completing the design and construction of said fire station
- Widening of Corral Hollow Road to four lanes, including sidewalk from the southern portion of the California Aqueduct to the intersection of Corral Hollow Road prior to the final inspection of the structure that contains the 1800th residential building permit (advanced from the trigger identified in the EIR, which was the 2,588 AM Peak Hour Trip (approx. 5,000 residential unit))
- Additional open space benefits

Additional Benefits from Proposed DA Amendment:

- Tracy Hills to provide an additional \$1.4 million dollars to be used to fund the projected shortfall in the construction of the Tracy Hills fire station. Developer’s total contribution for the fire station is \$6.9 million.
- Tracy Hills and City agree to use \$1.6 million dollars of TH Traffic Impact Fees collected to be used toward the Corral Hollow and Linne Intersection Project

Developer Benefits:

Existing DA Benefits:

- Vesting project approvals for the Tracy Hills Specific Plan, including GMO Guidelines
- Allow for certain development impact fees to be paid at final inspection
- Have 85% of all Traffic Impact Fees collected to be appropriated to the following give projects:
 - All I-580 interchange improvements at Corral Hollow Road;
 - All required improvements to Corral Hollow Road from Linne Road to the southern Property boundary, including railroad and canal crossings;
 - All I-580 interchange improvements at Lammers Road;
 - All required improvements to Lammers Road from Old Schulte Road to I-580, including railroad and canal crossings; and
 - Linne Road improvements from Corral Hollow Road to MacArthur Boulevard.
- DA term of 25 years.
- Deferral of some recycled water impact fees to later phases of the Project.

Additional Benefits from Proposed First Amendment:

- Tracy Hills is requesting to “swap” the early widening of Corral Hollow from the northerly portion to the southerly portion. The northerly portion extends from the California Aqueduct to the intersection of Corral Hollow Road and Linne Road. The southerly portion is on land that is owned by developer and extends from the California Aqueduct south to the I-580. The improvements that Developer proposes to complete first would include full widening on land in front and adjacent to their Project. The widening is a four-lane road with center median islands with sidewalks and landscaping on both sides of the streets; one of the sidewalks is a class 1 bike lane (i.e. 10-ft sidewalk / bike trail). The current DA requires that the northerly section widening is completed by 1,800 residential units (not car trips). This provision was included in the DA at the direction of the City Council. The Tracy Hills EIR concluded that in order to maintain the City’s traffic level of service standards the widening of this same section is required or triggered at 2,566 AM Peak Trips (which equals approximately 5,000 residential dwelling units).

Through this DA Amendment, Tracy Hills is proposing to do the southerly widening next year. The northerly portion of the widening would commence by the 2,600th residential unit, and the sidewalk will be installed at that time if the work has not already been done by others. Our analysis shows that both the

original DA trigger and the new proposal exceed the City's standards in terms of vehicular traffic level of service. It may be argued that in terms of vehicular traffic level of service that the swap is approximately even. The main issue with the proposal is the pedestrian and cyclist connectivity policy objectives may be delayed by the City agreeing to push out the trigger from 1,800 units to commencing construction by the 2,600 unit.

As indicated above, the current DA trigger of 1,800 units for the completion of Corral Hollow Road between Linne Road and the California Aqueduct was specifically included at the direction of Council through the exercise of their discretion during the approval of the existing DA in 2016.

- 85% of Traffic Impact Fee to remain in CIPs for Tracy Hills Triggered Traffic Improvements. The existing DA establishes that 85% of Traffic Impact Fee funds collected from the Project shall be used for five (5) key traffic infrastructure items that will be triggered by Tracy Hills. They include:
 - The Corral Hollow / I-580 Interchange,
 - All Corral Hollow road way improvements from I-580 to Linne Road,
 - Lammers Road I-580 Interchange,
 - All Lammers Road improvements; and
 - Linne Road Improvements from Corral Hollow to MacArthur Blvd.

The DA Amendment request is for the developer to control which projects are the priority and developer would work with staff on the specific funding allocation for the 85% of traffic impact fee funds. In the existing DA, the City has control over the use and priority of the 85% funds and priority of projects. It should be noted that regardless of who prioritizes the funds, the five listed projects will utilize the 85% traffic impact fees for completion and developer's proposal would not change the timing of the five improvements.

- Accelerating Reimbursement of 85% Traffic Funds Upon Project Completion. The City's current code has specific criteria for when and how developers will be reimbursed funds that they contributed in excess of their fair share for constructing certain public infrastructure projects. In summary, the reimbursement to the developer takes place over a period of time. The request by Tracy Hills is to seek an accelerated reimbursement for the five (5) traffic infrastructure items list above. For example, once Tracy Hills triggers any of the five (5) items, they would enter into an Off-site Improvement Agreement (OIA) to construct the improvement using their own funds. Once the Project is complete and accepted by the City, the City will process the reimbursement of the funds that was collected and reserved for these five (5) traffic infrastructure items listed above.

Environmental Document

On April 5, 2016, the City Council certified the Environmental Impact Report (EIR) for the Tracy Hills Project, which also reviewed and supported the City's approval of the Original DA. In accordance with California Environmental Quality Act (CEQA) Guidelines Section

15168(c)(2), the changes to the DA would remain within the scope of the development program evaluated in the 2016 EIR, and so no further environmental review is required.

RECOMMENDATION

Staff recommends that Planning Commission recommend that City Council introduce an Ordinance approving an amendment to the Development Agreement with Tracy Hills Project Owner, LLC and Tracy Phase I, LLC for the Tracy Hills Project located at the southwest corner of Corral Hollow Road and Tracy Hills Drive. Staff's recommendation does not apply to the Development Agreement term related to the construction timing of Corral Hollow Road improvements because the existing provision was specifically included at the direction of Council through the exercise of their discretion. For this DA term only, staff recommends that Planning Commission discuss the term and make its recommendation to City Council.

Prepared by: Bill Dean, Assistant Director of Development Services
Robert Armijo, City Engineer

Approved by: Andrew Malik, Assistant City Manager

ATTACHMENTS

Attachment A – Traffic Study

Attachment B – Planning Commission Resolution (including Exhibit 1, the Ordinance. The Ordinance includes Exhibit 1, the Proposed DA Amendment.)



MEMORANDUM

From: Frederik Venter, P.E. and Colin Ogilvie | Kimley-Horn and Associates
To: Robert Armijo, P.E. | City of Tracy
Date: October 22, 2020
Re: Tracy Hills Phase Development Agreement (DA) Traffic Review

1. Executive Summary

This memorandum evaluates the proposed revisions to the Tracy Hills Development Agreement (DA) (the "Project"). The current DA states that Tracy Hills will widen Corral Hollow Road from the southern edge of the California Aqueduct to the intersection with Linne Road at the 1,800th residential dwelling unit trigger in the Tracy Hills development.

The developer proposes to revise the DA to instead widen Corral Hollow Road from two to four lanes from the I-580 westbound ramps to the southern edge of the California Aqueduct in the Spring of 2021. North of the California Aqueduct would remain 2 lanes.

In addition to the widening of Corral Hollow, it was assumed that additional intersections improvements identified by traffic studies performed for various Tracy Hills traffic studies were also implemented.

This memorandum reviews the transportation benefits between the two alternatives versus not widening the roadway at all in the 2021 and the 2024 (1,800 DU threshold) conditions.

The analysis shows that the traffic flow along this corridor is controlled by the intersections. If the intersections fail, the corridor fails, and if the intersections operate acceptably, the segments also function acceptably. However, when the intersections operate marginally better than the LOS D/E threshold, lane merges do impact flow on the segments, since cars cannot easily find gaps to merge (i.e. where two lanes merge into one).

A graphical presentation of the analysis findings is indicated in **Figure 1** through **Figure 4**. Both LOS and travel time is reported. The analysis finds that the travel time does improve with the widening, as can be expected. In 2021 there is little improvement in LOS. It shows that for 2024 conditions, widening improves the LOS, however it is already acceptable without the widening in all AM and PM peak hour conditions.

No bicycle or pedestrian facilities currently exist between the Tracy Hills Development and the City streets to the north. The closest connection is just north of Linne Road on Corral Hollow Road. The current DA widening on the northerly section will connect the Tracy Hills development from just south of the California Aqueduct to Linne Road and small gaps would remain on the south side at the Tracy Hills Development and across the railroad tracks to the north to establish full connectivity. The proposed DA widening at the south end of Corral Hollow Road will result on no pedestrian and bicycle connectivity until the roadway between the Aqueduct and to north of the railroad tracks is widened to four lanes.

2. Introduction

The Project consists of a proposal to revise the current DA to state that Corral Hollow Road will be widened to four lanes from the I-580 westbound ramps to the southern edge of the California Aqueduct at the 1,500th residential dwelling unit in the Tracy Hills development. North of the California Aqueduct would remain 2 lanes until the 2,588th dwelling unit would be constructed in the Tracy Hills development.

The current DA states that Tracy Hills will widen Corral Hollow Road from the southern edge of the California Aqueduct to the intersection with Linne Road at the 1,800th residential dwelling unit in the Tracy Hills development.

This analysis evaluates travel times, queuing, and LOS results along the Corral Hollow Road Corridor for the following scenarios:

- Year 2021
- Year 2021 Plus Proposed DA
- Year 2024
- Year 2024 Plus Original DA
- Year 2024 Plus Proposed DA

3. Study Methodology

Development Conditions

This traffic study is based upon the following development conditions for the following reviews:

- Year 2021 Conditions
 - Represents Year 2021 traffic with background traffic growth
 - Development of 956 Dwelling Units (DU) in Tracy Hills if 406 units develop every year
 - 753 DU in Phase 1A
 - 203 DU in KT
 - Signalized intersection at Corral Hollow Road and Tracy Hills Drive
- Year 2021 Plus Proposed DA Conditions
 - Year 2021 Conditions with Corral Hollow as a four-lane facility from I-580 to the California Aqueduct.
- Year 2024 Conditions
 - Represents Year 2021 traffic with background traffic growth
 - Development of 1800 Dwelling Units in Tracy Hills if 406 units develop every year
 - 1,170 DU in Phase 1A
 - 214 DU in KT
 - 416 DU in Phase 1B/1C
 - Development of Lammers Road with a connection at Corral Hollow Road south of the I-580 intersection. As of this report, it is undecided if this intersection will be a roundabout or a signalized intersection.
 - Intersection improvements at the following intersections
 - Corral Hollow Road and Linne Road – Signalized and widened to four-lanes

- Corral Hollow Road and I-580 interchange – Roundabout controlled intersections
- Year 2024 Plus Original DA Conditions
 - Year 2024 Conditions with Corral Hollow as a four-lane facility from the California Aqueduct to Linne Road
- Year 2024 Plus Proposed DA Conditions
 - Year 2024 Conditions with Corral Hollow as a four-lane facility from I-580 to the California Aqueduct

Study Segments

The following segments were chosen as study intersections for the Project:

1. Corral Hollow Road – Linne Road to South of the California Aqueduct
2. Corral Hollow Road – South of the California Aqueduct to Tracy Hills Drive
3. Corral Hollow Road – Tracy Hills Drive to I-580 Westbound Ramps

Background Assumptions

Table 1 provides the development assumptions for the Tracy Hills project currently approved. It was assumed that Tracy Hills would construct 406 dwelling units per year spread equally between each expected development. It should be noted that 1800 dwelling units is constructed in the beginning of year 2024.

Table 1 – Tracy Hills Development Assumptions

Year End	Total Tracy Hills Units	Phase 1A+7C	KT	1B	1C
2019	0	0	0	0	0
2020	550	550	0	0	0
2021	956	753	203	0	0
2022	1362	951	214	197	0
2023	1768	1154	214	400	0
	1800	1170	214	416	0
2024	2174	1203	214	432	325

Table 2 provides the Corral Hollow Road improvement assumptions used for this analysis. For consistency analysis, a posted speed limit of 45 MPH was assumed in all the scenarios

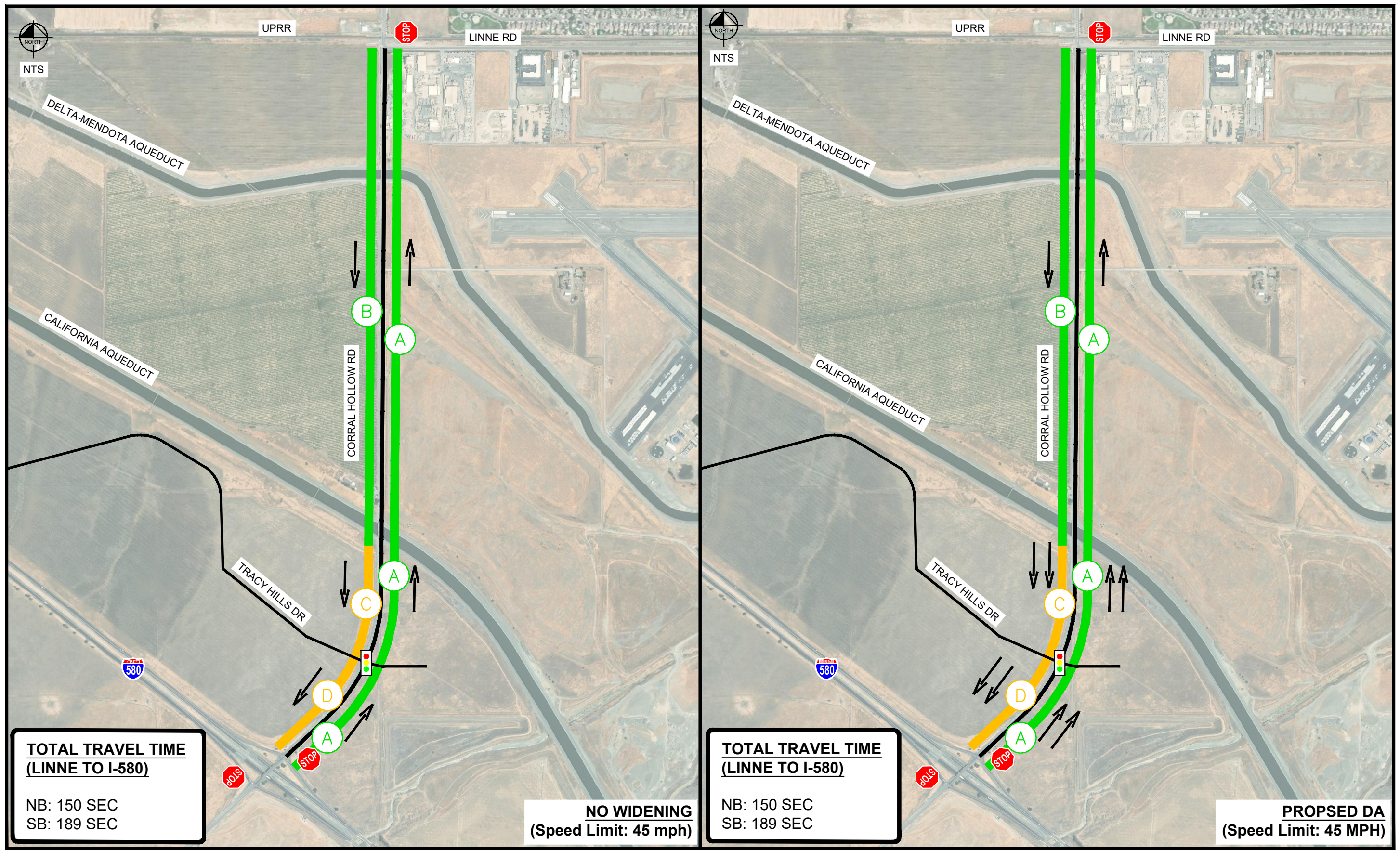
Table 2 - Corral Hollow Road Intersection Improvement Assumptions

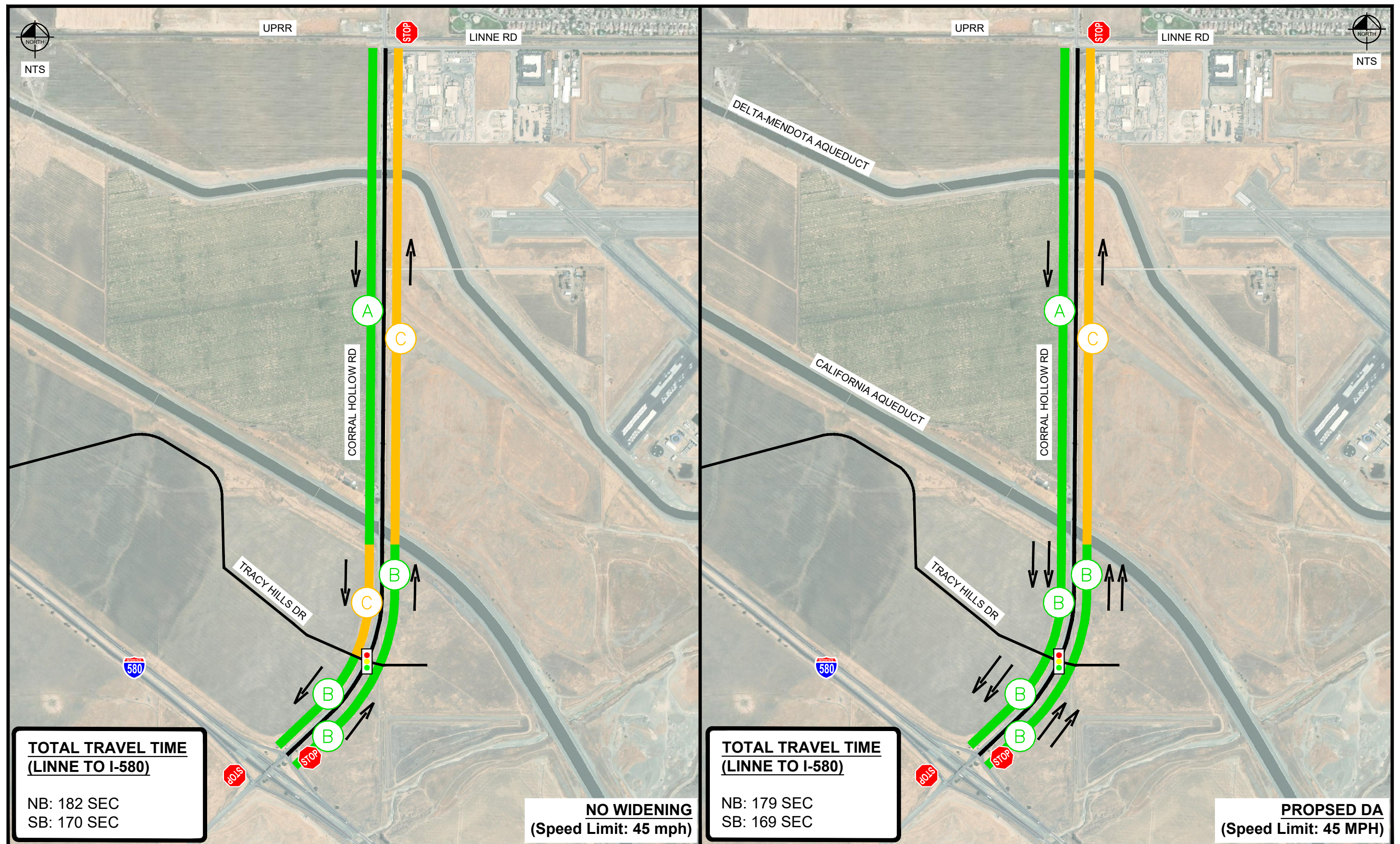
Improvements	Year 2021	Year 2021 Plus Proposed DA	Year 2024	Year 2024 Plus Current DA	Year 2024 Plus Proposed DA
Corral Hollow Rd & Linne Rd intersection improvements – signal with 4 lanes	X	X	X	X	X
Corral Hollow Rd & Tracy Hills Dr intersection Widening – 2 lanes in 2021 and 4 lanes in 2024	X	X	X	X	X
Corral Hollow Rd & I-580 Roundabout Improvements			X	X	x
Corral Hollow Rd & Lammers Rd Connection RAB or signal			X	X	X

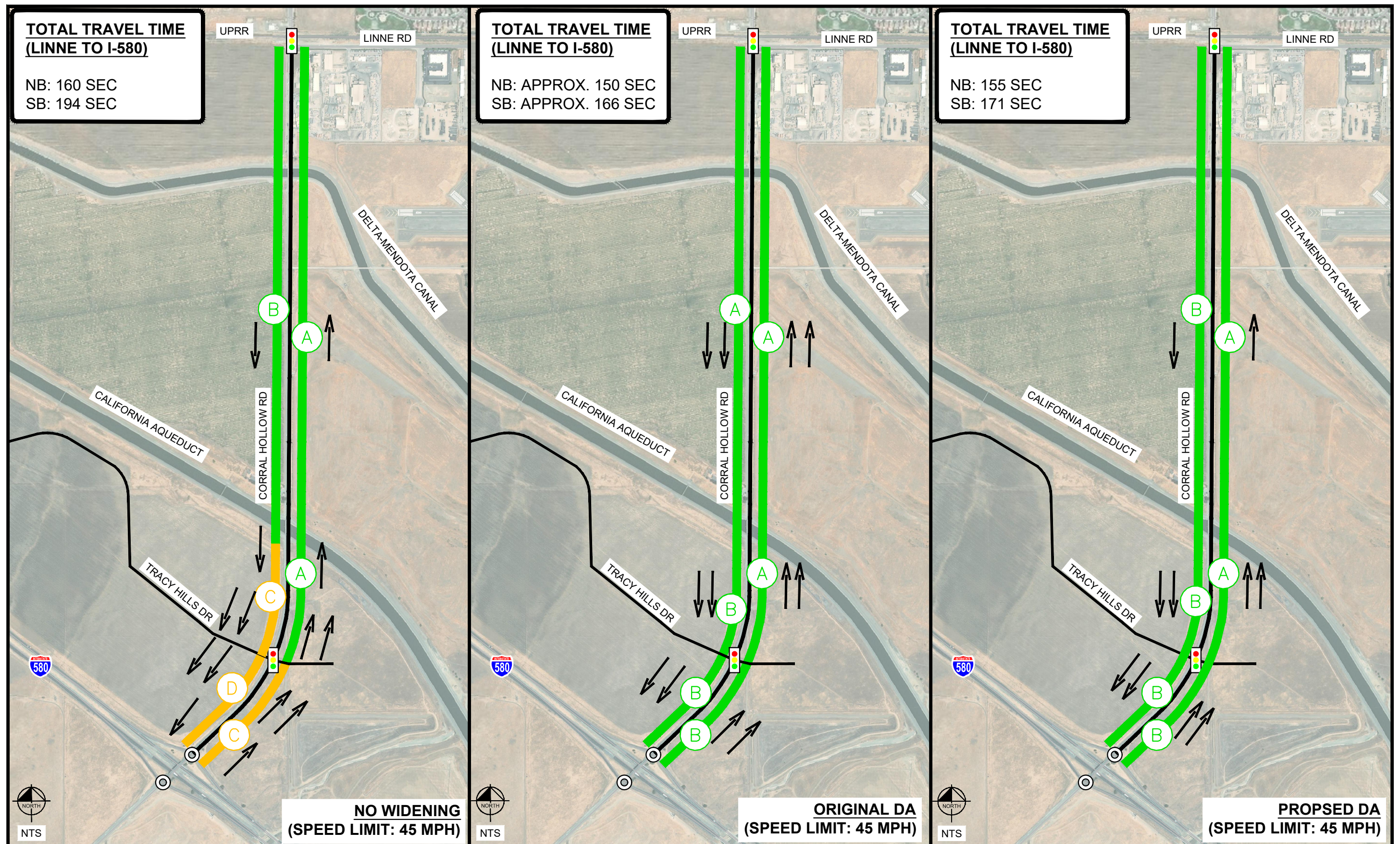
4. Traffic Simulation Results

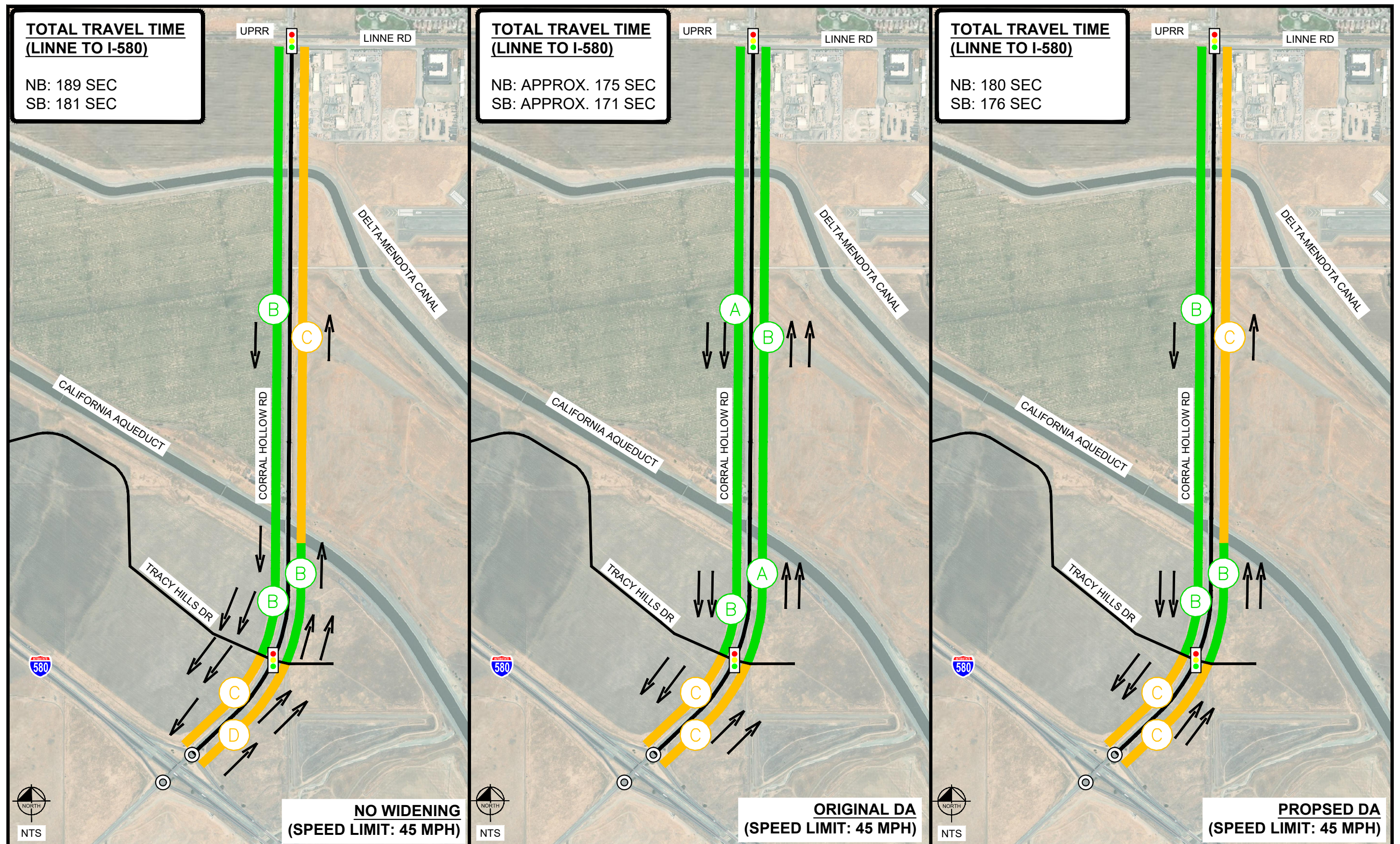
Average travel times and segment LOS for the 2021 and 2024 AM and PM peak hour scenarios have been plotted and are provided in **Figure 1** through **Figure 4**.

The analysis finds that the travel time does improve with the widening, as can be expected. In 2021 there is little improvement in LOS. It shows that for 2024 conditions, widening improves the LOS, however it is already acceptable without the widening in all AM and PM peak hour conditions.









LEGEND



PROJECT CORRIDOR
LOS A TO LOS B
LOS C TO LOS D
LOS E TO LOS F



OF LANES PER SEGMENT
STOP CONTROL



SIGNAL CONTROL
ROUNDABOUT



SIGNAL CONTROL



ROUNDABOUT

Figure 4
Year 2024 (PM Peak Hour)
Traffic Analysis Results
Tracy Hills Proposed DA Traffic Review

5. Bike and Pedestrian Connectivity

Bike and pedestrian connectivity were also reviewed for both the original DA and the proposed DA scenario. No bike or pedestrian facilities currently exist south of Linne Road which creates a gap between the Tracy Hills development and the City of Tracy.

The original DA would provide approximately 1.0 mile of bike and pedestrian improvements along Corral Hollow Road from Linne Road to just south of the California Aqueduct. In addition, once the intersection of Corral Hollow Road and Linne Road is constructed these improvements would provide more connectivity to/from the southern edge of Tracy and future developments.

The proposed DA would provide approximately 0.5 miles of bike and pedestrian improvements along Corral Hollow Road; however, these improvements would only occur between the California Aqueduct and I-580. These improvements would isolate bike and pedestrian users from the City of Tracy until improvements from Linne Road to the California Aqueduct are constructed.

RESOLUTION 2020-_____

RECOMMENDING THAT THE CITY COUNCIL APPROVE
A DEVELOPMENT AGREEMENT AMENDMENT WITH THE TRACY HILLS
PROJECT OWNER, LLC AND TRACY PHASE 1, LLC,
APPLICATION NUMBER DA20-0001

WHEREAS, On April 5, 2016, the City Council of the City of Tracy adopted the Tracy Hills Specific Plan (the "**THSP**"), and also approved that certain Development Agreement By And Between The City Of Tracy, The Tracy Hills Project Owner, LLC, And Tracy Phase I, LLC recorded in the official records of San Joaquin County as Document Number 2016-066658 (the "**DA**"), and

WHEREAS, At the same time, the City Council also approved a Large Lot Vesting Tentative Subdivision Map (Application Number T0S0M116) and a Small Lot Vesting Tentative Subdivision Map (Application Number T0S0M0153), the approvals of which were subject to various Conditions of Approval relating to development of the THSP area (the "**Conditions of Approval**"), and

WHEREAS, The THSP, the DA and the Conditions of Approval (collectively, the "**Project Approvals**") impose various obligations on The Tracy Hills Project Owner, LLC and Tracy Phase I, LLC (together, "**Developer**") relating to development of the THSP area including, among other things, the construction of various transportation infrastructure improvements, and

WHEREAS, Among the transportation infrastructure improvements required by the Project Approvals are certain interim improvements at the intersection of Corral Hollow Road and Linne Road, which are described in Condition of Approval Number C.2.7.8.c and are hereinafter referred to as the "**Interim Road Improvements**". The Interim Road Improvements are described in the exhibits to that certain City of Tracy, Deferred Improvement Agreement, Tracy Hills – Phase 1A, recorded in the official records of San Joaquin County as Document Number 2018-016153, in Exhibit B-2 (page 31 of 45) and also in Exhibit C (Section II.S.c on page 11 of 14) , and

WHEREAS, On December 17, 2019, the City, Developer, and certain affiliates of Developer entered into a Settlement Agreement to resolve disputes between the City, Developer and the affiliates relating to the application to the Project of the San Joaquin Council of Governments Regional Transportation Impact Fee and the Tracy Infrastructure Master Plan's Development Impact Fees. Under the Settlement Agreement, the City and Developer agreed that the City would assume the obligation to construct the Interim Road Improvements, and

WHEREAS, On January 9, 2020, Developer submitted a written application to the City to amend the DA to modify its provisions relating to (a) the timing and construction of Corral Hollow Road improvements, (b) benefit districts to recover fair share costs of program and non-program public improvements, (c) provisions for recycled water infrastructure, and (d) Residential Growth Allotments ("**RGAs**") and the life of building permits, and

WHEREAS, Between January 9 and October 28, 2020, the City and Developer negotiated, refined and modified Developer's proposal to amend the DA, which modified proposal is reflected in that certain First Amendment to Development Agreement By And Between The City Of Tracy, The Tracy Hills Project Owner, LLC, And Tracy Phase I, LLC, a

copy of which is attached as Exhibit "A" to Exhibit "1" to this Resolution (hereafter, the "**First Amendment**"), and

WHEREAS, The City has evaluated the potential environmental effects of the First Amendment and considered its consistency with City policies in accordance with applicable requirements of the California Environmental Quality Act ("**CEQA**") and its implementing regulations (the "**CEQA Guidelines**") and determined that the First Amendment is within the scope of the development program evaluated in the Final Supplemental Environmental Impact Report certified by the City on April 5, 2016 (State Clearinghouse # 2013102053) in connection with its adoption of the THSP and approval of the DA, and

WHEREAS, On October 28, 2020, the City of Tracy's Planning Commission conducted a duly noticed public hearing on Developer's application to amend the DA as set forth in this First Amendment in accordance with all applicable requirements of the State law and the City of Tracy Municipal Code.

NOW, THEREFORE BE IT RESOLVED, as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein as findings.

2. Recommendation to Approve First Amendment to Development Agreement. The Planning Commission hereby recommends to the City Council of the City of Tracy that the City Council approve an Ordinance in the form of Exhibit "1" hereto to approve the First Amendment in the form attached hereto as Exhibit "A" to Exhibit "1" hereto, based on the findings set forth in Exhibit "A".

* * * * *

The foregoing Resolution 2020-_____ was passed and adopted by the Planning Commission of the City of Tracy on the 28th day of October 2020, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAIN:	COMMISSION MEMBERS:

CHAIR

ATTEST:

STAFF LIAISON

ORDINANCE _____

AN ORDINANCE OF THE CITY OF TRACY APPROVING THE FIRST AMENDMENT
TO THAT CERTAIN DEVELOPMENT AGREEMENT AMENDMENT
BY AND BETWEEN THE CITY OF TRACY AND THE TRACY HILLS PROJECT OWNER, LLC
AND TRACY PHASE 1, LLC, APPLICATION NUMBER DA20-0001

WHEREAS, On April 5, 2016, the City Council of the City of Tracy adopted the Tracy Hills Specific Plan (the "**THSP**"), and also approved that certain Development Agreement By And Between The City Of Tracy, The Tracy Hills Project Owner, LLC, And Tracy Phase I, LLC recorded in the official records of San Joaquin County as Document Number 2016-066658 (the "**DA**"), and

WHEREAS, At the same time, the City Council also approved a Large Lot Vesting Tentative Subdivision Map (Application Number T0S0M116) and a Small Lot Vesting Tentative Subdivision Map (Application Number T0S0M0153), the approvals of which were subject to various Conditions of Approval relating to development of the THSP area (the "**Conditions of Approval**"), and

WHEREAS, The THSP, the DA and the Conditions of Approval (collectively, the "**Project Approvals**") impose various obligations on The Tracy Hills Project Owner, LLC and Tracy Phase I, LLC (together, "**Developer**") relating to development of the THSP area including, among other things, the construction of various transportation infrastructure improvements, and

WHEREAS, Among the transportation infrastructure improvements required by the Project Approvals are certain interim improvements at the intersection of Corral Hollow Road and Linne Road, which are described in Condition of Approval Number C.2.7.8.c and are hereinafter referred to as the "**Interim Road Improvements**". The Interim Road Improvements are described in the exhibits to that certain City of Tracy, Deferred Improvement Agreement, Tracy Hills – Phase 1A, recorded in the official records of San Joaquin County as Document Number 2018-016153, in Exhibit B-2 (page 31 of 45) and also in Exhibit C (Section II.S.c on page 11 of 14) , and

WHEREAS, On December 17, 2019, the City, Developer, and certain affiliates of Developer entered into a Settlement Agreement to resolve disputes between the City, Developer and the affiliates relating to the application to the Project of the San Joaquin Council of Governments Regional Transportation Impact Fee and the Tracy Infrastructure Master Plan's Development Impact Fees. Under the Settlement Agreement, the City and Developer agreed that the City would assume the obligation to construct the Interim Road Improvements, and

WHEREAS, On January 9, 2020, Developer submitted a written application to the City to amend the DA to modify its provisions relating to (a) the timing and construction of Corral Hollow Road improvements, (b) benefit districts to recover fair share costs of program and non-program public improvements, (c) provisions for recycled water infrastructure, and (d) Residential Growth Allotments ("**RGAs**") and the life of building permits, and

WHEREAS, Between January 9 and October 28, 2020, the City and Developer negotiated, refined and modified Developer's proposal to amend the DA, which modified proposal is reflected in that certain First Amendment to Development Agreement By And Between The City Of Tracy, The Tracy Hills Project Owner, LLC, And Tracy Phase I, LLC, a copy of which is attached as Exhibit "A" hereto (hereafter, the "**First Amendment**"), and

WHEREAS, The City has evaluated the potential effects of this First Amendment on the environment and considered its consistency with City policies in accordance with applicable requirements of the California Environmental Quality Act (“**CEQA**”), its implementing regulations (the “**CEQA Guidelines**”), and applicable provisions of the Tracy Municipal Code, and determined that the First Amendment is within the scope of the development program evaluated in the Final Supplemental Environmental Impact Report certified by the City on April 5, 2016 (State Clearinghouse # 2013102053) (the “**FSEIR**”) in connection with its adoption of the THSP and approval of the DA, and

WHEREAS, On October 28, 2020, the City of Tracy’s Planning Commission conducted a duly noticed public hearing on Developer’s application to amend the DA as set forth in this First Amendment in accordance with all applicable requirements of the State law and the City of Tracy Municipal Code, and

WHEREAS, On November ___, 2020, the City Council of the City of Tracy conducted a duly noticed public hearing on the proposed First Amendment, and performed its first reading of the proposed First Amendment, in accordance with all applicable requirements of the State law and the City of Tracy Municipal Code.

WHEREAS, On December ___, 2020, the City Council conducted its second reading of the First Amendment.

NOW, THEREFORE, BE IT RESOLVED as follows:

The City Council of the City of Tracy does ordain as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein as findings.
2. Compliance with CEQA. The potential changes to the DA and the Project are within the scope of the development program that was described and evaluated in the FSEIR and therefore, pursuant to the applicable requirements of CEQA and the CEQA Guidelines, no further environmental review is required for the First Amendment.
3. Findings regarding Development Agreement. The City Council finds that the proposed Development Agreement:
 - a. is consistent with the objectives, policies, general land uses and programs specified in the City General Plan (attached hereto as Exhibit “2” Consistency findings between the General Plan and the Development Agreement) and the Tracy Hills Specific Plan, as amended;
 - b. is in conformity with public convenience, general welfare, and good land use practices;
 - c. will not be detrimental to the health, safety, and general welfare of persons residing in the immediate area, nor be detrimental or injurious to property or persons in the general neighborhood or to the general welfare of the residents of the City as a whole;

- d. will not adversely affect the orderly development of property or the preservation of property values, and
- e. is consistent with the provisions of Government Code Sections 65864 et seq.

4. Approval of First Amendment to Development Agreement. The City Council hereby approves the First Amendment to Development Agreement by and between the City of Tracy, The Tracy Hills Project Owner, LLC, and Tracy Phase 1, LLC, in the form attached hereto as Exhibit "A".

5. Effective Date. This Ordinance takes effect 30 days after its final passage and adoption.

6. Publication. This Ordinance shall either (1) be published once in a newspaper of general circulation, within 15 days after its final adoption, or (2) be published in summary form and posted in the City Clerk's office at least five days before the ordinance is adopted and within 15 days after adoption, with the names of the Council Members voting for and against the ordinance. (Gov't. Code §36933.)

* * * * *

The foregoing Ordinance _____ was introduced at a regular meeting of the Tracy City Council on the ____ day of _____, 2020, and finally adopted on the ____ day of _____, 2020, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

Recording Requested By:

City of Tracy
Development Services
333 Civic Center Plaza
Tracy, CA 95376

And When Recorded Mail To:

City of Tracy
Office of the City Clerk
333 Civic Center Plaza
Tracy, CA 95376
Attn: Adrienne Richardson

SPACE ABOVE THIS LINE FOR RECORDER'S INFORMATION

CITY OF TRACY
FIRST AMENDMENT TO DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF
TRACY AND THE TRACY HILLS PROJECT OWNER, LLC AND TRACY PHASE I, LLC

This **FIRST AMENDMENT TO DEVELOPMENT AGREEMENT BY AND AMONG THE CITY OF TRACY, THE TRACY HILLS PROJECT OWNER, LLC, AND TRACY PHASE I, LLC**, (hereinafter "**First Amendment**") is made and entered into by and between the **CITY OF TRACY**, a municipal corporation (hereinafter "**City**"), on one hand, and **TRACY PHASE I, LLC**, a Delaware limited liability company, **TRACY PHASE IB, LLC**, a Delaware limited liability company, **TRACY PHASE 2, LLC**, a Delaware limited liability company, **TRACY PHASE 3, LLC**, a Delaware limited liability company, **TRACY PHASE 4, LLC**, a Delaware limited liability company, and **TRACY BPS, LLC**, a Delaware limited liability company, on the other hand (collectively, "**Developer**").

RECITALS

- A. On April 5, 2016, the City Council of the City of Tracy adopted the Tracy Hills Specific Plan (the "**THSP**"), and also approved that certain Development Agreement between City and Developer (more specifically, Tracy Phase I, LLC and The Tracy Hills Project Owner, LLC, the predecessor-in-interest to Tracy Phase 1B, LLC, Tracy Phase 2, LLC, Tracy Phase 3, LLC, Tracy Phase 4, LLC, and Tracy BPS, LLC) recorded in the official records of San Joaquin County as Document Number 2016-066658 (the "**DA**").
- B. At the same time, the City Council also approved a Large Lot Vesting Tentative Subdivision Map (Application Number T0S0M116) and a Small Lot Vesting Tentative Subdivision Map (Application Number T0S0M0153), the approvals of which were subject to various Conditions of Approval relating to development of the THSP area (the "**Conditions of Approval**").
- C. The THSP, the DA and the Conditions of Approval (collectively, the "**Project Approvals**") impose various obligations on Developer relating to development of the THSP area including, among other things, the construction of various transportation infrastructure improvements.

- D. On December 17, 2019, City, Developer, and certain affiliates of Developer entered into a Settlement Agreement to resolve disputes between City, Developer and the affiliates relating to the application to the Project of the San Joaquin Council of Governments Regional Transportation Impact Fee and the Tracy Infrastructure Master Plan's Development Impact Fees. Under the Settlement Agreement, City and Developer agreed that City would assume the obligation to construct the certain road Improvements on Linne Road from Corral Hollow Road to McArthur Boulevard identified in the DA in Section 3.3(b)(iii).
- E. On January 9, 2020, Developer submitted a written application to City to amend the DA to modify its provisions relating to (a) the timing and construction of Corral Hollow Road improvements in Section 3.4(d), (b) benefit districts to recover fair share costs of program and non-program public improvements, (c) provisions for recycled water infrastructure, and (d) Residential Growth Allotments ("RGAs") and the life of building permits.
- F. Between July 8 and October 28, 2020, City and Developer negotiated, refined and modified Developer's proposal to amend the DA, which modified proposal is reflected in this First Amendment, and City evaluated the potential effects of this First Amendment on the environment and considered its consistency with City policies in accordance with applicable requirements of the California Environmental Quality Act, State laws, and the City of Tracy Municipal Code.
- G. On October 28, 2020, the City of Tracy's Planning Commission conducted a duly noticed public hearing on Developer's application to amend the DA as set forth in this First Amendment in accordance with all applicable requirements of the State law and the City of Tracy Municipal Code, after which the Planning Commission recommended to the City Council that the City Council _____ this First Amendment.
- H. On the ____ day of _____, 2020, the City Council of the City of Tracy conducted a duly noticed public hearing on and conducted the first reading of Ordinance _____ to approve Developer's proposed First Amendment to the DA, after which the City Council voted by a majority of its members to approve said Ordinance and the proposed First Amendment.
- I. On the ____ day of _____, 2020, the City Council conducted its second reading of and approved Ordinance _____, which took effect on the ____ day of _____, 2021.
- J. With this First Amendment, City and Developer hereby amend the DA as provided herein.

NOW THEREFORE, CITY AND DEVELOPER MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENTS TO THE DEVELOPMENT AGREEMENT.

- 1.1. Amendment to Section 3.3. Section 3.3 is deleted and replaced in its entirety with the following:

“3.3 Fees, Credits and Reimbursements

(a) Developer shall pay all applicable City fees, including without limitation those set forth in the City’s Municipal Code (including but not limited to the Development Impact Fees) and the Master Plans as set forth in this Section 3.3. The time for Developer’s payment of applicable Development Impact Fees shall be established by and set forth in a contract executed by the City and Developer pursuant to Government Code section 66007(c).

(b) At the time of Developer’s payment of all City Traffic Impact Fees (i.e., TIMP—Traffic), Developer shall make such payments, and City shall allocate such payments, as follows:

(i) Developer will pay to City in cash fifteen percent (15%) of Developer’s gross Traffic Impact Fee (TIF) obligation. Such 15% of Developer’s TIF payments shall be allocated to master plan transportation improvement projects and master plan program management costs as the City deems appropriate, in its sole and exclusive discretion;

(ii) To the extent that Developer has accrued credits against its TIF payment obligations, Developer may (in Developer’s sole and exclusive discretion) apply all or any portion of such credits against the remaining eighty-five percent (85%) balance of Developer’s then-outstanding gross TIF obligation; and

(iii) To the extent that Developer’s credits are not sufficient to fully satisfy such 85% balance, or to the extent that Developer does not elect to apply its accrued credits to such 85% balance, Developer shall pay the remainder of such 85% balance in cash to the City. Until the City’s completion of its final inspection of the structure that is projected in the EIR to generate the two thousand five hundred and eighty-eighth (2,588th) am peak hour trip within the Tracy Hills Specific Plan area, the City shall, at the direction of Developer, appropriate such cash payments into one or more of the Capital Improvement Program (CIP) fund(s) created for the following improvements:

- All I-580 interchange improvements at Corral Hollow Road;
- All required improvements to Corral Hollow Road from Linne Road to the southern Property boundary, including railroad and canal crossings;
- All I-580 interchange improvements at Lammers Road;
- All required improvements to Lammers Road from Old Schulte Road to I-580, including railroad and canal crossings; and
- Linne Road improvements from Corral Hollow Road to McArthur Boulevard.

Notwithstanding the foregoing, the first one million six hundred thousand dollars (\$1,600,000) of cash payments by Developer to satisfy the remainder of the 85% balance of Developer’s TIF payment obligation described above shall be appropriated into the CIP fund for the portion of the Corral Hollow Road and Linne

Road widening projects that are associated with the intersection of those two roads. From and after the City's completion of its final inspection of the structure that is projected in the EIR to generate the two thousand five hundred and eighty-eighth (2,588th) am peak hour trip within the Tracy Hills Specific Plan area, the City shall, in consultation with the Developer, appropriate such cash payments into one or more of the Capital Improvement Program (CIP) fund(s) indicated immediately hereinabove.

(iv) Prior to initiating construction of each improvement described in Section 3.3(b)(iii), the City and Developer shall enter into an Off-Site Improvement Agreement ("OIA") to provide for and govern the construction of such improvement. Among other things, and notwithstanding any contrary provisions in this Agreement or the City of Tracy Municipal Code, the OIA shall advance the date upon which Developer is eligible for reimbursement of costs incurred in connection with the design, permitting and construction of the improvement to the date that the City Council accepts the completed improvement.

(c) Subject to Developer's compliance with the requirements of Section 4.8 below, Developer shall be eligible for a credit against Developer's obligation to pay Public Safety Facilities Impact fees consistent with the provisions and requirements of this Section 3.3, Section 3.4 and Section 4.8 below.

(d) Except as specifically set forth in Section 3.3(b)(iii) and (iv), all credits and reimbursements available to Developer, including without limitation credits and reimbursements available as a result of Developer's election to fund, design and/or construct Master Plan Infrastructure under Section 3.4 below, shall be determined and granted according to the Existing Rules. City hereby agrees that, where Developer is eligible under the Existing Rules, based upon any specific expenditure, for both credit against future fees and reimbursement, Developer may elect to receive credit (consistent with applicable Existing Rules) against future fees paid for Project development rather than reimbursement. Developer and City shall enter into improvement agreements as required by T.M.C. § 13.08.010 to allocate credits, identify the amount of credits, and to allocate credit to specific developments. Developer is not required to allocate such credit pro rata or via any specific formula, but may allocate, pursuant to the procedures in § 13.08.010, in such manner and pursuant to such formula as it deems appropriate in its sole and absolute discretion, subject to all other requirements such as availability of credits and use of credits only for "like-kind" impact fees. Given the scale of the Project and the large initial investment in many improvements that will qualify for credit, it is anticipated that Developer shall have balances of available credits confirmed by improvement agreements in advance of actual building permit issuance. In such event, Developer may allocate such credits to specific lots by a subsequent written direction to the City Engineer indicating the available credits being applied to specific lots."

- 1.2. Amendment to Section 3.4(d). Section 3.4(d) of the DA is deleted and replaced in its entirety with the following:

“(d) Construction of Corral Hollow Road Improvements. Any and all other language in this Agreement, the EIR or the MMRP to the contrary notwithstanding, Developer and City hereby agree that Developer shall complete the Corral Hollow Road widening and associated improvements at the following times: (A) upon approval by the City of designs prepared by Developer, Developer shall use commercially reasonable efforts to proceed to install (i) roadway widening within existing City right-of-way between the CalTrans right-of-way and the future location of the southern terminus of the planned Corral Hollow bridge at the California Aqueduct, (ii) sidewalks along the roadway described in the preceding subsection (i) which are adjacent to Developer’s land zoned mixed use business park or adjacent to the KT Project or where they can be installed within existing City right-of-way, and (iii) upon approval by Caltrans (to be obtained by City), the traffic control improvements on the eastbound side of I-580 at the Corral Hollow/Interstate I-580 off ramps, subject to approval by Caltrans, and (B) upon the City’s completion of the final inspection of the structure that will contain the two thousand six hundredth (2,600th) dwelling unit in the Project, Developer shall commence construction of the widening of Corral Hollow Road from the southern terminus of the bridge crossing the California Aqueduct to the intersection with Linne Road, as described in Mitigation Measure 4.13-5b of the EIR (collectively, the “CH Widening Work”). Upon execution of an Offsite Improvement Agreement with appropriate security (as determined by the City) for the CH Widening Work or a portion thereof consistent with the Transportation Master Plan (as determined by the City Engineer), Developer shall be entitled to a credit against subsequently-due Transportation Impact Fees in an amount equal to one-third (1/3) of the costs of the sidewalks completed as part of the CH Widening Work, as well as such credits as may be available to Developer for the non-sidewalk components of the CH Widening Work under Section 3.3(d) of this Agreement. At the appropriate time, as determined by the City, Developer shall cooperate with the City to form a Benefit District to secure reimbursement to the City of one-third (1/3) of the costs of the sidewalks from the benefitting property owners. At the appropriate time, as determined by Developer, City shall cooperate with Developer to secure reimbursement to Developer of two-thirds (2/3) of the costs of the sidewalks and the costs of all right-of-way acquisitions, which reimbursements may be through a Benefit District or may be through some other mechanism for reimbursement consistent with then-existing City policies and requirements for reimbursements.”

- 1.3. Amendment to Section 3.4(e)(v). Section 3.4(e)(v) of the DA is deleted and replaced in its entirety with the following:

“(v) Developer hereby acknowledges and agrees that Developer is not, and shall not be, eligible for any credits(s) against any City fees, or any reimbursement(s) from City of any costs incurred by Developer in funding, designing or constructing non-Master Plan infrastructure, based on Developer’s election fund, design and/or construct non-Master Plan infrastructure pursuant to this Section 3.4(e). This section (v) does not limit Developer’s rights to seek reimbursement from other benefitted property owners.”

- 1.4. Addition of Section 3.9. A new Section 3.9 is hereby added to the DA as follows:

“3.9 Residential Growth Allotment Procedures.

(a) Each Residential Growth Allotment (“RGA”) properly allocated to Developer pursuant to the applicable provisions of the City’s adopted Growth Management Ordinance (“GMO”) Guidelines (Resolution 2014-145, adopted September 2, 2014), as they may be amended, shall be deemed by the City to be “perfected” when a “building permit” is issued consistent with the provisions of this Section 3.9.

(b) For purposes of this Section 3.9, the type of “building permit” that will be effective to “perfect” a RGA may be a plumbing permit or may be another type of permit approved by the City, provided that if Developer wishes to rely on a plumbing permit to perfect an RGA, the following requirements must be met:

(i) The lot that corresponds to the plumbing permit is within a residential subdivision described on a tentative subdivision map that has been approved by the City;

(ii) The application for the plumbing permit is accompanied by a plot plan that clearly identifies and describes (a) the land on which the proposed work is to be done by legal description, street address or similar description, and (b) locations of the water and sewer service lines for each dwelling unit proposed to be constructed and any other work that may be completed pursuant to the plumbing permit.

(iii) An inspection fee is paid in an amount sufficient to fund the City’s inspection of the work authorized by the plumbing permit. Said fee shall be based on the City’s Master Fee Schedule adopted by City Council.”

- 1.5. Amendment to Section 4.8(a). Section 4.8(a) is deleted and replaced in its entirety with the following:

(a) Fire Station

The following provisions shall be implemented by the City and Developer for construction of the first fire station on the Property, unless otherwise agreed to in writing by City and Developer. In the absence of such other written agreement, Developer shall design and construct the first fire station within twenty-four (24) months of the Effective Date of this Agreement according to the following terms and conditions:

(i) Not later than thirty (30) days from the Effective Date of this Agreement, City and Developer shall execute an improvement agreement providing for City’s and Developer’s site acquisition, design and construction of the first fire station (the “Fire Station Agreement”) consistent with the following:

(1) Developer shall commence work on the design and construction documents for the fire station within ten (10) days following City’s

selection of a fire station site, and construction documents shall be completed no later than nine (9) months (270 days) from the execution of the Fire Station Agreement.

(2) City shall select the fire station site no later than sixty (60) days from the execution of the Fire Station Agreement.

(3) City shall approve the construction documents no later than three (3) months (ninety (90) days) from Developer's submittal of the construction documents.

(4) Not later than sixty (60) days from the date that the City has approved the construction documents for the fire station, Developer shall commence construction of the fire station.

(ii) The fire station shall be complete one year after the commencement of construction.

(iii) The fire station shall be built in accordance with all requirements of the Public Safety Master Plan (as may be amended by the City).

The Developer shall pay the first six million nine hundred thousand dollars (\$6.9 million) of costs associated with the site acquisition, design and construction of the fire station. The City shall pay all remaining costs associated with completion of the fire station.

2. SIGNATURES. The individuals executing this First Amendment represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this First Amendment on behalf of the respective legal entities of Developer and City. This First Amendment shall inure to the benefit of and be binding upon Developer and City and their respective successors and assigns.

3. EFFECT OF AMENDMENT. This First Amendment hereby affirms all terms and conditions set forth in the DA unless specifically modified by this First Amendment. In the event of a conflict between this First Amendment and the DA, this First Amendment shall control. All terms and conditions set forth in the DA not specifically modified by this First Amendment shall remain in full force and effect.

IN WITNESS WHEREOF, City and Developer hereby agree to the full performance of the terms set forth herein.

<p>CITY OF TRACY, a municipal corporation</p> <p>_____ By: Robert Rickman Title: MAYOR Date: _____</p> <p>Attest:</p>	<p>DEVELOPER:</p> <p>Tracy BPS, LLC, a Delaware limited liability company</p> <p>_____ By: John Stanek Title: Authorized Representative Date: _____</p>
---	---

By: _____
Title: CITY CLERK
Date: _____

Approved as to Form:

By: _____
Title: CITY ATTORNEY
Date: _____

Tracy Phase I, LLC,
a Delaware limited liability company

By: _____
Title: Authorized Representative
Date: _____

Tracy Phase IB, LLC,
a Delaware limited liability company

By: _____
Title: Authorized Representative
Date: _____

Tracy Phase 2, LLC,
a Delaware limited liability company

By: _____
Title: Authorized Representative
Date: _____

Tracy Phase 3, LLC,
a Delaware limited liability company

By: _____
Title: Authorized Representative
Date: _____

Tracy Phase 4, LLC,
a Delaware limited liability company

By: _____
Title: Authorized Representative
Date: _____

AGENDA ITEM 1.F

REQUEST

PUBLIC HEARING TO CONSIDER APPLICATIONS FOR AN AMENDMENT TO THE NORTHEAST INDUSTRIAL SPECIFIC PLAN AND A DEVELOPMENT REVIEW PERMIT FOR AN APPROXIMATELY 99-FT TALL, 1,355,618 SF INDUSTRIAL BUILDING AND ASSOCIATED SITE IMPROVEMENTS ON AN APPROXIMATELY 86-ACRE AREA SOUTH OF E. GRANT LINE ROAD, EAST OF SKYLARK WAY, AND WEST OF CHRISMAN ROAD (ASSESSOR'S PARCEL NUMBERS 250-020-93, 250-020-80, 250-020-81, AND 250-020-95). APPLICANT IS HPA, INC. AND PROPERTY OWNER IS PROLOGIS, L.P. – APPLICATION NUMBERS SPA20-0005 AND D20-0017

DISCUSSION

Project Background, Location, and Description

The Northeast Industrial (NEI) Specific Plan area is approximately 870 gross acres located in the northeastern portion of the City of Tracy. The NEI Specific Plan was preceded by the NEI Planned Unit Development (PUD), adopted in May 1996. In August 2012, the NEI PUD was rezoned to the NEI Specific Plan. The specific plan guides the development for properties in this area, including land use, development standards, streets, and utilities. All development applications for projects in the NEI area are evaluated against the policies in the NEI Specific Plan.

On May 26, 2020, the City received an application for an industrial project located on the south side of Grant Line Road, between Chrisman Road and Skylark Way, a site totaling approximately 86 acres and located within the NEI Specific Plan area. The application proposes a 1,355,618-square foot, 99-foot tall industrial building comprised of office and warehouse uses and four elevated robotics sorting platforms above the ground floor with associated parking, landscaping, and trucking areas. A development review permit and an amendment to the NEI Specific Plan regulations for maximum building height are necessary before such a project could be approved to be constructed.

Specific Plan Amendment

The project site is designated Industrial under the General Plan, is zoned NEI Specific Plan, and is designated Light Industrial in the NEI Specific Plan.

The proposed use is permitted under the NEI Specific Plan, but the proposed building height exceeds the allowable height of 60 feet. Therefore, the applicant proposes an amendment to the NEI Specific Plan that would allow buildings up to 125 feet to be applicable only to industrial buildings on the project site as described above (Attachment A). The proposed amendment would also establish a setback for buildings that are taller than 60 feet to be a minimum of 250 feet to any property line. The proposed amendment is consistent with the General Plan land use designation of Industrial.

Development Plan, Architecture, and Circulation

The Project is proposed on a site that is currently comprised of four parcels, one of which has been constructed as a private road extending from the Paradise Road bulb to Skylark Way. As part of this Project, the parcels will be merged together and Paradise Road will be reconstructed as a public roadway built to City standards south of the project site (Attachment B). The applicant worked with City staff on the design of the roadway reconstruction, and the roadway will be dedicated to the City upon completion. Recommended Condition of Approval B.3.4 requires the applicant to landscape and irrigate the remaining privately-owned land south of reconstructed Paradise Road.

The proposed development plan consists of a new industrial building, a parking area with over 1,800 automobile parking stalls, a trucking area with over 230 trailer stalls, and a generous amount of landscaping. The proposed building footprint is approximately 823,522 sf with four levels each of 133,024 sf of occupiable floor area and 532,5466 sf of non-occupiable robotic platforms above, bringing the building to be approximately 99 feet tall. The proposed building meet the City's Design Goals and Standards for industrial architecture. The building uses a combination of concrete, metal, and accent colors to create interest and variety horizontally across the building and vertically up the building. The building's massing is broken up by popping out the ground floor and stepping the upper stories back. The dock doors are proposed on the south side of the building and screened by landscaping and a decorative screen wall so that they will not be visible from heavily traveled public roadways. Associated structures, such as guard shacks, a pump house, a bus shelter, a smokers' shelter, and a bike shelter are also proposed onsite and will be painted to match the main building in accordance with City Standards, which require all onsite structures to be architecturally complementary.

The site plan proposes through-circulation with separated areas for automobiles and trucks. The site will be served by three driveways on Grant Line Road, two on Skylark Way, and one on Chrisman Road. An abundance of automobile parking as well as a bus stop are provided to serve the needs of the anticipated tenant. To screen the view of the large parking and trucking areas from heavily-traveled roadways, a landscaped berm with decorative screen wall will be constructed along the Grant Line Road and Chrisman Road frontages. The project site will also have large landscaped areas on the northeast, west, and south perimeters, further softening public views of the tall building.

Environmental Document

The Project is exempt from the California Environmental Quality Act per Section 15162(a) and 15168(c)(2), pertaining to projects with a certified Environmental Impact Report (EIR) where the Project does not propose substantial changes that will result in a major revision of the previous EIR. On May 8, 1996, the City of Tracy certified an Environmental Impact Report (EIR) for the Northeast Industrial (NEI) Planned Unit Development (SCH # 95102050), under which the subsequent rezoning of the NEI Planned Unit Development to NEI Specific Plan by the Tracy City Council in 2012 was found consistent. The Project does not propose new significant changes to the environment that was not analyzed in the NEI EIR, including the areas of traffic, air quality, utilities, and aesthetics. The determination pursuant Section 15162(a) of the

CEQA Guidelines are presented in an environmental analysis prepared by De Novo Planning Group (Attachment C).

Community Benefit Agreement

On July 28, 2020, Council gave direction to staff to negotiate a Community Benefit Agreement with Prologis regarding their request to amend the Northeast Industrial Specific Plan to facilitate the development of this Project. Staff and the developer are still in the midst of negotiations. This type of agreement is not subject to Planning Commission recommendations to Council. This is for informational purposes only.

RECOMMENDATION

Staff recommends that the Planning Commission do the following:

1. Recommend that the City Council approve an amendment to the NEI Specific Plan relating to maximum height and minimum setbacks for buildings located south of Grant Line Road, east of Skylark Way, and west of Chrisman Road, and
2. Recommend that the City Council approve Development Review Permit application D20-0017 for an approximately 1,355,618-square foot, 99-foot tall industrial building and associated parking, landscaping, and trucking areas on property located south of Grant Line Road, east of Skylark Way, and west of Chrisman Road.

SUGGESTED MOTION

Move that the Planning Commission do the following:

1. Recommend that the City Council approve an amendment to the NEI Specific Plan relating to maximum height and minimum setbacks for buildings located south of Grant Line Road, east of Skylark Way, and west of Chrisman Road, and
2. Recommend that the City Council approve Development Review Permit application D20-0017 for an approximately 1,355,618-square foot, 99-foot tall industrial building and associated parking, landscaping, and trucking areas on property located south of Grant Line Road, east of Skylark Way, and west of Chrisman Road.

Prepared by: Kimberly Matlock, Associate Planner

Approved by: Bill Dean, Assistant Development Services Director

ATTACHMENTS

Attachment A – Excerpt from NEI Specific Plan with Proposed Amendment in Redline
Attachment B – Location Map, Project Plans, and Perspective Images
Attachment C – Environmental Analysis by De Novo Planning Group
Attachment D – Planning Commission Resolution for SPA20-0005 with draft Ordinance
Attachment E – Planning Commission Resolution for D20-0017

Street Lighting

1. Illumination standards for arterial and industrial streets should reflect the different right-of-way widths and functions.
2. Light fixtures and standards shall meet all safety standards and shall be employed throughout the length of the street. It is recommended that one lighting fixture style be employed for use on all streets. Where possible, light standards shall be located in medians.

Building Floor Area Ratio and Height

<i>Land Use</i>	<i>Max. Floor Area Ratio</i>	<i>Max. Building Height</i>
General Commercial	0.35	46 ft.
Office	0.35	60 ft.
Light Industrial	0.50	60 ft. <u>*except as noted below</u>

* The maximum building height for Light Industrial uses is 60 feet, except for the area bounded by Grant Line Rd. to the north, Chrisman Rd. to the east, Skylark Way to the west, and Paradise Road to the south, where the maximum building height is 125 feet.

Building Setbacks

The following shall be the minimum building and parking setbacks required for all building types. Figure 14 illustrates these guidelines.

1. Building setback from any property line adjacent to a street or Caltrans right-of-way shall be 25 feet minimum. Rear and side yard building setbacks from property lines not adjacent to a street or Caltrans right-of-way shall be 15 feet minimum.
Building setback from any property line for buildings exceeding 60 feet in height located in the area bounded by Grant Line Rd. to the north, Chrisman Rd. to the east, Skylark Way to the west, and Paradise Road is 250 feet minimum.
2. A 5 foot wide landscape setback is required along property lines not adjacent to a right-of-way. On the property lines perpendicular to the street frontage on industrial streets, the landscaped setback is only required to a point 150 feet onto the parcel from the street right-of-way or 50 feet back of building face, whichever is greater.
3. Parking setback from any property line along a public street or the Caltrans right-of-way for commercial land uses shall be 10 feet and for industrial uses shall be 15 feet.
4. Parking shall not be permitted within 10 feet of the building entry face of any commercial structure. In the event the building has an arcade or other shade structure along this frontage, the structure can be located within this required setback. Parking shall not be permitted within 15 feet of the office face or portion of a building. On industrial buildings, a 15 foot setback to the parking area shall be provided at building entries.
5. Commercial buildings shall be sited so as to create and enhance the streetscape. This can only be accomplished if all or a portion of the buildings are located near the street. On commercial sites of over 4 acres, at least one building must be located with a minimum setback from public-right-of-way to building face of 50 feet. On corner sites adherence to this requirement is encouraged on both frontages, however, only required on the major street frontage.

Owner:



3353 Gateway Blvd.
Fremont, CA 94538
tel: (510) 656-1900

Project:

Project Big Bird
Tracy-NEI
PHASE 3 G4+5

Tracy, CA

Consultants:

CIVIL	K&W
STRUCTURAL	HSA
MECHANICAL	KRAEMER
PLUMBING	KRAEMER
ELECTRICAL	KRAEMER
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	HARRINGTON
SOILS ENGINEER	ENGEO

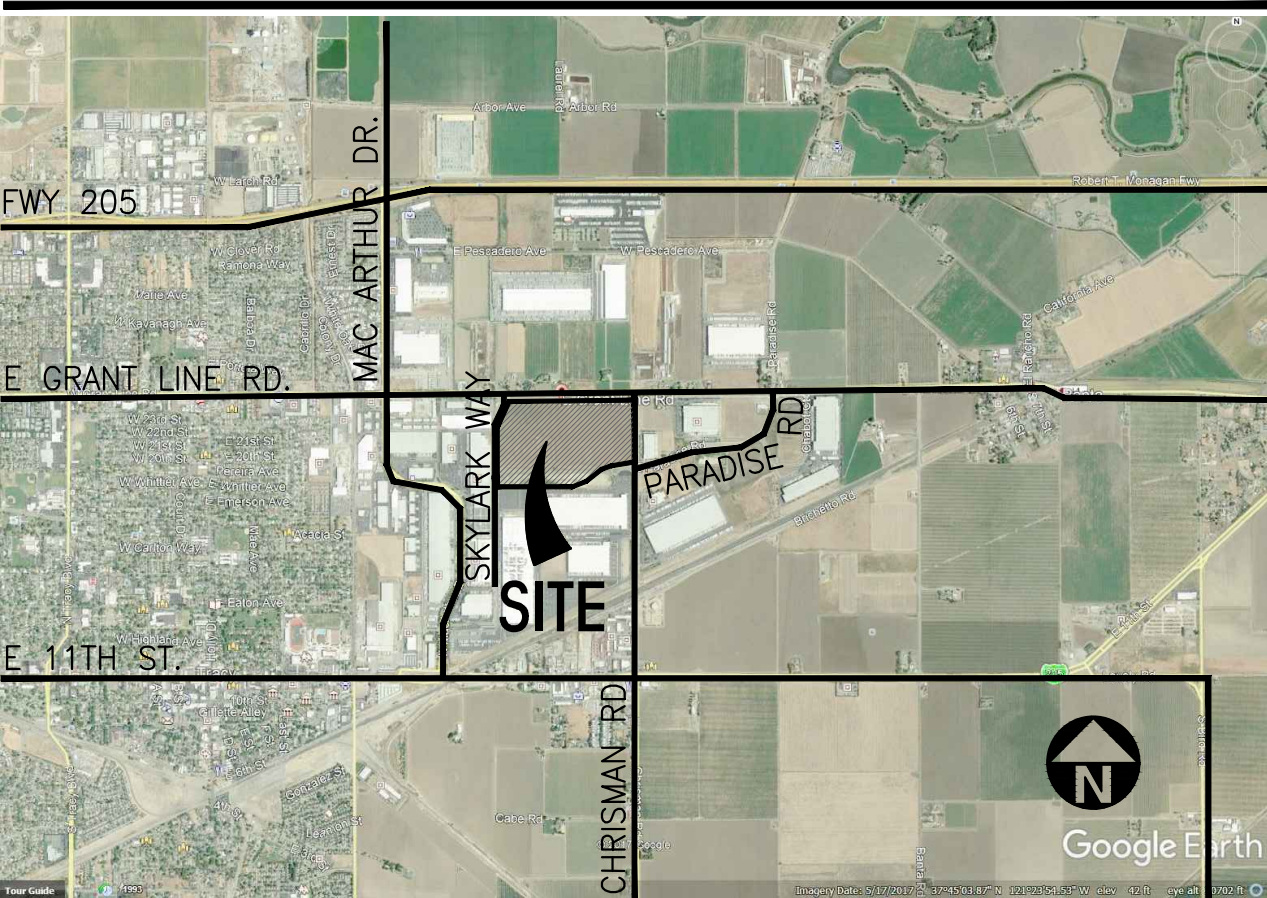
Title: Overall Site Plan

Project Number: 20160
Drawn by: CG
Date: 7/01/20
Revision:

Sheet:

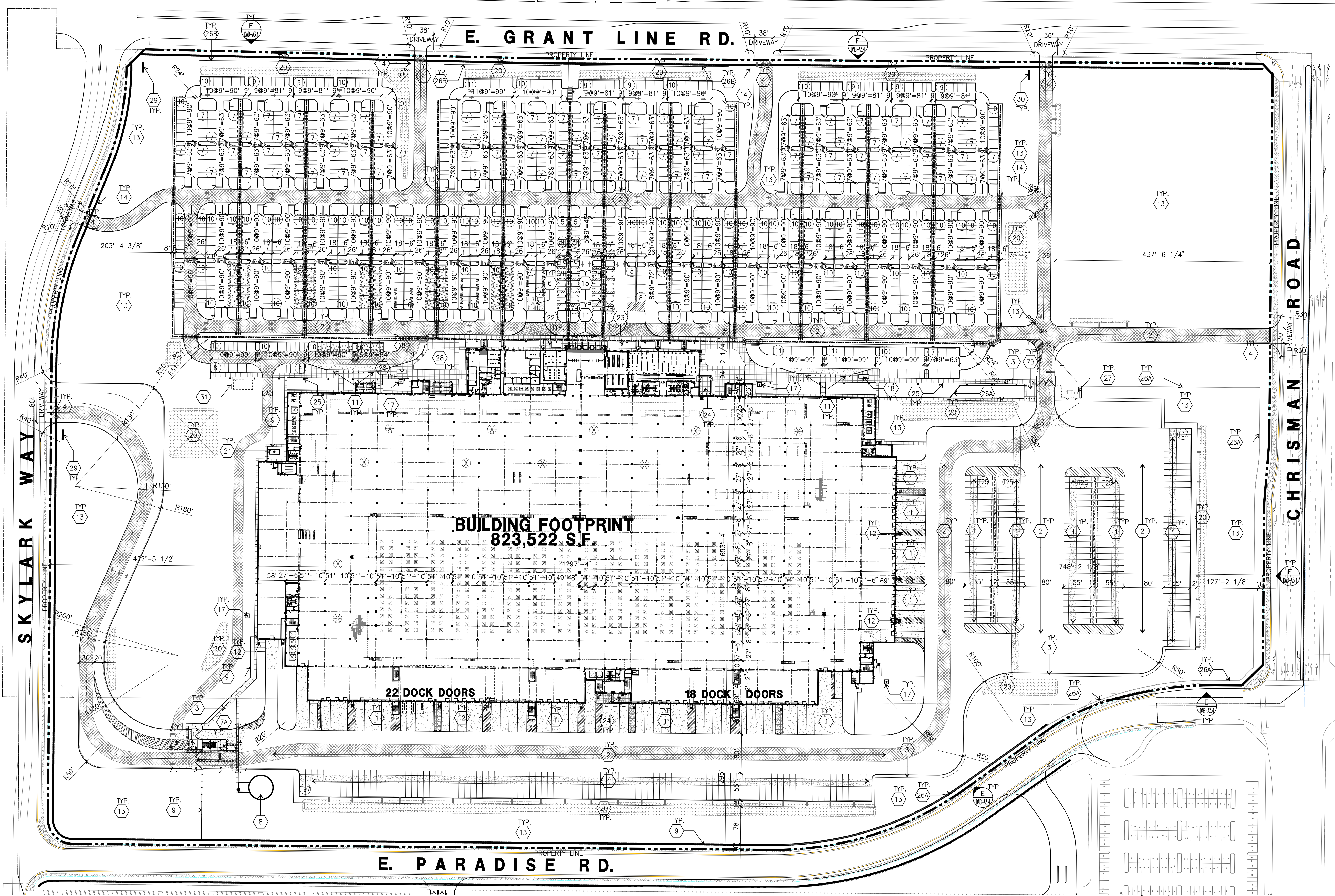
DAB-A1.1

AERIAL MAP



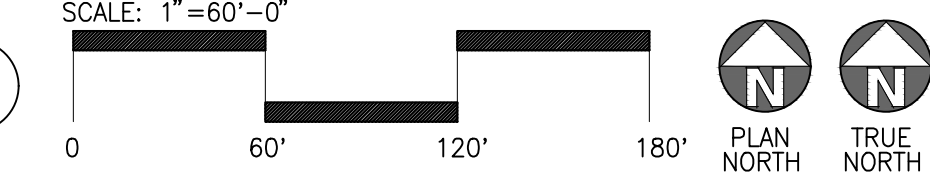
TABULATION

	OCCUPIED AREA	NON OCCUPIED AREA RSP (ROBOTIC STORAGE PLATFORM)
SITE AREA		
In s.f.	3,746,777 s.f.	
In acres	86.0 ac	
BUILDING AREA		
Office	40,581 s.f.	
Warehouse	782,941 s.f.	
BUILDING FOOTPRINT	823,522 s.f.	
Level 2	133,024 s.f.	532,446 s.f.
Level 3	133,024 s.f.	532,446 s.f.
Level 4	133,024 s.f.	532,446 s.f.
Level 5	133,024 s.f.	532,446 s.f.
TOTAL AREA	1,355,618 s.f.	2,129,784 s.f.
CONSTRUCTION TYPE	IA	
OCCUPANCY	B/S-1/A2/A3	
OVERALL COVERAGE	36.18%	
FLOOR AREA RATIO		
Max. allowed - .50		
Actual - 0.36		
AUTO PARKING REQUIRED (City Code)		
Office: 1 / 250 s.f.	163 stalls	
Whse: 1st 20K @ 1/1,000 s.f.	20 stalls	
2nd 20K @ 1/2,000 s.f.	10 stalls	
above 40K @ 1/4,000 s.f.	329 stalls	
TOTAL	522 stalls	
AUTO PARKING PROVIDED		
Standard (18'-6" X 9')	1,630 stalls	
Accessible standard (9' x 18'-6")	20 stalls	
Accessible van (12' x 18'-6")	8 stalls	
EV/Clean Air/Vanpool (8% req'd) including below	155 stalls	
EV/Clean Air/Vanpool	38 stalls	
Future EV Charging Station 96% Req'd including below	117 stalls	
- Future EVCS Standard Accessible	4 stalls	
- Future EVCS (Van)	2 stalls	
- Future Ambulatory (18'-6" x 10')	4 stalls	
TOTAL	1,823 stalls	
Motorcycle Parking	12 stalls	
TRAILER PARKING PROVIDED		
Trailer (12' x 55')	234 stalls	
BICYCLE PARKING REQUIRED		
5% of total car parking (Long Term)	91	
I Short Term (Not to generate visitor)	2	
BICYCLE PARKING PROVIDED		
Long Term	120	
I Short Term (Not to generate visitor)	20	
ZONING ORDINANCE FOR CITY		
Zoning Designation - Northeast Industrial		
MAXIMUM BUILDING HEIGHT ALLOWED		
Max. allowed - 60'		
Actual - 125' (variance requested)		



OVERALL SITE PLAN

scale: 1"=60'-0"



SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONC. PAVEMENT.
- ASPHALT PAVING
- CONCRETE WALKWAY
- DRIVEWAY APRONS
- 5'-6" X 5'-6" CONCRETE EXTERIOR LANDING PAD
- MOTORCYCLE PARKING
- TILT-UP CONCRETE WALLED GUARD HOUSE
SEE B/DAB-A4.1 & A/DAB-A3.4
- FUTURE GUARD HOUSE
- FIRE PUMP HOUSE AND WATER STORAGE TANK
SEE D/DAB-A3.4
- 8' H TALL BLACK WROUGHT IRON FENCE.
- PRE-CAST CONC. WHEEL STOP
- CONC. FILLED GUARD POST 6" DIA., 48" H., U.N.O.
- EXTERIOR STAIR.
- LANDSCAPE. SEE "L" DWGS.
- ACCESSIBLE ENTRY SIGN
- ACCESSIBLE PARKING STALL SIGN
- ELECTRICAL ROOM
- APPROXIMATE LOCATION OF THE TRANSFORMER.
SEE DAB-A4.1 DWG.
- EMPLOYEE DROP-OFF SHELTER. HANDI-HUT
MODEL #6-3WSFH OR EQUAL. SEE B/DAB-A3.4
- CONCRETE SIDEWALK. SEE CIVIL
- STORM DRAINAGE OR TREATMENT. SEE CIVIL.
- APPROXIMATE LOCATION OF EMERGENCY GENERATOR
AND ASSOCIATED ELECTRICAL PANELS.
- BIKE RACK, THE BIKE RACK LOCATION.
- 30' H FLAG POLE AND LIGHTS.
- PRE-ENGINEERED SMOKERS SHELTER.
SEE G/DAB-A3.4
- PEDESTRIAN LIGHTS
- 8' TALL SCREEN WALL. SEE E/DAB-A3.4
- 3' TALL SCREEN WALL. SEE F/DAB-A3.4
- SWITCH GEAR
- COVERED BIKE SHELTER. SEE C/DAB-A3.4
- MONUMENT SIGN 1. SEE G/DAB-A4.1 FOR DESIGN
CONCEPT, SEPARATE SUBMITTAL WILL BE PROVIDED
FOR SIGNS.
- MONUMENT SIGN 2. SEE H/DAB-A4.1 FOR DESIGN
CONCEPT, SEPARATE SUBMITTAL WILL BE PROVIDED
FOR SIGNS.
- PRE-ENGINEERED COVERED BREAK AREA SHELTER
SEE G/DAB-A3.4 SIM. WITH NO FENCE

SITE PLAN GENERAL NOTES

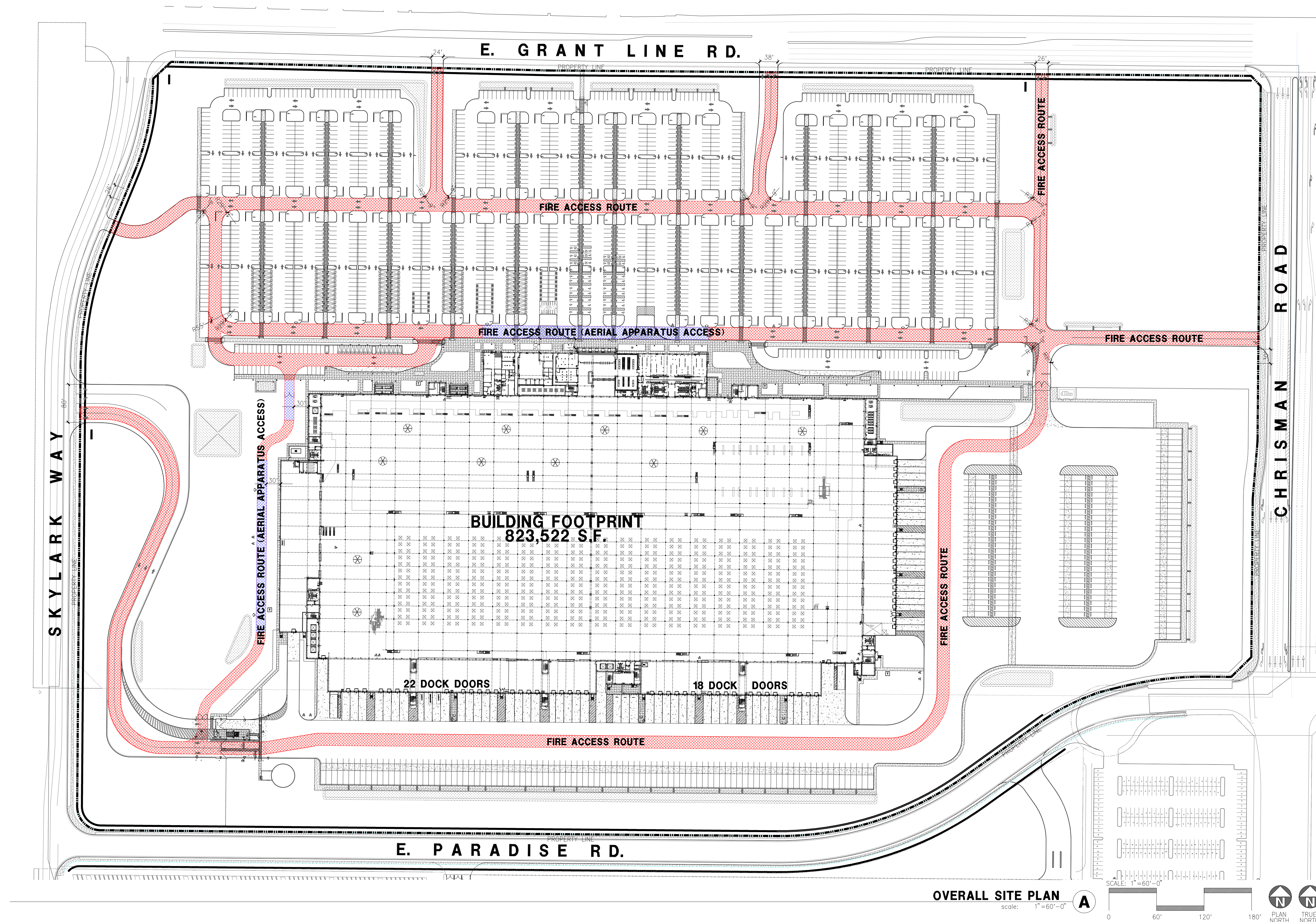
- THE SOILS REPORT WILL BE PREPARED BY ENGEO
AND SUBMITTED WITH THE BUILDING PERMIT APPLICATION.
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL
REINFORCING FOR ALL SITE CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL,
FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND
SWALES.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED
WITH AN AUTOMATIC IRRIGATION SYSTEM, IF
REQUIRED.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO
OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL
UTILITY. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG.
SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL
HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR
GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/
TOOLED JOINTS AT 8' O.C. EXPANSION/CONSTRUCTION
JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/V 1:20 MAX.
SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION
FILLER MATERIAL OF 1/4". SEE "L" DRAWINGS FOR FINISH.
- NOT USED
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE
LANES AS REQUIRED BY FIRE DEPARTMENT.
- CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE
AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE
SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY
PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF
BUILDING PERMITS.
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT
SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC
FACILITIES DEVELOPMENT.
- NOT USED
- NOT USED
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET
CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS
OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- NOT USED
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM
SIX INCHES (6") HIGH CURB

SITE LEGEND

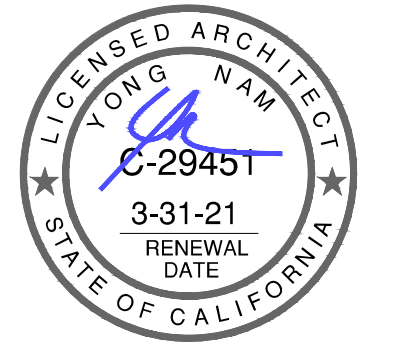
- LANDSCAPED AREA
- AC. PAVING - SEE "C"
DWGS. FOR THICKNESS
- CONCRETE PAVING
SEE "C" DWGS.
FOR THICKNESS
- STANDARD PARKING
STALL (9' X 18'-6")
- HANDICAP PARKING
STALL (9' X 18'-6")
- VAN HANDICAP PARKING
STALL (12' X 18'-6")

PROJECT INFORMATION

Project Address	Assessors Parcel Number
GRANT LINE ROAD, TRACY, CA	250-020-93
Owner/Applicant	Code
PROLOGIS INC. 815 INTERNATIONAL PKWY TRACY, CA 95377 CONTACT: MATT SIMS TEL: (510) 661-4012	CBC 2019 CPC 2019 CMC 2019 CEC 2019
Applicant's Representatives	
HPA, INC. 600 GRAND AVE., SUITE 302 OAKLAND, CA 94610 CONTACT: TERESA GOODWIN PHONE: (925) 413-6896	
Zoning	
SPECIFIC PLAN:	NORTH EAST INDUSTRIAL SPECIFIC PLAN



hpa, inc.
18831 Bardeen Avenue, Suite 100
Irvine, CA
92612
tel: 949-863-1770
email: hpa@hparchs.com



Owner:



3353 Gateway Blvd.
Fremont, CA 94538
tel: (510) 656-1900

Project:

Project Big Bird
Tracy-NEI
PHASE 3 G4+5

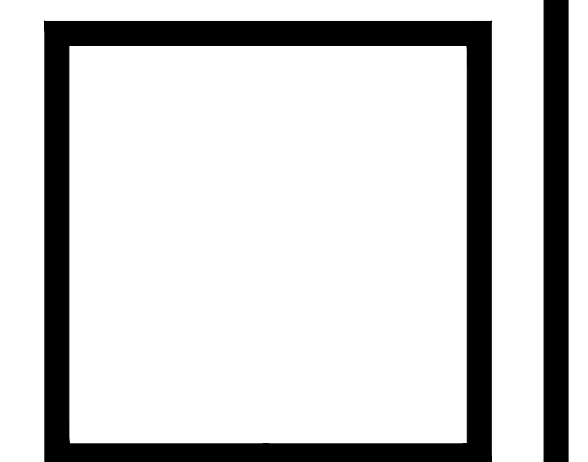
Tracy, CA

Consultants:

CIVIL	K&W
STRUCTURAL	HSA
MECHANICAL	KRAEMER
PLUMBING	KRAEMER
ELECTRICAL	KRAEMER
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	HARRINGTON
SOILS ENGINEER	ENGEO

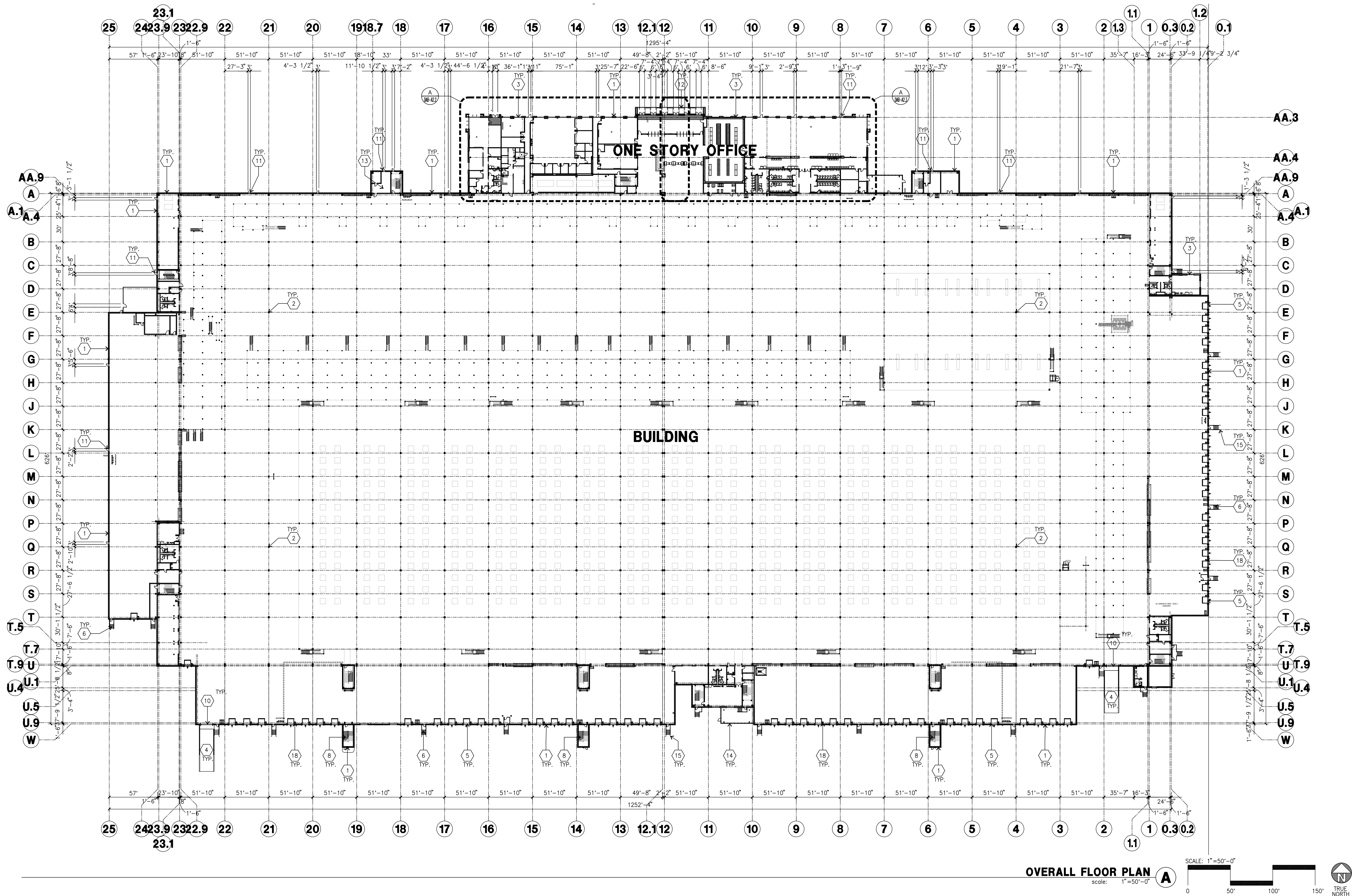
Title: FIRE ACCESS SITE PLAN

Project Number: 20160
Drawn by: CG
Date: 7/01/20
Revision:



Sheet:

DAB-A1.1F



OVERALL FLOOR PLAN

SCALE: 1"=50'-0"



KEYNOTES - FLOOR PLAN

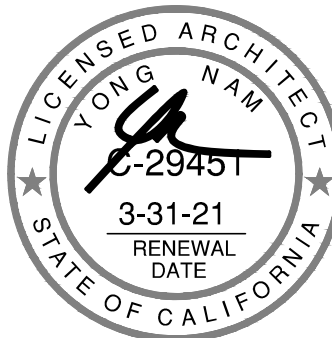
- CONCRETE TILT-UP PANEL AND INSULATED METAL WALL PANEL. SEE ELEVATIONS.
- STRUCTURAL STEEL COLUMN.
- TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- CONCRETE RAMP W/ 42" HIGH CONC TILT-UP WALL AT TRUCK YARD SIDE OF RAMP.
- 9'-0" X 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
- EXTERIOR METAL STAIR.
- 5'-6" X 5'-6" CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAIN DOORS.
- SITE - STAIR TOWER.
- DOCK BUMPER.
- 12' X 14' AND 14' X 16' DRIVE THRU. SECTIONAL O.H.
- 3' X 7' HOLLOW METAL EXTERIOR MAIN DOOR.
- METAL CANOPY.
- ELECTRICAL ROOM.
- PRE-ENGINEERED SMOKERS SHELTER.
- CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 48"H.
- INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS, PAINTED TO MATCH BLD'G.
- NOT USED.
- Z GUARD PROTECTION.

GENERAL NOTES - FLOOR PLAN

- THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAIN DOORS AT 100' +/-, A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- NOT USED.
- THE BUILDING FLOOR SLAB IS FLAT, SEE CIVIL.
- PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
- WAREHOUSE INTERIOR CONCRETE WALLS AND COLUMN PAINT PER OWNER ROOMS ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE PRIMER.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
- CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.



hpa, inc.
18831 Bardeen Avenue, Suite 100
Irvine, CA 92612
tel: 949-863-1770
email: hpa@hparchs.com



Owner:



3353 Gateway Blvd.
Fremont, CA 94538
tel: (510) 656-1900

Project:

Project Big Bird
Tracy-NEI
PHASE 3 G4+5

Tracy, CA

Consultants:

CIVIL	K&W
STRUCTURAL	HSA
MECHANICAL	KRAEMER
PLUMBING	KRAEMER
ELECTRICAL	KRAEMER
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	HARRINGTON
SOILS ENGINEER	ENGEO

Title: Overall Floor Plan

Project Number: 20160

Drawn by: CG

Date: 7/01/20

Revision:

Sheet:

DAB-A2.1

Owner:



3353 Gateway Blvd.
Fremont, CA 94538
tel: (510) 656-1900

Project:

**Project Big Bird
Tracy-NEI
PHASE 3 G4+5**

Tracy, CA

Consultants:

CIVIL	K&W
STRUCTURAL	HSA
MECHANICAL	KRAEMER
PLUMBING	KRAEMER
ELECTRICAL	KRAEMER
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	HARRINGTON
SOILS ENGINEER	ENGEO

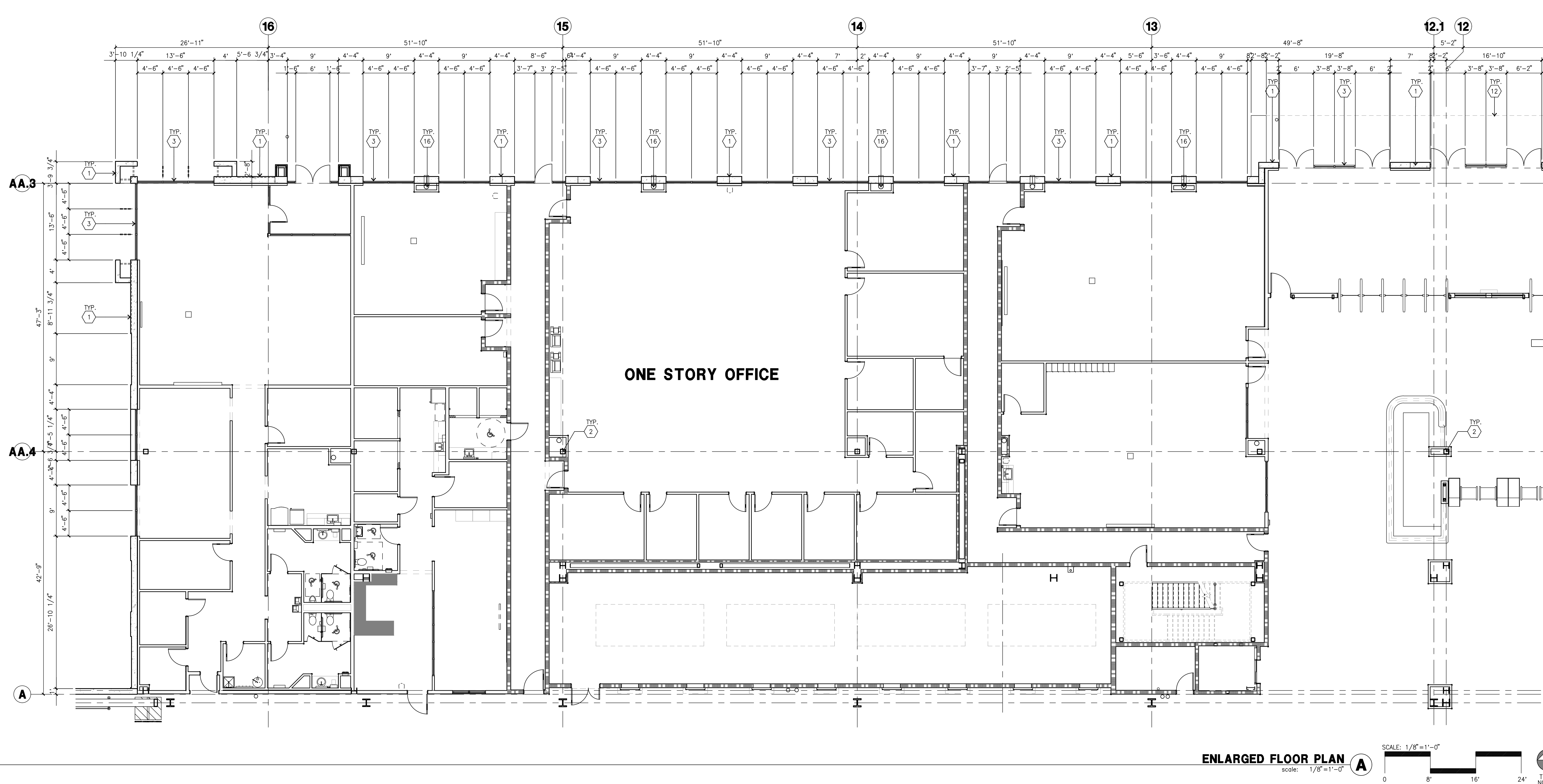
Title: ENLARGED

Project Number: 20160
Drawn by: CG
Date: 7/01/20

Revision:

Sheet:

DAB-A2.2

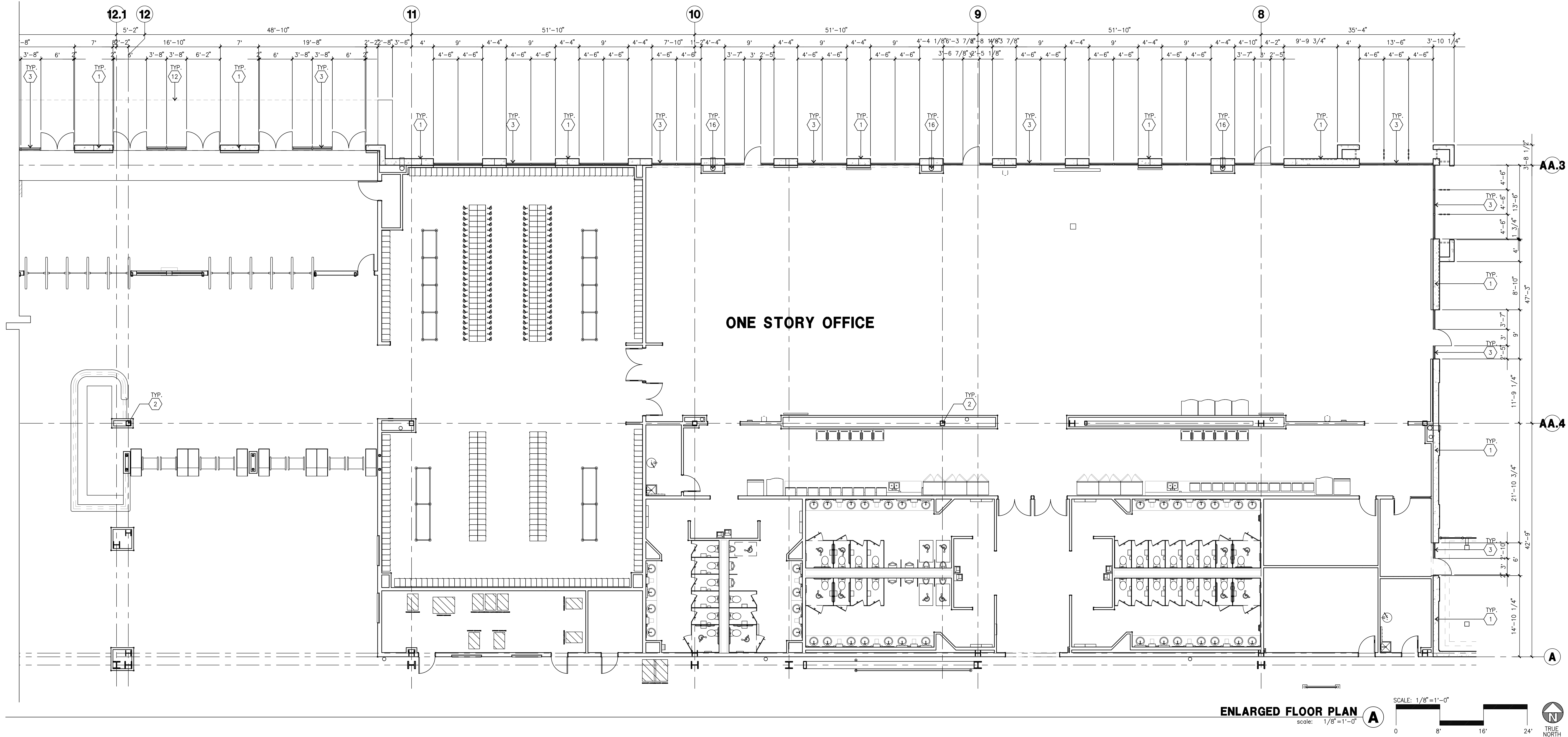


KEYNOTES - FLOOR PLAN

- (1) CONCRETE TILT-UP PANEL AND INSULATED METAL WALL PANEL. SEE ELEVATIONS.
- (2) STRUCTURAL STEEL COLUMN.
- (3) TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- (4) CONCRETE RAMP W/ 42" HIGH CONC TILT-UP WALL AT TRUCK YARD SIDE OF RAMP.
- (5) 9'-0"X10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
- (6) EXTERIOR METAL STAIR.
- (7) 5'-6"X5'-6" CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS.
- (8) SITE - STAIR TOWER.
- (9) DOCK BUMPER.
- (10) 12'X14' AND 14'X16' DRIVE THRU. SECTIONAL OH.
- (11) 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
- (12) METAL CANOPY.
- (13) ELECTRICAL ROOM.
- (14) PRE-ENGINEERED SMOKERS SHELTER.
- (15) CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 48"H.
- (16) INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS. PAINTED TO MATCH BLD'G.
- (17) NOT USED.
- (18) Z GUARD PROTECTION.

GENERAL NOTES - FLOOR PLAN

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' +/-, A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
2. NOT USED.
3. THE BUILDING FLOOR SLAB IS FLAT, SEE CIVIL.
4. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
5. WAREHOUSE INTERIOR CONCRETE WALLS AND COLUMN PAINT PER OWNER RQMENTS ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE PRIMER.
6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
7. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.



KEYNOTES - FLOOR PLAN

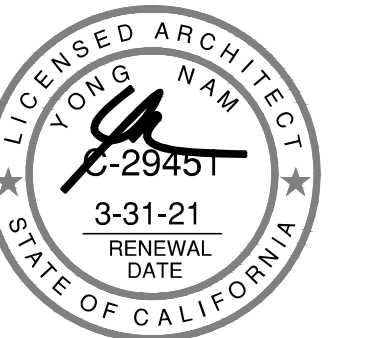
1. CONCRETE TILT-UP PANEL AND INSULATED METAL WALL PANEL. SEE ELEVATIONS.
2. STRUCTURAL STEEL COLUMN
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42" HIGH CONC TILT-UP WALL AT TRUCK YARD SIDE OF RAMP
5. 9'-9" X 10' TRUCK DOOR, SECTIONAL 0"H., STANDARD GRADE.
6. EXTERIOR METAL STAIR
7. 5'-6" X 5'-6" CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS
8. SITE - STAIR TOWER
9. DOCK BUMPER
10. 12' X 14' AND 14' X 16' DRIVE THRU. SECTIONAL OH.
11. 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR.
12. METAL CANOPY
13. ELECTRICAL ROOM
14. PRE-ENGINEERED SMOKERS SHELTER
15. CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 48"H.
16. INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS. PAINTED TO MATCH BLD'G
17. NOT USED
18. Z GUARD PROTECTION

GENERAL NOTES - FLOOR PLAN

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' +/- . A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
2. NOT USED.
3. THE BUILDING FLOOR SLAB IS FLAT, SEE CIVIL.
4. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
5. WAREHOUSE INTERIOR CONCRETE WALLS AND COLUMN PAINT PER OWNER RQMENTS ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE PRIMER.
6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
7. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.



hpa, inc.
18831 Bardeen Avenue, Suite 100
Irvine, CA 92612
tel: 949-863-1770
email: hpa@hparchs.com



Owner:



3353 Gateway Blvd.
Fremont, CA 94538
tel: (510) 656-1900

Project:

Project Big Bird
Tracy-NEI
PHASE 3 G4+5

Tracy, CA

Consultants:

CIVIL	K&W
STRUCTURAL	HSA
MECHANICAL	KRAEMER
PLUMBING	KRAEMER
ELECTRICAL	KRAEMER
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	HARRINGTON
SOILS ENGINEER	ENGEO

Title: ENLARGED

Project Number: 20160
Drawn by: CG
Date: 7/01/20

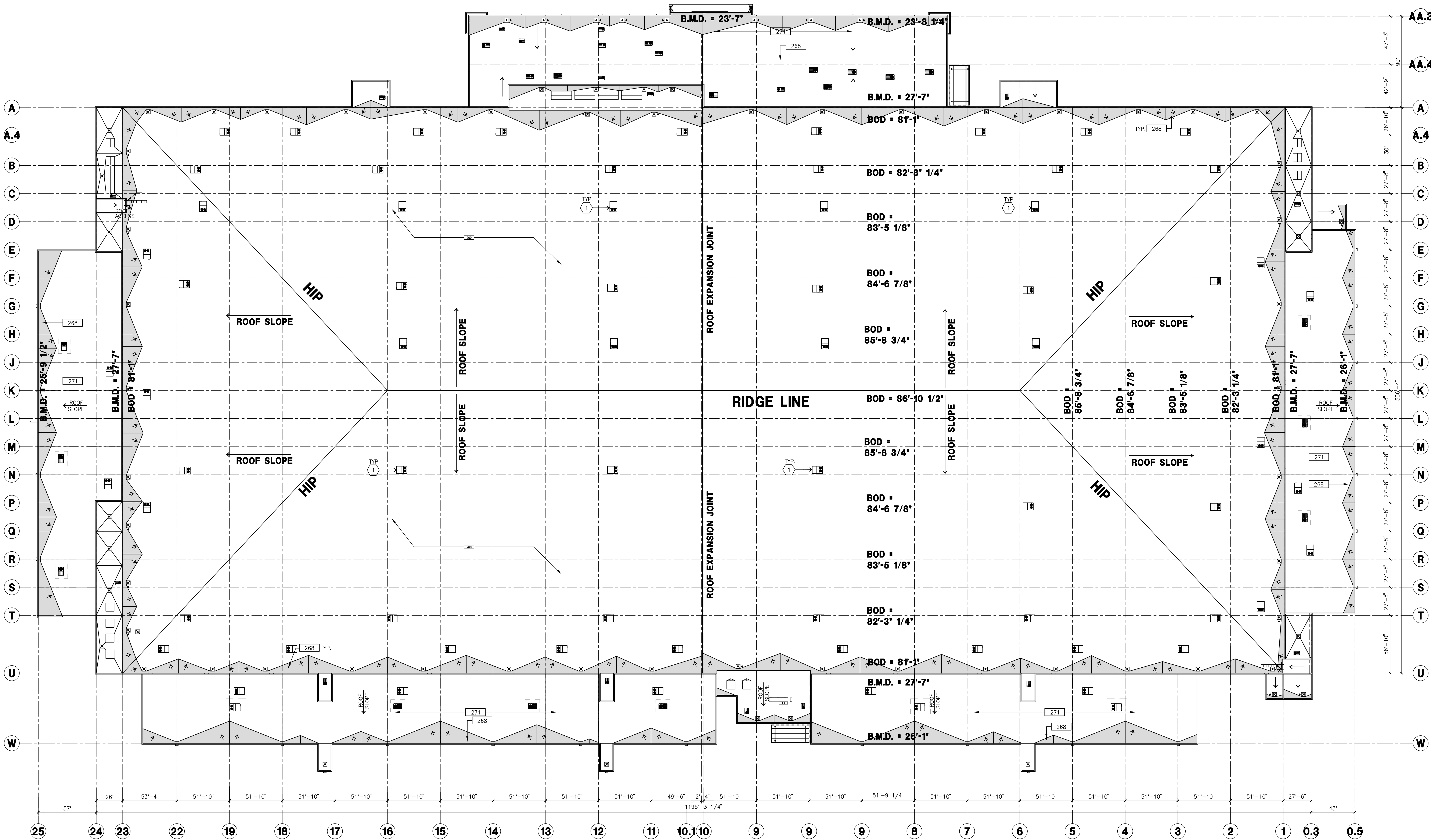
Revision:



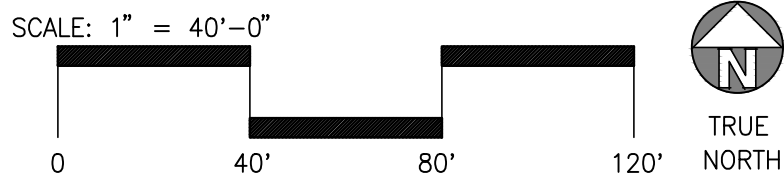
Sheet:

DAB-A2.3

KEYNOTES	
260	MECHANICALLY ATTACHED, SINGLE PLY ROOFING MEMBRANE OVER 2-LAYERS (R-30) RIGID INSULATION ON METAL DECK
268	GRAY SHADED AREAS INDICATE SLOPE/TAPERED INSULATION FOR POSITIVE DRAINAGE TO ROOF DRAINS
271	MECHANICALLY ATTACHED, EPDM ROOFING OVER 2-LAYERS (R-30) RIGID INSULATION ON METAL DECK
BOD	
B.M.D	



OVERALL ROOF PLAN 1



ROOF PLAN KEYNOTES

1 MECHANICAL UNITS



hpa, inc.
18831 Bardeen Avenue, Suite 100
Irvine, CA 92612
tel: 949-863-1770
email: hpa@hparchs.com



Owner:



3353 Gateway Blvd.
Fremont, CA 94538
tel: (510) 656-1900

Project:

Project Big Bird
Tracy-NEI
PHASE 3 G4+5

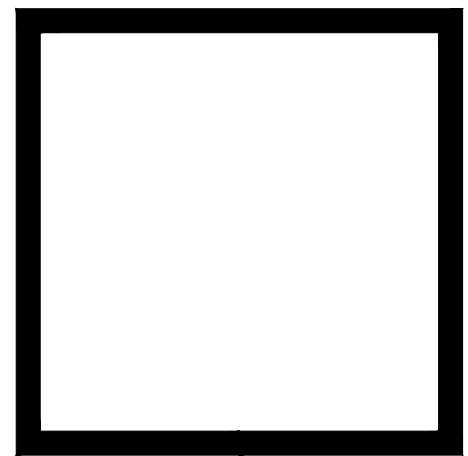
Tracy, CA

Consultants:

CIVIL K&W
STRUCTURAL HSA
MECHANICAL KRAEMER
PLUMBING KRAEMER
ELECTRICAL KRAEMER
LANDSCAPE GREEN DESIGN
FIRE PROTECTION HARRINGTON
SOILS ENGINEER ENGEO

Title: OVERALL ROOF PLAN

Project Number: 20160
Drawn by: CG
Date: 7/01/20
Revision:

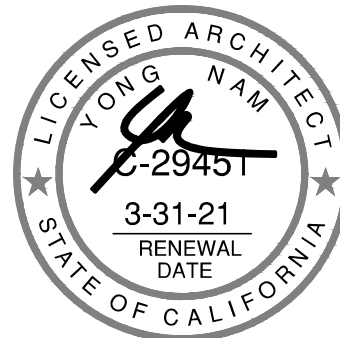


Sheet:

DAB-A2.10



hpa, inc.
18831 Bardeen Avenue, Suite 100
Irvine, CA
92612
tel: 949-863-1770
email: hpa@hparchs.com



Owner:



3353 Gateway Blvd.
Fremont, CA 94538
tel: (510) 656-1900

Project:

Project Big Bird
Tracy-NEI
PHASE 3 G4+5

Tracy, CA

Consultants:

CIVIL	K&W
STRUCTURAL	HSA
MECHANICAL	KRAEMER
PLUMBING	KRAEMER
ELECTRICAL	KRAEMER
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	HARRINGTON
SOILS ENGINEER	ENGEO

Title: ELEVATION

Project Number: 20160
Drawn by: CG
Date: 7/01/20

Revision:

Sheet:

DAB-A3.1

GENERAL NOTES - ELEVATIONS

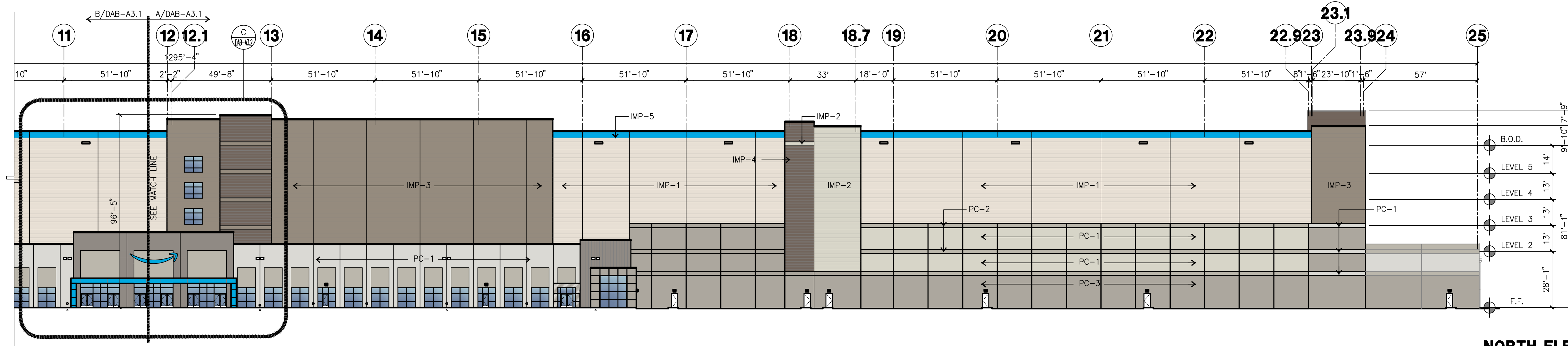
- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
C. T.O.P. EL = TOP OF PARAPET ELEVATION.
D. F.F. = FINISH FLOOR ELEVATION.
E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED PER CITY REQUIREMENTS.
F. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
G. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
H. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
I. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

GLAZING LEGEND

ALL GLAZING TO BE TEMPERED
GRAY TINTED GLASS

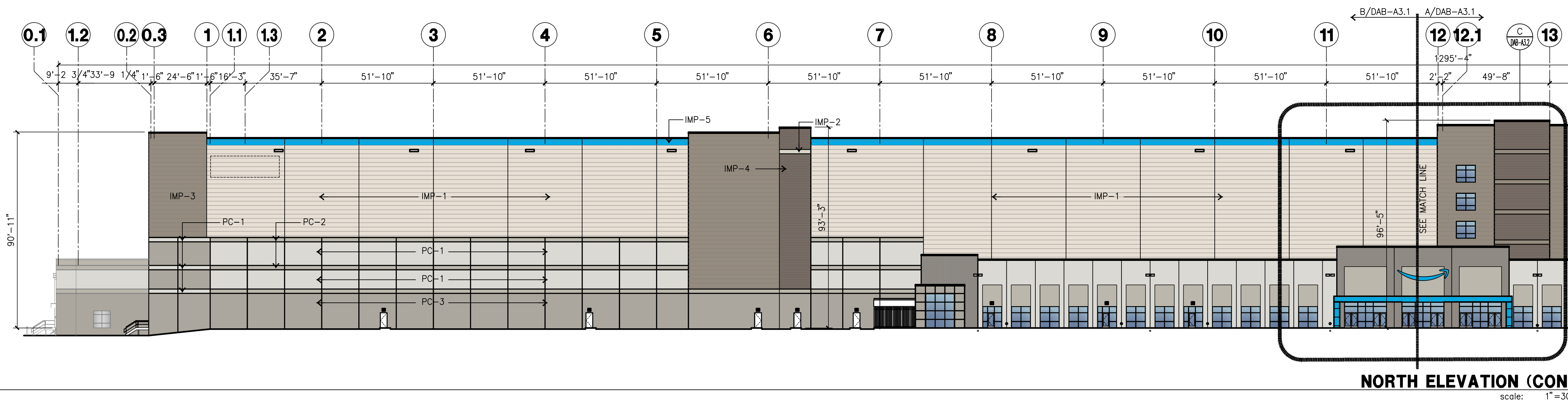
BUILDING FINISH KEY

- IMP-1
INSULATED METAL PANEL
FLUOROPON - 'STONE WHITE'
- IMP-2
INSULATED METAL PANEL
FLUOROPON - 'DRIFT WOOD'
- IMP-3
INSULATED METAL PANEL
FLUOROPON - 'DOVE GRAY'
- IMP-4
INSULATED METAL PANEL-WAVE TEXTURE
FLUOROPON - 'ZINC GRAY'
- IMP-5
INSULATED METAL PANEL
FLUOROPON-MATCH PPG TENANT BLUE 'PANTONE 2995C'
RGB 169 224
- PC-1
PRECAST CONC. PANEL, SW 7646 (FIRST STAR)
- PC-2
PRECAST CONC. PANEL, SW 7016 (MINDFUL GRAY)
- PC-3
PRECAST CONC. PANEL, SW 7017 (DORIAN GRAY)
- PC-4
PRECAST CONC. PANEL, SW 7018 (DOVE TAIL)
- PC-5
PRECAST CONC. PANEL, SW 9174 (MOTH WING)



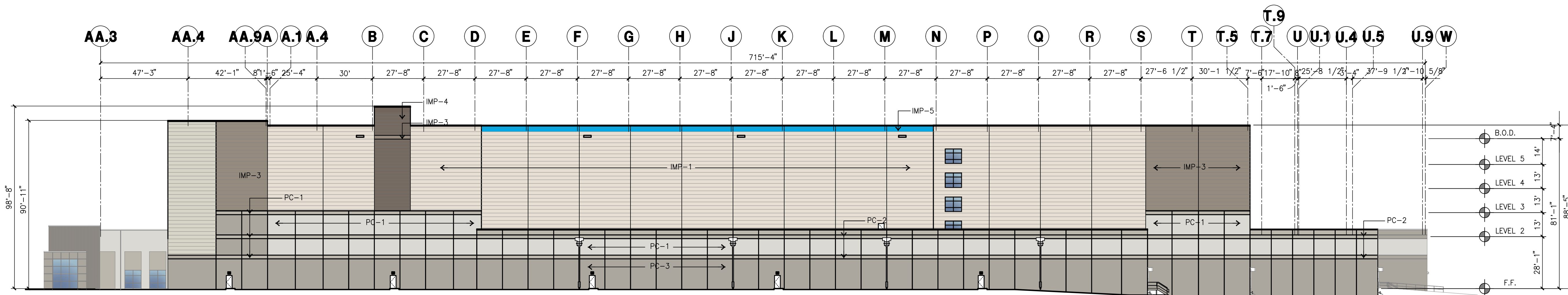
NORTH ELEVATION

scale: 1"=30'-0"



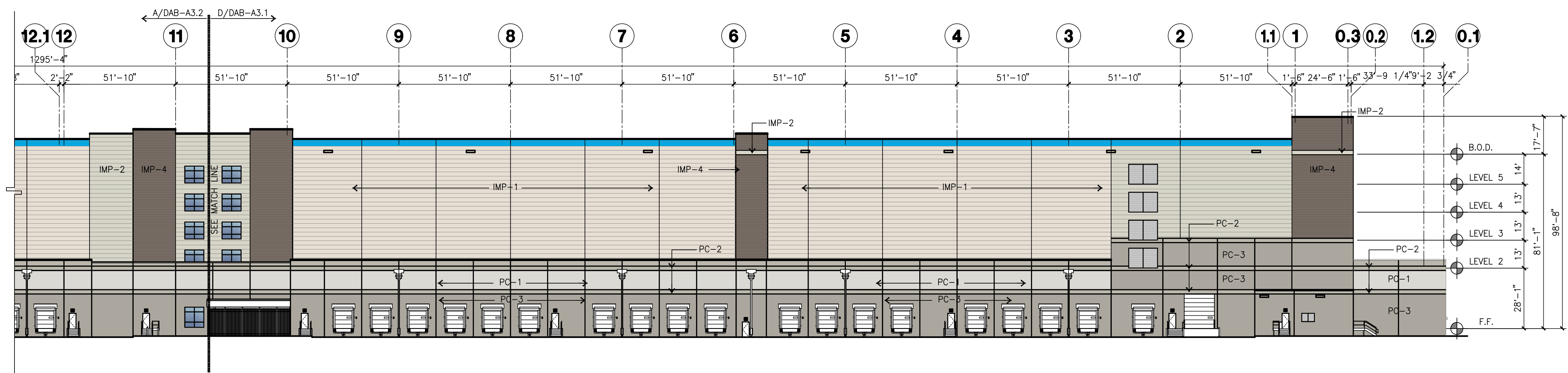
NORTH ELEVATION (CONT.)

scale: 1"=30'-0"



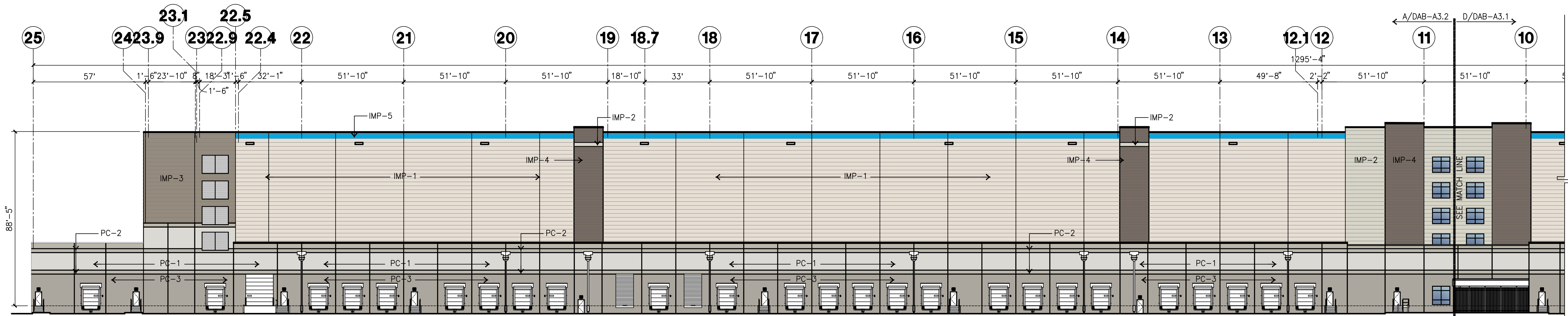
WEST ELEVATION

scale: 1"=30'-0"

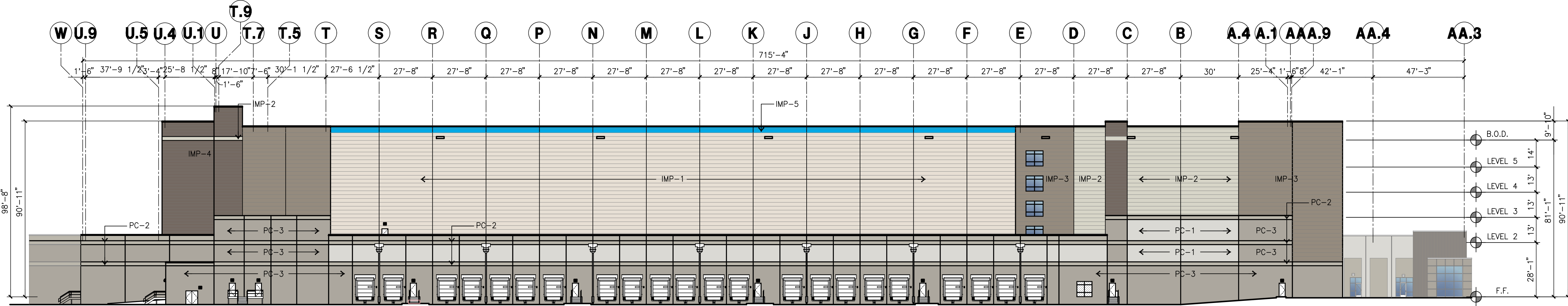


SOUTH ELEVATION

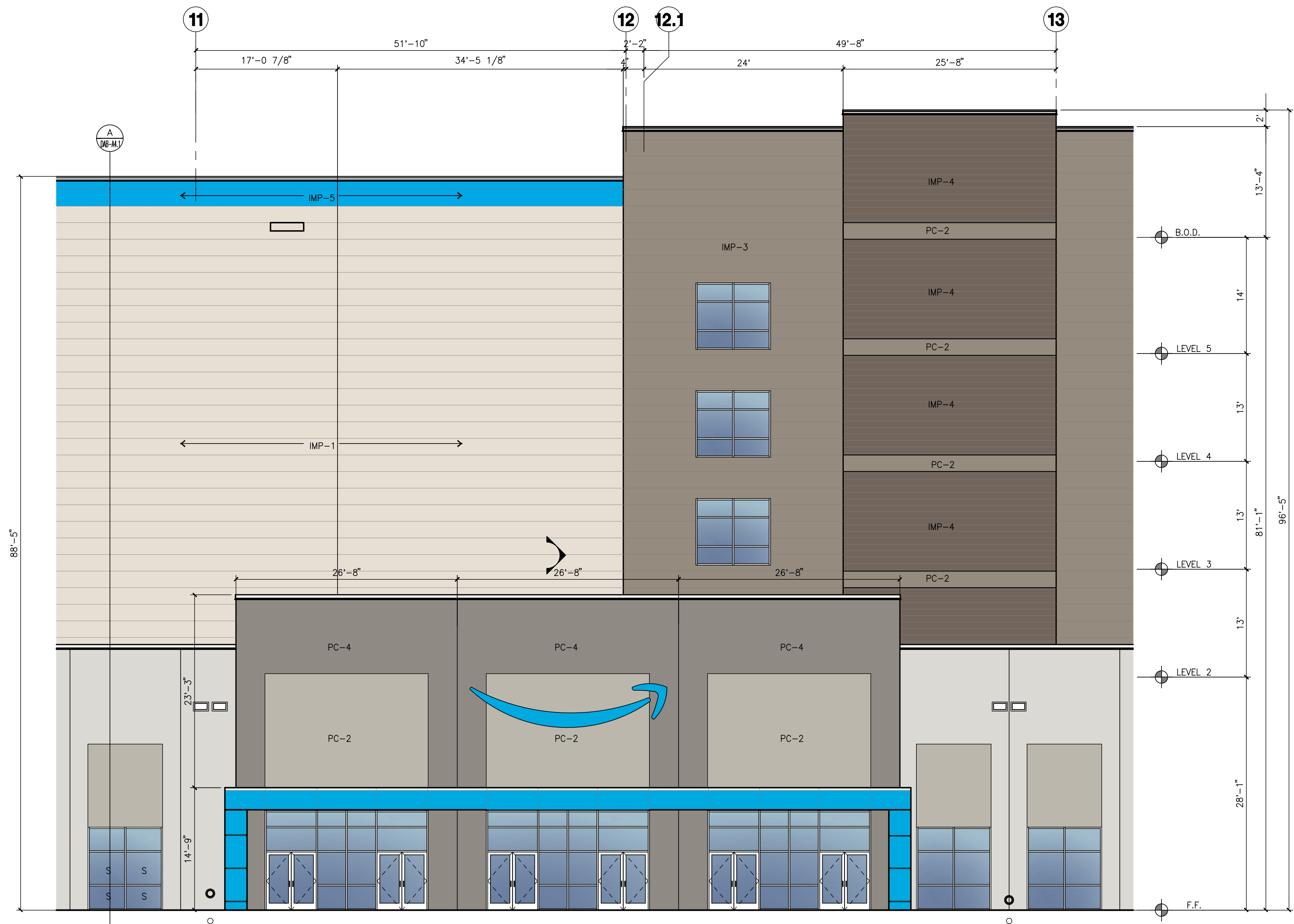
scale: 1"=30'-0"



SOUTH ELEVATION (CONT.)
scale: 1"=30'-0"



EAST ELEVATION
scale: 1"=30'-0"



ENLARGED NORTH ELEVATION
scale: 1/8"=1'-0"

GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.O.P. EL.= TOP OF PARAPET ELEVATION.
- D. F.F. = FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED PER CITY REQUIREMENTS.
- F. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- I. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- J. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.

GLAZING LEGEND

- ALL GLAZING TO BE TEMPERED
- GRAY TINTED GLASS

BUILDING FINISH KEY

- IMP-1 INSULATED METAL PANEL FLUOROPON - 'STONE WHITE'
- IMP-2 INSULATED METAL PANEL FLUOROPON - 'DRIFT WOOD'
- IMP-3 INSULATED METAL PANEL FLUOROPON - 'DOVE GRAY'
- IMP-4 INSULATED METAL PANEL-WAVE TEXTURE FLUOROPON - 'ZINC GRAY'
- IMP-5 INSULATED METAL PANEL FLUOROPON-MATCH PPG TENANT BLUE 'PANTONE 2995C' RGB 169 224
- PC-1 PRECAST CONC. PANEL, SW 7646 (FIRST STAR)
- PC-2 PRECAST CONC. PANEL, SW 7016 (MINDFUL GRAY)
- PC-3 PRECAST CONC. PANEL, SW 7017 (DORIAN GRAY)
- PC-4 PRECAST CONC. PANEL, SW 7018 (DOVE TAIL)
- PC-5 PRECAST CONC. PANEL, SW 9174 (MOTH WING)



hpa, inc.
18831 Bardeen Avenue, Suite 100
Irvine, CA
92612
tel: 949-863-1770
email: hpa@hparchs.com



Owner:



3353 Gateway Blvd.
Fremont, CA 94538
tel: (510) 656-1900

Project:

Project Big Bird
Tracy-NEI
PHASE 3 G4+5

Tracy, CA

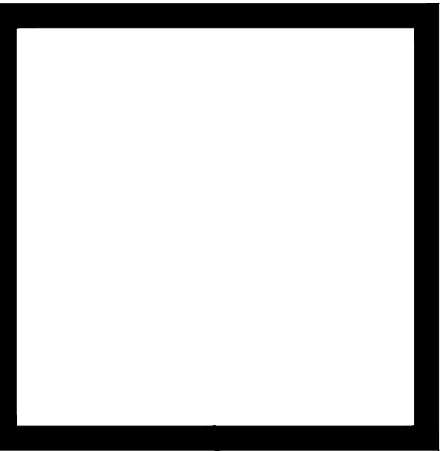
Consultants:

CIVIL	K&W
STRUCTURAL	HSA
MECHANICAL	KRAEMER
PLUMBING	KRAEMER
ELECTRICAL	KRAEMER
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	HARRINGTON
SOILS ENGINEER	ENGEO

Title: ELEVATION

Project Number: 20160
Drawn by: CG
Date: 7/01/20

Revision:



Sheet:

DAB-A3.2



hpa, inc.
18831 Bardeen Avenue, Suite 100
Irvine, CA
92612
tel: 949-863-1770
email: hpa@hparchs.com



Owner:



3353 Gateway Blvd.
Fremont, CA 94538
tel: (510) 656-1900

Project:

Project Big Bird
Tracy-NEI
PHASE 3 G4+5

Tracy, CA

Consultants:

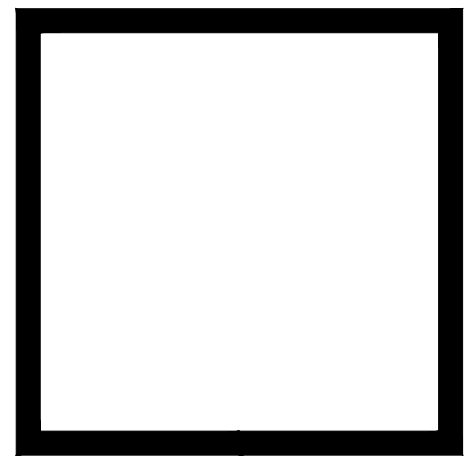
CIVIL	K&W
STRUCTURAL	HSA
MECHANICAL	KRAEMER
PLUMBING	KRAEMER
ELECTRICAL	KRAEMER
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	HARRINGTON
SOILS ENGINEER	ENGEO



Title: COLORED ELEVATIONS

Project Number: 20160
Drawn by: CG
Date: 7/01/20

Revision: _____



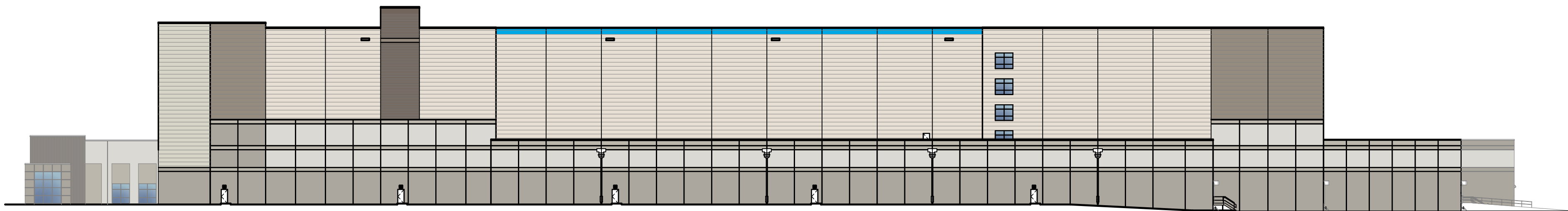
Sheet:

DAB-A3.3



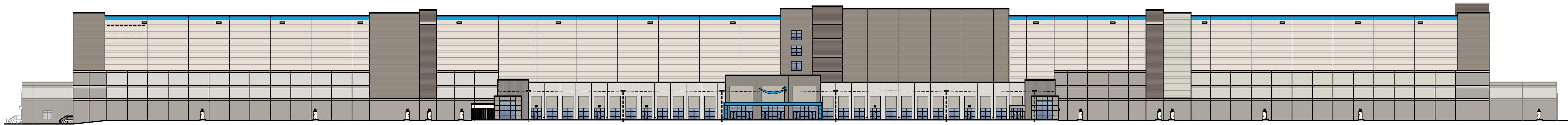
NORTH ELEVATION
scale: 1" = 40'-0"

A



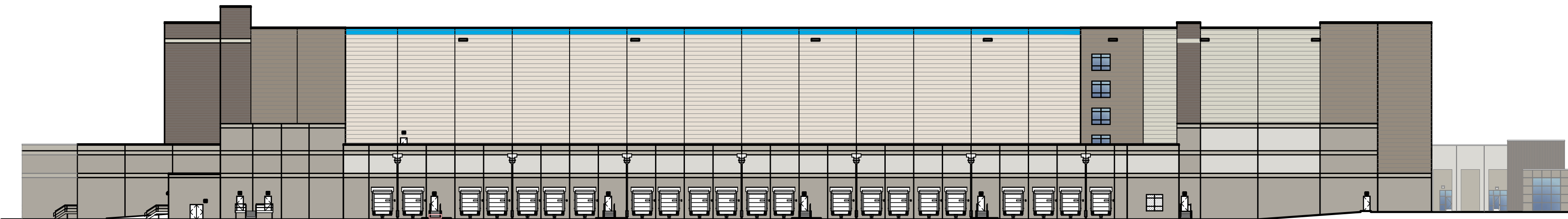
WEST ELEVATION
scale: 1" = 40'-0"

B



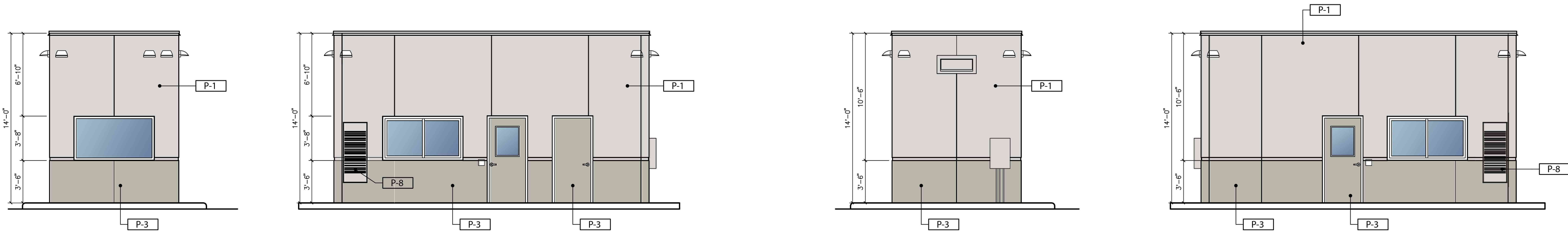
SOUTH ELEVATION
scale: 1" = 40'-0"

C

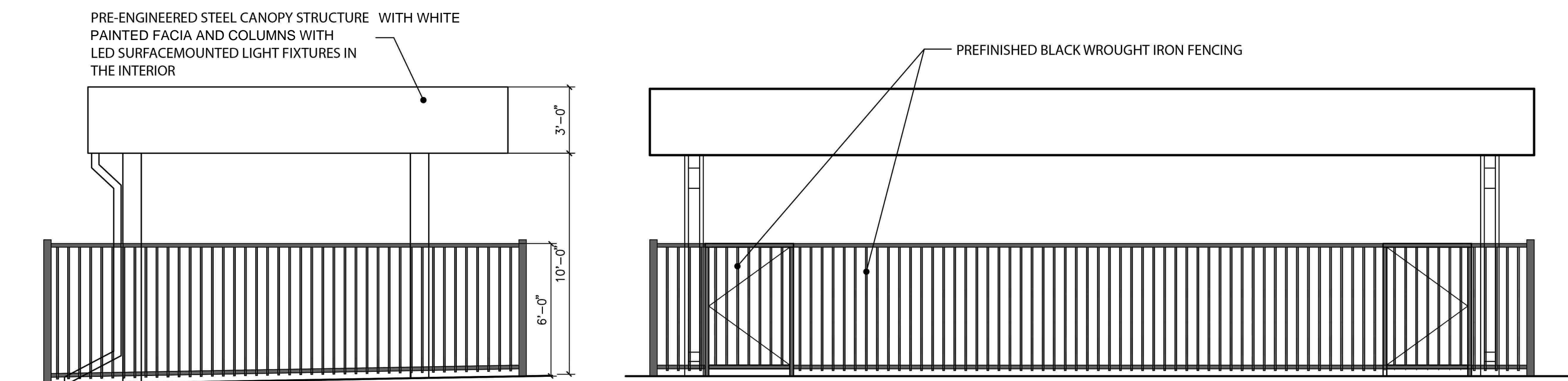


EAST ELEVATION
scale: 1" = 40'-0"

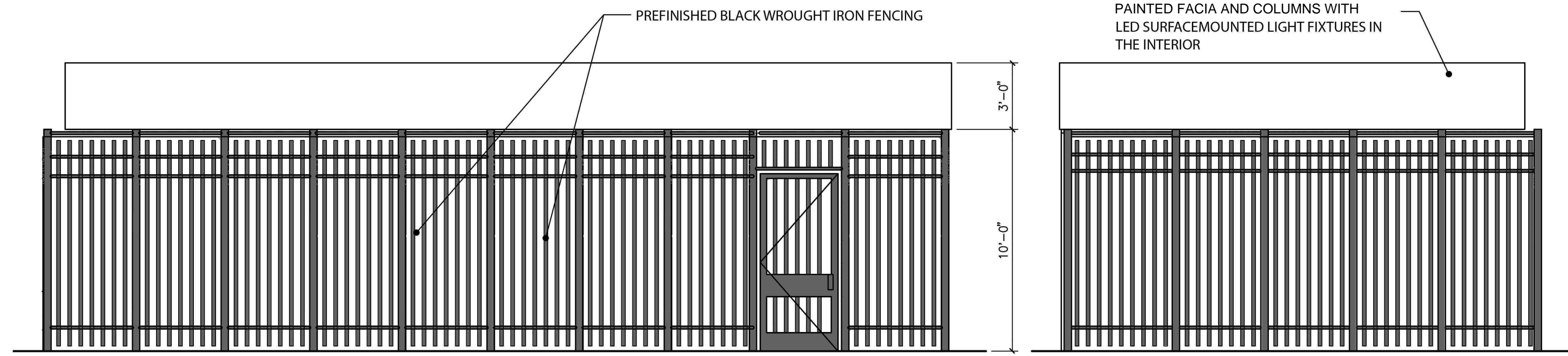
D



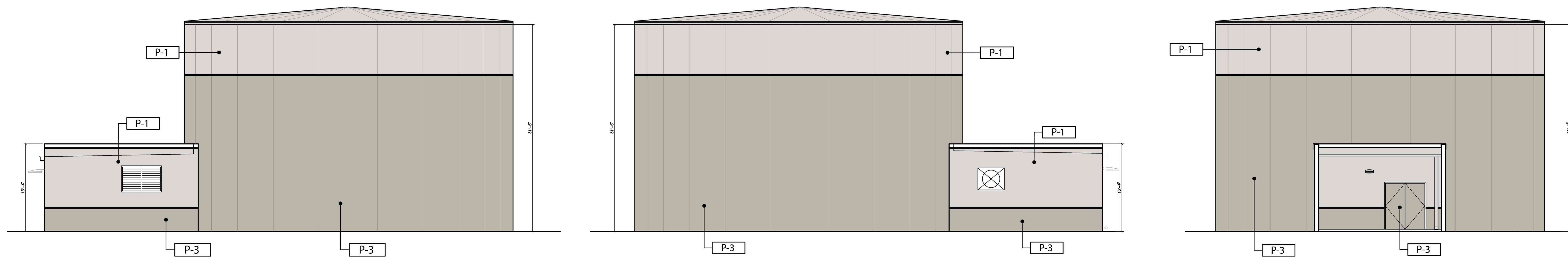
GUARD HOUSE COLORED ELEVATIONS
scale: 1/4"=1'-0" **A**



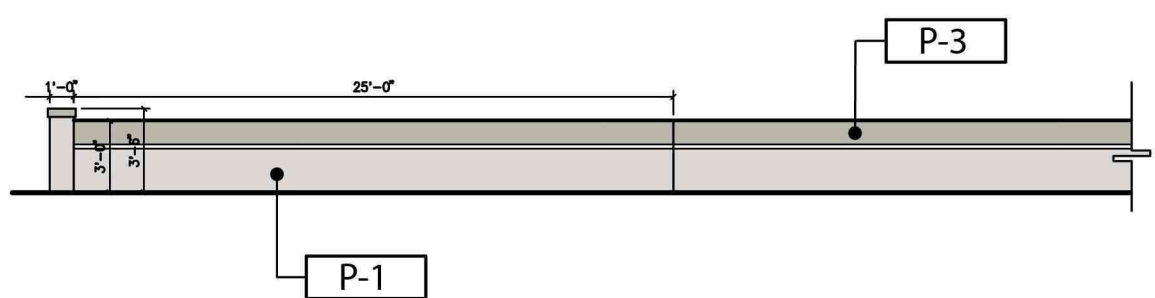
COVERED BIKE SHELTER COLORED ELEVATIONS
scale: 1/4"=1'-0" **C**



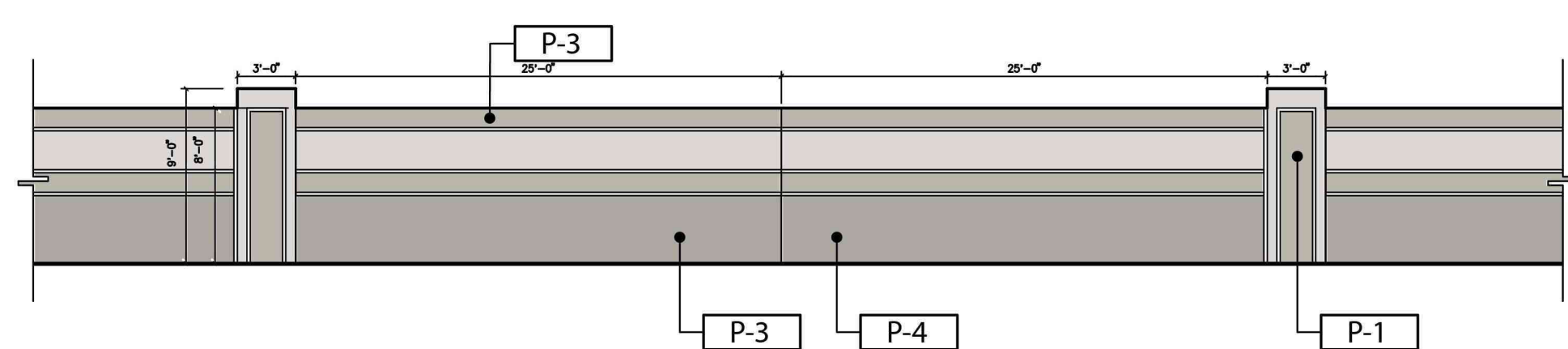
SMOKER'S SHELTER COLORED ELEVATIONS
scale: 1/4"=1'-0" **G**



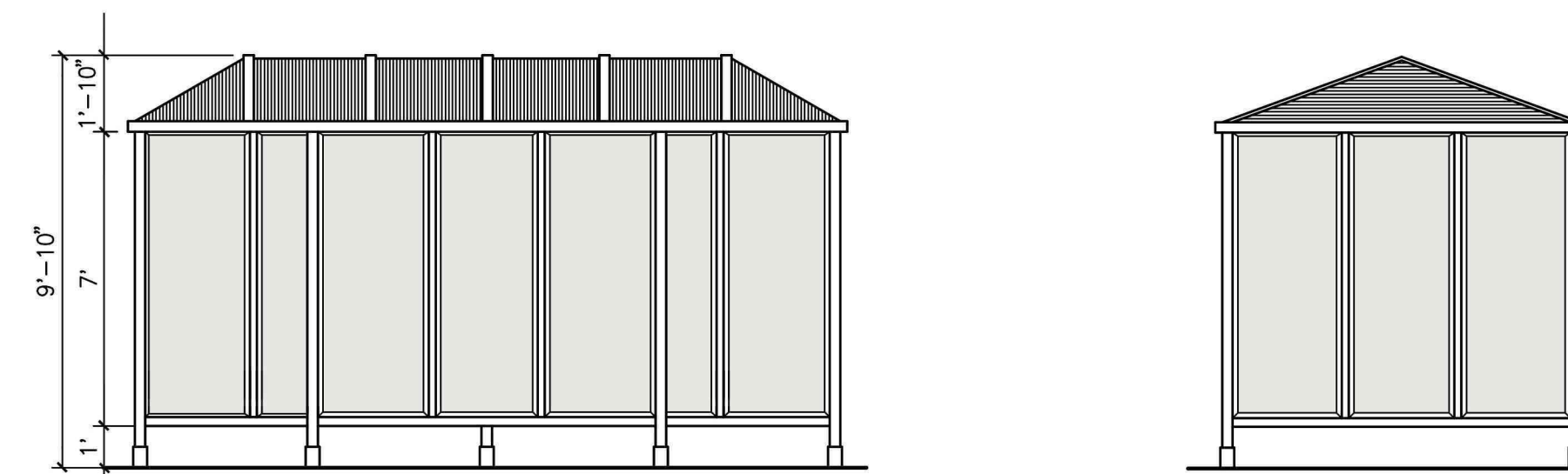
FIRE PUMP HOUSE COLORED ELEVATIONS
scale: 1/8"=1'-0" **D**



SCREEN WALL
scale: 1/8"=1'-0" **F**



SCREEN WALL
scale: 1/8"=1'-0" **E**



HANDI HUT COLORED ELEVATIONS
scale: 1/4"=1'-0" **B**

MODEL #6-3WSPH
ACCOMMODATES 12-14
ALUMINUM: 6063-T52
AVAILABLE FINISHES: CLEAR ANODIZED
GLAZING: 1/4" CLEAR TEMPERED GLASS
ROOF PANELS: CLEAR ANODIZED
BENCH/BACKREST: EXTRUDED ALUMINUM

EXTERIOR COLOR LEGEND	
P-1	TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH COLOR SW 1646 "FIRST STAR" (RGB 218 - 211 - 212)
P-2	TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH COLOR SW 1206 "MINDFUL GRAY" (RGB 188 - 183 - 173)
P-3	TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH COLOR SW 1201 "DORIAN GRAY" (RGB 172 - 167 - 158)
P-4	TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH COLOR SW 1208 "DOVETAIL" (RGB 144 - 138 - 131)
P-5	TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH COLOR SW 1214 "MOTH WING" (RGB 160 - 144 - 127)
P-6	TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH PANTONE COLOR 1995C (RGB 0 - 163 - 224) (CMYK 83 - 1 - 0 - 0)
P-8	SHERWIN WILLIAMS SEMI-GLOSS MATCH COLOR "BLACK" (RGB 0 - 0 - 0)



hpa, inc.
18831 Bardeen Avenue, Suite 100
Irvine, CA
92612
tel: 949-863-1770
email: hpa@hparchs.com



Owner:



3353 Gateway Blvd.
Fremont, CA 94538
tel: (510) 656-1900

Project:

Project Big Bird
Tracy-NEI
PHASE 3 G4+5

Tracy, CA

Consultants:

CIVIL K&W
STRUCTURAL HSA
MECHANICAL KRAEMER
PLUMBING KRAEMER
ELECTRICAL KRAEMER
LANDSCAPE GREEN DESIGN
FIRE PROTECTION HARRINGTON
SOILS ENGINEER ENGEO

Title: COLORED ELEVATIONS

Project Number: 20160
Drawn by: CG
Date: 7/01/20

Revision:



Sheet:

DAB-A3.4

Owner:

PROLOGIS®
Ahead of what's next

3353 Gateway Blvd.
Fremont, CA 94538
tel: (510) 656-1900

Project:

Project Big Bird
Tracy-NEI
PHASE 3 G4+5

Tracy, CA

Consultants:

CIVIL K&W
STRUCTURAL HSA
MECHANICAL KRAEMER
PLUMBING KRAEMER
ELECTRICAL KRAEMER
LANDSCAPE GREEN DESIGN
FIRE PROTECTION HARRINGTON
SOILS ENGINEER ENGEO

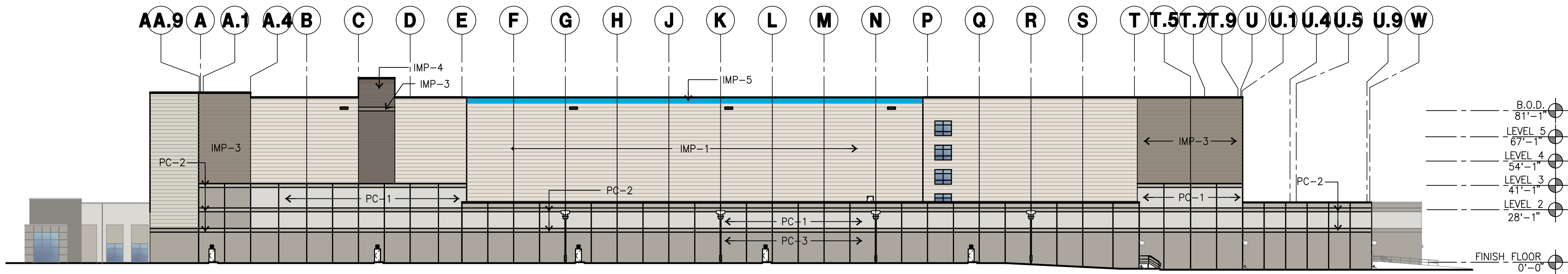
Title: COLOR SCHEME

Project Number: 20160
Drawn by: CG
Date: 7/01/20

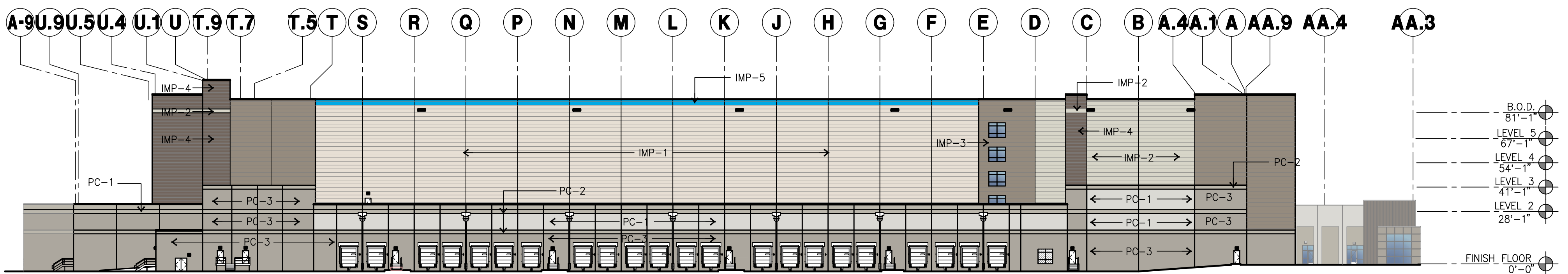
Revision:

Sheet:

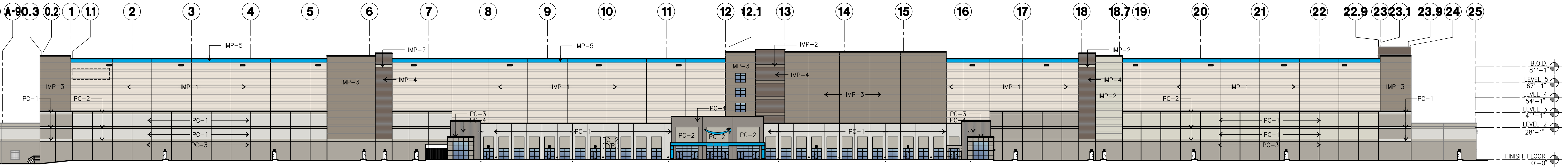
DAB-A3.5



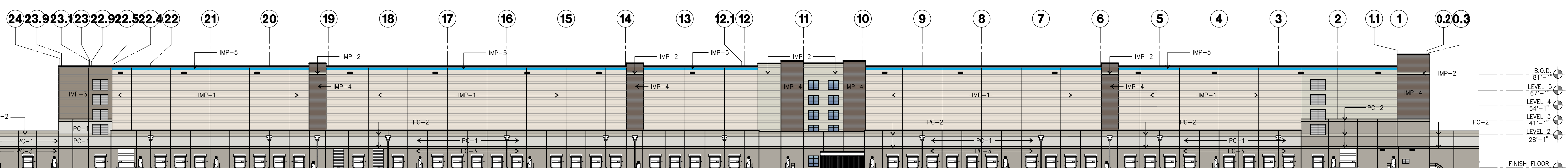
COLOR - OVERALL BUILDING ELEVATION - WEST (A)
scale: 1" = 40'-0"



COLOR - OVERALL BUILDING ELEVATION - EAST (B)
scale: 1" = 40'-0"



COLOR - OVERALL BUILDING ELEVATION - SOUTH (C)
scale: 1" = 40'-0"

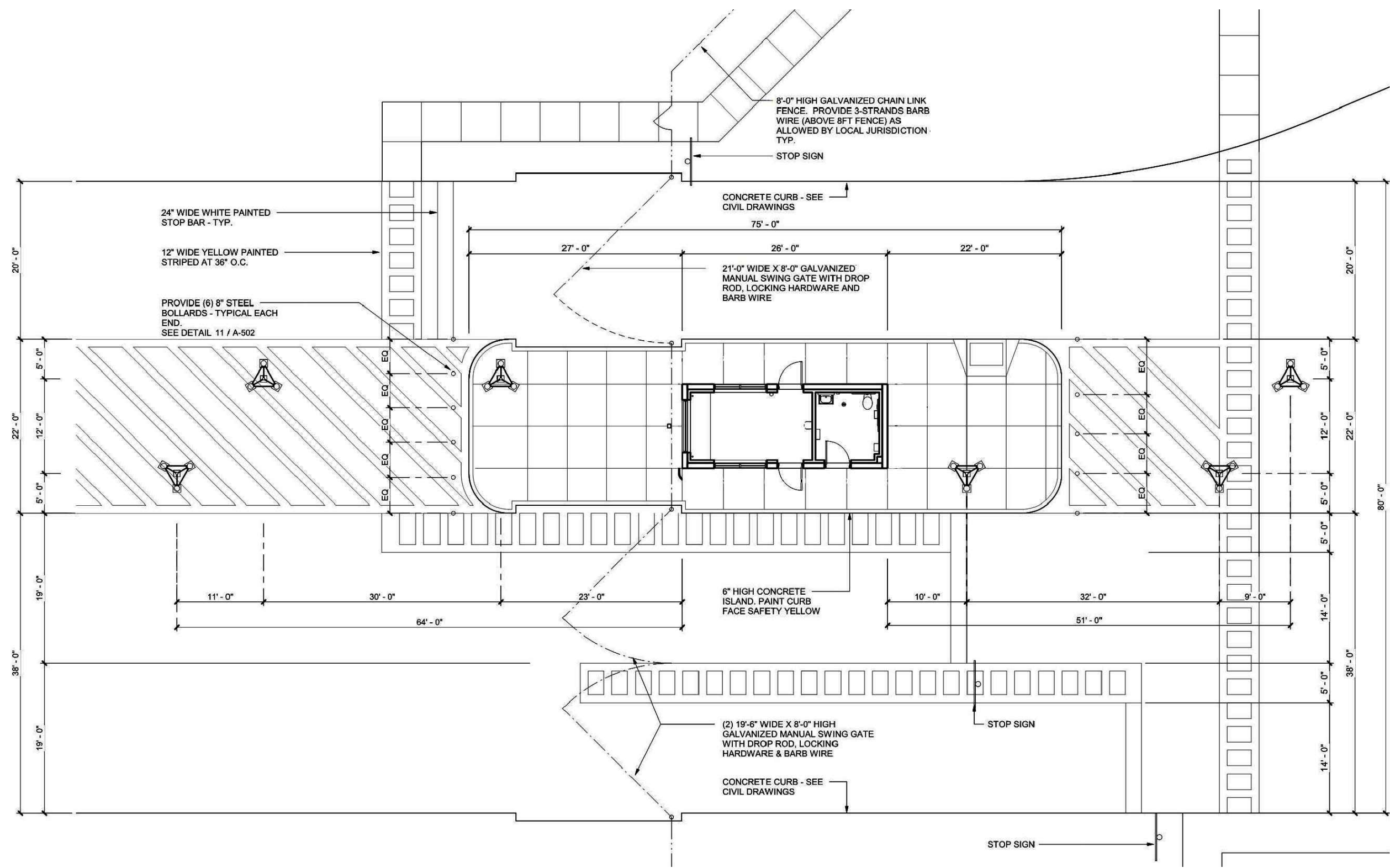


COLOR - OVERALL BUILDING ELEVATION - NORTH (D)
scale: 1" = 40'-0"

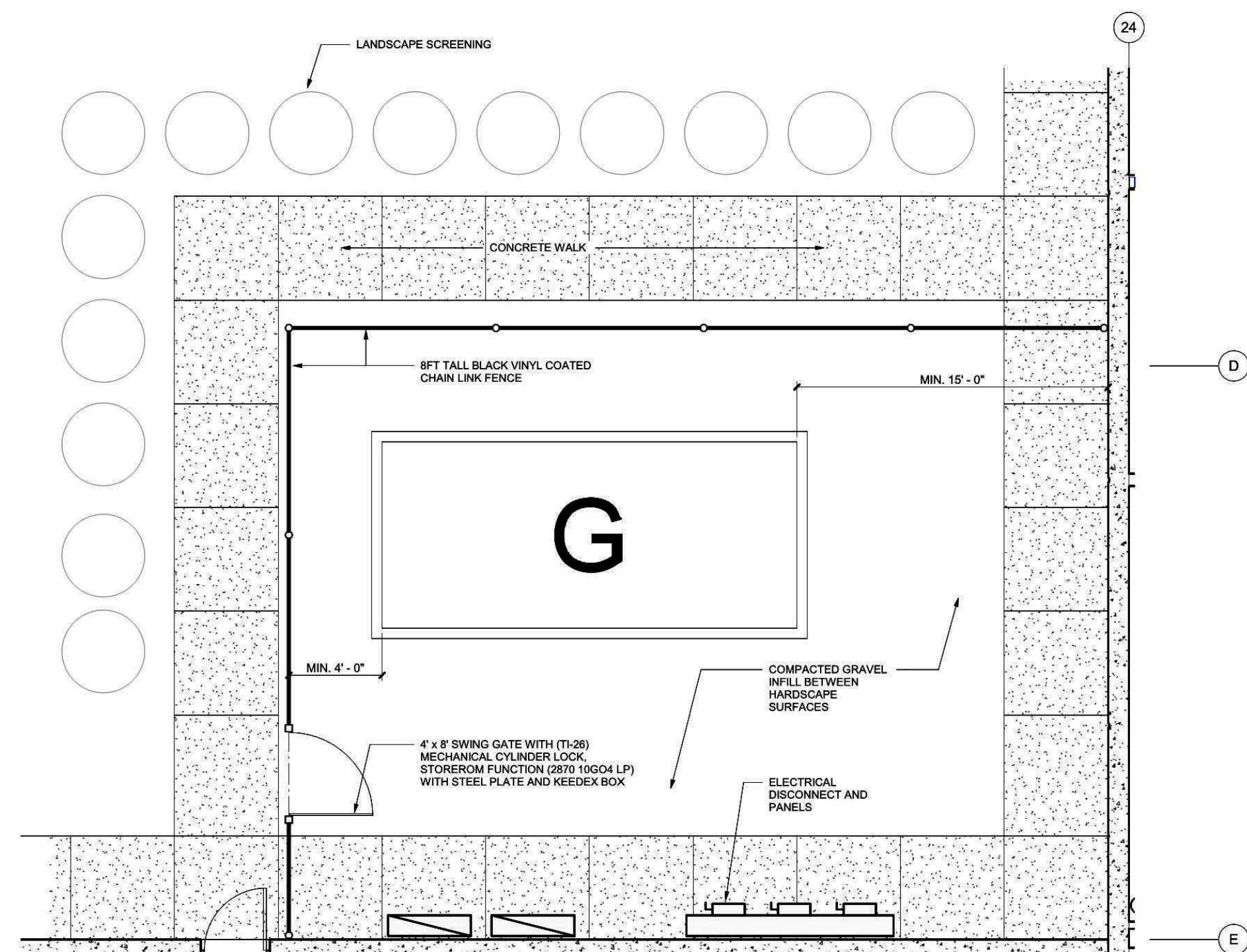
BUILDING FINISH KEY

IMP-1 INSULATED METAL PANEL FLUROPON - 'BONE WHITE'	PC-1 PRECAST CONC. PANEL, SW 7646 (FIRST STAR)
IMP-2 INSULATED METAL PANEL FLUROPON - 'DRIFT WOOD'	PC-2 PRECAST CONC. PANEL, SW 7016 (MINDFUL GRAY)
IMP-3 INSULATED METAL PANEL FLUROPON - 'DOVE GRAY'	PC-3 PRECAST CONC. PANEL, SW 7017 (DORIAN GRAY)
WAVE IMP-4 INSULATED METAL PANEL-WAVE TEXTURE FLUROPON - 'ZINC GRAY'	PC-4 PRECAST CONC. PANEL, SW 7018 (DOVE TAIL)
IMP-5 INSULATED METAL PANEL FLUROPON-MATCH PPG TENANT BLUE 'PANTONE 2995C' RGB 169 224	PC-5 PRECAST CONC. PANEL, SW 9174 (MOTH WING)

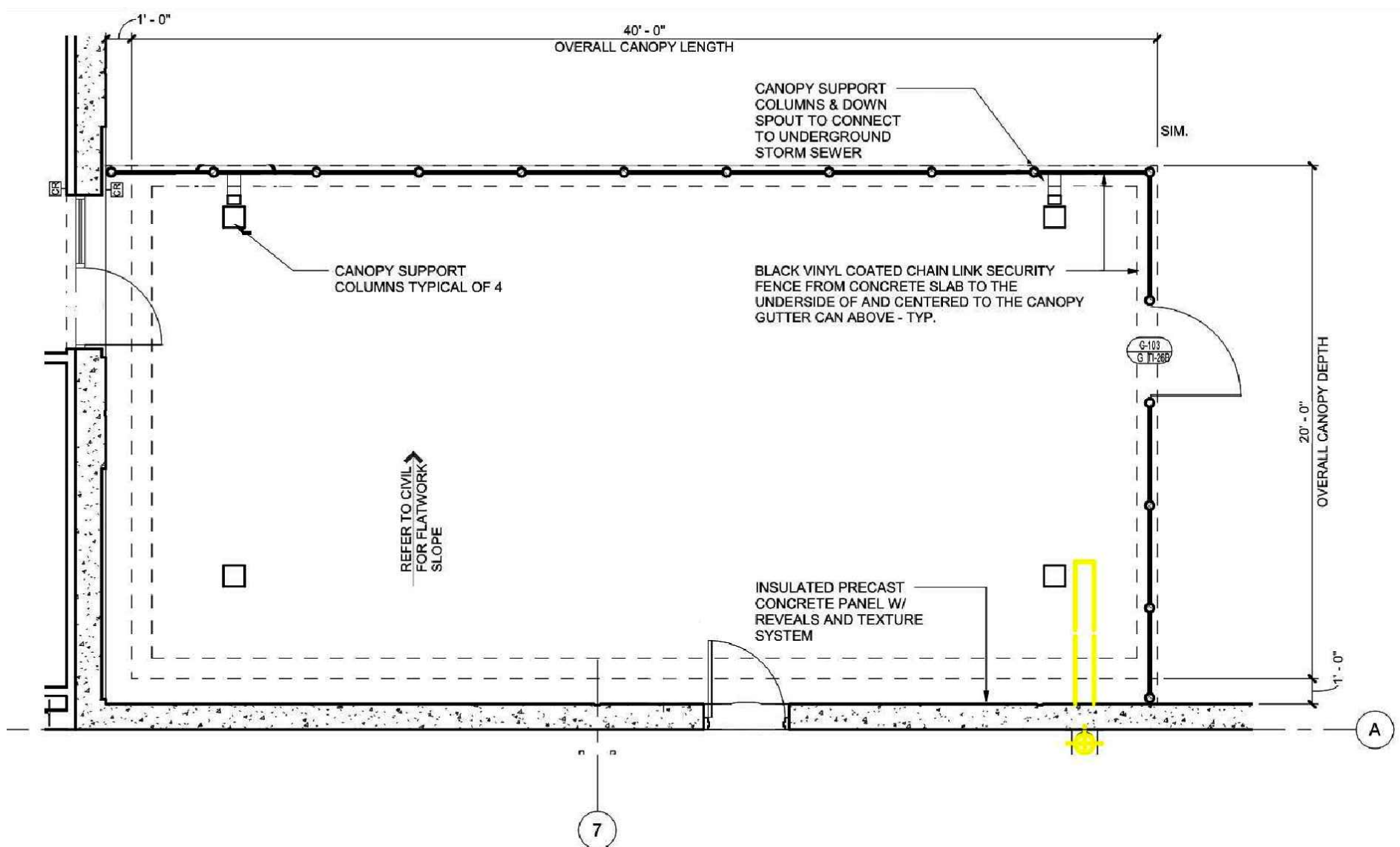
BUILDING ELEMENTS	COLOR	GUARD HOUSE ELEMENTS	COLOR
METAL COPING	PAC-CLAD 'SLATE GRAY'	METAL COPING	PAC-CLAD 'GRANITE'
METAL DOWNSPOUT AND CONDUCTOR HEADS	PAC-CLAD 'SLATE GRAY'	THRU - WALL SCUPPERS	PAC-CLAD 'GRANITE'
THRU - WALL SCUPPERS	PAC-CLAD 'SLATE GRAY'	METAL GUTTER & DOWNSPOUT	PC-5 'MOTH WING'
HOLLOW METAL DOORS AND FRAMES	COLOR TO MATCH 'PC2'		
EXTERIOR METAL RAILINGS, STAIRS AND LANDINGS	GALVANIZED - NO PAINT	PUMP HOUSE ELEMENTS	
SMOKER'S CANOPY	BONE WHITE	BUILDING COLOR	PC-1
ENTRY AND RECRUITING COMPOSITE METAL CANOPY	PANTONE 2995C	METAL COPING, GUTTER & DOWNSPOUT	PAC-CLAD 'SLATE GRAY'
STOREFRONT & CURTAIN WALL	DARK BRONZE	NON - INSULATED WATER STORAGE TANK	MATCH PC-1
EXTERIOR METAL LOUVERS	PAC-CLAD 'SLATE GRAY'	INSULATED WATER STORAGE TANK	SELECTED BY ARCHITECT



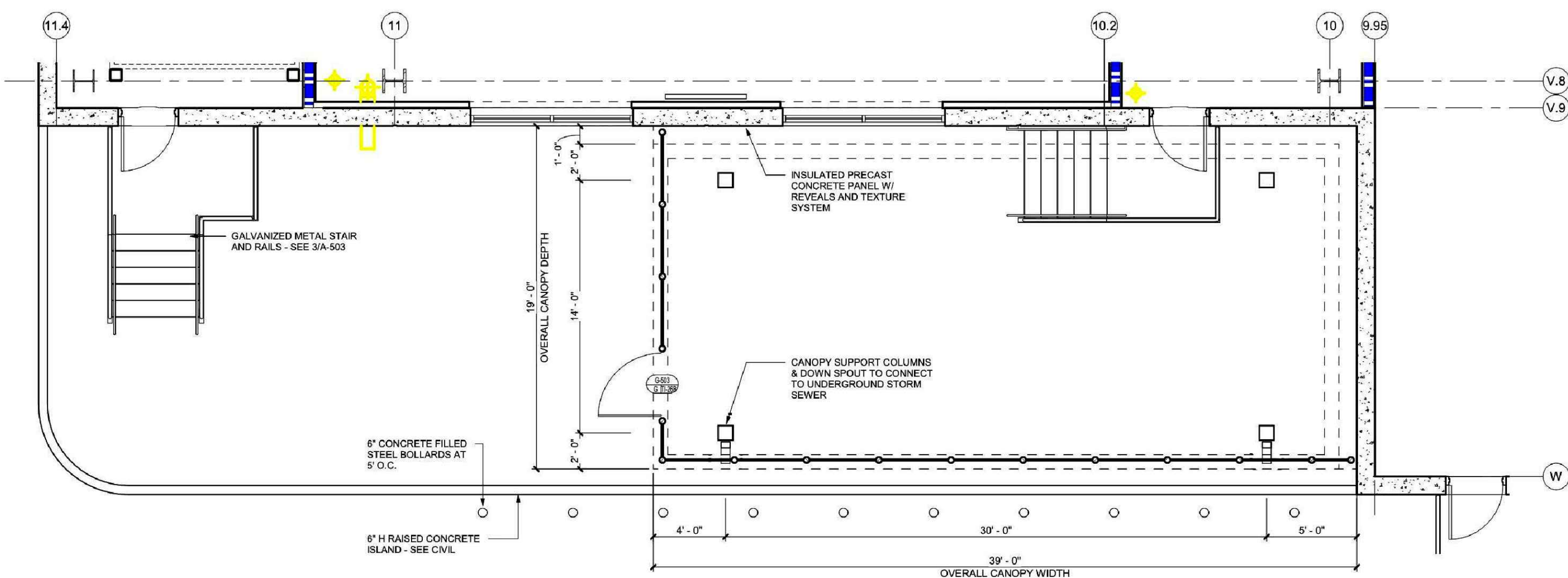
GUARD HOUSE
scale: NTS



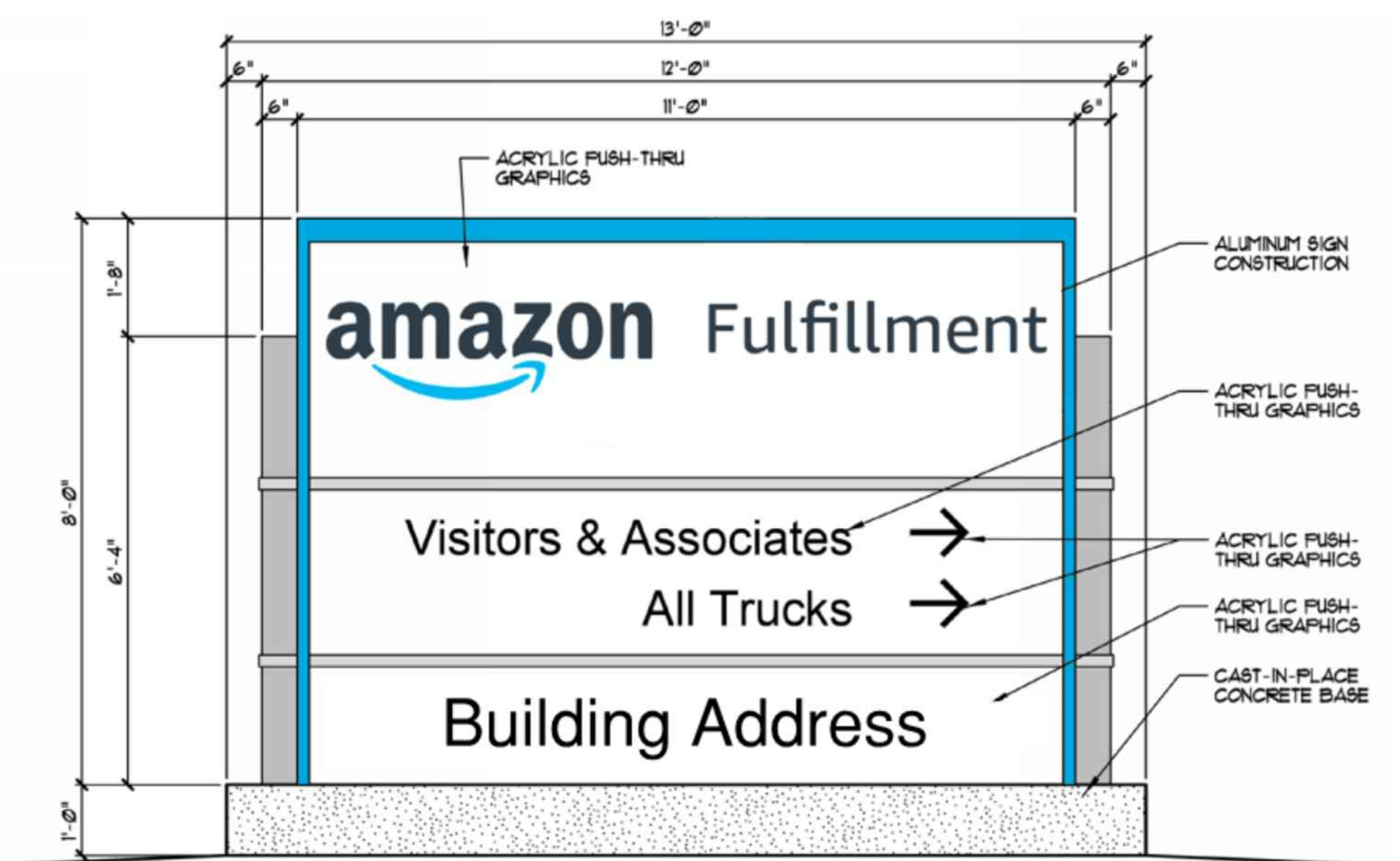
SECURED GENERATION PLAN
scale: NTS



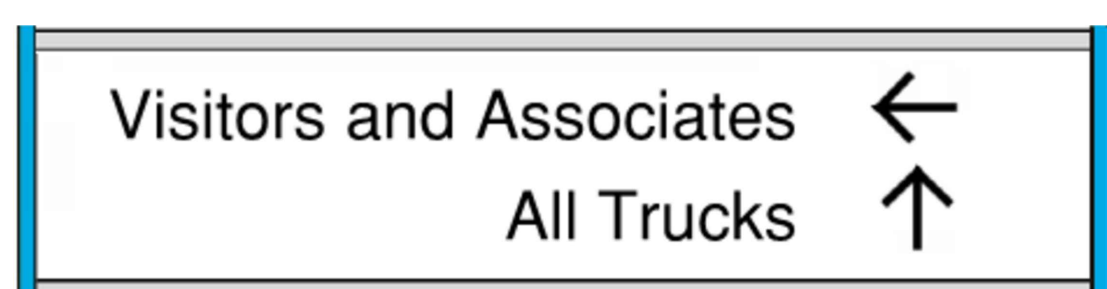
SMOKER'S CANOPY
scale: NTS



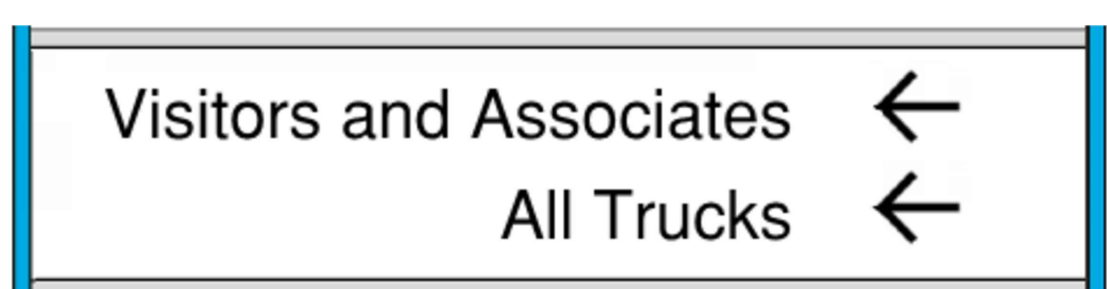
SMOKER'S CANOPY
scale: NTS



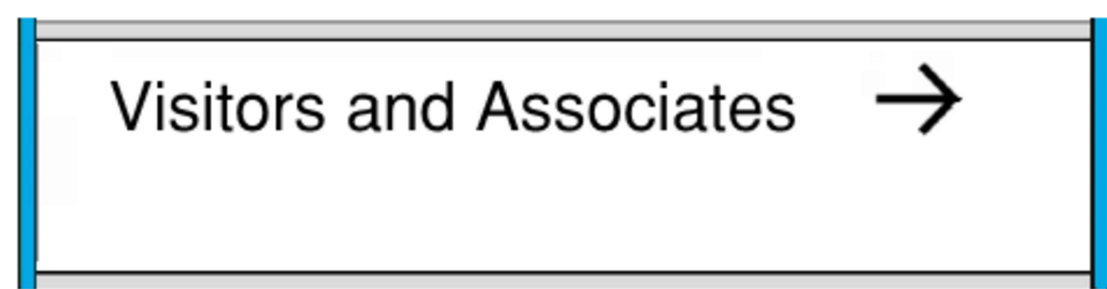
TYP. MONUMENT SIGN
scale: N.T.S.



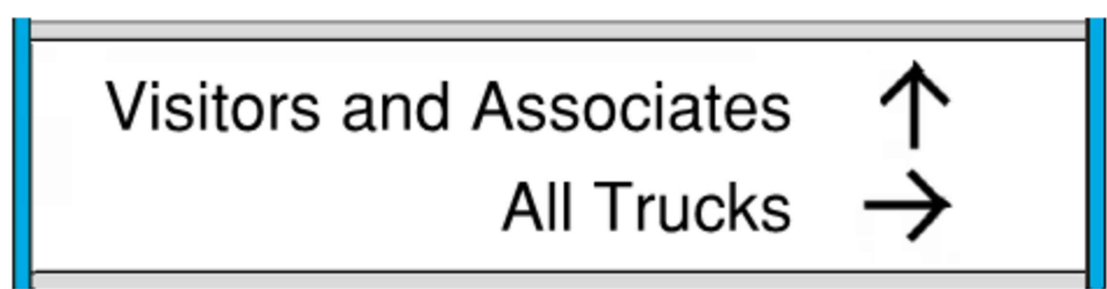
FACING PLAN EAST



FACING PLAN EAST



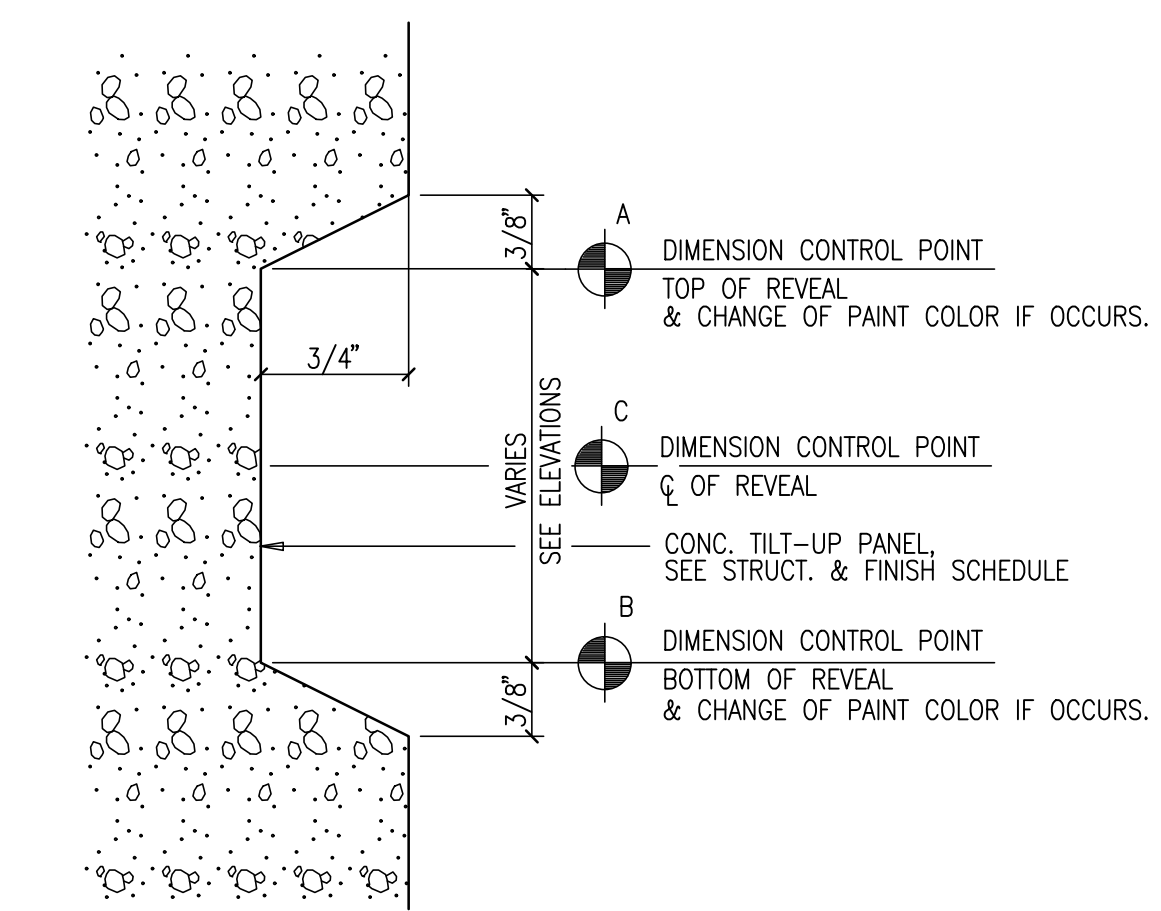
FACING PLAN WEST



FACING PLAN WEST

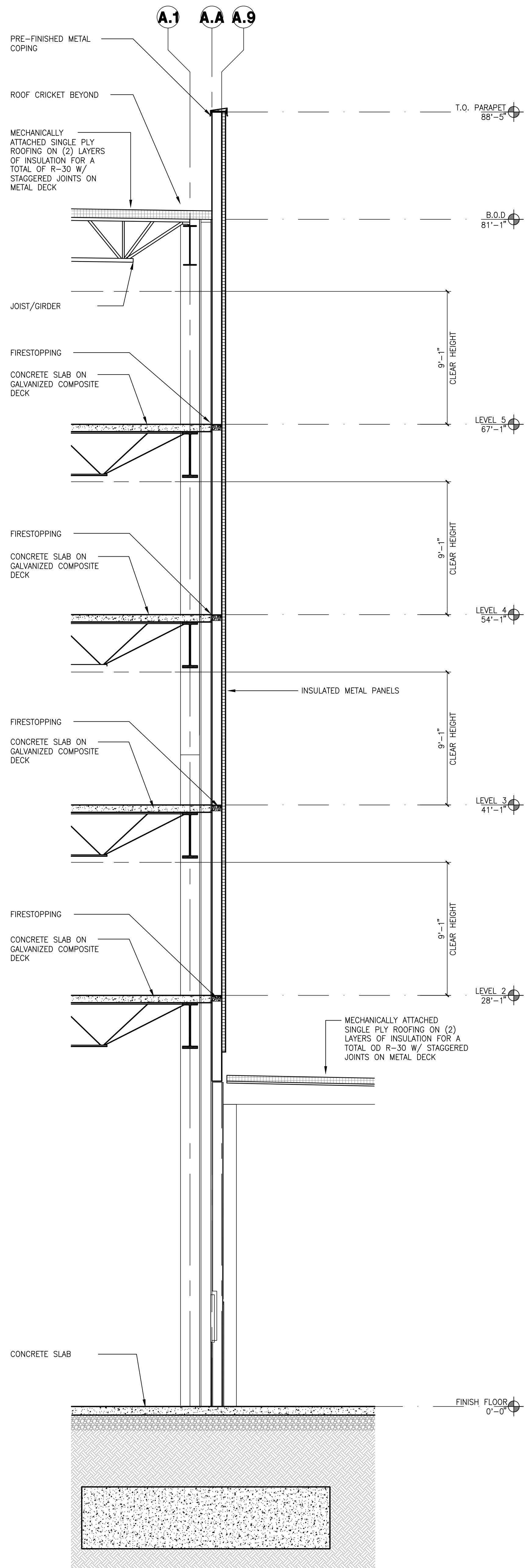
MONUMENT SIGN 2
scale: N.T.S.

MONUMENT SIGN 1
scale: N.T.S.



- NOTES:
1. DIMENSION CONTROL POINTS AT REVEALS AND EDGE OF CONCRETE OPENINGS WHERE OCCUR, SEE WALL SECTIONS.
 2. PAINT COLOR CHANGES TO ALWAYS OCCUR AT CONTROL POINT "A" OR "B"

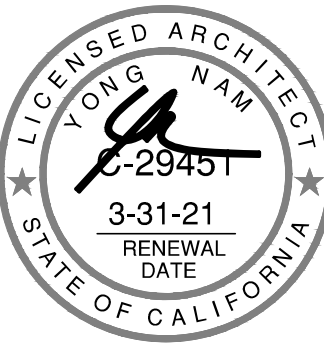
TYP. CONCRETE REVEAL
scale: N.T.S.



WALL SECTION
scale: 1/4" = 1'-0"



hpa, inc.
18831 Bardeen Avenue, Suite 100
Irvine, CA 92612
tel: 949-863-1770
email: hpa@hparchs.com



Owner:



3353 Gateway Blvd.
Fremont, CA 94538
tel: (510) 656-1900

Project:

Project Big Bird
Tracy-NEI
PHASE 3 G4+5

Tracy, CA

Consultants:

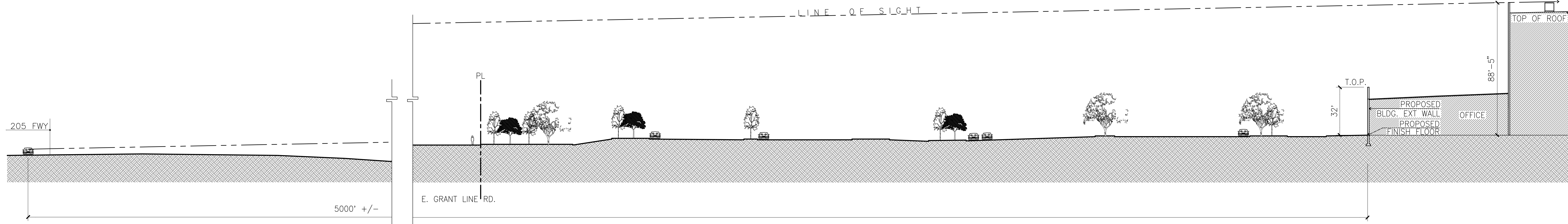
CIVIL	K&W
STRUCTURAL	HSA
MECHANICAL	KRAEMER
PLUMBING	KRAEMER
ELECTRICAL	KRAEMER
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	HARRINGTON
SOILS ENGINEER	ENGEO

Title: SECTION

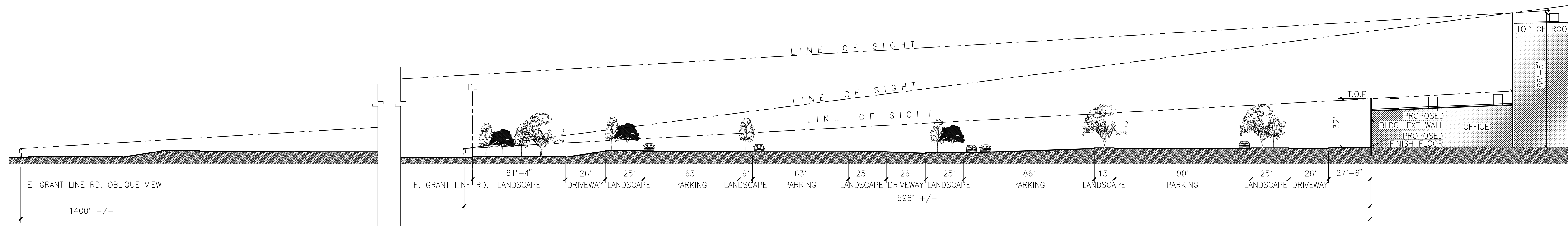
Project Number: 20160
Drawn by: CG
Date: 7/01/20
Revision:

Sheet:

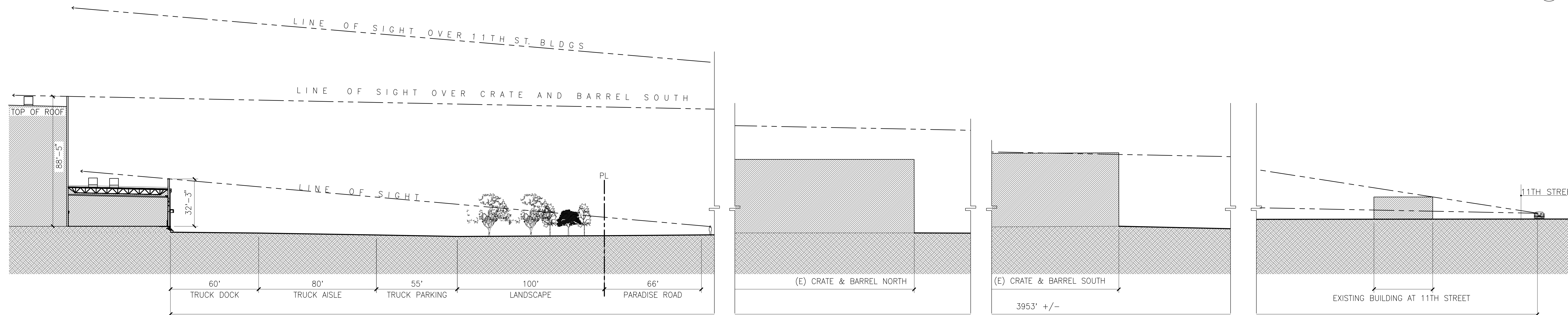
DAB-A4.1



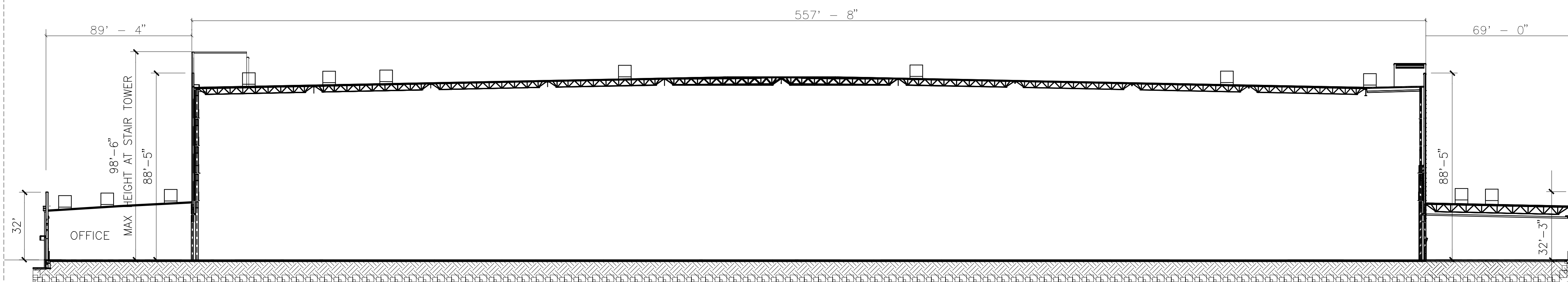
SITE SECTION TO I-205
scale: 1" = 30'-0" **A**



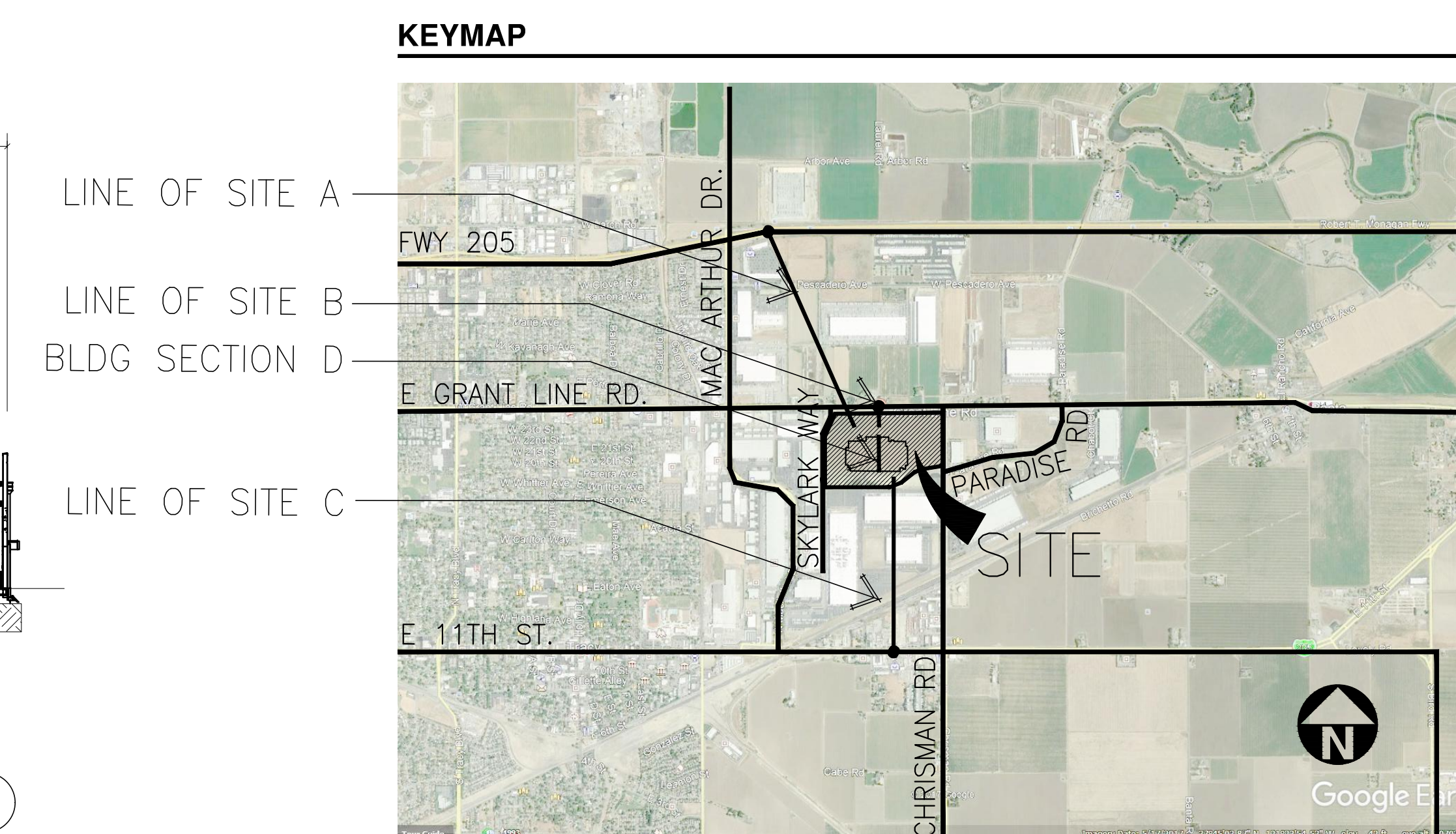
SITE SECTION TO GRANT LINE ROAD
scale: 1" = 30'-0" **B**



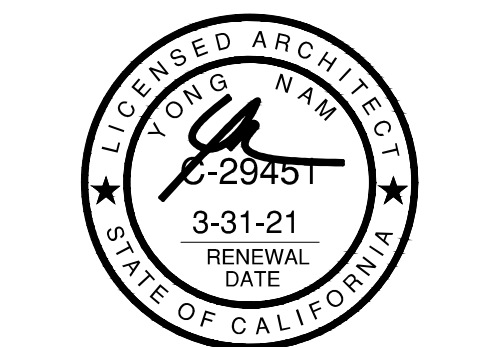
SITE SECTION TO PARADISE AND TO 11TH
scale: 1" = 30'-0" **C**



TYPICAL BUILDING SECTION
scale: 1" = 30'-0" **D**



hpa, inc.
18831 Bardeen Avenue, Suite 100
Irvine, CA 92612
tel: 949-863-1770
email: hpa@hparchs.com



Owner:



3353 Gateway Blvd.
Fremont, CA 94538
tel: (510) 656-1900

Project:

Project Big Bird
Tracy-NEI
PHASE 3 G4+5

Tracy, CA

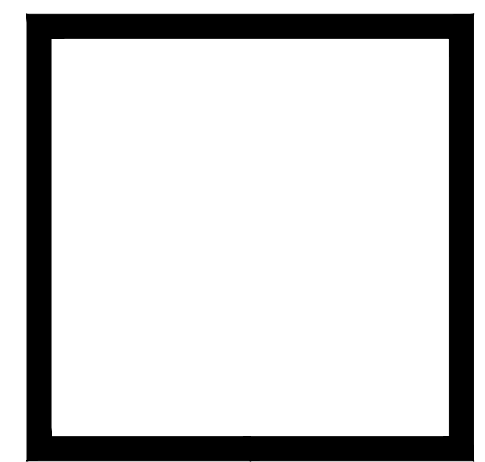
Consultants:

CIVIL	K&W
STRUCTURAL	HSA
MECHANICAL	KRAEMER
PLUMBING	KRAEMER
ELECTRICAL	KRAEMER
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	HARRINGTON
SOILS ENGINEER	ENGEO

Title: SITE SECTION

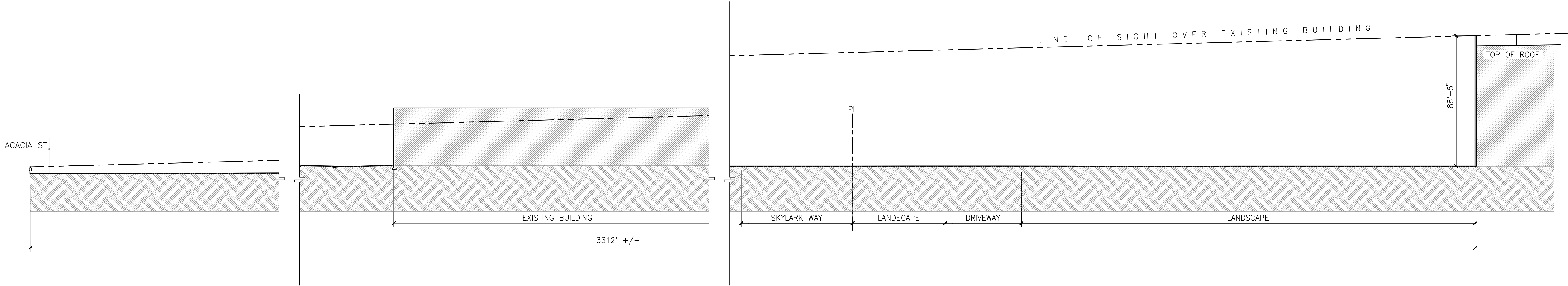
Project Number: 20160
Drawn by: CG
Date: 7/01/20

Revision:



Sheet:

DAB-A4.2



SITE SECTION TO ACACIA ST

scale: 1" = 30'-0"

E



hpa, inc.
18831 Bardeen Avenue, Suite 100
Irvine, CA 92612
tel: 949-863-1770
email: hpa@hparchs.com



Owner:



3353 Gateway Blvd.
Fremont, CA 94538
tel: (510) 656-1900

Project:

Project Big Bird
Tracy-NEI
PHASE 3 G4+5

Tracy, CA

Consultants:

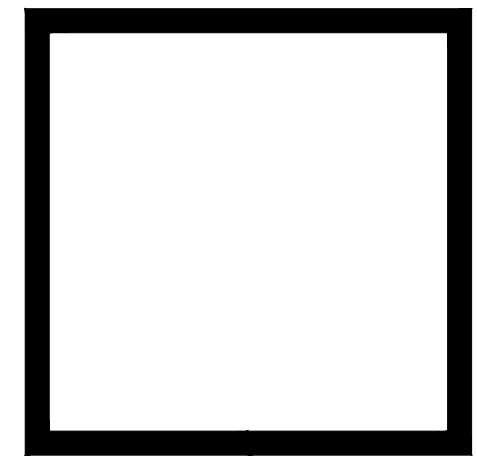
CIVIL	K&W
STRUCTURAL	HSA
MECHANICAL	KRAEMER
PLUMBING	KRAEMER
ELECTRICAL	KRAEMER
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	HARRINGTON
SOILS ENGINEER	ENGEO



Title: SITE SECTION

Project Number: 20160
Drawn by: CG
Date: 7/01/20

Revision:

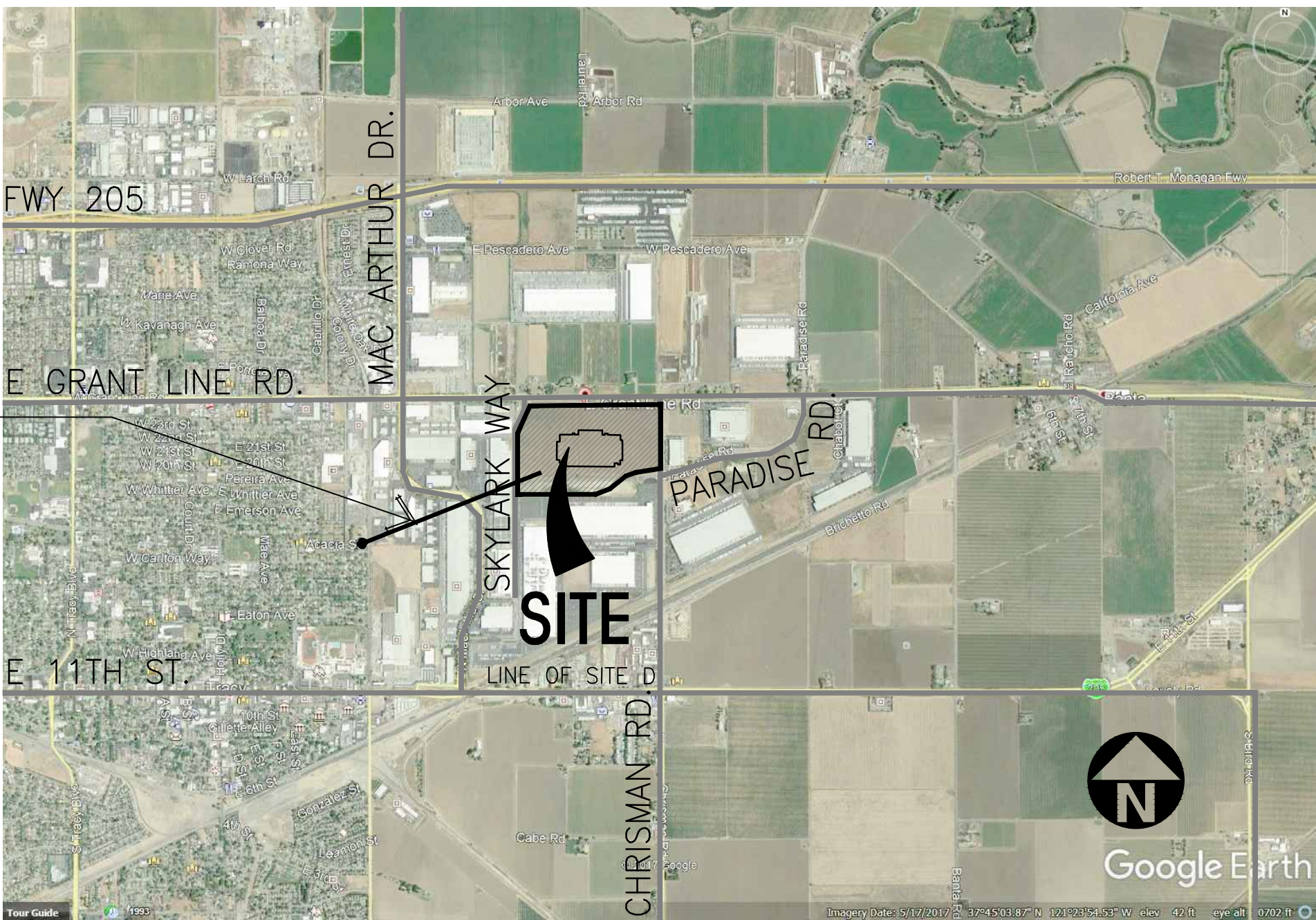


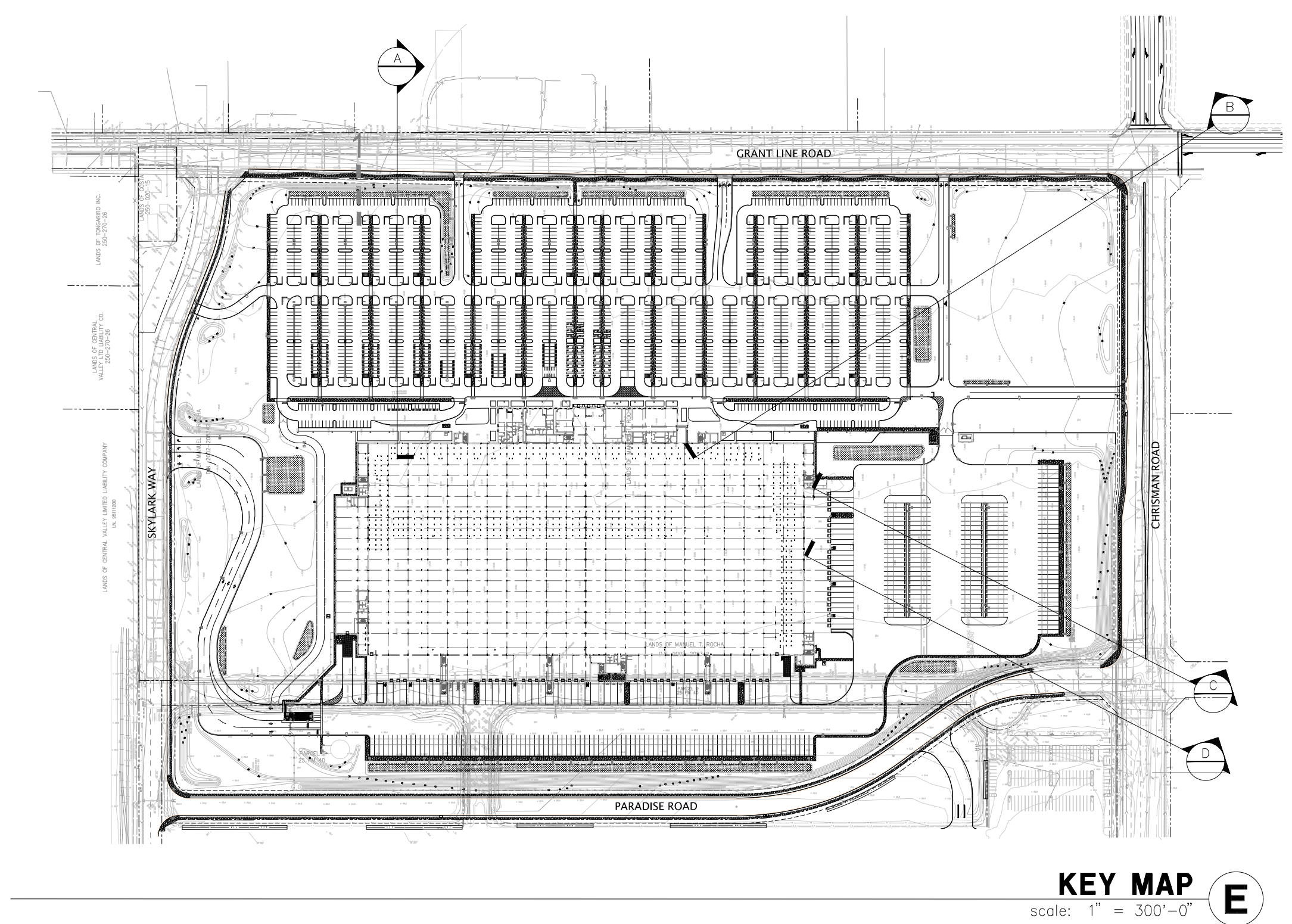
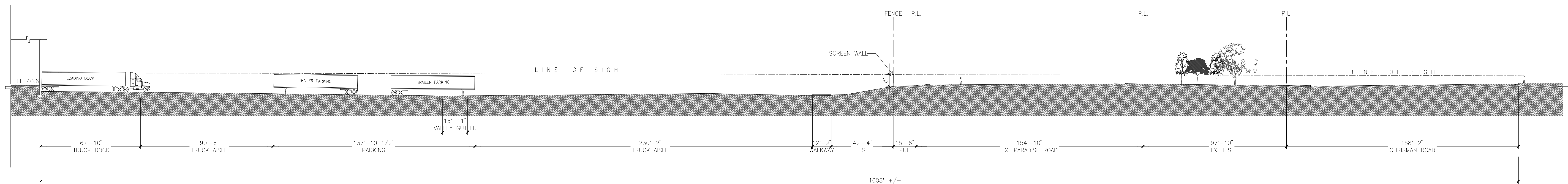
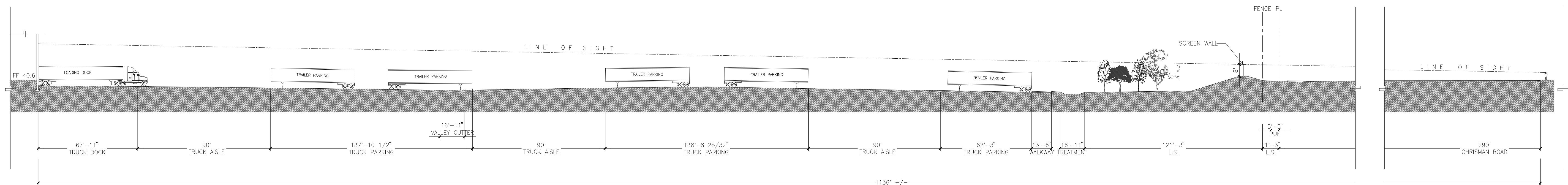
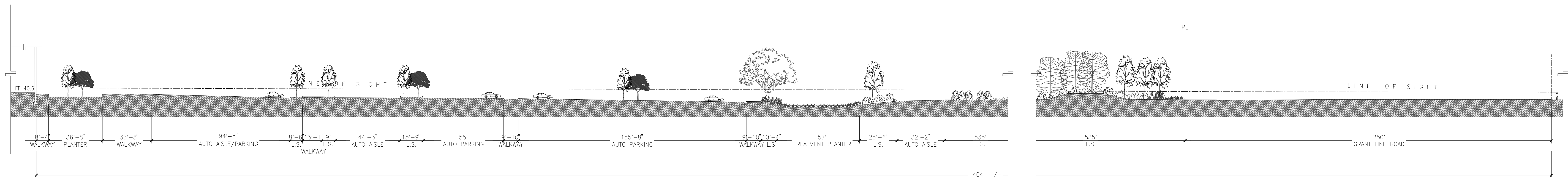
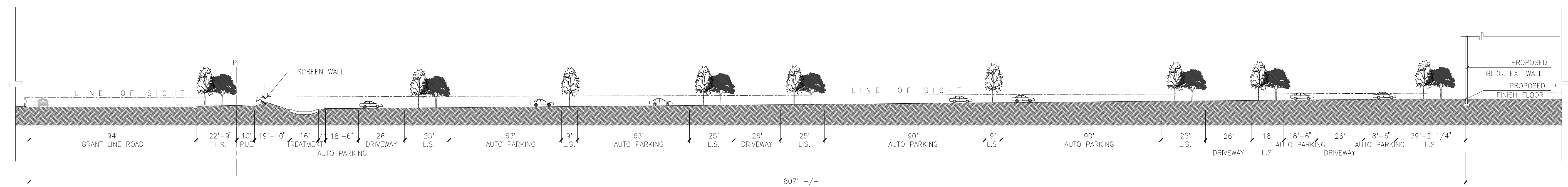
Sheet:

DAB-A4.3

KEYMAP

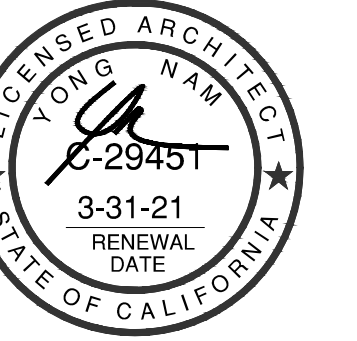
LINE OF SITE E





hpa, inc.
8831 Bardeen Avenue, Suite 100
Irvine, CA
92612
tel: 949•863•1770

mail: hpa@hparchs.com



Owner:



353 Gateway Blvd.
Fremont, CA 94538
Tel: (510) 656-1900

Project:

Project Big Bird
Tracy-NEI
PHASE 3 G4+5

racy, CA

Consultants:

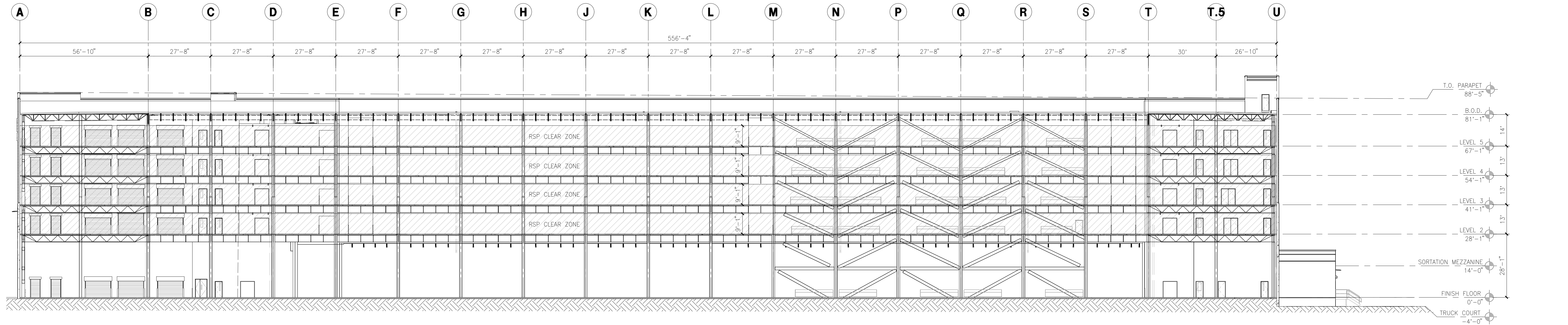
CIVIL	K&W
STRUCTURAL	HSA
MECHANICAL	KRAEMER
PLUMBING	KRAEMER
ELECTRICAL	KRAEMER
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	HARRINGTON
SOILS ENGINEER	ENGE0

Title: SITE SECTION

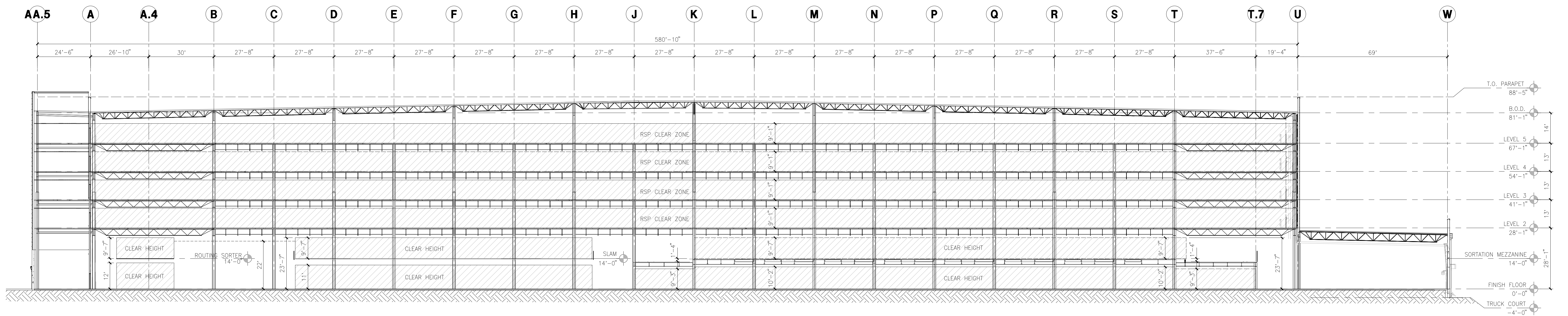
Project Number: 20160
Drawn by: CG
Date: 7/01/20
Revision:

Sheet:

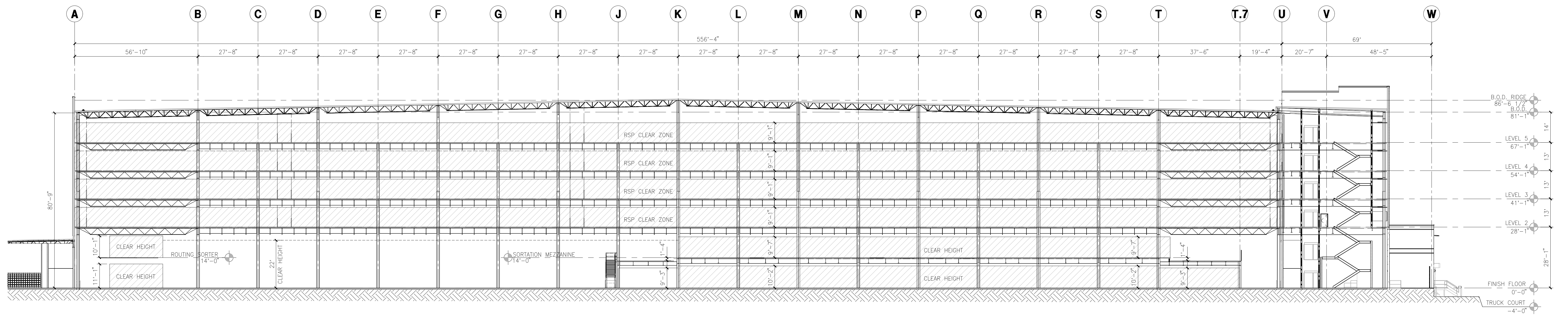
DAB-A4.4



BUILDING SECTION NEAR COLUMN 1 1
scale: 1" = 20'-0"



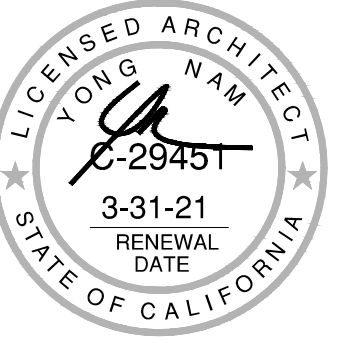
BUILDING SECTION NEAR COLUMN 5 2
scale: 1" = 20'-0"



BUILDING SECTION NEAR COLUMN 11 3
scale: 1" = 20'-0"



hpa, inc.
18831 Bardeen Avenue, Suite 100
Irvine, CA 92612
tel: 949-863-1770
email: hpa@hparchs.com



Owner:



3353 Gateway Blvd.
Fremont, CA 94538
tel: (510) 656-1900

Project:

Project Big Bird
Tracy-NEI
PHASE 3 G4+5

Tracy, CA

Consultants:

CIVIL	K&W
STRUCTURAL	HSA
MECHANICAL	KRAEMER
PLUMBING	KRAEMER
ELECTRICAL	KRAEMER
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	HARRINGTON
SOILS ENGINEER	ENGEO

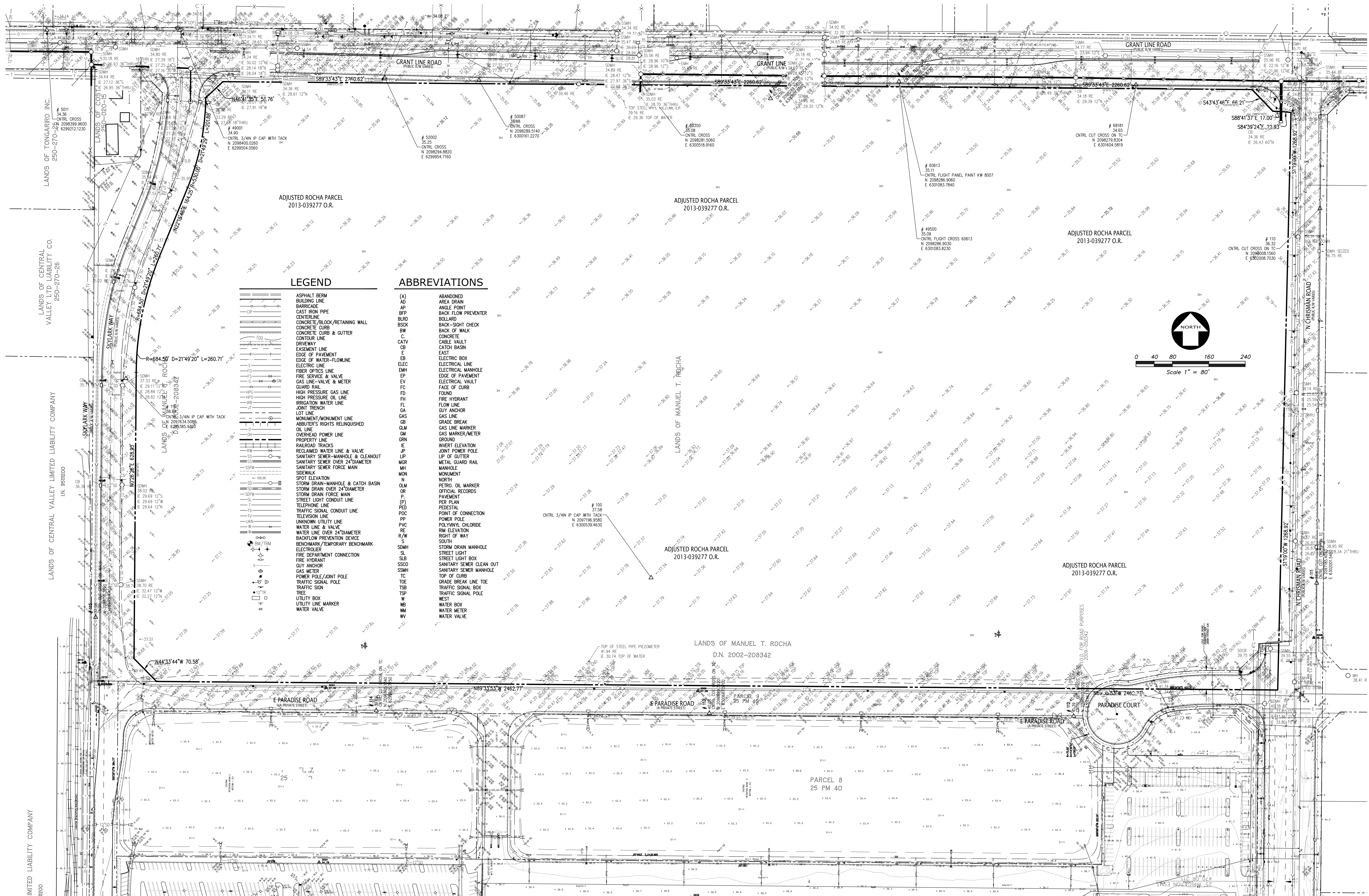
Title:
BUILDING SECTIONS

Project Number: 20160
Drawn by: CG
Date: 7/01/20
Revision:



Sheet:

DAB-A4.5



NOTE: THIS SITE HAS FIBER OPTIC LINES
LOCATED ON OR ADJACENT TO IT.

- THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED FEBRUARY 15, 2019, NUMBER 09220769. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- UTILITY INFORMATION HEREON IS PROGRESS AT THIS TIME. A REQUEST WAS MADE TO THE RESPECTIVE AGENCIES FOR INFORMATION REGARDING THE LOCATION OF THEIR FACILITIES ON THIS SITE. AS OF APRIL 29, 2019, THEY HAD NOT RESPONDED WITH THIS INFORMATION. UNTIL WE RECEIVE THIS INFORMATION AND ARE ABLE TO DELINEATE THESE FACILITIES, ALL PARTIES SHOULD CONSIDER THIS SURVEY AS PRELIMINARY WITH REGARD TO THE LOCATION OF TELEPHONE FACILITIES. UPON RECEIPT OF THIS INFORMATION KIER & WRIGHT WILL UPDATE THIS SURVEY AND REISSUE IT.
- BENCHMARK: CITY OF TRACY BENCHMARK NUMBER 2015 PER RECORD OF SURVEY OF THE GEODETIC CONTROL NETWORK, RECORDED JUNE 26, 2007 IN BOOK 36 OF SURVEYS AT PAGE 118. FOUND 2" CITY OF TRACY BENCHMARK DISK STAMPED "2015" 0.9 MILES EAST OF MACARTHUR DRIVE ON THE NORTHERLY CURB OF PISCADERO AVENUE. ELEVATION = 26.83'
- BASIS OF BEARINGS:
THE BEARING OF NORTH 89° 37' 56" WEST, ALONG THE CENTERLINE OF PISCADERO AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED JULY 11, 2008 IN BOOK 24 OF PARCEL MAPS AT PAGE 195, SAN JOAQUIN COUNTY RECORDS, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON
- CORNER RECORD NOTE:
THE OWNER SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(b) OF THE PROFESSIONAL LAND SURVEYORS ACT.
- AN INSPECTION OF THE SUBJECT PROPERTY HAS REVEALED THAT THERE ARE TELEPHONE MANHOLES ON OR NEAR THE SUBJECT PROPERTY. A REQUEST WAS MADE OF THE TELEPHONE COMPANY FOR INFORMATION REGARDING THE LOCATION OF THEIR FACILITIES ON THIS SITE. AS OF APRIL 12, 2019, THEY HAD NOT RESPONDED WITH THIS INFORMATION. UNTIL WE RECEIVE THIS INFORMATION AND ARE ABLE TO DELINEATE THESE FACILITIES ALL PARTIES SHOULD CONSIDER THIS SURVEY AS PRELIMINARY WITH REGARD TO THE LOCATION OF THE TELEPHONE FACILITIES. UPON RECEIPT OF THIS INFORMATION KIER & WRIGHT WILL UPDATE THIS SURVEY AND REISSUE IT.

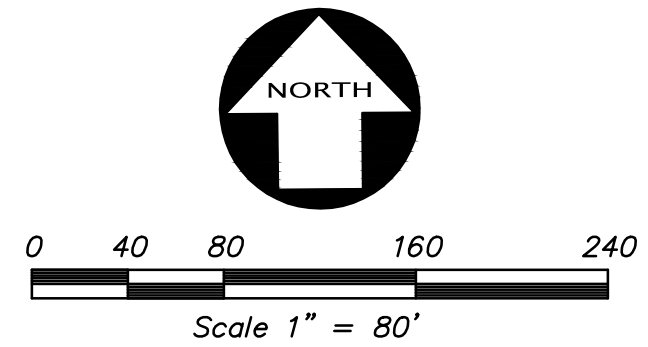
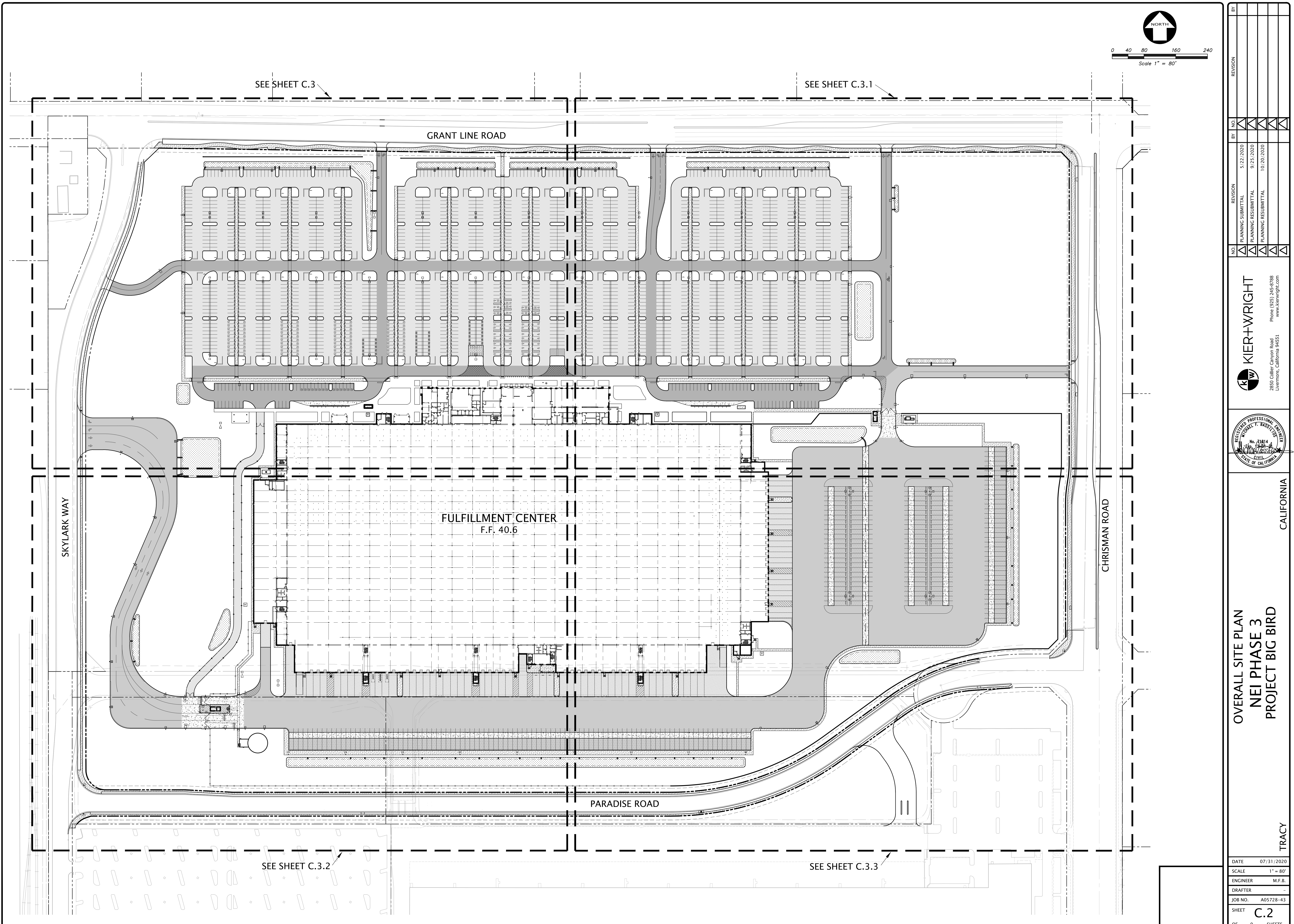
NO.	REVISION	BY	NO.
1	PLANNING SUBMITTAL	5/22/2020	1
2	PLANNING RESUBMITTAL	9/25/2020	2
3	PLANNING RESUBMITTAL	10/20/2020	3

KIER+WRIGHT
REGISTERED PROFESSIONAL SURVEYOR
No. 21414
CIVIL
STATE OF CALIFORNIA
2020 Colton Canyon Road
Livermore, California 94551
Phone: (925) 246-8788
www.kierwright.com

**TOPOGRAPHIC SURVEY
NEI PHASE 3
PROJECT BIG BIRD**

TRACY, CALIFORNIA

DATE 07/31/2020
SCALE 1" = 80'
ENGINEER M.F.B.
DRAFTER
JOB NO. A05728-43
SHEET C.1
OF 9 SHEETS



OVERALL SITE PLAN
NEI PHASE 3
PROJECT BIG BIRD

TRACY

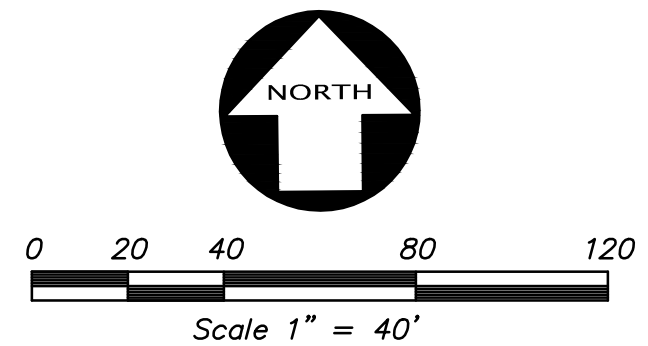
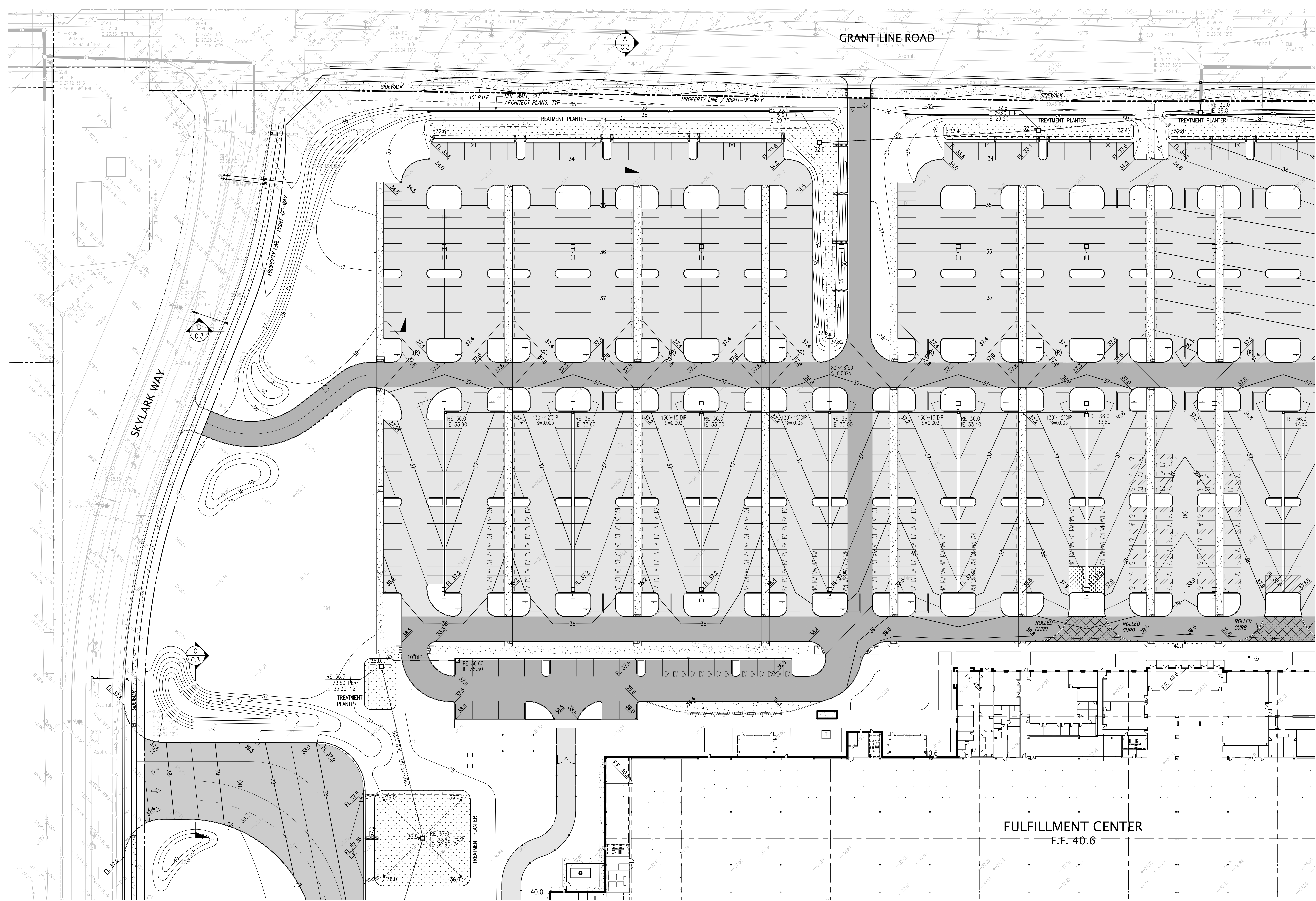
CALIFORNIA

DATE	07/31/2020
SCALE	1" = 80'
ENGINEER	M.F.B.
DRAFTER	-
JOB NO.	A05728-43
SHEET	C.2
OF	9 SHEETS

REGISTERED PROFESSIONAL ENGINEER
MICHAEL T. BASTIEN
No. 21814
CIVIL
STATE OF CALIFORNIA

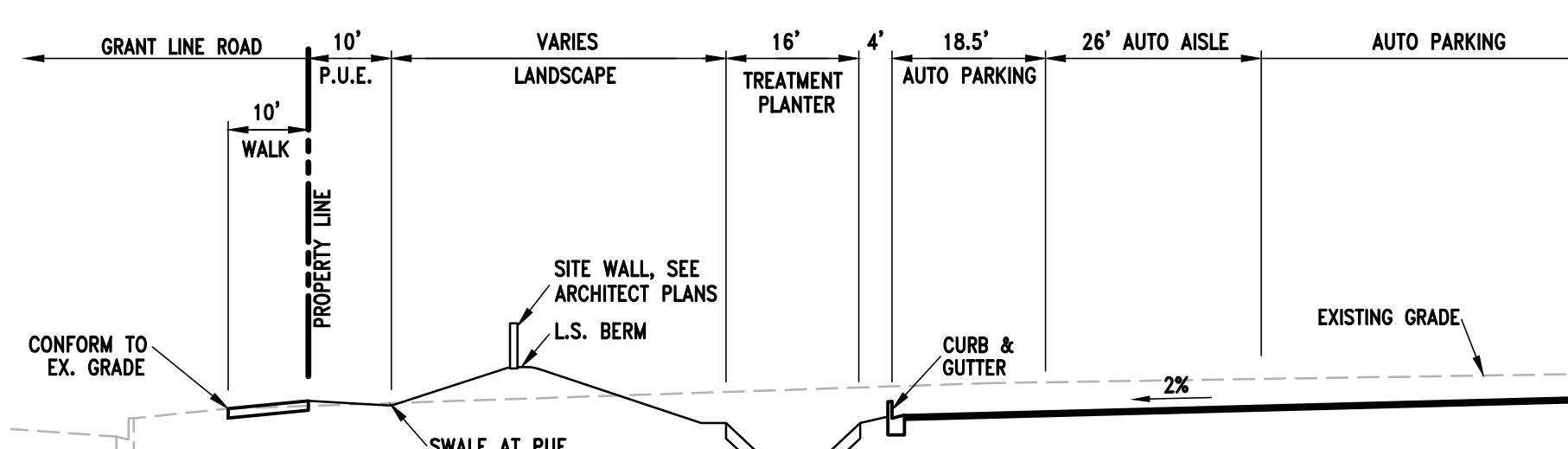
KIER+WRIGHT
3050 Collier Canyon Road
Livermore, California 94551
Phone: (925) 245-8788
www.kierwright.com

NO.	REVISION	BY	DATE
1	PLANNING SUBMITTAL		5/22/2020
2	PLANNING RESUBMITTAL		9/25/2020
3	PLANNING RESUBMITTAL		10/20/2020

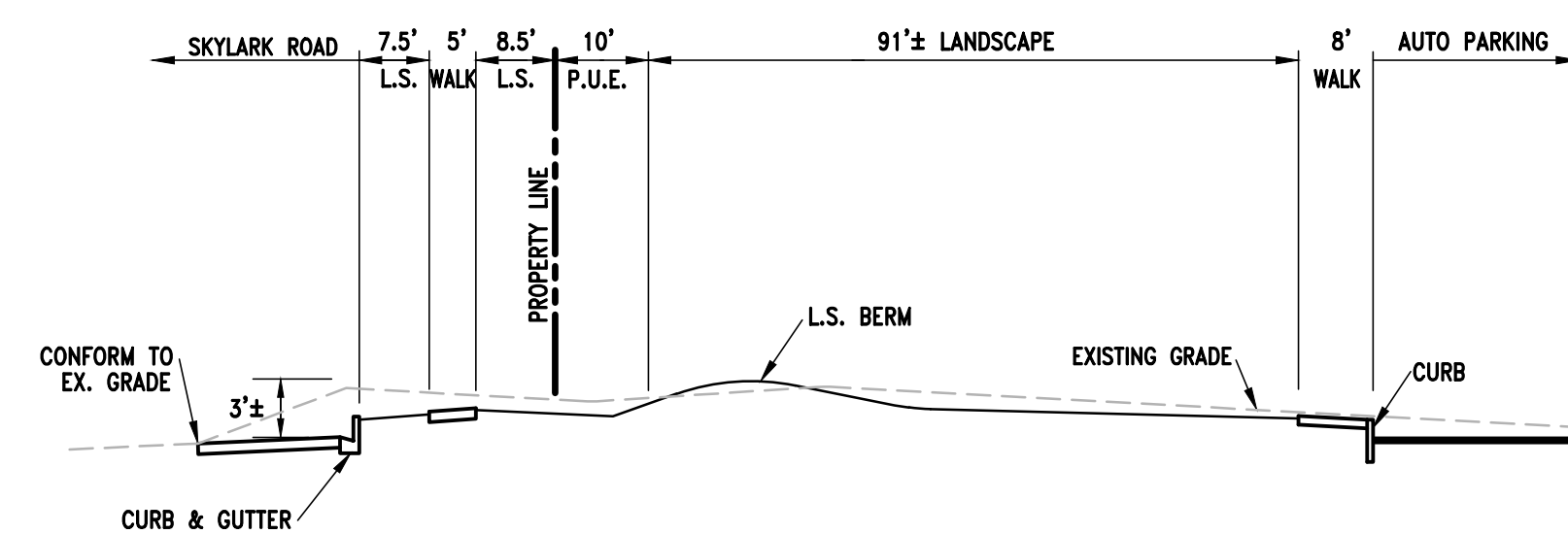


SEE SHEET C.3.1

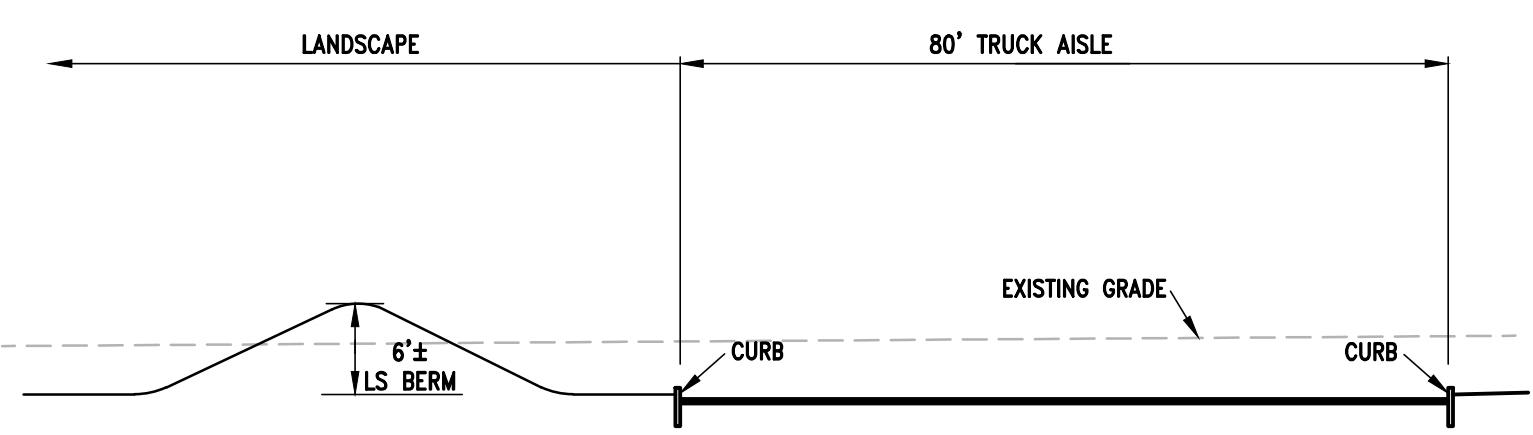
SEE SHEET C.3.2



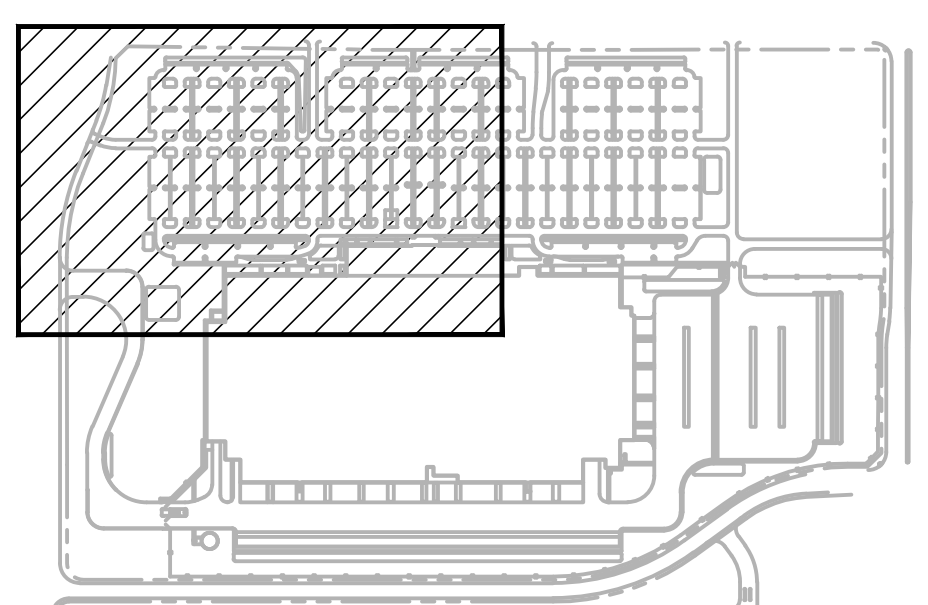
SECTION A-A NORTH SIDE - WESTERLY
N. T. S.



SECTION B-B WEST SIDE - NORTHERLY
N. T. S.



SECTION C-C WEST SIDE - NORTHERLY
N. T. S.



REVISION	
NO.	BY
1	5/22/2020
2	9/25/2020
3	10/20/2020

KIER+WRIGHT
3050 Collier Canyon Road
Livermore, California 94551
Phone: (925) 245-8788
www.kierwright.com

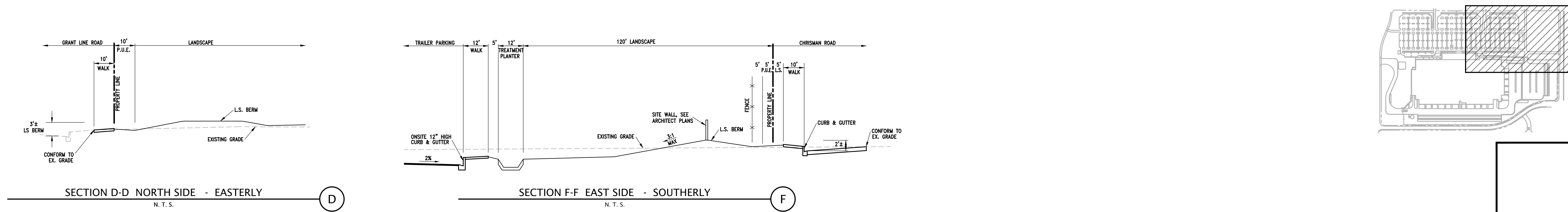
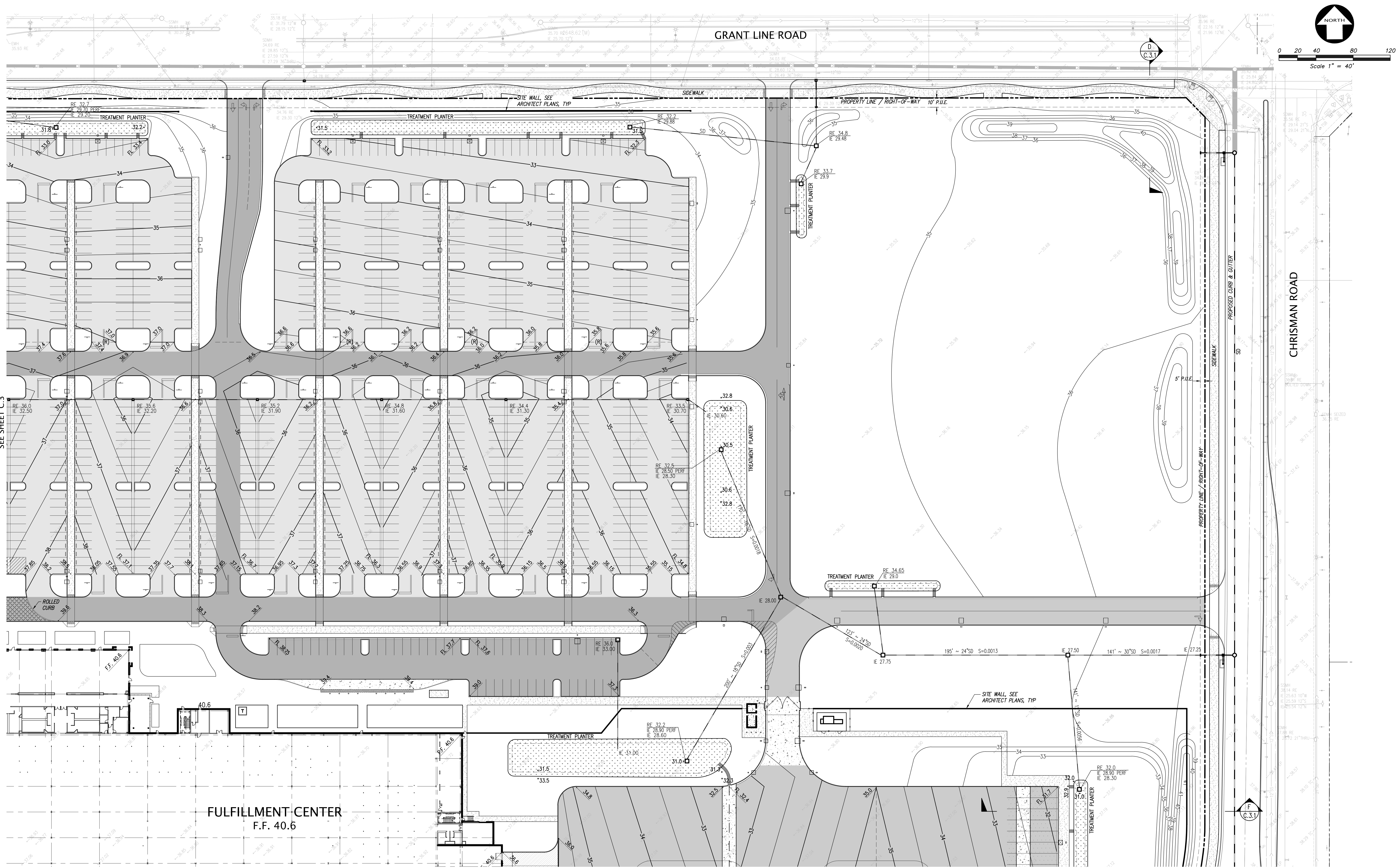
REGISTERED PROFESSIONAL ENGINEER
MICHAEL T. BASTIS
No. 1414
CIVIL
STATE OF CALIFORNIA

PRELIMINARY GRADING & DRAINAGE PLAN
NEI PHASE 3
PROJECT BIG BIRD

CALIFORNIA

TRACY

DATE: 07/31/2020
SCALE: 1" = 40'
ENGINEER: M.F.B.
DRAFTER: -
JOB NO.: A05728-43
SHEET: C.3
OF: 9 SHEETS



REVISION		BY		NO.	
PLANNING SUBMITTAL	5/22/2020	Δ	Δ	Δ	Δ
PLANNING RESUBMITTAL	9/25/2020	Δ	Δ	Δ	Δ
PLANNING RESUBMITTAL	10/20/2020	Δ	Δ	Δ	Δ

KIER+WRIGHT
3050 Collier Canyon Road
Livermore, California 94551
Phone: (925) 245-8788
www.kierwright.com

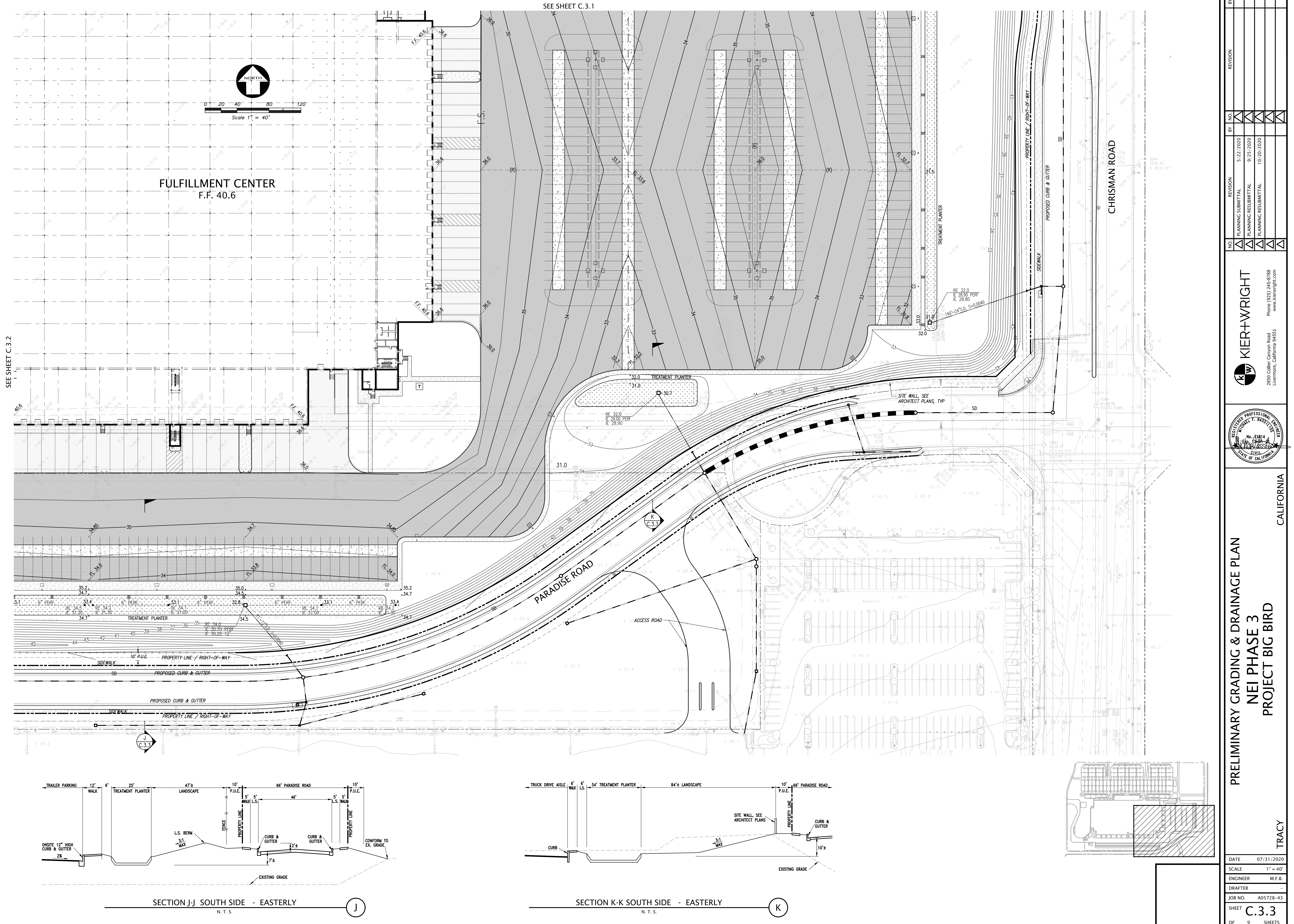
REGISTERED PROFESSIONAL ENGINEER
MICHAEL T. BASTIS
No. 21414
CIVIL
STATE OF CALIFORNIA

CALIFORNIA

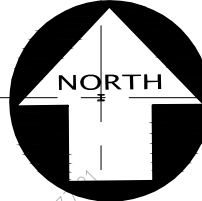
PRELIMINARY GRADING & DRAINAGE PLAN
NEI PHASE 3
PROJECT BIG BIRD

TRACY

DATE: 07/31/2020
SCALE: 1" = 40'
ENGINEER: M.F.B.
DRAFTER: -
JOB NO.: A05728-43
SHEET: **C.3.1**
OF 9 SHEETS



FULFILLMENT CENTER
F.F. 40.6



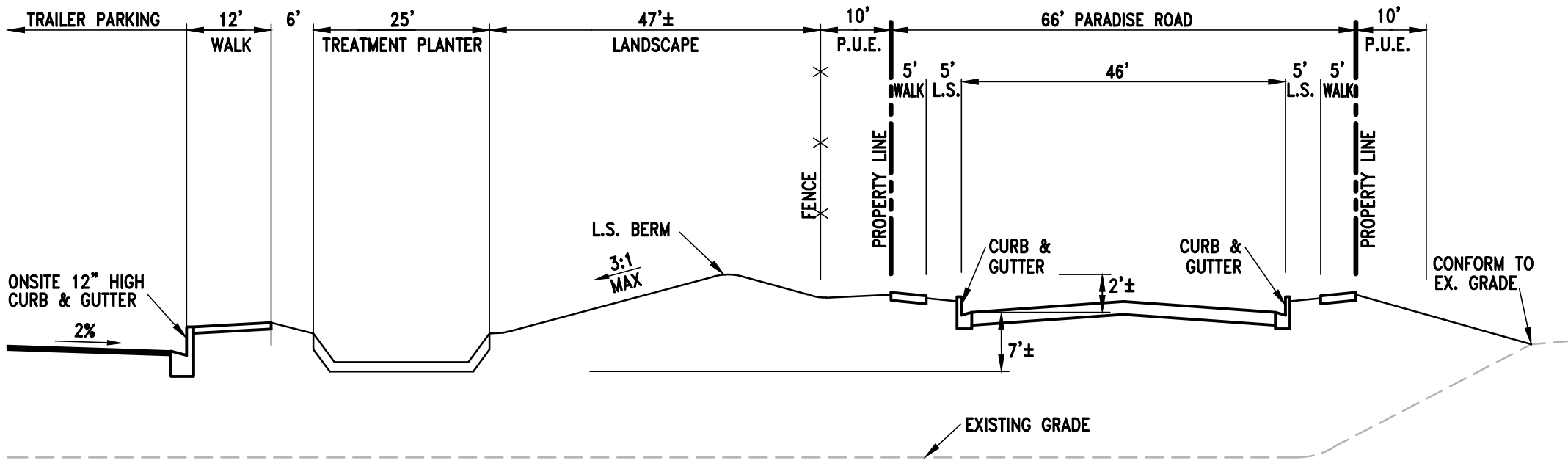
0 20 40 80 120
Scale 1" = 40'

SEE SHEET C.3.1

SEE SHEET C.3.2

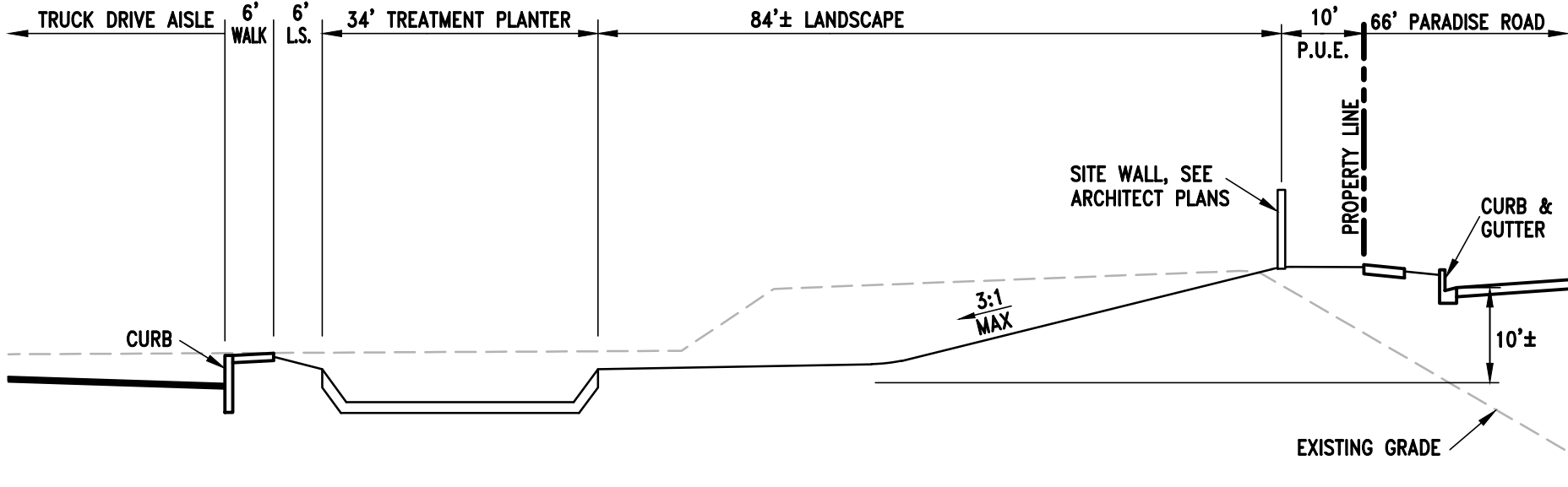
PARADISE ROAD

CHRISMAN ROAD



SECTION J-J SOUTH SIDE - EASTERLY
N.T.S.

J



SECTION K-K SOUTH SIDE - EASTERLY
N.T.S.

K

PRELIMINARY GRADING & DRAINAGE PLAN
NEI PHASE 3
PROJECT BIG BIRD

TRACY

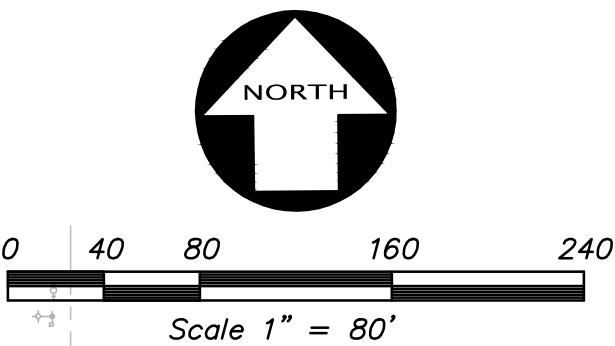
DATE	07/31/2020
SCALE	1" = 40'
ENGINEER	M.F.B.
DRAFTER	-
JOB NO.	A05728-43
SHEET	C.3.3
OF	9 SHEETS

KIER+WRIGHT
2020 Collins Canyon Road
Livermore, California 94551
Phone: (925) 246-8788
www.kierwright.com



CALIFORNIA

NO.	REVISION	BY	NO.
1	PLANNING SUBMITTAL	5/22/2020	1
2	PLANNING RESUBMITTAL	9/25/2020	2
3	PLANNING RESUBMITTAL	10/20/2020	3



DATE		07/31/2020	
SCALE		1" = 80'	
ENGINEER		M.F.B.	
DRAFTER		-	
JOB NO.		A05728-43	
SHEET		C.4	


OVERALL PRELIMINARY UTILITY PLAN


NEI PHASE 3

PROJECT BIG BIRD

CALIFORNIA

TRACY



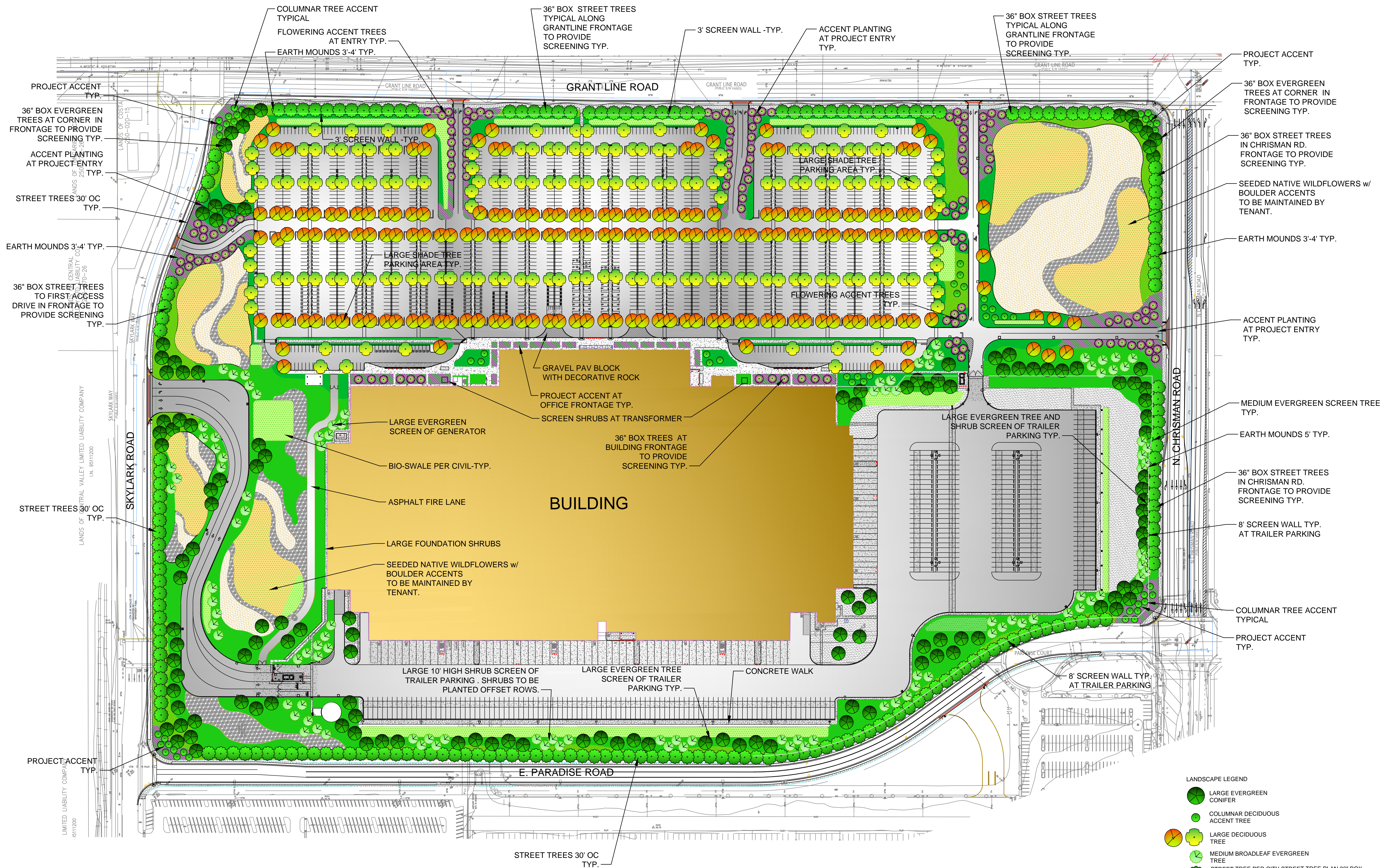


KIER+WRIGHT

3850 Collier Canyon Road
Livermore, California 94551

Phone: (925) 245-9788
www.kierwright.com

NO.	REVISION	BY	NO.	REVISION	BY
1	PLANNING SUBMITTAL		5	2/27/2020	
2	PLANNING RESUBMITTAL		6	9/25/2020	
3	PLANNING RESUBMITTAL		7	10/20/2020	
4			8		
5			9		



LANDSCAPE CALCULATIONS :

TOTAL SITE AREA = 86 AC
 TOTAL PARKING AREA = 774,318 S.F.
 PARKING AREA INCLUDES THE FOLLOWING:
 1. PAVEMENT INCLUDING ISLANDS, STALLS, AISLES AND ACCESS DRIVES
 2. ADJACENT BUILDING FRONTAGE LANDSCAPE AREA INC. WALKS
 PARKING AREA LANDSCAPE REQUIRED = 77,431 S.F. (10% OF PARKING AREA)
 PARKING AREA LANDSCAPE PROVIDED = 144,048 S.F. (18%)
 NO. OF STANDARD PARKING SPACES = 1,867
 TREES REQUIRED = 187 (1/10 SPACES)
 TREES PROVIDED = 334
 REQUIRED PARKING AREA SHADE = 309,727 S.F. (MIN. 40% OF PARKING AREA)
 PARKING AREA SHADE PROVIDED AT MATURITY = 335,552 (43%)
 200 TREES @ 100% 40" DIAMETER (1257 S.F.) = 251,400 S.F.
 134 TREES @ 50% 40" DIAMETER (628 S.F.) = 84,152 S.F.
 MINIMUM STREETScape LANDSCAPE REQUIRED:
 SKYLARK WAY - 15' (PROVIDED)
 GRANTLINE ROAD - 15' (PROVIDED)
 N CHRISMAN ROAD - 15' (PROVIDED)
 FRONTAGE AREA = 117,330 S.F. MIN TREE REQUIREMENT 1/400S.F.
 TREES REQUIRED = 293
 TREES PROVIDED = 359
 THE LANDSCAPE PLAN MEETS THE REQUIREMENTS OF THE
 NORTHEAST INDUSTRIAL DEVELOPMENT PLAN

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 100'



REFER TO PRELIMINARY PLANT LIST SHEET LC1.2

- LANDSCAPE LEGEND**
- LARGE EVERGREEN CONIFER
 - COLUMNAR DECIDUOUS ACCENT TREE
 - LARGE DECIDUOUS TREE
 - MEDIUM BROADLEAF EVERGREEN TREE
 - STREET TREE PER CITY STREET TREE PLAN 36" BOX TO BE INSTALLED ON GRANT LINE AND ON SIDE STREETS TO THE FIRST ACCESS DRIVE EITHER SIDE.
 - FLOWERING ACCENT TREE
 - LOW TO MEDIUM SHRUBS FLOWERING w/ ACCENT PERENNIALS & GRASSES
 - LOW PLANTING 1'-4' TALL
 - PROJECT ACCENT PLANTING FLOWERING SHRUBS & GROUND-COVERS, PERENNIAL ACCENT
 - SCREEN PLANTING TALL SCREEN SHRUBS 8' +
 - SEEDED PER NATIVE BIO-RETENTION GRASSES HYDROSEED MIX
 - ROCK MULCH IN TRUCK TRAILER ACCESS AREA
 - SEEDED WILDFLOWER MIX BOULDER ACCENTS
 - DECOMPOSED GRANITE ACCENT
 - LARGE ROCK MULCH ACCENT



hpa, inc.
 18831 Bardeen Avenue, Suite 100
 Irvine, CA 92612
 tel: 949-853-1770
 email: hpa@hparchs.com

GreenDesign
 Landscape Architects, Inc.
 1464 Popinjay Drive
 Reno, NV
 p: 775 829 1364
 email: bhatch00@charter.net

Owner:

PROLOGIS
 Ahead of what's next

3353 Gateway Blvd.
 Fremont, CA 94538
 tel: (510) 656-1900

Project:
Prologis Tracy-NEI
PHASE 3 G4+5

Tracy, CA

Consultants:

CIVIL K&W
 STRUCTURAL HSA
 MECHANICAL KRAEMER
 PLUMBING KRAEMER
 ELECTRICAL KRAEMER
 LANDSCAPE GREEN DESIGN
 FIRE PROTECTION HARRINGTON
 SOILS ENGINEER

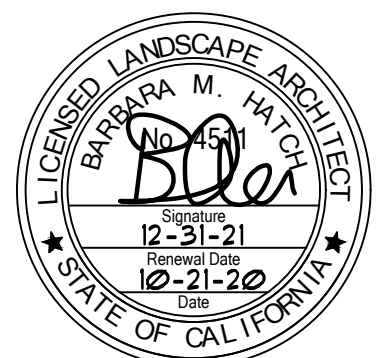
Title:
PRELIMINARY LANDSCAPE PLAN

Project Number: 20160
 Drawn by: BH
 Date: 7/01/20

Revision:
 REVISED 7-31-20
 REVISED 9-29-20
 REVISED 10-21-20

Sheet:

LC1.1





hpa, inc.
18831 Bardeen Avenue, Suite 100
Irvine, CA 92612
tel: 949-863-1770
email: hpa@hparchs.com

GreenDesign
Landscape Architects, Inc.
1464 Popinjay Drive
Reno, NV
p: 775 829 1364
email: bhatch00@charter.net



Owner:



3353 Gateway Blvd.
Fremont, CA 94538
tel: (510) 656-1900



Project:
**Prologis
Tracy-NEI
PHASE 3 G4+5**

Tracy, CA



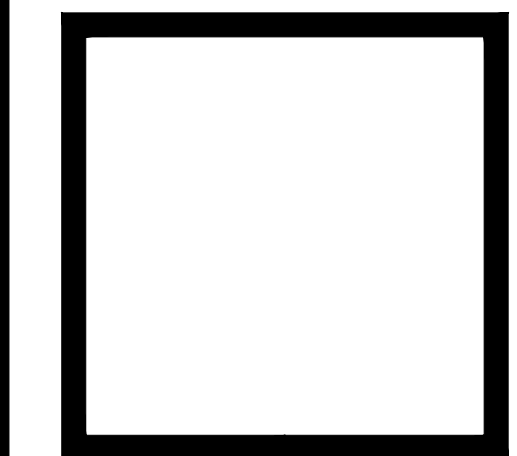
Consultants:

CIVIL	K&W
STRUCTURAL	HSA
MECHANICAL	KRAEMER
PLUMBING	KRAEMER
ELECTRICAL	KRAEMER
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	HARRINGTON
SOILS ENGINEER	



Title:
**PRELIMINARY LANDSCAPE PLAN
BUILDINGS 3 & 4**

Project Number: 20160
Drawn by: BH
Date: 7/01/20
Revision:



Sheet:

LC1.2

PRELIMINARYPLANT LIST

"N" CA NATIVE	BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME /ZONE	MATURE HABIT
N	<u>LARGE DECIDUOUS PARKING LOT TREE</u>				
	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	24" BOX	L	60' X 30'
	PISTACHIA SINENSIS	CHINESE PISTACHE	24" BOX or 36" BOX	L	50' X 40'
	ULMUS 'FRONTIER'	FRONTIER ELM	24" BOX or 36" BOX	M	50' X 60'
	<u>COLUMNAR DECIDUOUS TREE (ACCENTS)</u>				
	QUERCUS 'CRIMSON SPIRE'	COLUMNAR OAK	24" BOX.	M	40' X 15'
	<u>MEDIUM EVERGREEN TREE</u>				
	OLEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX.	L	20' X 20'
	<u>LARGE EVERGREEN TREE</u>				
	LAURUS N. 'SARATOGA'	SWEET BAY	24" BOX	L	25' X 20'
	CEDRUS DEODARA	DEODAR CEDAR	24" BOX. or 36" BOX	L	40' X 40'
	QUERCUS WISLIZENII	INTERIOR LIVE OAK	24" BOX	VL	50' X 50'
	<u>FLOWERING TREE</u>				
	LAGERSTROMIA INDICA	CRAPE MYRTLE	15 GAL OR 36" BOX.		L 15' X 10'
	<u>EVERGREEN SCREENING SHRUBS</u>				
	DODQAEA VISCOSA	HOPSEED	5 GAL.	L	10' X 10'
	NERIUM SPP.	OLEANDER	5 GAL.	L	VARIES
	ARCTOSTAPHYLOS SPECIES	MANZANITA	5 GAL.	L	VARIES
N	<u>SHRUBS</u>				
	CEANOTHUS 'RAY HARTMAN'	CA. LILAC	5 GAL.	L	8' X 8'
	CEANOTHUS SPP.	CEANOTHUS	5 GAL.	L	VARIES
N	<u>GROUND COVER</u>				
	LANTANA M. 'GOLD RUSH'	GOLD RUSH LANTANA	5 GAL.	L	2' X 4'
	RHAMNUS CALIFORNICA	COFFEE BERRY	5 GAL.	L	1.5' X 3'
	NERIUM OLEANDER 'PETITE PINK'	PETITE PINK OLEANDER	5 GAL.	L	5' X 5'
	<u>PERENNIALS</u>				
	PHORMIUM SPP.	NEW ZEALAND FLAX	5 GAL.	L	VARIES
	PEROVSKIA	RUSSIAN SAGE	1 GAL.	L	3' X 3'
	ESCALLONIA 'NEWPORT'	ESCALLONIA	5 GAL.	L	3' X 3'
	<u>GRASSES</u>				
	ROSA 'MEIGALOPID'	RED DRIFT ROSE ROSE	2 GAL.	M	3' X 3'
	ARBUTUS U 'ELFIN KING'	DW. STRAWBERRY TREE	5 GAL.	L	5' X 5'
	SALVIA GREGGII 'FURMAN'S RED'	SALVIA	1 GAL.	L	4' X 4'
N	<u>LEGEND</u>				
	WESTRINGIA 'MORNING LIGHT'	ROCK ROSE	5 GAL.	L	1.5' X 4'
	OLEA 'LITTLE OLLIE'	DW. OLIVE	5GAL.	L	7'X5'
	LANTANA	HUNTINGTON BLUE ROSEMARY	1 GAL.	L	2' X 4'
	<u>WATER EFFICIENT LANDSCAPE REQUIREMENTS</u>				
	ROSMARINUS OFFICINALIS	LAVENDER	1 GAL.	L	1.5' X 3'
	LAVENDULA SPP.	HORZ. CARMEL CEANOTHUS	1 GAL.	L	6" X 8"
	CEANOTHUS SPP.	BEARBERRY COTONEASTER	1 GAL.	L	3' X 10'
	<u>LEGEND</u>				
	COTONEASTER D. 'LOWFAST'		1 GAL.	L	1' X 6'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
N	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	<u>LEGEND</u>				





PROJECT BIG BIRD
TRACY, CA





ENVIRONMENTAL CHECKLIST

FOR THE

BIG BIRD INDUSTRIAL PROJECT

October 2020

Prepared for:

City of Tracy
Development Services Department
Planning Division
333 Civic Center Plaza
Tracy, CA 95376

Prepared by:

De Novo Planning Group
1020 Suncast Lane, Suite 106
El Dorado Hills, CA 95762
(916) 949-3231

D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm

ENVIRONMENTAL CHECKLIST

FOR THE

BIG BIRD INDUSTRIAL PROJECT

October 2020

Prepared for:

City of Tracy
Development Services Department
Planning Division
333 Civic Center Plaza
Tracy, CA 95376

Prepared by:

De Novo Planning Group
1020 Suncast Lane, Suite 106
El Dorado Hills, CA 95762
(916) 949-3231

INTRODUCTION

The City of Tracy adopted the Northeast Industrial Concept Development Plan for an area comprised of approximately 870 gross acres in the northeastern portion of the city on May 8, 1996 (Resolution Number 96-146) and, pursuant to the California Environmental Quality Act (CEQA), certified an Environmental Impact Report (EIR) (SCH # 95102050) for the Northeast Industrial Concept Development Plan (Resolution Number 96-144).

On August 7, 2012, the Northeast Industrial Concept Development Plan was repealed and replaced by the adoption of the Northeast Industrial Specific Plan (Ordinance 1174). The Northeast Industrial Specific Plan was determined to be consistent with the EIR prepared for the Northeast Industrial Concept Development Plan in 1996 (SCH #95102050) (the “NEISP EIR”) and no further environmental analysis was found necessary to be prepared.

Since certification of the NEISP EIR and subsequent adoption of the Northeast Industrial Specific Plan that supersedes the Northeast Industrial Concept Development Plan, the project applicant for the Big Bird Industrial Project (project) has submitted plans to develop four parcels within the Northeast Industrial area. The proposed project’s consistency with the Northeast Industrial Specific Plan and a comparison of the potential impacts associated with the proposed project compared to the Northeast Industrial Concept Development Plan Draft EIR analysis, are addressed in this document.

Section 15168(c)(2) of CEQA’s implementing regulations (the “CEQA Guidelines”), which governs the use of subsequent activities covered under a previously-certified program EIR, states: “If the agency finds that pursuant to Section 15162, no new effects could occur or no new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required.”

As demonstrated in the following analysis, the Northeast Industrial Concept Development Plan Draft EIR continues to serve as the appropriate document addressing the environmental impacts of development within the NEISP area, including the project, pursuant to CEQA. Specifically, the following analysis shows that development of the proposed project would not result in any new significant environmental effects that were not identified and addressed by the NEISP EIR and no new mitigation measures would be required. As such, no new environmental document is required for the proposed project. This document provides the supporting evidence for this conclusion by the City of Tracy.

PROJECT OVERVIEW

PROJECT LOCATION

The project site consists of approximately 86.0 acres located at the southwest corner of Grant Line Road and Chrisman Road in the northeast quadrant of the City of Tracy. The project site is located on Assessor Parcel Numbers (APNs) 250-020-93, 250-020-95, 250-020-81, and 250-020-80. The project’s location is shown in Figure 1.

PROJECT DESCRIPTION

The proposed project would include development of a multi-story warehouse facility which covers 823,522 square feet (SF) on the ground floor. Above the ground floor, four additional elevated building levels would be included. These elevated building levels would include a combination of occupied areas, and non-occupied areas consisting of robotic storage platforms.

Internally, the facility would include a ground-floor office (55,808 SF), ground-floor warehouse space (767,714 SF), and four elevated robotics-occupied sortation floors (133,024 SF per floor of occupied area per floor and 532,446 SF of non-occupied robotic storage platforms per floor), for a total occupied building totaling 1,355,618 SF and a non-occupied robotics area of 2,129,784 SF. The overall building height is proposed to be 98-feet, 8-inches at the tallest point.

Due to the proposed building height, the applicant is requesting a NEISP amendment to change the maximum building height from 60 feet to 125 feet for buildings located at the project location. No other changes to the NEISP are proposed with the project application.

The project would also include site access, parking, and circulation improvements. Six access points to the site would be provided: one along Chrisman Road, two along Skylark Way, and three along E. Grant Line Road. As part of the project, the private road located along the southern site boundary would be demolished and a new alignment of Paradise Road would be constructed. Once redeveloped, Paradise Road would be dedicated to the City as a public road. The project would also include development of 234 trailer parking spaces, 1,867 auto parking spaces, and 12 motorcycle parking spaces.

Storm drainage treatment facilities would be located throughout the site. Utility lines (water, sewer, and storm drain) located along the adjacent roadways would be extended into the site to serve the project. Construction of the project is expected to take approximately 16 months total, with project completion estimated for February 2022. The proposed site plan is shown on Figure 2.

EXISTING SITE USES

The project site is currently vacant and undeveloped. No structures are located on-site. The site was previously used for agricultural uses but is no longer irrigated or harvested. Figure 3 shows an aerial view of the project site.

SURROUNDING LAND USES

The project site is located in an area predominately containing industrial and agricultural uses. The surrounding area adjacent to the project site includes industrial and warehouse uses to the northwest, northeast, south, west, and east of the project site. Approximately six agricultural residences and two industrial warehouses are located north of the project site. The project site and the surrounding uses are designated Industrial by the City's General Plan.

GENERAL PLAN AND ZONING DESIGNATIONS

The Tracy General Plan land use designation for the project site is Industrial (consistent with the proposed project) and the site is within the NEISP area. Specific uses allowed in the Industrial

land use designation category range from flex/office space to manufacturing to warehousing and distribution. According to the City's General Plan, Industrial parcels should have a maximum floor-area-ratio (FAR) of 0.5. The proposed project's anticipated FAR would be approximately 0.36. This FAR was calculated based on the total occupied area of the proposed building. Industrial uses are located to provide proper truck access, buffering from incompatible uses and proximity with rail corridors and transit links. Figure 4 displays the General Plan land use designation for the project site and surrounding area.

The project site is zoned NEISP. The NEISP addresses 870 acres in the northeast corner of the City. Anticipated land uses include a mixture of manufacturing, warehousing, and distribution uses including rail-dependent industries and "flex-tech" light industrial. Figure 4 also displays the zoning designation for the project site and surrounding area.

REQUESTED ENTITLEMENTS AND OTHER APPROVALS

The City of Tracy is the Lead Agency for the proposed project, pursuant to the State Guidelines for Implementation of CEQA (Guidelines Section 15050).

If the proposed project is approved by the City of Tracy, this document will be used to take the following actions:

- Determine the appropriate form of CEQA compliance for the project.
- Support the approval of the NESIP amendment to change the maximum building height from 60 feet to 125 feet at the project site location.
- Support the approval of a Development Review Permit.
- Support the approval of grading and building permits.

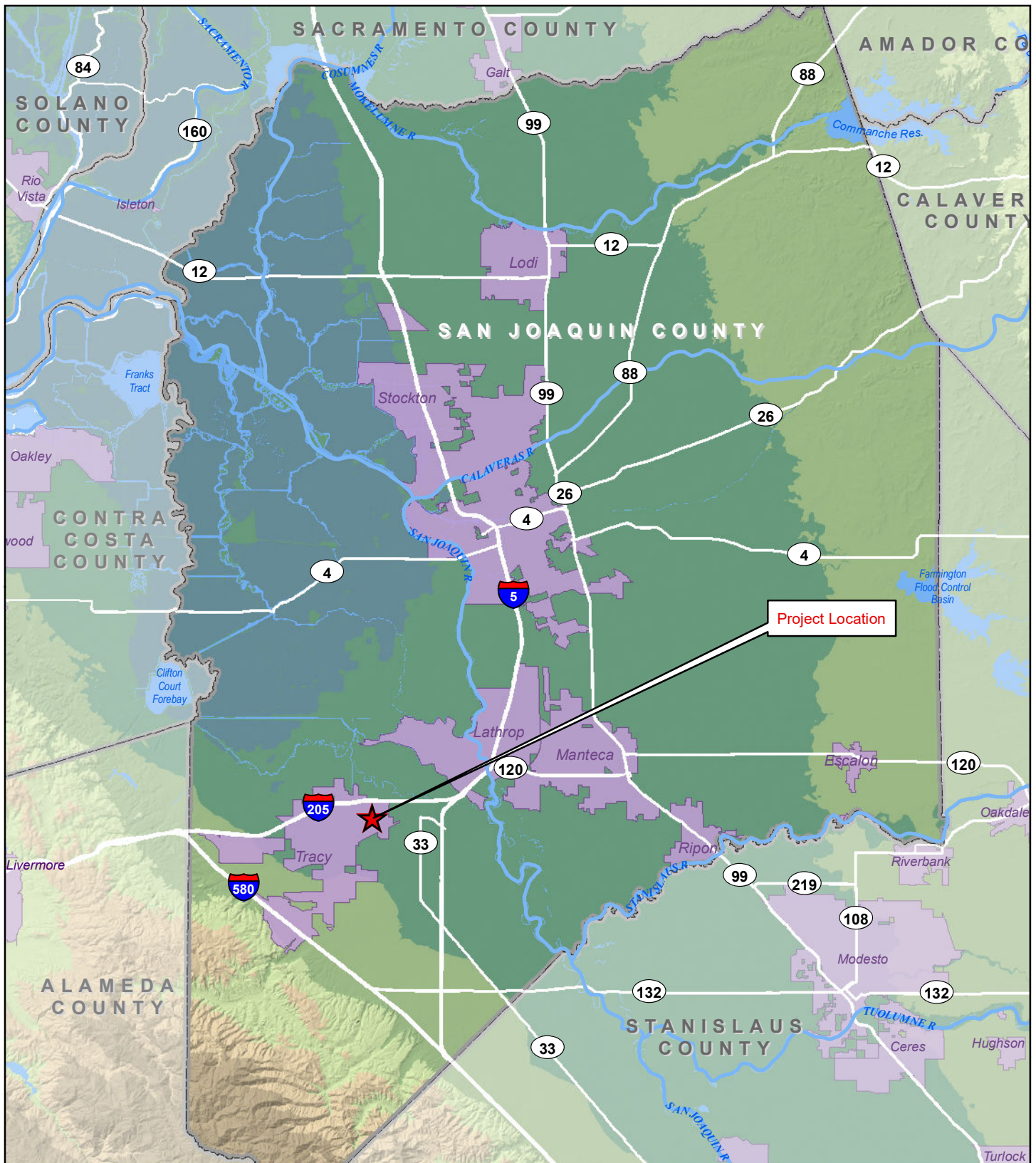
The following agencies may be required to issue permits or approve certain aspects of the proposed project, and may rely on this document for such actions:

- Central Valley Regional Water Quality Control Board (CVRWQCB) - Storm Water Pollution Prevention Plan (SWPPP) approval prior to construction activities.
- San Joaquin Valley Air Pollution Control District (SJVAPCD) - Approval of construction-related air quality permits.
- San Joaquin Council of Governments (SJCOG) - Review of project application to determine consistency with the San Joaquin County Multi-Species Habitat, Conservation, and Open Space Plan (SJMSCP).




PROJECT-SPECIFIC ENVIRONMENTAL REVIEW

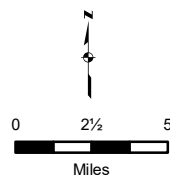
The attached Environmental Checklist includes a discussion and analysis of any peculiar or site-specific environmental impacts associated with construction and operation of the proposed project. The Environmental Checklist identifies the applicable mitigation measures from the Northeast Industrial Concept Development Plan EIR and applicable City of Tracy development standards and policies that would apply to the proposed project during both the construction and operational phases. This Environmental Checklist explains how the application of these relevant

mitigation measures and uniformly applied standards and policies would ensure that no peculiar or site-specific environmental impacts would occur.



LEGEND

-  Project Location
-  County Boundary
-  City Area



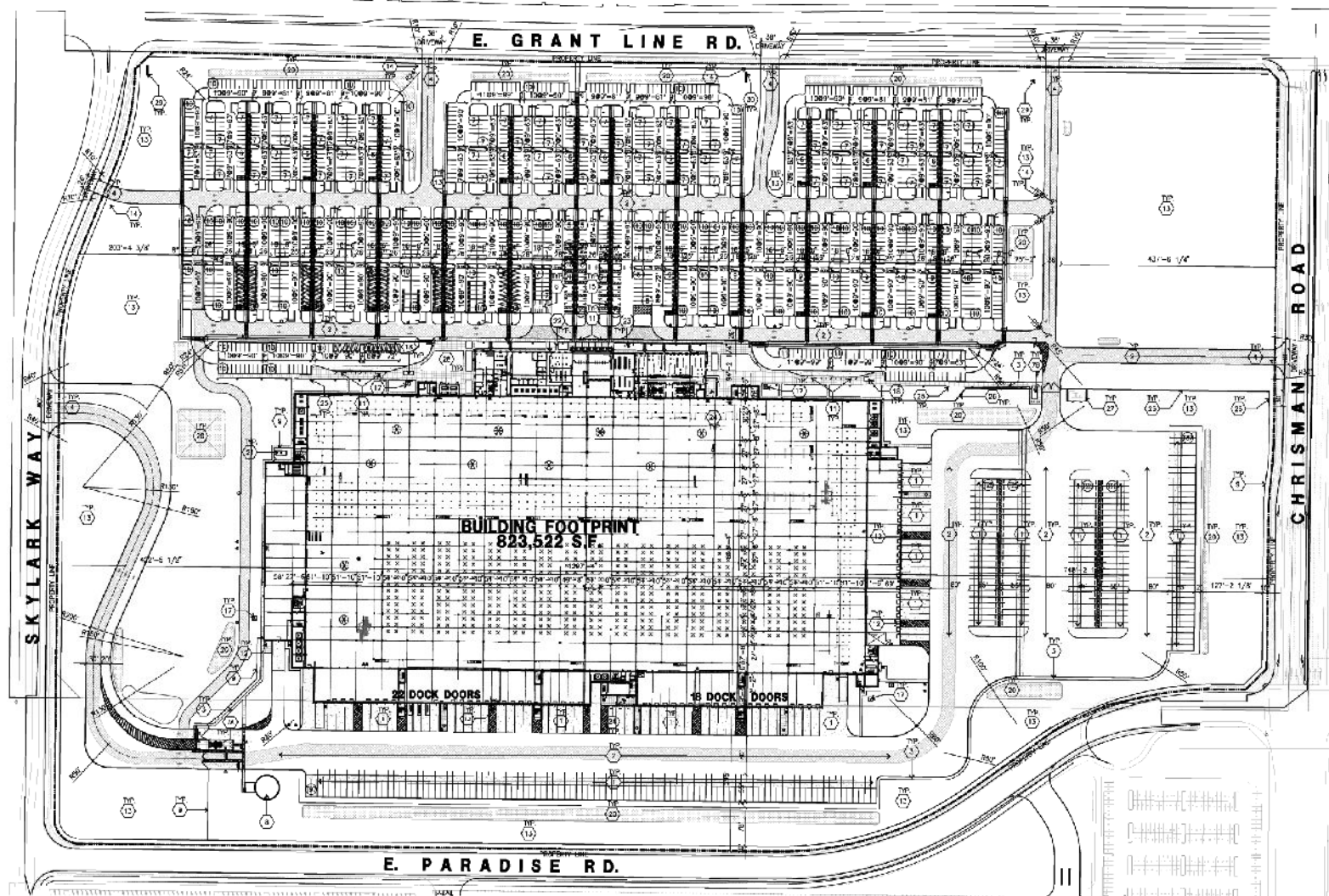
**BIG BIRD INDUSTRIAL
CITY OF TRACY**

Figure 1. Regional Location Map

Sources: CalAtlas; California County GIS Departments.
Map date: September 2, 2020.

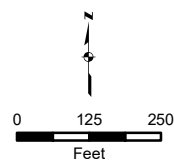
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

This page left intentionally blank.

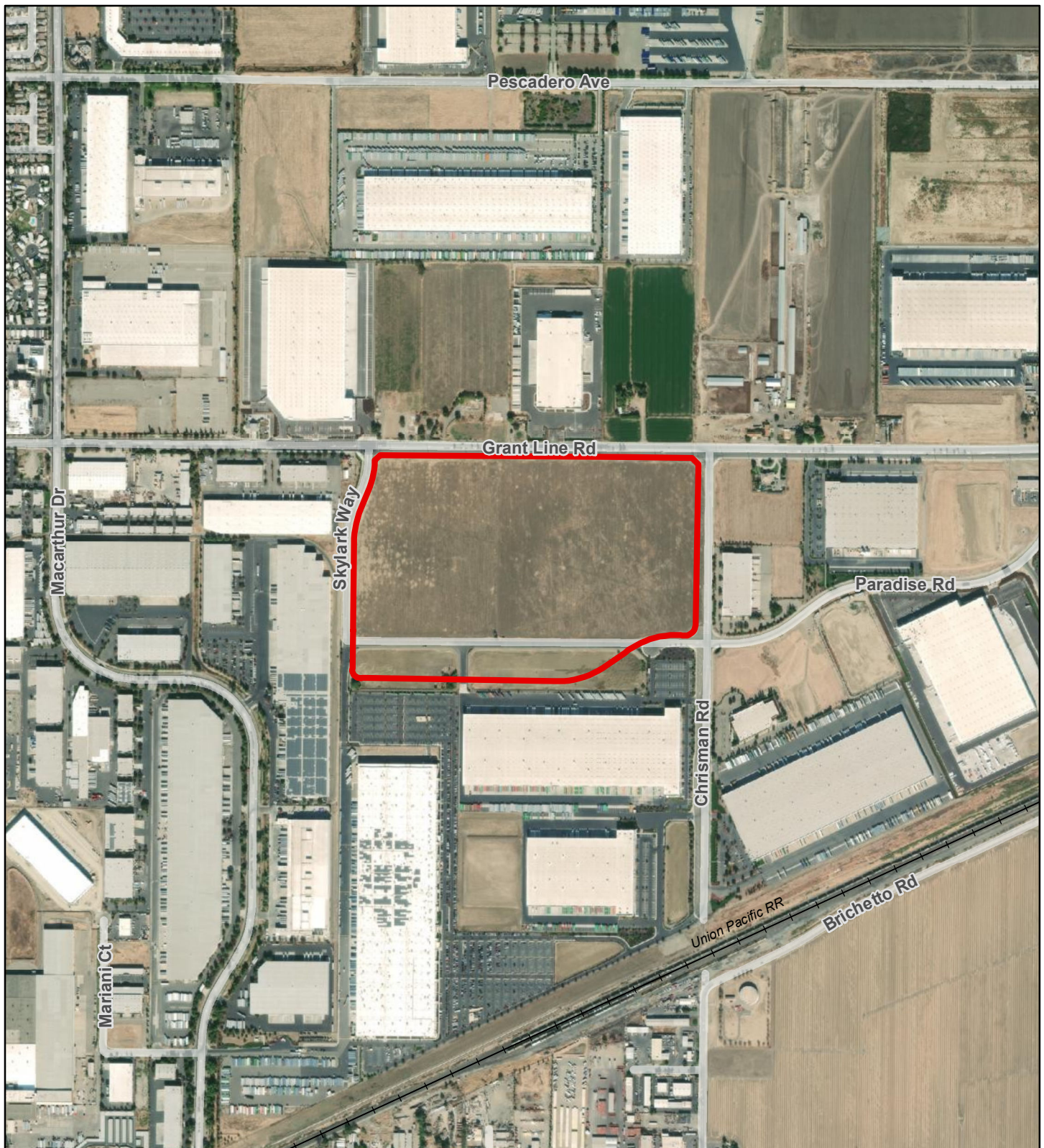


BIG BIRD INDUSTRIAL CITY OF TRACY

Figure 2. Site Plan

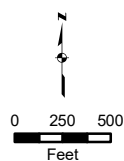


This page left intentionally blank.



LEGEND

Project Big Bird Boundary



**PROJECT BIG BIRD
TRACY, CALIFORNIA**

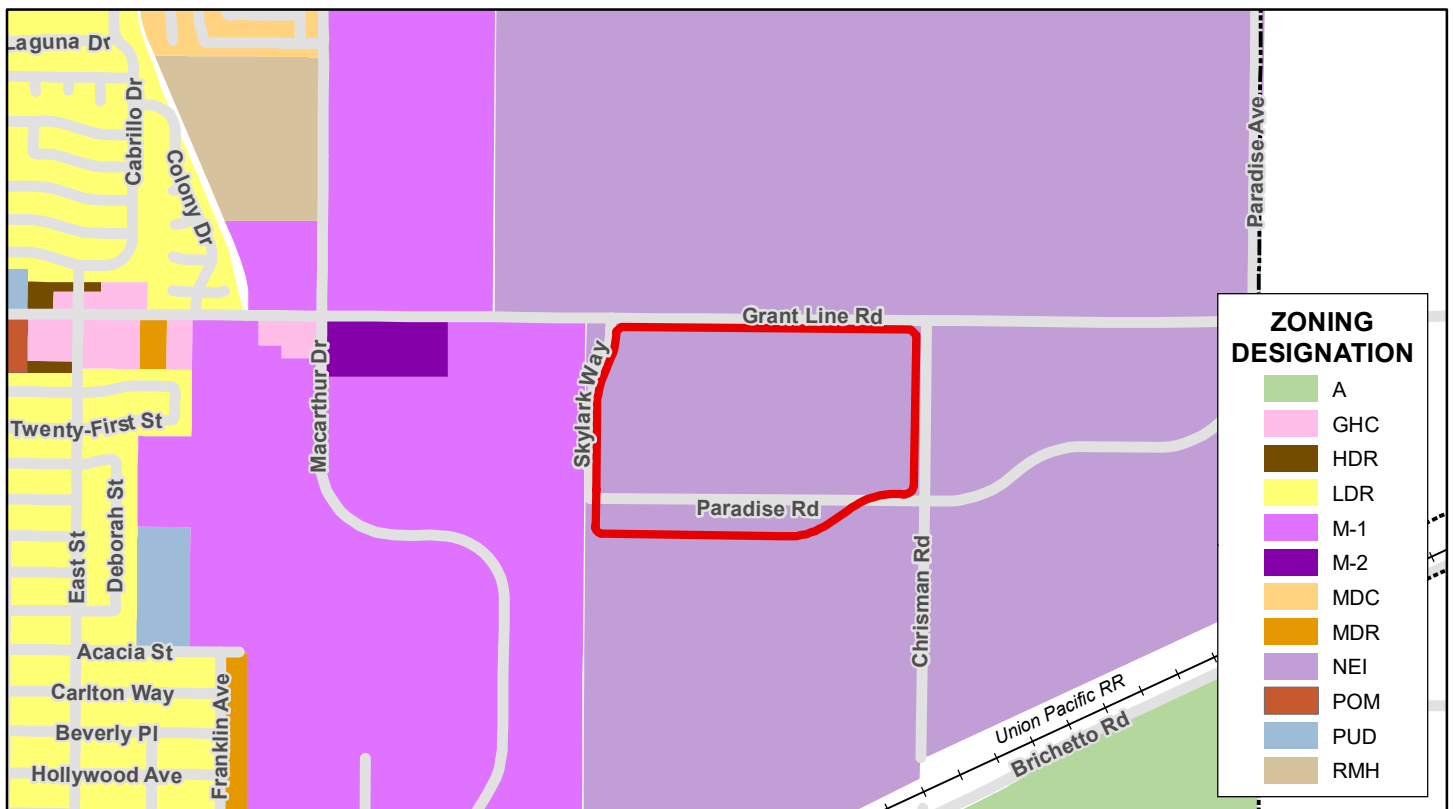
Figure 3. Aerial View of Project

Data sources: San Joaquin County; ArcGIS Online World Imagery
Map Service. Map date: September 2, 2020. Revised October 13, 2020.

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm



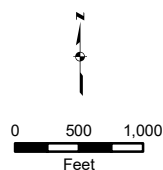
This page left intentionally blank.



LEGEND

- Project Big Bird Boundary
- Tracy City Limits

Data sources: San Joaquin County; City of Tracy.
Map date: September 2, 2020. Revised October 13, 2020.



PROJECT BIG BIRD TRACY, CALIFORNIA

Figure 4. General Plan and Zoning Designations

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm



This page left intentionally blank.

ENVIRONMENTAL EVALUATION

This section evaluates the potential environmental effects of the proposed Project using a modified form of the environmental checklist from Appendix G of the State CEQA Guidelines. The definitions of the response column headings include:

- A. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant after the implementation of feasible mitigation measures. The impact may warrant additional analysis within a Subsequent or Supplemental EIR or the Impact would be within the scope of analysis in the NEISP EIR and require no additional analysis to identify additional mitigation measures.
- B. “Less than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measure has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” Mitigation measures from the NEISP EIR will be cross-referenced when applicable.
- C. “Less Than Significant Impact” applies where the project creates no significant impacts, only Less than Significant Impacts. These impacts are within the scope of Less Than Significant Impacts identified and evaluated within the NEISP EIR and below thresholds considered significant.
- D. “No Impact” applies where the project does not create an impact in that category.
- E. “Reviewed Under Previous Document” indicates the impact created by the proposed Project would be the same as that identified in the NEISP EIR for the corresponding threshold. Where this finding is made, both are so noted herein and the corresponding boxes are checked in the Environmental Checklist.

This analysis has been prepared to evaluate the proposed Big Bird Industrial Project for consistency with the previously certified NEISP EIR (SCH #95102050). Relevant mitigation measures from the previously certified NEISP EIR have been incorporated into the document, as applicable. It is the intent of this document to apply the adopted mitigation measures, as listed in the Mitigation Monitoring and Reporting Program.

I. LAND USE -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Reviewed Under Previous Document</i>
a) Substantially alter or conflict with the existing or planned use of an area?					X
b) Substantially disrupt or divide the physical arrangement of an established community?					X
c) Substantially interfere with agricultural production?					X

*RESPONSES TO CHECKLIST QUESTIONS***Threshold (a) -- Would the Project substantially alter or conflict with the existing or planned use of an area?**

The Project site is a vacant, 86-acre site located within the Northeast Industrial Specific Plan (NEISP). The NEISP was created to facilitate the buildout of high-quality industrial and commercial area located in the northeast area of Tracy, consisting of 789.9 acres for industrial development and 45.5 acres for commercial development. Since adoption of the NEISP, the NEISP Area has been built out with commercial, industrial, and business park industrial uses. The proposed Project site is currently surrounded by several large, multi-story industrial/warehouse style buildings to the northwest, northeast, south, west, and east. In addition, approximately six agricultural residences and two industrial warehouses are located north of the project site. Implementation of the proposed Project would provide for additional industrial development on a project site that is designated for Industrial land uses in the General Plan and bordered by similar industrial developments.

The NEISP EIR found that buildout of the industrial development proposed by the NEISP was consistent with the 1993 Tracy Urban Management Plan/General Plan (UMP) and would result in a less than significant impact relating to altering or conflicting with the planned use for the area. Because the proposed Project would include development of industrial uses consistent with the NEISP, the proposed Project's impact relative altering or conflicting with the existing or planned use of an area would be similar to those identified in the NEISP EIR. No greater impacts and no change to the disposition of impacts on the build-out of the Project site would occur as a result of the proposed Project. The proposed Project's impact on altering or conflicting with existing or planned uses of an area remains less than significant for industrial uses consistent with the effects of implementation of the NEISP. Additional environmental review is not required since this impact was addressed and is consistent with the development density analyzed in the NEISP EIR.

Threshold (b) -- Would the Project substantially disrupt or divide the physical arrangement of an established community?

The proposed Project involves the conversion of a vacant, undeveloped site into an industrial development, consisting of a multi-story warehouse and associated parking facilities. Impacts in the NEISP EIR found that the specific plan area does not contain an established community; therefore, development of the NEISP would not disrupt or divide the physical arrangement of an established community. No change to the disposition of impacts associated with the build-out of the NEISP would result from the proposed Project. Impacts were considered less than significant for build-out of the NEISP; therefore, impacts would remain less than significant under the proposed Project. This finding is supported by the previously certified EIR prepared for the NEISP. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed.

Threshold (c) -- Would the Project substantially interfere with agricultural production?

The Project site was previously utilized for agricultural production; however, currently, the project site is not irrigated and is vacant and undeveloped. The proposed Project is identified for urban land uses in the NEISP and General Plan, and the Project is consistent with the uses established by both plans. Impacts related to interference with agricultural production were considered less than significant in the previously certified NEISP EIR. The NEISP EIR noted that the conversion of agricultural land in this area was acknowledged by the UMP EIR and recognized as necessary by the adoption of the Statement of Overriding Considerations (Resolution No. 93-226) for the direct impacts to farmland resulting from adoption of the UMP and UMP EIR. Additionally, the City's Right-to-Farm ordinance was designed to protect the existing agricultural operations and reduce impacts to associated with urban and agricultural interference. Moreover, the NEISP Design Guidelines requires development applications to provide information demonstrating provisions of adequate buffers between proposed development and adjacent existing dairy uses.

No change to the disposition of impacts associated with the build-out of the NEISP would result from the proposed Project. Impacts were considered less than significant for build-out of the NEISP; therefore, impacts would remain less than significant under the proposed Project. This finding is supported by the previously certified EIR prepared for the NEISP. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed.

Cumulative Impacts

Through implementation of mitigation measures, impacts related to land use across the NEISP area were considered less than cumulatively considerable in the previously certified NEISP EIR. As discussed above, the proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Proposed Project-related impacts are consistent with the environmental effects previously identified certified NEISP EIR. The proposed Project would also be consistent with the land use and development regulations

contained in the NEISP EIR. Thus, while the proposed Project involves the conversion of vacant agricultural land to an industrial land use, so long as the proposed Project abides by the NEISP guidelines, no cumulatively considerable impacts related to land use would occur. This finding is supported by the previously certified EIR prepared for the NEISP because the proposed Project is consistent with the NEISP. Therefore, the proposed Project would not cause either a new impact to occur, nor an increase in the severity of an impact previously disclosed.

II. PUBLIC HEALTH AND SAFETY -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Reviewed Under Previous Document</i>
a) Result in a significant exposure of people to potential health hazards?					X
b) Involve the use, production, or disposal of hazardous materials?					X
c) Result in a significant interference of an emergency plan?					X

RESPONSES TO CHECKLIST QUESTIONS**Threshold (a) -- Would the project result in a significant exposure of people to potential health hazards?**

The proposed Project involves the conversion of land previously used for agricultural production, and in proximity to existing agricultural production, to a multi-story industrial warehouse. The proposed Project is located on a site that is entirely within the original project area of the previously certified NEISP EIR, and the NEISP EIR specifically assumed that the proposed Project site would be fully developed with industrial uses. In other words, no land will be disturbed or otherwise be impacted by the proposed Project that the NEISP EIR did not already assume would occur as a result of buildout of the specific plan area. Additionally, the proposed Project is consistent with the land use designations, land use intensity, and building density identified in the NEISP; thus, the impact relative to exposure of people to potential health hazards would be similar to that identified in the previously certified NEISP EIR.

As noted in the NEISP EIR, a substantial portion of the specific plan area was (and, in some areas, still is) in agricultural production. The NEISP EIR found that past agricultural practices on-site may have included the use or storage of chemicals that may still be present today. Additionally, the extent of agricultural-related residue remaining on properties in the NEISP area is unknown. For these reasons, impacts related to exposure of people to potential health hazards were considered potentially significant in the previously certified NEISP EIR. The NEISP EIR imposed the following mitigation measure relative to this topic (which was imposed by the UMP EIR):

Mitigation Measure PHS-1: Project applicants will be required to comply with the San Joaquin County Hazardous Waste Plan. The plan mitigates the potential impacts of known hazardous waste sites on new development [This is Mitigation Measure M 53.1 of the UMP EIR in the NEISP EIR].

Mitigation Measure PHS-2: Project applicants shall be required to prepare an environmental assessment for all subdivisions where surface or subsurface contamination may be a concern. The assessment shall include but not be limited to:

- *Identification of potential sources of contamination caused by past or current land uses; and*
- *Evaluation of non-point sources of hazardous materials, including agricultural chemical residues, fuel storage tanks, septic systems, or chemical storage areas. [This is Mitigation Measure M 53.3 of the UMP EIR in the NEISP EIR].*

Following the implementation of the foregoing mitigation measure, the NEISP EIR concluded that the impacts of the development of the specific plan area would be less than significant relative to this topic. Because the impact of the proposed Project relative to exposure of people to potential health hazards would be similar to that identified in the previously certified NEISP EIR, the proposed Project would be required to impose the same mitigation measure set forth above, as applicable. Therefore, all impacts from the proposed Project will also be less than significant after mitigation. No greater impacts and no change to the disposition of impacts on the build-out of the Project site would occur as a result of the proposed Project. Additional environmental review is not required since this impact was addressed and is consistent with the development density analyzed in the NEISP EIR.

Threshold (b) -- Would the project involve the use, production, or disposal of hazardous materials?

The proposed Project includes development of a multi-story warehouse facility in an area of the City that currently contains predominantly industrial and agricultural uses. The proposed industrial land use does not routinely transport, use, or dispose of hazardous materials, or present a reasonably foreseeable release of hazardous materials, with the exception of common residential grade hazardous materials such as household cleaners, paint, etc. The operational phase of the proposed Project does not pose a significant hazard to the public or the environment. The Project would be required to comply with applicable federal, state, and local statutes and regulations, including the use restrictions and hazardous waste requirements included in the NEISP.

Impacts related to the use, production, or disposal of hazardous materials were found to be less than significant in the previously certified NEISP EIR. Because the proposed Project is for industrial uses consistent with the NEISP, the proposed Project's impact relative to the use, production, or disposal of hazardous materials would be similar to those identified in the NEISP EIR. No change to the disposition of impacts associated with the build-out of the NEISP would result from the proposed Project. Impacts were considered less than significant for build-out of the NEISP; therefore, impacts would remain less than significant under the proposed Project. This finding is supported by the previously certified EIR prepared for the NEISP. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed.

Threshold (c) -- Would the project result in a significant interference of an emergency plan?

The proposed Project does not include any actions that would impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. The Project involves the development of industrial land uses within an urbanized environment and would not interfere with any emergency response or evacuation plans. Because the proposed Project is for industrial uses consistent with the NEISP, the proposed Project's impact would be similar to those identified in the NEISP EIR. Impacts related to interference with an emergency plan were considered less than significant for build-out of the NEISP; therefore, impacts would remain less than significant under the proposed Project. This finding is supported by the previously certified EIR prepared for the NEISP. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Additional environmental review is not required since this impact was addressed and is consistent with the development density analyzed in the NEISP EIR.

Cumulative Impacts

Through implementation of mitigation measures, impacts related to public health and safety across the NEISP area were considered less than cumulatively considerable in the previously certified NEISP EIR. As discussed above, the proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Proposed Project-related impacts are consistent with the environmental effects previously identified certified NEISP EIR. The proposed Project would also be consistent with the land use and development regulations contained in the NEISP EIR. Thus, while the proposed Project involves the construction of an industrial warehouse on a vacant site, so long as the proposed Project abides by the NEISP guidelines, no cumulatively considerable impacts related to public health and safety would occur. This finding is supported by the previously certified EIR prepared for the NEISP because the proposed Project is consistent with the NEISP. Therefore, the proposed Project would not cause either a new impact to occur, nor an increase in the severity of an impact previously disclosed.

III. GEOLOGY -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Reviewed Under Previous Document</i>
a) Result in the exposure of people or property to seismic or other geologic hazards?					X
b) Require or restrict access to significant mineral resources?					X
c) Result in significant disruptions, displacements, compaction, and over-covering of the soil?					X
d) Result in the creation of unstable conditions, require changes in geological substructures, or changes to unique physical features?					X
e) Result in significant changes to sedimentation, deposition, or erosion?					X

*RESPONSES TO CHECKLIST QUESTIONS***Threshold (a) -- Would the project result in the exposure of people or property to seismic or other geologic hazards?***Ground Shaking*

Ground shaking is a geological hazard directly related to earthquake activity. The project site is located in an area of moderate to high seismicity. However, no known active faults cross the project site, and the site is not located within an Alquist-Priolo Earthquake Fault Zone. Nevertheless, relatively large earthquakes have historically occurred in the Bay Area and along the margins of the Central Valley. Many earthquakes of low magnitude occur every year in California. The nearest earthquake fault zoned as active by the State of California Geological Survey is the Greenville Fault, located approximately 17 miles to the west of the site.

Other active faults capable of producing significant ground shaking at the site include the Calaveras, 26 miles southwest; the Hayward fault, 28 miles west; the Ortagalita fault, 31 miles southwest; and the San Andreas Fault, 49 miles southwest of the site. Any one of these faults could generate an earthquake capable of causing strong ground shaking at the subject site. Earthquakes of Moment Magnitude (Mw) 7 and larger have historically occurred in the region and numerous small magnitude earthquakes occur every year. A ground shaking event of this magnitude could potentially place people and property at risk; therefore, the previously certified NEISP EIR considered this to be a potentially significant impact.

Liquefaction

Liquefaction normally occurs when sites underlain by saturated, loose to medium dense, granular soils are subjected to relatively high ground shaking. During an earthquake, ground shaking may cause certain types of soil deposits to lose shear strength, resulting in ground settlement, oscillation, loss of bearing capacity, landsliding, and the buoyant rise of buried structures. The majority of liquefaction hazards are associated with sandy soils, some silty soils of low plasticity, and some gravelly soils. Cohesive soils are generally not considered to be susceptible to liquefaction. In general, liquefaction hazards are most severe within the upper 50 feet of the surface, except where slope faces or deep foundations are present. Soils that underlay the project site consist of predominantly clay soil particle sizes. Clay-type soils are generally not subject to liquefaction.

According to the previously certified NEISP EIR, the Project site is located in an area identified with a low to moderate liquefaction potential; therefore, this is considered a potentially significant impact.

Seismic Settlement

Where the groundwater table is deep, seismic settlement may occur instead of liquefaction. Seismic settlement is the compaction or densification of sub-soils as a result of seismically induced ground shaking. Loose sandy and/or silty soils are typically most susceptible to this phenomenon. The previously certified NEISP EIR noted that there is relatively no danger of seismic settlement within Tracy, except within the ephemeral stream channels near Interstate 580 (I-580).

Conclusion

The NEISP EIR identified a number of potentially significant impacts that buildout of the NEISP would have relating to geologic hazards, including impacts relating to ground shaking and liquefaction. Accordingly, the NEISP EIR imposed the following mitigation measures, most of which were also imposed by the UMP EIR:

Mitigation Measure GEO-1: Prior to issuance of an occupancy permit, the applicant shall design all structures according to the Uniform Building Code, Seismic Zone 3 [This is Mitigation Measure M 44.2 of the UMP EIR in the NEISP EIR].

Mitigation Measure GEO-2: Any site grading plans shall be received by a registered engineer specializing in geotechnical assessments, to ensure that the soils can support the load [This is Mitigation Measure M 49.2 of the UMP EIR in the NEISP EIR].

Following the imposition of the foregoing mitigation measures and relevant goals, policies, and actions of the UMP, the NEISP EIR concluded that buildout of the NEISP area would result in less than significant impacts related to geologic hazards. Because the proposed Project would include development of an industrial use consistent with the NEISP, the proposed Project's impact relative to the exposure of people or property to seismic or other geologic hazards would be similar to those identified in the NEISP EIR. Impacts related to geological hazards were found to be less than significant through implementation of mitigation measures and project consistency

with General Plan goals, policies, and actions; therefore, the impact would remain less than significant for the proposed Project through implementation of mitigation measures identified above, as applicable, and consistency with the goals, policies, and actions of the General Plan.

Additionally, state Building Codes and other applicable regulatory requirements that the Project must comply with have been strengthened to be more protective against earthquakes and other seismic activity since the time the NEISP EIR was certified in 1996, which indicate that impacts related to geology will actually be reduced when compared to the impacts of the NEISP EIR.

Thus, the proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Additional environmental review is not required since this impact was addressed and is consistent with the development density analyzed in the previously certified NEISP EIR.

Threshold (b) -- Would the project require or restrict access to significant mineral resources?

As described in the Tracy General Plan EIR, the main mineral resources found in San Joaquin County, and the Tracy Planning Area, are sand and gravel (aggregate), which are primarily used for construction materials like asphalt and concrete. According to the California Geological Survey (CGS) evaluation of the quality and quantity of these resources, the most marketable aggregate materials in San Joaquin County are found in three main areas:

- In the Corral Hollow alluvial fan deposits south of Tracy
- Along the channel and floodplain deposits of the Mokelumne River
- Along the San Joaquin River near Lathrop

The proposed Project site is not located in any of the aforementioned areas. Impacts relative to mineral resources were found to be less than significant in the previously certified NEISP EIR. Because the proposed Project would include development of an industrial use consistent with the NEISP, the proposed Project's impact relative to mineral resources would be similar to those identified in the NEISP EIR. No change to the disposition of impacts associated with the build-out of the NEISP would result from the proposed Project. Impacts were considered less than significant for build-out of the NEISP; therefore, impacts would remain less than significant. This finding is supported by the previously certified EIR prepared for the NEISP. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed.

Threshold (c) -- Would the project result in significant disruptions, displacements, compaction, and over-covering of the soil?

The proposed Project involves the construction of a multi-story industrial warehouse, parking lot, and associated infrastructure on a site that is entirely within the NEISP area originally analyzed in the previously certified NEISP EIR. The NEISP EIR specifically assumed that the site would be developed with industrial uses and the proposed Project is consistent with the land use designations, land use intensity, and building density identified in the NEISP. Therefore, the

impact relative to significant changes disruptions, displacements, compaction, and over-covering of the soil would be similar to that identified in the previously certified NEISP EIR.

The NEISP EIR found that buildout of the specific plan area would result in the disruption, displacement, compaction, and over-covering of soils necessary for the construction of the multi-story warehouse and associated infrastructure, resulting in a potentially significant impact. Accordingly, the NEISP EIR imposed the following mitigation measures relevant to this impact, which were also imposed by the UMP EIR:

Mitigation Measure GEO-2: See above

Mitigation Measure HYD-1: See Section VI (Hydrology and Water Quality)

Impacts related to disruptions, displacements, compaction, and over-covering of the soil were found to be less than significant with implementation of the above mitigation measures. Because the proposed Project's impact relative to this topic would be similar to those identified in the previously certified NEISP EIR, the mitigation measures identified above would also be imposed on the proposed Project, as applicable. Therefore, the proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Additional environmental review is not required since this impact was addressed and is consistent with the development density analyzed in the previously certified NEISP EIR

Threshold (d) -- Would the project in the creation of unstable conditions, require changes in geological substructures, or changes to unique physical features?

The Project site is relatively flat and vacant land previously used for agriculture. Development of the Project site will not require extensive grading or excavation. Therefore, the Project will not substantially cut or fill slopes, create unstable earth conditions, change the geological structure of the site, or alter any unique physical features. However, according to the NEISP EIR, the specific plan area lies within a region of moderate to high expansive soils. The majority of the Project site has soils with moderate expansive potential. A small portion of the Project site along the southern boundary has soils with high to very high expansive potential¹. Structures placed on expansive soils are subject to the effects of shrink/swell, where water absorbed into the clay components may result in damages to substructures, foundations and roadways as foundations rise each wet season and fall each dry season. The previously certified NEISP EIR concluded that buildout of the specific plan area may result in the placement of structures on expansive soils, which would be a potentially significant impact. Accordingly, the NEISP EIR imposed the following mitigation measure, which was also imposed by the UMP EIR:

Mitigation Measure GEO-1: See above

Mitigation Measure GEO-2: See above

¹ U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS). Available at: <http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

Mitigation Measure GEO-3: Prior to approval of a tentative map, the applicant shall retain a qualified geologist to conduct soil samples throughout the project area to identify expansive soils and those areas shall be identified on a map for the Tracy Public Works Department [This is Mitigation Measure M 49.1 of the UMP EIR in the NEISP EIR].

Following the implementation of the above mitigation measure and relevant goals, policies, and actions of the UMP, the NEISP EIR concluded that buildout of the NEISP area would result in less than significant impacts relative to this topic. Because the proposed Project is for industrial uses consistent with the NEISP, the proposed Project's impact relative to the creation of unstable conditions would be similar to those identified in the NEISP EIR. Therefore, the mitigation identified in the NEISP EIR relevant to this topic would be required as part of the proposed Project, as applicable. Additionally, state Building Codes and other applicable regulatory requirements that the Project must comply with have been strengthened to be more protective against earthquakes and other seismic activity since the time the NEISP EIR was certified in 1996, which indicate that impacts related to geology will actually be reduced when compared to the impacts of the NEISP EIR.

For the reasons stated above, impacts relative to this topic are less than significant. This finding is supported by the previously certified EIR prepared for the NEISP because the proposed Project is consistent with the land use types, densities, and intensities within the NEISP and EIR. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed.

Threshold (e) -- Would the project result in significant changes to sedimentation, deposition, or erosion?

During the construction preparation process, exposed surfaces could be susceptible to erosion from wind and water. Effects from erosion include impacts on water quality and air quality. Exposed soils that are not properly contained or capped increase the potential for increased airborne dust and increased discharge of sediment and other pollutants into nearby stormwater drainage facilities. Risks associated with erosive surface soils can be reduced by using appropriate controls during construction and properly re-vegetating exposed areas. Because the proposed Project is for industrial uses consistent with the NEISP, the proposed Project's impact relative to sedimentation, deposition, or erosion would be similar to those identified in the NEISP EIR.

The previously certified NEISP EIR found impacts relative to this topic to be potentially significant due to exposed earth surfaces during construction being susceptible to both wind and water erosion creating problems associated with drainage, water quality, and air quality. Accordingly, the NEISP EIR imposed the following mitigation measure, which was also imposed by the UMP EIR:

Mitigation Measure GEO-4: Prior to approval of final facilities design, the City Public Works Department shall review plans for drainage and storm water runoff control

systems and their component facilities to ensure that these systems are non-erosive in design. [This is Mitigation Measure of the UMP EIR M 10.1 in the NEISP EIR].

Mitigation Measure GEO-5: *Upon completion of construction, applicants for subsequent projects shall revegetate all exposed soil surfaces within 30 days, or as otherwise approved by the City Department of Public Works, to minimize the potential topsoil erosion and maximize aesthetic appeal. Reasonable alternatives to revegetation may be employed, especially during peak high temperatures periods, provided the same goals are accomplished and subject to the approval by City of Public Works [This is Mitigation Measure M 10.2 of the UMP EIR in the NEISP EIR].*

Mitigation Measure GEO-6: *Projects under review shall be required to submit temporary erosion control plans for construction activities [This is Mitigation Measure M 10.3 of the UMP EIR in the NEISP EIR].*

The NEISP EIR concludes that after mitigation, impacts would be less than significant. Because the proposed Project's impact relative to this topic would be similar to those identified in the previously certified NEISP EIR, the mitigation measures identified above would also be imposed on the proposed Project, as applicable. No change to the disposition of impacts associated with the build-out of the NEISP would result from the proposed Project. Impacts were considered less than significant for build-out of the NEISP with the implementation of the above mitigation measures; therefore, impacts would remain less than significant with the implementation of the above mitigation measures, as applicable. This finding is supported by the previously certified EIR prepared for the NEISP. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed.

Cumulative Impacts

Through implementation of mitigation measures, impacts related to geology and soils across the NEISP area were considered less than cumulatively considerable in the previously certified NEISP EIR. As discussed above, the proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Proposed Project-related impacts are consistent with the environmental effects previously identified in the certified NEISP EIR. The proposed Project would also be consistent with the land use and development regulations contained in the NEISP EIR. Thus, while the proposed Project would include the development of a multi-story industrial warehouse on a vacant site, so long as the proposed Project abides by the NEISP guidelines, no cumulatively considerable impacts related to geology would occur. This finding is supported by the previously certified EIR prepared for the NEISP because the proposed Project is consistent with the NEISP. Therefore, the proposed Project would not cause either a new impact to occur, nor an increase in the severity of an impact previously disclosed.

IV. BIOTIC RESOURCES -- Would the project:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Reviewed Under Previous Document</i>
a) Result in significant change to the habitat, diversity or number of plant species, including unique, rare, or endangered plants?					X
b) Result in a significant change to the habitat, diversity or number of animal species, including unique, rare, or endangered animals?					X

EXISTING SETTING

The following describes the existing setting of the San Joaquin County region noting the special-status species known to occur within the region.

Special-Status Plant Species. Numerous special-status plant species are known to occur in the region. Many of these special status plant species require specialized habitats such as serpentine soils, rocky outcrops, slopes, vernal pools, marshes, swamps, riparian habitat, alkali soils, and chaparral, which are not present on the project site. The project site is located in an area that was likely valley grassland prior to human settlement, and there are several plant species that are found in valley and foothills grasslands areas. These species include large-flowered fiddleneck, bent-flowered fiddleneck, big-balsamroot, big tarplant, round-leaved filaree, Lemmon's jewelflower, and showy golden madia. Human settlement has involved a high frequency of ground disturbance associated with the historical farming activities in the region, including the project site.

Special-Status Invertebrates. Special-status invertebrates that occur within the region include: longhorn fairy shrimp, vernal pool fairy shrimp, and midvalley fairy shrimp, which requires vernal pools and swale areas within grasslands; and the valley elderberry longhorn beetle, which is an insect that is only associated with blue elderberry plants, oftentimes in riparian areas and sometimes on land in the vicinity of riparian areas.

Special-Status Reptiles and Amphibians. Special-status reptiles and amphibians that occur within the region include: the western pond turtle, which requires aquatic environments located along ponds, marshes, rivers, and ditches; the California tiger salamander, which is found in grassland habitats where there are nearby seasonal wetlands for breeding; the silvery legless lizard, which is found in sandy or loose loamy soils under sparse vegetation with high moisture content; San Joaquin whipsnake, which requires open, dry habitats with little or no tree cover with mammal burrows for refuge; the Alameda whipsnake, which is restricted to valley-foothill hardwood habitat on south-facing slopes; the California horned lizard, which occurs in a variety of habitats including, woodland, forest, riparian, and annual grasslands, usually in open sandy

areas; the foothill yellow-legged frog, which occurs in partly shaded and shallow streams with rocky soils; the California red legged frog, which occurs in stream pools and ponds with riparian or emergent marsh vegetation; and the western spadefoot toad, which requires grassland habitats associated with vernal pools.

Special-Status Bird Species. Special-status birds that occur within the region include: tricolored blackbird, Swainson's hawk, northern harrier, and bald eagle, which are associated with streams, rivers, lakes, wetlands, marshes, and other wet environments; loggerhead shrike, and burrowing owl, which lives in open areas, usually grasslands, with scattered trees and brush; and raptors that are present in varying habitats throughout the region.

Swainson's Hawk. The Swainson's hawk is threatened in California and is protected by the California Department of Fish and Wildlife (CDFW) and the Migratory Bird Treaty Act (MBTA). Additionally, Swainson's hawk foraging habitat is protected by the CDFW. Swainson's hawks forage in open grasslands and agricultural fields and commonly nest in solitary trees and riparian areas in close proximity to foraging habitat. The foraging range for Swainson's hawk is ten miles from its nesting location. The project site contains suitable foraging habitat for Swainson's hawk, but does not contain suitable nesting habitat.

Burrowing Owl. Burrowing owls are a California Species of Special Concern and are protected by the CDFW and the MBTA. Burrowing owls forage in open grasslands and shrublands and typically nest in old ground squirrel burrows. The project site contains suitable, but not high-quality habitat for burrowing owls.

RESPONSES TO CHECKLIST QUESTIONS

Potential impacts to biological resources for the proposed Project are based primarily on data contained within the previously certified EIR prepared for the NEISP, and the General Plan and General Plan EIR.

Threshold (a) -- Would the project result in significant change to the habitat, diversity or number of plant species, including unique, rare, or endangered plants?

The 86-acre Project site is currently vacant and appears disked. The majority of the Project site was previously utilized for alfalfa production involving a high frequency of ground disturbance resulting in the destruction of suitable on-site habitat for unique, rare, or endangered plant species. As shown on Figure 8 of the previously certified NEISP EIR, the NEISP area was largely used for agricultural production with nearly 600 acres for alfalfa and 187 acres for winter-growing oat and barley stands. On nearly all of the agriculture land in the NEISP area, native grass, forb, shrub and tree species were replaced with agricultural plant varieties and introduced weed.

The previously certified NEISP EIR found that the specific plan area is composed entirely of crop fields, farmsteads, and several ranchettes that are not likely to support any unique, rare, or endangered plant species; therefore, development of the NEISP would not result in impacts to plant species. The proposed Project is consistent with the land use designations, land use

intensity, and building density identified in the NEISP; thus, the impact relative to plant species would be similar to that identified in the NEISP EIR. No change to the disposition of impacts associated with the build-out of the NEISP would result from the proposed Project. Impacts were considered less than significant for build-out of the NEISP; therefore, impacts would remain less than significant. This finding is supported by the previously certified EIR prepared for the NEISP. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed.

Threshold (b) -- Would the project result in a significant change to the habitat, diversity or number of animal species, including unique, rare, or endangered animals?

As described above, the 86-acre Project site was previously utilized for alfalfa production involving a high frequency of ground disturbance. The proposed Project involves the construction of a multi-story industrial warehouse in a highly urbanized area of Tracy currently built out with similarly scaled warehouses. The proposed Project is consistent with the land use designations, land use intensity, and building density identified in the NEISP; thus, the impact relative to animal species would be similar to that identified in the previously certified NEISP EIR.

The previously certified NEISP EIR found that buildout of the specific plan area would result in a loss of fallow and productive agricultural land that may serve a forage habitat for certain animal species; therefore, development of the NEISP would result in potentially significant impacts to a number of special-status animal species, including, the San Joaquin kit fox, Swainson's hawk, and Burrowing Owl. The San Joaquin kit fox is known to den and forage in the southeastern portion of the City in the moderately hilly grassland; however, the San Joaquin kit fox is known to explore outside of its home range for new foraging areas. Thus, there is a remote possibility that a kit fox, while moving outside its home range, could enter the site during construction and risk injury and death. With respect to Swainson's hawks, because of the numerous documented occurrences within ten miles of the project site and the site's suitable foraging habitat for Swainson's hawk, development of the proposed Project could impact Swainson's hawk. With respect to burrowing owls, impacts are considered unlikely, due to the presence of urban development surrounding the site to the east, west, and south. However, the land to the north of the project site contains agricultural land which offers moderate foraging and roosting habitat for wintering or breeding owls.

Accordingly, the NEISP EIR imposed the following mitigation measures to reduce potentially significant impacts to the San Joaquin kit fox, Swainson's hawk, and Burrowing Owl:

Mitigation Measure BIO-1: If Burrowing Owls are found to inhabit a proposed project site, the project applicant shall identify Project-related potential impacts to Burrowing Owls and consult with the CDFG to determine currently accepted avoidance or mitigation criteria. The resulting mitigation plan shall be incorporated, as directed by CDFG, into the development process [This is Mitigation Measure M 21.8 of the UMP EIR in the NEISP EIR].

Mitigation Measure BIO-2: *The City of Tracy shall attempt to formalize the agreement with San Joaquin County and all of its incorporated cities to fully participate in the development and implementation of the San Joaquin County Swainson's hawk conservation plan. Until such time as the plan is implemented, or in the event the plan is implemented, or the City of Tracy does not participate in the plan, impacts to Swainson's hawk and Swainson's hawk habitat shall be mitigated in consultation with CDFG. Current draft mitigation guidelines for the species are reprinted for informational purposes in technical appendix "N" [This is Mitigation Measure M 21.9 of the UMP EIR in the NEISP EIR].*

Mitigation Measure BIO-3: *The Tracy Community Development Department shall authorize a kit fox pre-construction survey prior to the issuance of grading permits. The survey shall be paid by the Project applicant and involve walking the site at approximately 30-100 foot wide increments searching for potential kit fox den sites. A qualified biologist shall conduct the site survey. If kit fox den sites are discovered, the City shall contact the US Fish and Wildlife Service in consideration of UMP EIR mitigation measures for kit fox [This is Mitigation Measure M 4.4-1 in the NEISP EIR].*

Mitigation Measure BIO-4: *The Project applicant shall make a good faith attempt to implement the following construction practices to minimize the potential for injury or death of a kit fox during construction [This is Mitigation Measure M 4.4-2 in the NEISP EIR].*

- *Limit construction vehicle speeds to 15 mph.*
- *Provide covers or include ramps for all Project-related excavated steep-walled holes or trenches at the end of each day.*
- *Cover the ends of Project-related stored pipes at the end of each work day.*
- *Remove all Project-related food waste at the end of each work day.*

Mitigation Measure BIO-5: *Prior to approval of a Final Map, the Project applicant will either provide a mitigation fee appropriate and consistent with the I-205 Specific Plan, develop a Habitat Management Plan for the Swainson's hawk in consultation with the CDFG, or enter a county-wide HCP, if available [This is Mitigation Measure M 4.4-3 in the NEISP EIR].*

Mitigation Measure BIO-6 *The Tracy Community Development Department shall authorize a Burrowing Owls pre-construction survey prior to the issuance of grading permits. The survey shall be paid by the Project applicant and conducted by a qualified ornithologist. If no owls are located during these surveys, no additional action is warranted. However, if breeding owls are located on or adjacent to the site, then an ornithologist shall determine the extent of a construction buffer zone around the active nesting Burrowing Owl. No construction activities shall proceed which would disturb breeding owls. The CDFG shall also be immediately contacted to determine if any additional mitigation measures are necessary. [This is Mitigation Measure M 4.4-3 in the NEISP EIR].*

The previously certified NEISP EIR determined that through implementation of the above mitigation measures impacts to special-status animal species would be reduced to less than significant. Because the proposed Project's impact relative to animal species would be similar to that identified in the previously certified NEISP EIR, mitigation identified in the NEISP EIR would be required, as applicable, to reduce impacts to animal species to a less than significant level consistent with the findings of the EIR.

Additionally, the project site is located within the jurisdiction of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan ("Plan" or "SJMSCP"), which was adopted in November 2001 approximately 5 years after the adoption of the NEISP EIR. The key purpose of the SJMSCP is to "provide a strategy for balancing the need to conserve open space and the need to convert open space to non-open space uses, while protecting the region's agricultural economy; preserving landowner property rights; providing for the long-term management of plant, fish and wildlife species, especially those that are currently listed, or may be listed in the future, under the Federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA); providing and maintaining multiple use Open Spaces which contribute to the quality of life of the residents of San Joaquin County; and, accommodating a growing population while minimizing costs to project proponents and society at large."

The project site is located in the Category C/Pay Zone B. The Category C/Pay Zone B includes parcels containing habitat types classified as Agricultural Habitat Lands which are not otherwise exempt. Applicants pay mitigation fees on a per-acre basis, as established by the JPA, according to the measures needed to mitigate impacts to the various habitat and biological resources. The Project applicant would be required to seek coverage under the SJMSCP and would be subject to the Category C/Pay Zone B fees in order to mitigate for any habitat impacts. Coverage involves compensation for habitat impacts on covered species through payment of development fees for conversion of lands that may provide habitat for covered special status species. These fees are used to preserve and/or create habitat in preserves to be managed in perpetuity. In addition, coverage includes incidental take avoidance and minimization measures for species that could be affected as a result of the proposed project. Participation in the SJMSCP and payment of the SJMSCP coverage fee is required, as shown in Mitigation Measure BIO-5 above.

Therefore, consistency with the mitigation measures identified in the NEISP EIR, as well as the SJMSCP, would ensure that impacts relative to this topic are less than significant. This finding is supported by the previously certified EIR prepared for the NEISP. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed.

Cumulative Impacts

The proposed Project is consistent with the land use and zoning designations contained in the NEISP. Impacts related to biological resources across the NEISP Area were considered cumulatively significant and unavoidable in the previously certified NEISP EIR. Specifically, the NEISP EIR found that the buildout of the specific plan has the potential to eliminate foraging habitat for the Swainson's hawk. Mitigation previously discussed in this section would be

implemented by the proposed Project that would reduce the severity of significant and unavoidable cumulative effects. For example, the Project will be required to pay the SJMSCP coverage fee to compensation for habitat impacts on covered species through payment of development fees for conversion of lands that may provide habitat for covered special status species. Therefore, the proposed Project would not cause either a new impact to occur, nor an increase in the severity of an impact previously disclosed. No further evaluation is required.

V. CULTURAL RESOURCES -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Reviewed Under Previous Document</i>
a) Require the alteration or the destruction of a prehistoric or historic archaeological site, historic building, structure, or object?					X
b) Require a physical change which will affect unique ethnic cultural values or restrict religious or sacred uses?					X

RESPONSES TO CHECKLIST QUESTIONS**Threshold (a) -- Would the project require the alteration or the destruction of a prehistoric or historic archaeological site, historic building, structure, or object?**

The 86-acre Project site is currently vacant and appears disked. The majority of the Project site was previously utilized for alfalfa production involving a high frequency of ground disturbance. The proposed Project involves the construction of a multi-story industrial warehouse in a highly urbanized area of Tracy currently built out with similarly scaled warehouses. The proposed Project is consistent with the land use designations, land use intensity, and building density identified in the NEISP; thus, the impact relative to destruction of a prehistoric or historic resource would be similar to that identified in the previously certified NEISP EIR.

The NEISP EIR does not identify the proposed Project site as having prehistoric period, or cultural resources. Additionally, there are no known unique cultural, historical, paleontological or archeological resources known to occur on, or within the immediate vicinity of the project site. However, the previously certified NEISP EIR found that the potential still exists for the discovery of buried deposits or features of an archaeological past. Therefore, the NEISP EIR found this to be a potentially significant impact, which would be mitigated to less than significant through implementation of the following mitigation measures:

Mitigation Measure CUL-1: *On-site preservation of the resource is the preferred alternative. Preserving a cultural deposit maintains the artifacts in context and essentially “banks” the sites for future, at which time more sophisticated research methods and tools may be available. Additionally, preservation of a cultural deposit may prevent inadvertent discovery of, or damage to, human burials. Preservation can be accomplished through a number of means such as capping or covering the site with a layer of soil, fencing the site area, and/or incorporation of the resource into a greenbelt or park area. [This is Mitigation Measure M 24.2 of the UMP EIR in the NEISP EIR].*

Mitigation Measure CUL-2: *If preservation of the resource is not feasible, additional studies, such as archival research or scientific, controlled excavation of prehistoric cultural resources may be required. The Native American community should be notified of any proposed excavation of prehistoric cultural resources as there is a high*

probability that burial sites may occur in the TPA [This is Mitigation Measure M 24.3 of the UMP EIR in the NEISP EIR].

Because the proposed Project is for industrial uses consistent with the NEISP, the proposed Project's impact relative to the destruction of a prehistoric or historic archaeological sites would be similar to those identified in the NEISP EIR. Therefore, the mitigation identified in the NEISP EIR relevant to this topic would be required as part of the proposed Project, as applicable. The proposed Project would also be required to implement relevant General Plan policies and actions relevant to this topic. Consistency with the General Plan and mitigation measures identified in the NEISP EIR would ensure that impacts relative to this topic are less than significant, consistent with the finding of the previously certified EIR for the NEISP. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed; therefore, no additional environmental review is required.

Threshold (b) -- Would the project require a physical change which will affect unique ethnic cultural values or restrict religious or sacred uses?

The proposed Project is consistent with the land use designations, land use intensity, and building density identified in the NEISP; thus, the impact relative to affecting unique ethnic cultural values or restricting religious or sacred uses would be similar to that identified in the previously certified NEISP EIR. Impacts relative to this topic in the previously certified NEISP EIR were found to be less than significant from buildout of the specific plan; therefore, impacts would remain less than significant. As described above, the Project site is currently vacant and appears disked. No change to the disposition of impacts associated with the build-out of the NEISP would result from the proposed Project. The Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed.

Cumulative Impacts

Through implementation of mitigation measures, impacts related to cultural resources across the NEISP area were considered less than cumulatively considerable in the previously certified NEISP EIR. As discussed above, the proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Proposed Project-related impacts are consistent with the environmental effects previously identified certified NEISP EIR. The proposed Project would also be consistent with the land use and development regulations contained in the NEISP EIR. Thus, while the potential still exists for the discovery of buried deposits or features of an archaeological past during development of the proposed Project, so long as the proposed Project abides by the NEISP guidelines, no cumulatively considerable impacts related to the proposed Project would occur. This finding is supported by the previously certified EIR prepared for the NEISP because the proposed Project is consistent with the NEISP. Therefore, the proposed Project would not cause either a new impact to occur, nor an increase in the severity of an impact previously disclosed.

VI. HYDROLOGY AND WATER QUALITY-- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Reviewed Under Previous Document</i>
a) Result in significant changes to the absorption rates, drainage patterns, the rate and amounts of surface runoff, and the exposure of people and property to water-related hazards?					X
b) Result in significant changes to the amount or quality of surface water in any water body?					X
c) Result in significant changes to ground water resources?					X

Responses to Checklist Questions**Threshold (a) -- Would the project result in significant changes to the absorption rates, drainage patterns, the rate and amounts of surface runoff, and the exposure of people and property to water-related hazards?**

When land is in a natural or undeveloped condition, soils, mulch, vegetation, and plant roots absorb rainwater. This absorption process is called infiltration or percolation. Much of the rainwater that falls on natural or undeveloped land slowly infiltrates the soil and is stored either temporarily or permanently in underground layers of soil. When the soil becomes completely soaked or saturated with water or the rate of rainfall exceeds the infiltration capacity of the soil, the rainwater begins to flow on the surface of land to low lying areas, ditches, channels, streams, and rivers. Rainwater that flows off of a site is defined as storm water runoff. When a site is in a natural condition or is undeveloped, a larger percentage of rainwater infiltrates into the soil and a smaller percentage flows off the site as storm water runoff.

The infiltration and runoff process is altered when a site is developed with urban uses. Houses, buildings, roads, and parking lots introduce asphalt, concrete, and roofing materials to the landscape. These materials are relatively impervious, which means that they absorb less rainwater. As impervious surfaces are added to the ground conditions, the natural infiltration process is reduced. As a result, the volume and rate of storm water runoff increases. The increased volumes and rates of storm water runoff may result in flooding if adequate storm drainage facilities are not provided.

The proposed Project involves the construction of a multi-story industrial warehouse, parking lot, and associated infrastructure on a site that is entirely within the NEISP area originally analyzed in the previously certified NEISP EIR. The NEISP EIR specifically assumed that the site would be developed with industrial uses and the proposed Project is consistent with the land use designations, land use intensity, and building density identified in the NEISP. Therefore, the impact relative to significant changes to the absorption rates, drainage patterns, the rate and

amounts of surface runoff, and the exposure of people and property to water-related hazards would be similar to that identified in the previously certified NEISP EIR.

The NEISP EIR found that although the Project would not result in any changes to surface water bodies, the development of the Project would result in the increase of impervious areas relative to the existing conditions. This would alter the existing drainage patterns and increase the amount of stormwater runoff on- and off-site and could result in the exposure of people and property to localized flooding. Therefore, the previously certified NEISP EIR found this to be a potentially significant impact that would be mitigated to less than significant through implementation of the following mitigation measures:

Mitigation Measure HYD-1: *Prior to the approval of the first Site Plan, Parcel and or Tentative Map for the Northeast Industrial project area, the applicant(s) will be required to demonstrate compliance with the approved Storm Drainage Master Plan or to provide an alternative plan to provide facilities acceptable to the City. Prior to the approval of each Site Plan, Parcel and Tentative Map, the City shall review the Project application to ensure that existing and/or proposed facilities are adequate to meet project service demands, and are consistent with the City's Master Plan or an alternative acceptable to the City. In order to provide adequate facilities to serve individual developments within the Project area, each applicant shall participate in any applicable City-wide or area program, or establish the appropriate funding toward these facilities prior to the recordation of the corresponding Final Map [This is Mitigation Measure 4.11-5 in the NEISP EIR].*

Because proposed Project's impact relative to this topic would be similar to those identified in the NEISP EIR, the Project will be required to impose the same mitigation measure set forth above, as applicable. Further, mandatory regulations relating to hydrology and water quality, particularly stormwater regulations, have become significantly stricter and more protective of the environment since the NEISP EIR was certified in 1996, and the proposed Project will be required to comply with those current local, State, and Federal regulations. Accordingly, the proposed Project would not result in any new or increased significant impacts relative to this topic that were not already analyzed in, and fully covered by, the previously certified EIR.

Threshold (b) -- Would the project result in significant changes to the amount or quality of surface water in any water body?

The proposed Project involves the construction of a multi-story industrial warehouse, parking lot, and associated infrastructure on a site that is entirely within the NEISP area originally analyzed in the previously certified NEISP EIR. During construction activities associated with the buildout of the NEISP area, soil is exposed and more susceptible to water erosion and has the potential to increase the turbidity of the Old River through introduction of suspended solids. These sediments may also behave as carriers for other pollutants such as organic components, metals, phosphates, and other toxic material. Construction of the proposed Project would result soil erosion, which if not properly controlled could carry to nearby storm drains. Additionally, during operation of the proposed Project, the pavement and controlled runoff from impervious

surfaces may also contribute to an increase in surface water pollution. The NEISP EIR specifically assumed that the site would be developed with industrial uses and the proposed Project is consistent with the land use designations, land use intensity, and building density identified in the NEISP. Therefore, the impact relative to changes to the amount or quality of surface water would be similar to that identified in the previously certified NEISP EIR.

The previously certified NEISP EIR found that buildout of the specific plan area would result in potentially significant impacts to changes to the amount or quality of surface waters, and accordingly, imposed the following mitigation measures:

Mitigation Measure HYD-2: *The City shall monitor water quality regulations for storm water runoff. If changes in the standards occur, more controls on sources of pollutants in storm water or removal of pollutants from storm water may be necessary, either through structural controls or implementation of best management practices [This is Mitigation Measure M 64.1 of the UMP EIR in the NEISP EIR].*

Mitigation Measure HYD-3: *The City shall require temporary erosion control measures during new Project construction and shall require the implementation of permanent Best Management Practices in new developments to minimize discharge of urban pollutants into local waterways [This is Mitigation Measure M 64.2 of the UMP EIR in the NEISP EIR].*

Mitigation Measure HYD-4: *Subject to review and approval by the Public Works Department, a comprehensive plan to prevent erosion, siltation, and contamination of storm water during construction shall be required for the Project prior to Final Map approval. Such a plan must be prepared and implemented in accordance with permit conditions and requirements of the State Water Resources Control Board. At a minimum, this plan shall include the following [This is Mitigation Measure 4.6-1 in the NEISP EIR]:*

-phasing of construction to ensure that grading operations are targeted for the dry months of the year as directed by the City;

-methods to reduce erosion in the event of a storm during construction such as the use of sediment traps, barriers, covers, or other methods approved by the City; and,

-a description of temporary mulching, seeding, or other suitable erosion stabilization measures approved by the City to protect exposed areas during construction activities.

Mitigation Measure HYD-5: *Prior to recordation of Final Maps, the applicant shall coordinate with the City for review and approval a plan to provide regular cleaning of streets and parking lots (where applicable) to limit the accumulation of "first flush" contaminants during construction [This is Mitigation Measure 4.6-2 in the NEISP EIR].*

Because proposed Project's impact relative to this topic would be similar to those identified in the NEISP EIR, the Project will be required to impose the same mitigation measures set forth above, as applicable. Further, mandatory regulations relating to hydrology and water quality, particularly stormwater regulations, have become significantly stricter and more protective of the environment since the NEISP EIR was certified in 1996, and the proposed Project will be required to comply with those local, State, and Federal regulations. Accordingly, the proposed Project would not result in any new or increased significant impacts relative to this topic that were not already analyzed in, and fully covered by, the previously certified EIR.

Threshold (c) -- Would the project result in significant changes to ground water resources?

The Project site is currently vacant and does not contain any waterways. Development of the Project would result in paving the majority of the Project site. As such, water absorption is currently unrestricted, but would be altered after the site is developed with the industrial use. The proposed Project is located on a site that is entirely within the original project area of the previously certified NEISP EIR, and the NEISP EIR specifically assumed that the proposed Project site would be fully developed with industrial uses. In other words, no land will be disturbed or otherwise be impacted by the proposed Project that the NEISP EIR did not already assume would occur as a result of buildout of the specific plan area. Additionally, the proposed Project is consistent with the land use designations, land use intensity, and building density identified in the NEISP; thus, the impact relative to changes to ground water resources would be similar to that identified in the previously certified NEISP EIR.

Although water absorption at the site is currently unrestricted due to the absence of substantial structures or pavement and porous soils, groundwater recharge occurs mostly in the upland valley areas of the County adjacent to rivers and larger streams. As such, impacts relative to this topic in the previously certified NEISP EIR were found to be less than significant from buildout of the specific plan; therefore, impacts would remain less than significant under the proposed Project. No change to the disposition of impacts associated with the build-out of the NEISP would result from the proposed Project. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed.

Cumulative Impacts

Through implementation of mitigation measures, impacts related to hydrology and water quality across the NEISP area were considered less than cumulatively considerable in the previously certified NEISP EIR. As discussed above, the proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Proposed Project-related impacts are consistent with the environmental effects previously identified certified NEISP EIR. The proposed Project would also be consistent with the land use and development regulations contained in the NEISP EIR. Thus, while the proposed Project would change the site's existing drainage patterns and potentially impact water quality, so long as the proposed Project abides by the NEISP guidelines, no cumulatively considerable impacts related to the proposed Project would occur. This finding is supported by the previously certified EIR prepared for the NEISP because the proposed Project is consistent with the NEISP. Therefore, the proposed

Project would not cause either a new impact to occur, nor an increase in the severity of an impact previously disclosed.

VII. TRANSPORTATION AND CIRCULATION -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Reviewed Under Previous Document</i>
a) Substantially impact the existing transportation system or parking facilities?					X
b) Result in substantial traffic hazards to motor vehicles, bicyclists, or pedestrians?					X

RESPONSES TO CHECKLIST QUESTIONS**Thresholds (a,b) -- Would the project substantially impact the existing transportation system or parking facilities or result in substantial traffic hazards to motor vehicles, bicyclists, or pedestrians?**

The proposed Project involves the development of a multi-story industrial warehouse in a highly urbanized area of Tracy built out with similar uses. The proposed Project is located on a site that is entirely within the original project area of the previously certified NEISP EIR, and the NEISP EIR specifically assumed that the proposed Project site would be fully developed with industrial uses. In other words, no land will be disturbed or otherwise be impacted by the proposed Project that the NEISP EIR did not already assume would occur as a result of buildout of the specific plan area. Additionally, the proposed Project is consistent with the land use designations, land use intensity, and building density identified in the NEISP; thus, the impact relative to transportation and circulation would be similar to that identified in the previously certified NEISP EIR.

The NEISP EIR assumed that the buildout of the specific plan would result in the development 45.5 acres of net commercial development and 799 acres of net industrial development, which would have generated 9,142 new jobs. (NEISP EIR, p. 4.52.) Specifically, for industrial uses, the NEISP EIR assumed certain uses would require 8 employees per acre, and others would result in 11 employees per acre. (Id.) The NEISP EIR assumed that total trip generation from employees, customers and truck traffic from the buildout and operation of the Original Project would be 58,573 daily trips, 3,000 AM peak hour trips, and 5,241 PM peak hour trips.

The NEISP EIR identified a number of potentially significant impacts relating to traffic and transportation, specifically including impacts to roadways, interchanges, surface streets and freeway segments (NEISP EIR, pp. 4.59 through 4.61.). Accordingly, the NEISP EIR imposed the following mitigation measures:

Mitigation Measure TRA-1: *The Northeast Industrial Concept Development Plan should be modified as illustrated in Figure 21 [This is Mitigation Measure 4.7-1 in the NEISP EIR].*

As defined in the City of Tracy Roadway Master Plan and the UMP Finance Plan (pending), developers of the Northeast Industrial area will be responsible for:

-Right-of-way dedication and construction relating to fronting property owner responsibilities (including curb lanes, bike lanes, curb, sidewalk and landscape buffers) along major arterials and expressways (Grant Line and Chrisman), and

-Contributions to a finance plan to fund construction of arterial and expressway general-use lanes and medians, freeway interchanges, and major rail and canal crossing structures, and

-Right-of-way dedication and construction of all needed minor arterials, collectors and industrial streets within the Plan.

-Future roadway alignments shall recognize existing property lines, structures, and other physical features (such as dairy operations) so as to preserve their continued uses (unless otherwise provided for).

Mitigation Measure TRA-2: *Contribute, along with other cumulative development, to the following modifications to the interchange: 1) extension of the eastbound on-ramp by a length sufficient to allow trucks safe merge speeds relative to mainline traffic (estimated by Caltrans to be roughly 1000 feet), and 2) construct a loop on-ramp in the northeast quadrant of the interchange to lengthen the ramp and reduce its slope [This is Mitigation Measure 4.7-2 in the NEISP EIR].*

Mitigation Measure TRA-3: *Widen MacArthur from Pescadero Avenue through the interchange as illustrated in Figure 20 [This is Mitigation Measure 4.7-3 in the NEISP EIR].*

Mitigation Measure TRA-4: *Preserve right-of-way for an additional interchange between Paradise Road and the Yellow Freight property and for access roads extending south from the interchange to meet existing Chrisman road at Grant Line Road and north to or beyond Arbor Avenue. Develop a funding plan for the interchange involving the Cities of Tracy and Lathrop. Upon completion of the specified improvements to the MacArthur interchange, begin Caltrans project development studies and engineering for new interchange. Begin construction in time to prevent LOS at MacArthur interchange from deteriorating into the LOS E range [This is Mitigation Measure 4.7-4 in the NEISP EIR].*

Mitigation Measure TRA-5: *As development proceeds, monitor LOS at these six locations, and implement the mitigation measures depicted in Figures 19 and 20 in time to prevent unacceptable conditions [This is Mitigation Measure 4.7-5 in the NEISP EIR].*

Mitigation Measure TRA-6: *A potential mitigation measure for cumulative post-2015 development in the area, including Gold Rush City (now known as River Islands) and Mountain House would be to proceed with planning of the northern Tracy expressway corridor identified in the City's Roadway Master Plan. In its ultimate form, this expressway would connect on the east with Gold Rush City's Golden Valley Expressway and would extend to Mountain House on the west. Its benefits are not expected to be*

significant prior to 2015, but plan lining and right-of-way preservation should proceed so that construction can be coordinated beyond 2015 with the Golden Valley Expressway connection from Lathrop. In 2015, the new expressway would reduce p. m. peak traffic volumes by about 500 vehicles (-7 %) in the eastbound direction and 250 (-5 %) in the westbound direction on 1-205 between Tracy Boulevard and MacArthur Drive, more than off-setting the net increases attributable to the Northeast Industrial Plan [This is Mitigation Measure 4.7-6 in the NEISP EIR].

Following the implementation of the foregoing mitigation measures, the NEISP EIR concluded that the impacts of the development of the specific plan area would be less than significant. However, the NEISP EIR also noted that the UMP EIR recognized that future development and buildout of the NEISP area, including the Project site, with all the other areas analyzed therein, would result in cumulative and unavoidable impacts on traffic and circulation, and the City adopted a Statement of Overriding Considerations (#93-226), which is incorporated herein by reference (NEISP EIR, p. 4.63.).

A Traffic Analysis (dated October 16, 2020) was prepared by Kimley-Horn and Associates (Kimley-Horn) for the proposed Project, which can be found in *Attachment A*. The Traffic Analysis was conducted to determine whether the proposed Project's potential traffic and circulation impacts were adequately addressed in the previously certified NEISP EIR, and to determine whether any new circulation system improvements would be required to ensure that the Project complies with applicable General Plan policies and City requirements.

The trip generation for projects are typically calculated using trip generation rates contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition. However, according to the Traffic Analysis, a custom trip generation was developed for the proposed Project based on employee shift data provided by the Project applicant to more accurately reflect the trips generated by the development. The Project is anticipated to generate 3,573 daily trips, 593 AM peak hour trips (560 in / 33 out), and 995 PM peak hour trips (494 in / 501 out) for both passenger cars and truck trips.

The proposed Project would result in the development of only a portion of the NEISP area, and the traffic generated by such development is well within the levels of traffic generation that the NEISP EIR assumed would be generated by the development of the Site with industrial uses. According to the Traffic Analysis, the NEISP area can be broken into 11 transportation analysis zones (TAZs), and Table 1 on the following page provides the current NEISP development status in net acres organized by TAZ.

Table 1: NEI Specific Plan Development Status per TAZ

TAZ	Project Type (Gross Acres)					
	Vacant	Basin	Built	Approved	Pending	Project
514	10.48	0	86.49	0	0	0
628	52.2	0	0	0	0	0
629	0	0	0	78.33	0	0
631	20.52	0	48.06	29.27	0	0
633	5.35	0	63.49	21.4	4.73	0
648	0	0	0	0	0	94.14
649	0	0	90.43	0	0	0
677	14.66	35.07	25.15	0	0	0
678	23.83	0	28.53	0	0	0
679	2.18	0	51.33	0	0	0
680	9.18	0	44.97	0	0	0
Total	138.4	35.07	438.45	129	4.73	94.14
Percentage of Specific Plan	17%	4%	52%	15%	1%	11%
Specific Plan Area (Net Acres) ¹						845

¹ The total above excludes the existing or proposed roadways (25.9 acres).

Source: Kimley-Horn, 2020

As shown in Table 1, the NEISP has currently developed 52 percent of available land with 15 percent more approved and one percent further pending approval. With the inclusion of the future basin and the proposed Project, the NEISP will have developed 83 percent of available land. Therefore, only 17 percent will remain either vacant or currently occupied by a single-family dwelling unit. Trip generation estimates were calculated for the existing uses, planned uses (approved and pending), and vacant land to determine whether the proposed Project's trips fall within the NEISP EIR buildout estimates. Trip generation for built, approved and pending building were analyzed using the Citywide Roadway and Transportation Management Plan (TMP) employment densities and peak hour trip rates, as shown in Table 2.

Table 2: Employment and Trip Rate Assumptions

Type	Employment Density	AM Trip Rate per ksf	PM Trip Rate per ksf
High-cube Warehouse	1 employee per ksf	0.12	0.14
Warehouse	1 employee per ksf	0.17	0.33
Office	3 employees per ksf	0.66	1.26
NEISP EIR	0.5 employee per ksf	0.16	0.16

Source: Kimley-Horn, 2020

Utilizing the peak hour trip rates identified above, Kimley-Horn calculated the total trip generation for the NEISP area with the proposed Project and compared the total trip generation to the total trip generation within the previously certified NEISP EIR to determine whether the proposed Project is consistent with the transportation analysis assumptions for buildout of the NEISP area (Table 3).

Table 3: Trip Generation with TMP Assumption

TAZ	Projects	Project Size	AM Peak Hour	PM Peak Hour
Built/Approved/Pending Projects Trip Generation				
514	Built – Kellogg’s, Katerra, Pacific Medical	1,383 KSF	199	262
628	Vacant			
629	Approved – Seefried	1,028 KSF	124	144
631	Built – FEMA, IPT2 Approved – IPT 4	1,415 KSF	247	276
633	Built – Home Depot, Ridgeline Approved – Central Plastics, Home Depot Parking Pending – Interstate Truck Center	1,133 KSF	134	180
648	Proposed Project			
649	Built – Crate & Barrel, Amazon Fulfillment Center	1,921 KSF	231	269
677	Built – Hollingsworth	537 KSF	91	177
678	Built – Animal Shelter, Barbosa Cabinets, Top Shelf	416 KSF	76	147
679	Built – Boassard, Best Buy, SSA	993 KSF	119	139
680	Built – Crate & Barrel, WSID, Amazon Parking	400 KSF	48	56
Built/Approved/Pending Subtotal			1,269	1,650
Proposed Project Trip Generation				
Proposed Project Subtotal			593	995
Future Development¹				
Future Development Subtotal		2,767 KSF	443	443
Trip Generation Totals				
Built/Approved/Pending Net Total			1,269	1,650
Built/Approved/Pending + Proposed Project			1,862	2,645
Built/Approved/Pending + Proposed Project + Future			2,305	3,088
Previously Certified NEISP EIR Trip Generation				
			3,000	5,241
Trip Generation Totals compared to NEISP EIR Trip Generation				
(Approved + Proposed Project) – NEISP Trip Generation ²			-1,138	-2,596

(Built/Approved/Pending + Proposed Project + Future) – NEISP Trip Generation²	-695	-2,153
--	-------------	---------------

1. It was assumed that all current and future developments were industrial since no commercial land uses are shown in the City's General Plan (2011, 2016 update).

Source: Kimley-Horn, 2020

As shown in Table 3, the built/approved/pending trip generation of projects within the NEISP area is 1,269 trips in the AM peak hour and 1,650 in the PM peak hour while the estimated future trip generation for the vacant parcels in the NEISP area is 443 trips for both AM and PM peak hours. The Project is anticipated to add 593 AM peak hour trips and 995 PM peak hour trips, resulting in a total estimated trip generation of 2,305 AM peak hour trips and 3,088 PM peak hour trips for the NEISP area. With the addition of the proposed Project trips, NEISP trip generation remains well below the previously certified EIR buildout estimates. In fact, the existing and future uses that have and will be developed in the NEISP area since the 1996 certification of the EIR are anticipated to result in 695 fewer AM peak hour trips and 2,153 fewer PM peak hour trips as compared to the total trips assumed in the NEISP EIR, above. Therefore, the proposed Project is consistent with the NEISP traffic circulation analysis assumptions within the previously certified NEISP EIR.

For the reasons set forth above, all of the proposed Project's transportation impacts – which would be subject to the same mitigation measures as the previously certified NEISP EIR, as applicable – would be less than significant after mitigation. Accordingly, the proposed Project would not result in any new or increased significant impacts relating transportation that were not already analyzed in, and fully covered by, the previously certified EIR.

Cumulative Impacts

The proposed Project is consistent with the land use and zoning designations contained in the NEISP. Impacts related to transportation and circulation across the NEISP Area were considered cumulatively significant and unavoidable in the previously certified NEISP EIR. Specifically, these cumulatively significant and unavoidable transportation and circulation impacts were related to inconsistencies with the Tracy Roadway Master Plan, interchange impacts, and freeway impacts. The proposed Project would not cause a new impact to occur that was not previously disclosed. Mitigation previously discussed in this section would be implemented by the proposed Project that would reduce the severity of significant and unavoidable cumulative effects. No further evaluation is required.

VIII. AIR QUALITY – WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Reviewed Under Previous Document</i>
a) Exceed regional air quality emissions standards?					X
b) Exceed local air quality emission standards?					X
c) Result in significant construction related to air quality impacts?					X
d) Result in the creation of objectionable odors?					X

EXISTING SETTING

The project site is located within the boundaries of the San Joaquin Valley Air Pollution Control District (SJVAPCD). This agency is responsible for monitoring air pollution levels and ensuring compliance with federal and state air quality regulations within the San Joaquin Valley Air Basin (SJVAB) and has jurisdiction over most air quality matters within its borders.

This region has had chronic non-attainment of federal and state clean air standards for ozone/oxidants and particulate matter due to a combination of topography and climate. The San Joaquin Valley (Valley) is hemmed in on three sides by mountain ranges, with prevailing winds carrying pollutants and pollutant precursors from urbanized areas to the north (and in turn contributing pollutants and precursors to downwind air basins). The Mediterranean climate of this region, with a high number of sunny days and little or no measurable precipitation for several months of the year, fosters photochemical reactions in the atmosphere, creating ozone and particulate matter. Regional factors affect the accumulation and dispersion of air pollutants within the SJVAB.

Air pollutant emissions overall are fairly constant throughout the year, yet the concentrations of pollutants in the air vary from day to day and even hour to hour. This variability is due to complex interactions of weather, climate, and topography. These factors affect the ability of the atmosphere to disperse pollutants. Conditions that move and mix the atmosphere help disperse pollutants, while conditions that cause the atmosphere to stagnate allow pollutants to concentrate. Local climatological effects, including topography, wind speed and direction, temperature, inversion layers, precipitation, and fog can exacerbate the air quality problem in the SJVAB.

The SJVAB is approximately 250 miles long and averages 35 miles wide, and is the second largest air basin in the state. The SJVAB is defined by the Sierra Nevada in the east (8,000 to 14,000 feet in elevation), the Coast Ranges in the west (averaging 3,000 feet in elevation), and the Tehachapi mountains in the south (6,000 to 8,000 feet in elevation). The Valley is basically flat with a slight downward gradient to the northwest. The Valley opens to the sea at the Carquinez Straits where

the San Joaquin-Sacramento Delta empties into San Francisco Bay. The Valley, thus, could be considered a “bowl” open only to the north.

During the summer, wind speed and direction data indicate that summer wind usually originates at the north end of the Valley and flows in a south-southeasterly direction through the Valley, through Tehachapi pass, into the Southeast Desert Air Basin. In addition, the Altamont Pass also serves as a funnel for pollutant transport from the San Francisco Bay Area Air Basin into the region.

During the winter, wind speed and direction data indicate that wind occasionally originates from the south end of the Valley and flows in a north-northwesterly direction. Also, during the winter months, the Valley generally experiences light, variable winds (less than 10 mph). Low wind speeds, combined with low inversion layers in the winter, create a climate conducive to high carbon monoxide (CO) and particulate matter (PM10 and PM2.5) concentrations. The SJVAB has an “Inland Mediterranean” climate averaging over 260 sunny days per year. The Valley floor is characterized by warm, dry summers and cooler winters. For the entire Valley, high daily temperature readings in summer average 95°F. Temperatures below freezing are unusual. Average high temperatures in the winter are in the 50s, but highs in the 30s and 40s can occur on days with persistent fog and low cloudiness. The average daily low temperature is 45°F.

The vertical dispersion of air pollutants in the Valley is limited by the presence of persistent temperature inversions. Solar energy heats up the Earth’s surface, which in turn radiates heat and warms the lower atmosphere. Therefore, as altitude increases, the air temperature usually decreases due to increasing distance from the source of heat. A reversal of this atmospheric state, where the air temperature increases with height, is termed an inversion. Inversions can exist at the surface or at any height above the ground, and tend to act as a lid on the Valley, holding in the pollutants that are generated here.

RESPONSES TO CHECKLIST QUESTIONS

Thresholds (a,b,c) -- Would the project exceed regional or local air quality emissions standards, or result in significant construction-related air quality impacts?

As described above, the proposed Project lies within the central portion of the SJVAB and the SJVAPCD has jurisdiction over most air quality matters in the Basin and is tasked with implementing programs and regulations required by the Federal and State Clean Air Acts. If a project is found to interfere with the region’s ability to comply with Federal and State air quality standards, local governments then need to consider project modifications or provide mitigation measures to eliminate the inconsistency of the project plans. In order for a project to be considered “consistent” with the latest Air Quality Plan (AQP), the project must be consistent with the goals, objectives, and assumptions in the respective plan to achieve Federal and State air quality standards. Additionally, both construction related and long-term emissions are required to be quantified and compared to the SJVAPCD significance thresholds.

The previously certified NESIP EIR included a project air quality impact assessment to determine the regional air quality impacts from buildout conditions of the entire NEISP area, including the proposed Project site. The short-term construction emissions from development of the total Plan Area were estimated using construction and buildout assumptions for each land use (i.e., Light Industrial and General Commercial) and methodology established in the South Coast Air Quality Management District's CEQA Handbook, at the suggestion of the SJVUAPCD, while the long-term mobile source emission from operation of the NEISP at future buildout were calculated using the future year peak hour traffic volumes and trip assignments from the Transportation Analysis prepared by Fehr & Peers for the NEISP EIR. The NEISP EIR identified a number of impacts on air quality that would result from the construction and operation of NEISP at full buildout. Specifically, the NEISP EIR concluded that operation of the NEISP area (including mobile source emissions) would result in significant and unavailable cumulative impacts as a result of ROG, NO_x and CO hotspot emissions above applicable thresholds (NEISP EIR, pp. 4.67 through 4.70.) The NEISP EIR also identified potentially significant impacts from PM₁₀ emissions during construction (Id., pp. 4.70, 4.71.). Accordingly, the EIR imposed the following mitigation measures:

Mitigation Measure AIR-1: All active portions of construction sites, earthen access roads, and material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice a day with complete coverage, preferably in the late morning and after work is done for the day. Where feasible, reclaimed water shall be used [This is Mitigation Measure 36.1 of the UMP EIR in the NEISP EIR].

Mitigation Measure AIR-2: All clearing, grading, earth moving, or excavation activities shall cease during periods of winds greater than 20 miles per hour average over one hour [This is Mitigation Measure 36.2 of the UMP EIR in the NEISP EIR].

Mitigation Measure AIR-3: All material transported off site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust [This is Mitigation Measure 36.3 of the UMP EIR in the NEISP EIR].

Mitigation Measure AIR-4: The area disturbed by clearing, earth moving, or excavation activities shall be minimized at all times. This can be accomplished by mowing instead of disking for weed control and seeding and watering inactive portions of the construction site until grass growth is evident [This is Mitigation Measure 36.4 of the UMP EIR in the NEISP EIR].

Mitigation Measure AIR-5: Construction site vehicle speeds shall be limited to 15 miles per hour [This is Mitigation Measure 36.5 of the UMP EIR in the NEISP EIR].

Mitigation Measure AIR-6: If used, petroleum-based dust palliatives shall meet the road oil requirements of the San Joaquin Valley Unified Air Pollution Control District's rule regarding Cutback Asphalt Paving Materials [This is Mitigation Measure 36.6 of the UMP EIR in the NEISP EIR].

Mitigation Measure AIR 7: Streets adjacent to the Project site shall be swept as needed to remove silt which may have accumulated from construction activities [This is Mitigation Measure 36.7 of the UMP EIR in the NEISP EIR].

Mitigation Measure AIR 8: All internal combustion engine driven equipment shall be properly maintained and well tuned according to the manufacturer's specifications [This is Mitigation Measure 36.8 of the UMP EIR in the NEISP EIR].

Mitigation Measure AIR-9: During the smog season (May through October), the construction period shall be lengthened to minimize the number of vehicles and equipment operating at the same time [This is Mitigation Measure 36.9 of the UMP EIR in the NEISP EIR].

Mitigation Measure AIR-10: When available, diesel powered or electric equipment shall be utilized in lieu of gasoline powered engines [This is Mitigation Measure 36.10 of the UMP EIR in the NEISP EIR].

Mitigation Measure AIR-11: Construction activities shall minimize obstruction of through traffic lanes adjacent to the site and a flag person shall be retained to maintain safety adjacent to existing roadways [This is Mitigation Measure 36.11 of the UMP EIR in the NEISP EIR].

Mitigation Measure AIR-11: The use of energy efficient street lighting and parking lot lighting shall be considered throughout the TPA to reduce emissions at the power plant [This is Mitigation Measure 37.1 of the UMP EIR in the NEISP EIR].

Mitigation Measure AIR-12: Low polluting and high efficiency appliances shall be encouraged for development plans wherever possible [This is Mitigation Measure 37.2 of the UMP EIR in the NEISP EIR].

Mitigation Measure AIR-13: Landscaping shall include water efficient plant species and irrigation to reduce water consumption and provide passive solar benefits [This is Mitigation Measure 37.3 of the UMP EIR in the NEISP EIR].

Mitigation Measure AIR-14: Design guidelines for Project developments shall consider innovative solutions to encourage transit ridership and other alternative transportation modes [This is Mitigation Measure 37.4 of the UMP EIR in the NEISP EIR].

Mitigation Measure AIR-15: Ingress and egress points in new development shall be designed to minimize idling vehicle emissions [This is Mitigation Measure 37.5 of the UMP EIR in the NEISP EIR].

Mitigation Measure AIR-16: Use of alternative fuel vehicles shall be encouraged in vehicle fleets and new facilities shall be designed to set aside space for refueling or electrical recharging of vehicles [This is Mitigation Measure 37.6 of the UMP EIR in the NEISP EIR].

Mitigation Measure AIR-17: *In accordance with Goal 4 of the Air Quality Element, Tracy should coordinate with San Joaquin County and the San Joaquin Valley Unified Air Pollution Control District to implement consistent policies. The following policies from the Draft EIR on the San Joaquin County Comprehensive Planning Program (December 1991) should be implemented in Tracy as part of a citywide air quality mitigation plan that includes monitoring and enforcement provisions [This is Mitigation Measure 39.2 of the UMP EIR in the NEISP EIR].*

The City should promote the use of signal synchronization, one way streets, computerized traffic controls, removal of unnecessary signals, and other engineering techniques to decrease idling time and maximize the speed of traffic on congested surface streets.

Mitigation Measure AIR-18: *Implementation of planned street and highway, transit, and bikeway improvements (as may be specified in the Transportation Impact Assessment) adjacent to the Project site necessary to relieve congestion and reduce idling [This is Mitigation Measure 4.8-1 in the NEISP EIR].*

Mitigation Measure AIR-19: *Use of HVAC equipment with a SEER of 12 or greater [This is Mitigation Measure 4.8-2 in the NEISP EIR].*

Mitigation Measure AIR-20: *Prior to approval of the Final Map, the applicant shall coordinate with the SJVUAPCD and demonstrate to the City the incorporation of UMP EIR air quality mitigation measures and others that may be applicable into the design of the Project [This is Mitigation Measure 4.8-3 in the NEISP EIR].*

Mitigation Measure AIR-21: *Prior to approval of the Final Map, the applicant shall coordinate with the SJVUAPCD and demonstrate to the City the incorporation of UMP EIR methods and others to be applicable to reduce dust emissions during construction [This is Mitigation Measure 4.8-4 in the NEISP EIR].*

While all other impacts on air quality could be reduced to a less than significant level, the NEISP EIR concluded that impacts relating to ROG, NO_x and CO operational emissions, including mobile, would remain significant and unavoidable (NEISP EIR, p. 4.75.).

The proposed Project would result in the development of a portion of the NEISP (and all entirely within the NEISP area), involves the same types of industrial uses permitted by the NEISP, and is within the FAR that the NEISP EIR assumed would be developed on the Project site. While the proposed Project would not include any uses or activities that are known to generate excessive volumes of stationary air quality emissions, the proposed Project could potentially generate excessive mobile source emissions associated with the volume of traffic to and from the site during operation. However, as discussed in the transportation and circulation section, the traffic that will be generated by the buildout of the entire NEISP area, including the Project site with the proposed Project, will result in much less traffic than assumed in the NEISP EIR, resulting in reduced air quality emissions from mobile sources when compared to the development program anticipated in the previously certified NEISP EIR. As a result, the emissions and other air quality

impacts that would result from the construction and operation of the proposed Project on the site is well within the levels of air quality emissions that the NEISP EIR assumed would be generated by the development of the Project site with industrial uses.

Additionally, since the certification of the NEISP EIR in 1996, applicable regulatory requirements protecting human health, including standards for truck emissions, have become significantly more strict over the past 25 years (e.g., 2010 truck restrictions take effect in 2023 thereby greatly reducing the operational emissions of truck fleets), which also reduces emissions when compared to the emissions that the NEISP EIR assumed would result from buildout of the NEISP area under then-existing regulations, even if the proposed Project was to generate the exact same amount of traffic as originally assumed in the NEISP EIR. Further, the SJVAPCD has implemented more stringent air quality regulation since the certification of the NEISP EIR in 1996, which the proposed Project would be required to comply with further reducing operational air quality emissions. For example, the proposed Project is subject to the SJVAPCD Rule 9510 (Indirect Source Rule, or ISR), which could result in substantial reduction of emissions beyond what is reflected in the NEISP EIR modeling outputs. District Rule 9510 requires developers of residential, commercial, and industrial projects to reduce smog-forming (NO_x) and particulate (PM_{10} and $\text{PM}_{2.5}$) emissions generated by their projects. The Rule applies to projects which, upon full build-out, will include 2,000 sf of commercial space or more. Project developers are required to reduce:

- 20 percent of construction-exhaust nitrogen oxides;
- 45 percent of construction-exhaust PM_{10} ;
- 33 percent of operational nitrogen oxides over 10 years; and
- 50 percent of operational PM_{10} over 10 years.

Developers are encouraged to meet these reduction requirements through the implementation of on-site mitigation; however, if the on-site mitigation does not achieve the required baseline emission reductions, the developer must pay an off-site fee to the District. Such fees help reduce overall regional emissions by helping to fund clean-air projects in the District. For the reasons set forth above, the proposed Project's air quality impacts, which would be subject to the same mitigation measures as the previously certified NEISP EIR, as applicable, and new local, State, and Federal regulations, would not result in any new or increased significant impacts relating air quality that were not already analyzed in, and fully covered by, the previously certified EIR.

Threshold (d) -- Would the project result in the creation of objectionable odors?

SJVAPCD has identified a list of common types of facilities that have been known to produce odors in the SJVAB along with a reasonable distance from the source within which, the degree of odors could be significant. These land uses include the following: wastewater treatment facilities, sanitary landfills, transfer stations, composting facilities, petroleum refinery, asphalt batch plant, chemical manufacturing, fiberglass manufacturing, painting/coating operations, food processing facilities, feed lot/dairies and rendering plants. The proposed Project would include the

development of a multi-story industrial warehouse and office and does not propose to include any odor inducing uses on the site. Because the proposed Project is for industrial uses consistent with the NEISP, the proposed Project's impact relative creation of objectionable odors would be similar to those identified in the NEISP EIR.

The previously certified NEISP EIR found that development of the specific plan area would not result in the generation of objectional odors because the Environmental Performance Standards within the NEISP restricts the uses that "emit dust, sweepings, dirt, cinders, fumes, odors, radiation, gases and vapors, or discharges of liquid or solid waste or other harmful matter into the atmosphere or any body of water." Impacts relative to this topic in the previously certified NEISP EIR were found to be less than significant from buildout of the specific plan; therefore, impacts would remain less than significant for the proposed Project. No change to the disposition of impacts associated with the build-out of the NEISP would result from the proposed Project. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed.

Cumulative Impacts

A project that has a significant impact on air quality with regard to emissions of CO, NO_x and/or ROG_s as determined above would have a significant cumulative effect. In the event direct impacts from a project are less than significant, a project may still have a cumulatively considerable impact on air quality if the emissions from the project, in combination with the emissions from other proposed, or reasonably foreseeable future projects are in excess of screening levels identified above, and the project's contribution accounts for more than an insignificant proportion of the cumulative total emissions. With regard to past and present projects, the background ambient air quality, as measured at the monitoring stations maintained and operated by the SJVAPCD, measures the concentrations of pollutants from existing sources. Past and present project impacts are therefore included in the background ambient air quality data.

The proposed Project would contribute to cumulative impacts from construction and operational emissions since regional thresholds are exceeded for build-out of the NEISP. The potential for cumulative impacts caused by the proposed Project are consistent with impacts identified in the NEISP EIR. The proposed Project would not cause a new impact to occur that was not previously disclosed. Mitigation previously discussed in this section would be implemented by the proposed Project that would reduce the severity of significant and unavoidable cumulative effects. No further evaluation is required.

IX. NOISE -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Reviewed Under Previous Document</i>
a) Result in project-generated vehicular noise levels incompatible with the nearby existing land uses?					X
b) Result in project-generated industrial and commercial noise levels incompatible with the nearby existing land uses?					X

*RESPONSES TO CHECKLIST QUESTIONS***Threshold (a, b) -- Would the project result in project-generated vehicular noise levels or industrial and commercial noise levels incompatible with the nearby existing land uses?**

The proposed Project would generate vehicular noise from employee automobile trips and stationary operational noise associated with the industrial operations. The Project site is a vacant, 86-acre area located within the NEISP, which was created to facilitate the buildout of high-quality industrial and commercial area located in the northeast area of Tracy. Since adoption of the NEISP, the NEISP Area has been built out with commercial, industrial, and business park industrial uses. The proposed project would include the development of a multi-story warehouse facility, parking lot, and necessary transportation and utility infrastructure. The proposed Project is consistent with the land use designations, land use intensity, and building density identified in the NEISP; thus, the impact relative to noise would be similar to that identified in the previously certified NEISP EIR.

The NEISP EIR assumed that buildout of the specific plan would result in the development 45.5 net acres of commercial development and 799 net acres of industrial development, which would have generated 9,142 new jobs (NEISP EIR, p. 4.52.). The NEISP EIR identified potential significant impacts related to noise, including impacts on the NEISP itself from nearby freeway noise, noise generated by the operation of the NEISP's industrial uses, and noise from traffic generated by the operation of the built out NEISP. Accordingly, the NEISP EIR imposed the following mitigation measures:

Mitigation Measure NOI-1: *Since the noise sensitivity of the industrial use is presently unknown, the City, with the help of an acoustical consultant, could evaluate the acceptability of the noise environment once the type of use is specified. If it is determined that a DNL of 75 dB should be met, then a 12-foot sound wall should be constructed along the northern property line. If this is not feasible, then a building facade setback of 464 feet from the I-205 roadway centerline could be considered as shown in Table 21 [This is Mitigation Measure 4.9-1 in the NEISP EIR].*

Although sound-rated windows will not improve the exterior noise environment, sound-rated windows may be recommended to improve the interior work environment for facilities located along the freeway corridor.

Mitigation Measure NOI-2: *Since the noise sensitivity of the commercial uses are presently unknown, the City, with the assistance of an acoustical consultant, could evaluate the acceptability of the noise environments when the exact uses are specified. If it is determined that a DNL of 70 dB should be met, then the minimum noise barrier heights listed in the last column of Table 20 should be considered. If this is not feasible, setback may be provided to meet the noise requirements as described in Table 21 [This is Mitigation Measure 4.9-2 in the NEISP EIR].*

Mitigation Measure NOI-3: *The applicant shall construct a six-foot noise barrier along the roadways to reduce future noise levels at existing residential properties to an acceptable level [This is Mitigation Measure 4.9-3 in the NEISP EIR].*

Mitigation Measure NOI-4: *Since the type of industrial use is currently unknown, the City with the help of an acoustical consultant shall evaluate the potential impact on existing homes when the industrial uses are determined. The City shall direct this study with funding provided by the applicant. Appropriate mitigation measures will be implemented which could include either noise barriers, noise control for fixed equipment, limited hours of operations or deliveries, distance setbacks, building orientation or access locations depending upon the type and location of the source [This is Mitigation Measure 4.9-4 in the NEISP EIR].*

The NEISP EIR concludes that after mitigation, noise impacts would be less than significant, except that impacts from roadway/freeway noise levels on the future users within the NEISP would be significant and unavoidable, particularly with respect to the commercial area of the NEISP, which does not include the Project site (NEISP EIR, pp. 4.80 through 4.85.). The NEISP EIR notes that the UMP EIR recognized that future development and buildout of the Project site, along with all the other areas analyzed therein, would result in cumulative and unavoidable impacts on noise, and the City adopted a Statement of Overriding Considerations (#93-226), which is incorporated herein by reference.

The proposed Project involves the same type of industrial uses permitted by the NEISP, and is within the FAR that the NEISP EIR assumed would be developed on the Site, meaning that noise that will be generated by both the operation of the proposed Project, and traffic generated by the proposed Project, is consistent with the noise levels that the NEISP EIR assumed would be developed on the Project site. Specifically, the proposed Project would generate 3,573 daily trips, 593 AM peak hour trips (560 in / 33 out), and 995 PM peak hour trips (494 in / 501 out) for both passenger cars and truck trips, which is consistent with the previously certified NEISP EIR, as discussed in *Section VII Transportation and Circulation*. Further, because buildout of the entire NEISP area will result in significantly less total square footage than assumed in the NEISP EIR, overall noise impacts would be reduced when compared to the previously certified NEISP EIR.

Additionally, the proposed Project would be required to implement the same mitigation measures imposed on the NEISP EIR, as applicable, in addition to being subject to more strict regulatory requirements than existed when the NEISP EIR was certified in 1996. Finally, the proposed Project would not expose its users to excessive roadway/freeway noise, and therefore the significant and unavoidable noise impacts identified by the NEISP EIR – which was specific to future commercial uses – would not apply to the proposed Project. Instead, all of the proposed Project's impacts potential impacts relating to noise would be less than significant. Accordingly, the proposed Project would not result in any new or increased significant impacts relating to noise that were not already analyzed in, and fully covered by, the previously certified NEISP EIR.

Cumulative Impacts

Through implementation of mitigation measures, impacts related to noise across the NEISP area were considered less than cumulatively considerable in the previously certified NEISP EIR. As discussed above, the proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Proposed Project-related impacts are consistent with the environmental effects previously identified certified NEISP EIR. The proposed Project would also be consistent with the land use and development regulations contained in the NEISP EIR. Thus, the project-generated vehicular noise levels and industrial noise levels that would be generated by the operation of the proposed Project is consistent with the level the NEISP EIR assumed would be generated from eventual development of the Project site with industrial uses pursuant to the NEISP. Therefore, as long as the proposed Project complies with the Specific Plan guidelines, no cumulatively considerable impacts related to the proposed Project would occur. This finding is supported by the previously certified EIR prepared for the NEISP because the proposed Project is consistent with the NEISP. Therefore, the proposed Project would not cause either a new impact to occur, nor an increase in the severity of an impact previously disclosed.

X. AESTHETICS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Reviewed Under Previous Document</i>
a) Result in the significant production of new light and glare?					X
b) Result in the significant obstruction of any scenic vista or view open to the public, or the creation of any aesthetically offensive site?					X

*RESPONSES TO CHECKLIST QUESTIONS***Threshold (a) -- Would the project result in the significant production of new light and glare?**

There are no existing sources of light or glare located on the Project site. The Project site is a vacant, 86-acre area located within the NEISP, which was created to facilitate the buildout of high-quality industrial and commercial area located in the northeast area of Tracy. Since adoption of the NEISP, the NEISP Area has been built out with commercial, industrial, and business park industrial uses. The proposed project would include the development of a multi-story warehouse facility, parking lot, and necessary transportation and utility infrastructure. The proposed Project is consistent with the land use designations, land use intensity, and building density identified in the NEISP; thus, the impact relative to light and glare would be similar to that identified in the previously certified NEISP EIR.

The NEISP EIR explained that the development of the specific plan would result in new sources of light and glare, as the NEISP area was largely agricultural, but such impacts were consistent with the UMP and UMP EIR, as the entire NEISP area generally, and the Project site specifically, have long been designated for redevelopment with industrial uses (NEISP EIR, p. 4.89.). As a result, the previously certified NEISP EIR concluded that the impacts would be less than significant. No change to the disposition of impacts associated with the build-out of the NEISP would result from the proposed Project. Impacts were considered less than significant for build-out of the NEISP; therefore, impacts would remain less than significant. This finding is supported by the previously certified EIR prepared for the NEISP. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed.

Threshold (b) -- Would the project result in the significant obstruction of any scenic vista or view open to the public, or the creation of any aesthetically offensive site?

There are no scenic vistas located on or adjacent to the Project site. The proposed Project uses are consistent and compatible with the surrounding land use designations. Lands surrounding the Project site consist of industrial, agricultural, and agricultural residential uses.

Implementation of the proposed Project would provide for additional industrial development on a site that is bordered by similar industrial development to the north, east, west, and south. The Project site is not topographically elevated from the surrounding lands and is not highly visible from areas beyond the immediate vicinity of the site. There are no prominent features on the site, such as trees, rock outcroppings, or other visually distinctive features that contribute to the scenic quality of the site. The project site is not designated as a scenic vista by the City of Tracy General Plan.

As described above, the proposed Project is consistent with the land use designations, land use intensity, and building density identified in the NEISP. However, the Project would be 98-feet, 8-inches at the tallest point, which is inconsistent with the maximum building height allowed for uses within the NEISP. As such, the proposed Project requests an amendment to the NEISP to revise the maximum height from 60 feet to 125 feet for buildings located at the Project site. While the overall height of the building may be eye-catching from a number of vantage points in the NEISP and surrounding areas, it would not obstruct any scenic vistas or public views open to the public. Views of the Project site from the nearest freeways (i.e., Interstate-250, Interstate-5, and State Route-205) are currently limited due to the existing, large-scale industrial developments shielding the site. Multiple large-scale industrial warehouses neighboring the Project site to the north, west, east, and south are already obstructing views open to the public. The previously certified NEISP EIR noted that, consistent with the analysis of the UMP and UMP EIR, buildout of the NEISP Area would cumulatively and unavoidably change the visual character of Tracy and reduce the open views of the surrounding area due to the conversion of open farmland to urban industrial developments. Though the proposed Project would be noticeably taller than the neighboring developments, the impact relative to the obstruction of views or creation of an aesthetically offensive site would be similar to that identified in the previously certified NEISP EIR. The NEISP EIR concluded that compliance with the Specific Plan's design guidelines would minimize any aesthetic impact, including any impacts on views open to the public, and ensure such impacts are less than significant. (Id., pp. 4.89 through 4.90.)

The proposed Project would develop the Project site with an industrial use, as was assumed and analyzed in the NEISP EIR. While, with the proposed amendment to the NEISP, the proposed Project would be significantly taller than what was assumed under the previously certified NEISP EIR, it will still be required to comply with all of the Specific Plan's design guidelines, which as stated in the NEISP EIR, will minimize aesthetic impacts and ensure that such impacts will be less than significant. As shown in Attachment B, the applicant is proposing to shield large portions of the building with tall, vibrant landscaping consistent with the NEISP and Tracy General Plan. Additionally, the increased height would not materially change the nature of the Project site as compared to the NEISP – it is not within a scenic vista or other protected view area, and instead is located in a low-lying area surrounded by mostly industrial development, and the remainder of the agricultural uses in the area are all slated for redevelopment with industrial uses in the future, pursuant to the UMP and NEISP (See, NEISP EIR, pp. 4.86 through 4.90). Further, the buildout of the NEISP will result in the development of millions less square footage than originally assumed in the NEISP EIR, thereby further reducing aesthetic impacts. Accordingly, the proposed Project would not result in any new or increased significant impacts on aesthetics that were not

already analyzed in, and fully covered by, the previously certified NEISP EIR; therefore, additional environmental review is not required.

Cumulative Impacts

The potential aesthetic impacts related to views, aesthetics, and light and glare are site specific. Development of the NEISP Area, including the project site, has been envisioned by the General Plan EIR, and, as described in the previously certified NEISP EIR, no new impact, nor the severity of an impact previously disclosed would occur from buildout of the NEISP area. Therefore, the NEISP EIR found the future development and buildout of the NEISP area, along with all the Project site, would result in less than cumulatively considerable impacts on aesthetics. As discussed above, the proposed Project would also cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Proposed Project-related impacts are consistent with the environmental effects previously identified certified NEISP EIR. The proposed Project would also be consistent with the land use and development regulations contained in the NEISP. Thus, while the proposed Project would change the appearance of the site and surrounding area, so long as the proposed Project abides by the Specific Plan guidelines, no new cumulatively considerable impacts related to the proposed Project would occur. This finding is supported by the previously certified EIR prepared for the NEISP because the proposed Project is consistent with the NEISP. Therefore, the proposed Project would not cause either a new impact to occur, nor an increase in the severity of an impact previously disclosed.

XI. PUBLIC SERVICES AND FACILITIES - Would the project:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Reviewed Under Previous Document</i>
a) Require a significant need for new, expanded or altered governmental facilities?					X
b) Result in the significant need for new systems, or substantial alterations to public facilities?					X
c) Require the extension of facilities with the capacity to serve new development?					X

RESPONSES TO CHECKLIST QUESTIONS

Thresholds (a, b, c) -- Would the project require a significant need for new, expanded or altered governmental facilities, result in the significant need for new systems, or substantial alterations to public facilities, or require the extension of facilities with the capacity to serve new development?

The Project site is a vacant, 86-acre site located within the NEISP, which was created to facilitate the buildout of high-quality industrial and commercial area located in the northeast area of Tracy. Since adoption of the NEISP, the NEISP Area has been built out with commercial, industrial, and business park industrial uses. The proposed project would include the development of a multi-story warehouse facility, parking lot, and necessary transportation and utility infrastructure. The proposed Project involves the same type of industrial uses permitted by the NEISP, and is within the FAR that the NEISP EIR assumed would be developed on the Project site, meaning that need for public services that would be generated by the operation of the proposed Project is consistent with the level of need that the NEISP EIR assumed would be generated from eventual development of the Project site with industrial uses pursuant to the NEISP. Therefore, the impacts relative to public services and facilities discussed below would be similar to that identified in the previously certified NEISP EIR.

Fire Impacts

The NEISP proposed to develop 799 net acres of general commercial and light industrial uses in an area, which at the time was, just east of the City limits and south of I-205. Impacts in the previously certified NEISP EIR relative to fire protection were found to be potentially significant, which would be reduced through implementation of UMP goals, policies, and actions, as well as by imposing the following mitigation measure:

***Mitigation Measure PUB-1:** Individual development applications within the UMP area shall be reviewed by the City of Tracy for adequate fire prevention measures including: street widths, water supply, and public access [This is Mitigation Measure M 70.1 of the UMP EIR in the NEISP EIR].*

Following the implementation of the above mitigation measure, the previously certified NEISP EIR concluded that impacts to fire protection would be less than significant (NEISP EIR, pp. 4.101 through 4.108). Because proposed Project's impact relative to this topic would be similar to those identified in the NEISP EIR, the Project will be required to impose the same mitigation measures set forth above. No change to the disposition of impacts associated with the build-out of the NEISP would result from the proposed Project. Impacts were considered less than significant with mitigation incorporated for build-out of the NEISP; therefore, impacts would remain less than significant with the above mitigation measure incorporated. This finding is supported by the previously certified EIR prepared for the NEISP. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed

Police Impacts

As discussed above in the analysis of fire protection impacts, the NEISP proposed the addition of 799 net acres of general commercial and light industrial development. Although the UMP EIR does not consider this additional development to be a significant cumulative impact on the provision of police services and facilities, the previously certified NEISP EIR found that individual development project proposed under the NEISP may individually impact police staff, equipment, and facilities. Therefore, this impact was found to be potentially significant in the NEISP EIR; however, by implementing the goals, policies, and actions within the UMP (General Plan), the NEISP EIR found the impact would be less than significant.

The proposed Project will be required to be consistent with the General Plan, which ensures the City maintains adequate police staffing, performance levels and facilities to serve Tracy's existing population as well as any future growth (Goal PF-2, policy P.1). Impact fees from new developments are collected based upon projected impacts from each development by the City as COAs prior to project approval. The adequacy of impact fees is reviewed on an annual basis to ensure that the fee is commensurate with the service. Payment of the applicable impact fees by the project applicant, and ongoing revenues that would come from property taxes, and other revenues generated by the project, would fund capital and labor costs associated with police services. Accordingly, the proposed Project would not result in any new or increased significant impacts relating to police impacts that were not already analyzed in, and fully covered, by the previously certified NEISP EIR.

School Impacts

The previously certified NEISP EIR concluded that impacts relative to school facilities and staffing would be less than significant because the project proposes only commercial and industrial development and no residential dwelling units. No change to the disposition of impacts associated with the build-out of the NEISP would result from the proposed Project. Impacts were considered less than significant for build-out of the NEISP; therefore, impacts would remain less than significant. This finding is supported by the previously certified EIR prepared for the NEISP. Additionally, since adoption of the NEISP EIR in 1996, State regulations (i.e., SB 50) have gone into effect requiring new developments to pay impact fees to local school districts to fund improvements associated with school services ensuring impacts to school services are less than significant. Therefore, compliance with current local and State regulations would further reduce

impacts to schools. Accordingly, the proposed Project would not result in any new or increased significant impacts relating to police impacts that were not already analyzed in, and fully covered, by the previously certified NEISP EIR.

Park Impacts

At the time of the NEISP EIR adoption, the UMP EIR and City park ordinance required that new development set aside four acres of parkland per 1,000 people. The previously certified NEISP EIR concluded that impacts relative to park facilities would be less than significant because the NEISP did not propose residential development, and therefore, was not required to provide park acreage. The proposed Project would also not include any residential uses, and would not increase the use of existing parks. However, the City of Tracy requires the payment of the project's fair share in-lieu parks fees, as required by the City's General Plan. The collection of fees and determined fair share fee amounts are adopted by the City as COAs for all new development projects prior to project approval. Fees paid aid in the development of new park-space and maintenance as required, to ensure continued high-quality park facilities for all City residents. As such, payment of in-lieu park fees would reduce park impacts further than what was concluded in the NEISP EIR. No change to the disposition of impacts associated with the build-out of the NEISP would result from the proposed Project. The proposed Project be required to would not result in any new or increased significant impacts relating to parks that were not already analyzed in, and fully covered by, the previously certified EIR.

Gas and Electrical Service Impacts

Impacts relative to gas and electrical service were found to be potentially significant in the previously certified NEISP EIR due to increased energy uses associated with buildout and operation of the specific plan. Accordingly, the NEI EIR imposed the following mitigation measures:

Mitigation Measure PUB-2: Applicants for future development Projects shall practice energy efficient building design by including such features as: orientation of structures to summer and winter sunlight to absorb winter solar heat and reflect or avoid summer solar heat, thermal insulation of the wall and attic which meets or exceeds local standards, weather stripping of windows and doors to decreases heat loss, solar assisted domestic hot water and pool heating, tinted or solar reflective double glazing, overhangs on southern elevations , and vegetation on western elevations to provide shading from summer sun [This is Mitigation Measure M 28.4 of the UMP EIR in the NEISP EIR].

Mitigation Measure PUB-3: The use of energy efficient street lighting and parking lot lighting shall be considered throughout the TPA to reduce emissions at the power plant [This is Mitigation Measure M 37.1 of the UMP EIR in the NEISP EIR].

Mitigation Measure PUB-4: Low polluting and high efficiency appliances shall be encouraged for development plans whenever possible [This is Mitigation Measure M 37.2 of the UMP EIR in the NEISP EIR].

Mitigation Measure PUB-5: *As a condition of approval, development applicants shall meet with PG&E to determine optimum energy conservation measures which are still economically feasible that can be implemented with the project [This is Mitigation Measure M 69.1 of the UMP EIR in the NEISP EIR].*

Mitigation Measure PUB-6: *The City of Tracy should work cooperatively in the near-term with PG&E to identify areas suitable for electric and gas facilities needed to accommodate the growth proposed in the UMP [This is Mitigation Measure M 69.2 of the UMP EIR in the NEISP EIR].*

Mitigation Measure PUB-7: *The project applicant shall implement the measures provided within the UMP and UMP EIR to the City's satisfaction prior to the first Site Plan, Parcel Map and or Tentative Map approval [This is Mitigation Measure M 4.11-1 in the NEISP EIR].*

Following the implementation of the foregoing mitigation measures, the NEISP EIR concluded that the impacts on gas and electrical services would be less than significant (NEISP EIR, pp. 4.101 through 4.108.) Because proposed Project's impact relative to this topic would be similar to those identified in the NEISP EIR, the Project will be required to impose the same mitigation measures set forth above. No change to the disposition of impacts associated with the build-out of the NEISP would result from the proposed Project. Impacts were considered less than significant with mitigation incorporated for build-out of the NEISP; therefore, impacts would remain less than significant with the above mitigation measure incorporated.

Further, the Project would be subject to significantly more strict regulations regarding energy usage than existed when the NEISP project was approved and the EIR was certified in 1996. For example, the Project design and materials would be required to comply with the 2019 Building Energy Efficiency Standards, which took effect on January 1, 2020. The Project would also be required to adhere to the provisions of CALGreen, which establishes planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, internal air contaminants, and appliance efficiency regulations.

Accordingly, the proposed Project would not result in any new or increased significant impacts on gas or electrical service that were not already analyzed in, and fully covered by, the previously certified EIR. Instead, given the changes in regulations over the last 25 years, the proposed Project would likely reduce impacts. Therefore, additional environmental review is not required.

Municipal Water Impacts

Impacts relative to municipal water service were found to be potentially significant in the previously certified NEISP EIR due to available water supplies in the City not being adequate to accommodate the growth demands from buildout of the NEISP. Accordingly, the NEI EIR imposed the following mitigation measures:

Mitigation Measure PUB-8: *The City shall require maximum use of water conservation measures such as low flow shower-heads, drought tolerant landscaping, and minimal flush toilets in all new development [This is Mitigation Measure M 60.1 of the UMP EIR in the NEISP EIR].*

Mitigation Measure PUB-9: *The City shall review all development on a Project by Project basis to ensure that water facilities are adequate to meet Project water service demands [This is Mitigation Measure M 60.3 of the UMP EIR in the NEISP EIR].*

Mitigation Measure PUB-10: *Prior to the approval of the first Site Plan, Parcel and or Tentative Map for the Northeast Industrial project area, the applicant(s) will be required to demonstrate compliance with the approved Water Master Plan or to provide an alternative plan to provide facilities acceptable to the City. Prior to the approval of each Site Plan, Parcel and Tentative Map, the City shall review the Project application to ensure that existing and/or proposed facilities are adequate to meet project service demands, and are consistent with the City's Master Plan or an alternative acceptable to the City. In order to provide adequate facilities to serve individual developments within the Project area, each applicant shall participate in any applicable City-wide or area program, or establish the appropriate funding toward these facilities prior to the recordation of the corresponding Final Map [This is Mitigation Measure 4.11-2 in the NEISP EIR].*

Mitigation Measure PUB-11: *In order to provide adequate water supplies to the Project, the Project applicants shall participate in any applicable City-wide program to secure the necessary water rights [This is Mitigation Measure 4.11-3 in the NEISP EIR].*

Following the implementation of the foregoing mitigation measures, the NEISP EIR concluded that buildout of the NEISP would result in less than significant impacts to municipal water service. Because proposed Project's impact relative to this topic would be similar to those identified in the NEISP EIR, the Project will be required to impose the same mitigation measures set forth above. Impacts were considered less than significant with mitigation incorporated for build-out of the NEISP; therefore, impacts for the proposed Project would remain less than significant with the above mitigation measure incorporated.

Additionally, a Hydraulic Evaluation was prepared by West Yost Associates (dated August 12, 2020) to analyze the ability of Tracy's existing potable water distribution system to meet the required minimum pressures and flows for the proposed Project (see Attachment C for the complete study). The proposed Project would use approximately 174.3 acre feet per year of potable water. According to the Hydraulic Evaluation, the City's water system can provide adequate flows and pressure, and the City otherwise has capacity to serve the Project's water demands.

Accordingly, the proposed Project would not result in any new or increased significant impacts relating to municipal water service that were not already analyzed in, and fully covered by, the previously certified EIR. Therefore, additional environmental review is not required.

Wastewater Impacts

Impacts relative to wastewater were found to be potentially significant in the previously certified NEISP EIR due to a lack of detailed information regarding potential impacts to City's wastewater facilities and the possible need for additional services. Accordingly, the NEISP EIR imposed the following mitigation measures:

Mitigation Measure PUB-12: *Prior to the approval of the first Site Plan, Parcel and or Tentative Map for the Northeast Industrial project area, the applicant(s) will be required to demonstrate compliance with the approved Wastewater Master Plan or to provide an alternative plan to provide facilities acceptable to the City. Prior to the approval of each Site Plan, Parcel and Tentative Map, the City shall review the Project application to ensure that existing and/or proposed facilities are adequate to meet project service demands, and are consistent with the City's Master Plan or an alternative acceptable to the City. In order to provide adequate facilities to serve individual developments within the Project area, each applicant shall participate in any applicable City-wide or area program, or establish the appropriate funding toward these facilities prior to the recordation of the corresponding Final Map [This is Mitigation Measure 4.11-4 in the NEISP EIR].*

Following the implementation of the foregoing mitigation measures, the NEISP EIR concluded that buildout of the NEISP would result in less than significant impacts to wastewater service. Because proposed Project's impact relative to this topic would be similar to those identified in the NEISP EIR, the Project will be required to impose the same mitigation measures set forth above. Impacts were considered less than significant with mitigation incorporated for build-out of the NEISP; therefore, impacts for the proposed Project would remain less than significant with the above mitigation measure incorporated.

Additionally, a Sewer Collection System Hydraulic Capacity Analysis was prepared by Black Water Consulting Engineers (dated September 10, 2020) to analyze the ability of Tracy's existing sewer collection system to adequately serve the development of the proposed Project (see Attachment D for the complete study). The proposed Project is part of the MacArthur Sewer System, which collects and conveys sewer flows by the existing sewer pipeline along West Pescadero Avenue and the existing MacArthur Pump Station to the Wastewater Treatment Plant (WWTP). The proposed Project is estimated to generate average dry weather flows (ADWF) of approximately 167,481 gallons per day (gpd) and peak wet weather flows (PWWF) of approximately 458,551 gpd. According to the Sewer Collection System Hydraulic Capacity Analysis, the City's MacArthur Sewer System has sufficient capacity to accommodate sewer flows generated by the Project for the current buildout conditions of the service area and no off-site improvements are necessary to serve the proposed Project.

Accordingly, the proposed Project's impact on wastewater would be less than significant following implementation of Mitigation Measure PUB-12, consistent with the effects of implementation of the NEISP. No greater impacts and no change to the disposition of impacts on the build-out of the Project site would occur as a result of the proposed Project. Additional

environmental review is not required since this impact was addressed and is consistent with the development density analyzed in the NEISP EIR.

Storm Drainage Impacts

Impacts relative to wastewater were found to be potentially significant in the previously certified NEISP EIR due to the conversion of rural land to general commercial and light industrial uses, resulting in a substantial increase in impervious surfaces. Accordingly, the NEISP EIR imposed the following mitigation measures:

Mitigation Measure PUB-13: Prior to the approval of the first Site Plan, Parcel and or Tentative Map for the Northeast Industrial project area, the applicant(s) will be required to demonstrate compliance with the approved Storm Drainage Master Plan or to provide an alternative plan to provide facilities acceptable to the City. Prior to the approval of each Site Plan, Parcel and Tentative Map, the City shall review the Project application to ensure that existing and/or proposed facilities are adequate to meet project service demands, and are consistent with the City's Master Plan or an alternative acceptable to the City. In order to provide adequate facilities to serve individual developments within the Project area, each applicant shall participate in any applicable City-wide or area program, or establish the appropriate funding toward these facilities prior to the recordation of the corresponding Final Map [This is Mitigation Measure 4.11-4 in the NEISP EIR].

Following the implementation of the foregoing mitigation measures, the NEISP EIR concluded that buildout of the NEISP would result in less than significant impacts to storm drainage facilities. Because proposed Project's impact relative to this topic would be similar to those identified in the NEISP EIR, the Project will be required to impose the same mitigation measures set forth above. Impacts were considered less than significant with mitigation incorporated for build-out of the NEISP; therefore, impacts for the proposed Project would remain less than significant with the above mitigation measure incorporated.

Accordingly, the proposed Project's impact on storm drainage facilities would be less than significant following implementation of Mitigation Measure PUB-13, consistent with the effects of implementation of the NEISP EIR. No greater impacts and no change to the disposition of impacts on the build-out of the Project site would occur as a result of the proposed Project. Additional environmental review is not required since this impact was addressed and is consistent with the development density analyzed in the NEISP EIR.

Solid Waste Impacts

Impacts relative to solid waste were found to be potentially significant in the previously certified NEISP EIR, as it related to long-term capacity of the Foothill Landfill. Accordingly, the NEISP EIR imposed the following mitigation measures:

Mitigation Measure PUB-14: Approval of the Project shall be conditioned on the ability of regional or City solid waste facilities to accommodate waste generated by the Project [This is Mitigation Measure 4.11-6 in the NEISP EIR].

Mitigation Measure PUB-15: Prior to approval of the first Site Plan, Parcel and or Tentative Map, the Project shall incorporate and participate in the City-wide efforts for recycle and solid waste reduction pursuant to AB 93 9 [This is Mitigation Measure 4.11-7 in the NEISP EIR].

Following the implementation of the foregoing mitigation measures, the NEISP EIR concluded that buildout of the NEISP would result in less than significant impacts to solid waste facilities. Because proposed Project's impact relative to this topic would be similar to those identified in the NEISP EIR, the Project will be required to impose the same mitigation measures set forth above. Impacts were considered less than significant with mitigation incorporated for build-out of the NEISP; therefore, impacts for the proposed Project would remain less than significant with the above mitigation measure incorporated.

Accordingly, the proposed Project's impact on solid waste facilities would be less than significant following implementation of Mitigation Measures PUB-14 and -15, consistent with the effects of implementation of the NEISP EIR. No greater impacts and no change to the disposition of impacts on the build-out of the Project site would occur as a result of the proposed Project. Additional environmental review is not required since this impact was addressed and is consistent with the development density analyzed in the NEISP EIR.

Telephone Service Impacts

Impacts relative to telephone service were found to be potentially significant in the previously certified NEISP EIR. Accordingly, the NEISP EIR imposed the following mitigation measures:

Mitigation Measure PUB-16: Development of the Project shall be contingent upon the availability of the necessary communications services and infrastructure, and the ability of service providers to accommodate development of the site without service interruptions to existing customers. The Project applicant shall demonstrate to the City that they have coordinated with the affected providers for delivery of communications and telephone systems [This is Mitigation Measure 4.11-8 in the NEISP EIR].

Following the implementation of the foregoing mitigation measures, the NEISP EIR concluded that buildout of the NEISP would result in less than significant impacts to solid waste facilities. Because proposed Project's impact relative to this topic would be similar to those identified in the NEISP EIR, the Project will be required to impose the same mitigation measures set forth above. Impacts were considered less than significant with mitigation incorporated for build-out of the NEISP; therefore, impacts for the proposed Project would remain less than significant with the above mitigation measure incorporated.

Accordingly, the proposed Project's impact on solid waste facilities would be less than significant following implementation of Mitigation Measure PUB-16, consistent with the effects of implementation of the NEISP EIR. No greater impacts and no change to the disposition of impacts on the build-out of the Project site would occur as a result of the proposed Project. Additional environmental review is not required since this impact was addressed and is consistent with the development density analyzed in the NEISP EIR.

Library and Other Community Service Impacts

The previously certified NEISP EIR found that impacts to library and other community services would be less than significant since buildout of the NEISP area would not result in a large increase in population. No change to the disposition of impacts associated with the build-out of the NEISP would result from the proposed Project. Impacts were considered less than significant for build-out of the NEISP; therefore, impacts would remain less than significant. This finding is supported by the previously certified EIR prepared for the NEISP. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed.

Cumulative Impacts

Through implementation of mitigation measures, impacts related to public services across the NEISP area were considered less than cumulatively considerable in the previously certified NEISP EIR. As discussed above, the proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Proposed Project-related impacts are consistent with the environmental effects previously identified certified NEISP EIR. The proposed Project would also be consistent with the land use and development regulations contained in the NEISP EIR. Thus, the need for public services that would be generated by the operation of the proposed Project is consistent with the level of need that the NEISP EIR assumed would be generated from eventual development of the Project site with industrial uses pursuant to the NEISP. Therefore, as long as the proposed Project abides by the Specific Plan guidelines, no additional cumulatively considerable impacts related to the proposed Project would occur. This finding is supported by the previously certified EIR prepared for the NEISP because the proposed Project is consistent with the NEISP. Therefore, the proposed Project would not cause either a new impact to occur, nor an increase in the severity of an impact previously disclosed.

XII. SOCIOECONOMICS -- Would the project:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Reviewed Under Previous Document</i>
a) Significantly alter the location, distribution density, growth rate of the human population or displace a large number of people?					X
b) Significantly affect existing housing?					X

RESPONSES TO CHECKLIST QUESTIONS**Threshold (a) Would the project significantly alter the location, distribution density, growth rate of the human population or displace a large number of people?**

There are no housing units located on the Project site, and the Project does not propose any housing. The Project site is a vacant, 86-acre site located within the NEISP, which was created to facilitate the buildout of high-quality industrial and commercial area located in the northeast area of Tracy. Since adoption of the NEISP, the NEISP Area has been built out with commercial, industrial, and business park industrial uses. The proposed project would include the development of a multi-story warehouse facility, parking lot, and necessary transportation and utility infrastructure.

The NEISP EIR concluded that buildout of the specific plan area would result in less than significant impact relative to this topic because the growth resulting from additional employment in the area has been long planned for, and included in the UMP and UMP EIR. Further, buildout of the NEISP area would not displace any existing people/residents, or result in any new residential development. The proposed Project involves the same type of industrial uses permitted by the NEISP, and is within the FAR that the NEISP EIR assumed would be developed on the Project site. The Project site does not contain any residential uses, and the approximately 1,900 jobs created by the proposed Project is consistent with the assumptions made in the previously certified NEISP EIR and UMP EIR about the generation of new jobs from the development of the Project site pursuant to the NEISP. Therefore, the proposed Project's impacts relative to this topic would also be less than significant.

Accordingly, the proposed Project would not result in any new or increased significant impacts relative to this topic that were not already analyzed in, and fully covered by, the previously certified NEI EIR. Impacts were considered less than significant for build-out of the NEISP; therefore, impacts would remain less than significant. This finding is supported by the previously certified EIR prepared for the NEISP. Additional environmental review is not required.

Threshold (b) Would the project significantly affect existing housing?

The proposed Project involves the development of a multi-story industrial warehouse in a highly urbanized area of Tracy built out with similar uses. Housing is not proposed. The proposed

Project is located on a site that is entirely within the original project area of the previously certified NEISP EIR, and the NEISP EIR specifically assumed that the proposed Project site would be fully developed with industrial uses. In other words, no land will be disturbed or otherwise be impacted by the proposed Project that the NEISP EIR did not already assume would occur as a result of buildout of the specific plan area. Additionally, the proposed Project is consistent with the land use designations, land use intensity, and building density identified in the NEISP; thus, the impact relative to existing housing would be similar to that identified in the previously certified NEISP EIR.

Impacts relative to this topic were found to be potentially significant in the previously certified NEISP EIR due to existing residential uses in the NEISP area experiencing a dramatic change from a rural to an industrial setting. Accordingly, the NEISP EIR imposed the following mitigation measures:

Mitigation Measure SOC-1: *Tracy shall, either as a part of the development review process or as a separate ordinance, require new developments to provide tree shading or other landscape screening of light and glare producing structures or improvements with the exception of permitted signage. Development plans should be reviewed to ensure that trees shade 40 percent of parking areas, that nonreflective building materials are used for all non-signage related structures, and that landscaping screens residential and other sensitive uses from negative effects of glare producing uses such as streets and industrial and commercial areas. Commercial and Industrial projects shall also be reviewed to implement a five-foot perimeter landscaping area adjacent to property lines. [This is Mitigation Measure M 19.1 of the UMP EIR in the NEISP EIR].*

Mitigation Measure SOC-2: *Prior to approval of Site Plans, Parcel and or Tentative Maps for industrial or commercial properties adjacent to existing residential development, the applicant shall prepare and submit to the Tracy Community Development Department for review and approval a detailed plan to adequately buffer existing residential homes from future industrial or commercial development. This plan shall detail the setback requirements, specific landscaping information (plant species, spacing), noise buffers (please see M 4.9-4), and lighting restrictions and identify the appropriate implementation schedule as acceptable to the City [This is Mitigation Measure 4.12-1 in the NEISP EIR].*

Following the implementation of the foregoing mitigation measures, the NEISP EIR concluded that buildout of the NEISP would result in less than significant impacts to existing housing. Because proposed Project's impact relative to this topic would be similar to those identified in the NEISP EIR, the Project will be required to impose the same mitigation measures set forth above, as applicable. Impacts were considered less than significant with mitigation incorporated for build-out of the NEISP; therefore, impacts for the proposed Project would remain less than significant with the above mitigation measure incorporated. No greater impacts and no change to the disposition of impacts on the build-out of the Project site would occur as a result of the proposed Project. Additional environmental review is not required since this impact was addressed and is consistent with the development density analyzed in the NEISP EIR.

Cumulative Impacts

Through implementation of mitigation measures, impacts related to socioeconomics across the NEISP area were considered less than cumulatively considerable in the previously certified NEISP EIR. As discussed above, the proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Proposed Project-related impacts are consistent with the environmental effects previously identified certified NEISP EIR. The proposed Project would also be consistent with the land use and development regulations contained in the NEISP EIR. Thus, while the proposed Project would change the rural appearance of the site and surrounding area to industrial, so long as the proposed Project abides by the Specific Plan guidelines, no new cumulatively considerable impacts related to the proposed Project would occur. This finding is supported by the previously certified EIR prepared for the NEISP because the proposed Project is consistent with the NEISP. Therefore, the proposed Project would not cause either a new impact to occur, nor an increase in the severity of an impact previously disclosed.

REFERENCES

- Black Water Consulting Engineers, Inc. September 10, 2020. Prologis Big Bird Tracy – NEI Phase 3 G4 +5 Project Sewer Collection System Hydraulic Capacity Analysis.
- City of Tracy. 1993. Tracy Urban Management Plan/General Plan (UMP) and EIR.
- City of Tracy. May 1996. Northeast Industrial Concept Development Plan and Draft EIR.
- City of Tracy. February 2011. City of Tracy General Plan and EIR.
- City of Tracy. June 2018. Majestic Environmental Checklist.
- City of Tracy. May 1996. Northeast Industrial Concept Development Plan and Draft EIR.
- Kimley-Horn and Associates. October 16, 2020. RE: Tracy NEI Phase 3 Traffic Analysis.
- San Joaquin Council of Governments, San Joaquin Multi-Species Habitat Conservation and Open Space Plan. November 14, 2000.
- San Joaquin Valley Air Pollution Control District. Current District Rules and Regulations. Available At: <http://valleyair.org/rules/1ruleslist.htm>.
- San Joaquin Valley Air Pollution Control District. March 19, 2015. Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI).
- U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS). Available at: <http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>
- West Yost Associates. August 12, 2020. RE: Hydraulic Evaluation of Project Big Bird.

ATTACHMENT A

MEMORANDUM

From: Frederik Venter, PE and Colin Ogilvie, Kimley-Horn and Associates

To: Robert Armijo, PE, City of Tracy

Date: October 16, 2020

Re: Tracy NEI Phase 3 Traffic Analysis

Executive Summary

This memorandum presents a traffic analysis for the proposed NEI Phase 3 project (the "Project"), which proposes to construct a 3,485,401 square-foot warehouse consisting of 1,355,618 square feet of occupied space and 2,129,784 square feet of non-occupied robotic area in the City of Tracy, CA. The project site is located south of Grant Line Road between Skylark Way and Chrisman Road. The project is accessible by following six (6) driveways, with two (2) driveways along Skylark Way, three (3) driveways along Grant Line Road, and one (1) driveway along Chrisman Road.

Based on an employee shift data provided by the project applicant, the project is anticipated to generate 3,573 daily trips, 593 AM peak hour trips (560 In / 33 Out), and 995 PM peak hour trips (494 In / 501 Out) for both passenger cars and truck trips.

The intersection level of service (LOS) was evaluated at sixteen study intersection (6 of which are project driveways) under Existing Conditions, Existing Plus Background Conditions (with and without project), and Cumulative Conditions (with and without project). Under baseline conditions all study intersections operate within acceptable LOS with the exception of the following:

- #3 – MacArthur Drive / Grant Line Road
 - Existing Plus Background Conditions – PM Peak Hour. This baseline deficiency is caused by cut-through traffic.
- #7 – Chrisman Road / Paradise Road
 - Existing Conditions – PM Peak Hour
 - Existing Plus Background Conditions – PM Peak Hour
- #8 – Chrisman Road / Eleventh Street
 - Cumulative Conditions – PM Peak Hour

With the addition of the Project, all study intersections operate within acceptable LOS with the exception of the following for **Existing Plus Background Plus Project** and **Cumulative Plus Project** conditions:

- #3 – MacArthur Drive / Grant Line Road
 - Existing Plus Background Conditions – AM and PM Peak Hours (**Deficiency**)
 - Cumulative Conditions – AM and PM Peak Hours (**Deficiency**)

- #5 – Skylark Way & Grant Line Road
 - Cumulative Conditions – PM Peak Hour (**Deficiency**)
- #6 – Chrisman Road & Grant Line Road
 - Cumulative Conditions – PM Peak Hour (**Deficiency**)
- #7 – Chrisman Road / Paradise Road
 - Existing Plus Background Conditions – PM Peak Hour (Not a Deficiency)
- #8 – Chrisman Road & Eleventh Street
 - Cumulative Conditions – AM and PM Peak Hours (**Deficiency**)

Under **Existing Plus Background Plus Project Conditions**, the following improvements are recommended to address the deficiencies at each intersection:

- #3 – MacArthur Drive / Grant Line Road – Construct a westbound right-turn lane with an overlap and optimize the cycle length. With the improvement, the intersection will operate at an acceptable LOS D in the AM peak hour and will operate at a LOS E, better than without project conditions, in the PM peak hour.

Under **Cumulative Plus Project Conditions**, the following improvements are recommended to address the deficiencies at each intersection:

- #3 – MacArthur Drive / Grant Line Road – Optimize the cycle length at this intersection. With the improvement, the intersection will operate at an acceptable LOS C and LOS D in the AM and PM peak hour, respectively.
- #5 – Skylark Way & Grant Line Road – Optimize the cycle length at this intersection. With the improvement, the intersection will operate at an acceptable LOS D in the PM peak hour.
- #6 – Chrisman Road & Grant Line Road – Optimize the cycle length at this intersection. With the improvement, the intersection will operate at an acceptable LOS D in the PM peak hour.
- #8 – Chrisman Road & Eleventh Street – Additional second westbound left turn lane to be constructed and the signal timing be modified to allow lagging phase for the eastbound left turn and northbound left turn. With the improvement, the intersection will operate at an acceptable LOS D in the AM and PM peak hours.

This analysis also evaluated whether the Project trip addition to the overall NEI Specific Plan (SP) still falls with the NEI SP EIR assumptions for overall trip generation, especially since the trip generation for the project is high. The analysis determines that based on an assessment of the trip generation for the existing development, and vacant land that could still develop, and with the addition of the project, the overall trip generation would be less than was assumed in the NEI SP EIR.

1. Introduction

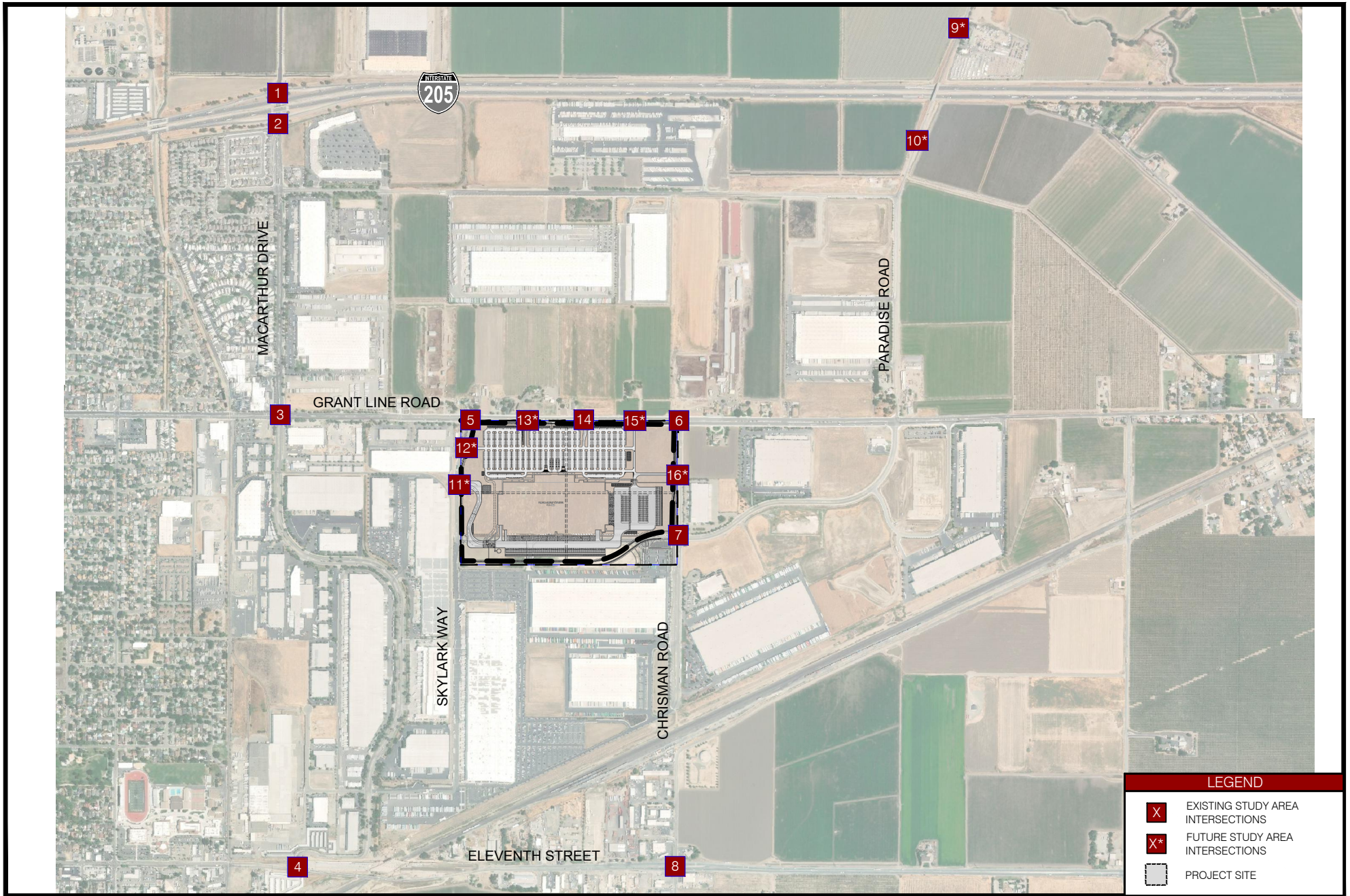
This memorandum presents a traffic analysis of the proposed Northeast Industrial Specific Plan area (NEI) Phase 3 development in the City of Tracy, CA and is located on the vacant lot bounded by Grant Line Road to the north, Paradise Road to the south, Skylark Way to the west, and Chrisman Road to the east. The proposed project ("Project") would develop a five-story warehouse for a total of 3,485,402 square feet, consisting of 1,355,618 square feet of occupied space and 2,129,784 square feet of non-occupied robotic area. **Figure 1** illustrates the location of the project site and study intersections in relation to the adjacent roadway network.

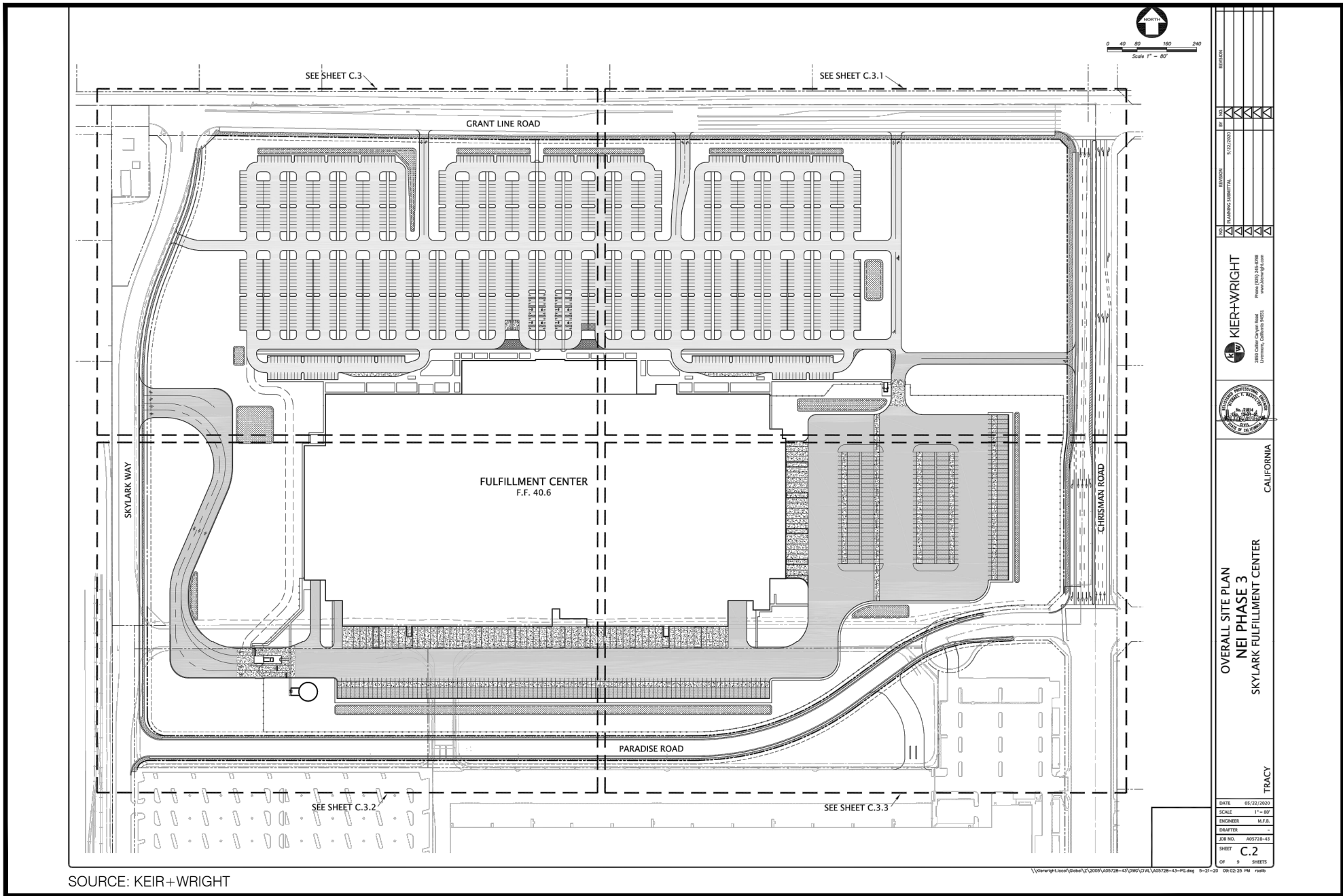
Figure 2 illustrates the project site plan, as provided by Kier+Wright. The site would be accessed by the following six (6) driveways, with two (2) driveways along Skylark Way, three (3) driveways along Grant Line Road, and one (1) driveway along Chrisman Road.

- Driveway #1 at Skylark Way – Full access
- Driveway #2 at Skylark Way – Full access
- Driveway #3 at Grant Line Road – Limited to a right-in and right out movement
- Driveway #4 at Grant Line Road – Full access
- Driveway #5 at Grant Line Road – Limited to a right-in and right out movement
- Driveway #6 at Chrisman Road – Limited to a right-in and right out movement

Driveway #1 is for truck and trailer access only while the remaining driveways are for passenger car access only. In the case of emergencies, trucks and trailers are able to enter and exit using Driveway #6 on Chrisman Road.

This traffic study was conducted to determine the potential intersection and queuing deficiencies related to the project based on standards and methodologies set forth by the City of Tracy ("City"). This memorandum discusses the methodology, analysis, and results of the study. It should be noted that recent changes under the California Environmental Quality Act (CEQA), vehicle miles traveled (VMT) is now recognized as the primary review for project impacts and no longer intersection level of service (LOS).





2. Study Methodology

2.1 Development Conditions

This traffic study is based upon the following development conditions:

- **Existing (2020) Conditions** represents current traffic count data collected using Streetlight Data and previous 2018 and 2019 traffic counts as well as existing roadway geometry and traffic control.
- **Existing Plus Background Conditions** represents current traffic count data collected using Streetlight Data and previous 2018 and 2019 traffic counts with the addition of approved (but not yet completed) developments assumed to occur at the time the Project is constructed. These projects include Tracy Alliance (excluding the Zuriakat and Suvik buildings because they are expected to develop after the next 5 years), IPT Pescadero Building 2, Central Plastics, Seefried Properties, California Highway Patrol (CHP) Office, Home Depot Parking Lot, and Interstate Truck Center. This scenario includes roadway improvements anticipated to be in place at the same time the Project is to be completed, as assumed for the Background projects.
- **Existing Plus Background Plus Project Conditions** represents Existing Plus Background traffic conditions and traffic generated by the project. This scenario includes roadway improvements anticipated to be in place at the same time the Project is to be completed.
- **Cumulative (2035) Conditions** represents future year traffic volumes based on the City of Tracy Citywide Roadway and Transportation Master Plan (TMP) dated November 2012. This scenario includes roadway improvements anticipated to be in place under Cumulative Conditions.
- **Cumulative (2035) Plus Project Conditions** represents future year traffic volumes based on the City of Tracy Citywide Roadway and Transportation Master Plan (TMP) and traffic generated by the Project. This scenario includes roadway improvements anticipated to be in place under Cumulative Conditions.

2.2 Level of Service Standards

Analysis of the study intersection was based on the concept of level of service (LOS) and is a qualitative measure used to describe operational conditions. LOS ranges from A (best), which represents minimal delay, to F (worst), which represents heavy delay and a facility that is operating at or near its functional capacity. Levels of service for this study were determined using methods defined in Synchro analysis software, using the Highway Capacity 6th Edition (HCM 6th) methodology.

The HCM includes procedures for analyzing side street stop controlled (SSSC), all-way stop controlled (AWSC), and signalized intersections. The SSSC procedure defines LOS as a function of average control delay for the worst minor street movement or major street left-turn. Conversely, the AWSC and signalized intersection procedures define LOS as a function of average control delay for the intersection as a whole. **Table 1** relates the operational characteristics associated with each LOS category for signalized and unsignalized intersections.

Table 1 - Intersection Level of Service Definitions

Level of Service	Description	Signalized (Avg. control delay per vehicle sec/veh.)	Unsignalized (Avg. control delay per vehicle sec/veh.)
A	Free flow with no delays. Users are virtually unaffected by others in the traffic stream	≤ 10	≤ 10
B	Stable traffic. Traffic flows smoothly with few delays.	> 10 – 20	> 10 – 15
C	Stable flow but the operation of individual users becomes affected by other vehicles. Modest delays.	> 20 – 35	> 15 – 25
D	Approaching unstable flow. Operation of individual users becomes significantly affected by other vehicles. Delays may be more than one cycle during peak hours.	> 35 – 55	> 25 – 35
E	Unstable flow with operating conditions at or near the capacity level. Long delays and vehicle queuing.	> 55 – 80	> 35 – 50
F	Forced or breakdown flow that causes reduced capacity. Stop and go traffic conditions. Excessive long delays and vehicle queuing.	> 80	> 50

Sources: Transportation Research Board, *Highway Capacity Manual 6th*, National Research Council 2016.

As noted above, intersection delay and LOS is no longer used as the analysis methodology to determine impacts. Therefore, project related intersection LOS impacts will be referred to as deficiencies. Project deficiencies are determined by comparing conditions without the Project to those with the Project. Deficiencies for intersections are created when traffic from the Project causes the LOS to fall below the maintaining agency's LOS threshold or causes intersections to deteriorate further per the criteria indicated below.

City of Tracy

The City of Tracy General Plan has established a LOS D, where feasible, as the minimum acceptable LOS for roadways and overall intersection operations. However, there are certain locations where this standard does not apply. The following provides a list and description of exceptions to the LOS D standard:

- LOS E or lower shall be allowed on streets and at intersections within ¼ mile of any freeway, to discourage inter-regional traffic from using City streets.
- In the Downtown and Bowtie area of the City of Tracy, LOS E shall be allowed in order to create a pedestrian-friendly urban design character and densities necessary to support transit, bicycling, and walking.
- The City may allow individual locations to fall below the City's LOS D standard at intersections where construction of improvements is not feasible, prohibitively expensive, significantly impact adjacent properties or the environment, or have a significant adverse impact on the character of the community, including pedestrian mobility, crossing times, and comfort/convenience.

Intersections may be permitted to fall below their adopted LOS standard on a temporary basis when the improvements necessary to preserve the LOS standard are in the process of construction or have been designed and funded but not yet constructed.

Deficiency Criteria - Signalized Intersections

- Signalized intersections operating at an acceptable level of service (LOS D or better if located more than ¼ mile from a freeway) degrade to an unacceptable LOS E or F.
- Addition of project trips causes a delay increase of more than four seconds to an intersection already operating at an unacceptable level of service.

Deficiency Criteria - Unsignalized Intersections

- Unsignalized intersections, outside ¼ mile of a freeway, operating at LOS D or better degrade to an unacceptable LOS E or worse with the proposed project and a traffic signal warrant is met. Or if the intersection is within ¼ mile of a freeway operating at LOS E or better and degrades to an unacceptable LOS F with the proposed project and a traffic signal warrant is met.
- Addition of Project trips causes a volume increase of more than 10 percent at an intersection operating at an unacceptable level of service and meets a traffic signal warrant.

Caltrans

For the Caltrans facilities, the previous Guide for the *Preparation of Traffic Impact Study (2002)*, was used for operational analysis. Caltrans identifies a level of service threshold of C/D as the acceptable service level on state highway facilities. However, Caltrans acknowledges that this may not always be feasible and recommends that the lead local agency consult with Caltrans to determine the appropriate target LOS. For the purpose of this analysis, the LOS criteria for LOS D will be established for Caltrans intersections based on the *Transportation Concept Report for Urban Interchanges* for Interstate 205. This analysis of the Caltrans facilities is consistent with the City General Plan policies and guidelines.

2.4 Study Intersections

The proposed project would generate new vehicular trips that would increase traffic volumes on the nearby street network. To assess changes in traffic conditions associated with the proposed project, the following intersections in **Table 2** were evaluated. These study intersections were selected because the project would contribute a significant number of vehicle trips to the intersections. The list of study intersections was approved by the City.

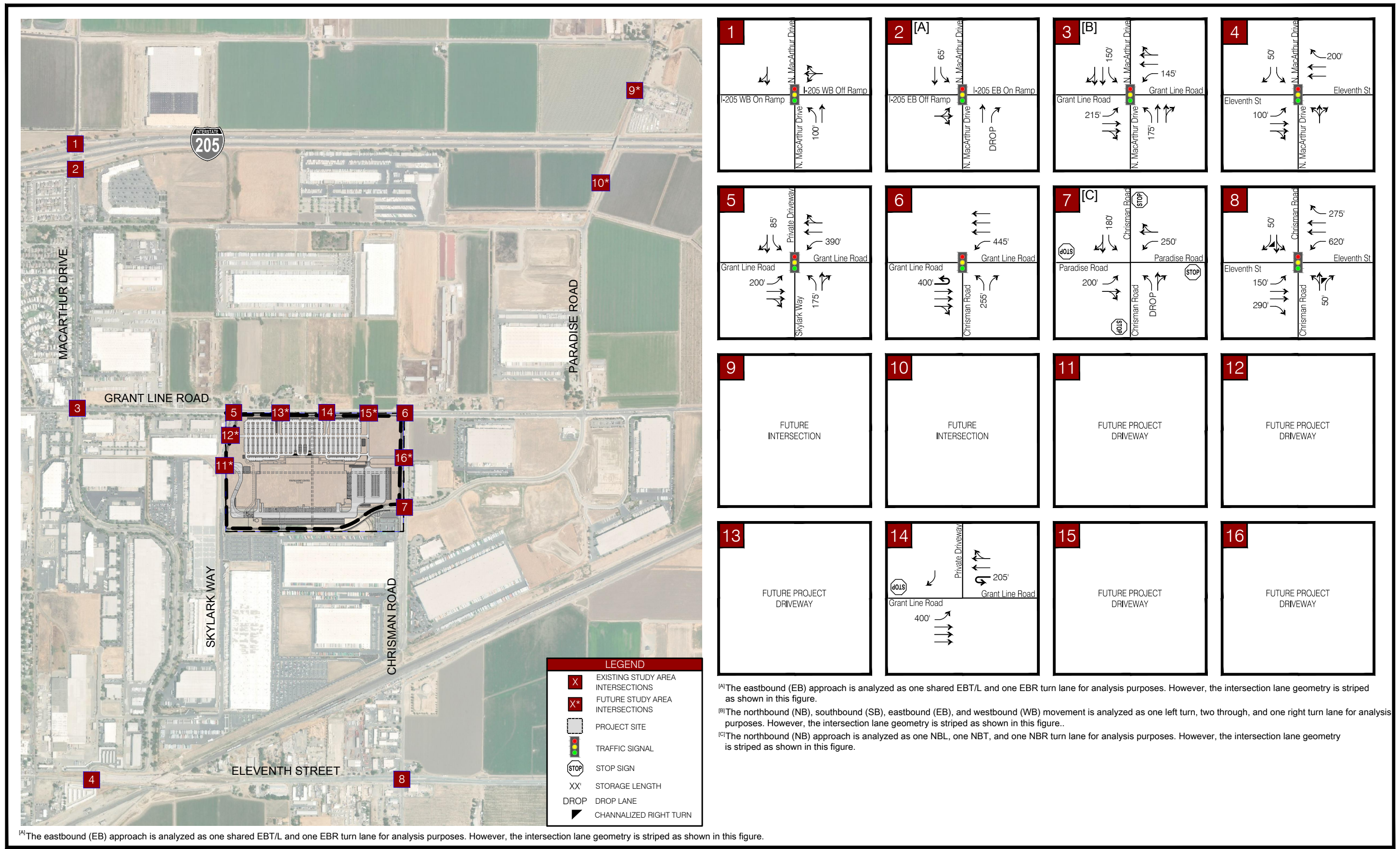
Table 2 - Study Intersections

#	Intersection	Existing or Future Intersection
1	MacArthur Drive & I-205 Westbound Ramps	Existing
2	MacArthur Drive & I-205 Eastbound Ramps	Existing
3	MacArthur Drive & Grant Line Road	Existing
4	MacArthur Drive & Eleventh Street	Existing
5	Skylark Way & Grant Line Road	Existing
6	Chrisman Road & Grant Line Road	Existing
7	Chrisman Road & Paradise Road	Existing
8	Chrisman Road & Eleventh Street	Existing
9	Paradise Rd/Chrisman Rd & I-205 Westbound Ramps	Future Intersection
10	Paradise Rd/Chrisman Rd & I-205 Eastbound Ramps	Future Intersection
11	Driveway #1 & Skylark Way	Future Project Driveway
12	Driveway #2 & Skylark Way	Future Project Driveway
13	Driveway #3 & Grant Line Road	Future Project Driveway
14	Driveway #4 & Grant Line Road	Future Project Driveway
15	Driveway #5 & Grant Line Road	Future Project Driveway
16	Driveway #6 & Chrisman Road	Future Project Driveway

3. Existing (2020) Conditions

Weekday intersection turning movement volumes were not collected since current traffic patterns do not reflect typical conditions due to the COVID-19 shelter-in-place restrictions. Therefore, Streetlight Data and historical traffic counts were utilized for Existing traffic volumes. Streetlight data was collected at all study intersections with the exception of Chrisman Road/Grant Line Road and Chrisman Road/Paradise Road where peak hour turning movement volumes were collected in February 2019 and February 2018, respectively. It should be noted that the FEMA Distribution Center, located just north of the proposed project, is currently inhabited and is reflected in the existing traffic counts. However, since existing traffic counts were not collected at Intersection #14 (Future Project Driveway), where the FEMA Distribution Center driveway is located on the north leg, anticipated traffic generated by the FEMA Distribution Center was added to the study intersection. All other project driveways are currently not in use and therefore will be analyzed in the plus project scenario.

Existing traffic control and lane geometry are shown in **Figure 3**, while the existing AM and PM peak hour turning movement volumes are shown in **Figure 4**. Traffic volume data sheets are provided in the **Appendix**.



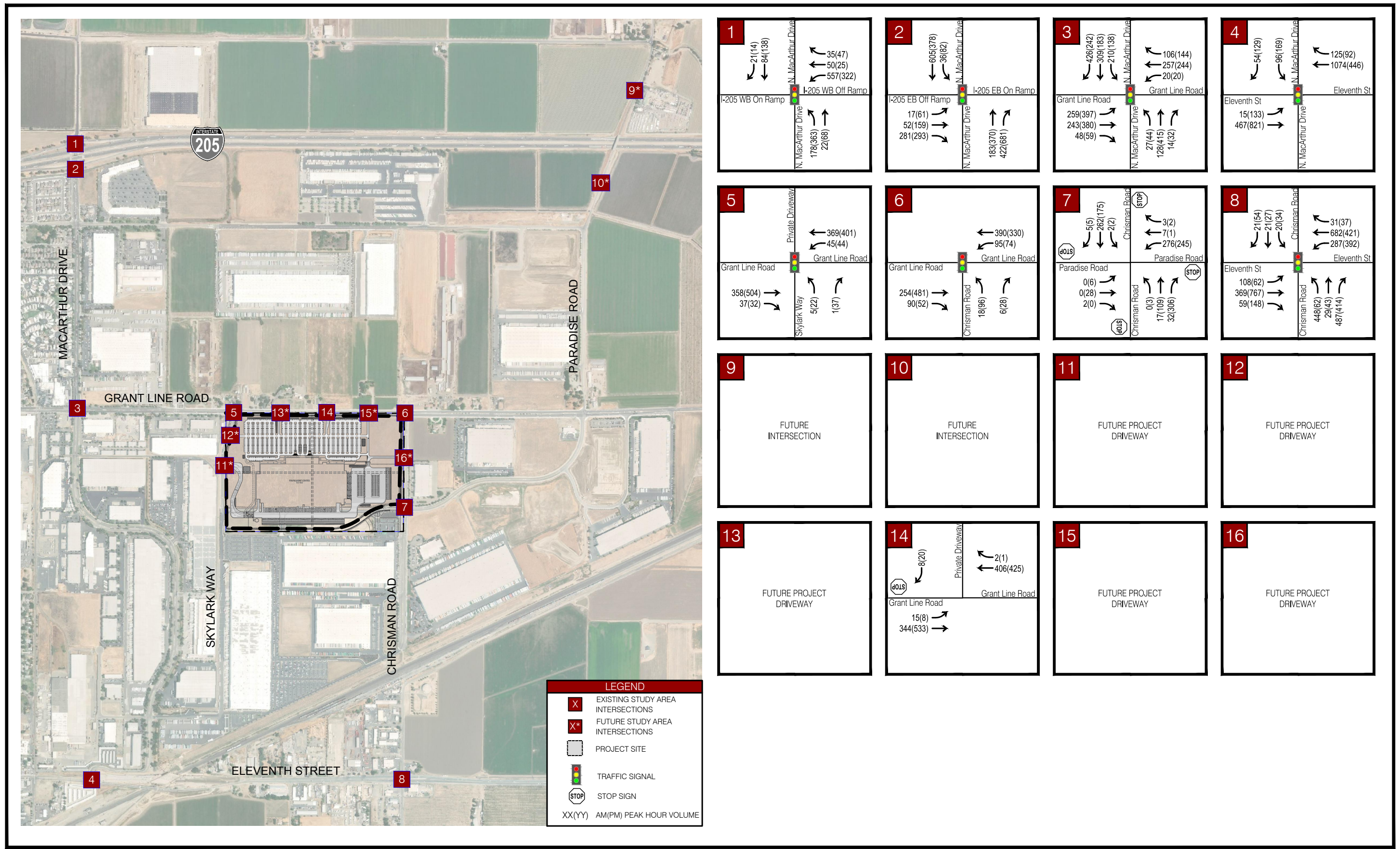


FIGURE 4
EXISTING PEAK HOUR TURNING MOVEMENT VOLUMES
TRACY NEI PHASE 3

Existing Conditions traffic operations were evaluated at the study intersections using existing lane geometry, traffic control, and peak hour traffic volumes. **Table 3** illustrates the Level of Service (LOS) and delay under existing conditions and locations operating unacceptably are bolded. As shown in **Table 3**, all study intersection function within acceptable LOS standards under this analysis scenario, except for the following intersection:

- #7 – Chrisman Road / Paradise Road (PM Peak Hour)

Analysis sheets are provided in the **Appendix**.

Table 3 – Existing Conditions Level of Service

#	Intersection ¹	LOS Standard ²	Jurisdiction	Control Type ³	Existing (2020) Conditions			
					AM Peak Hour		PM Peak Hour	
					LOS	Delay ⁴	LOS	Delay ⁴
1	MacArthur Drive & I-205 WB Ramps	D	Caltrans	Signal	C	20.8	B	19.2
2	MacArthur Drive & I-205 EB Ramps	D	Caltrans	Signal	B	12.3	C	26.8
3	MacArthur Drive & Grant Line Road	D	Tracy	Signal	C	29.5	D	39.8
4	MacArthur Drive & Eleventh Street	D	Tracy	Signal	A	8.7	B	14.8
5	Skylark Way & Grant Line Road	D	Tracy	Signal	A	4.7	A	7.2
6	Chrisman Road & Grant Line Road	D	Tracy	Signal	A	8.7	B	10.5
7	Chrisman Road & Paradise Road	D	Tracy	AWSC	B	15.0	E	45.9
8	Chrisman Road & Eleventh Street	D	Tracy	Signal	D	37.4	C	28.7
9	Chrisman Rd & I-205 WB Ramps	D	Caltrans	-	Future Intersection			
10	Chrisman Rd & I-205 EB Ramps	D	Caltrans	-	Future Intersection			
11	Driveway #1 & Skylark Way <i>Worst Approach</i>	D	Tracy	-	Future Project Driveway			
12	Driveway #2 & Skylark Way <i>Worst Approach</i>	D	Tracy	-	Future Project Driveway			
13	Driveway #3 & Grant Line Road <i>Worst Approach</i>	D	Tracy	-	Future Project Driveway			
14	Driveway #4 & Grant Line Road <i>Worst Approach (SB)</i>	D	Tracy	SSSC	A	0.3	A	0.3
					A	9.8	B	10.0
15	Driveway #5 & Grant Line Road <i>Worst Approach</i>	D	Tracy	-	Future Project Driveway			
16	Driveway #6 & Chrisman Road <i>Worst Approach</i>	D	Tracy	-	Future Project Driveway			

Note: Intersections that are operating below acceptable levels are shown in **BOLD**.

1. Analysis performed using HCM 6th edition methodology with the exception of Intersection #6 which was analyzed in HCM 2000.
2. Overall level of service (LOS) standard for City of Tracy and Caltrans intersections is LOS D.
3. SSSC - Side Street Stop Control and AWSC – All-Way Stop Control.
4. Delay indicated in seconds/vehicle. In addition to average control delay, which is reported for signalized, AWSC, and SSSC intersections, the delay for the worst movement is also reported for SSSC intersections.

4. Existing Plus Background Conditions

In the Existing Plus Background Conditions, the following approved (but not yet developed) projects within the study area were included as part of the Background projects since these projects will contribute to traffic volumes at the study intersections:

- Tracy Alliance (Excluding the Zuriakat and Suvik Buildings)
- IPT Pescadero Building 2
- Central Plastics
- Seefried Properties
- California Highway Patrol (CHP) Office
- Home Depot Parking Lot
- Interstate Truck Center

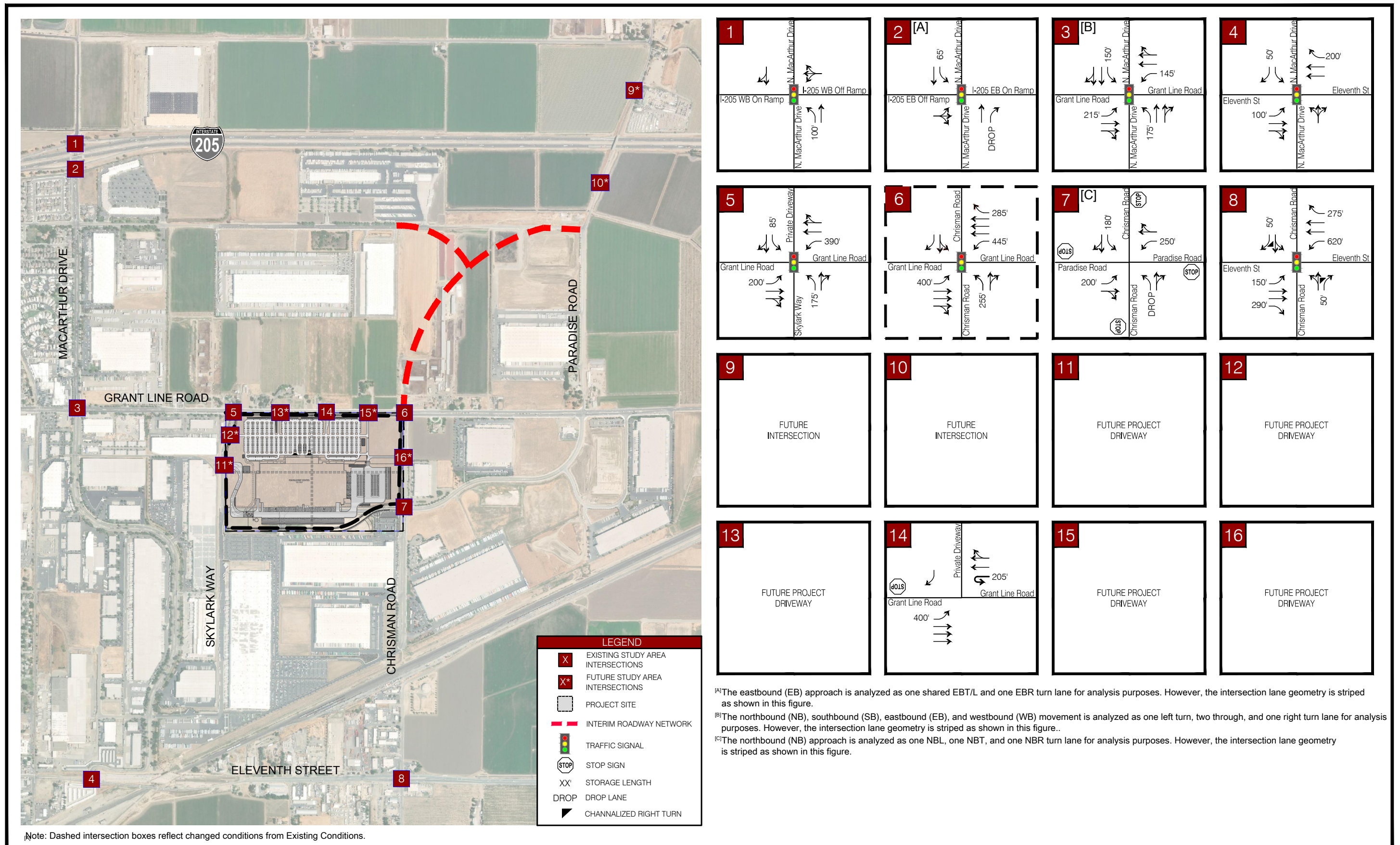
In the Existing Plus Background Conditions, Chrisman Road at Grant Line Road will extend to the north connecting to the intersection of Pescadero Avenue and Paradise Road. As a result, the intersection of Chrisman Road and Grant Line Road (Intersection #6) will be restriped to convert the eastbound U-turn to an eastbound left turn, the northbound right turn to a shared northbound through/right turn, construct an additional westbound right-turn, and a new north leg will be constructed consisting of a shared southbound through/left turn and a southbound right turn. The extension of Chrisman Road will result in a shift in Existing volumes which were reassigned to the street network.

Existing Plus Background traffic control and lane geometry is shown in **Figure 5**. Existing Plus Background AM and PM peak hour turning movement volumes are shown in **Figure 6**.

Existing Plus Background Conditions traffic operations were evaluated at the study intersections and the results are presented in **Table 4**. All study intersections function within acceptable LOS standards under this analysis scenario, except for the following intersections:

- #3 – MacArthur Drive / Grant Line Road (PM Peak Hour)
- #7 – Chrisman Road / Paradise Road (PM Peak Hour)

Analysis sheets are provided in the **Appendix**.



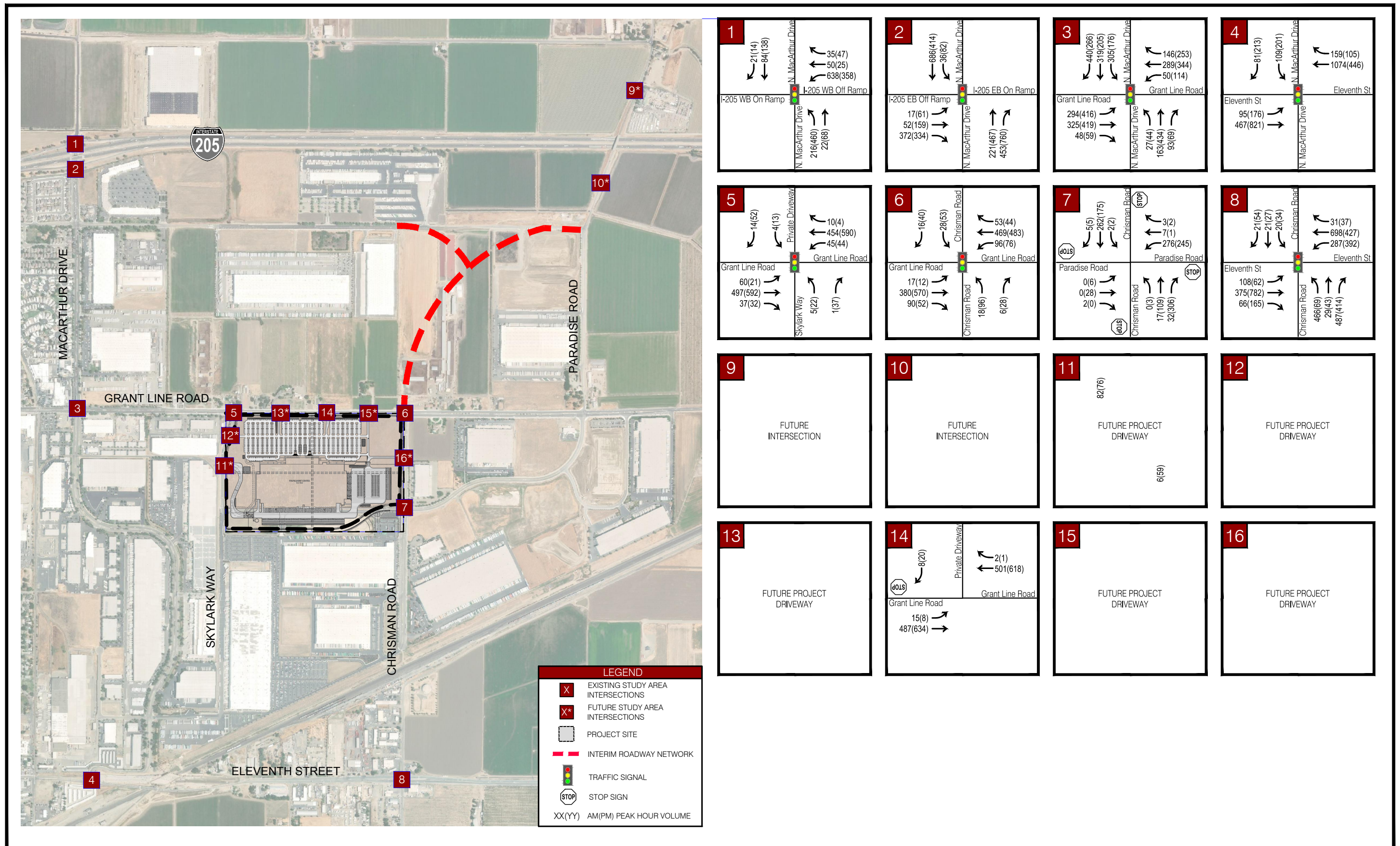


Table 4 – Existing Plus Background Conditions Level of Service

#	Intersection ¹	LOS Standard ²	Jurisdiction	Control Type ³	Existing + Background Conditions			
					AM Peak Hour		PM Peak Hour	
					LOS	Delay ⁴	LOS	Delay ⁴
1	MacArthur Drive & I-205 WB Ramps	D	Caltrans	Signal	C	32.0	C	27.8
2	MacArthur Drive & I-205 EB Ramps	D	Caltrans	Signal	B	17.2	D	40.0
3	MacArthur Drive & Grant Line Road	D	Tracy	Signal	D	41.8	E	63.2
4	MacArthur Drive & Eleventh Street	D	Tracy	Signal	B	11.4	B	18.8
5	Skylark Way & Grant Line Road	D	Tracy	Signal	A	9.9	B	13.5
6	Chrisman Road & Grant Line Road	D	Tracy	Signal	B	14.3	B	19.7
7	Chrisman Road & Paradise Road	D	Tracy	AWSC	B	15.0	E	45.9
8	Chrisman Road & Eleventh Street	D	Tracy	Signal	D	39.6	C	29.3
9	Chrisman Rd & I-205 WB Ramps	D	Caltrans	-	Future Intersection			
10	Chrisman Rd & I-205 EB Ramps	D	Caltrans	-	Future Intersection			
11	Driveway #1 & Skylark Way	D	Tracy	-	Future Project Driveway			
	<i>Worst Approach</i>							
12	Driveway #2 & Skylark Way	D	Tracy	-	Future Project Driveway			
	<i>Worst Approach</i>							
13	Driveway #3 & Grant Line Road	D	Tracy	-	Future Project Driveway			
	<i>Worst Approach</i>							
14	Driveway #4 & Grant Line Road	D	Tracy	SSSC	A	0.2	A	0.2
	<i>Worst Approach (SB)</i>				B	10.2	B	10.9
15	Driveway #5 & Grant Line Road	D	Tracy	-	Future Project Driveway			
	<i>Worst Approach</i>							
16	Driveway #6 & Chrisman Road	D	Tracy	-	Future Project Driveway			
	<i>Worst Approach</i>							

Note: Intersections that are operating below acceptable levels are shown in **BOLD**.

1. Analysis performed using HCM 6th edition methodology.

2. Overall level of service (LOS) standard for City of Tracy and Caltrans intersections is LOS D.

3. SSSC - Side Street Stop Control and AWSC – All-Way Stop Control.

4. Delay indicated in seconds/vehicle. In addition to average control delay, which is reported for signalized, AWSC, and SSSC intersections, the delay for the worst movement is also reported for SSSC intersections.

5. Existing Plus Background Plus Project Conditions

5.1 Project Lane Geometry and Configuration

In Plus Project Conditions, the proposed project will construct the following roadway improvements:

- Chrisman Road between Grant Line Road to south of Paradise Road will be widened from one lane in each direction with a two-way left-turn lane (TWLTL) to three lanes in each direction:
 - #6 – Chrisman Road / Grant Line Road will be reconfigured to:
 - Northbound Approach – one left turn, two throughs, and one right turn lane
 - Southbound Approach – one left turn, two throughs, and one right turn lane
 - #7 – Chrisman Road / Paradise Road will be reconfigured to:
 - Northbound Approach – one left turn, two throughs, and one shared through/right turn lane. However, one through lane will be hatched out during Existing Plus Background Plus Project Conditions but will be allowed for use in Cumulative Conditions
 - Southbound Approach – one left turn, three throughs, and one right turn lane. However, two through lanes will be hatched out during Existing Plus Background Plus Project Conditions but will be allowed for use in Cumulative Conditions
- #14 – Grant Line Road / Driveway #4 will be converted from a SSSC to a signalized intersection

Existing Plus Background Plus Project traffic control and lane geometry is shown in **Figure 7**.

5.2 Trip Generation

Trip generation for projects are typically calculated based on information contained in the Institute of Transportation Engineer's (ITE) publication, *Trip Generation*, 10th Edition. However, a custom trip generation was developed based on employee shift data provided by the project applicant to more accurately reflect the trips generated by the project. The data provides average weekday trips for both cars and trucks entering and exiting the project site which were then used to estimate the AM and PM peak hour trips. It should be noted that this study relies on the completeness and accuracy of the information provided by the project applicant and the City. Therefore, in the event that the project applicant finds the employee shift data no longer accurate, this study will no longer be valid and an additional traffic analysis should be completed. Employee shift data is provided in the **Appendix**.

The proposed project is anticipated to generate 3,573 daily trips, 593 AM peak hour trips (560 In / 33 Out), and 995 PM peak hour trips (494 In / 501 Out) for both passenger cars and truck trips. **Table 5** shows the estimated trip generation.

Table 5 – Project Trip Generation

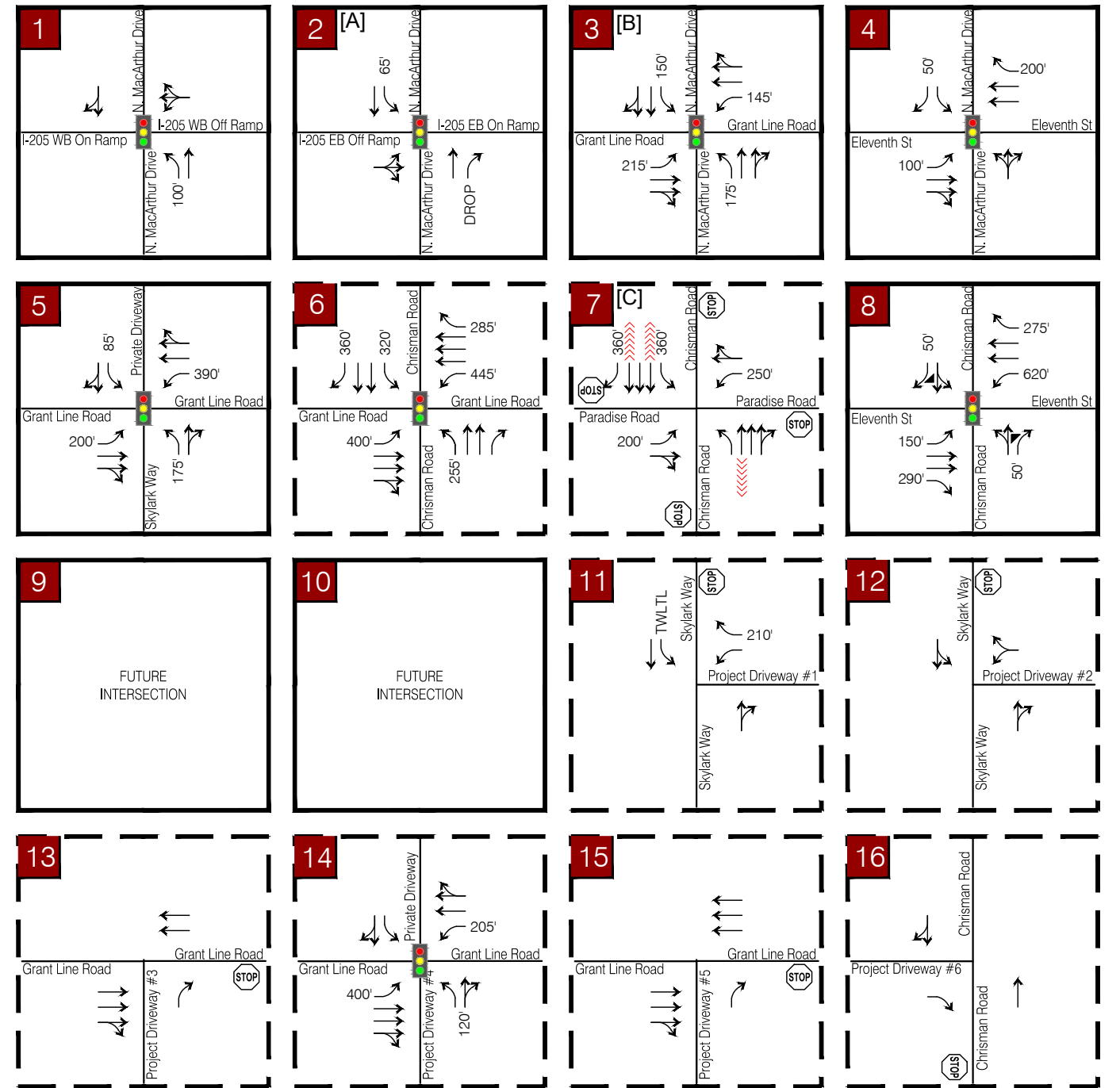
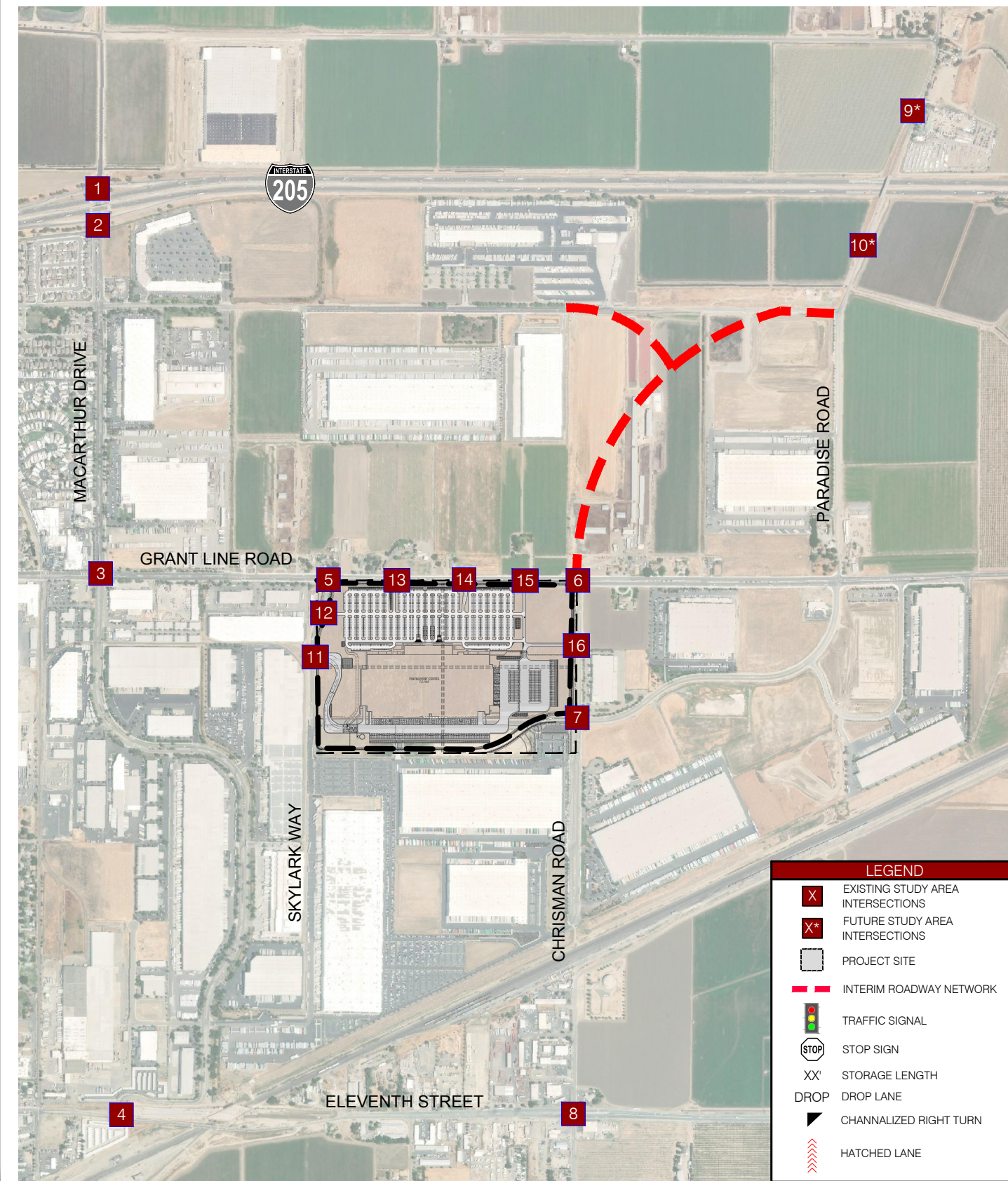
Land Uses	Project Size	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		Total	Total Peak Hour	IN	/	OUT	Total Peak Hour	IN / OUT
NEI Phase 3 - Cars	3,485 KSF	3,013	573	550	/	23	979	486 / 493
NEI Phase 3 - Trucks		560	20	10	/	10	16	8 / 8
NEI Phase 3 - Total		3,573	593	560	/	33	995	494 / 501

Source: Kimley-Horn and Associates, Inc., 2020

5.3 Trip Distribution and Assignment

The project trip distribution for the proposed project was based on existing City travel patterns, circulation access to Interstate 205, and the City Travel Demand Model. Two different trip distributions were developed, one for passenger cars and one for trucks. For passenger cars, it is estimated that there will be a 78 percent distribution going to and from west of the project site and 22 percent distribution going to and from east of the project site. For trucks, it is assumed that there will be a 66.67 percent distribution going to and from west of the project site and a 33.33 percent distribution going to and from south of the project site. Trucks are not allowed along Grant Line Road just east of the City Limits, therefore trucks going to and from north and south I-5 will use Eleventh Street rather than Grant Line Road.

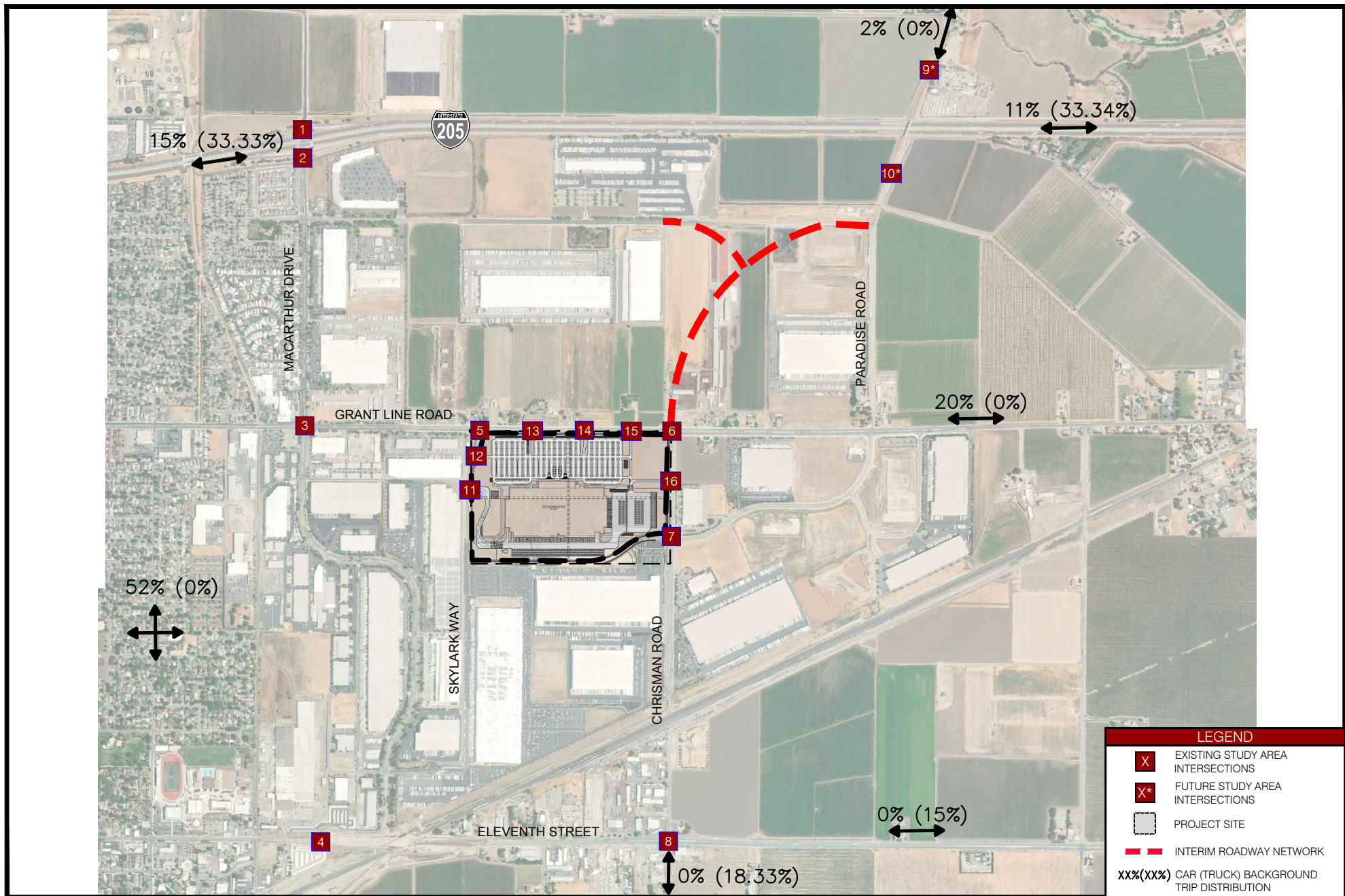
Figure 8 illustrates the trip distribution assumed for Existing Plus Background Plus Project analysis. It should be noted that there is a different trip distribution for the Cumulative project conditions due to future roadway improvements. This will be discussed later in the memo in the Cumulative Traffic Conditions section. **Figure 9** and **Figure 10** illustrates the trip assignment for Existing Plus Background Plus Project Conditions for passenger cars and trucks, respectively. Existing Plus Background Plus Project AM and PM peak hour turning movement volumes are shown in **Figure 11**.



^(A)The eastbound (EB) approach is analyzed as one shared EBT/L and one EBR turn lane for analysis purposes. However, the intersection lane geometry is striped as shown in this figure.

^(B)The northbound (NB), southbound (SB), eastbound (EB), and westbound (WB) movement is analyzed as one left turn, two through, and one right turn lane for analysis purposes. However, the intersection lane geometry is striped as shown in this figure..

^(C)The southbound (SB) approach is striped as one SBL, three SBT, and one SBR turn lane. However, two SBT lanes will be hatched out to prohibit use. The northbound (NBT) approach will be striped as one NBL, two NBT, and one shared NBT/R tur lane. However, one NBT lane will be hatched out to prohibit use.



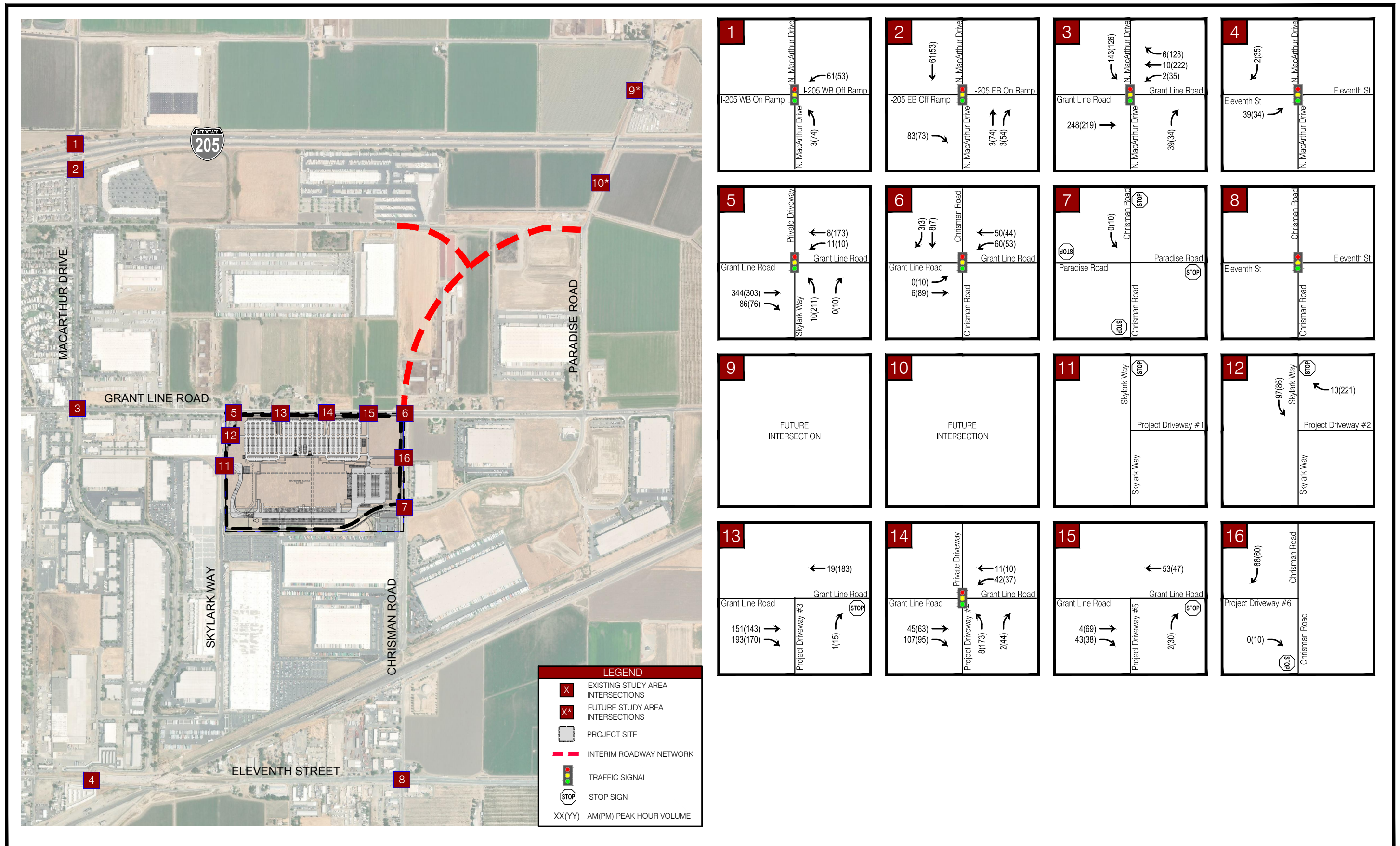


FIGURE 9
EXISTING PLUS BACKGROUND PROJECT GENERATED
PEAK HOUR TURNING MOVEMENT VOLUMES (CAR)
TRACY NEI PHASE 3

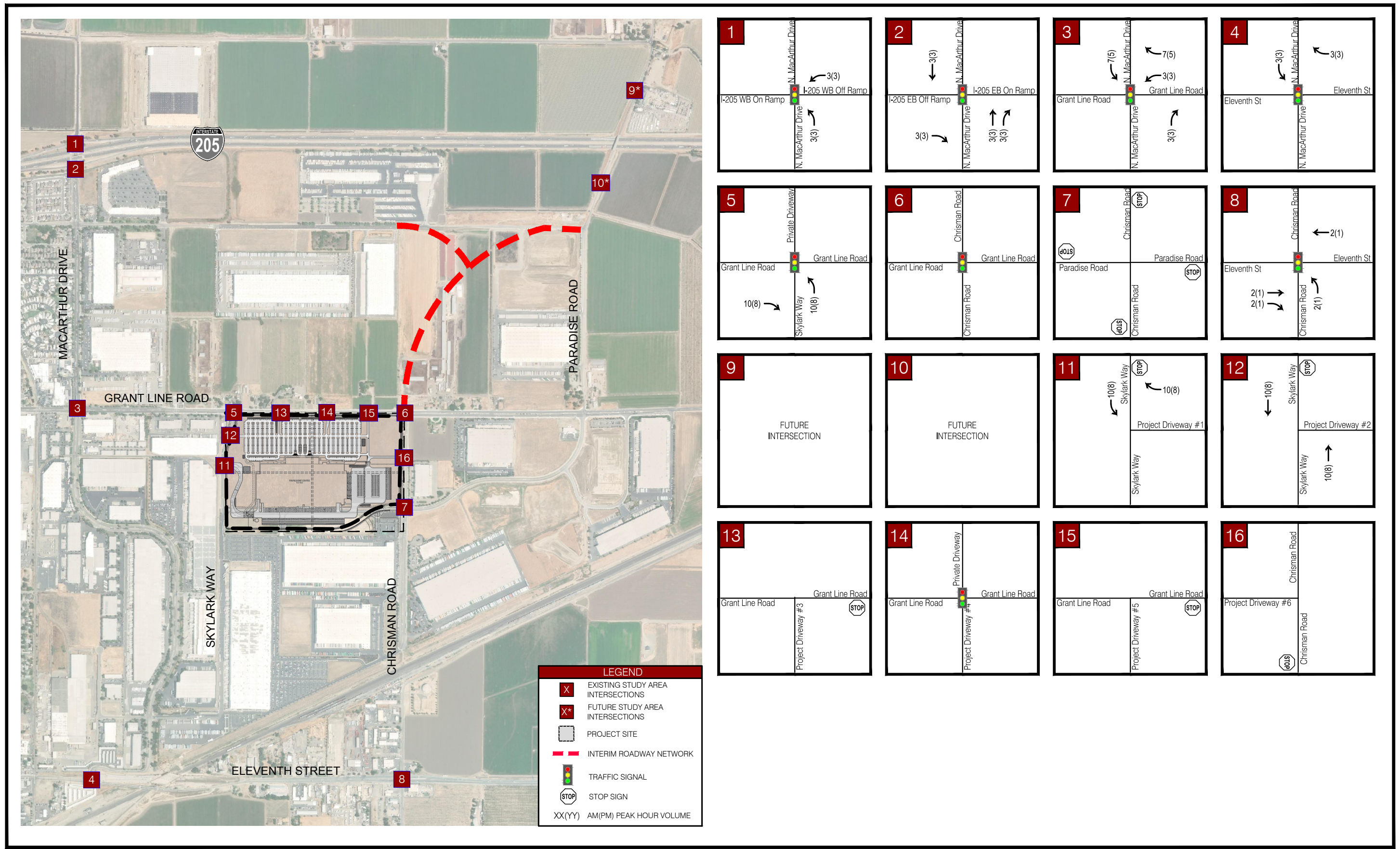
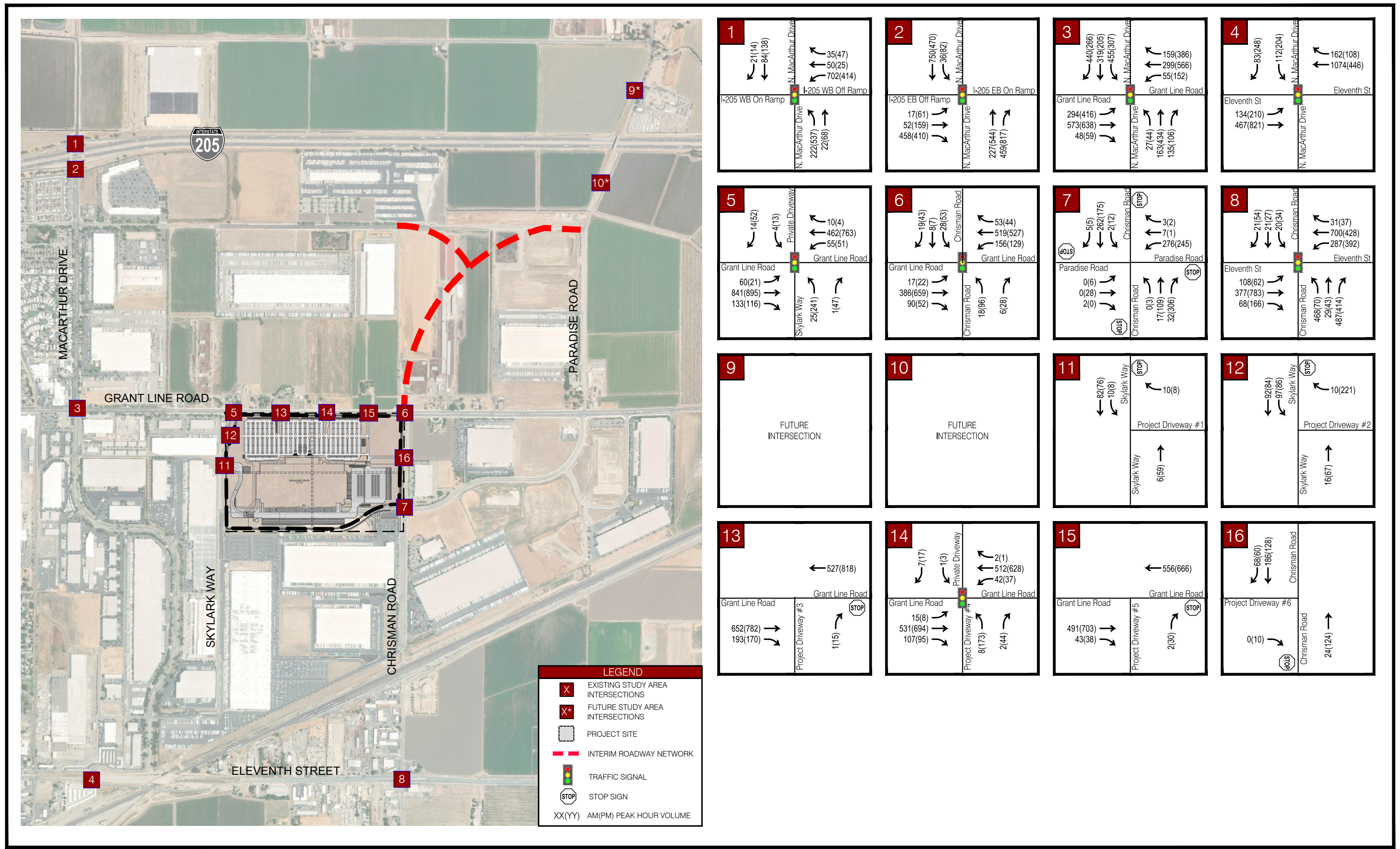


FIGURE 10
EXISTING PLUS BACKGROUND PROJECT GENERATED
PEAK HOUR TURNING MOVEMENT VOLUMES (TRUCK)
TRACY NEI PHASE 3



5.4 Intersection Level of Service

Existing Plus Background Plus Project Conditions traffic operations were evaluated at the study intersections and the results are presented in **Table 6**. All study intersections function within acceptable LOS standards under this analysis scenario, except for the following intersection:

- #2 – MacArthur Drive / I-205 EB Ramps (PM Peak Hour) – Intersection operating at an acceptable LOS D without the project and degrades to an unacceptable LOS E with the project – **Deficiency**
- #3 – MacArthur Drive / Grant Line Road (AM and PM Peak Hours) – Intersection operating at an acceptable LOS D without the project and degrades to an unacceptable LOS E with the project in the AM peak hour. Intersection operating at an unacceptable LOS E without the project with an increase in average delay of more than four (4) seconds in the PM peak hour – **Deficiency**
- #7 – Chrisman Road / Paradise Road (PM Peak Hour) – Intersection operating at an unacceptable LOS E without the project and degrades to an unacceptable LOS F with the project. The addition of the project trips contributes to a less than 10 percent volume increase to the intersection and the peak hour traffic signal warrant is not met – **Not a Deficiency**

Analysis sheets are provided in the **Appendix**.

5.5 Peak Hour Signal Warrant

Peak hour signal warrants were evaluated at the unsignalized intersection of Chrisman Road/Paradise Road and Driveway #4/Grant Line Road under Existing Plus Background Plus Project Conditions. The following intersection did not meet the peak hour signal warrant:

- #7 – Chrisman Road & Paradise Road

Analysis sheets are provided in the **Appendix**.

Table 6 – Existing Plus Background Plus Project Conditions Level of Service

#	Intersection ¹	LOS Standard ²	Jurisdiction	Control Type ³	Existing + Background Conditions				Existing + Background + Project Conditions					
					AM Peak Hour		PM Peak Hour		AM Peak Hour			PM Peak Hour		
					LOS	Delay ⁴	LOS	Delay ⁴	LOS	Delay ⁴	Delay Var	LOS	Delay ⁴	Delay Var
1	MacArthur Drive & I-205 WB Ramps	D	Caltrans	Signal	C	32.0	C	27.8	D	45.1	13.1	D	48.3	20.5
2	MacArthur Drive & I-205 EB Ramps	D	Caltrans	Signal	B	17.2	D	40.0	C	28.0	10.8	E	59.8	19.8
3	MacArthur Drive & Grant Line Road	D	Tracy	Signal	D	41.8	E	63.2	E	77.1	35.3	F	91.8	28.6
4	MacArthur Drive & Eleventh Street	D	Tracy	Signal	B	11.4	B	18.8	B	12.1	0.7	C	21.6	2.8
5	Skylark Way & Grant Line Road	D	Tracy	Signal	A	9.9	B	13.5	B	11.8	1.9	C	22.3	8.8
6	Chrisman Road & Grant Line Road	D	Tracy	Signal	B	14.3	B	19.7	B	15.3	1.0	C	21.2	1.5
7	Chrisman Road & Paradise Road	D	Tracy	AWSC	B	15.0	E	45.9	B	14.8	-0.2	F	57.0	11.1
8	Chrisman Road & Eleventh Street	D	Tracy	Signal	D	39.6	C	29.3	D	39.8	0.2	C	29.3	0.0
9	Chrisman Rd & I-205 WB Ramps	D	Caltrans	-	Future Intersection									
10	Chrisman Rd & I-205 EB Ramps	D	Caltrans	-	Future Intersection									
11	Driveway #1 & Skylark Way	D	Tracy	-	Future Project Driveway				A	1.6	1.6	A	1.0	1.0
	<i>Worst Approach</i>								A	9.3	9.3	A	9.6	9.6
12	Driveway #2 & Skylark Way	D	Tracy	-	Future Project Driveway				A	3.7	3.7	A	6.1	6.1
	<i>Worst Approach</i>								A	8.4	8.4	A	9.8	9.8
13	Driveway #3 & Grant Line Road	D	Tracy	-	Future Project Driveway				A	0.0	0.0	A	0.1	0.1
	<i>Worst Approach</i>								B	12.7	12.7	B	13.7	13.7
14	Driveway #4 & Grant Line Road ⁵	D	Tracy	SSSC/ Signal	A	0.2	A	0.2	B	14.1	3.9	B	18.6	7.7
	<i>Worst Approach (SB)</i>				B	10.2	B	10.9						
15	Driveway #5 & Grant Line Road	D	Tracy	-	Future Project Driveway				A	0.0	0.0	A	0.3	0.3
	<i>Worst Approach</i>								B	11.0	11.0	B	12.6	12.6
16	Driveway #6 & Chrisman Road	D	Tracy	-	Future Project Driveway				A	0.0	0.0	A	0.3	0.3
	<i>Worst Approach</i>								A	0.0	0.0	B	9.6	9.6

Note: Intersections that are operating below acceptable levels are shown in BOLD.

1. Analysis performed using HCM 6th edition methodology.
2. Overall level of service (LOS) standard for City of Tracy and Caltrans intersections is LOS D.
3. SSSC - Side Street Stop Control and AWSC – All-Way Stop Control.
4. Delay indicated in seconds/vehicle. In addition to average control delay, which is reported for signalized, AWSC, and SSSC intersections, the delay for the worst movement is also reported for SSSC intersections.
5. Intersection #14 will be a SSSC in Existing Plus Background Conditions and will be signalized in Existing Plus Background Plus Project Conditions

5.6 Existing Plus Background Plus Project Recommended Improvements

After the initial analysis for this study was completed, City staff informed Kimley-Horn that the Tracy Alliance background project is not expected to be approved and constructed soon enough to be categorized as a background development for this analysis. Therefore, the two intersections, #2 and #3, were reanalyzed without the Tracy Alliance trips on the network. It can be assumed that all other intersections that had acceptable operations with the additional background trips will continue to have acceptable operations without the Tracy Alliance trips.

The following improvements are recommended at the deficient intersections under Existing Plus Background Plus Project Conditions:

- #3 – MacArthur Drive / Grant Line Road – It is recommended to add a westbound right-turn lane with an overlap and to optimize the cycle length. With the improvement, the intersection will operate at an acceptable LOS D in the AM peak hour and will operate at a LOS E, better than without project conditions, in the PM peak hour.

A summary of the traffic operations without Tracy Alliance is provided in **Table 7** and a summary of traffic operations with the improvements is provided in **Table 8**.

Analysis sheets are provided in the **Appendix**.

Table 7 – Existing Plus Background (without Tracy Alliance) Plus Project Conditions Level of Service

#	Intersection ¹	LOS Standard	Jurisdiction ²	Control Type ³	Existing + Background + Project Conditions				Existing + Background (w/o Alliance) + Project Conditions					
					AM Peak Hour		PM Peak Hour		AM Peak Hour			PM Peak Hour		
					LOS	Delay ⁴	LOS	Delay ⁴	LOS	Delay ⁴	Delay Var	LOS	Delay ⁴	Delay Var
2	MacArthur Drive & I-205 EB Ramps	D	Caltrans	Signal	C	28.0	E	59.8				D	52.7	-7.1
3	MacArthur Drive & Grant Line Road	D	Tracy	Signal	E	77.1	F	91.8	E	66.7	-10.4	F	86.5	-5.3

Note: Intersections that are operating below acceptable levels are shown in BOLD.

1. Analysis performed using HCM 6th edition methodology.

2. Overall level of service (LOS) standard for City of Tracy and Caltrans intersections is LOS D.

4. Delay indicated in seconds/vehicle. Average control delay is reported for signalized intersections.

Table 8 – Existing Plus Background (without Tracy Alliance) Plus Project Conditions Level of Service (With Improvements)

#	Intersection ¹	LOS Standard	Jurisdiction ²	Control Type ³	Existing + Background (w/o Alliance) + Project Conditions				Existing + Background (w/o Alliance) + Project Conditions w/Improvements					
					AM Peak Hour		PM Peak Hour		AM Peak Hour			PM Peak Hour		
					LOS	Delay ⁴	LOS	Delay ⁴	LOS	Delay ⁴	Delay Var	LOS	Delay ⁴	Delay Var
3	MacArthur Drive & Grant Line Road	D	Tracy	Signal	E	66.7	F	86.5	C	32.0	-34.7	E	55.4⁵	-31.1

Note: Intersections that are operating below acceptable levels are shown in BOLD.

1. Analysis performed using HCM 6th edition methodology.

2. Overall level of service (LOS) standard for City of Tracy and Caltrans intersections is LOS D.

4. Delay indicated in seconds/vehicle. Average control delay is reported for signalized intersections.

5. Although the intersection is LOS E and below standard, the delay is 7.8 seconds below pre-Project conditions.

6. Cumulative Conditions

In the Cumulative (2035) Conditions, the following intersection and roadway improvements were identified that would affect the study area:

- #1 – MacArthur Drive / I-205 WB Ramps – Add a second northbound left turn
- #2 – MacArthur Drive / I-205 EB Ramps – Add a second northbound through and southbound through lane
- #4 – N MacArthur Drive / Eleventh Street –
 - The southbound approach will be reconfigured to one left turn, one through, and one shared through/right turn lane and a westbound left turn will be constructed.
 - In addition, S MacArthur Drive will be realigned to connect to N MacArthur Drive as the south leg of the intersection. As a result, the northbound approach will be reconstructed to one left turn, one through, and one shared through/right turn lane
- #6 – Chrisman Road / Grant Line Road – The northbound approach will be reconfigured to one left, two throughs, and one right-turn lane. The southbound approach will be reconfigured to one left, two throughs, and one right-turn. A second eastbound left turn will be constructed and one westbound through lane will be reconfigured to be a second westbound left turn lane.
- #7 – Chrisman Road / Paradise Road – This intersection will be converted from an AWSC to a signalized intersection. The northbound approach will be reconfigured to one left turn, two throughs, and one shared through/right-turn. The southbound approach will be reconfigured to one left, three throughs, and one right-turn lane.
- #8 – Chrisman Road / Eleventh Street – The northbound and southbound approach will be reconfigured to one left, two throughs, and one right-turn lane and an additional eastbound left turn will be constructed.
- #9 – Paradise Road/Chrisman Road & I-205 WB Ramps – A new interchange will be constructed at Chrisman Road and I-205 WB Ramps with the following configuration:
 - Northbound Approach – two through lanes and one shared through/right turn lane
 - Southbound Approach – two through lanes and one shared through/right turn lane
 - Westbound Approach – two left turn lanes, one shared through/right turn lane, and one right turn lane
- #10 – Paradise Road/Chrisman Road & I-205 EB Ramps – A new interchange will be constructed at Chrisman Road and I-205 EB Ramps with the following configuration:
 - Northbound Approach – three through lanes and two right turn lanes
 - Southbound Approach – two through lanes and one shared through/right turn lane
 - Eastbound Approach – two left turn lanes and two right turn lanes

Cumulative Conditions traffic control and lane geometry is shown in **Figure 12**.

Cumulative (2035) turning movement volumes were derived from the City of Tracy TMP. Cumulative AM and PM peak hour turning movement volumes are shown in **Figure 13**.

Cumulative Conditions traffic operations were evaluated at the study intersections and the results are presented in **Table 9**. All study intersections function within acceptable LOS standards under this analysis scenario, except for the following intersections:

- #8 – Chrisman Road / Eleventh Street (PM Peak Hour)

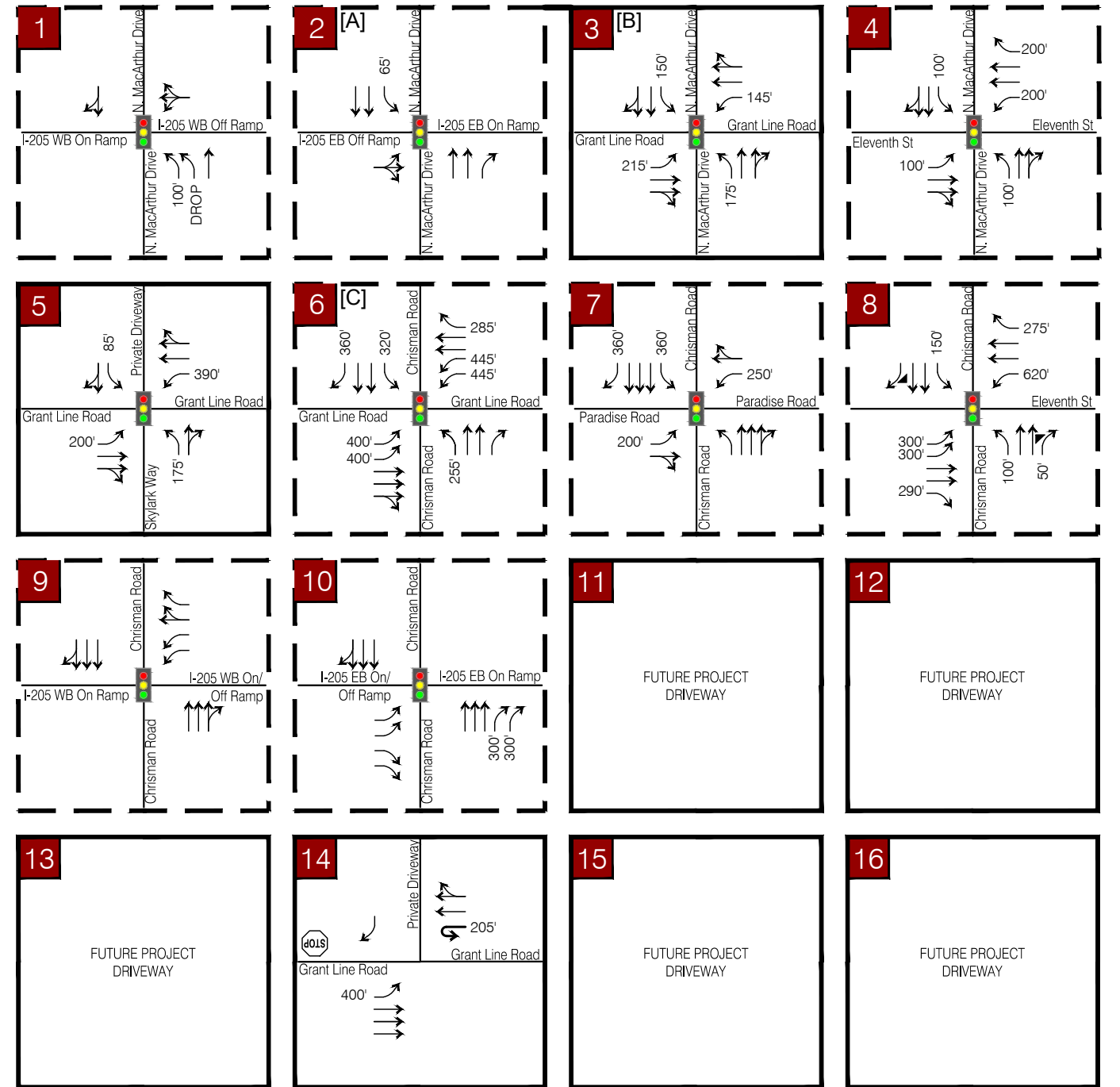
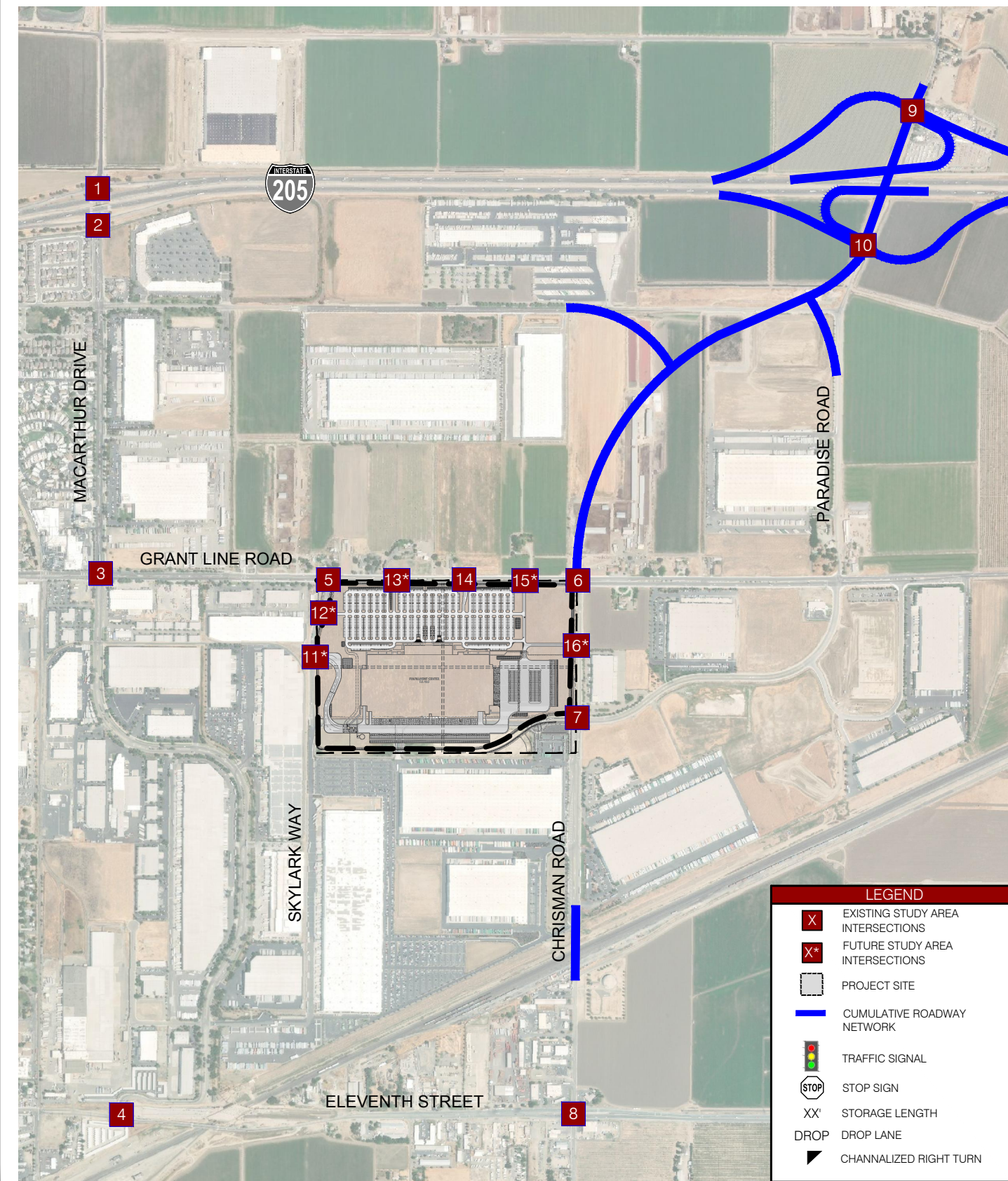
Analysis sheets are provided in the **Appendix**.

Table 9 – Cumulative Conditions Level of Service

#	Intersection	LOS Standard	Jurisdiction	Control Type	Cumulative Conditions			
					AM Peak Hour		PM Peak Hour	
					LOS	Delay	LOS	Delay
1	MacArthur Drive & I-205 WB Ramps	C	Caltrans	Signal	B	12.1	B	16.7
2	MacArthur Drive & I-205 EB Ramps	C	Caltrans	Signal	B	12.2	B	14.1
3	MacArthur Drive & Grant Line Road	D	Tracy	Signal	C	24.7	D	36.2
4	MacArthur Drive & Eleventh Street	D	Tracy	Signal	C	28.3	D	41.8
5	Skylark Way & Grant Line Road	D	Tracy	Signal	B	10.2	C	34.0
6	Chrisman Road & Grant Line Road	D	Tracy	Signal	C	22.4	D	47.7
7	Chrisman Road & Paradise Road	D	Tracy	Signal	B	12.9	B	13.2
8	Chrisman Road & Eleventh Street	D	Tracy	Signal	D	52.5	E	56.7
9	Chrisman Rd & I-205 WB Ramps	C	Caltrans	Signal	A	5.6	A	3.9
10	Chrisman Rd & I-205 EB Ramps	C	Caltrans	Signal	A	6.0	B	13.8
11	Driveway #1 & Skylark Way <i>Worst Approach</i>	D	Tracy	-	Future Project Driveway			
12	Driveway #2 & Skylark Way <i>Worst Approach</i>				Future Project Driveway			
13	Driveway #3 & Grant Line Road <i>Worst Approach</i>	D	Tracy	-	Future Project Driveway			
14	Driveway #4 & Grant Line Road <i>Worst Approach (SB)</i>				A	0.2	A	0.1
				SSSC	B	10.1	B	10.2
15	Driveway #5 & Grant Line Road <i>Worst Approach</i>	D	Tracy	-	Future Project Driveway			
16	Driveway #6 & Chrisman Road <i>Worst Approach</i>				Future Project Driveway			

Note: Intersections that are operating below acceptable levels are shown in **BOLD**.

1. Analysis performed using HCM 6th edition methodology.
2. Overall level of service (LOS) standard for City of Tracy intersections is LOS D and for Caltrans intersections is LOS C.
3. SSSC - Side Street Stop Control and AWSC – All-Way Stop Control.
4. Delay indicated in seconds/vehicle. In addition to average control delay, which is reported for signalized, AWSC, and SSSC intersections, the delay for the worst movement is also reported for SSSC intersections.



^[A]The eastbound (EB) approach is analyzed as one shared EBT/L and one EBR turn lane for analysis purposes. However, the intersection lane geometry is striped as shown in this figure.

^[B]The northbound (NB), southbound (SB), eastbound (EB), and westbound (WB) movement is analyzed as one left turn, two through, and one right turn lane for analysis purposes. However, the intersection lane geometry is striped as shown in this figure..

^[C]The eastbound (EB) approach is analyzed as two EBL, three EBT, and one EBR turn lane for analysis purposes. However, the intersection lane geometry is striped as shown in this figure.

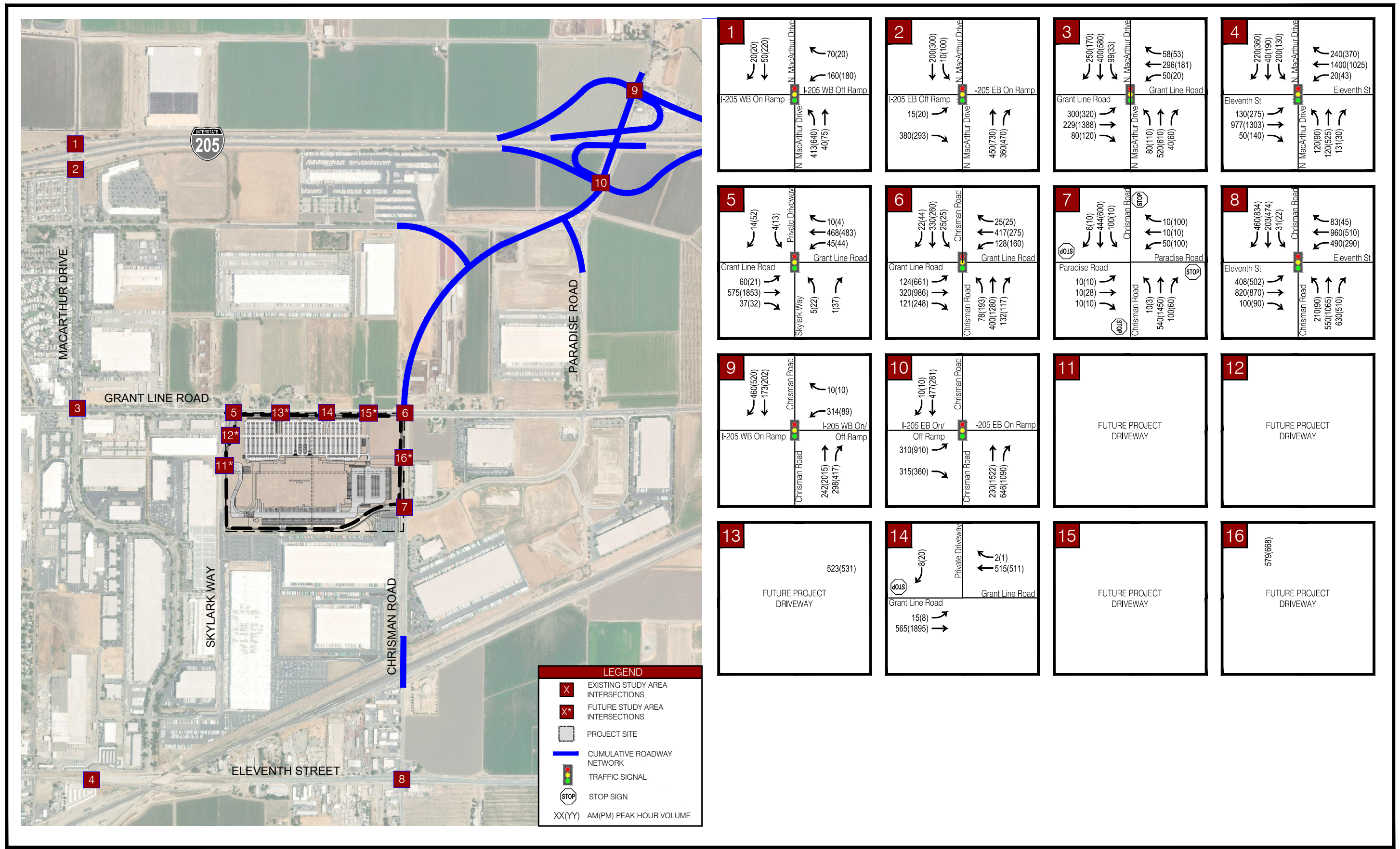


FIGURE 13
CUMULATIVE PEAK HOUR TURNING MOVEMENT VOLUMES
TRACY NEI PHASE 3

7. Cumulative Plus Project Conditions

Under Cumulative Plus Project Conditions, the proposed project will install a signal at Intersection #14 (Grant Line Road and Driveway #4). Cumulative Plus Project traffic control and lane geometry is shown in **Figure 14**.

7.1 Trip Distribution and Assignment

With the proposed roadway and intersection lane geometry improvements under Cumulative Conditions, a different trip distribution for the proposed project was developed for passenger cars and trucks. For passenger cars, it is estimated that there will be a 66 percent distribution going to and from west of the project site and 34 percent going to and from east of the project site. For trucks, it is assumed that there will be a 33.33 percent distribution going to and from west of the project site and a 66.67 percent distribution going to and from east and south of the project site.

Figure 15 illustrates the trip distribution assumed for Cumulative Plus Project analysis. **Figure 16** and **Figure 17** illustrates the trip assignment for Cumulative Plus Project Conditions for passenger cars and trucks, respectively. Cumulative Plus Project AM and PM peak hour turning movement volumes are shown in **Figure 18**.

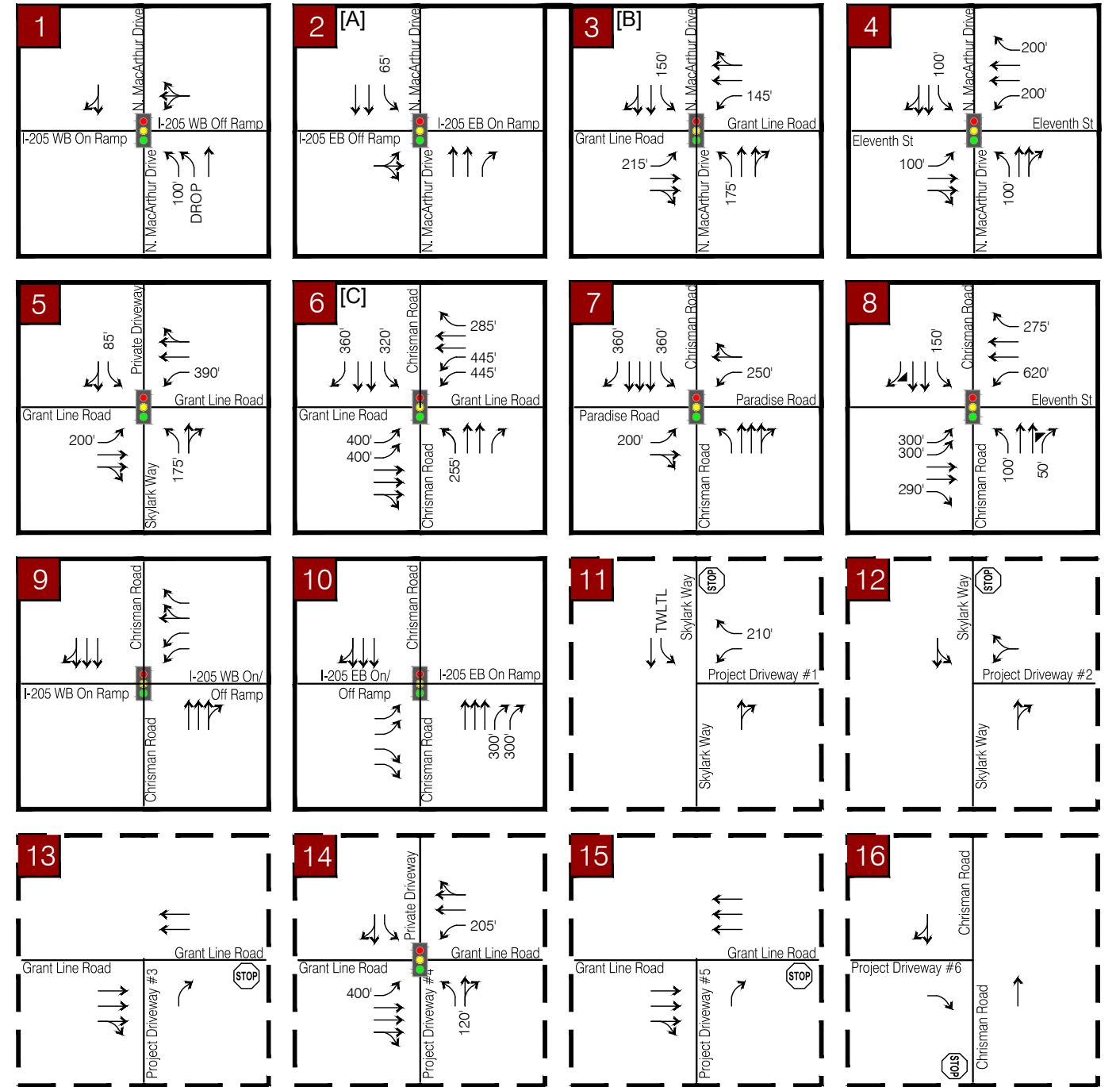
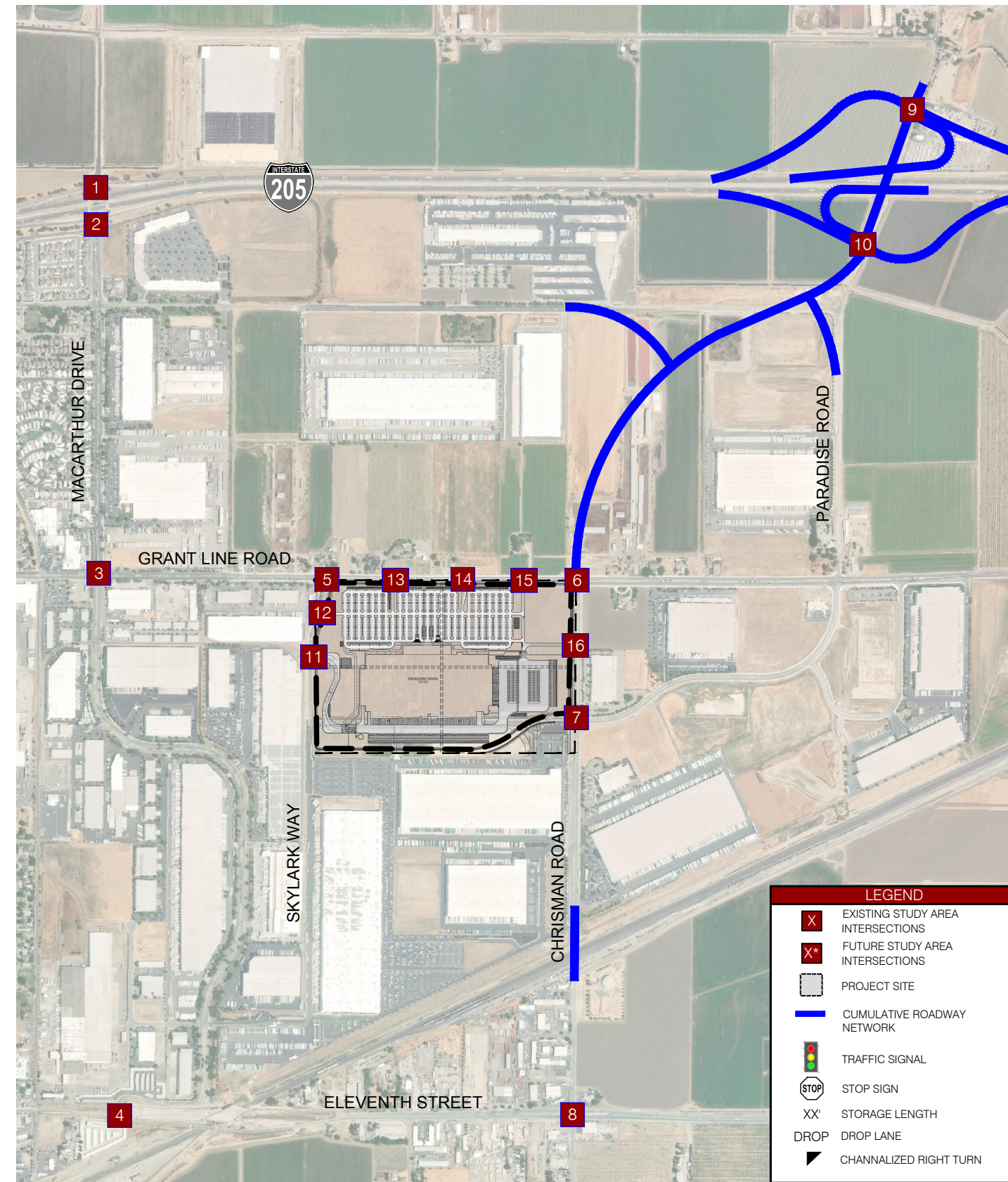
7.2 Intersection Level of Service

Under Cumulative Plus Project Conditions, the proposed project will install a signal at Intersection #14 (Grant Line Road and Driveway #4).

Cumulative Plus Project Conditions traffic operations were evaluated at the study intersections and the results are presented in **Table 10**. All study intersections function within acceptable LOS standards under this analysis scenario, except for the following intersection:

- #3 – MacArthur Drive / Grant Line Road (AM and PM Peak Hours) – Intersection operating at an acceptable LOS C and D in the AM and PM peak hour, respectively and degrades to an unacceptable LOS E with the project – **Deficiency**
- #5 – Skylark Way & Grant Line Road (PM Peak Hour) – Intersection operating at an acceptable LOS C without the project and degrades to an unacceptable LOS F with the project – **Deficiency**
- #6 – Chrisman Road & Grant Line Road (PM Peak Hour) – Intersection operating at an acceptable LOS D without the project and degrades to an unacceptable LOS E with the project – **Deficiency**
- #8 – Chrisman Road & Eleventh Street (AM and PM Peak Hours) – Intersection operating at an acceptable LOS D and degrades to an unacceptable LOS E in the AM peak hour. In the PM peak hour, intersection is operating at an unacceptable LOS E without the project, and the project increases the average delay of more than four (4) seconds – **Deficiency**

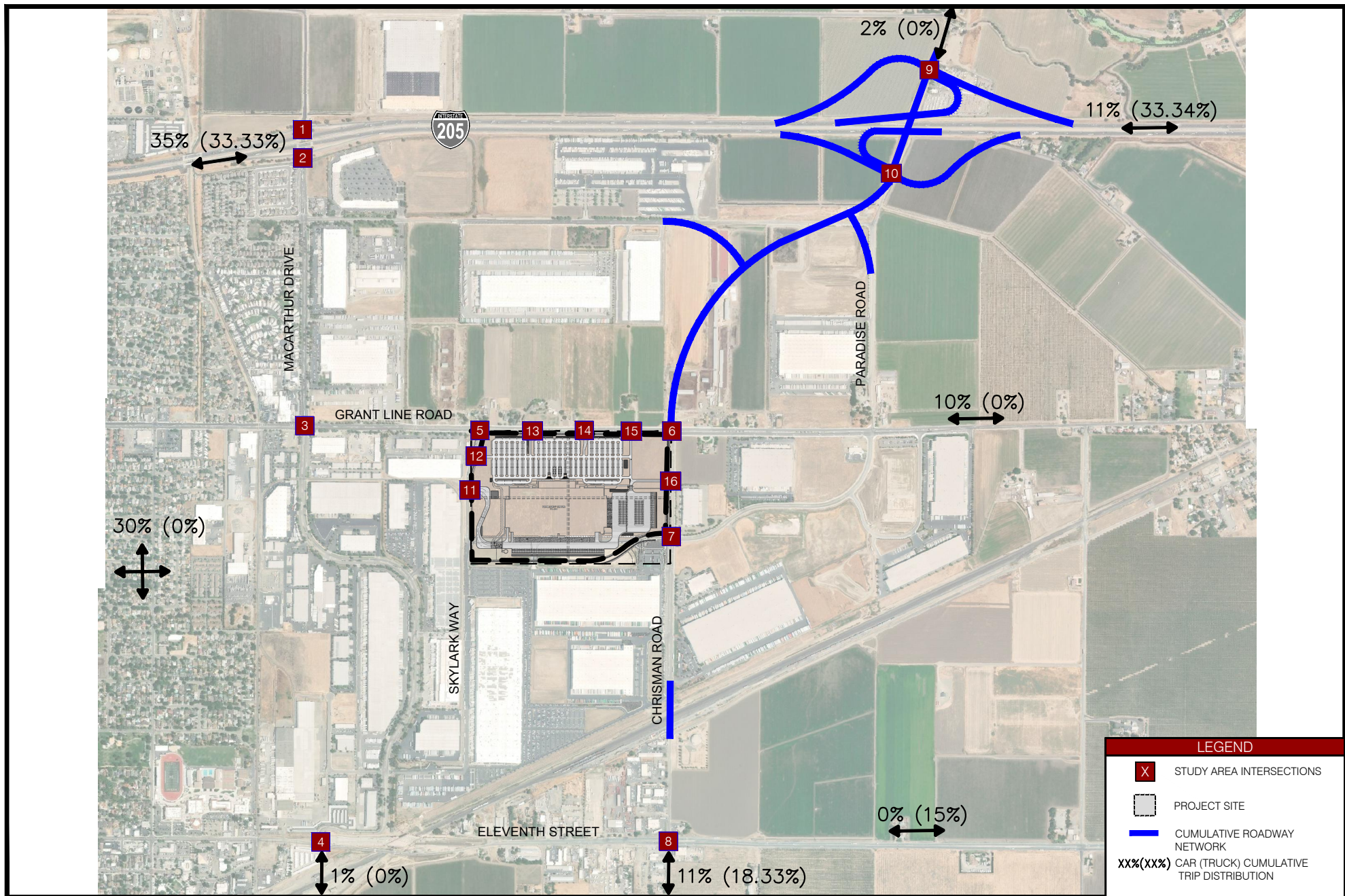
Analysis sheets are provided in the **Appendix**.

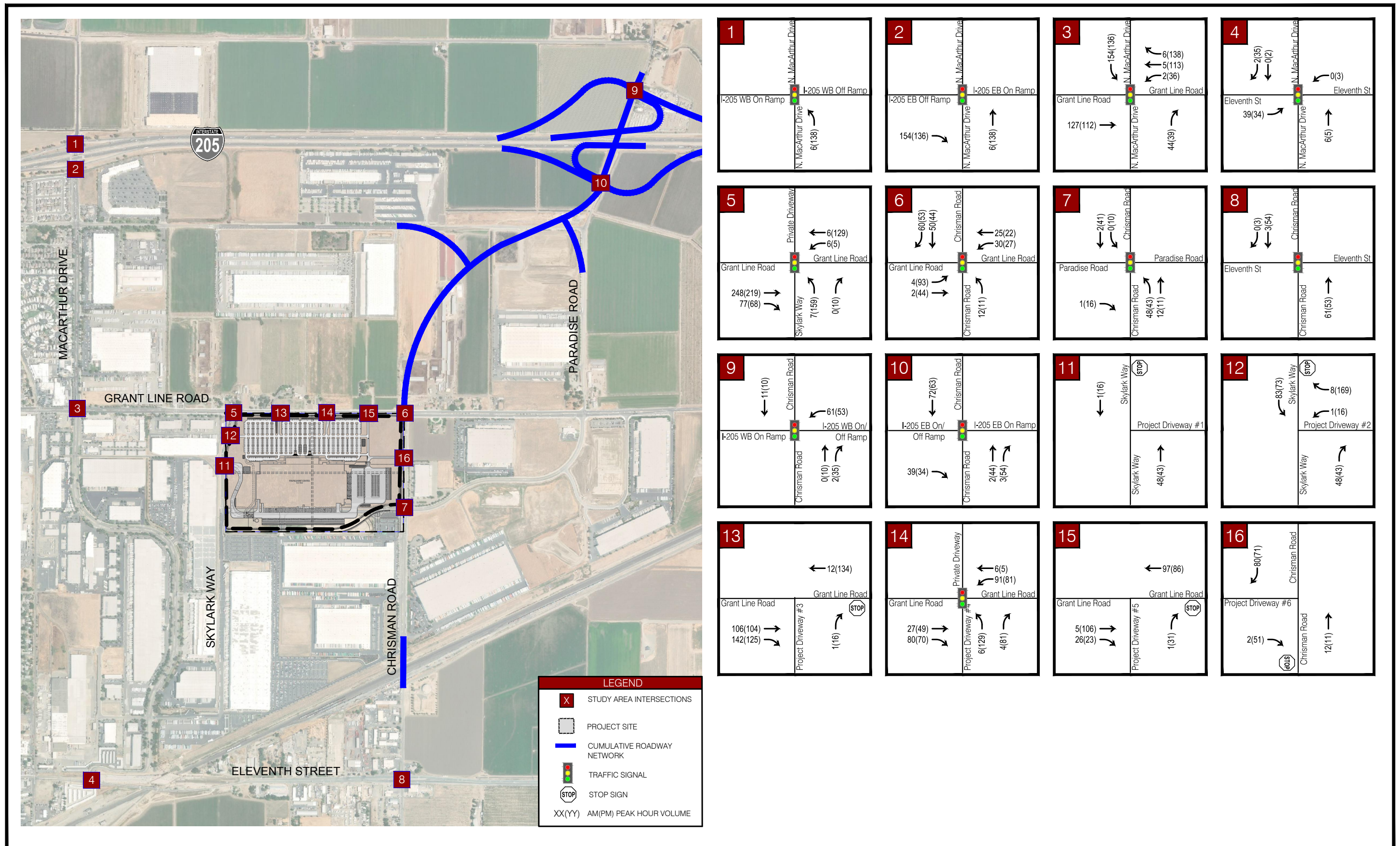


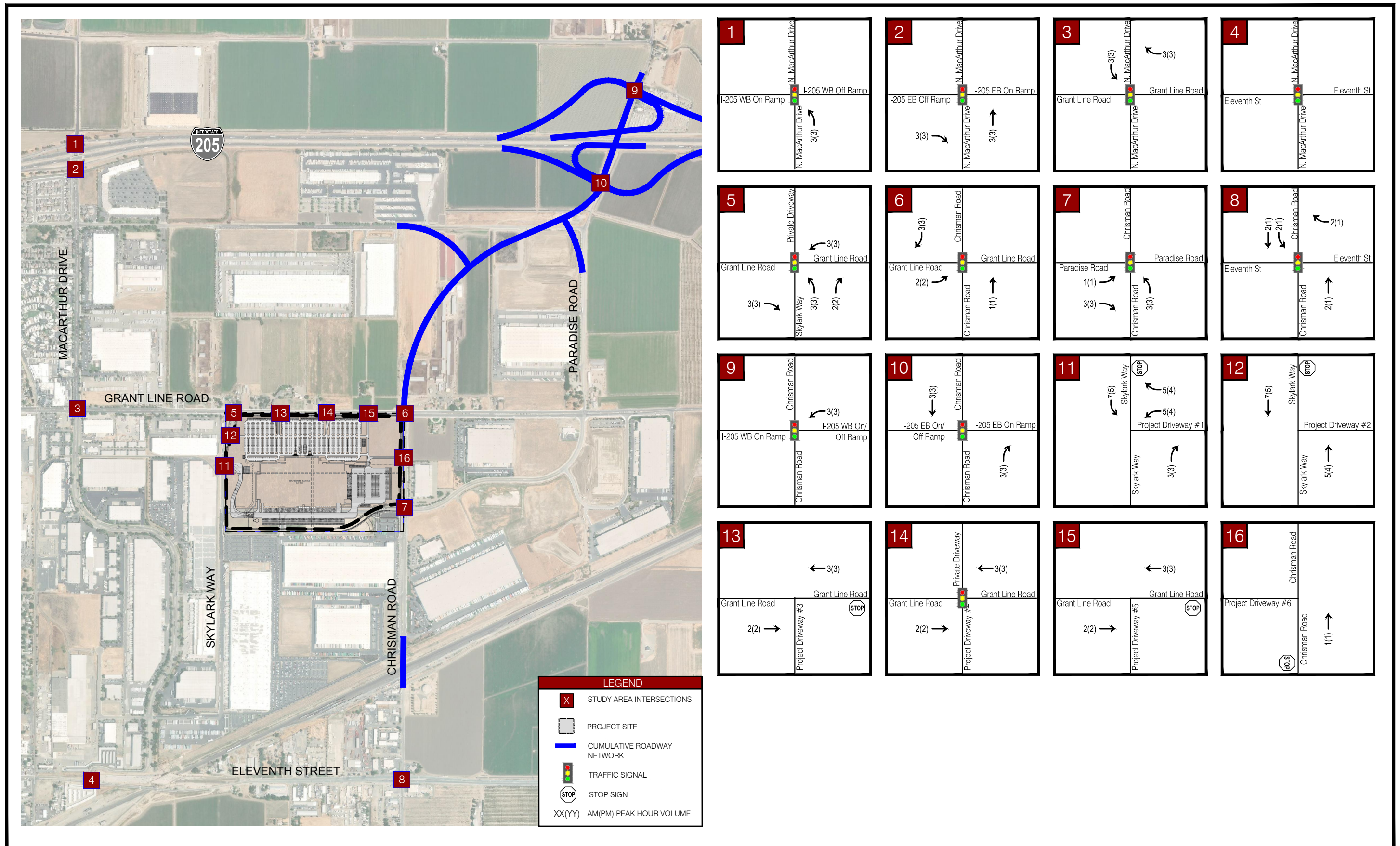
^[A]The eastbound (EB) approach is analyzed as one shared EBT/L and one EBR turn lane for analysis purposes. However, the intersection lane geometry is striped as shown in this figure.

^[B]The northbound (NB), southbound (SB), eastbound (EB), and westbound (WB) movement is analyzed as one left turn, two through, and one right turn lane for analysis purposes. However, the intersection lane geometry is striped as shown in this figure..

^[C]The eastbound (EB) approach is analyzed as two EBL, three EBT, and one EBR turn lane for analysis purposes. However, the intersection lane geometry is striped as shown in this figure.







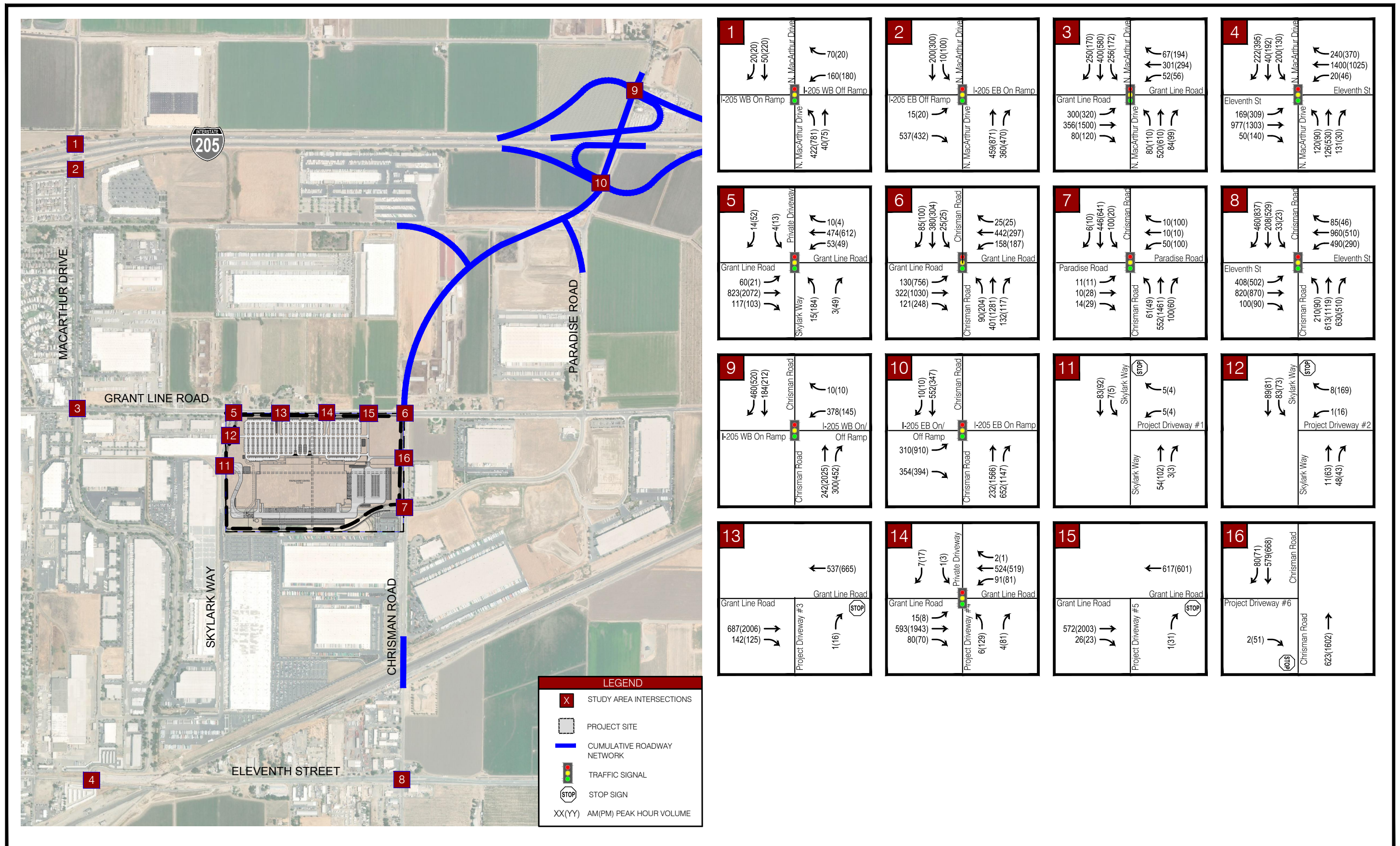


Table 10 – Cumulative Plus Project Conditions Level of Service

#	Intersection ¹	LOS Standard	Jurisdiction	Control Type ³	Cumulative Conditions				Cumulative + Project Conditions					
					AM Peak Hour		PM Peak Hour		AM Peak Hour			PM Peak Hour		
					LOS	Delay	LOS	Delay	LOS	Delay	Delay Var	LOS	Delay	Delay Var
1	MacArthur Drive & I-205 WB Ramps	C	Caltrans	Signal	B	12.1	B	16.7	B	12.2	0.1	C	20.3	3.6
2	MacArthur Drive & I-205 EB Ramps	C	Caltrans	Signal	B	12.2	B	14.1	C	22.2	10.0	C	23.2	9.1
3	MacArthur Drive & Grant Line Road	D	Tracy	Signal	C	24.7	D	36.2	E	55.6	30.9	E	57.5	21.3
4	MacArthur Drive & Eleventh Street	D	Tracy	Signal	C	28.3	D	41.8	C	31.3	3.0	D	53.3	11.5
5	Skylark Way & Grant Line Road	D	Tracy	Signal	B	10.2	C	34.0	B	11.4	1.2	F	107.2	73.2
6	Chrisman Road & Grant Line Road	D	Tracy	Signal	C	22.4	D	47.7	C	23.3	0.9	E	57.1	9.4
7	Chrisman Road & Paradise Road	D	Tracy	Signal	B	12.9	B	13.2	B	14.2	1.3	B	15.0	1.8
8	Chrisman Road & Eleventh Street	D	Tracy	Signal	D	52.5	E	56.7	E	56.5	4.0	E	60.9	4.2
9	Chrisman Rd & I-205 WB Ramps	C	Caltrans	-	A	5.6	A	3.9	A	6.1	0.5	A	4.7	0.8
10	Chrisman Rd & I-205 EB Ramps	C	Caltrans	-	A	6.0	B	13.8	A	6.2	0.2	B	15.6	1.8
11	Driveway #1 & Skylark Way <i>Worst Approach</i>	D	Tracy	-	Future Project Driveway				A	1.0	1.0	A	0.6	0.6
									B	10.2	10.2	B	10.5	10.5
12	Driveway #2 & Skylark Way <i>Worst Approach</i>	D	Tracy	-	Future Project Driveway				A	2.9	2.9	A	5.3	5.3
									A	8.7	8.7	A	9.8	9.8
13	Driveway #3 & Grant Line Road <i>Worst Approach</i>	D	Tracy	-	Future Project Driveway				A	0.0	0.0	A	0.1	0.1
									B	12.2	12.2	D	26.2	26.2
14	Driveway #4 & Grant Line Road <i>Worst Approach (SB)</i>	D	Tracy	SSSC/ Signal	A	0.2	A	0.1	B	14.5	4.4	C	21.0	10.8
					B	10.1	B	10.2						
15	Driveway #5 & Grant Line Road <i>Worst Approach</i>	D	Tracy	-	Future Project Driveway				A	0.0	0.0	A	0.3	0.3
									B	11.1	11.1	D	26.0	26.0
16	Driveway #6 & Chrisman Road <i>Worst Approach</i>	D	Tracy	-	Future Project Driveway				A	0.0	0.0	A	0.3	0.3
									B	11.4	11.4	B	12.5	12.5

Note: Intersections that are operating below acceptable levels are shown in BOLD.

1. Analysis performed using HCM 6th edition methodology.
2. Overall level of service (LOS) standard for City of Tracy intersections is LOS D and for Caltrans intersections is LOS C.
3. SSSC - Side Street Stop Control and AWSC – All-Way Stop Control.
4. Delay indicated in seconds/vehicle. In addition to average control delay, which is reported for signalized, AWSC, and SSSC intersections, the delay for the worst movement is also reported for SSSC intersections.
5. Intersection #14 will be a SSSC in Cumulative Conditions and will be signalized in Cumulative Plus Project Conditions

7.3 Cumulative Plus Project Recommended Improvements

The following improvements are recommended at the deficient intersections under Cumulative Plus Project Conditions:

- #3 – MacArthur Drive / Grant Line Road – It is recommended to optimize the cycle length at this intersection. With the improvement, the intersection will operate at an acceptable LOS C and LOS D in the AM and PM peak hour, respectively.
- #5 – Skylark Way & Grant Line Road – It is recommended to optimize the cycle length at this intersection. With the improvement, the intersection will operate at an acceptable LOS D in the PM peak hour.
- #6 – Chrisman Road & Grant Line Road – It is recommended to optimize the cycle length at this intersection. With the improvement, the intersection will operate at an acceptable LOS D in the PM peak hour.
- #8 – Chrisman Road & Eleventh Street – It is recommended that an additional second westbound left turn lane be constructed and the signal timing be modified to allow lagging phase for the eastbound left turn and northbound left turn. With the improvement, the intersection will operate at an acceptable LOS D in the AM and PM peak hours.

A summary of the traffic operations with the improvements are provided in **Table 11**.

Analysis sheets are provided in the **Appendix**.

Table 11 – Cumulative Plus Project Conditions Level of Service (With Improvements)

#	Intersection	LOS Standard	Jurisdiction	Control Type	Cumulative Conditions				Cumulative + Project Conditions					
					AM Peak Hour		PM Peak Hour		AM Peak Hour			PM Peak Hour		
					LOS	Delay	LOS	Delay	LOS	Delay	Delay Var	LOS	Delay	Delay Var
3	MacArthur Drive & Grant Line Road	D	Tracy	Signal	C	24.7	D	36.2	C	30.7	6.0	D	48.0	11.8
5	Skylark Way & Grant Line Road	D	Tracy	Signal	B	10.2	C	34.0				D	51.6	17.6
6	Chrisman Road & Grant Line Road	D	Tracy	Signal	C	22.4	D	47.7				D	49.8	2.1
8	Chrisman Road & Eleventh Street	D	Tracy	Signal	D	52.5	E	56.7	D	40.9	-11.6	D	45.1	-11.6

Note: Intersections that are operating below acceptable levels are shown in BOLD.

1. Analysis performed using HCM 6th edition methodology.
2. Overall level of service (LOS) standard for City of Tracy intersections is LOS D and for Caltrans intersections is LOS C.
4. Delay indicated in seconds/vehicle. Average control delay is reported for signalized intersections.

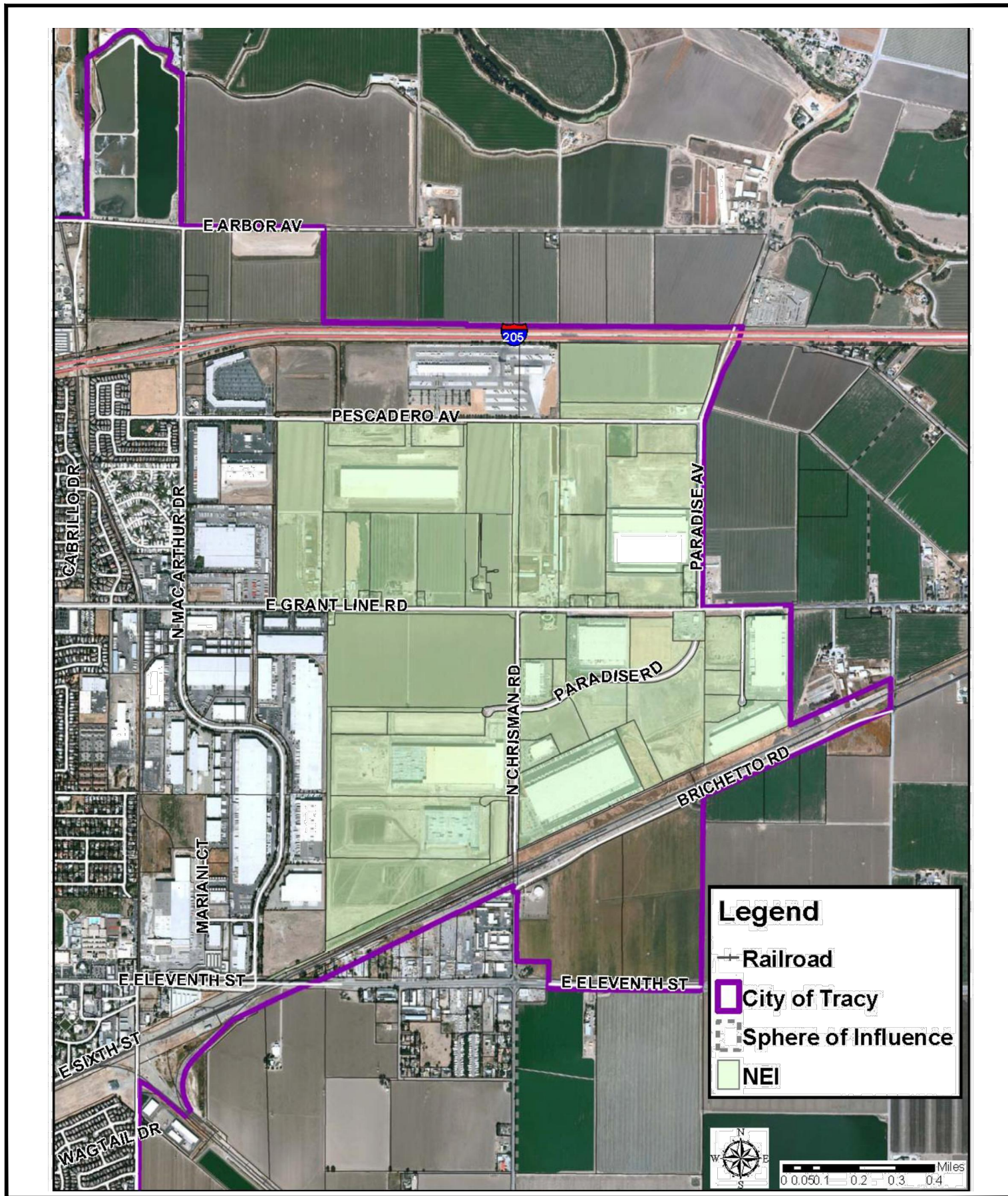
8. Fair Share Analysis

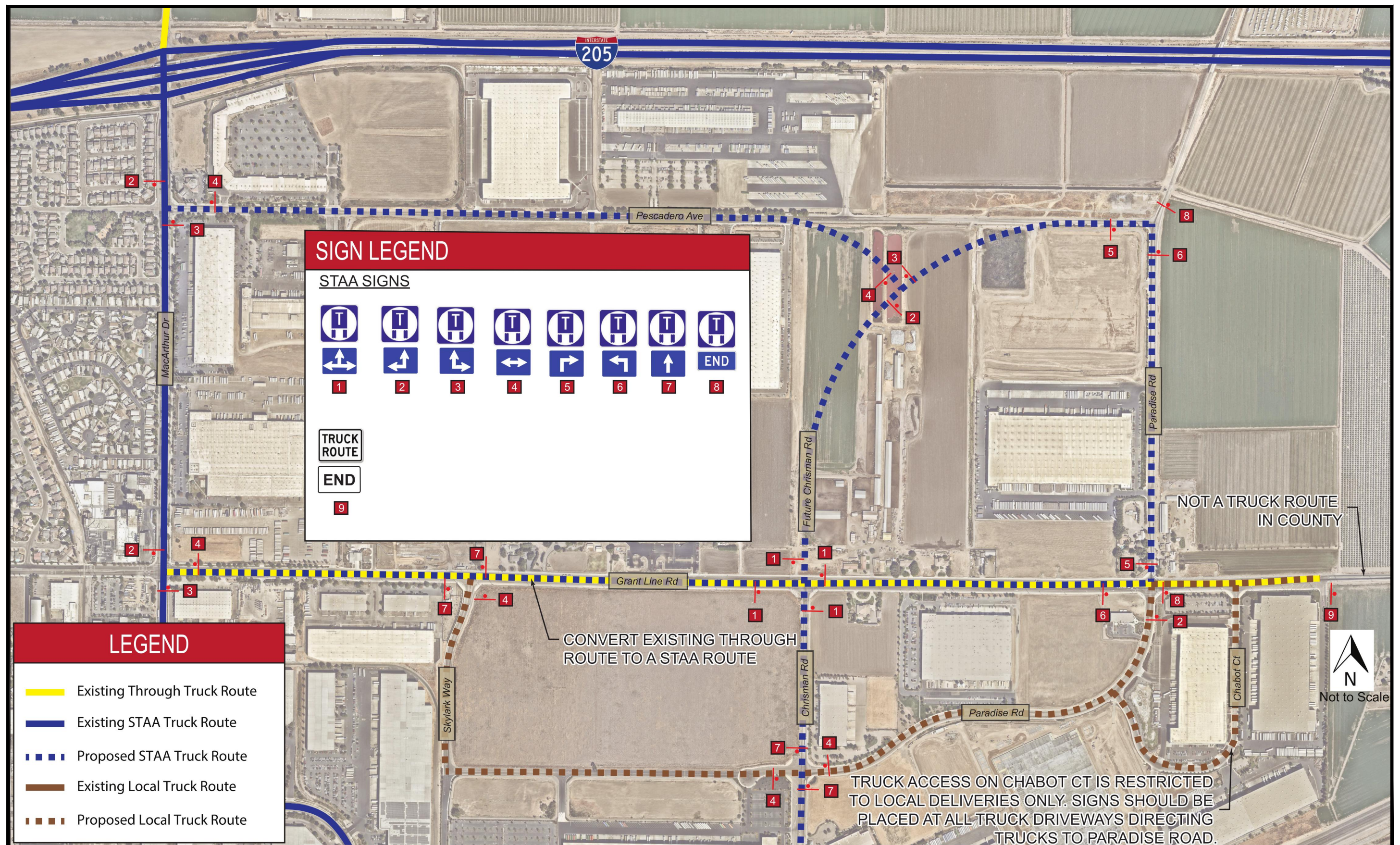
Fair share improvement contributions were reviewed at the following intersections:

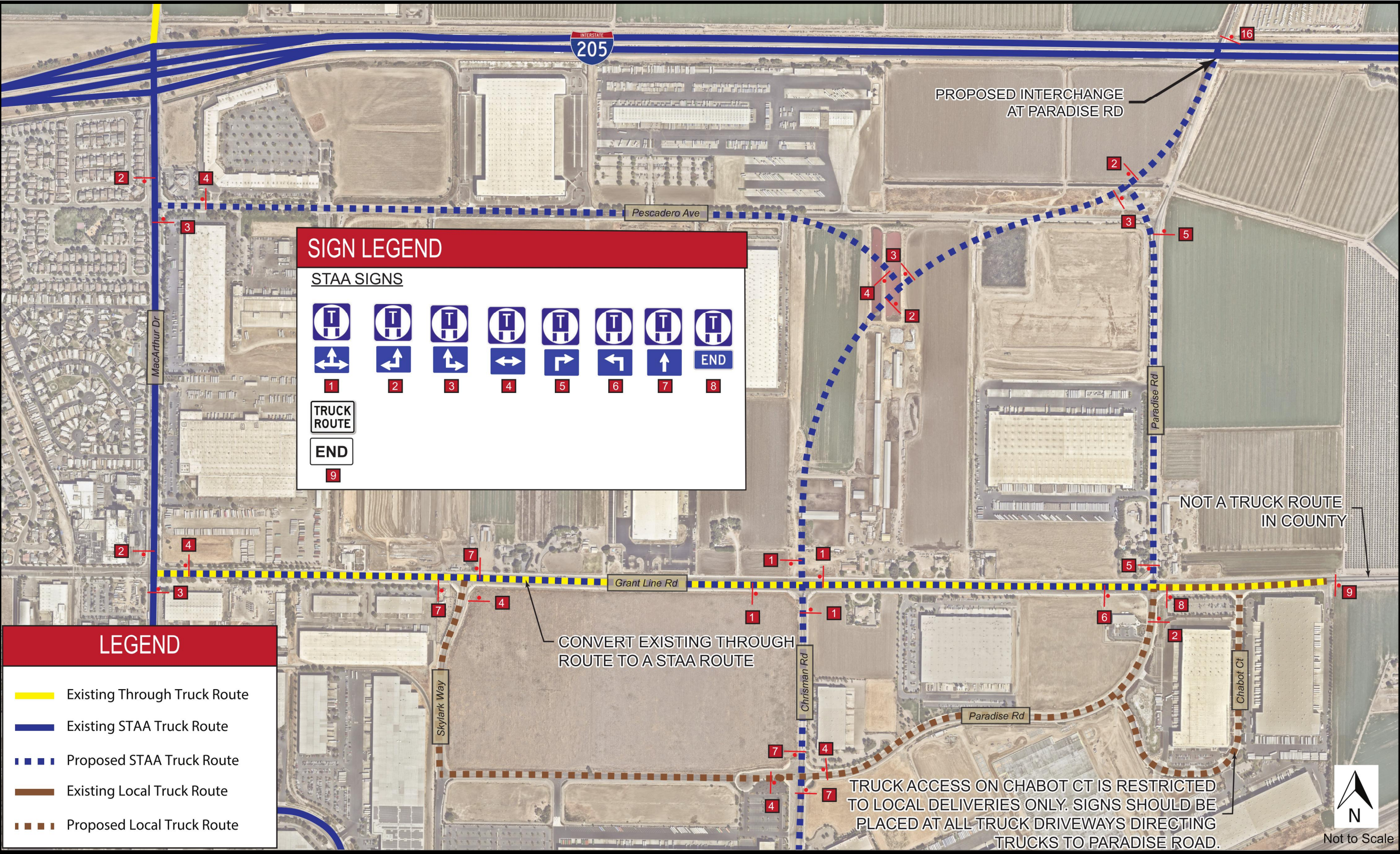
- MacArthur Drive / Grant Line Road (Intersection #3): Background Plus Project Conditions - add westbound right turn pocket, **44.64%**
- Chrisman Road / Paradise Road (Intersection #7): Cumulative Conditions – add signal, **8.99%**
- Chrisman Road / Eleventh Street (Intersection #8): Cumulative Conditions – add 2nd westbound left turn lane, **3.29%**
- Grant Line Road / Project Driveway #4 (Intersection #14) – Background Plus Project Conditions signal, **Project to pay remainder of cost after FEMA Distribution Center payment**

9. NEI Truck Route Study

A STAA truck route study was conducted for the NEI Specific Plan area as part of the Seefried Project, shown in **Figure 19**. An NEI Truck Route Map, which defines STAA truck routing, indicates the existing and interim truck routes. Truck routes from the City of Tracy Transportation Master Plan (TMP) and the interim routes & proposed signage are shown in **Figure 20**, while the ultimate routes and proposed signage are shown in **Figure 21**. The interim truck routes (excluding the Chrisman Road interchange) would provide access to the primarily existing truck routes and the Chrisman road extension to Paradise Road, and the ultimate truck routes would provide access to the future interchange. For site access and improvement at all intersections and on the roadways, the design shall include turning radii that accommodate STAA trucks. See **Appendix B1. NEI Truck Route Study Turning Templates** for STAA truck turning templates.







10. NEI SP Overall Trip Generation Consistency Review

A trip generation analysis was conducted to compare the existing, existing plus Project and future trip generation of the most recent development and vacant land in the NEI Specific Plan area to the previously prepared NEI EIR trip generation estimates.

10.1 NEI Specific Plan Trip Generation

NEI Specific Plan Development Status

Figure 22 maps the current development status of the NEI Specific Plan area. **Table 12** provides the current NEI development status in gross acres organized by transportation analysis zone (TAZ), and **Table 13** provides the list of built, approved and pending projects within the NEI Specific Plan.

Figure 22 – Current NEI Specific Plan Development Status

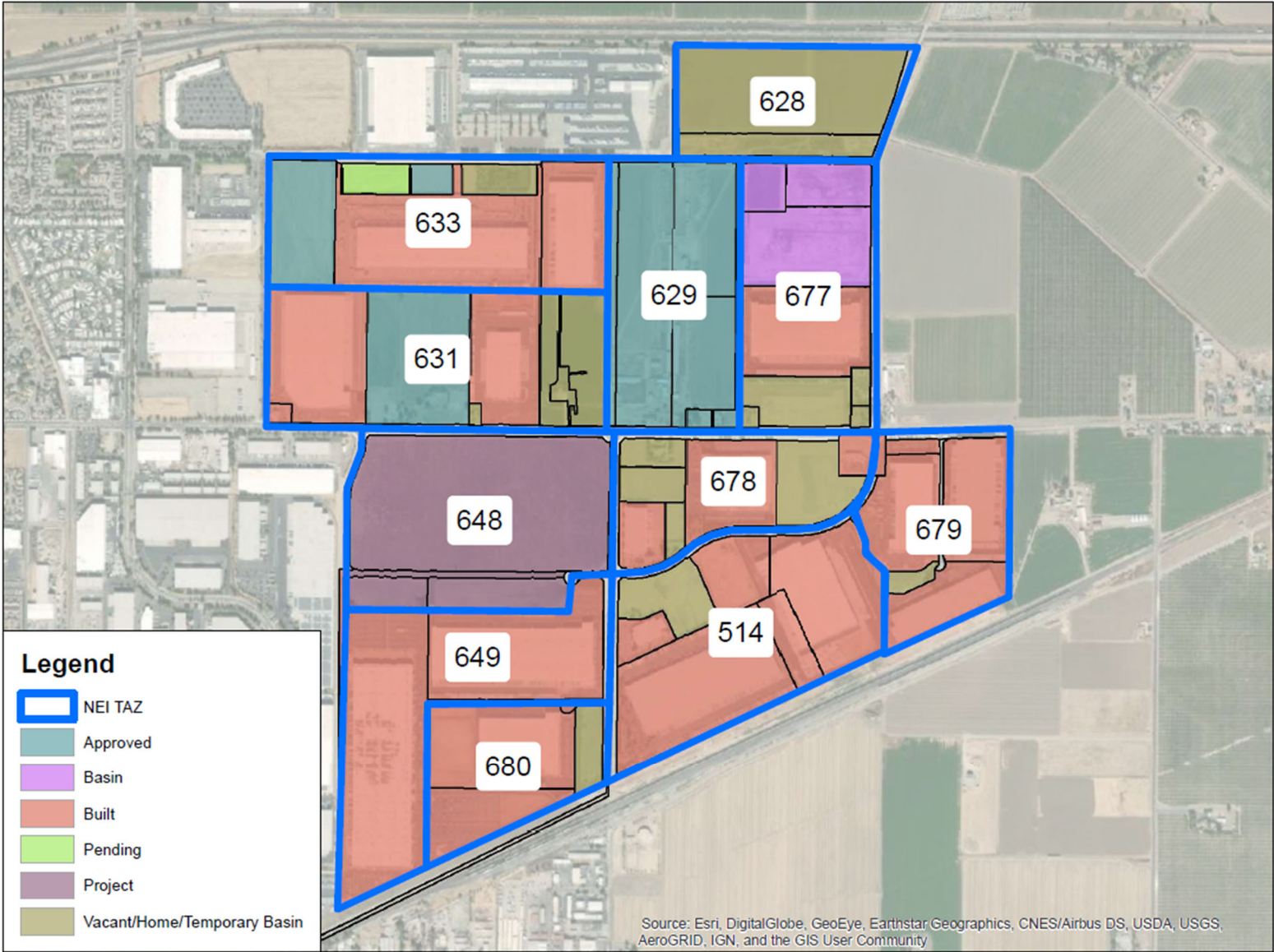


Table 12 – NEI Specific Plan Development Status per TAZ

TAZ	Project Type (Gross Acres)					
	Vacant	Basin	Built	Approved	Pending	Project
514	10.48	0	86.49	0	0	0
628	52.2	0	0	0	0	0
629	0	0	0	78.33	0	0
631	20.52	0	48.06	29.27	0	0
633	5.35	0	63.49	21.4	4.73	0
648	0	0	0	0	0	94.14
649	0	0	90.43	0	0	0
677	14.66	35.07	25.15	0	0	0
678	23.83	0	28.53	0	0	0
679	2.18	0	51.33	0	0	0
680	9.18	0	44.97	0	0	0
Total	138.4	35.07	438.45	129	4.73	94.14
Percentage of Specific Plan	17%	4%	52%	15%	1%	11%
Specific Plan Area (Gross Acres) ¹						845

Notes:

1. The total above excludes the existing or proposed roadways (25.9 acres).

Table 12 shows that NEI has currently developed 52% of available land with 15% more approved and 1% further pending approval. With inclusion of the future basin and the Project, NEI will have developed 83% of available land. Therefore, only 17% will remain either vacant or currently occupied by a single-family dwelling unit.

Table 13 – Built, Approved and Pending Projects

Type	Projects	
Built	○ Kellogg's	○ Amazon Fulfillment Center
	○ Katerra	○ Animal Shelter
	○ Pacific Medical	○ Barbosa Cabinets
	○ FEMA	○ Top Shelf
	○ IPT 2	○ Bossard
	○ Home Depot	○ BestBuy
	○ Ridgeline	○ SSA
	○ Crate & Barrel	○ WSID
Approved	○ Seefried	○ Central Plastics
	○ IPT 4	○ Home Depot Parking
Pending	○ Interstate Truck Center	

10.2 Trip Generation Analysis

Trip generation for existing uses, planned uses (approved and pending), and vacant land were calculated. The floor area for all existing buildings was estimated by measuring the building footprint on an aerial. Site plans or traffic studies were available for approved and pending projects. Trip generation for built, approved and pending buildings was analyzed using TMP employment densities and peak hour trip rates and is shown in **Table 14**.

Table 14 – Employment and Trip Rate Assumptions

Type	Employment Density	AM Trip Rate per ksf	PM Trip Rate per ksf
High-cube Warehouse	1 employee per ksf	0.12	0.14
Warehouse	1 employee per ksf	0.17	0.33
Office	3 employees per ksf	0.66	1.26
NEI EIR	0.5 employee per ksf	0.16	0.16

Total trip generation for the NEI Specific Plan area with the Project is provided in **Table 15**. The built/approved/pending trip generation is 1,269 trips in the AM peak hour and 1,650 in the PM peak hour. The Project is anticipated to add 593 AM peak hour trips and 995 PM peak hour trips. With the addition of the Project trips, NEI trip generation remains well below the EIR buildout estimates.

Next, trip generation was estimated for the remaining undeveloped parcels using the NEI EIR assumptions for employment density and trip rates. The estimated future trip generation is 443 trips for both AM and PM peak hours. With the addition of the future trips to the built/approved/pending plus Project trips, the NEI trip generation remains below the EIR buildout estimates.

Therefore, the Project is consistent with NEI traffic circulation analysis assumptions.

Table 15 – Trip Generation with TMP Assumption

TAZ	Projects	Project Size		AM Peak Hour	PM Peak Hour
Built/Approved/Pending Projects					
514	Built – Kellogg’s, Katerra, Pacific Medical	1,383	KSF	199	262
628	Vacant				
629	Approved - Seefried	1,028	KSF	124	144
631	Built - FEMA, IPT 2 Approved - IPT 4	1,415	KSF	247	276
633	Built - Home Depot, Ridgeline Approved - Central Plastics, Home Depot Parking Pending - Interstate Truck Center	1,133	KSF	134	180
648	Project				
649	Built - Crate & Barrel, Amazon Fulfillment Center	1,921	KSF	231	269
677	Built - Hollingsworth	537	KSF	91	177
678	Built - Animal Shelter, Barbosa Cabinets, Top Shelf	416	KSF	76	147
679	Built - Bossard, Best Buy, SSA	993	KSF	119	139
680	Crate & Barrel, WSID, Amazon Parking	400	KSF	48	56
Built/Approved/Pending Subtotal				1,269	1,650
Project					
NEI Phase 3				593	995
Future Development ¹					
		2767	KSF	443	443
NEI EIR Trip Generation					
NEI EIR Trip Generation				3,000	5,241
Trip Generation Summary					
Built/Approved/Pending Net Total				1,269	1,650
Built/Approved/Pending + Project				1,862	2,645
Built/Approved/Pending + Project + Future				2,305	3,088
(Approved + Project) - NEI Trip Generation ²				-1,138	-2,596
(Built/Approved/Pending + Project + Future) - NEI Trip Generation ²				-695	-2,153

Notes:

1. It was also assumed that all current and future developments were industrial since no commercial land uses are shown in the City’s *General Plan* (2011, 2016 update).

11. Appendix

- A1. Turning Movement Counts
- A2. Existing Synchro Outputs
- A3. Existing Plus Background Synchro Outputs
- A4. Employee Shift Data
- A5. Existing Plus Background Plus Project Synchro Outputs
- A6. Existing Plus Background Plus Project with Improvements Synchro Outputs
- A7. Peak Hour Signal Warrants
- A8. Cumulative Synchro Outputs
- A9. Cumulative Plus Project Synchro Outputs
- A10. Cumulative Plus Project with Improvements Synchro Outputs
- B1. NEI Truck Route Study Turning Templates

Day Type

1: Weekday (Tu-Th)

TURNING MOVEMENT COUNTS

	205 WB Ramp_A			MacArthur Dr			N. MacArthur Dr_A						
Day Part	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	Total
00: All Day (12am-12am)	-	-	-	5,685	880	639	4,595	680	-	-	924	306	13,709
01: 12am (12am-1am)	-	-	-	25	7	4	36	1	-	-	3	2	78
02: 1am (1am-2am)	-	-	-	25	5	5	31	2	-	-	4	-	72
03: 2am (2am-3am)	-	-	-	31	10	3	47	7	-	-	6	2	106
04: 3am (3am-4am)	-	-	-	78	40	7	129	1	-	-	1	9	265
05: 4am (4am-5am)	-	-	-	263	45	8	141	5	-	-	13	8	483
06: 5am (5am-6am)	-	-	-	422	58	30	144	28	-	-	11	20	713
07: 6am (6am-7am)	-	-	-	315	43	53	160	15	-	-	38	25	649
08: 7am (7am-8am)	-	-	-	544	50	35	170	21	-	-	82	21	923
09: 8am (8am-9am)	-	-	-	364	45	44	233	25	-	-	28	22	761
10: 9am (9am-10am)	-	-	-	283	60	31	200	18	-	-	32	19	643
11: 10am (10am-11am)	-	-	-	259	55	62	246	27	-	-	47	20	716
12: 11am (11am-12noon)	-	-	-	228	51	28	261	30	-	-	52	22	672
13: 12pm (12noon-1pm)	-	-	-	285	59	40	277	51	-	-	59	15	786
14: 1pm (1pm-2pm)	-	-	-	289	48	27	270	40	-	-	55	16	745
15: 2pm (2pm-3pm)	-	-	-	335	46	42	239	56	-	-	70	20	808
16: 3pm (3pm-4pm)	-	-	-	416	34	43	315	92	-	-	91	18	1,009
17: 4pm (4pm-5pm)	-	-	-	309	25	47	337	63	-	-	133	14	928
18: 5pm (5pm-6pm)	-	-	-	339	67	44	333	52	-	-	62	14	911
19: 6pm (6pm-7pm)	-	-	-	268	40	23	324	54	-	-	47	12	768
20: 7pm (7pm-8pm)	-	-	-	167	26	22	198	25	-	-	39	6	483
21: 8pm (8pm-9pm)	-	-	-	150	28	12	153	24	-	-	32	8	407
22: 9pm (9pm-10pm)	-	-	-	152	27	16	182	29	-	-	14	10	430
23: 10pm (10pm-11pm)	-	-	-	92	11	6	79	8	-	-	4	1	201
24: 11pm (11pm-12am)	-	-	-	40	15	9	69	3	-	-	4	2	142

TURNING MOVEMENT PERCENTAGE

Day Part				205 WB Ramp_A			MacArthur Dr			N. MacArthur Dr_A		
	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right
00: All Day (12am-12am)	-	-	-	79%	12%	9%	87%	13%	0%	0%	75%	25%
01: 12am (12am-1am)	-	-	-	69%	19%	11%	97%	3%	0%	0%	60%	40%
02: 1am (1am-2am)	-	-	-	71%	14%	14%	94%	6%	0%	0%	100%	0%
03: 2am (2am-3am)	-	-	-	70%	23%	7%	87%	13%	0%	0%	75%	25%
04: 3am (3am-4am)	-	-	-	62%	32%	6%	99%	1%	0%	0%	10%	90%
05: 4am (4am-5am)	-	-	-	83%	14%	3%	97%	3%	0%	0%	62%	38%
06: 5am (5am-6am)	-	-	-	83%	11%	6%	84%	16%	0%	0%	35%	65%
07: 6am (6am-7am)	-	-	-	77%	10%	13%	91%	9%	0%	0%	60%	40%
08: 7am (7am-8am)	-	-	-	86%	8%	6%	89%	11%	0%	0%	80%	20%
09: 8am (8am-9am)	-	-	-	80%	10%	10%	90%	10%	0%	0%	56%	44%
10: 9am (9am-10am)	-	-	-	76%	16%	8%	92%	8%	0%	0%	63%	37%
11: 10am (10am-11am)	-	-	-	69%	15%	16%	90%	10%	0%	0%	70%	30%
12: 11am (11am-12noon)	-	-	-	74%	17%	9%	90%	10%	0%	0%	70%	30%
13: 12pm (12noon-1pm)	-	-	-	74%	15%	10%	84%	16%	0%	0%	80%	20%
14: 1pm (1pm-2pm)	-	-	-	79%	13%	7%	87%	13%	0%	0%	77%	23%
15: 2pm (2pm-3pm)	-	-	-	79%	11%	10%	81%	19%	0%	0%	78%	22%
16: 3pm (3pm-4pm)	-	-	-	84%	7%	9%	77%	23%	0%	0%	83%	17%
17: 4pm (4pm-5pm)	-	-	-	81%	7%	12%	84%	16%	0%	0%	90%	10%
18: 5pm (5pm-6pm)	-	-	-	75%	15%	10%	86%	14%	0%	0%	82%	18%
19: 6pm (6pm-7pm)	-	-	-	81%	12%	7%	86%	14%	0%	0%	80%	20%
20: 7pm (7pm-8pm)	-	-	-	78%	12%	10%	89%	11%	0%	0%	87%	13%
21: 8pm (8pm-9pm)	-	-	-	79%	15%	6%	86%	14%	0%	0%	80%	20%
22: 9pm (9pm-10pm)	-	-	-	78%	14%	8%	86%	14%	0%	0%	58%	42%
23: 10pm (10pm-11pm)	-	-	-	84%	10%	6%	91%	9%	0%	0%	80%	20%
24: 11pm (11pm-12am)	-	-	-	63%	23%	14%	96%	4%	0%	0%	67%	33%

Day Type

1: Weekday (Tu-Th)

TURNING MOVEMENT COUNTS

Day Part	EB 205_A			WB Left WB Thru WB Right			MacArthur Dr_2			MacArthur Dr			Total
	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	
00: All Day (12am-12am)	601	1,674	4,517	-	-	-	-	4,748	7,248	500	6,199	-	25,487
01: 12am (12am-1am)	2	23	32	-	-	-	-	33	65	2	24	-	181
02: 1am (1am-2am)	2	20	48	-	-	-	-	29	98	3	24	-	224
03: 2am (2am-3am)	2	11	31	-	-	-	-	42	191	2	32	-	311
04: 3am (3am-4am)	5	13	28	-	-	-	-	110	91	1	72	-	320
05: 4am (4am-5am)	4	15	89	-	-	-	-	104	147	5	274	-	638
06: 5am (5am-6am)	10	21	163	-	-	-	-	146	242	5	439	-	1,026
07: 6am (6am-7am)	7	36	226	-	-	-	-	157	278	15	331	-	1,050
08: 7am (7am-8am)	17	52	281	-	-	-	-	183	422	36	605	-	1,596
09: 8am (8am-9am)	20	67	281	-	-	-	-	229	302	17	370	-	1,286
10: 9am (9am-10am)	15	48	197	-	-	-	-	203	287	18	298	-	1,066
11: 10am (10am-11am)	29	57	179	-	-	-	-	239	280	36	275	-	1,095
12: 11am (11am-12noon)	23	87	224	-	-	-	-	264	313	22	254	-	1,187
13: 12pm (12noon-1pm)	41	81	247	-	-	-	-	294	359	19	319	-	1,360
14: 1pm (1pm-2pm)	41	95	342	-	-	-	-	268	386	31	309	-	1,472
15: 2pm (2pm-3pm)	82	126	286	-	-	-	-	262	606	33	384	-	1,779
16: 3pm (3pm-4pm)	63	162	227	-	-	-	-	402	627	69	471	-	2,021
17: 4pm (4pm-5pm)	61	159	293	-	-	-	-	370	681	82	378	-	2,024
18: 5pm (5pm-6pm)	51	131	319	-	-	-	-	364	563	33	383	-	1,844
19: 6pm (6pm-7pm)	52	132	268	-	-	-	-	343	486	25	303	-	1,609
20: 7pm (7pm-8pm)	22	106	270	-	-	-	-	216	256	22	190	-	1,082
21: 8pm (8pm-9pm)	33	98	188	-	-	-	-	146	214	17	166	-	862
22: 9pm (9pm-10pm)	16	66	147	-	-	-	-	185	146	10	162	-	732
23: 10pm (10pm-11pm)	6	47	77	-	-	-	-	84	112	7	95	-	428
24: 11pm (11pm-12am)	8	28	65	-	-	-	-	71	87	3	37	-	299

TURNING MOVEMENT PERCENTAGE

Day Part	EB 205_A			WB Left WB Thru WB Right			MacArthur Dr_2			MacArthur Dr		
	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right
00: All Day (12am-12am)	9%	25%	67%	-	-	-	0%	40%	60%	7%	93%	0%
01: 12am (12am-1am)	4%	40%	56%	-	-	-	0%	34%	66%	8%	92%	0%
02: 1am (1am-2am)	3%	29%	69%	-	-	-	0%	23%	77%	11%	89%	0%
03: 2am (2am-3am)	5%	25%	70%	-	-	-	0%	18%	82%	6%	94%	0%
04: 3am (3am-4am)	11%	28%	61%	-	-	-	0%	55%	45%	1%	99%	0%
05: 4am (4am-5am)	4%	14%	82%	-	-	-	0%	41%	59%	2%	98%	0%
06: 5am (5am-6am)	5%	11%	84%	-	-	-	0%	38%	62%	1%	99%	0%
07: 6am (6am-7am)	3%	13%	84%	-	-	-	0%	36%	64%	4%	96%	0%
08: 7am (7am-8am)	5%	15%	80%	-	-	-	0%	30%	70%	6%	94%	0%
09: 8am (8am-9am)	5%	18%	76%	-	-	-	0%	43%	57%	4%	96%	0%
10: 9am (9am-10am)	6%	18%	76%	-	-	-	0%	41%	59%	6%	94%	0%
11: 10am (10am-11am)	11%	22%	68%	-	-	-	0%	46%	54%	12%	88%	0%
12: 11am (11am-12noon)	7%	26%	67%	-	-	-	0%	46%	54%	8%	92%	0%
13: 12pm (12noon-1pm)	11%	22%	67%	-	-	-	0%	45%	55%	6%	94%	0%
14: 1pm (1pm-2pm)	9%	20%	72%	-	-	-	0%	41%	59%	9%	91%	0%
15: 2pm (2pm-3pm)	17%	26%	58%	-	-	-	0%	30%	70%	8%	92%	0%
16: 3pm (3pm-4pm)	14%	36%	50%	-	-	-	0%	39%	61%	13%	87%	0%
17: 4pm (4pm-5pm)	12%	31%	57%	-	-	-	0%	35%	65%	18%	82%	0%
18: 5pm (5pm-6pm)	10%	26%	64%	-	-	-	0%	39%	61%	8%	92%	0%
19: 6pm (6pm-7pm)	12%	29%	59%	-	-	-	0%	41%	59%	8%	92%	0%
20: 7pm (7pm-8pm)	6%	27%	68%	-	-	-	0%	46%	54%	10%	90%	0%
21: 8pm (8pm-9pm)	10%	31%	59%	-	-	-	0%	41%	59%	9%	91%	0%
22: 9pm (9pm-10pm)	7%	29%	64%	-	-	-	0%	56%	44%	6%	94%	0%
23: 10pm (10pm-11pm)	5%	36%	59%	-	-	-	0%	43%	57%	7%	93%	0%
24: 11pm (11pm-12am)	8%	28%	64%	-	-	-	0%	45%	55%	8%	93%	0%

Day Type

1: Weekday (Tu-Th)

TURNING MOVEMENT COUNTS

Day Part	W. Grant Line_A			E. Grant Line_A			S. MacArthur_A			N. MacArthur Dr_A			Total
	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	
00: All Day (12am-12am)	4,001	2,957	797	649	2,953	2,361	549	3,807	408	2,221	3,698	3,730	28,131
01: 12am (12am-1am)	10	18	1	6	12	12	14	51	15	19	28	17	203
02: 1am (1am-2am)	11	7	3	2	4	12	5	91	5	14	19	19	192
03: 2am (2am-3am)	11	8	3	6	11	21	6	131	7	12	19	14	249
04: 3am (3am-4am)	47	6	1	34	33	39	7	48	9	14	50	31	319
05: 4am (4am-5am)	62	77	7	52	58	56	11	47	33	71	106	108	688
06: 5am (5am-6am)	89	76	24	45	90	164	6	55	12	143	263	95	1,062
07: 6am (6am-7am)	126	144	34	28	80	67	5	100	12	228	154	115	1,093
08: 7am (7am-8am)	259	243	48	20	257	106	27	128	14	210	309	426	2,047
09: 8am (8am-9am)	201	88	71	32	186	115	14	161	12	125	211	163	1,379
10: 9am (9am-10am)	158	76	20	24	125	120	16	149	13	98	196	131	1,126
11: 10am (10am-11am)	171	109	40	15	146	147	33	150	19	95	150	157	1,232
12: 11am (11am-12noon)	174	131	44	26	188	152	53	180	14	104	147	164	1,377
13: 12pm (12noon-1pm)	217	216	64	13	172	131	46	203	16	113	197	182	1,570
14: 1pm (1pm-2pm)	198	155	56	26	196	139	37	228	31	150	183	205	1,604
15: 2pm (2pm-3pm)	225	223	48	73	170	180	25	324	51	114	239	262	1,934
16: 3pm (3pm-4pm)	336	281	126	88	310	215	57	389	30	87	272	268	2,459
17: 4pm (4pm-5pm)	397	380	59	20	244	144	44	415	32	138	183	242	2,298
18: 5pm (5pm-6pm)	398	304	53	24	262	192	58	289	28	164	205	267	2,244
19: 6pm (6pm-7pm)	315	176	30	11	155	155	40	257	21	100	229	329	1,818
20: 7pm (7pm-8pm)	243	100	37	23	102	50	17	147	16	63	165	193	1,156
21: 8pm (8pm-9pm)	183	82	18	25	68	37	14	88	14	65	166	153	913
22: 9pm (9pm-10pm)	86	22	7	24	33	43	7	86	3	32	102	106	551
23: 10pm (10pm-11pm)	57	25	5	4	14	34	4	46	3	24	52	57	325
24: 11pm (11pm-12am)	21	21	11	26	35	26	3	43	10	18	48	31	293

TURNING MOVEMENT PERCENTAGE

Day Part	W. Grant Line_A			E. Grant Line_A			S. MacArthur_A			N. MacArthur Dr_A		
	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right
00: All Day (12am-12am)	52%	38%	10%	11%	50%	40%	12%	80%	9%	23%	38%	39%
01: 12am (12am-1am)	34%	62%	3%	20%	40%	40%	18%	64%	19%	30%	44%	27%
02: 1am (1am-2am)	52%	33%	14%	11%	22%	67%	5%	90%	5%	27%	37%	37%
03: 2am (2am-3am)	50%	36%	14%	16%	29%	55%	4%	91%	5%	27%	42%	31%
04: 3am (3am-4am)	87%	11%	2%	32%	31%	37%	11%	75%	14%	15%	53%	33%
05: 4am (4am-5am)	42%	53%	5%	31%	35%	34%	12%	52%	36%	25%	37%	38%
06: 5am (5am-6am)	47%	40%	13%	15%	30%	55%	8%	75%	16%	29%	52%	19%
07: 6am (6am-7am)	41%	47%	11%	16%	46%	38%	4%	85%	10%	46%	31%	23%
08: 7am (7am-8am)	47%	44%	9%	5%	67%	28%	16%	76%	8%	22%	33%	45%
09: 8am (8am-9am)	56%	24%	20%	10%	56%	35%	7%	86%	6%	25%	42%	33%
10: 9am (9am-10am)	62%	30%	8%	9%	46%	45%	9%	84%	7%	23%	46%	31%
11: 10am (10am-11am)	53%	34%	13%	5%	47%	48%	16%	74%	9%	24%	37%	39%
12: 11am (11am-12noon)	50%	38%	13%	7%	51%	42%	21%	73%	6%	25%	35%	40%
13: 12pm (12noon-1pm)	44%	43%	13%	4%	54%	41%	17%	77%	6%	23%	40%	37%
14: 1pm (1pm-2pm)	48%	38%	14%	7%	54%	39%	13%	77%	10%	28%	34%	38%
15: 2pm (2pm-3pm)	45%	45%	10%	17%	40%	43%	6%	81%	13%	19%	39%	43%
16: 3pm (3pm-4pm)	45%	38%	17%	14%	51%	35%	12%	82%	6%	14%	43%	43%
17: 4pm (4pm-5pm)	47%	45%	7%	5%	60%	35%	9%	85%	7%	25%	33%	43%
18: 5pm (5pm-6pm)	53%	40%	7%	5%	55%	40%	15%	77%	7%	26%	32%	42%
19: 6pm (6pm-7pm)	60%	34%	6%	3%	48%	48%	13%	81%	7%	15%	35%	50%
20: 7pm (7pm-8pm)	64%	26%	10%	13%	58%	29%	9%	82%	9%	15%	39%	46%
21: 8pm (8pm-9pm)	65%	29%	6%	19%	52%	28%	12%	76%	12%	17%	43%	40%
22: 9pm (9pm-10pm)	75%	19%	6%	24%	33%	43%	7%	90%	3%	13%	43%	44%
23: 10pm (10pm-11pm)	66%	29%	6%	8%	27%	65%	8%	87%	6%	18%	39%	43%
24: 11pm (11pm-12am)	40%	40%	21%	30%	40%	30%	5%	77%	18%	19%	49%	32%

Day Type

1: Weekday (Tu-Th)

TURNING MOVEMENT COUNTS

Day Part	W. 11th Street_A			E 11th Street_A			N 11th Street_A			N. MacArthur_A			Total
	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	
00: All Day (12am-12am)	1,217	7,478	-	-	7,224	1,692	-	-	-	1,682	-	1,294	20,587
01: 12am (12am-1am)	4	20	-	-	28	14	-	-	-	26	-	11	103
02: 1am (1am-2am)	1	15	-	-	30	15	-	-	-	12	-	5	78
03: 2am (2am-3am)	3	17	-	-	27	25	-	-	-	20	-	9	101
04: 3am (3am-4am)	7	13	-	-	169	26	-	-	-	19	-	10	244
05: 4am (4am-5am)	44	35	-	-	242	81	-	-	-	17	-	32	451
06: 5am (5am-6am)	24	66	-	-	299	72	-	-	-	21	-	36	518
07: 6am (6am-7am)	34	154	-	-	444	78	-	-	-	56	-	18	784
08: 7am (7am-8am)	15	467	-	-	1,074	125	-	-	-	96	-	54	1,831
09: 8am (8am-9am)	61	306	-	-	461	107	-	-	-	55	-	33	1,023
10: 9am (9am-10am)	39	240	-	-	356	76	-	-	-	50	-	49	810
11: 10am (10am-11am)	52	290	-	-	326	72	-	-	-	75	-	35	850
12: 11am (11am-12noon)	43	315	-	-	316	86	-	-	-	81	-	55	896
13: 12pm (12noon-1pm)	47	357	-	-	300	78	-	-	-	80	-	61	923
14: 1pm (1pm-2pm)	69	389	-	-	309	107	-	-	-	89	-	73	1,036
15: 2pm (2pm-3pm)	93	537	-	-	323	91	-	-	-	126	-	74	1,244
16: 3pm (3pm-4pm)	165	1,022	-	-	454	151	-	-	-	203	-	95	2,090
17: 4pm (4pm-5pm)	133	821	-	-	446	92	-	-	-	169	-	129	1,790
18: 5pm (5pm-6pm)	114	756	-	-	563	100	-	-	-	122	-	91	1,746
19: 6pm (6pm-7pm)	139	585	-	-	351	76	-	-	-	102	-	113	1,366
20: 7pm (7pm-8pm)	75	421	-	-	248	72	-	-	-	73	-	106	995
21: 8pm (8pm-9pm)	32	335	-	-	195	55	-	-	-	84	-	132	833
22: 9pm (9pm-10pm)	23	167	-	-	154	37	-	-	-	38	-	44	463
23: 10pm (10pm-11pm)	16	80	-	-	77	19	-	-	-	34	-	9	235
24: 11pm (11pm-12am)	7	50	-	-	50	12	-	-	-	30	-	25	174

TURNING MOVEMENT PERCENTAGE

Day Part	W. 11th Street_A			E 11th Street_A			N. MacArthur_A		
	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right
00: All Day (12am-12am)	14%	86%	0%	0%	81%	19%	-	-	-
01: 12am (12am-1am)	17%	83%	0%	0%	67%	33%	-	-	-
02: 1am (1am-2am)	6%	94%	0%	0%	67%	33%	-	-	-
03: 2am (2am-3am)	15%	85%	0%	0%	52%	48%	-	-	-
04: 3am (3am-4am)	35%	65%	0%	0%	87%	13%	-	-	-
05: 4am (4am-5am)	56%	44%	0%	0%	75%	25%	-	-	-
06: 5am (5am-6am)	27%	73%	0%	0%	81%	19%	-	-	-
07: 6am (6am-7am)	18%	82%	0%	0%	85%	15%	-	-	-
08: 7am (7am-8am)	3%	97%	0%	0%	90%	10%	-	-	-
09: 8am (8am-9am)	17%	83%	0%	0%	81%	19%	-	-	-
10: 9am (9am-10am)	14%	86%	0%	0%	82%	18%	-	-	-
11: 10am (10am-11am)	15%	85%	0%	0%	82%	18%	-	-	-
12: 11am (11am-12noon)	12%	88%	0%	0%	79%	21%	-	-	-
13: 12pm (12noon-1pm)	12%	88%	0%	0%	79%	21%	-	-	-
14: 1pm (1pm-2pm)	15%	85%	0%	0%	74%	26%	-	-	-
15: 2pm (2pm-3pm)	15%	85%	0%	0%	78%	22%	-	-	-
16: 3pm (3pm-4pm)	14%	86%	0%	0%	75%	25%	-	-	-
17: 4pm (4pm-5pm)	14%	86%	0%	0%	83%	17%	-	-	-
18: 5pm (5pm-6pm)	13%	87%	0%	0%	85%	15%	-	-	-
19: 6pm (6pm-7pm)	19%	81%	0%	0%	82%	18%	-	-	-
20: 7pm (7pm-8pm)	15%	85%	0%	0%	78%	23%	-	-	-
21: 8pm (8pm-9pm)	9%	91%	0%	0%	78%	22%	-	-	-
22: 9pm (9pm-10pm)	12%	88%	0%	0%	81%	19%	-	-	-
23: 10pm (10pm-11pm)	17%	83%	0%	0%	80%	20%	-	-	-
24: 11pm (11pm-12am)	12%	88%	0%	0%	81%	19%	-	-	-

Day Type

1: Weekday (Tu-Th)

TURNING MOVEMENT COUNTS

Day Part	W. Grantline_A			E. Grant Line_A			Skylark_A			SB Left	SB Thru	SB Right	Total
	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right				
00: All Day (12am-12am)	-	5,007	252	179	4,846	-	280	-	176	-	-	-	10,740
01: 12am (12am-1am)	-	68	-	-	21	-	3	-	2	-	-	-	94
03: 2am (2am-3am)	-	27	-	-	31	-	4	-	1	-	-	-	63
04: 3am (3am-4am)	-	22	1	1	92	-	2	-	3	-	-	-	121
05: 4am (4am-5am)	-	161	13	1	123	-	26	-	28	-	-	-	352
06: 5am (5am-6am)	-	174	4	2	196	-	59	-	10	-	-	-	445
07: 6am (6am-7am)	-	252	41	63	174	-	4	-	2	-	-	-	536
08: 7am (7am-8am)	-	358	37	39	319	-	5	-	1	-	-	-	759
09: 8am (8am-9am)	-	187	9	3	324	-	1	-	3	-	-	-	527
10: 9am (9am-10am)	-	160	6	5	252	-	3	-	2	-	-	-	428
11: 10am (10am-11am)	-	200	9	3	260	-	9	-	1	-	-	-	482
12: 11am (11am-12noon)	-	235	9	1	299	-	11	-	5	-	-	-	560
13: 12pm (12noon-1pm)	-	320	7	1	251	-	10	-	7	-	-	-	596
14: 1pm (1pm-2pm)	-	280	12	3	315	-	7	-	1	-	-	-	618
15: 2pm (2pm-3pm)	-	378	10	3	328	-	17	-	9	-	-	-	745
16: 3pm (3pm-4pm)	-	389	7	3	454	-	37	-	13	-	-	-	903
17: 4pm (4pm-5pm)	-	541	13	2	351	-	9	-	8	-	-	-	924
18: 5pm (5pm-6pm)	-	497	32	40	362	-	22	-	36	-	-	-	989
19: 6pm (6pm-7pm)	-	281	25	19	231	-	47	-	33	-	-	-	636
20: 7pm (7pm-8pm)	-	165	1	1	149	-	2	-	3	-	-	-	321
21: 8pm (8pm-9pm)	-	128	6	-	101	-	3	-	3	-	-	-	241
22: 9pm (9pm-10pm)	-	-	-	-	-	-	-	-	-	-	-	-	-
23: 10pm (10pm-11pm)	-	42	2	-	33	-	2	-	2	-	-	-	81
24: 11pm (11pm-12am)	-	51	1	1	73	-	3	-	2	-	-	-	131
02: 1am (1am-2am)	-	27	-	-	13	-	1	-	3	-	-	-	44

TURNING MOVEMENT PERCENTAGE

Day Part	W. Grantline_A			E. Grant Line_A			Skylark_A			SB Left	SB Thru	SB Right
	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right			
00: All Day (12am-12am)	0%	95%	5%	4%	96%	0%	61%	0%	39%	-	-	-
01: 12am (12am-1am)	0%	100%	0%	0%	100%	0%	60%	0%	40%	-	-	-
03: 2am (2am-3am)	0%	100%	0%	0%	100%	0%	80%	0%	20%	-	-	-
04: 3am (3am-4am)	0%	96%	4%	1%	99%	0%	40%	0%	60%	-	-	-
05: 4am (4am-5am)	0%	93%	7%	1%	99%	0%	48%	0%	52%	-	-	-
06: 5am (5am-6am)	0%	98%	2%	1%	99%	0%	86%	0%	14%	-	-	-
07: 6am (6am-7am)	0%	86%	14%	27%	73%	0%	67%	0%	33%	-	-	-
08: 7am (7am-8am)	0%	91%	9%	11%	89%	0%	83%	0%	17%	-	-	-
09: 8am (8am-9am)	0%	95%	5%	1%	99%	0%	25%	0%	75%	-	-	-
10: 9am (9am-10am)	0%	96%	4%	2%	98%	0%	60%	0%	40%	-	-	-
11: 10am (10am-11am)	0%	96%	4%	1%	99%	0%	90%	0%	10%	-	-	-
12: 11am (11am-12noon)	0%	96%	4%	0%	100%	0%	69%	0%	31%	-	-	-
13: 12pm (12noon-1pm)	0%	98%	2%	0%	100%	0%	59%	0%	41%	-	-	-
14: 1pm (1pm-2pm)	0%	96%	4%	1%	99%	0%	88%	0%	13%	-	-	-
15: 2pm (2pm-3pm)	0%	97%	3%	1%	99%	0%	65%	0%	35%	-	-	-
16: 3pm (3pm-4pm)	0%	98%	2%	1%	99%	0%	74%	0%	26%	-	-	-
17: 4pm (4pm-5pm)	0%	98%	2%	1%	99%	0%	53%	0%	47%	-	-	-
18: 5pm (5pm-6pm)	0%	94%	6%	10%	90%	0%	38%	0%	62%	-	-	-
19: 6pm (6pm-7pm)	0%	92%	8%	8%	92%	0%	59%	0%	41%	-	-	-
20: 7pm (7pm-8pm)	0%	99%	1%	1%	99%	0%	40%	0%	60%	-	-	-
21: 8pm (8pm-9pm)	0%	96%	4%	0%	100%	0%	50%	0%	50%	-	-	-
22: 9pm (9pm-10pm)	-	-	-	-	-	-	-	-	-	-	-	-
23: 10pm (10pm-11pm)	0%	95%	5%	0%	100%	0%	50%	0%	50%	-	-	-
24: 11pm (11pm-12am)	0%	98%	2%	1%	99%	0%	60%	0%	40%	-	-	-
02: 1am (1am-2am)	0%	100%	0%	0%	100%	0%	25%	0%	75%	-	-	-

Chrisman Rd & Grant Line Rd

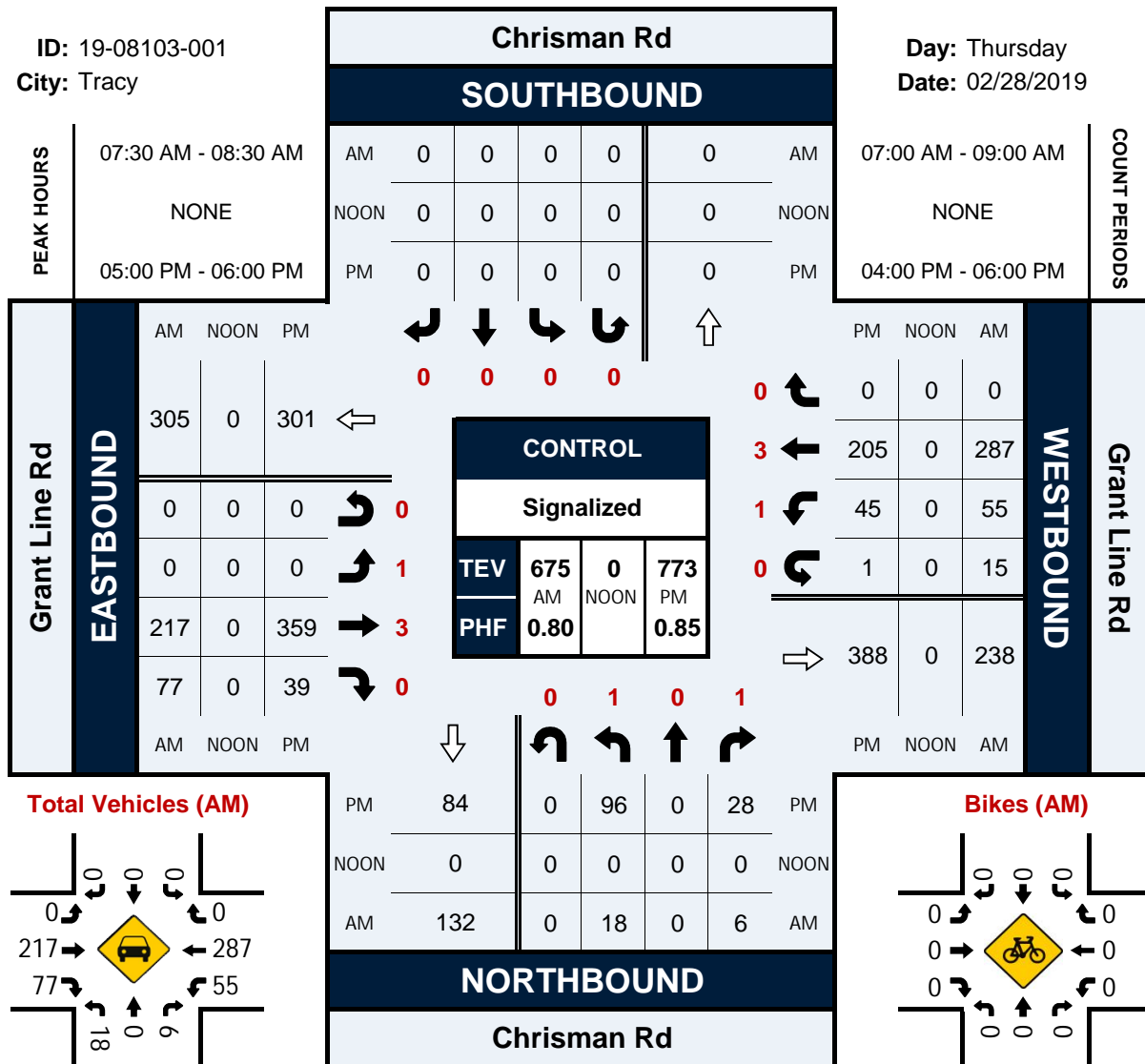
Peak Hour Turning Movement Count

ID: 19-08103-001

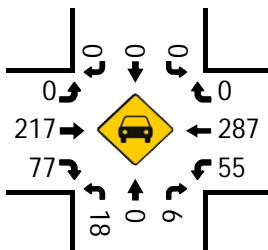
City: Tracy

Day: Thursday

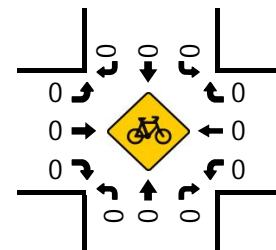
Date: 02/28/2019



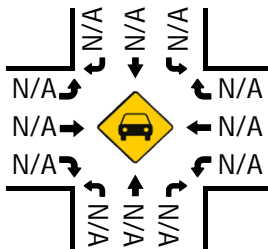
Total Vehicles (AM)



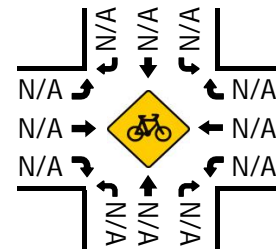
Bikes (AM)



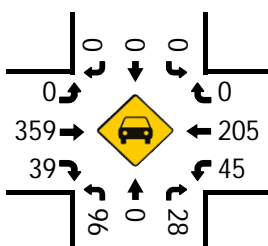
Total Vehicles (Noon)



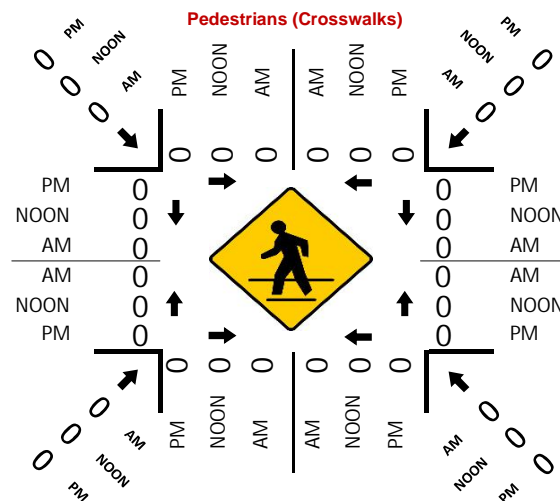
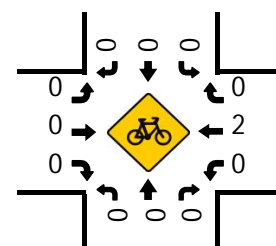
Bikes (NOON)



Total Vehicles (PM)



Bikes (PM)



Chrisman Rd & Paradise Rd

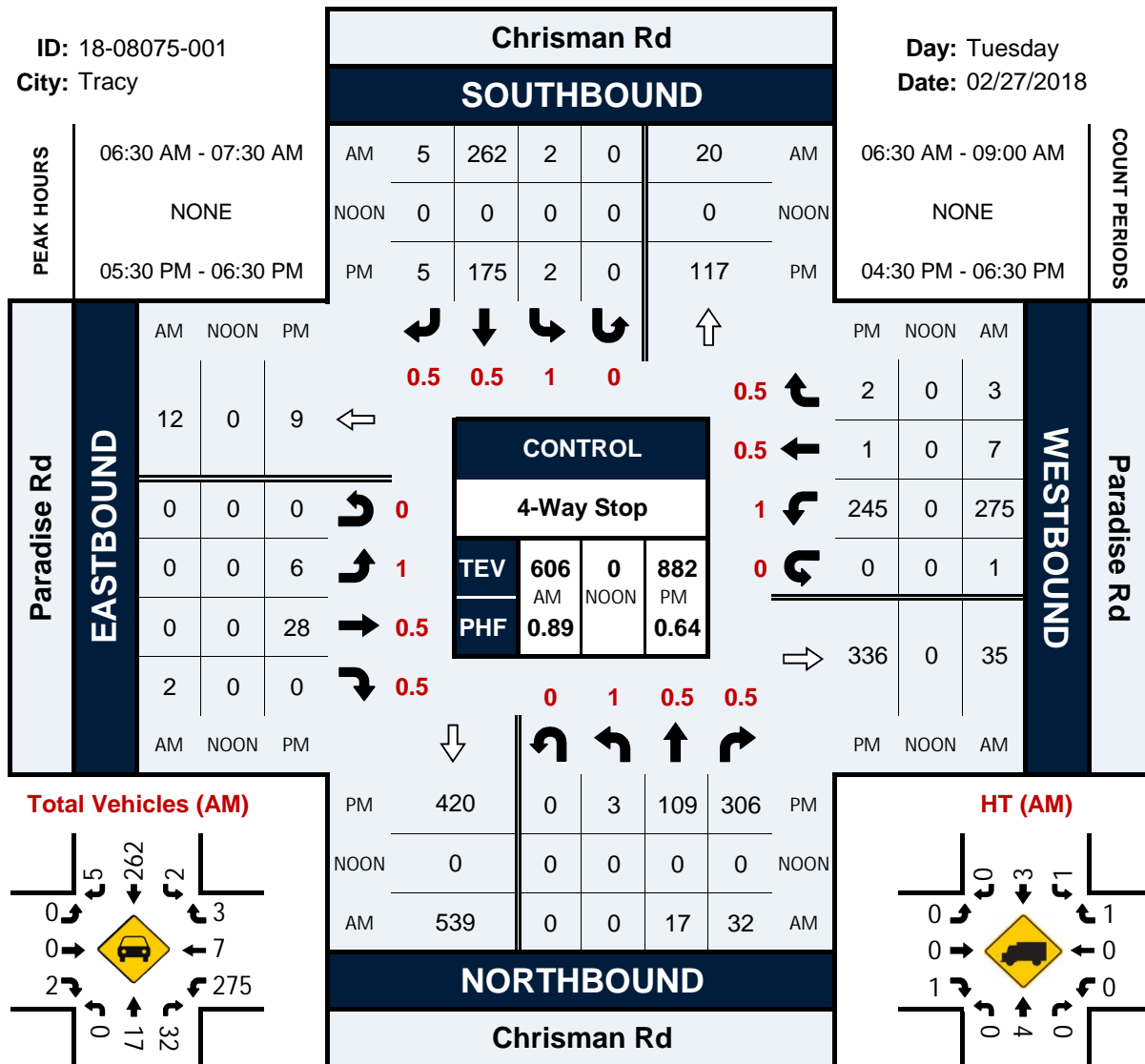
Peak Hour Turning Movement Count

ID: 18-08075-001

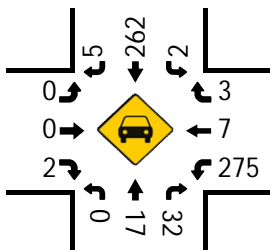
City: Tracy

Day: Tuesday

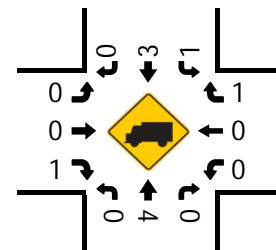
Date: 02/27/2018



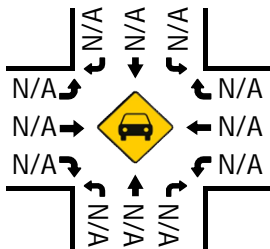
Total Vehicles (AM)



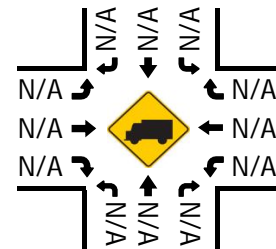
HT (AM)



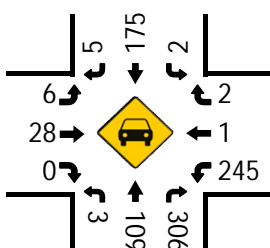
Total Vehicles (Noon)



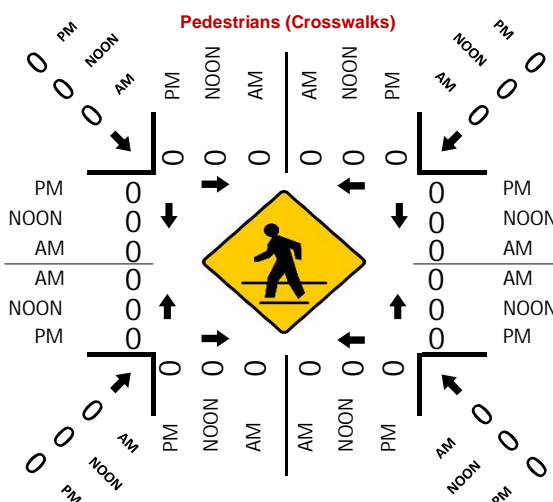
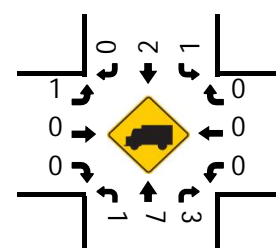
HT (NOON)



Total Vehicles (PM)



HT (PM)



Day Type

1: Weekday (Tu-Th)

TURNING MOVEMENT COUNTS

Day Part	W 11th St_A			E. 11th St_A			S. Chrisman_A			N. Chrisman_A			Total
	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	
00: All Day (12am-12am)	895	6,536	1,582	4,602	6,782	460	1,500	451	5,077	270	411	410	28,976
01: 12am (12am-1am)	1	32	6	22	39	1	4	1	15	-	2	1	124
02: 1am (1am-2am)	-	26	4	46	39	2	4	-	12	-	12	2	147
03: 2am (2am-3am)	1	37	2	11	39	-	11	-	4	1	8	2	116
04: 3am (3am-4am)	2	24	9	17	202	10	4	-	12	1	-	2	283
05: 4am (4am-5am)	5	40	11	51	331	8	8	4	26	-	-	-	484
06: 5am (5am-6am)	9	74	18	227	360	20	33	17	136	2	7	2	905
07: 6am (6am-7am)	14	138	55	476	501	47	79	7	259	9	60	1	1,646
08: 7am (7am-8am)	108	369	59	287	682	31	448	29	487	20	21	21	2,562
09: 8am (8am-9am)	65	269	40	220	438	35	81	19	341	15	18	34	1,575
10: 9am (9am-10am)	42	196	31	169	344	34	47	34	242	15	15	29	1,198
11: 10am (10am-11am)	38	264	62	149	322	22	51	31	265	24	18	13	1,259
12: 11am (11am-12noon)	49	246	63	162	297	19	61	25	225	14	18	13	1,192
13: 12pm (12noon-1pm)	50	301	64	176	276	32	52	22	204	18	19	15	1,229
14: 1pm (1pm-2pm)	39	364	68	209	318	31	62	28	253	12	15	22	1,421
15: 2pm (2pm-3pm)	74	509	64	212	297	27	58	20	406	19	15	32	1,733
16: 3pm (3pm-4pm)	106	705	427	256	399	25	134	44	604	27	39	37	2,803
17: 4pm (4pm-5pm)	62	767	148	392	421	37	62	43	414	34	27	54	2,461
18: 5pm (5pm-6pm)	81	686	112	419	475	40	120	39	393	20	29	37	2,451
19: 6pm (6pm-7pm)	49	528	100	274	305	13	60	27	316	16	19	36	1,743
20: 7pm (7pm-8pm)	36	343	87	202	227	21	36	42	178	8	8	26	1,214
21: 8pm (8pm-9pm)	26	308	86	282	207	8	29	10	120	9	14	13	1,112
22: 9pm (9pm-10pm)	17	144	40	187	146	12	13	4	92	6	35	9	705
23: 10pm (10pm-11pm)	8	96	15	108	72	-	12	6	82	1	3	9	412
24: 11pm (11pm-12am)	-	58	11	55	47	-	8	-	15	2	2	3	201

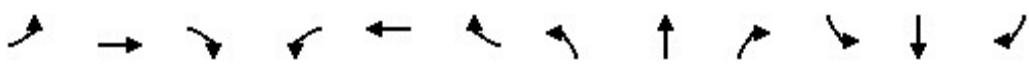
TURNING MOVEMENT PERCENTAGE

Day Part	W 11th St_A			E. 11th St_A			S. Chrisman_A			N. Chrisman_A			
	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	
00: All Day (12am-12am)	10%	73%	18%	39%	57%	4%	21%	6%	72%	25%	38%	38%	
01: 12am (12am-1am)	3%	82%	15%	35%	63%	2%	20%	5%	75%	0%	67%	33%	
02: 1am (1am-2am)	0%	87%	13%	53%	45%	2%	25%	0%	75%	0%	86%	14%	
03: 2am (2am-3am)	3%	93%	5%	22%	78%	0%	73%	0%	27%	9%	73%	18%	
04: 3am (3am-4am)	6%	69%	26%	7%	88%	4%	25%	0%	75%	33%	0%	67%	
05: 4am (4am-5am)	9%	71%	20%	13%	85%	2%	21%	11%	68%	-	-	-	
06: 5am (5am-6am)	9%	73%	18%	37%	59%	3%	18%	9%	73%	18%	64%	18%	
07: 6am (6am-7am)	7%	67%	27%	46%	49%	5%	23%	2%	75%	13%	86%	1%	
08: 7am (7am-8am)	20%	69%	11%	29%	68%	3%	46%	3%	51%	32%	34%	34%	
09: 8am (8am-9am)	17%	72%	11%	32%	63%	5%	18%	4%	77%	22%	27%	51%	
10: 9am (9am-10am)	16%	73%	12%	31%	63%	6%	15%	11%	75%	25%	25%	49%	
11: 10am (10am-11am)	10%	73%	17%	30%	65%	4%	15%	9%	76%	44%	33%	24%	
12: 11am (11am-12noon)	14%	69%	18%	34%	62%	4%	20%	8%	72%	31%	40%	29%	
13: 12pm (12noon-1pm)	12%	73%	15%	36%	57%	7%	19%	8%	73%	35%	37%	29%	
14: 1pm (1pm-2pm)	8%	77%	14%	37%	57%	6%	18%	8%	74%	24%	31%	45%	
15: 2pm (2pm-3pm)	11%	79%	10%	40%	55%	5%	12%	4%	84%	29%	23%	48%	
16: 3pm (3pm-4pm)	9%	57%	34%	38%	59%	4%	17%	6%	77%	26%	38%	36%	
17: 4pm (4pm-5pm)	6%	79%	15%	46%	50%	4%	12%	8%	80%	30%	23%	47%	
18: 5pm (5pm-6pm)	9%	78%	13%	45%	51%	4%	22%	7%	71%	23%	34%	43%	
19: 6pm (6pm-7pm)	7%	78%	15%	46%	52%	2%	15%	7%	78%	23%	27%	51%	
20: 7pm (7pm-8pm)	8%	74%	19%	45%	50%	5%	14%	16%	70%	19%	19%	62%	
21: 8pm (8pm-9pm)	6%	73%	20%	57%	42%	2%	18%	6%	75%	25%	39%	36%	
22: 9pm (9pm-10pm)	8%	72%	20%	54%	42%	3%	12%	4%	84%	12%	70%	18%	
23: 10pm (10pm-11pm)	7%	81%	13%	60%	40%	0%	12%	6%	82%	8%	23%	69%	
24: 11pm (11pm-12am)	0%	84%	16%	54%	46%	0%	35%	0%	65%	29%	29%	43%	

HCM 6th Signalized Intersection Summary

Existing Conditions

1: MACARTHUR DRIVE (N) & I-205 WEST ON RAMP/I-205 WEST OFF RAMP Timing Plan: AM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations					↔		↔	↑			↑	
Traffic Volume (veh/h)	0	0	0	557	50	35	178	22	0	0	84	21
Future Volume (veh/h)	0	0	0	557	50	35	178	22	0	0	84	21
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach				No			No				No	
Adj Sat Flow, veh/h/ln				1900	1752	1900	1752	1752	0	0	1752	1752
Adj Flow Rate, veh/h				619	56	39	198	24	0	0	93	23
Peak Hour Factor				0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %				0	10	0	10	10	0	0	10	10
Cap, veh/h				677	61	43	256	621	0	0	144	36
Arrive On Green				0.47	0.47	0.47	0.15	0.35	0.00	0.00	0.11	0.11
Sat Flow, veh/h				1442	130	91	1668	1752	0	0	1356	335
Grp Volume(v), veh/h				714	0	0	198	24	0	0	0	116
Grp Sat Flow(s),veh/h/ln				1663	0	0	1668	1752	0	0	0	1691
Q Serve(g_s), s				20.6	0.0	0.0	5.9	0.5	0.0	0.0	0.0	3.4
Cycle Q Clear(g_c), s				20.6	0.0	0.0	5.9	0.5	0.0	0.0	0.0	3.4
Prop In Lane				0.87		0.05	1.00		0.00	0.00		0.20
Lane Grp Cap(c), veh/h				781	0	0	256	621	0	0	0	180
V/C Ratio(X)				0.91	0.00	0.00	0.77	0.04	0.00	0.00	0.00	0.65
Avail Cap(c_a), veh/h				1126	0	0	968	847	0	0	0	818
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1.00
Uniform Delay (d), s/veh				12.7	0.0	0.0	21.0	10.9	0.0	0.0	0.0	22.2
Incr Delay (d2), s/veh				6.8	0.0	0.0	3.7	0.0	0.0	0.0	0.0	1.4
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln				7.1	0.0	0.0	2.2	0.1	0.0	0.0	0.0	1.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				19.5	0.0	0.0	24.8	10.9	0.0	0.0	0.0	23.6
LnGrp LOS				B	A	A	C	B	A	A	A	C
Approach Vol, veh/h					714			222				116
Approach Delay, s/veh					19.5			23.3				23.6
Approach LOS					B			C				C
Timer - Assigned Phs		2			5	6		8				
Phs Duration (G+Y+Rc), s		23.2			12.8	10.4		28.5				
Change Period (Y+Rc), s		4.9			4.9	4.9		4.2				
Max Green Setting (Gmax), s		25.0			30.0	25.0		35.0				
Max Q Clear Time (g_c+I1), s		2.5			7.9	5.4		22.6				
Green Ext Time (p_c), s		0.0			0.5	0.1		1.7				
Intersection Summary												
HCM 6th Ctrl Delay				20.8								
HCM 6th LOS				C								

HCM 6th Signalized Intersection Summary

Existing Conditions

2: MACARTHUR DRIVE (N) & I-205 EAST OFF RAMP/I-205 EAST ON RAMP Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↗					↕	↗	↗	↕	
Traffic Volume (veh/h)	17	52	281	0	0	0	0	183	422	36	605	0
Future Volume (veh/h)	17	52	281	0	0	0	0	183	422	36	605	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752				0	1752	1752	1752	1752	0
Adj Flow Rate, veh/h	18	57	305				0	199	459	39	658	0
Peak Hour Factor	0.92	0.92	0.92				0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	10	10	10				0	10	10	10	10	0
Cap, veh/h	105	333	376				0	730	618	71	958	0
Arrive On Green	0.25	0.25	0.25				0.00	0.42	0.42	0.04	0.55	0.00
Sat Flow, veh/h	415	1316	1485				0	1752	1485	1668	1752	0
Grp Volume(v), veh/h	75	0	305				0	199	459	39	658	0
Grp Sat Flow(s),veh/h/ln	1731	0	1485				0	1752	1485	1668	1752	0
Q Serve(g_s), s	1.5	0.0	8.8				0.0	3.4	11.9	1.0	12.4	0.0
Cycle Q Clear(g_c), s	1.5	0.0	8.8				0.0	3.4	11.9	1.0	12.4	0.0
Prop In Lane	0.24		1.00				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	438	0	376				0	730	618	71	958	0
V/C Ratio(X)	0.17	0.00	0.81				0.00	0.27	0.74	0.55	0.69	0.00
Avail Cap(c_a), veh/h	950	0	815				0	2115	1792	549	2115	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00				0.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	13.3	0.0	16.0				0.0	8.8	11.2	21.4	7.5	0.0
Incr Delay (d2), s/veh	0.1	0.0	1.6				0.0	0.3	2.5	6.4	1.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	0.0	2.6				0.0	1.0	3.1	0.5	2.9	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.3	0.0	17.6				0.0	9.0	13.8	27.8	8.7	0.0
LnGrp LOS	B	A	B				A	A	B	C	A	A
Approach Vol, veh/h	380						658			697		
Approach Delay, s/veh	16.8						12.3			9.8		
Approach LOS	B						B			A		
Timer - Assigned Phs	1	2	4		6							
Phs Duration (G+Y+Rc), s	5.9	23.9	15.7		29.8							
Change Period (Y+Rc), s	4.0	4.9	* 4.2		4.9							
Max Green Setting (Gmax), s	15.0	55.0	* 25		55.0							
Max Q Clear Time (g_c+I), s	13.0	13.9	10.8		14.4							
Green Ext Time (p_c), s	0.1	5.1	0.8		5.2							

Intersection Summary

HCM 6th Ctrl Delay 12.3

HCM 6th LOS B

Notes













* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

HCM 6th Signalized Intersection Summary

3: MACARTHUR DRIVE (N) & GRANT LINE RD

Existing Conditions
Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	259	243	48	20	257	106	27	128	14	210	309	426
Future Volume (veh/h)	259	243	48	20	257	106	27	128	14	210	309	426
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1856	1856	1856	1752	1856	1752	1856	1752	1752	1752	1752	1856
Adj Flow Rate, veh/h	282	264	52	22	279	115	29	139	15	228	336	463
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	10	3	10	3	10	10	10	10	3
Cap, veh/h	324	1041	464	50	500	211	65	762	340	267	1173	554
Arrive On Green	0.18	0.30	0.30	0.03	0.14	0.14	0.04	0.23	0.23	0.16	0.35	0.35
Sat Flow, veh/h	1767	3526	1572	1668	3526	1485	1767	3328	1485	1668	3328	1572
Grp Volume(v), veh/h	282	264	52	22	279	115	29	139	15	228	336	463
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1668	1763	1485	1767	1664	1485	1668	1664	1572
Q Serve(g_s), s	11.1	4.1	1.7	0.9	5.3	5.2	1.2	2.4	0.6	9.5	5.2	19.4
Cycle Q Clear(g_c), s	11.1	4.1	1.7	0.9	5.3	5.2	1.2	2.4	0.6	9.5	5.2	19.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	324	1041	464	50	500	211	65	762	340	267	1173	554
V/C Ratio(X)	0.87	0.25	0.11	0.44	0.56	0.55	0.45	0.18	0.04	0.85	0.29	0.84
Avail Cap(c_a), veh/h	370	1475	658	349	1475	621	370	1392	621	349	1392	658
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	28.5	19.2	18.4	34.2	28.7	28.6	33.8	22.2	21.5	29.3	16.7	21.3
Incr Delay (d2), s/veh	16.5	0.2	0.2	2.3	1.7	3.7	1.8	0.2	0.1	12.0	0.2	9.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.8	1.6	0.6	0.4	2.2	1.9	0.5	0.9	0.2	4.4	1.8	7.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	45.0	19.5	18.6	36.5	30.3	32.4	35.6	22.4	21.6	41.3	17.0	30.5
LnGrp LOS	D	B	B	D	C	C	D	C	C	D	B	C
Approach Vol, veh/h	598			416			183			1027		
Approach Delay, s/veh	31.4			31.2			24.5			28.5		
Approach LOS	C			C			C			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	6.5	21.9	7.1	26.2	7.6	30.8	18.1	15.2				
Change Period (Y+Rc), s	5.0	5.5	5.0	5.0	5.0	5.5	5.0	5.0				
Max Green Setting (Gmax), s	15.0	30.0	15.0	30.0	15.0	30.0	15.0	30.0				
Max Q Clear Time (g_c+I1), s	11.5	4.4	2.9	6.1	3.2	21.4	13.1	7.3				
Green Ext Time (p_c), s	0.1	1.1	0.0	2.3	0.0	3.9	0.1	2.9				

Intersection Summary

HCM 6th Ctrl Delay 29.5
HCM 6th LOS C

Notes

User approved pedestrian interval to be less than phase max green.








HCM 6th Signalized Intersection Summary

4: ELEVENTH ST. & MACARTHUR DRIVE

Existing Conditions

Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	15	467	0	0	1074	125	0	0	0	96	0	54
Future Volume (veh/h)	15	467	0	0	1074	125	0	0	0	96	0	54
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No				No				No			
Adj Sat Flow, veh/h/ln	1856	1856	1856	0	1856	1752	1752	1752	1752	1752	1752	1856
Adj Flow Rate, veh/h	16	508	0	0	1167	136	0	0	0	104	0	59
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	0	3	10	10	10	10	10	10	3
Cap, veh/h	57	2145	0	0	1680	708	0	337	0	415	0	303
Arrive On Green	0.03	0.61	0.00	0.00	0.48	0.48	0.00	0.00	0.00	0.19	0.00	0.19
Sat Flow, veh/h	1767	3618	0	0	3618	1485	0	1752	0	1328	0	1572
Grp Volume(v), veh/h	16	508	0	0	1167	136	0	0	0	104	0	59
Grp Sat Flow(s),veh/h/ln	1767	1763	0	0	1763	1485	0	1752	0	1328	0	1572
Q Serve(g_s), s	0.4	3.0	0.0	0.0	11.7	2.4	0.0	0.0	0.0	3.1	0.0	1.4
Cycle Q Clear(g_c), s	0.4	3.0	0.0	0.0	11.7	2.4	0.0	0.0	0.0	3.1	0.0	1.4
Prop In Lane	1.00		0.00	0.00		1.00	0.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	57	2145	0	0	1680	708	0	337	0	415	0	303
V/C Ratio(X)	0.28	0.24	0.00	0.00	0.69	0.19	0.00	0.00	0.00	0.25	0.00	0.19
Avail Cap(c_a), veh/h	1172	3898	0	0	3898	1642	0	969	0	1187	0	1217
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	21.4	4.1	0.0	0.0	9.3	6.8	0.0	0.0	0.0	16.0	0.0	15.3
Incr Delay (d2), s/veh	1.0	0.1	0.0	0.0	0.5	0.1	0.0	0.0	0.0	0.1	0.0	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.6	0.0	0.0	3.1	0.5	0.0	0.0	0.0	0.9	0.0	0.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	22.4	4.1	0.0	0.0	9.8	6.9	0.0	0.0	0.0	16.1	0.0	15.4
LnGrp LOS	C	A	A	A	A	A	A	A	A	B	A	B
Approach Vol, veh/h	524				1303				0			163
Approach Delay, s/veh	4.7				9.5				0.0			15.9
Approach LOS	A				A							B
Timer - Assigned Phs	2		4		5	6	8					
Phs Duration (G+Y+Rc), s	32.0		13.2		6.0	26.1	13.2					
Change Period (Y+Rc), s	4.5		4.5		4.5	4.5	4.5					
Max Green Setting (Gmax), s	50.0		35.0		30.0	50.0	25.0					
Max Q Clear Time (g_c+I1), s	5.0		5.1		2.4	13.7	0.0					
Green Ext Time (p_c), s	2.4		0.5		0.0	7.8	0.0					
Intersection Summary												
HCM 6th Ctrl Delay			8.7									
HCM 6th LOS			A									









HCM 6th Signalized Intersection Summary

5: SKYLARK WAY/PRIVATE DWY & GRANT LINE RD

Existing Conditions

Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	358	37	45	369	0	5	0	1	0	0	0
Future Volume (veh/h)	0	358	37	45	369	0	5	0	1	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	0	389	40	49	401	0	5	0	1	0	0	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	6	1285	131	94	2058	0	11	0	24	6	6	0
Arrive On Green	0.00	0.42	0.42	0.06	0.62	0.00	0.01	0.00	0.02	0.00	0.00	0.00
Sat Flow, veh/h	1668	3048	312	1668	3416	0	1668	0	1485	1668	1752	0
Grp Volume(v), veh/h	0	211	218	49	401	0	5	0	1	0	0	0
Grp Sat Flow(s),veh/h/ln	1668	1664	1696	1668	1664	0	1668	0	1485	1668	1752	0
Q Serve(g_s), s	0.0	2.4	2.4	0.8	1.5	0.0	0.1	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	0.0	2.4	2.4	0.8	1.5	0.0	0.1	0.0	0.0	0.0	0.0	0.0
Prop In Lane	1.00		0.18	1.00		0.00	1.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	6	701	715	94	2058	0	11	0	24	6	6	0
V/C Ratio(X)	0.00	0.30	0.30	0.52	0.19	0.00	0.44	0.00	0.04	0.00	0.00	0.00
Avail Cap(c_a), veh/h	879	2630	2680	1465	7015	0	1172	0	2347	879	2154	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	1.00	0.00	0.00	0.00
Uniform Delay (d), s/veh	0.0	5.5	5.5	13.1	2.4	0.0	14.1	0.0	13.8	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.1	0.1	1.7	0.0	0.0	9.6	0.0	0.3	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.3	0.3	0.2	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	5.5	5.6	14.7	2.4	0.0	23.7	0.0	14.0	0.0	0.0	0.0
LnGrp LOS	A	A	A	B	A	A	C	A	B	A	A	A
Approach Vol, veh/h	429		450			6			0			
Approach Delay, s/veh	5.5		3.7			22.1			0.0			
Approach LOS	A		A			C						
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	5.6	17.8	0.0	5.1	0.0	23.4	4.2	0.9				
Change Period (Y+Rc), s	4.0	5.8	4.0	4.6	4.0	5.8	4.0	4.6				
Max Green Setting (Gmax), s	25.0	45.0	15.0	45.0	15.0	60.0	20.0	35.0				
Max Q Clear Time (g_c+I), s	12.8	4.4	0.0	2.0	0.0	3.5	2.1	0.0				
Green Ext Time (p_c), s	0.0	1.4	0.0	0.0	0.0	1.6	0.0	0.0				











Intersection Summary

HCM 6th Ctrl Delay	4.7
HCM 6th LOS	A

Intersection

Intersection Delay, s/veh 15

Intersection LOS B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	2	276	7	3	0	17	32	2	262	5
Future Vol, veh/h	0	0	2	276	7	3	0	17	32	2	262	5
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles, %	10	10	10	10	10	10	10	10	10	10	10	10
Mvmt Flow	0	0	2	310	8	3	0	19	36	2	294	6
Number of Lanes	1	1	0	1	1	0	1	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	2	3
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	3	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	3	2	2	2
HCM Control Delay	8.8	16.4	9.2	14.6
HCM LOS	A	C	A	B

Lane	NBLn1	NBLn2	NBLn3	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	0%	0%	0%	0%	0%	100%	0%	100%	0%
Vol Thru, %	100%	100%	0%	100%	0%	0%	70%	0%	98%
Vol Right, %	0%	0%	100%	0%	100%	0%	30%	0%	2%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	0	17	32	0	2	276	10	2	267
LT Vol	0	0	0	0	0	276	0	2	0
Through Vol	0	17	0	0	0	0	7	0	262
RT Vol	0	0	32	0	2	0	3	0	5
Lane Flow Rate	0	19	36	0	2	310	11	2	300
Geometry Grp	8	8	8	8	8	8	8	8	8
Degree of Util (X)	0	0.035	0.059	0	0.004	0.551	0.018	0.004	0.5
Departure Headway (Hd)	6.643	6.643	5.932	6.766	6.056	6.392	5.678	6.517	5.999
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	0	539	604	0	591	564	632	550	603
Service Time	4.38	4.38	3.669	4.506	3.795	4.114	3.4	4.243	3.725
HCM Lane V/C Ratio	0	0.035	0.06	0	0.003	0.55	0.017	0.004	0.498
HCM Control Delay	9.4	9.6	9	9.5	8.8	16.7	8.5	9.3	14.6
HCM Lane LOS	N	A	A	N	A	C	A	A	B
HCM 95th-tile Q	0	0.1	0.2	0	0	3.3	0.1	0	2.8

HCM 6th Signalized Intersection Summary

8: CHRISMAN & ELEVENTH ST.

Existing Conditions
Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	108	369	59	287	682	31	448	29	487	20	21	21
Future Volume (veh/h)	108	369	59	287	682	31	448	29	487	20	21	21
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	117	401	64	312	741	34	487	32	0	22	23	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	186	717	320	354	1052	469	532	30		340	332	
Arrive On Green	0.11	0.22	0.22	0.21	0.32	0.32	0.36	0.36	0.00	0.36	0.36	0.00
Sat Flow, veh/h	1668	3328	1485	1668	3328	1485	1256	82	1485	772	929	1485
Grp Volume(v), veh/h	117	401	64	312	741	34	519	0	0	45	0	0
Grp Sat Flow(s), veh/h/ln	1668	1664	1485	1668	1664	1485	1338	0	1485	1701	0	1485
Q Serve(g_s), s	5.6	9.0	3.0	15.2	16.4	1.3	28.6	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.6	9.0	3.0	15.2	16.4	1.3	30.0	0.0	0.0	1.4	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	0.94		1.00	0.49		1.00
Lane Grp Cap(c), veh/h	186	717	320	354	1052	469	562	0		673	0	
V/C Ratio(X)	0.63	0.56	0.20	0.88	0.70	0.07	0.92	0.00		0.07	0.00	
Avail Cap(c_a), veh/h	995	1985	885	398	1985	885	562	0		673	0	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	35.6	29.3	27.0	32.0	25.2	20.1	27.9	0.0	0.0	17.7	0.0	0.0
Incr Delay (d2), s/veh	7.3	1.5	0.7	20.9	1.9	0.1	22.6	0.0	0.0	0.2	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.5	3.5	1.0	7.5	6.0	0.4	13.2	0.0	0.0	0.6	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	42.9	30.8	27.6	52.9	27.1	20.2	50.5	0.0	0.0	17.9	0.0	0.0
LnGrp LOS	D	C	C	D	C	C	D	A		B	A	
Approach Vol, veh/h	582			1087			519			A		
Approach Delay, s/veh	32.9			34.3			50.5			17.9		
Approach LOS	C			C			D			B		
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	23.8	24.1		36.0	15.3	32.5		36.0				
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	20.0	50.0		30.0	50.0	50.0		30.0				
Max Q Clear Time (g_c+117, s)	11.0	11.0		3.4	7.6	18.4		32.0				
Green Ext Time (p_c), s	0.6	4.7		0.3	1.0	8.1		0.0				

Intersection Summary

HCM 6th Ctrl Delay 37.4
HCM 6th LOS D

Notes

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th TWSC
14: Driveway #4/FEMA Driveway & Grant Line Rd

Existing Conditions
Timing Plan: AM Peak

Intersection													
Int Delay, s/veh	0.3												
Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰ ↑↑↑			↰		↑↑							↰
Traffic Vol, veh/h	15	344	0	0	0	406	2	0	0	0	0	0	8
Future Vol, veh/h	15	344	0	0	0	406	2	0	0	0	0	0	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	400	-	-	-	205	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	-	0	-	-	16983	-	-	0	-
Grade, %	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	10	10	10	10	10	10	10	0	0	0	10	10	10
Mvmt Flow	16	374	0	0	0	441	2	0	0	0	0	0	9

Major/Minor	Major1			Major2			Minor2		
Conflicting Flow All	443	0	-	273	-	-	0	-	222
Stage 1	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.3	-	-	5.8	-	-	-	-	7.1
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.3	-	-	2.4	-	-	-	-	3.4
Pot Cap-1 Maneuver	1059	-	0	1057	0	-	-	0	758
Stage 1	-	-	0	-	0	-	-	0	-
Stage 2	-	-	0	-	0	-	-	0	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1059	-	-	1057	-	-	-	-	758
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-


















Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	9.8
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBU	WBT	WBR	SBLn1
Capacity (veh/h)	1059	-	1057	-	-	758
HCM Lane V/C Ratio	0.015	-	-	-	-	0.011
HCM Control Delay (s)	8.5	-	0	-	-	9.8
HCM Lane LOS	A	-	A	-	-	A
HCM 95th %tile Q(veh)	0	-	0	-	-	0

HCM Signalized Intersection Capacity Analysis

6: Chrisman Rd & Grant Line Rd

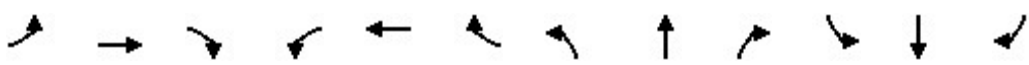
Existing Conditions
Timing Plan: AM Peak

							
Movement	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations		  			  		
Traffic Volume (vph)	0	254	90	95	390	18	6
Future Volume (vph)	0	254	90	95	390	18	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0		6.0	6.0	6.0	6.0
Lane Util. Factor		0.91		1.00	0.91	1.00	1.00
Frt		0.96		1.00	1.00	1.00	0.85
Flt Protected		1.00		0.95	1.00	0.95	1.00
Satd. Flow (prot)		4530		1641	4715	1641	1468
Flt Permitted		1.00		0.95	1.00	0.95	1.00
Satd. Flow (perm)		4530		1641	4715	1641	1468
Peak-hour factor, PHF	0.80	0.80	0.80	0.80	0.80	0.80	0.80
Adj. Flow (vph)	0	318	112	119	488	22	8
RTOR Reduction (vph)	0	69	0	0	0	0	8
Lane Group Flow (vph)	0	362	0	119	488	23	0
Heavy Vehicles (%)	10%	10%	10%	10%	10%	10%	10%
Turn Type	Prot	NA		Prot	NA	Prot	Perm
Protected Phases	5	2		1	6	8	
Permitted Phases							8
Actuated Green, G (s)		17.1		8.0	31.1	0.8	0.8
Effective Green, g (s)		17.1		8.0	31.1	0.8	0.8
Actuated g/C Ratio		0.39		0.18	0.71	0.02	0.02
Clearance Time (s)		6.0		6.0	6.0	6.0	6.0
Vehicle Extension (s)		2.0		3.0	2.0	1.0	1.0
Lane Grp Cap (vph)		1764		299	3340	29	26
v/s Ratio Prot		c0.08		c0.07	0.10	c0.01	
v/s Ratio Perm							0.00
v/c Ratio		0.21		0.40	0.15	0.79	0.01
Uniform Delay, d1		8.9		15.8	2.1	21.5	21.2
Progression Factor		1.00		1.00	1.00	1.00	1.00
Incremental Delay, d2		0.0		0.9	0.0	79.5	0.0
Delay (s)		8.9		16.7	2.1	101.0	21.2
Level of Service		A		B	A	F	C
Approach Delay (s)		8.9			5.0	80.4	
Approach LOS		A			A	F	
Intersection Summary							
HCM 2000 Control Delay			8.7		HCM 2000 Level of Service		A
HCM 2000 Volume to Capacity ratio			0.28				
Actuated Cycle Length (s)			43.9		Sum of lost time (s)		18.0
Intersection Capacity Utilization			43.3%		ICU Level of Service		A
Analysis Period (min)			15				
c Critical Lane Group							

HCM 6th Signalized Intersection Summary

Existing Conditions

1: MACARTHUR DRIVE (N) & I-205 WEST ON RAMP/I-205 WEST OFF RAMP Timing Plan: PM Peak







												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations					↔		↗	↑			↖	
Traffic Volume (veh/h)	0	0	0	322	25	47	363	68	0	0	138	14
Future Volume (veh/h)	0	0	0	322	25	47	363	68	0	0	138	14
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach				No			No				No	
Adj Sat Flow, veh/h/ln				1900	1752	1900	1752	1752	0	0	1752	1752
Adj Flow Rate, veh/h				358	28	52	403	76	0	0	153	16
Peak Hour Factor				0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %				0	10	0	10	10	0	0	10	10
Cap, veh/h				415	32	60	478	905	0	0	211	22
Arrive On Green				0.31	0.31	0.31	0.29	0.52	0.00	0.00	0.14	0.14
Sat Flow, veh/h				1348	105	196	1668	1752	0	0	1559	163
Grp Volume(v), veh/h				438	0	0	403	76	0	0	0	169
Grp Sat Flow(s),veh/h/ln				1649	0	0	1668	1752	0	0	0	1722
Q Serve(g_s), s				13.0	0.0	0.0	11.8	1.1	0.0	0.0	0.0	4.9
Cycle Q Clear(g_c), s				13.0	0.0	0.0	11.8	1.1	0.0	0.0	0.0	4.9
Prop In Lane				0.82		0.12	1.00		0.00	0.00		0.09
Lane Grp Cap(c), veh/h				508	0	0	478	905	0	0	0	233
V/C Ratio(X)				0.86	0.00	0.00	0.84	0.08	0.00	0.00	0.00	0.72
Avail Cap(c_a), veh/h				1114	0	0	966	905	0	0	0	831
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1.00
Uniform Delay (d), s/veh				16.9	0.0	0.0	17.4	6.3	0.0	0.0	0.0	21.5
Incr Delay (d2), s/veh				1.7	0.0	0.0	3.1	0.0	0.0	0.0	0.0	1.6
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln				4.3	0.0	0.0	4.1	0.3	0.0	0.0	0.0	1.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				18.6	0.0	0.0	20.5	6.3	0.0	0.0	0.0	23.1
LnGrp LOS				B	A	A	C	A	A	A	A	C
Approach Vol, veh/h					438			479				169
Approach Delay, s/veh					18.6			18.2				23.1
Approach LOS					B			B				C
Timer - Assigned Phs		2			5	6		8				
Phs Duration (G+Y+Rc), s		31.7			19.8	11.9		20.1				
Change Period (Y+Rc), s		4.9			4.9	4.9		4.2				
Max Green Setting (Gmax), s		25.0			30.0	25.0		35.0				
Max Q Clear Time (g_c+I1), s		3.1			13.8	6.9		15.0				
Green Ext Time (p_c), s		0.1			1.1	0.1		1.0				
Intersection Summary												
HCM 6th Ctrl Delay				19.2								
HCM 6th LOS				B								

HCM 6th Signalized Intersection Summary

Existing Conditions

2: MACARTHUR DRIVE (N) & I-205 EAST OFF RAMP/I-205 EAST ON RAMP Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	61	159	293	0	0	0	0	370	681	82	378	0
Future Volume (veh/h)	61	159	293	0	0	0	0	370	681	82	378	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752				0	1752	1752	1752	1752	0
Adj Flow Rate, veh/h	66	173	318				0	402	740	89	411	0
Peak Hour Factor	0.92	0.92	0.92				0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	10	10	10				0	10	10	10	10	0
Cap, veh/h	114	298	353				0	958	812	113	1156	0
Arrive On Green	0.24	0.24	0.24				0.00	0.55	0.55	0.07	0.66	0.00
Sat Flow, veh/h	477	1251	1485				0	1752	1485	1668	1752	0
Grp Volume(v), veh/h	239	0	318				0	402	740	89	411	0
Grp Sat Flow(s),veh/h/ln	1728	0	1485				0	1752	1485	1668	1752	0
Q Serve(g_s), s	10.9	0.0	18.5				0.0	12.0	40.1	4.7	9.3	0.0
Cycle Q Clear(g_c), s	10.9	0.0	18.5				0.0	12.0	40.1	4.7	9.3	0.0
Prop In Lane	0.28		1.00				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	411	0	353				0	958	812	113	1156	0
V/C Ratio(X)	0.58	0.00	0.90				0.00	0.42	0.91	0.78	0.36	0.00
Avail Cap(c_a), veh/h	485	0	417				0	1082	917	281	1156	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00				0.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	30.0	0.0	32.9				0.0	11.9	18.2	40.8	6.7	0.0
Incr Delay (d2), s/veh	0.5	0.0	18.4				0.0	0.4	12.7	11.2	0.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.4	0.0	8.2				0.0	4.2	14.5	2.2	2.8	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	30.5	0.0	51.3				0.0	12.3	30.9	52.0	7.0	0.0
LnGrp LOS	C	A	D				A	B	C	D	A	A
Approach Vol, veh/h	557						1142			500		
Approach Delay, s/veh	42.4						24.4			15.0		
Approach LOS	D						C			B		
Timer - Assigned Phs	1	2	4		6							
Phs Duration (G+Y+Rc), s	53.6		25.4		63.6							
Change Period (Y+Rc), s	4.0	4.9	* 4.2		4.9							
Max Green Setting (Gmax), s	55.0	55.0	* 25		55.0							
Max Q Clear Time (g_c+I1), s	42.1	42.1	20.5		11.3							
Green Ext Time (p_c), s	0.1	6.6	0.7		2.8							

Intersection Summary

HCM 6th Ctrl Delay	26.8
HCM 6th LOS	C

Notes













* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

HCM 6th Signalized Intersection Summary

3: MACARTHUR DRIVE (N) & GRANT LINE RD

Existing Conditions
Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	397	380	59	20	244	144	44	415	32	138	183	242
Future Volume (veh/h)	397	380	59	20	244	144	44	415	32	138	183	242
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1856	1856	1856	1752	1856	1752	1856	1752	1752	1752	1752	1856
Adj Flow Rate, veh/h	432	413	64	22	265	157	48	451	35	150	199	263
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	10	3	10	3	10	10	10	10	3
Cap, veh/h	383	1261	563	50	603	254	92	683	305	185	879	415
Arrive On Green	0.22	0.36	0.36	0.03	0.17	0.17	0.05	0.21	0.21	0.11	0.26	0.26
Sat Flow, veh/h	1767	3526	1572	1668	3526	1485	1767	3328	1485	1668	3328	1572
Grp Volume(v), veh/h	432	413	64	22	265	157	48	451	35	150	199	263
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1668	1763	1485	1767	1664	1485	1668	1664	1572
Q Serve(g_s), s	15.0	5.9	1.9	0.9	4.7	6.8	1.8	8.6	1.3	6.1	3.2	10.2
Cycle Q Clear(g_c), s	15.0	5.9	1.9	0.9	4.7	6.8	1.8	8.6	1.3	6.1	3.2	10.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	383	1261	563	50	603	254	92	683	305	185	879	415
V/C Ratio(X)	1.13	0.33	0.11	0.44	0.44	0.62	0.52	0.66	0.11	0.81	0.23	0.63
Avail Cap(c_a), veh/h	383	1527	681	361	1527	643	383	1442	643	361	1442	681
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	27.1	16.2	14.9	33.0	25.7	26.6	32.0	25.3	22.4	30.1	19.9	22.5
Incr Delay (d2), s/veh	85.7	0.3	0.2	2.3	0.9	4.2	1.7	1.9	0.3	3.2	0.2	2.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.8	2.2	0.6	0.4	1.8	2.5	0.8	3.3	0.4	2.4	1.2	3.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	112.8	16.4	15.0	35.3	26.6	30.8	33.6	27.2	22.7	33.2	20.2	25.2
LnGrp LOS	F	B	B	D	C	C	C	C	C	C	C	C
Approach Vol, veh/h	909			444			534			612		
Approach Delay, s/veh	62.1			28.5			27.5			25.6		
Approach LOS	E			C			C			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	2.7	19.7	7.1	29.8	8.6	23.8	20.0	16.8				
Change Period (Y+Rc), s	5.0	5.5	5.0	5.0	5.0	5.5	5.0	5.0				
Max Green Setting (Gmax), s	15.0	30.0	15.0	30.0	15.0	30.0	15.0	30.0				
Max Q Clear Time (g_c+I), s	10.6	10.6	2.9	7.9	3.8	12.2	17.0	8.8				
Green Ext Time (p_c), s	0.1	3.6	0.0	3.6	0.0	3.3	0.0	3.1				

Intersection Summary

HCM 6th Ctrl Delay 39.8

HCM 6th LOS D

Notes

User approved pedestrian interval to be less than phase max green.








HCM 6th Signalized Intersection Summary

4: ELEVENTH ST. & MACARTHUR DRIVE

Existing Conditions

Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	133	821	0	0	446	92	0	0	0	169	0	129
Future Volume (veh/h)	133	821	0	0	446	92	0	0	0	169	0	129
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No				No				No			
Adj Sat Flow, veh/h/ln	1856	1856	1856	0	1856	1752	1752	1752	1752	1752	1752	1856
Adj Flow Rate, veh/h	145	892	0	0	485	100	0	0	0	184	0	140
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	0	3	10	10	10	10	10	10	3
Cap, veh/h	177	2614	0	0	2095	882	0	289	0	294	0	259
Arrive On Green	0.10	0.74	0.00	0.00	0.59	0.59	0.00	0.00	0.00	0.16	0.00	0.16
Sat Flow, veh/h	1767	3618	0	0	3618	1485	0	1752	0	1328	0	1572
Grp Volume(v), veh/h	145	892	0	0	485	100	0	0	0	184	0	140
Grp Sat Flow(s),veh/h/ln	1767	3618	0	0	3618	1485	0	1752	0	1328	0	1572
Q Serve(g_s), s	7.7	8.4	0.0	0.0	6.2	2.8	0.0	0.0	0.0	12.9	0.0	7.8
Cycle Q Clear(g_c), s	7.7	8.4	0.0	0.0	6.2	2.8	0.0	0.0	0.0	12.9	0.0	7.8
Prop In Lane	1.00		0.00	0.00		1.00	0.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	177	2614	0	0	2095	882	0	289	0	294	0	259
V/C Ratio(X)	0.82	0.34	0.00	0.00	0.23	0.11	0.00	0.00	0.00	0.63	0.00	0.54
Avail Cap(c_a), veh/h	285	2614	0	0	2095	882	0	520	0	469	0	467
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	42.3	4.3	0.0	0.0	9.2	8.5	0.0	0.0	0.0	38.9	0.0	36.8
Incr Delay (d2), s/veh	4.1	0.4	0.0	0.0	0.3	0.3	0.0	0.0	0.0	0.8	0.0	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.5	2.4	0.0	0.0	2.2	0.9	0.0	0.0	0.0	4.3	0.0	3.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	46.4	4.7	0.0	0.0	9.4	8.7	0.0	0.0	0.0	39.7	0.0	37.4
LnGrp LOS	D	A	A	A	A	A	A	A	A	D	A	D
Approach Vol, veh/h	1037				585		0				324	
Approach Delay, s/veh	10.5				9.3		0.0				38.7	
Approach LOS	B				A						D	
Timer - Assigned Phs	2		4		5	6	8					
Phs Duration (G+Y+Rc), s	75.7		20.3		14.1	61.5	20.3					
Change Period (Y+Rc), s	4.5		4.5		4.5	4.5	4.5					
Max Green Setting (Gmax), s	58.5		28.5		15.5	38.5	28.5					
Max Q Clear Time (g_c+I1), s	10.4		14.9		9.7	8.2	0.0					
Green Ext Time (p_c), s	4.8		0.9		0.1	2.7	0.0					

Intersection Summary

HCM 6th Ctrl Delay 14.8

HCM 6th LOS B

Notes

User approved pedestrian interval to be less than phase max green.









HCM 6th Signalized Intersection Summary

5: SKYLARK WAY/PRIVATE DWY & GRANT LINE RD

Existing Conditions

Timing Plan: PM Peak












Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	504	32	44	401	0	22	0	37	0	0	0
Future Volume (veh/h)	0	504	32	44	401	0	22	0	37	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	0	548	35	48	436	0	24	0	40	0	0	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	5	1171	75	90	1816	0	50	0	200	5	5	0
Arrive On Green	0.00	0.37	0.37	0.05	0.55	0.00	0.03	0.00	0.13	0.00	0.00	0.00
Sat Flow, veh/h	1668	3177	203	1668	3416	0	1668	0	1485	1668	1752	0
Grp Volume(v), veh/h	0	287	296	48	436	0	24	0	40	0	0	0
Grp Sat Flow(s),veh/h/ln	1668	1664	1715	1668	1664	0	1668	0	1485	1668	1752	0
Q Serve(g_s), s	0.0	4.3	4.3	0.9	2.2	0.0	0.5	0.0	0.8	0.0	0.0	0.0
Cycle Q Clear(g_c), s	0.0	4.3	4.3	0.9	2.2	0.0	0.5	0.0	0.8	0.0	0.0	0.0
Prop In Lane	1.00		0.12	1.00		0.00	1.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	5	613	632	90	1816	0	50	0	200	5	5	0
V/C Ratio(X)	0.00	0.47	0.47	0.53	0.24	0.00	0.48	0.00	0.20	0.00	0.00	0.00
Avail Cap(c_a), veh/h	769	2300	2371	1281	6134	0	1025	0	2052	769	1883	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	1.00	0.00	0.00	0.00
Uniform Delay (d), s/veh	0.0	7.8	7.8	15.0	3.9	0.0	15.5	0.0	12.5	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.2	0.2	1.8	0.0	0.0	2.6	0.0	0.2	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.8	0.8	0.3	0.1	0.0	0.2	0.0	0.2	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	8.0	8.0	16.8	3.9	0.0	18.2	0.0	12.7	0.0	0.0	0.0
LnGrp LOS	A	A	A	B	A	A	B	A	B	A	A	A
Approach Vol, veh/h	583		484			64		0				
Approach Delay, s/veh	8.0		5.2			14.8		0.0				
Approach LOS	A		A			B						
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	5.8	17.8	0.0	9.0	0.0	23.6	5.0	4.0				
Change Period (Y+Rc), s	4.0	5.8	4.0	4.6	4.0	5.8	4.0	4.6				
Max Green Setting (Gmax), s	25.0	45.0	15.0	45.0	15.0	60.0	20.0	35.0				
Max Q Clear Time (g_c+I), s	12.5	6.3	0.0	2.8	0.0	4.2	2.5	0.0				
Green Ext Time (p_c), s	0.0	2.0	0.0	0.1	0.0	1.8	0.0	0.0				
Intersection Summary												
HCM 6th Ctrl Delay			7.2									
HCM 6th LOS			A									

Intersection

Intersection Delay, s/veh45.9

Intersection LOS E

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	28	0	245	1	2	3	109	306	2	175	5
Future Vol, veh/h	6	28	0	245	1	2	3	109	306	2	175	5
Peak Hour Factor	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64
Heavy Vehicles, %	10	10	10	10	10	10	10	10	10	10	10	10
Mvmt Flow	9	44	0	383	2	3	5	170	478	3	273	8
Number of Lanes	1	1	0	1	1	0	1	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	2	3
Conflicting Approach Left SB		NB	EB	WB
Conflicting Lanes Left	2	3	2	2
Conflicting Approach RightNB		SB	WB	EB
Conflicting Lanes Right	3	2	2	2
HCM Control Delay	13.9	59.4	48.2	28
HCM LOS	B	F	E	D

Lane	NBLn1	NBLn2	NBLn3	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	100%	0%	0%	100%	0%	33%	0%	97%
Vol Right, %	0%	0%	100%	0%	0%	0%	67%	0%	3%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	3	109	306	6	28	245	3	2	180
LT Vol	3	0	0	6	0	245	0	2	0
Through Vol	0	109	0	0	28	0	1	0	175
RT Vol	0	0	306	0	0	0	2	0	5
Lane Flow Rate	5	170	478	9	44	383	5	3	281
Geometry Grp	8	8	8	8	8	8	8	8	8
Degree of Util (X)	0.011	0.38	0.97	0.027	0.12	0.937	0.01	0.008	0.681
Departure Headway (Hd)	8.535	8.022	7.303	10.374	9.854	8.815	7.828	9.249	8.711
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	421	450	497	345	364	413	459	387	416
Service Time	6.259	5.745	5.026	8.144	7.624	6.539	5.551	6.999	6.461
HCM Lane V/C Ratio	0.012	0.378	0.962	0.026	0.121	0.927	0.011	0.008	0.675
HCM Control Delay	11.4	15.6	60.2	13.4	14	60	10.6	12.1	28.2
HCM Lane LOS	B	C	F	B	B	F	B	B	D
HCM 95th-tile Q	0	1.8	12.5	0.1	0.4	10.5	0	0	4.9

HCM 6th Signalized Intersection Summary

8: CHRISMAN & ELEVENTH ST.

Existing Conditions
Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	62	767	148	392	421	37	62	43	414	34	27	54
Future Volume (veh/h)	62	767	148	392	421	37	62	43	414	34	27	54
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	67	834	161	426	458	40	67	47	0	37	29	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	165	1262	563	434	1797	802	173	95		167	109	
Arrive On Green	0.10	0.38	0.38	0.26	0.54	0.54	0.13	0.13	0.00	0.13	0.13	0.00
Sat Flow, veh/h	1668	3328	1485	1668	3328	1485	777	747	1485	737	853	1485
Grp Volume(v), veh/h	67	834	161	426	458	40	114	0	0	66	0	0
Grp Sat Flow(s), veh/h/ln	1668	1664	1485	1668	1664	1485	1524	0	1485	1590	0	1485
Q Serve(g_s), s	2.9	16.0	5.8	19.5	5.6	1.0	2.5	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	2.9	16.0	5.8	19.5	5.6	1.0	5.2	0.0	0.0	2.7	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	0.59		1.00	0.56		1.00
Lane Grp Cap(c), veh/h	165	1262	563	434	1797	802	268	0		275	0	
V/C Ratio(X)	0.41	0.66	0.29	0.98	0.25	0.05	0.43	0.00		0.24	0.00	
Avail Cap(c_a), veh/h	1084	2163	965	434	2163	965	649	0		655	0	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	32.5	19.8	16.6	28.3	9.4	8.4	31.5	0.0	0.0	30.5	0.0	0.0
Incr Delay (d2), s/veh	3.4	1.3	0.6	38.7	0.2	0.1	3.8	0.0	0.0	1.6	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%), veh/ln	1.3	5.6	1.8	11.4	1.6	0.2	2.1	0.0	0.0	1.2	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	36.0	21.1	17.2	67.0	9.6	8.4	35.3	0.0	0.0	32.1	0.0	0.0
LnGrp LOS	D	C	B	E	A	A	D	A		C	A	
Approach Vol, veh/h	1062			924			114			A		
Approach Delay, s/veh	21.4			36.0			35.3			32.1		
Approach LOS	C			D			D			C		
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	36.0	35.2		15.8	13.6	47.6		15.8				
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	20.0	50.0		30.0	50.0	50.0		30.0				
Max Q Clear Time (g_c+Q1), s	21.5	18.0		4.7	4.9	7.6		7.2				
Green Ext Time (p_c), s	0.0	11.2		0.5	0.5	5.0		1.0				

Intersection Summary






HCM 6th Ctrl Delay 28.7
HCM 6th LOS C

Notes

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th TWSC
14: Grant Line Rd & FEMA Driveway

Existing Conditions
Timing Plan: PM Peak

Intersection													
Int Delay, s/veh	0.3												
Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	8	533	0	0	0	425	1	0	0	0	0	0	20
Future Vol, veh/h	8	533	0	0	0	425	1	0	0	0	0	0	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	400	-	-	-	205	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	-	0	-	-	16983	-	-	0	-
Grade, %	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	10	10	10	10	10	10	10	0	0	0	10	10	10
Mvmt Flow	9	579	0	0	0	462	1	0	0	0	0	0	22

Major/Minor	Major1			Major2			Minor2		
Conflicting Flow All	463	0	-	423	-	-	0	-	232
Stage 1	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.3	-	-	5.8	-	-	-	-	7.1
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.3	-	-	2.4	-	-	-	-	3.4
Pot Cap-1 Maneuver	1040	-	0	871	0	-	-	0	746
Stage 1	-	-	0	-	0	-	-	0	-
Stage 2	-	-	0	-	0	-	-	0	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1040	-	-	871	-	-	-	-	746
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-














Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	10
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBU	WBT	WBR	SBLn1
Capacity (veh/h)	1040	-	871	-	-	746
HCM Lane V/C Ratio	0.008	-	-	-	-	0.029
HCM Control Delay (s)	8.5	-	0	-	-	10
HCM Lane LOS	A	-	A	-	-	B
HCM 95th %tile Q(veh)	0	-	0	-	-	0.1

HCM Signalized Intersection Capacity Analysis

6: Chrisman Rd & Grant Line Rd

Existing Conditions
Timing Plan: PM Peak
















							
Movement	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations							
Traffic Volume (vph)	0	481	52	74	330	96	28
Future Volume (vph)	0	481	52	74	330	96	28
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0		6.0	6.0	6.0	6.0
Lane Util. Factor		0.91		1.00	0.91	1.00	1.00
Frt		0.99		1.00	1.00	1.00	0.85
Flt Protected		1.00		0.95	1.00	0.95	1.00
Satd. Flow (prot)		4646		1641	4715	1641	1468
Flt Permitted		1.00		0.95	1.00	0.95	1.00
Satd. Flow (perm)		4646		1641	4715	1641	1468
Peak-hour factor, PHF	0.80	0.80	0.80	0.80	0.80	0.80	0.80
Adj. Flow (vph)	0	601	65	92	412	120	35
RTOR Reduction (vph)	0	18	0	0	0	0	31
Lane Group Flow (vph)	0	648	0	93	413	120	4
Heavy Vehicles (%)	10%	10%	10%	10%	10%	10%	10%
Turn Type	Prot	NA		Prot	NA	Prot	Perm
Protected Phases	5	2		1	6	8	
Permitted Phases							8
Actuated Green, G (s)		15.5		5.6	27.1	5.2	5.2
Effective Green, g (s)		15.5		5.6	27.1	5.2	5.2
Actuated g/C Ratio		0.35		0.13	0.61	0.12	0.12
Clearance Time (s)		6.0		6.0	6.0	6.0	6.0
Vehicle Extension (s)		2.0		3.0	2.0	1.0	1.0
Lane Grp Cap (vph)		1625		207	2884	192	172
v/s Ratio Prot		c0.14		c0.06	0.09	c0.07	
v/s Ratio Perm							0.00
v/c Ratio		0.40		0.45	0.14	0.62	0.02
Uniform Delay, d1		10.9		17.9	3.7	18.6	17.3
Progression Factor		1.00		1.00	1.00	1.00	1.00
Incremental Delay, d2		0.1		1.6	0.0	4.5	0.0
Delay (s)		10.9		19.5	3.7	23.1	17.3
Level of Service		B		B	A	C	B
Approach Delay (s)		10.9			6.6	21.8	
Approach LOS		B			A	C	
Intersection Summary							
HCM 2000 Control Delay			10.5		HCM 2000 Level of Service		B
HCM 2000 Volume to Capacity ratio			0.45				
Actuated Cycle Length (s)			44.3		Sum of lost time (s)		18.0
Intersection Capacity Utilization			43.8%		ICU Level of Service		A
Analysis Period (min)			15				
c Critical Lane Group							

HCM 6th Signalized Intersection Summary

Ex+Background

1: MACARTHUR DRIVE (N) & I-205 WEST ON RAMP/I-205 WEST OFF RAMP

Timing Plan: AM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	638	50	35	216	22	0	0	84	21
Future Volume (veh/h)	0	0	0	638	50	35	216	22	0	0	84	21
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach				No			No				No	
Adj Sat Flow, veh/h/ln				1900	1752	1900	1752	1752	0	0	1752	1752
Adj Flow Rate, veh/h				709	56	39	240	24	0	0	93	23
Peak Hour Factor				0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %				0	10	0	10	10	0	0	10	10
Cap, veh/h				744	59	41	295	616	0	0	134	33
Arrive On Green				0.51	0.51	0.51	0.18	0.35	0.00	0.00	0.10	0.10
Sat Flow, veh/h				1467	116	81	1668	1752	0	0	1356	335
Grp Volume(v), veh/h				804	0	0	240	24	0	0	0	116
Grp Sat Flow(s),veh/h/ln				1664	0	0	1668	1752	0	0	0	1691
Q Serve(g_s), s				29.7	0.0	0.0	8.9	0.6	0.0	0.0	0.0	4.3
Cycle Q Clear(g_c), s				29.7	0.0	0.0	8.9	0.6	0.0	0.0	0.0	4.3
Prop In Lane				0.88		0.05	1.00		0.00	0.00		0.20
Lane Grp Cap(c), veh/h				843	0	0	295	616	0	0	0	167
V/C Ratio(X)				0.95	0.00	0.00	0.81	0.04	0.00	0.00	0.00	0.69
Avail Cap(c_a), veh/h				905	0	0	778	681	0	0	0	657
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1.00
Uniform Delay (d), s/veh				15.1	0.0	0.0	25.5	13.7	0.0	0.0	0.0	28.0
Incr Delay (d2), s/veh				18.5	0.0	0.0	4.1	0.0	0.0	0.0	0.0	1.9
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln				13.2	0.0	0.0	3.5	0.2	0.0	0.0	0.0	1.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				33.6	0.0	0.0	29.5	13.7	0.0	0.0	0.0	30.0
LnGrp LOS				C	A	A	C	B	A	A	A	C
Approach Vol, veh/h				804			264				116	
Approach Delay, s/veh				33.6			28.1				30.0	
Approach LOS				C			C				C	
Timer - Assigned Phs	2			5			6			8		
Phs Duration (G+Y+Rc), s	27.5			16.3			11.3			36.8		
Change Period (Y+Rc), s	4.9			4.9			4.9			4.2		
Max Green Setting (Gmax), s	25.0			30.0			25.0			35.0		
Max Q Clear Time (g_c+I1), s	2.6			10.9			6.3			31.7		
Green Ext Time (p_c), s	0.0			0.6			0.1			0.9		
Intersection Summary												
HCM 6th Ctrl Delay	32.0											
HCM 6th LOS	C											

HCM 6th Signalized Intersection Summary

Ex+Background

2: MACARTHUR DRIVE (N) & I-205 EAST OFF RAMP/I-205 EAST ON RAMP Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↗					↕	↗	↕	↕	
Traffic Volume (veh/h)	17	52	372	0	0	0	0	221	453	36	686	0
Future Volume (veh/h)	17	52	372	0	0	0	0	221	453	36	686	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752				0	1752	1752	1752	1752	0
Adj Flow Rate, veh/h	18	57	404				0	240	492	39	746	0
Peak Hour Factor	0.92	0.92	0.92				0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	10	10	10				0	10	10	10	10	0
Cap, veh/h	128	406	459				0	738	626	67	932	0
Arrive On Green	0.31	0.31	0.31				0.00	0.42	0.42	0.04	0.53	0.00
Sat Flow, veh/h	415	1316	1485				0	1752	1485	1668	1752	0
Grp Volume(v), veh/h	75	0	404				0	240	492	39	746	0
Grp Sat Flow(s),veh/h/ln	1731	0	1485				0	1752	1485	1668	1752	0
Q Serve(g_s), s	1.8	0.0	14.8				0.0	5.2	16.4	1.3	19.8	0.0
Cycle Q Clear(g_c), s	1.8	0.0	14.8				0.0	5.2	16.4	1.3	19.8	0.0
Prop In Lane	0.24		1.00				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	535	0	459				0	738	626	67	932	0
V/C Ratio(X)	0.14	0.00	0.88				0.00	0.33	0.79	0.58	0.80	0.00
Avail Cap(c_a), veh/h	757	0	649				0	1686	1429	438	1686	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00				0.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	14.3	0.0	18.8				0.0	11.1	14.3	26.9	10.9	0.0
Incr Delay (d2), s/veh	0.0	0.0	7.7				0.0	0.4	3.2	7.6	2.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	0.0	5.4				0.0	1.7	4.8	0.6	5.9	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	14.3	0.0	26.5				0.0	11.4	17.5	34.6	13.2	0.0
LnGrp LOS	B	A	C				A	B	B	C	B	A
Approach Vol, veh/h	479						732			785		
Approach Delay, s/veh	24.6						15.5			14.3		
Approach LOS	C						B			B		
Timer - Assigned Phs	1	2	4		6							
Phs Duration (G+Y+Rc), s	6.3	29.0	21.9		35.3							
Change Period (Y+Rc), s	4.0	4.9	* 4.2		4.9							
Max Green Setting (Gmax), s	15.0	55.0	* 25		55.0							
Max Q Clear Time (g_c+I), s	13.3	18.4	16.8		21.8							
Green Ext Time (p_c), s	0.0	5.7	0.9		6.1							

Intersection Summary

HCM 6th Ctrl Delay 17.2

HCM 6th LOS B

Notes













* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

HCM 6th Signalized Intersection Summary

3: MACARTHUR DRIVE (N) & GRANT LINE RD

Ex+Background
Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	294	325	48	50	289	146	27	163	93	305	319	440
Future Volume (veh/h)	294	325	48	50	289	146	27	163	93	305	319	440
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1856	1856	1856	1752	1856	1752	1856	1752	1752	1752	1752	1856
Adj Flow Rate, veh/h	320	353	52	54	314	159	29	177	101	332	347	478
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	10	3	10	3	10	10	10	10	3
Cap, veh/h	336	1077	480	88	593	250	63	640	285	317	1153	545
Arrive On Green	0.19	0.31	0.31	0.05	0.17	0.17	0.04	0.19	0.19	0.19	0.35	0.35
Sat Flow, veh/h	1767	3526	1572	1668	3526	1485	1767	3328	1485	1668	3328	1572
Grp Volume(v), veh/h	320	353	52	54	314	159	29	177	101	332	347	478
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1668	1763	1485	1767	1664	1485	1668	1664	1572
Q Serve(g_s), s	14.1	6.1	1.9	2.5	6.4	7.9	1.3	3.6	4.7	15.0	6.0	22.5
Cycle Q Clear(g_c), s	14.1	6.1	1.9	2.5	6.4	7.9	1.3	3.6	4.7	15.0	6.0	22.5
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	336	1077	480	88	593	250	63	640	285	317	1153	545
V/C Ratio(X)	0.95	0.33	0.11	0.61	0.53	0.64	0.46	0.28	0.35	1.05	0.30	0.88
Avail Cap(c_a), veh/h	336	1339	597	317	1339	564	336	1265	564	317	1265	597
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	31.6	21.2	19.7	36.6	30.0	30.6	37.3	27.2	27.6	32.0	18.8	24.2
Incr Delay (d2), s/veh	36.5	0.3	0.2	2.6	1.3	4.6	1.9	0.4	1.3	63.5	0.2	14.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	2.4	0.6	1.0	2.6	2.9	0.6	1.4	1.6	11.2	2.2	9.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	68.2	21.5	19.9	39.2	31.2	35.1	39.2	27.6	28.9	95.5	19.1	38.3
LnGrp LOS	E	C	B	D	C	D	D	C	C	F	B	D
Approach Vol, veh/h	725			527			307			1157		
Approach Delay, s/veh	42.0			33.2			29.1			49.0		
Approach LOS	D			C			C			D		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	20.0	20.7	9.2	29.1	7.8	32.9	20.0	18.3				
Change Period (Y+Rc), s	5.0	5.5	5.0	5.0	5.0	5.5	5.0	5.0				
Max Green Setting (Gmax), s	15.0	30.0	15.0	30.0	15.0	30.0	15.0	30.0				
Max Q Clear Time (g_c+1117), s	6.7	6.7	4.5	8.1	3.3	24.5	16.1	9.9				
Green Ext Time (p_c), s	0.0	2.0	0.0	3.0	0.0	2.8	0.0	3.4				

Intersection Summary

HCM 6th Ctrl Delay 41.8
HCM 6th LOS D

Notes








User approved pedestrian interval to be less than phase max green.

HCM 6th Signalized Intersection Summary

4: ELEVENTH ST. & MACARTHUR DRIVE

Ex+Background
Timing Plan: AM Peak











Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	95	467	0	0	1074	159	0	0	0	109	0	81
Future Volume (veh/h)	95	467	0	0	1074	159	0	0	0	109	0	81
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No				No				No			
Adj Sat Flow, veh/h/ln	1856	1856	1856	0	1856	1752	1752	1752	1752	1752	1752	1856
Adj Flow Rate, veh/h	103	508	0	0	1167	173	0	0	0	118	0	88
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	0	3	10	10	10	10	10	10	3
Cap, veh/h	206	2311	0	0	1605	676	0	310	0	369	0	279
Arrive On Green	0.12	0.66	0.00	0.00	0.46	0.46	0.00	0.00	0.00	0.18	0.00	0.18
Sat Flow, veh/h	1767	3618	0	0	3618	1485	0	1752	0	1328	0	1572
Grp Volume(v), veh/h	103	508	0	0	1167	173	0	0	0	118	0	88
Grp Sat Flow(s),veh/h/ln	1767	1763	0	0	1763	1485	0	1752	0	1328	0	1572
Q Serve(g_s), s	2.9	3.1	0.0	0.0	14.5	3.9	0.0	0.0	0.0	4.3	0.0	2.6
Cycle Q Clear(g_c), s	2.9	3.1	0.0	0.0	14.5	3.9	0.0	0.0	0.0	4.3	0.0	2.6
Prop In Lane	1.00		0.00	0.00		1.00	0.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	206	2311	0	0	1605	676	0	310	0	369	0	279
V/C Ratio(X)	0.50	0.22	0.00	0.00	0.73	0.26	0.00	0.00	0.00	0.32	0.00	0.32
Avail Cap(c_a), veh/h	985	3274	0	0	3274	1379	0	813	0	997	0	1022
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	22.3	3.7	0.0	0.0	11.9	9.0	0.0	0.0	0.0	20.0	0.0	19.3
Incr Delay (d2), s/veh	0.7	0.0	0.0	0.0	0.6	0.2	0.0	0.0	0.0	0.2	0.0	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	0.6	0.0	0.0	4.6	1.0	0.0	0.0	0.0	1.3	0.0	0.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	23.0	3.8	0.0	0.0	12.6	9.2	0.0	0.0	0.0	20.2	0.0	19.5
LnGrp LOS	C	A	A	A	B	A	A	A	A	C	A	B
Approach Vol, veh/h	611				1340				0		206	
Approach Delay, s/veh	7.0				12.1				0.0		19.9	
Approach LOS	A				B						B	
Timer - Assigned Phs	2		4		5	6	8					
Phs Duration (G+Y+Rc), s	39.8		14.0		10.8	29.0	14.0					
Change Period (Y+Rc), s	4.5		4.5		4.5	4.5	4.5					
Max Green Setting (Gmax), s	50.0		35.0		30.0	50.0	25.0					
Max Q Clear Time (g_c+l1), s	5.1		6.3		4.9	16.5	0.0					
Green Ext Time (p_c), s	2.4		0.7		0.2	8.0	0.0					
Intersection Summary												
HCM 6th Ctrl Delay			11.4									
HCM 6th LOS			B									

HCM 6th Signalized Intersection Summary

5: SKYLARK WAY & GRANT LINE RD

Ex+Background
Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	60	497	37	45	454	10	5	0	1	4	0	14
Future Volume (veh/h)	60	497	37	45	454	10	5	0	1	4	0	14
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	65	540	40	49	493	11	5	0	1	4	0	15
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	112	1125	83	90	1149	26	11	0	78	9	0	76
Arrive On Green	0.07	0.36	0.36	0.05	0.35	0.35	0.01	0.00	0.05	0.01	0.00	0.05
Sat Flow, veh/h	1668	3142	232	1668	3328	74	1668	0	1485	1668	0	1485
Grp Volume(v), veh/h	65	285	295	49	246	258	5	0	1	4	0	15
Grp Sat Flow(s),veh/h/ln	1668	1664	1710	1668	1664	1738	1668	0	1485	1668	0	1485
Q Serve(g_s), s	1.3	4.6	4.6	1.0	4.0	4.0	0.1	0.0	0.0	0.1	0.0	0.3
Cycle Q Clear(g_c), s	1.3	4.6	4.6	1.0	4.0	4.0	0.1	0.0	0.0	0.1	0.0	0.3
Prop In Lane	1.00		0.14	1.00		0.04	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	112	596	612	90	575	600	11	0	78	9	0	76
V/C Ratio(X)	0.58	0.48	0.48	0.54	0.43	0.43	0.44	0.00	0.01	0.44	0.00	0.20
Avail Cap(c_a), veh/h	720	2155	2214	1200	2873	3001	960	0	1922	720	0	1495
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	15.7	8.6	8.6	16.0	8.7	8.7	17.2	0.0	15.6	17.2	0.0	15.8
Incr Delay (d2), s/veh	1.8	0.2	0.2	1.9	0.2	0.2	9.7	0.0	0.0	11.9	0.0	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.9	1.0	0.3	0.8	0.9	0.1	0.0	0.0	0.1	0.0	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	17.5	8.9	8.9	17.9	8.9	8.9	26.9	0.0	15.6	29.1	0.0	16.3
LnGrp LOS	B	A	A	B	A	A	C	A	B	C	A	B
Approach Vol, veh/h	645					553		6		19		
Approach Delay, s/veh	9.7					9.7		25.0		19.0		
Approach LOS	A					A		C		B		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	5.9	18.2	4.2	6.4	6.3	17.8	4.2	6.4				
Change Period (Y+Rc), s	4.0	5.8	4.0	4.6	4.0	5.8	4.0	4.6				
Max Green Setting (Gmax), s	25.0	45.0	15.0	45.0	15.0	60.0	20.0	35.0				
Max Q Clear Time (g_c+I), s	13.0	6.6	2.1	2.0	3.3	6.0	2.1	2.3				
Green Ext Time (p_c), s	0.0	2.0	0.0	0.0	0.0	1.7	0.0	0.0				

Intersection Summary

HCM 6th Ctrl Delay	9.9
HCM 6th LOS	A

HCM 6th Signalized Intersection Summary

6: CHRISMAN RD & GRANT LINE RD

Ex+Background
Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰ ↱ ↲ ↳			↰ ↱ ↲ ↳		↰ ↱ ↲ ↳	↰ ↱ ↲ ↳	↰ ↱ ↲ ↳			↰ ↱ ↲ ↳	↰ ↱ ↲ ↳
Traffic Volume (veh/h)	17	380	90	96	469	53	18	0	6	28	0	16
Future Volume (veh/h)	17	380	90	96	469	53	18	0	6	28	0	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	21	475	112	120	586	66	22	0	8	35	0	20
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	68	971	223	277	1795	557	137	0	122	72	0	64
Arrive On Green	0.04	0.25	0.25	0.17	0.38	0.38	0.08	0.00	0.08	0.04	0.00	0.04
Sat Flow, veh/h	1668	3888	892	1668	4782	1485	1668	0	1485	1668	0	1485
Grp Volume(v), veh/h	21	387	200	120	586	66	22	0	8	35	0	20
Grp Sat Flow(s), veh/h/ln	1668	1594	1591	1668	1594	1485	1668	0	1485	1668	0	1485
Q Serve(g_s), s	0.6	5.0	5.2	3.1	4.2	1.4	0.6	0.0	0.2	1.0	0.0	0.6
Cycle Q Clear(g_c), s	0.6	5.0	5.2	3.1	4.2	1.4	0.6	0.0	0.2	1.0	0.0	0.6
Prop In Lane	1.00		0.56	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	68	797	398	277	1795	557	137	0	122	72	0	64
V/C Ratio(X)	0.31	0.49	0.50	0.43	0.33	0.12	0.16	0.00	0.07	0.48	0.00	0.31
Avail Cap(c_a), veh/h	278	1925	961	347	3087	958	1251	0	1113	625	0	556
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	22.4	15.4	15.4	18.0	10.7	9.8	20.5	0.0	20.3	22.4	0.0	22.3
Incr Delay (d2), s/veh	0.9	0.2	0.4	1.1	0.0	0.0	0.2	0.0	0.1	5.0	0.0	2.7
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%), veh/ln	0.2	1.4	1.5	1.1	1.1	0.3	0.2	0.0	0.1	0.4	0.0	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	23.3	15.5	15.8	19.0	10.7	9.8	20.7	0.0	20.4	27.4	0.0	25.0
LnGrp LOS	C	B	B	B	B	A	C	A	C	C	A	C
Approach Vol, veh/h	608			772			30			55		
Approach Delay, s/veh	15.9			11.9			20.6			26.5		
Approach LOS	B			B			C			C		
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	4.0	18.0		6.1	8.0	24.0		10.0				
Change Period (Y+Rc), s	6.0	6.0		4.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	10.0	29.0		18.0	8.0	31.0		36.0				
Max Q Clear Time (g_c+I), s	7.2	7.2		3.0	2.6	6.2		2.6				
Green Ext Time (p_c), s	0.1	1.3		0.1	0.0	1.6		0.0				










Intersection Summary

HCM 6th Ctrl Delay	14.3
HCM 6th LOS	B

Intersection

Intersection Delay, s/veh 15

Intersection LOS B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	2	276	7	3	0	17	32	2	262	5
Future Vol, veh/h	0	0	2	276	7	3	0	17	32	2	262	5
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles, %	10	10	10	10	10	10	10	10	10	10	10	10
Mvmt Flow	0	0	2	310	8	3	0	19	36	2	294	6
Number of Lanes	1	1	0	1	1	0	1	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	2	3
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	3	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	3	2	2	2
HCM Control Delay	8.8	16.4	9.2	14.6
HCM LOS	A	C	A	B

Lane	NBLn1	NBLn2	NBLn3	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	0%	0%	0%	0%	0%	100%	0%	100%	0%
Vol Thru, %	100%	100%	0%	100%	0%	0%	70%	0%	98%
Vol Right, %	0%	0%	100%	0%	100%	0%	30%	0%	2%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	0	17	32	0	2	276	10	2	267
LT Vol	0	0	0	0	0	276	0	2	0
Through Vol	0	17	0	0	0	0	7	0	262
RT Vol	0	0	32	0	2	0	3	0	5
Lane Flow Rate	0	19	36	0	2	310	11	2	300
Geometry Grp	8	8	8	8	8	8	8	8	8
Degree of Util (X)	0	0.035	0.059	0	0.004	0.551	0.018	0.004	0.5
Departure Headway (Hd)	6.643	6.643	5.932	6.766	6.056	6.392	5.678	6.517	5.999
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	0	539	604	0	591	564	632	550	603
Service Time	4.38	4.38	3.669	4.506	3.795	4.114	3.4	4.243	3.725
HCM Lane V/C Ratio	0	0.035	0.06	0	0.003	0.55	0.017	0.004	0.498
HCM Control Delay	9.4	9.6	9	9.5	8.8	16.7	8.5	9.3	14.6
HCM Lane LOS	N	A	A	N	A	C	A	A	B
HCM 95th-tile Q	0	0.1	0.2	0	0	3.3	0.1	0	2.8

HCM 6th Signalized Intersection Summary

8: CHRISMAN & ELEVENTH ST.

Ex+Background
Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	108	375	66	287	698	31	466	29	487	20	21	21
Future Volume (veh/h)	108	375	66	287	698	31	466	29	487	20	21	21
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	117	408	72	312	759	34	507	32	0	22	23	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	185	735	328	353	1071	478	529	28		338	330	
Arrive On Green	0.11	0.22	0.22	0.21	0.32	0.32	0.35	0.35	0.00	0.35	0.35	0.00
Sat Flow, veh/h	1668	3328	1485	1668	3328	1485	1258	79	1485	773	930	1485
Grp Volume(v), veh/h	117	408	72	312	759	34	539	0	0	45	0	0
Grp Sat Flow(s), veh/h/ln	1668	1664	1485	1668	1664	1485	1337	0	1485	1703	0	1485
Q Serve(g_s), s	5.7	9.2	3.4	15.3	16.9	1.3	28.6	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.7	9.2	3.4	15.3	16.9	1.3	30.0	0.0	0.0	1.4	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	0.94		1.00	0.49		1.00
Lane Grp Cap(c), veh/h	185	735	328	353	1071	478	557	0		667	0	
V/C Ratio(X)	0.63	0.56	0.22	0.88	0.71	0.07	0.97	0.00		0.07	0.00	
Avail Cap(c_a), veh/h	986	1968	878	395	1968	878	557	0		667	0	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	36.0	29.3	27.0	32.3	25.2	19.9	28.9	0.0	0.0	18.1	0.0	0.0
Incr Delay (d2), s/veh	7.5	1.4	0.7	21.3	1.9	0.1	30.7	0.0	0.0	0.2	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.6	3.6	1.2	7.7	6.1	0.4	15.2	0.0	0.0	0.6	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	43.4	30.7	27.7	53.6	27.1	20.0	59.6	0.0	0.0	18.2	0.0	0.0
LnGrp LOS	D	C	C	D	C	C	E	A		B	A	
Approach Vol, veh/h	597			1105			539			A		
Approach Delay, s/veh	32.8			34.4			59.6			18.2		
Approach LOS	C			C			E			B		
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	23.9	24.7		36.0	15.4	33.2		36.0				
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	20.0	50.0		30.0	50.0	50.0		30.0				
Max Q Clear Time (g_c+117, s)	11.2	11.2		3.4	7.7	18.9		32.0				
Green Ext Time (p_c), s	0.6	4.9		0.3	1.0	8.3		0.0				

Intersection Summary

HCM 6th Ctrl Delay 39.6
HCM 6th LOS D

Notes

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th TWSC
14: Driveway #4/FEMA Driveway & GRANT LINE RD

Ex+Background
Timing Plan: AM Peak

Intersection													
Int Delay, s/veh	0.2												
Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↑↑↑		↰		↑↑							↰
Traffic Vol, veh/h	15	487	0	0	0	501	2	0	0	0	0	0	8
Future Vol, veh/h	15	487	0	0	0	501	2	0	0	0	0	0	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	400	-	-	-	205	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	-	0	-	-	16983	-	-	0	-
Grade, %	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	10	10	10	10	10	10	10	0	0	0	10	10	10
Mvmt Flow	16	529	0	0	0	545	2	0	0	0	0	0	9

Major/Minor	Major1			Major2			Minor2		
Conflicting Flow All	547	0	-	386	-	-	0	-	274
Stage 1	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.3	-	-	5.8	-	-	-	-	7.1
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.3	-	-	2.4	-	-	-	-	3.4
Pot Cap-1 Maneuver	965	-	0	913	0	-	-	0	700
Stage 1	-	-	0	-	0	-	-	0	-
Stage 2	-	-	0	-	0	-	-	0	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	965	-	-	913	-	-	-	-	700
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	10.2
HCM LOS			B

















Minor Lane/Major Mvmt	EBL	EBT	WBU	WBT	WBR	SBLn1
Capacity (veh/h)	965	-	913	-	-	700
HCM Lane V/C Ratio	0.017	-	-	-	-	0.012
HCM Control Delay (s)	8.8	-	0	-	-	10.2
HCM Lane LOS	A	-	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	0	-	-	0

HCM 6th Signalized Intersection Summary

Ex+Background

1: MACARTHUR DRIVE (N) & I-205 WEST ON RAMP/I-205 WEST OFF RAMP

Timing Plan: PM Peak







												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	358	25	47	460	68	0	0	138	14
Future Volume (veh/h)	0	0	0	358	25	47	460	68	0	0	138	14
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach				No			No				No	
Adj Sat Flow, veh/h/ln				1900	1752	1900	1752	1752	0	0	1752	1752
Adj Flow Rate, veh/h				398	28	52	511	76	0	0	153	16
Peak Hour Factor				0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %				0	10	0	10	10	0	0	10	10
Cap, veh/h				443	31	58	567	947	0	0	198	21
Arrive On Green				0.32	0.32	0.32	0.34	0.54	0.00	0.00	0.13	0.13
Sat Flow, veh/h				1374	97	180	1668	1752	0	0	1559	163
Grp Volume(v), veh/h				478	0	0	511	76	0	0	0	169
Grp Sat Flow(s),veh/h/ln				1651	0	0	1668	1752	0	0	0	1722
Q Serve(g_s), s				18.3	0.0	0.0	19.3	1.4	0.0	0.0	0.0	6.3
Cycle Q Clear(g_c), s				18.3	0.0	0.0	19.3	1.4	0.0	0.0	0.0	6.3
Prop In Lane				0.83		0.11	1.00		0.00	0.00		0.09
Lane Grp Cap(c), veh/h				532	0	0	567	947	0	0	0	219
V/C Ratio(X)				0.90	0.00	0.00	0.90	0.08	0.00	0.00	0.00	0.77
Avail Cap(c_a), veh/h				871	0	0	755	947	0	0	0	649
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1.00
Uniform Delay (d), s/veh				21.4	0.0	0.0	20.8	7.3	0.0	0.0	0.0	28.0
Incr Delay (d2), s/veh				4.6	0.0	0.0	10.8	0.0	0.0	0.0	0.0	2.2
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln				7.0	0.0	0.0	8.2	0.4	0.0	0.0	0.0	2.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				26.1	0.0	0.0	31.6	7.3	0.0	0.0	0.0	30.2
LnGrp LOS				C	A	A	C	A	A	A	A	C
Approach Vol, veh/h				478			587				169	
Approach Delay, s/veh				26.1			28.5				30.2	
Approach LOS				C			C				C	
Timer - Assigned Phs	2			5		6	8					
Phs Duration (G+Y+Rc), s	40.8			27.4		13.3	25.6					
Change Period (Y+Rc), s	4.9			4.9		4.9	4.2					
Max Green Setting (Gmax), s	25.0			30.0		25.0	35.0					
Max Q Clear Time (g_c+I1), s	3.4			21.3		8.3	20.3					
Green Ext Time (p_c), s	0.1			1.2		0.1	1.0					
Intersection Summary												
HCM 6th Ctrl Delay	27.8											
HCM 6th LOS	C											

HCM 6th Signalized Intersection Summary

Ex+Background

2: MACARTHUR DRIVE (N) & I-205 EAST OFF RAMP/I-205 EAST ON RAMP Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	61	159	334	0	0	0	0	467	760	82	414	0
Future Volume (veh/h)	61	159	334	0	0	0	0	467	760	82	414	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No						No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752				0	1752	1752	1752	1752	0
Adj Flow Rate, veh/h	66	173	363				0	508	826	89	450	0
Peak Hour Factor	0.92	0.92	0.92				0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	10	10	10				0	10	10	10	10	0
Cap, veh/h	119	313	372				0	965	818	113	1154	0
Arrive On Green	0.25	0.25	0.25				0.00	0.55	0.55	0.07	0.66	0.00
Sat Flow, veh/h	477	1251	1485				0	1752	1485	1668	1752	0
Grp Volume(v), veh/h	239	0	363				0	508	826	89	450	0
Grp Sat Flow(s),veh/h/ln	1728	0	1485				0	1752	1485	1668	1752	0
Q Serve(g_s), s	12.0	0.0	24.2				0.0	18.3	55.0	5.2	11.8	0.0
Cycle Q Clear(g_c), s	12.0	0.0	24.2				0.0	18.3	55.0	5.2	11.8	0.0
Prop In Lane	0.28		1.00				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	433	0	372				0	965	818	113	1154	0
V/C Ratio(X)	0.55	0.00	0.98				0.00	0.53	1.01	0.79	0.39	0.00
Avail Cap(c_a), veh/h	433	0	372				0	965	818	251	1154	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00				0.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	32.6	0.0	37.1				0.0	14.2	22.4	45.8	7.8	0.0
Incr Delay (d2), s/veh	0.9	0.0	40.2				0.0	0.7	34.0	11.5	0.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.0	0.0	12.6				0.0	6.7	24.3	2.5	3.8	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	33.5	0.0	77.3				0.0	14.9	56.4	57.4	8.1	0.0
LnGrp LOS	C	A	E				A	B	F	E	A	A
Approach Vol, veh/h	602						1334			539		
Approach Delay, s/veh	59.9						40.6			16.3		
Approach LOS	E						D			B		
Timer - Assigned Phs	1	2	4		6							
Phs Duration (G+Y+Rc), s	59.9		29.2		70.6							
Change Period (Y+Rc), s	4.0	4.9	* 4.2		4.9							
Max Green Setting (Gmax), s	55.0		* 25		55.0							
Max Q Clear Time (g_c+I1), s	57.0		26.2		13.8							
Green Ext Time (p_c), s	0.1	0.0	0.0		3.1							

Intersection Summary

HCM 6th Ctrl Delay 40.0

HCM 6th LOS D

Notes













* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

HCM 6th Signalized Intersection Summary

3: MACARTHUR DRIVE (N) & GRANT LINE RD

Ex+Background
Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	416	419	59	114	344	253	44	434	69	176	205	266
Future Volume (veh/h)	416	419	59	114	344	253	44	434	69	176	205	266
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1856	1856	1856	1752	1856	1752	1856	1752	1752	1752	1752	1856
Adj Flow Rate, veh/h	452	455	64	124	374	275	48	472	75	191	223	289
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	10	3	10	3	10	10	10	10	3
Cap, veh/h	314	1159	517	154	859	362	85	670	299	225	958	453
Arrive On Green	0.18	0.33	0.33	0.09	0.24	0.24	0.05	0.20	0.20	0.13	0.29	0.29
Sat Flow, veh/h	1767	3526	1572	1668	3526	1485	1767	3328	1485	1668	3328	1572
Grp Volume(v), veh/h	452	455	64	124	374	275	48	472	75	191	223	289
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1668	1763	1485	1767	1664	1485	1668	1664	1572
Q Serve(g_s), s	15.0	8.4	2.4	6.1	7.6	14.5	2.2	11.1	3.6	9.4	4.3	13.5
Cycle Q Clear(g_c), s	15.0	8.4	2.4	6.1	7.6	14.5	2.2	11.1	3.6	9.4	4.3	13.5
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	314	1159	517	154	859	362	85	670	299	225	958	453
V/C Ratio(X)	1.44	0.39	0.12	0.80	0.44	0.76	0.57	0.70	0.25	0.85	0.23	0.64
Avail Cap(c_a), veh/h	314	1253	559	297	1253	528	314	1183	528	297	1183	559
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	34.7	21.8	19.8	37.5	27.0	29.6	39.3	31.4	28.4	35.7	22.9	26.2
Incr Delay (d2), s/veh	214.9	0.4	0.2	3.7	0.6	6.0	2.2	2.3	0.7	13.1	0.2	2.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	24.8	3.3	0.8	2.5	3.0	5.4	1.0	4.5	1.3	4.5	1.6	5.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	249.6	22.2	20.0	41.2	27.6	35.6	41.5	33.7	29.1	48.8	23.2	28.9
LnGrp LOS	F	C	C	D	C	D	D	C	C	D	C	C
Approach Vol, veh/h	971			773			595			703		
Approach Delay, s/veh	127.9			32.6			33.8			32.5		
Approach LOS	F			C			C			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	16.4	22.5	12.8	32.7	9.1	29.8	20.0	25.6				
Change Period (Y+Rc), s	5.0	5.5	5.0	5.0	5.0	5.5	5.0	5.0				
Max Green Setting (Gmax), s	15.0	30.0	15.0	30.0	15.0	30.0	15.0	30.0				
Max Q Clear Time (g_c+I1), s	11.4	13.1	8.1	10.4	4.2	15.5	17.0	16.5				
Green Ext Time (p_c), s	0.1	3.8	0.1	3.8	0.0	3.3	0.0	4.0				

Intersection Summary

HCM 6th Ctrl Delay 63.2

HCM 6th LOS E

Notes








User approved pedestrian interval to be less than phase max green.

HCM 6th Signalized Intersection Summary

4: ELEVENTH ST. & MACARTHUR DRIVE

Ex+Background
Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	176	821	0	0	446	105	0	0	0	201	0	213
Future Volume (veh/h)	176	821	0	0	446	105	0	0	0	201	0	213
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No				No				No			
Adj Sat Flow, veh/h/ln	1856	1856	1856	0	1856	1752	1752	1752	1752	1752	1752	1856
Adj Flow Rate, veh/h	191	892	0	0	485	114	0	0	0	218	0	232
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	0	3	10	10	10	10	10	10	3
Cap, veh/h	225	2517	0	0	1904	802	0	337	0	330	0	302
Arrive On Green	0.13	0.71	0.00	0.00	0.54	0.54	0.00	0.00	0.00	0.19	0.00	0.19
Sat Flow, veh/h	1767	3618	0	0	3618	1485	0	1752	0	1328	0	1572
Grp Volume(v), veh/h	191	892	0	0	485	114	0	0	0	218	0	232
Grp Sat Flow(s),veh/h/ln	1767	1763	0	0	1763	1485	0	1752	0	1328	0	1572
Q Serve(g_s), s	10.2	9.3	0.0	0.0	7.0	3.7	0.0	0.0	0.0	15.2	0.0	13.4
Cycle Q Clear(g_c), s	10.2	9.3	0.0	0.0	7.0	3.7	0.0	0.0	0.0	15.2	0.0	13.4
Prop In Lane	1.00		0.00	0.00		1.00	0.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	225	2517	0	0	1904	802	0	337	0	330	0	302
V/C Ratio(X)	0.85	0.35	0.00	0.00	0.25	0.14	0.00	0.00	0.00	0.66	0.00	0.77
Avail Cap(c_a), veh/h	285	2517	0	0	1904	802	0	520	0	469	0	467
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	41.0	5.3	0.0	0.0	11.8	11.0	0.0	0.0	0.0	37.5	0.0	36.7
Incr Delay (d2), s/veh	14.7	0.4	0.0	0.0	0.3	0.4	0.0	0.0	0.0	0.8	0.0	1.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.2	2.8	0.0	0.0	2.7	1.2	0.0	0.0	0.0	5.0	0.0	5.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	55.7	5.7	0.0	0.0	12.1	11.4	0.0	0.0	0.0	38.3	0.0	38.3
LnGrp LOS	E	A	A	A	B	B	A	A	A	D	A	D
Approach Vol, veh/h	1083				599		0				450	
Approach Delay, s/veh	14.5				12.0		0.0				38.3	
Approach LOS	B				B						D	
Timer - Assigned Phs	2		4		5	6	8					
Phs Duration (G+Y+Rc), s	73.0		23.0		16.7	56.3	23.0					
Change Period (Y+Rc), s	4.5		4.5		4.5	4.5	4.5					
Max Green Setting (Gmax), s	58.5		28.5		15.5	38.5	28.5					
Max Q Clear Time (g_c+l1), s	11.3		17.2		12.2	9.0	0.0					
Green Ext Time (p_c), s	4.8		1.2		0.1	2.8	0.0					

Intersection Summary

HCM 6th Ctrl Delay	18.8
HCM 6th LOS	B

Notes









User approved pedestrian interval to be less than phase max green.

HCM 6th Signalized Intersection Summary

5: SKYLARK WAY & GRANT LINE RD

Ex+Background
Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	21	592	32	44	590	4	22	0	37	13	0	52
Future Volume (veh/h)	21	592	32	44	590	4	22	0	37	13	0	52
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	23	643	35	48	641	4	24	0	40	14	0	57
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	47	943	51	86	1075	7	49	0	277	30	0	260
Arrive On Green	0.03	0.29	0.29	0.05	0.32	0.32	0.03	0.00	0.19	0.02	0.00	0.18
Sat Flow, veh/h	1668	3210	175	1668	3391	21	1668	0	1485	1668	0	1485
Grp Volume(v), veh/h	23	333	345	48	315	330	24	0	40	14	0	57
Grp Sat Flow(s),veh/h/ln	1668	1664	1720	1668	1664	1748	1668	0	1485	1668	0	1485
Q Serve(g_s), s	0.6	7.2	7.2	1.1	6.5	6.5	0.6	0.0	0.9	0.3	0.0	1.3
Cycle Q Clear(g_c), s	0.6	7.2	7.2	1.1	6.5	6.5	0.6	0.0	0.9	0.3	0.0	1.3
Prop In Lane	1.00		0.10	1.00		0.01	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	47	489	505	86	528	554	49	0	277	30	0	260
V/C Ratio(X)	0.49	0.68	0.68	0.56	0.60	0.60	0.49	0.00	0.14	0.47	0.00	0.22
Avail Cap(c_a), veh/h	613	1833	1895	1021	2444	2567	817	0	1635	613	0	1272
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	19.6	12.7	12.7	18.9	11.7	11.8	19.5	0.0	13.9	19.9	0.0	14.4
Incr Delay (d2), s/veh	2.9	0.6	0.6	2.1	0.4	0.4	2.8	0.0	0.1	4.1	0.0	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	1.9	2.0	0.4	1.7	1.8	0.2	0.0	0.3	0.2	0.0	0.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	22.5	13.4	13.4	21.0	12.2	12.1	22.4	0.0	14.0	24.0	0.0	14.6
LnGrp LOS	C	B	B	C	B	B	C	A	B	C	A	B
Approach Vol, veh/h	701		693			64			71			
Approach Delay, s/veh	13.7		12.8			17.1			16.5			
Approach LOS	B		B			B			B			
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	6.1	17.8	4.7	12.2	5.1	18.8	5.2	11.8				
Change Period (Y+Rc), s	4.0	5.8	4.0	4.6	4.0	5.8	4.0	4.6				
Max Green Setting (Gmax), s	25.0	45.0	15.0	45.0	15.0	60.0	20.0	35.0				
Max Q Clear Time (g_c+I), s	13.1	9.2	2.3	2.9	2.6	8.5	2.6	3.3				
Green Ext Time (p_c), s	0.0	2.4	0.0	0.1	0.0	2.3	0.0	0.2				
Intersection Summary												
HCM 6th Ctrl Delay	13.5											
HCM 6th LOS	B											

HCM 6th Signalized Intersection Summary

6: CHRISMAN RD & GRANT LINE RD

Ex+Background
Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰ ↱ ↲ ↳			↰ ↱ ↲ ↳		↰ ↱ ↲ ↳	↰ ↱ ↲ ↳	↰ ↱ ↲ ↳			↰ ↱ ↲ ↳	↰ ↱ ↲ ↳
Traffic Volume (veh/h)	12	570	52	76	483	44	96	0	28	53	0	40
Future Volume (veh/h)	12	570	52	76	483	44	96	0	28	53	0	40
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	15	712	65	95	604	55	120	0	35	66	0	50
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	50	964	87	228	1546	480	322	0	287	111	0	99
Arrive On Green	0.03	0.22	0.22	0.14	0.32	0.32	0.19	0.00	0.19	0.07	0.00	0.07
Sat Flow, veh/h	1668	4462	405	1668	4782	1485	1668	0	1485	1668	0	1485
Grp Volume(v), veh/h	15	507	270	95	604	55	120	0	35	66	0	50
Grp Sat Flow(s), veh/h/ln	1668	1594	1679	1668	1594	1485	1668	0	1485	1668	0	1485
Q Serve(g_s), s	0.5	8.4	8.5	3.0	5.6	1.5	3.6	0.0	1.1	2.2	0.0	1.8
Cycle Q Clear(g_c), s	0.5	8.4	8.5	3.0	5.6	1.5	3.6	0.0	1.1	2.2	0.0	1.8
Prop In Lane	1.00		0.24	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	50	689	363	228	1546	480	322	0	287	111	0	99
V/C Ratio(X)	0.30	0.74	0.74	0.42	0.39	0.11	0.37	0.00	0.12	0.59	0.00	0.51
Avail Cap(c_a), veh/h	235	1628	858	294	2611	811	1058	0	941	529	0	471
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	27.0	20.7	20.8	22.4	14.9	13.5	19.9	0.0	18.9	25.7	0.0	25.6
Incr Delay (d2), s/veh	1.3	0.6	1.1	1.2	0.1	0.0	0.3	0.0	0.1	5.0	0.0	3.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	2.7	2.9	1.1	1.7	0.4	1.2	0.0	0.3	0.9	0.0	0.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	28.2	21.3	21.9	23.6	14.9	13.5	20.2	0.0	19.0	30.7	0.0	29.5
LnGrp LOS	C	C	C	C	B	B	C	A	B	C	A	C
Approach Vol, veh/h	792			754			155			116		
Approach Delay, s/veh	21.7			15.9			19.9			30.2		
Approach LOS	C			B			B			C		
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	18.3			7.8	7.7	24.3		17.0				
Change Period (Y+Rc), s	6.0			4.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	29.0			18.0	8.0	31.0		36.0				
Max Q Clear Time (g_c+I), s	10.5			4.2	2.5	7.6		5.6				
Green Ext Time (p_c), s	0.1	1.8		0.3	0.0	1.7		0.2				










Intersection Summary

HCM 6th Ctrl Delay	19.7
HCM 6th LOS	B

Intersection

Intersection Delay, s/veh45.9

Intersection LOS E

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	28	0	245	1	2	3	109	306	2	175	5
Future Vol, veh/h	6	28	0	245	1	2	3	109	306	2	175	5
Peak Hour Factor	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64
Heavy Vehicles, %	10	10	10	10	10	10	10	10	10	10	10	10
Mvmt Flow	9	44	0	383	2	3	5	170	478	3	273	8
Number of Lanes	1	1	0	1	1	0	1	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	2	3
Conflicting Approach Left SB		NB	EB	WB
Conflicting Lanes Left	2	3	2	2
Conflicting Approach RightNB		SB	WB	EB
Conflicting Lanes Right	3	2	2	2
HCM Control Delay	13.9	59.4	48.2	28
HCM LOS	B	F	E	D











Lane	NBLn1	NBLn2	NBLn3	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	100%	0%	0%	100%	0%	33%	0%	97%
Vol Right, %	0%	0%	100%	0%	0%	0%	67%	0%	3%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	3	109	306	6	28	245	3	2	180
LT Vol	3	0	0	6	0	245	0	2	0
Through Vol	0	109	0	0	28	0	1	0	175
RT Vol	0	0	306	0	0	0	2	0	5
Lane Flow Rate	5	170	478	9	44	383	5	3	281
Geometry Grp	8	8	8	8	8	8	8	8	8
Degree of Util (X)	0.011	0.38	0.97	0.027	0.12	0.937	0.01	0.008	0.681
Departure Headway (Hd)	8.535	8.022	7.303	10.374	9.854	8.815	7.828	9.249	8.711
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	421	450	497	345	364	413	459	387	416
Service Time	6.259	5.745	5.026	8.144	7.624	6.539	5.551	6.999	6.461
HCM Lane V/C Ratio	0.012	0.378	0.962	0.026	0.121	0.927	0.011	0.008	0.675
HCM Control Delay	11.4	15.6	60.2	13.4	14	60	10.6	12.1	28.2
HCM Lane LOS	B	C	F	B	B	F	B	B	D
HCM 95th-tile Q	0	1.8	12.5	0.1	0.4	10.5	0	0	4.9

HCM 6th Signalized Intersection Summary

8: CHRISMAN & ELEVENTH ST.

Ex+Background
Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Traffic Volume (veh/h)	62	782	165	392	427	37	69	43	414	34	27	54	
Future Volume (veh/h)	62	782	165	392	427	37	69	43	414	34	27	54	
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0	
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Work Zone On Approach	No			No			No			No			
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	
Adj Flow Rate, veh/h	67	850	179	426	464	40	75	47	0	37	29	0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10	
Cap, veh/h	164	1283	572	429	1811	808	181	85		165	108		
Arrive On Green	0.10	0.39	0.39	0.26	0.54	0.54	0.13	0.13	0.00	0.13	0.13	0.00	
Sat Flow, veh/h	1668	3328	1485	1668	3328	1485	841	674	1485	737	852	1485	
Grp Volume(v), veh/h	67	850	179	426	464	40	122	0	0	66	0	0	
Grp Sat Flow(s),veh/h/ln	1668	1664	1485	1668	1664	1485	1515	0	1485	1588	0	1485	
Q Serve(g_s), s	2.9	16.4	6.6	19.8	5.7	1.0	3.0	0.0	0.0	0.0	0.0	0.0	
Cycle Q Clear(g_c), s	2.9	16.4	6.6	19.8	5.7	1.0	5.7	0.0	0.0	2.7	0.0	0.0	
Prop In Lane	1.00		1.00	1.00		1.00	0.61		1.00	0.56		1.00	
Lane Grp Cap(c), veh/h	164	1283	572	429	1811	808	266	0		273	0		
V/C Ratio(X)	0.41	0.66	0.31	0.99	0.26	0.05	0.46	0.00		0.24	0.00		
Avail Cap(c_a), veh/h	1072	2138	954	429	2138	954	639	0		648	0		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00	
Uniform Delay (d), s/veh	33.0	19.7	16.7	28.8	9.4	8.3	32.1	0.0	0.0	30.9	0.0	0.0	
Incr Delay (d2), s/veh	3.5	1.3	0.7	41.8	0.2	0.1	4.4	0.0	0.0	1.6	0.0	0.0	
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
%ile BackOfQ(50%),veh/ln	1.3	5.8	2.1	11.9	1.6	0.3	2.3	0.0	0.0	1.2	0.0	0.0	
Unsig. Movement Delay, s/veh													
LnGrp Delay(d),s/veh	36.4	21.0	17.4	70.6	9.6	8.4	36.5	0.0	0.0	32.5	0.0	0.0	
LnGrp LOS	D	C	B	E	A	A	D	A		C	A		
Approach Vol, veh/h	1096			930			122			A	66		A
Approach Delay, s/veh	21.4			37.5			36.5			32.5			
Approach LOS	C			D			D			C			
Timer - Assigned Phs	1	2		4	5	6		8					
Phs Duration (G+Y+Rc), s	36.0	36.0		15.8	13.7	48.3		15.8					
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0		6.0					
Max Green Setting (Gmax), s	20.0	50.0		30.0	50.0	50.0		30.0					
Max Q Clear Time (g_c+Y), s	11.8	18.4		4.7	4.9	7.7		7.7					
Green Ext Time (p_c), s	0.0	11.6		0.5	0.5	5.1		1.1					

Intersection Summary






HCM 6th Ctrl Delay 29.3
HCM 6th LOS C

Notes

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th TWSC
14: Driveway #4/FEMA Driveway & GRANT LINE RD

Ex+Background
Timing Plan: PM Peak

Intersection													
Int Delay, s/veh	0.2												
Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	8	634	0	0	0	618	1	0	0	0	0	0	20
Future Vol, veh/h	8	634	0	0	0	618	1	0	0	0	0	0	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	400	-	-	-	205	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	-	0	-	-	16983	-	-	0	-
Grade, %	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	10	10	10	10	10	10	10	0	0	0	10	10	10
Mvmt Flow	9	689	0	0	0	672	1	0	0	0	0	0	22

Major/Minor	Major1			Major2			Minor2		
Conflicting Flow All	673	0	-	503	-	-	0	-	337
Stage 1	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.3	-	-	5.8	-	-	-	-	7.1
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.3	-	-	2.4	-	-	-	-	3.4
Pot Cap-1 Maneuver	862	-	0	785	0	-	-	0	636
Stage 1	-	-	0	-	0	-	-	0	-
Stage 2	-	-	0	-	0	-	-	0	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	862	-	-	785	-	-	-	-	636
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	10.9
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBU	WBT	WBR	SBLn1
Capacity (veh/h)	862	-	785	-	-	636
HCM Lane V/C Ratio	0.01	-	-	-	-	0.034
HCM Control Delay (s)	9.2	-	0	-	-	10.9
HCM Lane LOS	A	-	A	-	-	B
HCM 95th %tile Q(veh)	0	-	0	-	-	0.1

Headcount			
		Total	
Headcount - Day Shift		754	
Headcount - Night Shift		754	

Shift Structure

		Start	End
Adjustment below accounts for mass transit and carpool users. Adjust as needed for jurisdiction Net Cars Factor	Day Shift - Inbound Employees	7:00:00 AM	5:30:00 PM
	Day Shift - Outbound Employees	7:30:00 AM	6:00:00 PM
	Night Shift - Inbound Employees	6:00:00 PM	4:30:00 AM
	Night Shift - Outbound Employees	6:30:00 PM	5:00:00 AM

Cars				Trucks				Total Vehicles			
Average Weekday				Average Weekday				Cars + Trucks Average Weekday			
Time	In	Out	Total	Time	In	Out	Total	In	Out	Total	
00:00	3	5	8	00:00	10	10	21	00:00	13	15	29
01:00	1	3	4	01:00	17	17	35	01:00	18	20	39
02:00	4	11	15	02:00	7	7	14	02:00	11	18	29
03:00	6	11	17	03:00	14	14	28	03:00	20	25	45
04:00	14	144	158	04:00	7	7	14	04:00	21	151	172
05:00	30	382	412	05:00	10	10	21	05:00	40	392	433
06:00	22	13	35	06:00	2	2	5	06:00	24	15	40
06:15	59	14	73	06:15	2	2	5	06:15	61	16	78
06:30	102	8	110	06:30	2	2	5	06:30	104	10	115
06:45	137	5	142	06:45	2	2	5	06:45	139	7	147
07:00	135	7	142	07:00	3	3	7	07:00	138	10	149
07:15	176	3	179	07:15	3	3	7	07:15	179	6	186
07:30	26	5	31	07:30	3	3	7	07:30	29	8	38
07:45	6	4	10	07:45	3	3	7	07:45	9	7	17
08:00	20	14	34	08:00	14	14	28	08:00	34	28	62
09:00	13	8	21	09:00	24	24	49	09:00	37	32	70
10:00	16	14	30	10:00	14	14	28	10:00	30	28	58
11:00	31	33	64	11:00	15	15	30	11:00	46	48	94
12:00	9	14	23	12:00	15	15	30	12:00	24	29	53
13:00	11	11	22	13:00	9	9	19	13:00	20	20	41
14:00	9	20	29	14:00	9	9	19	14:00	18	29	48
15:00	24	30	54	15:00	9	9	19	15:00	33	39	73
16:00	36	26	62	16:00	10	10	21	16:00	46	36	83
17:00	21	26	47	17:00	2	2	5	17:00	23	28	52
17:15	40	12	52	17:15	2	2	5	17:15	42	14	57
17:30	89	103	192	17:30	2	2	5	17:30	91	105	197
17:45	115	59	174	17:45	2	2	5	17:45	117	61	179
18:00	143	198	341	18:00	2	2	5	18:00	145	200	346
18:15	139	133	272	18:15	2	2	5	18:15	141	135	277
18:30	18	89	107	18:30	2	2	5	18:30	20	91	112
18:45	4	33	37	18:45	2	2	5	18:45	6	35	42
19:00	15	28	43	19:00	8	8	16	19:00	23	36	59
20:00	6	6	12	20:00	13	13	25	20:00	19	19	37
21:00	12	12	24	21:00	9	9	19	21:00	21	21	43
22:00	14	17	31	22:00	13	13	25	22:00	27	30	56
23:00	2	4	6	23:00	9	9	19	23:00	11	13	25
	1,508	1,508	3,013		280	280	560		1,788	1,785	3,573

Morning Peak Hour of Generator			
	Enter	Exit	Total
06:30-07:30	562	35	596

Evening Peak Hour of Generator			
	Enter	Exit	Total
17:30-18:30	495	502	998

HCM 6th Signalized Intersection Summary

Ex+Background+Project

1: MACARTHUR DRIVE (N) & I-205 WEST ON RAMP/I-205 WEST OFF RAMP Timing Plan: AM Peak

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations					↔		↔	↑			↑	
Traffic Volume (veh/h)	0	0	0	702	50	35	222	22	0	0	84	21
Future Volume (veh/h)	0	0	0	702	50	35	222	22	0	0	84	21
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach				No			No				No	
Adj Sat Flow, veh/h/ln				1900	1752	1900	1752	1752	0	0	1752	1752
Adj Flow Rate, veh/h				780	56	39	247	24	0	0	93	23
Peak Hour Factor				0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %				0	10	0	10	10	0	0	10	10
Cap, veh/h				766	55	38	300	612	0	0	132	33
Arrive On Green				0.52	0.52	0.52	0.18	0.35	0.00	0.00	0.10	0.10
Sat Flow, veh/h				1484	107	74	1668	1752	0	0	1356	335
Grp Volume(v), veh/h				875	0	0	247	24	0	0	0	116
Grp Sat Flow(s),veh/h/ln				1664	0	0	1668	1752	0	0	0	1691
Q Serve(g_s), s				35.0	0.0	0.0	9.7	0.6	0.0	0.0	0.0	4.5
Cycle Q Clear(g_c), s				35.0	0.0	0.0	9.7	0.6	0.0	0.0	0.0	4.5
Prop In Lane				0.89		0.04	1.00		0.00	0.00		0.20
Lane Grp Cap(c), veh/h				859	0	0	300	612	0	0	0	165
V/C Ratio(X)				1.02	0.00	0.00	0.82	0.04	0.00	0.00	0.00	0.70
Avail Cap(c_a), veh/h				859	0	0	738	646	0	0	0	624
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1.00
Uniform Delay (d), s/veh				16.4	0.0	0.0	26.8	14.5	0.0	0.0	0.0	29.6
Incr Delay (d2), s/veh				35.3	0.0	0.0	4.3	0.0	0.0	0.0	0.0	2.1
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln				19.1	0.0	0.0	3.9	0.2	0.0	0.0	0.0	1.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				51.7	0.0	0.0	31.0	14.6	0.0	0.0	0.0	31.7
LnGrp LOS				F	A	A	C	B	A	A	A	C
Approach Vol, veh/h					875			271				116
Approach Delay, s/veh					51.7			29.6				31.7
Approach LOS					D			C				C
Timer - Assigned Phs		2			5	6		8				
Phs Duration (G+Y+Rc), s		28.6			17.1	11.5		39.2				
Change Period (Y+Rc), s		4.9			4.9	4.9		4.2				
Max Green Setting (Gmax), s		25.0			30.0	25.0		35.0				
Max Q Clear Time (g_c+I1), s		2.6			11.7	6.5		37.0				
Green Ext Time (p_c), s		0.0			0.6	0.1		0.0				
Intersection Summary												
HCM 6th Ctrl Delay				45.1								
HCM 6th LOS				D								

HCM 6th Signalized Intersection Summary

Ex+Background+Project

2: MACARTHUR DRIVE (N) & I-205 EAST OFF RAMP/I-205 EAST ON RAMP Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↕					↕	↕	↕	↕	
Traffic Volume (veh/h)	17	52	458	0	0	0	0	227	459	36	750	0
Future Volume (veh/h)	17	52	458	0	0	0	0	227	459	36	750	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752				0	1752	1752	1752	1752	0
Adj Flow Rate, veh/h	18	57	498				0	247	499	39	815	0
Peak Hour Factor	0.92	0.92	0.92				0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	10	10	10				0	10	10	10	10	0
Cap, veh/h	144	456	515				0	761	645	63	924	0
Arrive On Green	0.35	0.35	0.35				0.00	0.43	0.43	0.04	0.53	0.00
Sat Flow, veh/h	415	1316	1485				0	1752	1485	1668	1752	0
Grp Volume(v), veh/h	75	0	498				0	247	499	39	815	0
Grp Sat Flow(s),veh/h/ln	1731	0	1485				0	1752	1485	1668	1752	0
Q Serve(g_s), s	2.1	0.0	23.8				0.0	6.7	20.7	1.7	29.7	0.0
Cycle Q Clear(g_c), s	2.1	0.0	23.8				0.0	6.7	20.7	1.7	29.7	0.0
Prop In Lane	0.24		1.00				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	600	0	515				0	761	645	63	924	0
V/C Ratio(X)	0.13	0.00	0.97				0.00	0.32	0.77	0.62	0.88	0.00
Avail Cap(c_a), veh/h	600	0	515				0	1336	1132	347	1336	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00				0.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	16.1	0.0	23.2				0.0	13.4	17.4	34.2	15.1	0.0
Incr Delay (d2), s/veh	0.0	0.0	31.3				0.0	0.3	2.9	9.7	6.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	0.0	12.0				0.0	2.4	6.5	0.8	10.9	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	16.1	0.0	54.5				0.0	13.8	20.3	43.9	21.1	0.0
LnGrp LOS	B	A	D				A	B	C	D	C	A
Approach Vol, veh/h	573						746			854		
Approach Delay, s/veh	49.5						18.1			22.2		
Approach LOS	D						B			C		
Timer - Assigned Phs	1	2	4		6							
Phs Duration (G+Y+Rc), s	6.7	36.2	29.2		42.9							
Change Period (Y+Rc), s	4.0	4.9	* 4.2		4.9							
Max Green Setting (Gmax), s	15.0	55.0	* 25		55.0							
Max Q Clear Time (g_c+I13, s)	13.7	22.7	25.8		31.7							
Green Ext Time (p_c), s	0.0	5.7	0.0		6.4							

Intersection Summary

HCM 6th Ctrl Delay	28.0
HCM 6th LOS	C

Notes













* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

HCM 6th Signalized Intersection Summary

3: MACARTHUR DRIVE (N) & GRANT LINE RD

Ex+Background+Project
Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	294	573	48	55	299	159	27	163	135	455	319	440
Future Volume (veh/h)	294	573	48	55	299	159	27	163	135	455	319	440
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1856	1856	1856	1752	1856	1752	1856	1752	1752	1752	1752	1856
Adj Flow Rate, veh/h	320	623	52	60	325	173	29	177	147	495	347	478
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	10	3	10	3	10	10	10	10	3
Cap, veh/h	330	1091	487	92	626	264	63	642	286	312	1146	541
Arrive On Green	0.19	0.31	0.31	0.06	0.18	0.18	0.04	0.19	0.19	0.19	0.34	0.34
Sat Flow, veh/h	1767	3526	1572	1668	3526	1485	1767	3328	1485	1668	3328	1572
Grp Volume(v), veh/h	320	623	52	60	325	173	29	177	147	495	347	478
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1668	1763	1485	1767	1664	1485	1668	1664	1572
Q Serve(g_s), s	14.4	11.9	1.9	2.8	6.7	8.7	1.3	3.6	7.1	15.0	6.1	23.0
Cycle Q Clear(g_c), s	14.4	11.9	1.9	2.8	6.7	8.7	1.3	3.6	7.1	15.0	6.1	23.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	330	1091	487	92	626	264	63	642	286	312	1146	541
V/C Ratio(X)	0.97	0.57	0.11	0.65	0.52	0.66	0.46	0.28	0.51	1.59	0.30	0.88
Avail Cap(c_a), veh/h	330	1319	588	312	1319	555	330	1245	555	312	1245	588
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.4	23.2	19.8	37.1	29.9	30.7	37.9	27.6	29.0	32.6	19.3	24.8
Incr Delay (d2), s/veh	40.7	0.8	0.2	2.9	1.1	4.7	1.9	0.4	2.4	278.8	0.3	15.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	9.5	4.7	0.7	1.2	2.7	3.2	0.6	1.4	2.5	29.8	2.2	9.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	73.1	24.0	19.9	40.0	31.0	35.4	39.9	28.0	31.4	311.4	19.5	39.7
LnGrp LOS	E	C	B	D	C	D	D	C	C	F	B	D
Approach Vol, veh/h	995			558			353			1320		
Approach Delay, s/veh	39.6			33.3			30.4			136.3		
Approach LOS	D			C			C			F		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	20.0	21.0	9.4	29.8	7.9	33.1	20.0	19.3				
Change Period (Y+Rc), s	5.0	5.5	5.0	5.0	5.0	5.5	5.0	5.0				
Max Green Setting (Gmax), s	15.0	30.0	15.0	30.0	15.0	30.0	15.0	30.0				
Max Q Clear Time (g_c+117), s	11.7	9.1	4.8	13.9	3.3	25.0	16.4	10.7				
Green Ext Time (p_c), s	0.0	2.3	0.0	4.7	0.0	2.6	0.0	3.6				

Intersection Summary

HCM 6th Ctrl Delay 77.1
HCM 6th LOS E

Notes








User approved pedestrian interval to be less than phase max green.

HCM 6th Signalized Intersection Summary

4: ELEVENTH ST. & MACARTHUR DRIVE

Ex+Background+Project
Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	134	467	0	0	1074	162	0	0	0	112	0	83
Future Volume (veh/h)	134	467	0	0	1074	162	0	0	0	112	0	83
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No				No				No			
Adj Sat Flow, veh/h/ln	1856	1856	1856	0	1856	1752	1752	1752	1752	1752	1752	1856
Adj Flow Rate, veh/h	146	508	0	0	1167	176	0	0	0	122	0	90
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	0	3	10	10	10	10	10	10	3
Cap, veh/h	229	2338	0	0	1594	671	0	305	0	361	0	274
Arrive On Green	0.13	0.66	0.00	0.00	0.45	0.45	0.00	0.00	0.00	0.17	0.00	0.17
Sat Flow, veh/h	1767	3618	0	0	3618	1485	0	1752	0	1328	0	1572
Grp Volume(v), veh/h	146	508	0	0	1167	176	0	0	0	122	0	90
Grp Sat Flow(s),veh/h/ln	1767	1763	0	0	1763	1485	0	1752	0	1328	0	1572
Q Serve(g_s), s	4.3	3.1	0.0	0.0	15.0	4.1	0.0	0.0	0.0	4.6	0.0	2.8
Cycle Q Clear(g_c), s	4.3	3.1	0.0	0.0	15.0	4.1	0.0	0.0	0.0	4.6	0.0	2.8
Prop In Lane	1.00		0.00	0.00		1.00	0.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	229	2338	0	0	1594	671	0	305	0	361	0	274
V/C Ratio(X)	0.64	0.22	0.00	0.00	0.73	0.26	0.00	0.00	0.00	0.34	0.00	0.33
Avail Cap(c_a), veh/h	960	3191	0	0	3191	1344	0	793	0	972	0	996
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	22.8	3.7	0.0	0.0	12.4	9.4	0.0	0.0	0.0	20.8	0.0	20.0
Incr Delay (d2), s/veh	1.1	0.0	0.0	0.0	0.7	0.2	0.0	0.0	0.0	0.2	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.7	0.6	0.0	0.0	4.8	1.1	0.0	0.0	0.0	1.4	0.0	0.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	23.9	3.7	0.0	0.0	13.1	9.6	0.0	0.0	0.0	21.0	0.0	20.2
LnGrp LOS	C	A	A	A	B	A	A	A	A	C	A	C
Approach Vol, veh/h	654				1343				0			
Approach Delay, s/veh	8.2				12.6				0.0			
Approach LOS	A				B						C	
Timer - Assigned Phs	2		4		5	6	8					
Phs Duration (G+Y+Rc), s	41.1		14.1		11.6	29.5	14.1					
Change Period (Y+Rc), s	4.5		4.5		4.5	4.5	4.5					
Max Green Setting (Gmax), s	50.0		35.0		30.0	50.0	25.0					
Max Q Clear Time (g_c+I1), s	5.1		6.6		6.3	17.0	0.0					
Green Ext Time (p_c), s	2.4		0.7		0.3	8.0	0.0					

Intersection Summary









HCM 6th Ctrl Delay	12.1
HCM 6th LOS	B

HCM 6th Signalized Intersection Summary

5: SKYLARK WAY & GRANT LINE RD

Ex+Background+Project
Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	60	841	133	55	462	10	25	0	1	4	0	14
Future Volume (veh/h)	60	841	133	55	462	10	25	0	1	4	0	14
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No				No				No			
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	65	914	145	60	502	11	27	0	1	4	0	15
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	105	1200	190	99	1377	30	53	0	138	9	0	99
Arrive On Green	0.06	0.42	0.42	0.06	0.41	0.41	0.03	0.00	0.09	0.01	0.00	0.07
Sat Flow, veh/h	1668	2877	456	1668	3330	73	1668	0	1485	1668	0	1485
Grp Volume(v), veh/h	65	529	530	60	251	262	27	0	1	4	0	15
Grp Sat Flow(s),veh/h/ln	1668	1664	1670	1668	1664	1739	1668	0	1485	1668	0	1485
Q Serve(g_s), s	1.6	11.7	11.8	1.5	4.5	4.5	0.7	0.0	0.0	0.1	0.0	0.4
Cycle Q Clear(g_c), s	1.6	11.7	11.8	1.5	4.5	4.5	0.7	0.0	0.0	0.1	0.0	0.4
Prop In Lane	1.00		0.27	1.00		0.04	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	105	694	696	99	688	719	53	0	138	9	0	99
V/C Ratio(X)	0.62	0.76	0.76	0.61	0.36	0.36	0.51	0.00	0.01	0.44	0.00	0.15
Avail Cap(c_a), veh/h	578	1730	1736	963	2307	2410	771	0	1543	578	0	1200
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	19.8	10.8	10.8	19.9	8.8	8.8	20.6	0.0	17.8	21.5	0.0	19.0
Incr Delay (d2), s/veh	2.2	0.7	0.7	2.2	0.1	0.1	2.7	0.0	0.0	12.1	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	2.8	2.8	0.5	1.1	1.1	0.3	0.0	0.0	0.1	0.0	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	22.0	11.4	11.4	22.1	8.9	8.9	23.3	0.0	17.8	33.5	0.0	19.3
LnGrp LOS	C	B	B	C	A	A	C	A	B	C	A	B
Approach Vol, veh/h	1124				573		28				19	
Approach Delay, s/veh	12.1				10.3		23.1				22.3	
Approach LOS	B				B		C				C	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	6.6	23.8	4.2	8.6	6.7	23.7	5.4	7.5				
Change Period (Y+Rc), s	4.0	5.8	4.0	4.6	4.0	5.8	4.0	4.6				
Max Green Setting (Gmax), s	25.0	45.0	15.0	45.0	15.0	60.0	20.0	35.0				
Max Q Clear Time (g_c+I), s	13.5	13.8	2.1	2.0	3.6	6.5	2.7	2.4				
Green Ext Time (p_c), s	0.1	4.3	0.0	0.0	0.0	1.7	0.0	0.0				

Intersection Summary

HCM 6th Ctrl Delay	11.8
HCM 6th LOS	B

HCM 6th Signalized Intersection Summary

6: CHRISMAN RD & GRANT LINE RD

Ex+Background+Project
Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↩ ↩ ↩	↩ ↩ ↩		↩ ↩ ↩	↩ ↩ ↩	↩	↩	↩ ↩	↩	↩	↩ ↩	↩
Traffic Volume (veh/h)	17	386	90	156	519	53	18	0	6	28	8	19
Future Volume (veh/h)	17	386	90	156	519	53	18	0	6	28	8	19
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	21	482	112	195	649	66	22	0	8	35	10	24
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	68	938	212	312	1852	575	137	272	121	82	164	73
Arrive On Green	0.04	0.24	0.24	0.19	0.39	0.39	0.08	0.00	0.08	0.05	0.05	0.05
Sat Flow, veh/h	1668	3899	882	1668	4782	1485	1668	3328	1485	1668	3328	1485
Grp Volume(v), veh/h	21	392	202	195	649	66	22	0	8	35	10	24
Grp Sat Flow(s), veh/h/ln	1668	1594	1593	1668	1594	1485	1668	1664	1485	1668	1664	1485
Q Serve(g_s), s	0.6	5.3	5.5	5.4	4.8	1.4	0.6	0.0	0.2	1.0	0.1	0.8
Cycle Q Clear(g_c), s	0.6	5.3	5.5	5.4	4.8	1.4	0.6	0.0	0.2	1.0	0.1	0.8
Prop In Lane	1.00		0.55	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	68	767	383	312	1852	575	137	272	121	82	164	73
V/C Ratio(X)	0.31	0.51	0.53	0.62	0.35	0.11	0.16	0.00	0.07	0.42	0.06	0.33
Avail Cap(c_a), veh/h	268	1854	926	335	2973	923	1204	2403	1072	602	1201	536
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	23.2	16.4	16.5	18.7	10.8	9.8	21.3	0.0	21.1	23.0	22.6	22.9
Incr Delay (d2), s/veh	1.0	0.2	0.4	3.3	0.0	0.0	0.2	0.0	0.1	3.4	0.2	2.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%), veh/ln	0.2	1.6	1.7	2.0	1.2	0.3	0.2	0.0	0.1	0.4	0.1	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	24.2	16.6	16.9	21.9	10.9	9.8	21.5	0.0	21.2	26.5	22.8	25.5
LnGrp LOS	C	B	B	C	B	A	C	A	C	C	C	C
Approach Vol, veh/h	615			910			30			69		
Approach Delay, s/veh	16.9			13.2			21.4			25.6		
Approach LOS	B			B			C			C		
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	18.0			6.5	8.0	25.3		10.1				
Change Period (Y+Rc), s	6.0			4.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	29.0			18.0	8.0	31.0		36.0				
Max Q Clear Time (g_c+I1), s	7.5			3.0	2.6	6.8		2.6				
Green Ext Time (p_c), s	0.2	1.4		0.1	0.0	1.8		0.0				










Intersection Summary

HCM 6th Ctrl Delay	15.3
HCM 6th LOS	B

Intersection

Intersection Delay, s/veh 14.8

Intersection LOS B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	2	276	7	3	0	17	32	2	262	5
Future Vol, veh/h	0	0	2	276	7	3	0	17	32	2	262	5
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles, %	10	10	10	10	10	10	10	10	10	10	10	10
Mvmt Flow	0	0	2	310	8	3	0	19	36	2	294	6
Number of Lanes	1	1	0	1	1	0	1	2	0	1	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	3	3
Conflicting Approach Left SB		NB	EB	WB
Conflicting Lanes Left	3	3	2	2
Conflicting Approach Right NB		SB	WB	EB
Conflicting Lanes Right	3	3	2	2
HCM Control Delay	8.8	16.2	9.3	14.3
HCM LOS	A	C	A	B

Lane	NBLn1	NBLn2	NBLn3	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2	SBLn3
Vol Left, %	0%	0%	0%	0%	0%	100%	0%	100%	0%	0%
Vol Thru, %	100%	100%	15%	100%	0%	0%	70%	0%	100%	0%
Vol Right, %	0%	0%	85%	0%	100%	0%	30%	0%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	0	11	38	0	2	276	10	2	262	5
LT Vol	0	0	0	0	0	276	0	2	0	0
Through Vol	0	11	6	0	0	0	7	0	262	0
RT Vol	0	0	32	0	2	0	3	0	0	5
Lane Flow Rate	0	13	42	0	2	310	11	2	294	6
Geometry Grp	8	8	8	8	8	8	8	8	8	8
Degree of Util (X)	0	0.023	0.071	0	0.004	0.547	0.018	0.004	0.493	0.008
Departure Headway (Hd)	6.638	6.638	6.033	6.718	6.011	6.352	5.641	6.535	6.03	5.323
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	0	539	593	0	595	571	636	551	601	676
Service Time	4.377	4.377	3.772	4.46	3.752	4.075	3.364	4.235	3.73	3.023
HCM Lane V/C Ratio	0	0.024	0.071	0	0.003	0.543	0.017	0.004	0.489	0.009
HCM Control Delay	9.4	9.5	9.2	9.5	8.8	16.5	8.5	9.3	14.5	8.1
HCM Lane LOS	N	A	A	N	A	C	A	A	B	A
HCM 95th-tile Q	0	0.1	0.2	0	0	3.3	0.1	0	2.7	0

HCM 6th Signalized Intersection Summary

8: CHRISMAN & ELEVENTH ST.

Ex+Background+Project
Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	108	377	68	287	700	31	468	29	487	20	21	21
Future Volume (veh/h)	108	377	68	287	700	31	468	29	487	20	21	21
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	117	410	74	312	761	34	509	32	0	22	23	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	184	737	329	353	1073	479	528	28		337	330	
Arrive On Green	0.11	0.22	0.22	0.21	0.32	0.32	0.35	0.35	0.00	0.35	0.35	0.00
Sat Flow, veh/h	1668	3328	1485	1668	3328	1485	1258	79	1485	773	930	1485
Grp Volume(v), veh/h	117	410	74	312	761	34	541	0	0	45	0	0
Grp Sat Flow(s), veh/h/ln	1668	1664	1485	1668	1664	1485	1337	0	1485	1703	0	1485
Q Serve(g_s), s	5.7	9.3	3.5	15.4	17.0	1.3	28.6	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.7	9.3	3.5	15.4	17.0	1.3	30.0	0.0	0.0	1.4	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	0.94		1.00	0.49		1.00
Lane Grp Cap(c), veh/h	184	737	329	353	1073	479	557	0		667	0	
V/C Ratio(X)	0.63	0.56	0.23	0.88	0.71	0.07	0.97	0.00		0.07	0.00	
Avail Cap(c_a), veh/h	985	1966	877	394	1966	877	557	0		667	0	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	36.0	29.3	27.0	32.4	25.2	19.9	29.0	0.0	0.0	18.1	0.0	0.0
Incr Delay (d2), s/veh	7.5	1.4	0.7	21.4	1.9	0.1	31.6	0.0	0.0	0.2	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.6	3.6	1.2	7.7	6.2	0.4	15.4	0.0	0.0	0.6	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	43.5	30.7	27.7	53.7	27.1	20.0	60.7	0.0	0.0	18.3	0.0	0.0
LnGrp LOS	D	C	C	D	C	C	E	A		B	A	
Approach Vol, veh/h	601			1107			541			45		
Approach Delay, s/veh	32.8			34.4			60.7			18.3		
Approach LOS	C			C			E			B		
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	23.9	24.7		36.0	15.4	33.3		36.0				
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	20.0	50.0		30.0	50.0	50.0		30.0				
Max Q Clear Time (g_c+117, s)	11.3	11.3		3.4	7.7	19.0		32.0				
Green Ext Time (p_c), s	0.6	4.9		0.3	1.0	8.3		0.0				

Intersection Summary






HCM 6th Ctrl Delay 39.8
HCM 6th LOS D

Notes

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.




HCM 6th TWSC
11: SKYLARK WAY & Driveway #1

Ex+Background+Project
Timing Plan: AM Peak

Intersection						
Int Delay, s/veh	1.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	10	6	0	10	82
Future Vol, veh/h	0	10	6	0	10	82
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	210	-	-	200	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	100	100	10	100	100	10
Mvmt Flow	0	11	7	0	11	89
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	118	7	0	0	7	0
Stage 1	7	-	-	-	-	-
Stage 2	111	-	-	-	-	-
Critical Hdwy	7.4	7.2	-	-	5.1	-
Critical Hdwy Stg 1	6.4	-	-	-	-	-
Critical Hdwy Stg 2	6.4	-	-	-	-	-
Follow-up Hdwy	4.4	4.2	-	-	3.1	-
Pot Cap-1 Maneuver	689	849	-	-	1153	-
Stage 1	812	-	-	-	-	-
Stage 2	718	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	682	849	-	-	1153	-
Mov Cap-2 Maneuver	644	-	-	-	-	-
Stage 1	812	-	-	-	-	-
Stage 2	711	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	9.3	0	0.9			
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBRWBLn1WBLn2	SBL	SBT		
Capacity (veh/h)	-	-	849	1153	-	
HCM Lane V/C Ratio	-	-	0.013	0.009	-	
HCM Control Delay (s)	-	-	0	9.3	8.2	
HCM Lane LOS	-	-	A	A	A	
HCM 95th %tile Q(veh)	-	-	-	0	0	

HCM 6th TWSC
12: SKYLARK WAY & Driveway #2

Ex+Background+Project
Timing Plan: AM Peak

Intersection						
Int Delay, s/veh	3.7					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	10	16	0	97	92
Future Vol, veh/h	0	10	16	0	97	92
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	3	10	3	3	10
Mvmt Flow	0	11	17	0	105	100
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	327	17	0	0	17	0
Stage 1	17	-	-	-	-	-
Stage 2	310	-	-	-	-	-
Critical Hdwy	6.43	6.23	-	-	4.13	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	-	-	2.227	-
Pot Cap-1 Maneuver	665	1059	-	-	1594	-
Stage 1	1003	-	-	-	-	-
Stage 2	741	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	618	1059	-	-	1594	-
Mov Cap-2 Maneuver	619	-	-	-	-	-
Stage 1	1003	-	-	-	-	-
Stage 2	689	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	8.4	0	3.8			
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	1059	1594	-	
HCM Lane V/C Ratio	-	-	0.01	0.066	-	
HCM Control Delay (s)	-	-	8.4	7.4	0	
HCM Lane LOS	-	-	A	A	A	
HCM 95th %tile Q(veh)	-	-	0	0.2	-	

HCM 6th TWSC
13: Driveway #3 & GRANT LINE RD

























Ex+Background+Project
Timing Plan: AM Peak

Intersection						
Int Delay, s/veh	0					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑↑			↑↑		↗
Traffic Vol, veh/h	652	193	0	527	0	1
Future Vol, veh/h	652	193	0	527	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	10	3	10	10	3	3
Mvmt Flow	709	210	0	573	0	1
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	460
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.16
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.93
Pot Cap-1 Maneuver	-	-	0	-	0	467
Stage 1	-	-	0	-	0	-
Stage 2	-	-	0	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	467
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0		12.7	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT		
Capacity (veh/h)	467	-	-	-		
HCM Lane V/C Ratio	0.002	-	-	-		
HCM Control Delay (s)	12.7	-	-	-		
HCM Lane LOS	B	-	-	-		
HCM 95th %tile Q(veh)	0	-	-	-		

HCM 6th Signalized Intersection Summary

14: Driveway #4/FEMA Driveway & GRANT LINE RD

Ex+Background+Project
Timing Plan: AM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		  			  							
Traffic Volume (veh/h)	15	531	107	42	512	2	8	0	2	1	0	7
Future Volume (veh/h)	15	531	107	42	512	2	8	0	2	1	0	7
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1856	1752	1752	1856	1856	1856	1752	1752	1752
Adj Flow Rate, veh/h	16	577	116	46	557	2	9	0	2	1	0	8
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	10	10	10	3	10	10	3	3	3	10	10	10
Cap, veh/h	34	1100	217	87	1033	4	21	0	464	4	0	423
Arrive On Green	0.02	0.27	0.27	0.05	0.30	0.30	0.01	0.00	0.30	0.00	0.00	0.28
Sat Flow, veh/h	1668	4007	791	1767	3402	12	1767	0	1572	1668	0	1485
Grp Volume(v), veh/h	16	457	236	46	272	287	9	0	2	1	0	8
Grp Sat Flow(s),veh/h/ln	1668	1594	1609	1767	1664	1750	1767	0	1572	1668	0	1485
Q Serve(g_s), s	0.4	5.1	5.3	1.1	5.7	5.7	0.2	0.0	0.0	0.0	0.0	0.2
Cycle Q Clear(g_c), s	0.4	5.1	5.3	1.1	5.7	5.7	0.2	0.0	0.0	0.0	0.0	0.2
Prop In Lane	1.00		0.49	1.00		0.01	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	34	876	442	87	506	531	21	0	464	4	0	423
V/C Ratio(X)	0.47	0.52	0.53	0.53	0.54	0.54	0.43	0.00	0.00	0.25	0.00	0.02
Avail Cap(c_a), veh/h	198	2495	1260	251	1342	1411	210	0	746	198	0	704
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	20.4	12.9	13.0	19.6	12.2	12.2	20.7	0.0	10.5	21.0	0.0	10.8
Incr Delay (d2), s/veh	9.9	0.5	1.0	4.9	0.9	0.9	13.3	0.0	0.0	30.5	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	1.4	1.5	0.5	1.6	1.7	0.2	0.0	0.0	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	30.4	13.4	14.0	24.4	13.1	13.1	34.0	0.0	10.5	51.5	0.0	10.9
LnGrp LOS	C	B	B	C	B	B	C	A	B	D	A	B
Approach Vol, veh/h	709			605			11			9		
Approach Delay, s/veh	14.0			14.0			29.7			15.4		
Approach LOS	B			B			C			B		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	4.1	16.4	6.1	15.6	4.5	16.0	4.9	16.8				
Change Period (Y+Rc), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0				
Max Green Setting (Gmax), s	5.0	20.0	6.0	33.0	5.0	20.0	5.0	34.0				
Max Q Clear Time (g_c+I1), s	2.0	2.0	3.1	7.3	2.2	2.2	2.4	7.7				
Green Ext Time (p_c), s	0.0	0.0	0.0	4.3	0.0	0.0	0.0	3.1				
Intersection Summary												
HCM 6th Ctrl Delay	14.1											
HCM 6th LOS	B											

HCM 6th TWSC
15: Driveway #5 & GRANT LINE RD

Ex+Background+Project
Timing Plan: AM Peak

















Intersection						
Int Delay, s/veh	0					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑↑↓			↑↑↑↑		↗
Traffic Vol, veh/h	491	43	0	556	0	2
Future Vol, veh/h	491	43	0	556	0	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	10	3	10	10	3	3
Mvmt Flow	534	47	0	604	0	2
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	291
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.16
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.93
Pot Cap-1 Maneuver	-	-	0	-	0	599
Stage 1	-	-	0	-	0	-
Stage 2	-	-	0	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	599
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0		11	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT		
Capacity (veh/h)	599	-	-	-		
HCM Lane V/C Ratio	0.004	-	-	-		
HCM Control Delay (s)	11	-	-	-		
HCM Lane LOS	B	-	-	-		
HCM 95th %tile Q(veh)	0	-	-	-		

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations		↗		↑↑↑	↑↑↑	
Traffic Vol, veh/h	0	0	0	24	186	68
Future Vol, veh/h	0	0	0	24	186	68
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	3	10	10	10	3
Mvmt Flow	0	0	0	26	202	74
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	-	138	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	7.16	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.93	-	-	-	-
Pot Cap-1 Maneuver	0	750	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	750	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	NB	SB			
HCM Control Delay, s	0	0	0			
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR		
Capacity (veh/h)	-	-	-	-		
HCM Lane V/C Ratio	-	-	-	-		
HCM Control Delay (s)	-	0	-	-		
HCM Lane LOS	-	A	-	-		
HCM 95th %tile Q(veh)	-	-	-	-		

HCM 6th Signalized Intersection Summary

Ex+Background+Project

1: MACARTHUR DRIVE (N) & I-205 WEST ON RAMP/I-205 WEST OFF RAMP Timing Plan: PM Peak







												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	414	25	47	537	68	0	0	138	14
Future Volume (veh/h)	0	0	0	414	25	47	537	68	0	0	138	14
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach					No			No			No	
Adj Sat Flow, veh/h/ln				1900	1752	1900	1752	1752	0	0	1752	1752
Adj Flow Rate, veh/h				460	28	52	597	76	0	0	153	16
Peak Hour Factor				0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %				0	10	0	10	10	0	0	10	10
Cap, veh/h				493	30	56	601	947	0	0	189	20
Arrive On Green				0.35	0.35	0.35	0.36	0.54	0.00	0.00	0.12	0.12
Sat Flow, veh/h				1408	86	159	1668	1752	0	0	1559	163
Grp Volume(v), veh/h				540	0	0	597	76	0	0	0	169
Grp Sat Flow(s),veh/h/ln				1653	0	0	1668	1752	0	0	0	1722
Q Serve(g_s), s				26.2	0.0	0.0	29.7	1.7	0.0	0.0	0.0	8.0
Cycle Q Clear(g_c), s				26.2	0.0	0.0	29.7	1.7	0.0	0.0	0.0	8.0
Prop In Lane				0.85		0.10	1.00		0.00	0.00		0.09
Lane Grp Cap(c), veh/h				578	0	0	601	947	0	0	0	209
V/C Ratio(X)				0.93	0.00	0.00	0.99	0.08	0.00	0.00	0.00	0.81
Avail Cap(c_a), veh/h				695	0	0	601	947	0	0	0	517
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1.00
Uniform Delay (d), s/veh				26.1	0.0	0.0	26.5	9.2	0.0	0.0	0.0	35.6
Incr Delay (d2), s/veh				16.6	0.0	0.0	34.7	0.0	0.0	0.0	0.0	2.8
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln				12.2	0.0	0.0	16.4	0.6	0.0	0.0	0.0	3.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				42.7	0.0	0.0	61.2	9.2	0.0	0.0	0.0	38.5
LnGrp LOS				D	A	A	E	A	A	A	A	D
Approach Vol, veh/h					540			673			169	
Approach Delay, s/veh					42.7			55.3			38.5	
Approach LOS					D			E			D	
Timer - Assigned Phs		2			5	6		8				
Phs Duration (G+Y+Rc), s		49.9			34.9	15.0		33.3				
Change Period (Y+Rc), s		4.9			4.9	4.9		4.2				
Max Green Setting (Gmax), s		25.0			30.0	25.0		35.0				
Max Q Clear Time (g_c+I1), s		3.7			31.7	10.0		28.2				
Green Ext Time (p_c), s		0.1			0.0	0.1		0.9				
Intersection Summary												
HCM 6th Ctrl Delay			48.3									
HCM 6th LOS			D									

HCM 6th Signalized Intersection Summary

Ex+Background+Project

2: MACARTHUR DRIVE (N) & I-205 EAST OFF RAMP/I-205 EAST ON RAMP Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	61	159	410	0	0	0	0	544	817	82	470	0
Future Volume (veh/h)	61	159	410	0	0	0	0	544	817	82	470	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752				0	1752	1752	1752	1752	0
Adj Flow Rate, veh/h	66	173	446				0	591	888	89	511	0
Peak Hour Factor	0.92	0.92	0.92				0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	10	10	10				0	10	10	10	10	0
Cap, veh/h	119	313	372				0	965	818	113	1154	0
Arrive On Green	0.25	0.25	0.25				0.00	0.55	0.55	0.07	0.66	0.00
Sat Flow, veh/h	477	1251	1485				0	1752	1485	1668	1752	0
Grp Volume(v), veh/h	239	0	446				0	591	888	89	511	0
Grp Sat Flow(s),veh/h/ln	1728	0	1485				0	1752	1485	1668	1752	0
Q Serve(g_s), s	12.0	0.0	25.0				0.0	22.8	55.0	5.2	14.0	0.0
Cycle Q Clear(g_c), s	12.0	0.0	25.0				0.0	22.8	55.0	5.2	14.0	0.0
Prop In Lane	0.28		1.00				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	433	0	372				0	965	818	113	1154	0
V/C Ratio(X)	0.55	0.00	1.20				0.00	0.61	1.09	0.79	0.44	0.00
Avail Cap(c_a), veh/h	433	0	372				0	965	818	251	1154	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00				0.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	32.6	0.0	37.4				0.0	15.2	22.4	45.8	8.2	0.0
Incr Delay (d2), s/veh	0.9	0.0	113.1				0.0	1.4	57.4	11.5	0.4	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.0	0.0	20.4				0.0	8.5	29.6	2.5	4.5	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	33.5	0.0	150.5				0.0	16.6	79.8	57.4	8.6	0.0
LnGrp LOS	C	A	F				A	B	F	E	A	A
Approach Vol, veh/h	685						1479			600		
Approach Delay, s/veh	109.7						54.5			15.8		
Approach LOS	F						D			B		
Timer - Assigned Phs	1	2	4		6							
Phs Duration (G+Y+Rc), s	59.9		29.2		70.6							
Change Period (Y+Rc), s	4.0	4.9	* 4.2		4.9							
Max Green Setting (Gmax), s	55.0	55.0	* 25		55.0							
Max Q Clear Time (g_c+I1), s	57.0	57.0	27.0		16.0							
Green Ext Time (p_c), s	0.1	0.0	0.0		3.6							

Intersection Summary

HCM 6th Ctrl Delay 59.8

HCM 6th LOS E

Notes













* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

HCM 6th Signalized Intersection Summary

3: MACARTHUR DRIVE (N) & GRANT LINE RD

Ex+Background+Project
Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	416	638	59	152	566	386	44	434	106	307	205	266
Future Volume (veh/h)	416	638	59	152	566	386	44	434	106	307	205	266
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No				No				No			
Adj Sat Flow, veh/h/ln	1856	1856	1856	1752	1856	1752	1856	1752	1752	1752	1752	1856
Adj Flow Rate, veh/h	452	693	64	165	615	420	48	472	115	334	223	289
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	10	3	10	3	10	10	10	10	3
Cap, veh/h	266	1178	525	195	1058	445	78	641	286	252	995	470
Arrive On Green	0.15	0.33	0.33	0.12	0.30	0.30	0.04	0.19	0.19	0.15	0.30	0.30
Sat Flow, veh/h	1767	3526	1572	1668	3526	1485	1767	3328	1485	1668	3328	1572
Grp Volume(v), veh/h	452	693	64	165	615	420	48	472	115	334	223	289
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1668	1763	1485	1767	1664	1485	1668	1664	1572
Q Serve(g_s), s	15.0	16.2	2.8	9.6	14.7	27.5	2.7	13.3	6.7	15.0	5.0	15.7
Cycle Q Clear(g_c), s	15.0	16.2	2.8	9.6	14.7	27.5	2.7	13.3	6.7	15.0	5.0	15.7
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	266	1178	525	195	1058	445	78	641	286	252	995	470
V/C Ratio(X)	1.70	0.59	0.12	0.85	0.58	0.94	0.61	0.74	0.40	1.33	0.22	0.61
Avail Cap(c_a), veh/h	266	1178	525	252	1063	448	266	1004	448	252	1004	474
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	42.2	27.5	23.0	43.1	29.5	34.0	46.7	37.8	35.2	42.2	26.2	30.0
Incr Delay (d2), s/veh	329.1	1.0	0.2	15.4	1.1	29.0	2.9	2.8	1.6	172.4	0.2	3.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	60.7	6.7	1.0	4.6	6.0	12.8	1.2	5.5	2.5	18.0	1.9	6.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	371.4	28.5	23.2	58.4	30.6	63.0	49.6	40.7	36.7	214.6	26.4	33.0
LnGrp LOS	F	C	C	E	C	E	D	D	D	F	C	C
Approach Vol, veh/h	1209				1200				635		846	
Approach Delay, s/veh	156.4				45.8				40.6		103.0	
Approach LOS	F				D				D		F	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	30.0	24.6	16.6	38.2	9.4	35.2	20.0	34.8				
Change Period (Y+Rc), s	5.0	5.5	5.0	5.0	5.0	5.5	5.0	5.0				
Max Green Setting (Gmax), s	30.0	30.0	15.0	30.0	15.0	30.0	15.0	30.0				
Max Q Clear Time (g_c+117), s	15.3	15.3	11.6	18.2	4.7	17.7	17.0	29.5				
Green Ext Time (p_c), s	0.0	3.9	0.1	4.5	0.0	3.0	0.0	0.4				

Intersection Summary

HCM 6th Ctrl Delay 91.8

HCM 6th LOS F

Notes








User approved pedestrian interval to be less than phase max green.

HCM 6th Signalized Intersection Summary

4: ELEVENTH ST. & MACARTHUR DRIVE

Ex+Background+Project
Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	210	821	0	0	446	108	0	0	0	204	0	248
Future Volume (veh/h)	210	821	0	0	446	108	0	0	0	204	0	248
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No				No				No			
Adj Sat Flow, veh/h/ln	1856	1856	1856	0	1856	1752	1752	1752	1752	1752	1752	1856
Adj Flow Rate, veh/h	228	892	0	0	485	117	0	0	0	222	0	270
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	0	3	10	10	10	10	10	10	3
Cap, veh/h	261	2489	0	0	1803	759	0	351	0	341	0	315
Arrive On Green	0.15	0.71	0.00	0.00	0.51	0.51	0.00	0.00	0.00	0.20	0.00	0.20
Sat Flow, veh/h	1767	3618	0	0	3618	1485	0	1752	0	1328	0	1572
Grp Volume(v), veh/h	228	892	0	0	485	117	0	0	0	222	0	270
Grp Sat Flow(s),veh/h/ln	1767	1763	0	0	1763	1485	0	1752	0	1328	0	1572
Q Serve(g_s), s	12.1	9.6	0.0	0.0	7.5	4.0	0.0	0.0	0.0	15.4	0.0	15.9
Cycle Q Clear(g_c), s	12.1	9.6	0.0	0.0	7.5	4.0	0.0	0.0	0.0	15.4	0.0	15.9
Prop In Lane	1.00		0.00	0.00		1.00	0.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	261	2489	0	0	1803	759	0	351	0	341	0	315
V/C Ratio(X)	0.87	0.36	0.00	0.00	0.27	0.15	0.00	0.00	0.00	0.65	0.00	0.86
Avail Cap(c_a), veh/h	285	2489	0	0	1803	759	0	520	0	469	0	467
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	40.0	5.6	0.0	0.0	13.3	12.4	0.0	0.0	0.0	36.9	0.0	37.1
Incr Delay (d2), s/veh	21.9	0.4	0.0	0.0	0.4	0.4	0.0	0.0	0.0	0.8	0.0	6.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.7	3.0	0.0	0.0	2.9	1.3	0.0	0.0	0.0	5.0	0.0	6.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	61.9	6.0	0.0	0.0	13.6	12.9	0.0	0.0	0.0	37.6	0.0	44.0
LnGrp LOS	E	A	A	A	B	B	A	A	A	D	A	D
Approach Vol, veh/h	1120				602		0				492	
Approach Delay, s/veh	17.4				13.5		0.0				41.1	
Approach LOS	B				B						D	
Timer - Assigned Phs	2		4		5	6	8					
Phs Duration (G+Y+Rc), s	72.3		23.7		18.7	53.6	23.7					
Change Period (Y+Rc), s	4.5		4.5		4.5	4.5	4.5					
Max Green Setting (Gmax), s	58.5		28.5		15.5	38.5	28.5					
Max Q Clear Time (g_c+I1), s	11.6		17.9		14.1	9.5	0.0					
Green Ext Time (p_c), s	4.8		1.3		0.1	2.8	0.0					

Intersection Summary

HCM 6th Ctrl Delay	21.6
HCM 6th LOS	C

Notes









User approved pedestrian interval to be less than phase max green.

HCM 6th Signalized Intersection Summary

5: SKYLARK WAY & GRANT LINE RD

Ex+Background+Project
Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	21	895	116	51	763	4	241	0	47	13	0	52
Future Volume (veh/h)	21	895	116	51	763	4	241	0	47	13	0	52
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	23	973	126	55	829	4	262	0	51	14	0	57
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	43	1147	149	77	1386	7	305	0	435	28	0	189
Arrive On Green	0.03	0.39	0.39	0.05	0.41	0.41	0.18	0.00	0.29	0.02	0.00	0.13
Sat Flow, veh/h	1668	2963	384	1668	3397	16	1668	0	1485	1668	0	1485
Grp Volume(v), veh/h	23	546	553	55	406	427	262	0	51	14	0	57
Grp Sat Flow(s),veh/h/ln	1668	1664	1683	1668	1664	1749	1668	0	1485	1668	0	1485
Q Serve(g_s), s	1.0	21.5	21.5	2.3	13.7	13.7	10.9	0.0	1.8	0.6	0.0	2.5
Cycle Q Clear(g_c), s	1.0	21.5	21.5	2.3	13.7	13.7	10.9	0.0	1.8	0.6	0.0	2.5
Prop In Lane	1.00		0.23	1.00		0.01	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	43	644	651	77	679	713	305	0	435	28	0	189
V/C Ratio(X)	0.54	0.85	0.85	0.71	0.60	0.60	0.86	0.00	0.12	0.49	0.00	0.30
Avail Cap(c_a), veh/h	349	1045	1056	582	1393	1464	465	0	932	349	0	725
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	34.5	20.0	20.0	33.7	16.6	16.6	28.4	0.0	18.6	34.9	0.0	28.4
Incr Delay (d2), s/veh	3.9	1.9	1.9	4.4	0.3	0.3	6.5	0.0	0.0	4.9	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	7.4	7.5	1.0	4.5	4.7	4.7	0.0	0.6	0.3	0.0	0.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	38.4	21.9	21.9	38.1	16.9	16.9	34.9	0.0	18.6	39.8	0.0	28.7
LnGrp LOS	D	C	C	D	B	B	C	A	B	D	A	C
Approach Vol, veh/h	1122		888			313			71			
Approach Delay, s/veh	22.2		18.2			32.2			30.9			
Approach LOS	C		B			C			C			
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	7.3	33.6	5.2	25.6	5.8	35.0	17.1	13.7				
Change Period (Y+Rc), s	4.0	5.8	4.0	4.6	4.0	5.8	4.0	4.6				
Max Green Setting (Gmax), s	25.0	45.0	15.0	45.0	15.0	60.0	20.0	35.0				
Max Q Clear Time (g_c+I4.3	14.3	23.5	2.6	3.8	3.0	15.7	12.9	4.5				
Green Ext Time (p_c), s	0.0	4.3	0.0	0.2	0.0	3.1	0.2	0.2				
Intersection Summary												
HCM 6th Ctrl Delay	22.3											
HCM 6th LOS	C											

HCM 6th Signalized Intersection Summary

6: CHRISMAN RD & GRANT LINE RD

Ex+Background+Project
Timing Plan: PM Peak












Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰ ↱ ↲ ↳	↰ ↱ ↲ ↳		↰ ↱ ↲ ↳	↰ ↱ ↲ ↳	↰ ↱ ↲ ↳	↰ ↱ ↲ ↳	↰ ↱ ↲ ↳	↰ ↱ ↲ ↳	↰ ↱ ↲ ↳	↰ ↱ ↲ ↳	↰ ↱ ↲ ↳
Traffic Volume (veh/h)	22	659	52	129	527	44	96	0	28	53	7	43
Future Volume (veh/h)	22	659	52	129	527	44	96	0	28	53	7	43
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	28	824	65	161	659	55	120	0	35	66	9	54
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	83	1070	84	256	1627	505	304	607	271	112	223	100
Arrive On Green	0.05	0.24	0.24	0.15	0.34	0.34	0.18	0.00	0.18	0.07	0.07	0.07
Sat Flow, veh/h	1668	4521	355	1668	4782	1485	1668	3328	1485	1668	3328	1485
Grp Volume(v), veh/h	28	580	309	161	659	55	120	0	35	66	9	54
Grp Sat Flow(s), veh/h/ln	1668	1594	1688	1668	1594	1485	1668	1664	1485	1668	1664	1485
Q Serve(g_s), s	1.0	10.4	10.4	5.5	6.4	1.5	3.9	0.0	1.2	2.3	0.2	2.1
Cycle Q Clear(g_c), s	1.0	10.4	10.4	5.5	6.4	1.5	3.9	0.0	1.2	2.3	0.2	2.1
Prop In Lane	1.00		0.21	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	83	754	399	256	1627	505	304	607	271	112	223	100
V/C Ratio(X)	0.34	0.77	0.77	0.63	0.40	0.11	0.39	0.00	0.13	0.59	0.04	0.54
Avail Cap(c_a), veh/h	219	1515	802	273	2430	754	984	1964	876	492	982	438
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	28.0	21.7	21.8	24.2	15.4	13.8	22.0	0.0	20.9	27.6	26.6	27.6
Incr Delay (d2), s/veh	0.9	0.6	1.2	4.2	0.1	0.0	0.3	0.0	0.1	4.9	0.1	4.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	3.4	3.7	2.2	1.9	0.4	1.4	0.0	0.4	1.0	0.1	0.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	28.9	22.4	23.0	28.4	15.5	13.8	22.3	0.0	21.0	32.5	26.7	32.1
LnGrp LOS	C	C	C	C	B	B	C	A	C	C	C	C
Approach Vol, veh/h	917			875			155			129		
Approach Delay, s/veh	22.8			17.7			22.0			31.9		
Approach LOS	C			B			C			C		
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	5.3	20.4		8.1	9.0	26.8		17.1				
Change Period (Y+Rc), s	6.0	6.0		4.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	10.0	29.0		18.0	8.0	31.0		36.0				
Max Q Clear Time (g_c+I1), s	12.4			4.3	3.0	8.4		5.9				
Green Ext Time (p_c), s	0.1	2.0		0.3	0.0	1.8		0.1				
Intersection Summary												
HCM 6th Ctrl Delay				21.2								
HCM 6th LOS				C								

Intersection

Intersection Delay, s/veh 57

Intersection LOS F

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	28	0	245	1	2	3	109	306	12	175	5
Future Vol, veh/h	6	28	0	245	1	2	3	109	306	12	175	5
Peak Hour Factor	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64
Heavy Vehicles, %	10	10	10	10	10	10	10	10	10	10	10	10
Mvmt Flow	9	44	0	383	2	3	5	170	478	19	273	8
Number of Lanes	1	1	0	1	1	0	1	2	0	1	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	3	3
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	3	3	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	3	3	2	2
HCM Control Delay	13.6	52.7	77.9	24.6
HCM LOS	B	F	F	C











Lane	NBLn1	NBLn2	NBLn3	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2	SBLn3
Vol Left, %	100%	0%	0%	100%	0%	100%	0%	100%	0%	0%
Vol Thru, %	0%	100%	11%	0%	100%	0%	33%	0%	100%	0%
Vol Right, %	0%	0%	89%	0%	0%	0%	67%	0%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	3	73	342	6	28	245	3	12	175	5
LT Vol	3	0	0	6	0	245	0	12	0	0
Through Vol	0	73	36	0	28	0	1	0	175	0
RT Vol	0	0	306	0	0	0	2	0	0	5
Lane Flow Rate	5	114	535	9	44	383	5	19	273	8
Geometry Grp	8	8	8	8	8	8	8	8	8	8
Degree of Util (X)	0.011	0.251	1.086	0.026	0.115	0.903	0.01	0.047	0.641	0.017
Departure Headway (Hd)	8.466	7.951	7.308	10.247	9.733	8.768	7.792	9.28	8.762	8.037
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	425	454	503	351	371	417	462	388	416	448
Service Time	6.169	5.655	5.011	7.947	7.433	6.468	5.492	6.98	6.462	5.737
HCM Lane V/C Ratio	0.012	0.251	1.064	0.026	0.119	0.918	0.011	0.049	0.656	0.018
HCM Control Delay	11.3	13.3	92.2	13.2	13.7	53.2	10.6	12.4	25.8	10.9
HCM Lane LOS	B	B	F	B	B	F	B	B	D	B
HCM 95th-tile Q	0	1	17.1	0.1	0.4	9.6	0	0.1	4.3	0.1

HCM 6th Signalized Intersection Summary

8: CHRISMAN & ELEVENTH ST.

Ex+Background+Project
Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Traffic Volume (veh/h)	62	783	166	392	428	37	70	43	414	34	27	54	
Future Volume (veh/h)	62	783	166	392	428	37	70	43	414	34	27	54	
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0	
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Work Zone On Approach	No			No			No			No			
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	
Adj Flow Rate, veh/h	67	851	180	426	465	40	76	47	0	37	29	0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10	
Cap, veh/h	164	1284	573	428	1812	808	182	84		165	107		
Arrive On Green	0.10	0.39	0.39	0.26	0.54	0.54	0.13	0.13	0.00	0.13	0.13	0.00	
Sat Flow, veh/h	1668	3328	1485	1668	3328	1485	849	665	1485	736	851	1485	
Grp Volume(v), veh/h	67	851	180	426	465	40	123	0	0	66	0	0	
Grp Sat Flow(s),veh/h/ln	1668	1664	1485	1668	1664	1485	1514	0	1485	1586	0	1485	
Q Serve(g_s), s	2.9	16.4	6.6	19.8	5.8	1.0	3.1	0.0	0.0	0.0	0.0	0.0	
Cycle Q Clear(g_c), s	2.9	16.4	6.6	19.8	5.8	1.0	5.8	0.0	0.0	2.7	0.0	0.0	
Prop In Lane	1.00		1.00	1.00		1.00	0.62		1.00	0.56		1.00	
Lane Grp Cap(c), veh/h	164	1284	573	428	1812	808	266	0		272	0		
V/C Ratio(X)	0.41	0.66	0.31	0.99	0.26	0.05	0.46	0.00		0.24	0.00		
Avail Cap(c_a), veh/h	1071	2137	953	428	2137	953	638	0		647	0		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00	
Uniform Delay (d), s/veh	33.0	19.7	16.7	28.9	9.4	8.3	32.1	0.0	0.0	30.9	0.0	0.0	
Incr Delay (d2), s/veh	3.5	1.3	0.7	42.0	0.2	0.1	4.5	0.0	0.0	1.7	0.0	0.0	
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
%ile BackOfQ(50%),veh/ln	1.3	5.8	2.1	11.9	1.6	0.3	2.4	0.0	0.0	1.2	0.0	0.0	
Unsig. Movement Delay, s/veh													
LnGrp Delay(d),s/veh	36.5	21.0	17.4	70.8	9.6	8.4	36.6	0.0	0.0	32.6	0.0	0.0	
LnGrp LOS	D	C	B	E	A	A	D	A		C	A		
Approach Vol, veh/h	1098				931		123		A		66		A
Approach Delay, s/veh	21.3				37.5		36.6				32.6		
Approach LOS	C				D		D				C		
Timer - Assigned Phs	1	2	4		5	6	8						
Phs Duration (G+Y+Rc), s	36.0	36.0	15.8		13.7	48.4	15.8						
Change Period (Y+Rc), s	6.0	6.0	6.0		6.0	6.0	6.0						
Max Green Setting (Gmax), s	20.0	50.0	30.0		50.0	50.0	30.0						
Max Q Clear Time (g_c+Q1), s	21.8	18.4	4.7		4.9	7.8	7.8						
Green Ext Time (p_c), s	0.0	11.6	0.5		0.5	5.1	1.1						

Intersection Summary






HCM 6th Ctrl Delay 29.3
HCM 6th LOS C

Notes

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.




HCM 6th TWSC
11: SKYLARK WAY & Driveway #1

Ex+Background+Project
Timing Plan: PM Peak

Intersection						
Int Delay, s/veh	1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	8	59	0	8	76
Future Vol, veh/h	0	8	59	0	8	76
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	210	-	-	200	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	100	100	10	100	100	10
Mvmt Flow	0	9	64	0	9	83
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	165	64	0	0	64	0
Stage 1	64	-	-	-	-	-
Stage 2	101	-	-	-	-	-
Critical Hdwy	7.4	7.2	-	-	5.1	-
Critical Hdwy Stg 1	6.4	-	-	-	-	-
Critical Hdwy Stg 2	6.4	-	-	-	-	-
Follow-up Hdwy	4.4	4.2	-	-	3.1	-
Pot Cap-1 Maneuver	644	783	-	-	1090	-
Stage 1	759	-	-	-	-	-
Stage 2	727	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	639	783	-	-	1090	-
Mov Cap-2 Maneuver	628	-	-	-	-	-
Stage 1	759	-	-	-	-	-
Stage 2	721	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	9.6	0	0.8			
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBRWBLn1WBLn2	SBL	SBT		
Capacity (veh/h)	-	-	783	1090	-	
HCM Lane V/C Ratio	-	-	0.011	0.008	-	
HCM Control Delay (s)	-	-	0	9.6	8.3	-
HCM Lane LOS	-	-	A	A	A	-
HCM 95th %tile Q(veh)	-	-	-	0	0	-

HCM 6th TWSC
12: SKYLARK WAY & Driveway #2

Ex+Background+Project
Timing Plan: PM Peak

Intersection						
Int Delay, s/veh	6.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	221	67	0	86	84
Future Vol, veh/h	0	221	67	0	86	84
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	3	10	3	3	10
Mvmt Flow	0	240	73	0	93	91
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	350	73	0	0	73	0
Stage 1	73	-	-	-	-	-
Stage 2	277	-	-	-	-	-
Critical Hdwy	6.43	6.23	-	-	4.13	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	-	-	2.227	-
Pot Cap-1 Maneuver	645	986	-	-	1520	-
Stage 1	947	-	-	-	-	-
Stage 2	767	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	604	986	-	-	1520	-
Mov Cap-2 Maneuver	629	-	-	-	-	-
Stage 1	947	-	-	-	-	-
Stage 2	718	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	9.8	0		3.8		
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	986	1520	-	
HCM Lane V/C Ratio	-	-	0.244	0.061	-	
HCM Control Delay (s)	-	-	9.8	7.5	0	
HCM Lane LOS	-	-	A	A	A	
HCM 95th %tile Q(veh)	-	-	1	0.2	-	

HCM 6th TWSC
13: Driveway #3 & GRANT LINE RD

Ex+Background+Project
Timing Plan: PM Peak
























Intersection						
Int Delay, s/veh	0.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑↑			↑↑		↗
Traffic Vol, veh/h	782	170	0	818	0	15
Future Vol, veh/h	782	170	0	818	0	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	10	3	10	10	3	3
Mvmt Flow	850	185	0	889	0	16
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	518
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.16
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.93
Pot Cap-1 Maneuver	-	-	0	-	0	428
Stage 1	-	-	0	-	0	-
Stage 2	-	-	0	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	428
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0		13.7	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1		EBT	EBR	WBT	
Capacity (veh/h)	428		-	-	-	
HCM Lane V/C Ratio	0.038		-	-	-	
HCM Control Delay (s)	13.7		-	-	-	
HCM Lane LOS	B		-	-	-	
HCM 95th %tile Q(veh)	0.1		-	-	-	

HCM 6th Signalized Intersection Summary

14: Driveway #4/FEMA Driveway & GRANT LINE RD

Ex+Background+Project

Timing Plan: PM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		  			 							
Traffic Volume (veh/h)	8	694	95	37	628	1	173	0	44	3	0	17
Future Volume (veh/h)	8	694	95	37	628	1	173	0	44	3	0	17
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1856	1752	1752	1856	1856	1856	1752	1752	1752
Adj Flow Rate, veh/h	9	754	103	40	683	1	188	0	48	3	0	18
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	10	10	10	3	10	10	3	3	3	10	10	10
Cap, veh/h	20	1244	169	74	1100	2	236	0	562	7	0	339
Arrive On Green	0.01	0.29	0.29	0.04	0.32	0.32	0.13	0.00	0.36	0.00	0.00	0.23
Sat Flow, veh/h	1668	4259	577	1767	3410	5	1767	0	1572	1668	0	1485
Grp Volume(v), veh/h	9	563	294	40	333	351	188	0	48	3	0	18
Grp Sat Flow(s),veh/h/ln	1668	1594	1648	1767	1664	1751	1767	0	1572	1668	0	1485
Q Serve(g_s), s	0.3	8.0	8.1	1.2	8.9	8.9	5.4	0.0	1.1	0.1	0.0	0.5
Cycle Q Clear(g_c), s	0.3	8.0	8.1	1.2	8.9	8.9	5.4	0.0	1.1	0.1	0.0	0.5
Prop In Lane	1.00		0.35	1.00		0.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	20	931	481	74	537	565	236	0	562	7	0	339
V/C Ratio(X)	0.46	0.60	0.61	0.54	0.62	0.62	0.80	0.00	0.09	0.44	0.00	0.05
Avail Cap(c_a), veh/h	159	1940	1002	168	1012	1065	302	0	658	159	0	508
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	25.8	16.0	16.0	24.7	15.1	15.1	22.1	0.0	11.2	26.1	0.0	15.9
Incr Delay (d2), s/veh	15.9	0.6	1.3	5.9	1.2	1.1	10.9	0.0	0.1	39.1	0.0	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	2.4	2.6	0.5	2.8	3.0	2.8	0.0	0.3	0.1	0.0	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	41.8	16.6	17.3	30.6	16.3	16.2	33.0	0.0	11.3	65.2	0.0	15.9
LnGrp LOS	D	B	B	C	B	B	C	A	B	E	A	B
Approach Vol, veh/h	866				724				236		21	
Approach Delay, s/veh	17.1				17.0				28.6		23.0	
Approach LOS	B				B				C		C	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	4.2	22.8	6.2	19.4	11.0	16.0	4.6	21.0				
Change Period (Y+Rc), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0				
Max Green Setting (Gmax), s	5.0	22.0	5.0	32.0	9.0	18.0	5.0	32.0				
Max Q Clear Time (g_c+I1), s	2.1	3.1	3.2	10.1	7.4	2.5	2.3	10.9				
Green Ext Time (p_c), s	0.0	0.2	0.0	5.3	0.1	0.0	0.0	3.7				
Intersection Summary												
HCM 6th Ctrl Delay			18.6									
HCM 6th LOS			B									

HCM 6th TWSC
15: Driveway #5 & GRANT LINE RD

Ex+Background+Project
Timing Plan: PM Peak

Intersection						
Int Delay, s/veh	0.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑↑↓			↑↑↑↑		↗
Traffic Vol, veh/h	703	38	0	666	0	30
Future Vol, veh/h	703	38	0	666	0	30
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	10	3	10	10	3	3
Mvmt Flow	764	41	0	724	0	33
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	403
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.16
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.93
Pot Cap-1 Maneuver	-	-	0	-	0	508
Stage 1	-	-	0	-	0	-
Stage 2	-	-	0	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	508
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0		12.6	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT		
Capacity (veh/h)	508	-	-	-		
HCM Lane V/C Ratio	0.064	-	-	-		
HCM Control Delay (s)	12.6	-	-	-		
HCM Lane LOS	B	-	-	-		
HCM 95th %tile Q(veh)	0.2	-	-	-		

Intersection

Int Delay, s/veh 0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations		↗		↑↑↑	↑↑↑	
Traffic Vol, veh/h	0	10	0	124	128	60
Future Vol, veh/h	0	10	0	124	128	60
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	3	10	10	10	3
Mvmt Flow	0	11	0	135	139	65

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	- 102	- 0	- 0
Stage 1	- -	- -	- -
Stage 2	- -	- -	- -
Critical Hdwy	- 7.16	- -	- -
Critical Hdwy Stg 1	- -	- -	- -
Critical Hdwy Stg 2	- -	- -	- -
Follow-up Hdwy	- 3.93	- -	- -
Pot Cap-1 Maneuver	0 790	0 -	- -
Stage 1	0 -	0 -	- -
Stage 2	0 -	0 -	- -
Platoon blocked, %		- -	- -
Mov Cap-1 Maneuver	- 790	- -	- -
Mov Cap-2 Maneuver	- -	- -	- -
Stage 1	- -	- -	- -
Stage 2	- -	- -	- -

Approach	EB	NB	SB
HCM Control Delay, s	9.6	0	0
HCM LOS	A		

























Minor Lane/Major Mvmt	NBT EBLn1	SBT	SBR
Capacity (veh/h)	- 790	- -	- -
HCM Lane V/C Ratio	- 0.014	- -	- -
HCM Control Delay (s)	- 9.6	- -	- -
HCM Lane LOS	- A	- -	- -
HCM 95th %tile Q(veh)	- 0	- -	- -

HCM 6th Signalized Intersection Summary

3: MACARTHUR DRIVE (N) & GRANT LINE RD

Ex+Background+Project (without Alliance)

Timing Plan: AM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	294	538	48	39	282	146	27	163	97	425	319	440
Future Volume (veh/h)	294	538	48	39	282	146	27	163	97	425	319	440
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1856	1856	1856	1752	1856	1752	1856	1752	1752	1752	1752	1856
Adj Flow Rate, veh/h	320	585	52	42	307	159	29	177	105	462	347	478
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	10	3	10	3	10	10	10	10	3
Cap, veh/h	336	1100	491	76	591	249	63	640	285	317	1154	545
Arrive On Green	0.19	0.31	0.31	0.05	0.17	0.17	0.04	0.19	0.19	0.19	0.35	0.35
Sat Flow, veh/h	1767	3526	1572	1668	3526	1485	1767	3328	1485	1668	3328	1572
Grp Volume(v), veh/h	320	585	52	42	307	159	29	177	105	462	347	478
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1668	1763	1485	1767	1664	1485	1668	1664	1572
Q Serve(g_s), s	14.1	10.8	1.9	1.9	6.3	7.9	1.3	3.6	4.9	15.0	6.0	22.5
Cycle Q Clear(g_c), s	14.1	10.8	1.9	1.9	6.3	7.9	1.3	3.6	4.9	15.0	6.0	22.5
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	336	1100	491	76	591	249	63	640	285	317	1154	545
V/C Ratio(X)	0.95	0.53	0.11	0.55	0.52	0.64	0.46	0.28	0.37	1.46	0.30	0.88
Avail Cap(c_a), veh/h	336	1341	598	317	1341	565	336	1266	565	317	1266	598
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	31.6	22.4	19.3	36.8	29.9	30.6	37.3	27.2	27.7	31.9	18.8	24.2
Incr Delay (d2), s/veh	36.3	0.7	0.2	2.3	1.2	4.6	1.9	0.4	1.4	222.1	0.2	14.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	9.0	4.2	0.6	0.8	2.6	2.9	0.6	1.4	1.7	25.2	2.2	9.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	67.9	23.1	19.5	39.1	31.1	35.2	39.2	27.6	29.1	254.1	19.0	38.2
LnGrp LOS	E	C	B	D	C	D	D	C	C	F	B	D
Approach Vol, veh/h	957				508				311			
Approach Delay, s/veh	37.9				33.1				29.2			
Approach LOS	D				C				C			
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	20.0	20.7	8.6	29.6	7.8	32.8	20.0	18.2				
Change Period (Y+Rc), s	5.0	5.5	5.0	5.0	5.0	5.5	5.0	5.0				
Max Green Setting (Gmax), s	15.0	30.0	15.0	30.0	15.0	30.0	15.0	30.0				
Max Q Clear Time (g_c+I1), s	17.0	6.9	3.9	12.8	3.3	24.5	16.1	9.9				
Green Ext Time (p_c), s	0.0	2.0	0.0	4.6	0.0	2.8	0.0	3.3				

Intersection Summary

HCM 6th Ctrl Delay	66.7
HCM 6th LOS	E

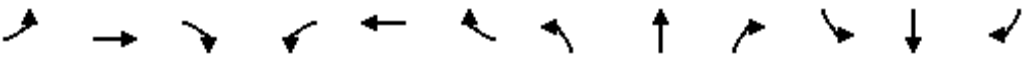
Notes

User approved pedestrian interval to be less than phase max green.

HCM 6th Signalized Intersection Summary

Ex+Background+Project (without Alliance)

2: MACARTHUR DRIVE (N) & I-205 EAST OFF RAMP/I-205 EAST ON RAMP Timing Plan: PM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↩	↩					↩	↩	↩	↩	
Traffic Volume (veh/h)	61	159	394	0	0	0	0	508	788	82	456	0
Future Volume (veh/h)	61	159	394	0	0	0	0	508	788	82	456	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No						No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752				0	1752	1752	1752	1752	0
Adj Flow Rate, veh/h	66	173	428				0	552	857	89	496	0
Peak Hour Factor	0.92	0.92	0.92				0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	10	10	10				0	10	10	10	10	0
Cap, veh/h	119	313	372				0	965	818	113	1154	0
Arrive On Green	0.25	0.25	0.25				0.00	0.55	0.55	0.07	0.66	0.00
Sat Flow, veh/h	477	1251	1485				0	1752	1485	1668	1752	0
Grp Volume(v), veh/h	239	0	428				0	552	857	89	496	0
Grp Sat Flow(s),veh/h/ln	1728	0	1485				0	1752	1485	1668	1752	0
Q Serve(g_s), s	12.0	0.0	25.0				0.0	20.6	55.0	5.2	13.5	0.0
Cycle Q Clear(g_c), s	12.0	0.0	25.0				0.0	20.6	55.0	5.2	13.5	0.0
Prop In Lane	0.28		1.00				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	433	0	372				0	965	818	113	1154	0
V/C Ratio(X)	0.55	0.00	1.15				0.00	0.57	1.05	0.79	0.43	0.00
Avail Cap(c_a), veh/h	433	0	372				0	965	818	251	1154	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00				0.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	32.6	0.0	37.4				0.0	14.7	22.4	45.8	8.1	0.0
Incr Delay (d2), s/veh	0.9	0.0	94.7				0.0	1.0	44.8	11.5	0.4	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.0	0.0	18.5				0.0	7.6	26.8	2.5	4.3	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	33.5	0.0	132.1				0.0	15.7	67.2	57.4	8.5	0.0
LnGrp LOS	C	A	F				A	B	F	E	A	A
Approach Vol, veh/h	667						1409			585		
Approach Delay, s/veh	96.7						47.0			15.9		
Approach LOS	F						D			B		
Timer - Assigned Phs	1	2		4		6						
Phs Duration (G+Y+Rc), s	10.7	59.9		29.2		70.6						
Change Period (Y+Rc), s	4.0	4.9		* 4.2		4.9						
Max Green Setting (Gmax), s	15.0	55.0		* 25		55.0						
Max Q Clear Time (g_c+I1), s	7.2	57.0		27.0		15.5						
Green Ext Time (p_c), s	0.1	0.0		0.0		3.5						

Intersection Summary

HCM 6th Ctrl Delay 52.7

HCM 6th LOS D

Notes

























* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

HCM 6th Signalized Intersection Summary

3: MACARTHUR DRIVE (N) & GRANT LINE RD

Ex+Background+Project (without Alliance)

Timing Plan: PM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	416	616	59	108	518	354	44	434	86	293	205	266
Future Volume (veh/h)	416	616	59	108	518	354	44	434	86	293	205	266
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1856	1856	1856	1752	1856	1752	1856	1752	1752	1752	1752	1856
Adj Flow Rate, veh/h	452	670	64	117	563	385	48	472	93	318	223	289
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	10	3	10	3	10	10	10	10	3
Cap, veh/h	271	1263	563	144	1027	433	79	640	285	256	1002	473
Arrive On Green	0.15	0.36	0.36	0.09	0.29	0.29	0.04	0.19	0.19	0.15	0.30	0.30
Sat Flow, veh/h	1767	3526	1572	1668	3526	1485	1767	3328	1485	1668	3328	1572
Grp Volume(v), veh/h	452	670	64	117	563	385	48	472	93	318	223	289
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1668	1763	1485	1767	1664	1485	1668	1664	1572
Q Serve(g_s), s	15.0	14.7	2.7	6.7	13.2	24.3	2.6	13.1	5.3	15.0	4.9	15.4
Cycle Q Clear(g_c), s	15.0	14.7	2.7	6.7	13.2	24.3	2.6	13.1	5.3	15.0	4.9	15.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	271	1263	563	144	1027	433	79	640	285	256	1002	473
V/C Ratio(X)	1.67	0.53	0.11	0.81	0.55	0.89	0.61	0.74	0.33	1.24	0.22	0.61
Avail Cap(c_a), veh/h	271	1263	563	256	1081	455	271	1021	455	256	1021	482
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	41.4	24.9	21.0	43.9	29.2	33.2	45.9	37.2	34.0	41.4	25.6	29.3
Incr Delay (d2), s/veh	316.2	0.7	0.2	4.1	0.8	19.5	2.8	2.9	1.1	137.8	0.2	2.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	30.1	5.9	0.9	2.8	5.4	10.5	1.2	5.4	1.9	15.7	1.9	5.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	357.6	25.5	21.1	48.0	30.1	52.6	48.7	40.0	35.2	179.2	25.8	32.2
LnGrp LOS	F	C	C	D	C	D	D	D	D	F	C	C
Approach Vol, veh/h	1186				1065				613			
Approach Delay, s/veh	151.9				40.2				40.0			
Approach LOS	F				D				D			
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	20.0	24.3	13.5	40.0	9.4	34.9	20.0	33.5				
Change Period (Y+Rc), s	5.0	5.5	5.0	5.0	5.0	5.5	5.0	5.0				
Max Green Setting (Gmax), s	15.0	30.0	15.0	30.0	15.0	30.0	15.0	30.0				
Max Q Clear Time (g_c+I1), s	17.0	15.1	8.7	16.7	4.6	17.4	17.0	26.3				
Green Ext Time (p_c), s	0.0	3.7	0.1	4.7	0.0	3.1	0.0	2.2				

Intersection Summary

HCM 6th Ctrl Delay 86.5

HCM 6th LOS F

























Notes

User approved pedestrian interval to be less than phase max green.

HCM 6th Signalized Intersection Summary+Back+Project (without Alliance) - With Improvement

3: MACARTHUR DRIVE (N) & GRANT LINE RD

























Timing Plan: AM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	294	538	48	39	282	146	27	163	97	425	319	440
Future Volume (veh/h)	294	538	48	39	282	146	27	163	97	425	319	440
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1752	1856	1752	1856	1752	1752	1752	1752	1856
Adj Flow Rate, veh/h	320	585	52	42	307	159	29	177	105	462	347	478
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	10	3	10	3	10	10	10	10	3
Cap, veh/h	356	1066	476	73	510	655	61	411	183	495	1282	606
Arrive On Green	0.20	0.30	0.30	0.04	0.14	0.14	0.03	0.12	0.12	0.30	0.39	0.39
Sat Flow, veh/h	1767	3526	1572	1668	3526	1485	1767	3328	1485	1668	3328	1572
Grp Volume(v), veh/h	320	585	52	42	307	159	29	177	105	462	347	478
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1668	1763	1485	1767	1664	1485	1668	1664	1572
Q Serve(g_s), s	15.5	12.2	2.1	2.2	7.1	5.9	1.4	4.3	5.8	23.6	6.3	23.5
Cycle Q Clear(g_c), s	15.5	12.2	2.1	2.2	7.1	5.9	1.4	4.3	5.8	23.6	6.3	23.5
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	356	1066	476	73	510	655	61	411	183	495	1282	606
V/C Ratio(X)	0.90	0.55	0.11	0.57	0.60	0.24	0.47	0.43	0.57	0.93	0.27	0.79
Avail Cap(c_a), veh/h	504	1971	879	171	1328	999	121	1234	551	742	2488	1175
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	34.1	25.6	22.1	41.1	35.1	15.3	41.5	35.6	36.2	30.0	18.5	23.8
Incr Delay (d2), s/veh	11.7	0.8	0.2	2.6	2.0	0.3	2.1	1.2	4.8	11.4	0.2	4.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.4	4.9	0.7	0.9	3.0	1.8	0.6	1.8	2.2	10.4	2.3	8.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	45.8	26.3	22.2	43.7	37.1	15.6	43.6	36.8	41.0	41.4	18.7	27.8
LnGrp LOS	D	C	C	D	D	B	D	D	D	D	B	C
Approach Vol, veh/h		957			508			311			1287	
Approach Delay, s/veh		32.6			30.9			38.9			30.2	
Approach LOS		C			C			D			C	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	31.0	16.3	8.8	31.5	8.0	39.3	22.7	17.7				
Change Period (Y+Rc), s	5.0	5.5	5.0	5.0	5.0	5.5	5.0	5.0				
Max Green Setting (Gmax), s	39.0	32.5	9.0	49.0	6.0	65.5	25.0	33.0				
Max Q Clear Time (g_c+I1), s	25.6	7.8	4.2	14.2	3.4	25.5	17.5	9.1				
Green Ext Time (p_c), s	0.4	2.1	0.0	5.7	0.0	8.2	0.2	3.5				
Intersection Summary												
HCM 6th Ctrl Delay			32.0									
HCM 6th LOS			C									
Notes												
User approved pedestrian interval to be less than phase max green.												

HCM 6th Signalized Intersection Summary+Back+Project (without Alliance) - With Improvement

3: MACARTHUR DRIVE (N) & GRANT LINE RD

Timing Plan: PM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	416	616	59	108	518	354	44	434	86	293	205	266
Future Volume (veh/h)	416	616	59	108	518	354	44	434	86	293	205	266
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1752	1856	1752	1856	1752	1752	1752	1752	1856
Adj Flow Rate, veh/h	452	670	64	117	563	385	48	472	93	318	223	289
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	10	3	10	3	10	10	10	10	3
Cap, veh/h	454	1419	633	139	806	626	64	582	260	322	1104	521
Arrive On Green	0.26	0.40	0.40	0.08	0.23	0.23	0.04	0.17	0.17	0.19	0.33	0.33
Sat Flow, veh/h	1767	3526	1572	1668	3526	1485	1767	3328	1485	1668	3328	1572
Grp Volume(v), veh/h	452	670	64	117	563	385	48	472	93	318	223	289
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1668	1763	1485	1767	1664	1485	1668	1664	1572
Q Serve(g_s), s	35.7	19.6	3.5	9.7	20.5	28.4	3.8	19.1	7.7	26.6	6.7	21.1
Cycle Q Clear(g_c), s	35.7	19.6	3.5	9.7	20.5	28.4	3.8	19.1	7.7	26.6	6.7	21.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	454	1419	633	139	806	626	64	582	260	322	1104	521
V/C Ratio(X)	0.99	0.47	0.10	0.84	0.70	0.62	0.75	0.81	0.36	0.99	0.20	0.55
Avail Cap(c_a), veh/h	454	1419	633	226	831	636	114	797	355	322	1225	579
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	51.9	30.8	26.0	63.3	49.6	31.6	66.8	55.5	50.8	56.3	33.5	38.3
Incr Delay (d2), s/veh	40.7	0.4	0.1	7.0	3.0	2.3	6.4	6.0	1.4	46.7	0.2	1.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	20.6	8.3	1.3	4.3	9.2	10.2	1.8	8.4	2.9	15.2	2.7	8.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	92.6	31.3	26.2	70.2	52.6	33.9	73.2	61.6	52.3	103.1	33.7	39.9
LnGrp LOS	F	C	C	E	D	C	E	E	D	F	C	D
Approach Vol, veh/h		1186			1065			613			830	
Approach Delay, s/veh		54.4			47.8			61.1			62.4	
Approach LOS		D			D			E			E	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	32.0	30.0	16.7	61.3	10.1	51.9	41.0	37.0				
Change Period (Y+Rc), s	5.0	5.5	5.0	5.0	5.0	5.5	5.0	5.0				
Max Green Setting (Gmax), s	27.0	33.5	19.0	50.0	9.0	51.5	36.0	33.0				
Max Q Clear Time (g_c+I1), s	28.6	21.1	11.7	21.6	5.8	23.1	37.7	30.4				
Green Ext Time (p_c), s	0.0	3.4	0.1	6.5	0.0	4.3	0.0	1.6				

Intersection Summary

HCM 6th Ctrl Delay	55.4
HCM 6th LOS	E

Notes

User approved pedestrian interval to be less than phase max green.

TRAFFIC SIGNAL VOLUME WARRANT ANALYSIS (2010 MUTCD)

MAJOR STREET: Chrisman Road NB SB # OF APPROACH LANES: 3

MINOR STREET: Paradise Road SB # OF APPROACH LANES: 1

CITY, STATE: Tracy, CA

COMMENTS: Ex+Back+Project

ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000 (Y OR N)

85TH PERCENTILE SPEED GREATER THAN 40 MPH ON MAJOR STREET (Y OR N)

N

N

	MAJOR ST TWO-WAY TRAFFIC	MINOR ST TRAFFIC HEAVY LEG	Ped Count CROSSING MAJOR ST	WARRANT 1 - Condition A, Part 1			WARRANT 1 - Condition B, Part 1			WARRANT 1 - Condition A, Part 2			WARRANT 1 - Condition B, Part 2			WARRANT 2	WARRANT 3
				MAIN LINE	SIDE STREET	BOTH MET	MAIN LINE	SIDE STREET	BOTH MET	MAIN LINE	SIDE STREET	BOTH MET	MAIN LINE	SIDE STREET	BOTH MET	Four-Hour	Peak Hour
THRESHOLD VALUES				600	150		900	75		480	120		720	60		60	75
06:00 AM TO 07:00 AM																	
07:00 AM TO 08:00 AM																	
08:00 AM TO 09:00 AM	318	286			Y			Y			Y			Y			
09:00 AM TO 10:00 AM																	
10:00 AM TO 11:00 AM																	
11:00 AM TO 12:00 PM																	
12:00 PM TO 01:00 PM																	
01:00 PM TO 02:00 PM																	
02:00 PM TO 03:00 PM																	
03:00 PM TO 04:00 PM																	
04:00 PM TO 05:00 PM																	
05:00 PM TO 06:00 PM	610	248		Y	Y	Y		Y		Y	Y	Y		Y			
06:00 PM TO 07:00 PM																	
07:00 PM TO 08:00 PM																	
08:00 PM TO 09:00 PM																	
09:00 PM TO 10:00 PM																	
	928	534		1	2	1	0	2	0	1	2	1	0	2	0	0	0
				8 HOURS NEEDED			8 HOURS NEEDED			8 HOURS NEEDED for both Condition A & B						4 HRS NEEDED	1 HR NEEDED
				NOT SATISFIED			NOT SATISFIED			NOT SATISFIED						NOT SATISFIED	NOT SATISFIED

09/09/20
Kimley-Horn and Associates

TRAFFIC SIGNAL VOLUME WARRANT ANALYSIS (2010 MUTCD)

MAJOR STREET: Grantline Road NB SB # OF APPROACH LANES: 3

MINOR STREET: Project Driveway #4 SB # OF APPROACH LANES: 1

CITY, STATE: Tracy, CA

COMMENTS: Ex+Back+Project

ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000 (Y OR N)
 85TH PERCENTILE SPEED GREATER THAN 40 MPH ON MAJOR STREET (Y OR N)

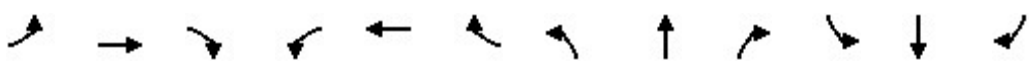
N
N

			MAJOR ST TWO-WAY TRAFFIC	MINOR ST TRAFFIC HEAVY LEG	Ped Count CROSSING MAJOR ST	WARRANT 1 - Condition A, Part 1			WARRANT 1 - Condition B, Part 1			WARRANT 1 - Condition A, Part 2			WARRANT 1 - Condition B, Part 2			WARRANT 2 Four-Hour	WARRANT 3 Peak Hour
						MAIN LINE	SIDE STREET	BOTH MET	MAIN LINE	SIDE STREET	BOTH MET	MAIN LINE	SIDE STREET	BOTH MET	MAIN LINE	SIDE STREET	BOTH MET		
THRESHOLD VALUES						600	150		900	75		480	120		720	60		60	75
06:00 AM	TO	07:00 AM																	
07:00 AM	TO	08:00 AM																	
08:00 AM	TO	09:00 AM	1,209	10		Y			Y			Y			Y				
09:00 AM	TO	10:00 AM																	
10:00 AM	TO	11:00 AM																	
11:00 AM	TO	12:00 PM																	
12:00 PM	TO	01:00 PM																	
01:00 PM	TO	02:00 PM																	
02:00 PM	TO	03:00 PM																	
03:00 PM	TO	04:00 PM																	
04:00 PM	TO	05:00 PM																	
05:00 PM	TO	06:00 PM	1,463	217		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
06:00 PM	TO	07:00 PM																	
07:00 PM	TO	08:00 PM																	
08:00 PM	TO	09:00 PM																	
09:00 PM	TO	10:00 PM																	
			2,672	227		2	1	1	2	1	1	2	1	1	2	1	1	1	1
						8 HOURS NEEDED			8 HOURS NEEDED			8 HOURS NEEDED for both Condition A & B						4 HRS NEEDED	1 HR NEEDED
						NOT SATISFIED			NOT SATISFIED			NOT SATISFIED						NOT SATISFIED	SATISFIED

HCM 6th Signalized Intersection Summary

Cumulative Conditions

1: MACARTHUR DRIVE (N) & I-205 WEST ON RAMP/I-205 WEST OFF RAMP Timing Plan: AM Peak







												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations					↔		↔	↑			↑	
Traffic Volume (veh/h)	0	0	0	160	0	70	413	40	0	0	50	20
Future Volume (veh/h)	0	0	0	160	0	70	413	40	0	0	50	20
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach				No			No				No	
Adj Sat Flow, veh/h/ln				1900	1752	1900	1752	1752	0	0	1752	1752
Adj Flow Rate, veh/h				160	0	70	413	40	0	0	50	20
Peak Hour Factor				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %				0	10	0	10	10	0	0	10	10
Cap, veh/h				199	0	87	632	914	0	0	196	79
Arrive On Green				0.18	0.00	0.18	0.20	0.52	0.00	0.00	0.16	0.16
Sat Flow, veh/h				1118	0	489	3237	1752	0	0	1190	476
Grp Volume(v), veh/h				230	0	0	413	40	0	0	0	70
Grp Sat Flow(s),veh/h/ln				1608	0	0	1618	1752	0	0	0	1666
Q Serve(g_s), s				4.2	0.0	0.0	3.6	0.3	0.0	0.0	0.0	1.1
Cycle Q Clear(g_c), s				4.2	0.0	0.0	3.6	0.3	0.0	0.0	0.0	1.1
Prop In Lane				0.70		0.30	1.00		0.00	0.00		0.29
Lane Grp Cap(c), veh/h				286	0	0	632	914	0	0	0	275
V/C Ratio(X)				0.80	0.00	0.00	0.65	0.04	0.00	0.00	0.00	0.25
Avail Cap(c_a), veh/h				467	0	0	972	1277	0	0	0	445
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1.00
Uniform Delay (d), s/veh				12.0	0.0	0.0	11.2	3.5	0.0	0.0	0.0	11.0
Incr Delay (d2), s/veh				2.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.2
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln				1.2	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				14.0	0.0	0.0	12.1	3.6	0.0	0.0	0.0	11.2
LnGrp LOS				B	A	A	B	A	A	A	A	B
Approach Vol, veh/h					230			453			70	
Approach Delay, s/veh					14.0			11.3			11.2	
Approach LOS					B			B			B	
Timer - Assigned Phs		2			5	6		8				
Phs Duration (G+Y+Rc), s		20.7			10.8	9.9		9.6				
Change Period (Y+Rc), s		4.9			4.9	4.9		4.2				
Max Green Setting (Gmax), s		22.1			9.1	8.1		8.8				
Max Q Clear Time (g_c+I1), s		2.3			5.6	3.1		6.2				
Green Ext Time (p_c), s		0.0			0.5	0.0		0.1				
Intersection Summary												
HCM 6th Ctrl Delay				12.1								
HCM 6th LOS				B								

HCM 6th Signalized Intersection Summary

Cumulative Conditions

2: MACARTHUR DRIVE (N) & I-205 EAST OFF RAMP/I-205 EAST ON RAMP Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	15	0	380	0	0	0	0	450	360	10	200	0
Future Volume (veh/h)	15	0	380	0	0	0	0	450	360	10	200	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752				0	1752	1752	1752	1752	0
Adj Flow Rate, veh/h	15	0	380				0	450	360	10	200	0
Peak Hour Factor	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	10	10				0	10	10	10	10	0
Cap, veh/h	506	0	450				0	1161	518	22	1545	0
Arrive On Green	0.30	0.00	0.30				0.00	0.35	0.35	0.01	0.46	0.00
Sat Flow, veh/h	1668	0	1485				0	3416	1485	1668	3416	0
Grp Volume(v), veh/h	15	0	380				0	450	360	10	200	0
Grp Sat Flow(s),veh/h/ln	1668	0	1485				0	1664	1485	1668	1664	0
Q Serve(g_s), s	0.2	0.0	9.4				0.0	4.0	8.2	0.2	1.3	0.0
Cycle Q Clear(g_c), s	0.2	0.0	9.4				0.0	4.0	8.2	0.2	1.3	0.0
Prop In Lane	1.00		1.00				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	506	0	450				0	1161	518	22	1545	0
V/C Ratio(X)	0.03	0.00	0.84				0.00	0.39	0.70	0.46	0.13	0.00
Avail Cap(c_a), veh/h	768	0	683				0	1608	717	213	2374	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00				0.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	9.6	0.0	12.8				0.0	9.6	10.9	19.2	6.0	0.0
Incr Delay (d2), s/veh	0.0	0.0	3.8				0.0	0.3	2.4	14.0	0.1	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.0	2.8				0.0	1.0	2.1	0.2	0.3	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	9.6	0.0	16.5				0.0	9.9	13.4	33.2	6.0	0.0
LnGrp LOS	A	A	B				A	A	B	C	A	A
Approach Vol, veh/h	395						810			210		
Approach Delay, s/veh	16.3						11.4			7.3		
Approach LOS	B						B			A		
Timer - Assigned Phs	1	2	4		6							
Phs Duration (G+Y+Rc), s	4.5	18.5	16.1		23.1							
Change Period (Y+Rc), s	4.0	4.9	* 4.2		4.9							
Max Green Setting (Gmax), s	5.0	18.9	* 18		27.9							
Max Q Clear Time (g_c+I2, s)	12.2	10.2	11.4		3.3							
Green Ext Time (p_c), s	0.0	3.5	0.6		1.2							

Intersection Summary

HCM 6th Ctrl Delay 12.2

HCM 6th LOS B

Notes













* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

HCM 6th Signalized Intersection Summary

3: MACARTHUR DRIVE (N) & GRANT LINE RD

Cumulative Conditions
Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	300	229	80	50	296	58	80	520	40	99	400	250
Future Volume (veh/h)	300	229	80	50	296	58	80	520	40	99	400	250
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No				No				No			
Adj Sat Flow, veh/h/ln	1856	1856	1856	1752	1856	1752	1856	1752	1752	1752	1752	1856
Adj Flow Rate, veh/h	300	229	80	50	296	58	80	520	40	99	400	250
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	3	3	3	10	3	10	3	10	10	10	10	3
Cap, veh/h	348	1042	465	92	543	229	126	824	368	130	846	400
Arrive On Green	0.20	0.30	0.30	0.06	0.15	0.15	0.07	0.25	0.25	0.08	0.25	0.25
Sat Flow, veh/h	1767	3526	1572	1668	3526	1485	1767	3328	1485	1668	3328	1572
Grp Volume(v), veh/h	300	229	80	50	296	58	80	520	40	99	400	250
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1668	1763	1485	1767	1664	1485	1668	1664	1572
Q Serve(g_s), s	10.4	3.1	2.4	1.9	4.9	2.2	2.8	8.8	1.3	3.7	6.5	8.9
Cycle Q Clear(g_c), s	10.4	3.1	2.4	1.9	4.9	2.2	2.8	8.8	1.3	3.7	6.5	8.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	348	1042	465	92	543	229	126	824	368	130	846	400
V/C Ratio(X)	0.86	0.22	0.17	0.54	0.54	0.25	0.63	0.63	0.11	0.76	0.47	0.63
Avail Cap(c_a), veh/h	474	2280	1017	237	1835	773	167	1759	785	158	1759	831
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	24.6	16.8	16.6	29.2	24.8	23.6	28.6	21.3	18.4	28.6	20.0	21.0
Incr Delay (d2), s/veh	9.2	0.2	0.3	1.8	1.5	1.0	1.9	1.4	0.2	12.3	0.7	2.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.8	1.1	0.8	0.8	2.1	0.8	1.2	3.2	0.4	1.8	2.3	3.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	33.8	17.0	16.9	31.0	26.2	24.6	30.6	22.6	18.7	40.9	20.7	23.7
LnGrp LOS	C	B	B	C	C	C	C	C	B	D	C	C
Approach Vol, veh/h	609				404		640				749	
Approach Delay, s/veh	25.3				26.6		23.4				24.4	
Approach LOS	C				C		C				C	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	21.2	8.5	23.7	9.5	21.6	17.5	14.8					
Change Period (Y+Rc), s	5.0	5.5	5.0	5.0	5.0	5.5	5.0	5.0				
Max Green Setting (Gmax), s	33.5	9.0	41.0	6.0	33.5	17.0	33.0					
Max Q Clear Time (g_c+1/5), s	10.8	3.9	5.1	4.8	10.9	12.4	6.9					
Green Ext Time (p_c), s	0.0	4.5	0.0	2.5	0.0	5.2	0.1	2.9				

Intersection Summary

HCM 6th Ctrl Delay 24.7
HCM 6th LOS C

Notes

User approved pedestrian interval to be less than phase max green.










HCM 6th Signalized Intersection Summary

4: ELEVENTH ST. & MACARTHUR DRIVE

Cumulative Conditions

Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	130	977	50	20	1400	240	120	120	131	200	40	220
Future Volume (veh/h)	130	977	50	20	1400	240	120	120	131	200	40	220
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1856	1856	1856	1752	1856	1752	1856	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	130	977	50	20	1400	240	120	120	131	200	40	220
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	3	3	3	10	3	10	3	10	10	10	10	10
Cap, veh/h	161	1828	94	29	1610	678	149	199	177	236	294	262
Arrive On Green	0.09	0.54	0.54	0.02	0.46	0.46	0.08	0.12	0.12	0.14	0.18	0.18
Sat Flow, veh/h	1767	3412	175	1668	3526	1485	1767	1664	1485	1668	1664	1485
Grp Volume(v), veh/h	130	505	522	20	1400	240	120	120	131	200	40	220
Grp Sat Flow(s),veh/h/ln	1767	1763	1824	1668	1763	1485	1767	1664	1485	1668	1664	1485
Q Serve(g_s), s	6.6	17.0	17.0	1.1	32.7	9.6	6.1	6.3	7.8	10.7	1.9	13.1
Cycle Q Clear(g_c), s	6.6	17.0	17.0	1.1	32.7	9.6	6.1	6.3	7.8	10.7	1.9	13.1
Prop In Lane	1.00		0.10	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	161	944	977	29	1610	678	149	199	177	236	294	262
V/C Ratio(X)	0.81	0.53	0.53	0.69	0.87	0.35	0.80	0.60	0.74	0.85	0.14	0.84
Avail Cap(c_a), veh/h	188	1022	1058	91	1844	776	155	401	357	329	583	520
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	40.8	13.8	13.8	44.7	22.4	16.1	41.1	38.2	38.9	38.3	31.7	36.4
Incr Delay (d2), s/veh	17.3	0.5	0.5	25.0	4.3	0.3	25.1	1.1	2.3	13.6	0.1	2.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.6	6.3	6.5	0.6	13.4	3.2	3.7	2.6	2.9	5.2	0.8	4.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	58.0	14.3	14.3	69.7	26.7	16.4	66.2	39.3	41.1	51.8	31.8	39.1
LnGrp LOS	E	B	B	E	C	B	E	D	D	D	C	D
Approach Vol, veh/h	1157		1660			371			460			
Approach Delay, s/veh	19.2		25.7			48.7			44.0			
Approach LOS	B		C			D			D			
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	5.6	53.5	11.7	20.6	12.8	46.2	16.9	15.4				
Change Period (Y+Rc), s	4.0	4.5	4.0	4.5	4.5	4.5	4.0	4.5				
Max Green Setting (Gmax), s	5.0	53.0	8.0	32.0	9.7	47.8	18.0	22.0				
Max Q Clear Time (g_c+I1), s	13.1	19.0	8.1	15.1	8.6	34.7	12.7	9.8				
Green Ext Time (p_c), s	0.0	4.9	0.0	1.0	0.0	7.0	0.3	0.8				
Intersection Summary												
HCM 6th Ctrl Delay			28.3									
HCM 6th LOS			C									









HCM 6th Signalized Intersection Summary

5: Skylark Rd/IPT 2 Dwy & GRANT LINE RD

Cumulative Conditions

Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	60	575	37	45	468	10	5	0	1	4	0	14
Future Volume (veh/h)	60	575	37	45	468	10	5	0	1	4	0	14
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	60	575	37	45	468	10	5	0	1	4	0	14
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	221	1273	82	83	1061	23	22	0	83	9	0	71
Arrive On Green	0.13	0.40	0.40	0.05	0.32	0.32	0.01	0.00	0.06	0.01	0.00	0.05
Sat Flow, veh/h	1668	3175	204	1668	3332	71	1668	0	1485	1668	0	1485
Grp Volume(v), veh/h	60	301	311	45	234	244	5	0	1	4	0	14
Grp Sat Flow(s),veh/h/ln	1668	1664	1715	1668	1664	1739	1668	0	1485	1668	0	1485
Q Serve(g_s), s	1.2	5.0	5.0	1.0	4.2	4.2	0.1	0.0	0.0	0.1	0.0	0.3
Cycle Q Clear(g_c), s	1.2	5.0	5.0	1.0	4.2	4.2	0.1	0.0	0.0	0.1	0.0	0.3
Prop In Lane	1.00		0.12	1.00		0.04	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	221	667	688	83	530	554	22	0	83	9	0	71
V/C Ratio(X)	0.27	0.45	0.45	0.54	0.44	0.44	0.23	0.00	0.01	0.44	0.00	0.20
Avail Cap(c_a), veh/h	664	1987	2047	1106	2649	2768	885	0	1772	664	0	1378
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	14.7	8.3	8.3	17.5	10.2	10.2	18.4	0.0	16.8	18.7	0.0	17.3
Incr Delay (d2), s/veh	0.2	0.2	0.2	2.0	0.2	0.2	1.9	0.0	0.0	12.0	0.0	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	1.0	1.1	0.3	1.0	1.1	0.0	0.0	0.0	0.1	0.0	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	15.0	8.4	8.4	19.5	10.4	10.4	20.3	0.0	16.8	30.7	0.0	17.7
LnGrp LOS	B	A	A	B	B	B	C	A	B	C	A	B
Approach Vol, veh/h	672			523			6			18		
Approach Delay, s/veh	9.0			11.2			19.7			20.6		
Approach LOS	A			B			B			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	5.9	20.9	4.2	6.7	9.0	17.8	4.5	6.4				
Change Period (Y+Rc), s	4.0	5.8	4.0	4.6	4.0	5.8	4.0	4.6				
Max Green Setting (Gmax), s	25.0	45.0	15.0	45.0	15.0	60.0	20.0	35.0				
Max Q Clear Time (g_c+I1), s	13.0	7.0	2.1	2.0	3.2	6.2	2.1	2.3				
Green Ext Time (p_c), s	0.0	2.1	0.0	0.0	0.0	1.6	0.0	0.0				

Intersection Summary

HCM 6th Ctrl Delay	10.2
HCM 6th LOS	B

HCM 6th Signalized Intersection Summary

6: CHRISMAN RD & GRANT LINE RD

Cumulative Conditions
Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔↔	↑↑↑	↗	↔↔	↑↑	↗	↗	↑↑	↗	↗	↑↑	↗
Traffic Volume (veh/h)	124	320	121	128	417	25	78	400	132	25	330	22
Future Volume (veh/h)	124	320	121	128	417	25	78	400	132	25	330	22
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	124	320	121	128	417	25	78	400	132	25	330	22
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	375	949	295	473	762	340	161	671	299	95	538	240
Arrive On Green	0.12	0.20	0.20	0.15	0.23	0.23	0.10	0.20	0.20	0.06	0.16	0.16
Sat Flow, veh/h	3237	4782	1485	3237	3328	1485	1668	3328	1485	1668	3328	1485
Grp Volume(v), veh/h	124	320	121	128	417	25	78	400	132	25	330	22
Grp Sat Flow(s),veh/h/ln	1618	1594	1485	1618	1664	1485	1668	1664	1485	1668	1664	1485
Q Serve(g_s), s	2.1	3.5	4.3	2.1	6.7	0.8	2.7	6.6	4.7	0.9	5.6	0.8
Cycle Q Clear(g_c), s	2.1	3.5	4.3	2.1	6.7	0.8	2.7	6.6	4.7	0.9	5.6	0.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	375	949	295	473	762	340	161	671	299	95	538	240
V/C Ratio(X)	0.33	0.34	0.41	0.27	0.55	0.07	0.48	0.60	0.44	0.26	0.61	0.09
Avail Cap(c_a), veh/h	643	2374	737	535	1542	688	221	1982	884	276	2203	982
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	24.6	20.8	21.1	22.9	20.5	18.3	25.9	21.9	21.1	27.3	23.6	21.6
Incr Delay (d2), s/veh	0.2	0.1	0.3	0.3	0.2	0.0	0.8	0.3	0.4	1.5	1.1	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	1.1	1.4	0.7	2.3	0.2	1.0	2.3	1.5	0.4	2.0	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	24.8	20.9	21.5	23.2	20.8	18.3	26.7	22.2	21.5	28.8	24.7	21.7
LnGrp LOS	C	C	C	C	C	B	C	C	C	C	C	C
Approach Vol, veh/h	565				570		610				377	
Approach Delay, s/veh	21.9				21.2		22.6				24.8	
Approach LOS	C				C		C				C	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	4.8	18.0	11.8	15.8	13.0	19.8	9.4	18.2				
Change Period (Y+Rc), s	6.0	6.0	6.0	* 6	6.0	6.0	6.0	6.0				
Max Green Setting (Gmax), s	30.0	30.0	8.0	* 40	12.0	28.0	10.0	36.0				
Max Q Clear Time (g_c+I), s	6.3	6.3	4.7	7.6	4.1	8.7	2.9	8.6				
Green Ext Time (p_c), s	0.2	1.1	0.0	2.2	0.1	1.0	0.0	1.0				

Intersection Summary

HCM 6th Ctrl Delay	22.4
HCM 6th LOS	C

Notes











* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

HCM 6th Signalized Intersection Summary

7: CHRISMAN RD & Paradise Rd

Cumulative Conditions
Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	10	10	10	50	10	10	10	540	100	100	444	6
Future Volume (veh/h)	10	10	10	50	10	10	10	540	100	100	444	6
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	10	10	10	50	10	10	10	540	100	100	444	6
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	44	100	100	138	146	146	35	1103	200	267	1961	609
Arrive On Green	0.03	0.12	0.12	0.08	0.18	0.18	0.02	0.27	0.27	0.16	0.41	0.41
Sat Flow, veh/h	1668	804	804	1668	804	804	1668	4068	739	1668	4782	1485
Grp Volume(v), veh/h	10	0	20	50	0	20	10	421	219	100	444	6
Grp Sat Flow(s),veh/h/ln	1668	0	1607	1668	0	1607	1668	1594	1619	1668	1594	1485
Q Serve(g_s), s	0.3	0.0	0.5	1.3	0.0	0.5	0.3	4.9	5.0	2.4	2.7	0.1
Cycle Q Clear(g_c), s	0.3	0.0	0.5	1.3	0.0	0.5	0.3	4.9	5.0	2.4	2.7	0.1
Prop In Lane	1.00		0.50	1.00		0.50	1.00		0.46	1.00		1.00
Lane Grp Cap(c), veh/h	44	0	200	138	0	292	35	864	439	267	1961	609
V/C Ratio(X)	0.23	0.00	0.10	0.36	0.00	0.07	0.29	0.49	0.50	0.37	0.23	0.01
Avail Cap(c_a), veh/h	377	0	1561	339	0	1525	302	2305	1170	377	3673	1140
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	21.1	0.0	17.2	19.2	0.0	15.0	21.3	13.5	13.6	16.6	8.5	7.7
Incr Delay (d2), s/veh	2.6	0.0	0.2	1.6	0.0	0.1	4.4	0.4	0.9	0.9	0.1	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.0	0.2	0.5	0.0	0.1	0.1	1.4	1.5	0.8	0.7	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	23.8	0.0	17.4	20.8	0.0	15.1	25.8	14.0	14.5	17.5	8.5	7.7
LnGrp LOS	C	A	B	C	A	B	C	B	B	B	A	A
Approach Vol, veh/h	30			70			650			550		
Approach Delay, s/veh	19.5			19.2			14.3			10.2		
Approach LOS	B			B			B			B		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	16.0	7.7	9.5	4.9	22.2	5.2	12.0					
Change Period (Y+Rc), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0					
Max Green Setting (Gmax), s	32.0	32.0	9.0	43.0	8.0	34.0	10.0	42.0				
Max Q Clear Time (g_c+I), s	7.0	7.0	3.3	2.5	2.3	4.7	2.3	2.5				
Green Ext Time (p_c), s	0.1	4.1	0.0	0.1	0.0	3.0	0.0	0.1				

Intersection Summary

HCM 6th Ctrl Delay	12.9
HCM 6th LOS	B

HCM 6th Signalized Intersection Summary

8: CHRISMAN & ELEVENTH ST.

Cumulative Conditions
Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰↱	↑↑	↱	↰	↑↑	↱	↰	↑↑	↱	↰	↑↑	↱
Traffic Volume (veh/h)	408	820	100	490	960	83	210	550	630	31	203	460
Future Volume (veh/h)	408	820	100	490	960	83	210	550	630	31	203	460
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	408	820	100	490	960	83	210	550	0	31	203	0
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	472	901	604	520	1453	682	227	730		38	353	
Arrive On Green	0.15	0.27	0.27	0.31	0.44	0.44	0.14	0.22	0.00	0.02	0.11	0.00
Sat Flow, veh/h	3237	3328	1485	1668	3328	1485	1668	3328	1485	1668	3328	1485
Grp Volume(v), veh/h	408	820	100	490	960	83	210	550	0	31	203	0
Grp Sat Flow(s), veh/h/ln	1618	1664	1485	1668	1664	1485	1668	1664	1485	1668	1664	1485
Q Serve(g_s), s	15.4	29.8	5.4	35.8	28.6	4.0	15.6	19.3	0.0	2.3	7.3	0.0
Cycle Q Clear(g_c), s	15.4	29.8	5.4	35.8	28.6	4.0	15.6	19.3	0.0	2.3	7.3	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	472	901	604	520	1453	682	227	730		38	353	
V/C Ratio(X)	0.87	0.91	0.17	0.94	0.66	0.12	0.93	0.75		0.82	0.57	
Avail Cap(c_a), veh/h	517	931	617	547	1489	698	227	1090		80	798	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	52.3	44.2	23.6	42.0	27.9	19.4	53.5	45.7	0.0	60.9	53.2	0.0
Incr Delay (d2), s/veh	15.2	13.3	0.3	25.5	1.5	0.2	40.1	5.7	0.0	32.5	5.3	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%), veh/ln	7.1	13.5	1.9	17.5	10.8	1.4	8.9	8.3	0.0	1.3	3.3	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	67.4	57.4	23.9	67.5	29.4	19.5	93.5	51.4	0.0	93.4	58.5	0.0
LnGrp LOS	E	E	C	E	C	B	F	D		F	E	
Approach Vol, veh/h	1328			1533			760			A	234	A
Approach Delay, s/veh	58.0			41.0			63.0				63.1	
Approach LOS	E			D			E				E	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	45.0	39.9	21.0	19.3	24.2	60.6	6.9	33.4				
Change Period (Y+Rc), s	6.0	6.0	4.0	6.0	6.0	6.0	4.0	6.0				
Max Green Setting (Gmax), s	41.0	35.0	17.0	30.0	20.0	56.0	6.0	41.0				
Max Q Clear Time (g_c+Q), s	17.8	31.8	17.6	9.3	17.4	30.6	4.3	21.3				
Green Ext Time (p_c), s	1.2	2.0	0.0	2.1	0.8	10.6	0.0	6.1				

Intersection Summary

HCM 6th Ctrl Delay 52.5

HCM 6th LOS D

Notes

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary

9: Chrisman Rd & I-205 WB On Ramp/I-205 WB Off Ramp

Cumulative Conditions

Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations				↰↱	↰	↱		↰↱↲			↰↱↲	
Traffic Volume (veh/h)	0	0	0	314	0	10	0	242	298	0	173	460
Future Volume (veh/h)	0	0	0	314	0	10	0	242	298	0	173	460
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach					No			No			No	
Adj Sat Flow, veh/h/ln				1752	1752	1752	0	1752	1752	0	1752	1752
Adj Flow Rate, veh/h				314	0	10	0	242	298	0	173	460
Peak Hour Factor				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %				10	10	10	0	10	10	0	10	10
Cap, veh/h				624	0	555	0	1483	690	0	1483	690
Arrive On Green				0.19	0.00	0.19	0.00	0.47	0.47	0.00	0.47	0.47
Sat Flow, veh/h				3337	0	2969	0	3346	1485	0	3346	1485
Grp Volume(v), veh/h				314	0	10	0	242	298	0	173	460
Grp Sat Flow(s),veh/h/ln				1668	0	1485	0	1594	1485	0	1594	1485
Q Serve(g_s), s				1.9	0.0	0.1	0.0	1.0	3.1	0.0	0.7	5.5
Cycle Q Clear(g_c), s				1.9	0.0	0.1	0.0	1.0	3.1	0.0	0.7	5.5
Prop In Lane				1.00		1.00	0.00		1.00	0.00		1.00
Lane Grp Cap(c), veh/h				624	0	555	0	1483	690	0	1483	690
V/C Ratio(X)				0.50	0.00	0.02	0.00	0.16	0.43	0.00	0.12	0.67
Avail Cap(c_a), veh/h				2612	0	2325	0	2635	1227	0	2635	1227
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh				8.4	0.0	7.6	0.0	3.6	4.1	0.0	3.5	4.8
Incr Delay (d2), s/veh				0.6	0.0	0.0	0.0	0.1	0.4	0.0	0.0	1.1
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln				0.5	0.0	0.0	0.0	0.1	0.3	0.0	0.0	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				9.0	0.0	7.6	0.0	3.6	4.5	0.0	3.5	5.9
LnGrp LOS				A	A	A	A	A	A	A	A	A
Approach Vol, veh/h					324			540			633	
Approach Delay, s/veh					9.0			4.1			5.2	
Approach LOS					A			A			A	
Timer - Assigned Phs	2			6			8					
Phs Duration (G+Y+Rc), s	14.7			14.7			8.3					
Change Period (Y+Rc), s	4.0			4.0			4.0					
Max Green Setting (Gmax), s	19.0			19.0			18.0					
Max Q Clear Time (g_c+I1), s	5.1			7.5			3.9					
Green Ext Time (p_c), s	3.1			3.2			1.0					
Intersection Summary												
HCM 6th Ctrl Delay			5.6									
HCM 6th LOS			A									

HCM 6th Signalized Intersection Summary

10: Chrisman Rd & I-205 EB Off Ramp/I-205 EB On Ramp

Cumulative Conditions






Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰↱		↰↱				↰↱↲		↰↱		↰↱↲	
Traffic Volume (veh/h)	310	0	315	0	0	0	0	230	646	0	477	10
Future Volume (veh/h)	310	0	315	0	0	0	0	230	646	0	477	10
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No						No				No	
Adj Sat Flow, veh/h/ln	1752	0	1752				0	1752	1752	0	1752	1752
Adj Flow Rate, veh/h	310	0	315				0	230	646	0	477	10
Peak Hour Factor	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	0	10				0	10	10	0	10	10
Cap, veh/h	766	0	619				0	2073	1133	0	2090	44
Arrive On Green	0.24	0.00	0.24				0.00	0.43	0.43	0.00	0.43	0.43
Sat Flow, veh/h	3237	0	2613				0	4940	2613	0	4979	101
Grp Volume(v), veh/h	310	0	315				0	230	646	0	315	172
Grp Sat Flow(s),veh/h/ln	1618	0	1306				0	1594	1306	0	1594	1734
Q Serve(g_s), s	2.0	0.0	2.5				0.0	0.7	4.5	0.0	1.5	1.5
Cycle Q Clear(g_c), s	2.0	0.0	2.5				0.0	0.7	4.5	0.0	1.5	1.5
Prop In Lane	1.00		1.00				0.00		1.00	0.00		0.06
Lane Grp Cap(c), veh/h	766	0	619				0	2073	1133	0	1382	752
V/C Ratio(X)	0.40	0.00	0.51				0.00	0.11	0.57	0.00	0.23	0.23
Avail Cap(c_a), veh/h	1334	0	1077				0	4337	2369	0	2891	1572
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00				0.00	1.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh	7.8	0.0	8.0				0.0	4.1	5.2	0.0	4.3	4.3
Incr Delay (d2), s/veh	0.3	0.0	0.7				0.0	0.0	0.5	0.0	0.1	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.0	0.5				0.0	0.1	0.5	0.0	0.1	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	8.2	0.0	8.7				0.0	4.1	5.6	0.0	4.4	4.5
LnGrp LOS	A	A	A				A	A	A	A	A	A
Approach Vol, veh/h												
		625					876				487	
Approach Delay, s/veh												
		8.4					5.2				4.4	
Approach LOS												
		A					A				A	
Timer - Assigned Phs												
		2		4		6						
Phs Duration (G+Y+Rc), s												
		14.5		9.7		14.5						
Change Period (Y+Rc), s												
		4.0		4.0		4.0						
Max Green Setting (Gmax), s												
		22.0		10.0		22.0						
Max Q Clear Time (g_c+l1), s												
		6.5		4.5		3.5						
Green Ext Time (p_c), s												
		4.0		1.3		2.7						
Intersection Summary												
HCM 6th Ctrl Delay												
		6.0										
HCM 6th LOS												
		A										

HCM 6th TWSC
14: DWY 4/FEMA Driveway & GRANT LINE RD

Cumulative Conditions
Timing Plan: AM Peak

Intersection													
Int Delay, s/veh	0.2												
Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	15	565	0	0	0	515	2	0	0	0	0	0	8
Future Vol, veh/h	15	565	0	0	0	515	2	0	0	0	0	0	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	400	-	-	-	205	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	-	0	-	-	16983	-	-	0	-
Grade, %	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	100	100	100	100	100	100	100	100	100	100	100	100	100
Heavy Vehicles, %	10	10	10	10	10	10	10	10	10	10	10	10	10
Mvmt Flow	15	565	0	0	0	515	2	0	0	0	0	0	8

Major/Minor	Major1			Major2			Minor2		
Conflicting Flow All	517	0	-	412	-	-	0	-	259
Stage 1	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.3	-	-	5.8	-	-	-	-	7.1
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.3	-	-	2.4	-	-	-	-	3.4
Pot Cap-1 Maneuver	991	-	0	883	0	-	-	0	716
Stage 1	-	-	0	-	0	-	-	0	-
Stage 2	-	-	0	-	0	-	-	0	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	991	-	-	883	-	-	-	-	716
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-


Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	10.1
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBU	WBT	WBR	SBLn1
Capacity (veh/h)	991	-	883	-	-	716
HCM Lane V/C Ratio	0.015	-	-	-	-	0.011
HCM Control Delay (s)	8.7	-	0	-	-	10.1
HCM Lane LOS	A	-	A	-	-	B
HCM 95th %tile Q(veh)	0	-	0	-	-	0

HCM 6th Signalized Intersection Summary

Cumulative Conditions

1: MACARTHUR DRIVE (N) & I-205 WEST ON RAMP/I-205 WEST OFF RAMP Timing Plan: PM Peak







												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations					↔		↔	↑			↑	
Traffic Volume (veh/h)	0	0	0	180	0	20	640	75	0	0	220	20
Future Volume (veh/h)	0	0	0	180	0	20	640	75	0	0	220	20
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach				No			No				No	
Adj Sat Flow, veh/h/ln				1900	1752	1900	1752	1752	0	0	1752	1752
Adj Flow Rate, veh/h				180	0	20	640	75	0	0	220	20
Peak Hour Factor				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %				0	10	0	10	10	0	0	10	10
Cap, veh/h				221	0	25	843	1035	0	0	301	27
Arrive On Green				0.15	0.00	0.15	0.26	0.59	0.00	0.00	0.19	0.19
Sat Flow, veh/h				1483	0	165	3237	1752	0	0	1582	144
Grp Volume(v), veh/h				200	0	0	640	75	0	0	0	240
Grp Sat Flow(s),veh/h/ln				1648	0	0	1618	1752	0	0	0	1726
Q Serve(g_s), s				4.1	0.0	0.0	6.4	0.6	0.0	0.0	0.0	4.6
Cycle Q Clear(g_c), s				4.1	0.0	0.0	6.4	0.6	0.0	0.0	0.0	4.6
Prop In Lane				0.90		0.10	1.00		0.00	0.00		0.08
Lane Grp Cap(c), veh/h				245	0	0	843	1035	0	0	0	329
V/C Ratio(X)				0.82	0.00	0.00	0.76	0.07	0.00	0.00	0.00	0.73
Avail Cap(c_a), veh/h				245	0	0	1028	1288	0	0	0	479
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1.00
Uniform Delay (d), s/veh				14.4	0.0	0.0	11.9	3.1	0.0	0.0	0.0	13.3
Incr Delay (d2), s/veh				17.7	0.0	0.0	2.4	0.0	0.0	0.0	0.0	1.2
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln				2.4	0.0	0.0	1.8	0.1	0.0	0.0	0.0	1.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				32.1	0.0	0.0	14.3	3.1	0.0	0.0	0.0	14.5
LnGrp LOS				C	A	A	B	A	A	A	A	B
Approach Vol, veh/h					200			715			240	
Approach Delay, s/veh					32.1			13.2			14.5	
Approach LOS					C			B			B	
Timer - Assigned Phs		2			5	6		8				
Phs Duration (G+Y+Rc), s		25.6			14.0	11.6		9.4				
Change Period (Y+Rc), s		4.9			4.9	4.9		4.2				
Max Green Setting (Gmax), s		25.7			11.1	9.7		5.2				
Max Q Clear Time (g_c+l1), s		2.6			8.4	6.6		6.1				
Green Ext Time (p_c), s		0.1			0.7	0.1		0.0				
Intersection Summary												
HCM 6th Ctrl Delay					16.7							
HCM 6th LOS					B							

HCM 6th Signalized Intersection Summary

Cumulative Conditions

2: MACARTHUR DRIVE (N) & I-205 EAST OFF RAMP/I-205 EAST ON RAMP Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	20	0	293	0	0	0	0	730	470	100	300	0
Future Volume (veh/h)	20	0	293	0	0	0	0	730	470	100	300	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752				0	1752	1752	1752	1752	0
Adj Flow Rate, veh/h	20	0	293				0	730	470	100	300	0
Peak Hour Factor	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	10	10				0	10	10	10	10	0
Cap, veh/h	395	0	351				0	1355	604	129	1896	0
Arrive On Green	0.24	0.00	0.24				0.00	0.41	0.41	0.08	0.57	0.00
Sat Flow, veh/h	1668	0	1485				0	3416	1485	1668	3416	0
Grp Volume(v), veh/h	20	0	293				0	730	470	100	300	0
Grp Sat Flow(s),veh/h/ln	1668	0	1485				0	1664	1485	1668	1664	0
Q Serve(g_s), s	0.4	0.0	8.8				0.0	7.8	12.9	2.8	2.0	0.0
Cycle Q Clear(g_c), s	0.4	0.0	8.8				0.0	7.8	12.9	2.8	2.0	0.0
Prop In Lane	1.00		1.00				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	395	0	351				0	1355	604	129	1896	0
V/C Ratio(X)	0.05	0.00	0.83				0.00	0.54	0.78	0.77	0.16	0.00
Avail Cap(c_a), veh/h	639	0	568				0	1550	691	248	2329	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00				0.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	13.9	0.0	17.1				0.0	10.6	12.1	21.3	4.8	0.0
Incr Delay (d2), s/veh	0.0	0.0	2.7				0.0	0.5	5.5	9.4	0.1	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.0	2.8				0.0	2.1	3.9	1.3	0.4	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.9	0.0	19.8				0.0	11.1	17.6	30.7	4.8	0.0
LnGrp LOS	B	A	B				A	B	B	C	A	A
Approach Vol, veh/h	313						1200			400		
Approach Delay, s/veh	19.4						13.6			11.3		
Approach LOS	B						B			B		
Timer - Assigned Phs	1	2	4		6							
Phs Duration (G+Y+Rc), s	7.6	24.0	15.3		31.7							
Change Period (Y+Rc), s	4.0	4.9	* 4.2		4.9							
Max Green Setting (Gmax), s	7.6	21.9	* 18		32.9							
Max Q Clear Time (g_c+I), s	14.8	14.9	10.8		4.0							
Green Ext Time (p_c), s	0.1	4.2	0.5		2.0							

Intersection Summary

HCM 6th Ctrl Delay 14.1

HCM 6th LOS B

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.













HCM 6th Signalized Intersection Summary

3: MACARTHUR DRIVE (N) & GRANT LINE RD

Cumulative Conditions

Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	320	1388	120	20	181	53	110	610	60	33	580	170
Future Volume (veh/h)	320	1388	120	20	181	53	110	610	60	33	580	170
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1856	1856	1856	1752	1856	1752	1856	1752	1752	1752	1752	1856
Adj Flow Rate, veh/h	320	1388	120	20	181	53	110	610	60	33	580	170
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	3	3	3	10	3	10	3	10	10	10	10	3
Cap, veh/h	335	1587	708	43	1010	425	130	903	403	61	780	369
Arrive On Green	0.19	0.45	0.45	0.03	0.29	0.29	0.07	0.27	0.27	0.04	0.23	0.23
Sat Flow, veh/h	1767	3526	1572	1668	3526	1485	1767	3328	1485	1668	3328	1572
Grp Volume(v), veh/h	320	1388	120	20	181	53	110	610	60	33	580	170
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1668	1763	1485	1767	1664	1485	1668	1664	1572
Q Serve(g_s), s	17.0	33.9	4.3	1.1	3.7	2.5	5.8	15.5	2.9	1.8	15.3	8.8
Cycle Q Clear(g_c), s	17.0	33.9	4.3	1.1	3.7	2.5	5.8	15.5	2.9	1.8	15.3	8.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	335	1587	708	43	1010	425	130	903	403	61	780	369
V/C Ratio(X)	0.96	0.87	0.17	0.46	0.18	0.12	0.84	0.68	0.15	0.54	0.74	0.46
Avail Cap(c_a), veh/h	335	1670	745	105	1225	516	130	1139	508	105	1104	522
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	38.1	23.7	15.5	45.6	25.5	25.1	43.5	30.9	26.3	45.0	33.7	31.2
Incr Delay (d2), s/veh	37.1	5.7	0.2	2.8	0.1	0.2	35.6	1.7	0.3	2.7	2.6	1.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	14.0	1.5	0.5	1.5	0.9	3.8	6.2	1.1	0.8	6.2	3.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	75.2	29.3	15.7	48.5	25.6	25.3	79.0	32.6	26.6	47.7	36.3	32.8
LnGrp LOS	E	C	B	D	C	C	E	C	C	D	D	C
Approach Vol, veh/h	1828			254			780			783		
Approach Delay, s/veh	36.5			27.4			38.7			36.0		
Approach LOS	D			C			D			D		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	8.5	31.3	7.5	47.8	12.0	27.8	23.0	32.2				
Change Period (Y+Rc), s	5.0	5.5	5.0	5.0	5.0	5.5	5.0	5.0				
Max Green Setting (Gmax), s	6.0	32.5	6.0	45.0	7.0	31.5	18.0	33.0				
Max Q Clear Time (g_c+I), s	13.8	17.5	3.1	35.9	7.8	17.3	19.0	5.7				
Green Ext Time (p_c), s	0.0	4.5	0.0	6.8	0.0	4.9	0.0	1.8				

Intersection Summary

HCM 6th Ctrl Delay 36.2

HCM 6th LOS D

Notes

User approved pedestrian interval to be less than phase max green.










HCM 6th Signalized Intersection Summary

4: ELEVENTH ST. & MACARTHUR DRIVE

Cumulative Conditions

Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	275	1303	140	43	1025	370	90	525	30	130	190	360
Future Volume (veh/h)	275	1303	140	43	1025	370	90	525	30	130	190	360
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1752	1856	1856	1856	1752	1856	1856
Adj Flow Rate, veh/h	275	1303	140	43	1025	370	90	525	30	130	190	360
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	3	3	3	3	3	10	3	3	3	10	3	3
Cap, veh/h	299	1439	154	54	1069	450	103	767	44	162	467	417
Arrive On Green	0.17	0.45	0.45	0.03	0.30	0.30	0.06	0.23	0.23	0.10	0.27	0.27
Sat Flow, veh/h	1767	3213	344	1767	3526	1485	1767	3390	193	1668	1763	1572
Grp Volume(v), veh/h	275	712	731	43	1025	370	90	273	282	130	190	360
Grp Sat Flow(s),veh/h/ln	1767	1763	1794	1767	1763	1485	1767	1763	1821	1668	1763	1572
Q Serve(g_s), s	13.1	32.1	32.5	2.1	24.5	19.8	4.3	12.1	12.2	6.5	7.6	18.7
Cycle Q Clear(g_c), s	13.1	32.1	32.5	2.1	24.5	19.8	4.3	12.1	12.2	6.5	7.6	18.7
Prop In Lane	1.00		0.19	1.00		1.00	1.00		0.11	1.00		1.00
Lane Grp Cap(c), veh/h	299	789	803	54	1069	450	103	399	412	162	467	417
V/C Ratio(X)	0.92	0.90	0.91	0.80	0.96	0.82	0.87	0.68	0.69	0.80	0.41	0.86
Avail Cap(c_a), veh/h	299	789	803	82	1069	450	103	473	488	272	658	587
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	35.0	21.9	22.1	41.3	29.3	27.7	40.0	30.4	30.4	37.9	25.9	30.0
Incr Delay (d2), s/veh	31.5	13.6	14.3	25.9	18.4	11.6	50.9	2.1	2.1	8.8	0.2	7.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	8.0	15.0	15.6	1.3	12.5	8.2	3.3	5.2	5.4	3.1	3.2	7.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	66.6	35.6	36.4	67.2	47.7	39.3	91.0	32.5	32.5	46.7	26.2	37.1
LnGrp LOS	E	D	D	E	D	D	F	C	C	D	C	D
Approach Vol, veh/h	1718			1438			645			680		
Approach Delay, s/veh	40.9			46.1			40.6			35.9		
Approach LOS	D			D			D			D		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	6.6	42.9	9.0	27.2	19.0	30.5	12.3	23.9				
Change Period (Y+Rc), s	4.0	4.5	4.0	4.5	4.5	4.5	4.0	4.5				
Max Green Setting (Gmax), s	4.0	37.0	5.0	32.0	14.5	26.0	14.0	23.0				
Max Q Clear Time (g_c+14), s	4.0	34.5	6.3	20.7	15.1	26.5	8.5	14.2				
Green Ext Time (p_c), s	0.0	1.6	0.0	2.0	0.0	0.0	0.2	1.5				

Intersection Summary

HCM 6th Ctrl Delay	41.8
HCM 6th LOS	D









HCM 6th Signalized Intersection Summary

5: Skylark Rd/IPT 2 Dwy & GRANT LINE RD

Cumulative Conditions

Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	21	1853	32	44	483	4	22	0	37	13	0	52
Future Volume (veh/h)	21	1853	32	44	483	4	22	0	37	13	0	52
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	21	1853	32	44	483	4	22	0	37	13	0	52
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	105	1896	33	65	1836	15	84	0	218	26	0	167
Arrive On Green	0.06	0.57	0.57	0.04	0.54	0.54	0.05	0.00	0.15	0.02	0.00	0.11
Sat Flow, veh/h	1668	3348	58	1668	3383	28	1668	0	1485	1668	0	1485
Grp Volume(v), veh/h	21	919	966	44	238	249	22	0	37	13	0	52
Grp Sat Flow(s),veh/h/ln	1668	1664	1741	1668	1664	1747	1668	0	1485	1668	0	1485
Q Serve(g_s), s	0.9	42.4	42.9	2.1	6.0	6.1	1.0	0.0	1.7	0.6	0.0	2.6
Cycle Q Clear(g_c), s	0.9	42.4	42.9	2.1	6.0	6.1	1.0	0.0	1.7	0.6	0.0	2.6
Prop In Lane	1.00		0.03	1.00		0.02	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	105	943	986	65	903	948	84	0	218	26	0	167
V/C Ratio(X)	0.20	0.97	0.98	0.67	0.26	0.26	0.26	0.00	0.17	0.50	0.00	0.31
Avail Cap(c_a), veh/h	315	943	987	525	1257	1320	420	0	841	315	0	654
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	35.3	16.7	16.8	37.7	9.7	9.7	36.3	0.0	29.6	38.8	0.0	32.4
Incr Delay (d2), s/veh	0.3	23.1	23.6	4.4	0.1	0.1	0.6	0.0	0.1	5.3	0.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	18.4	19.5	0.9	1.8	1.9	0.4	0.0	0.6	0.3	0.0	0.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	35.7	39.7	40.4	42.1	9.7	9.7	36.9	0.0	29.8	44.1	0.0	32.8
LnGrp LOS	D	D	D	D	A	A	D	A	C	D	A	C
Approach Vol, veh/h	1906					531		59		65		
Approach Delay, s/veh	40.0					12.4		32.4		35.0		
Approach LOS	D					B		C		D		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	7.1	50.8	5.2	16.3	9.0	48.9	8.0	13.5				
Change Period (Y+Rc), s	4.0	5.8	4.0	4.6	4.0	5.8	4.0	4.6				
Max Green Setting (Gmax), s	25.0	45.0	15.0	45.0	15.0	60.0	20.0	35.0				
Max Q Clear Time (g_c+I1), s	14.1	44.9	2.6	3.7	2.9	8.1	3.0	4.6				
Green Ext Time (p_c), s	0.0	0.1	0.0	0.1	0.0	1.6	0.0	0.2				

Intersection Summary

HCM 6th Ctrl Delay	34.0
HCM 6th LOS	C

HCM 6th Signalized Intersection Summary

6: CHRISMAN RD & GRANT LINE RD

Cumulative Conditions
Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔↔	↑↑↑	↗	↔↔	↑↑	↗	↔	↑↑	↗	↔	↑↑	↗
Traffic Volume (veh/h)	661	986	248	160	275	25	193	1280	117	25	260	44
Future Volume (veh/h)	661	986	248	160	275	25	193	1280	117	25	260	44
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	661	986	248	160	275	25	193	1280	117	25	260	44
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	685	1145	355	296	396	177	223	1330	593	81	1047	467
Arrive On Green	0.21	0.24	0.24	0.09	0.12	0.12	0.13	0.40	0.40	0.05	0.31	0.31
Sat Flow, veh/h	3237	4782	1485	3237	3328	1485	1668	3328	1485	1668	3328	1485
Grp Volume(v), veh/h	661	986	248	160	275	25	193	1280	117	25	260	44
Grp Sat Flow(s),veh/h/ln	1618	1594	1485	1618	1664	1485	1668	1664	1485	1668	1664	1485
Q Serve(g_s), s	22.0	21.5	16.6	5.1	8.6	1.6	12.3	40.8	5.6	1.6	6.3	2.3
Cycle Q Clear(g_c), s	22.0	21.5	16.6	5.1	8.6	1.6	12.3	40.8	5.6	1.6	6.3	2.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	685	1145	355	296	396	177	223	1330	593	81	1047	467
V/C Ratio(X)	0.96	0.86	0.70	0.54	0.69	0.14	0.87	0.96	0.20	0.31	0.25	0.09
Avail Cap(c_a), veh/h	685	1409	437	298	582	260	353	1348	601	154	1047	467
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	42.4	39.6	37.7	47.2	45.9	42.9	46.1	31.8	21.3	49.9	27.7	26.3
Incr Delay (d2), s/veh	25.6	4.1	2.3	2.0	0.8	0.1	7.7	16.1	0.1	2.1	0.1	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ft	0.8	8.5	6.1	2.1	3.5	0.6	5.4	18.4	1.9	0.7	2.5	0.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	68.0	43.7	40.1	49.1	46.8	43.0	53.8	47.9	21.3	52.0	27.8	26.4
LnGrp LOS	E	D	D	D	D	D	D	D	C	D	C	C
Approach Vol, veh/h	1895		460			1590			329			
Approach Delay, s/veh	51.7		47.4			46.7			29.4			
Approach LOS	D		D			D			C			
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	5.9	32.0	20.5	40.2	29.0	18.9	11.3	49.4				
Change Period (Y+Rc), s	6.0	6.0	6.0	* 6	6.0	6.0	6.0	6.0				
Max Green Setting (Gmax), s	10.0	32.0	23.0	* 33	23.0	19.0	10.0	44.0				
Max Q Clear Time (g_c+I1), s	11.0	23.5	14.3	8.3	24.0	10.6	3.6	42.8				
Green Ext Time (p_c), s	0.1	2.6	0.2	1.7	0.0	0.5	0.0	0.6				

Intersection Summary

HCM 6th Ctrl Delay 47.7
HCM 6th LOS D

Notes











* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

HCM 6th Signalized Intersection Summary

7: CHRISMAN RD & Paradise Rd

Cumulative Conditions
Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	10	28	10	100	10	100	3	1450	60	10	600	10
Future Volume (veh/h)	10	28	10	100	10	100	3	1450	60	10	600	10
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	10	28	10	100	10	100	3	1450	60	10	600	10
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	43	154	55	190	29	291	11	2101	87	43	2225	691
Arrive On Green	0.03	0.12	0.12	0.11	0.21	0.21	0.01	0.45	0.45	0.03	0.47	0.47
Sat Flow, veh/h	1668	1232	440	1668	137	1369	1668	4710	195	1668	4782	1485
Grp Volume(v), veh/h	10	0	38	100	0	110	3	982	528	10	600	10
Grp Sat Flow(s),veh/h/ln	1668	0	1673	1668	0	1505	1668	1594	1717	1668	1594	1485
Q Serve(g_s), s	0.3	0.0	1.1	3.1	0.0	3.4	0.1	13.6	13.6	0.3	4.2	0.2
Cycle Q Clear(g_c), s	0.3	0.0	1.1	3.1	0.0	3.4	0.1	13.6	13.6	0.3	4.2	0.2
Prop In Lane	1.00		0.26	1.00		0.91	1.00		0.11	1.00		1.00
Lane Grp Cap(c), veh/h	43	0	208	190	0	320	11	1422	766	43	2225	691
V/C Ratio(X)	0.23	0.00	0.18	0.53	0.00	0.34	0.28	0.69	0.69	0.23	0.27	0.01
Avail Cap(c_a), veh/h	302	0	1273	302	0	1145	242	1848	995	302	2946	914
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	26.4	0.0	21.6	23.1	0.0	18.5	27.3	12.2	12.2	26.4	9.0	7.9
Incr Delay (d2), s/veh	2.7	0.0	0.4	2.3	0.0	0.6	13.1	0.7	1.4	2.7	0.1	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.0	0.4	1.2	0.0	1.1	0.1	3.8	4.2	0.1	1.1	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	29.1	0.0	22.1	25.3	0.0	19.1	40.4	13.0	13.6	29.1	9.1	8.0
LnGrp LOS	C	A	C	C	A	B	D	B	B	C	A	A
Approach Vol, veh/h	48					210		1513		620		
Approach Delay, s/veh	23.5					22.1		13.3		9.4		
Approach LOS	C					C		B		A		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	5.4	28.6	10.3	10.9	4.4	29.7	5.4	15.7				
Change Period (Y+Rc), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0				
Max Green Setting (Gmax), s	10.0	32.0	10.0	42.0	8.0	34.0	10.0	42.0				
Max Q Clear Time (g_c+I), s	12.3	15.6	5.1	3.1	2.1	6.2	2.3	5.4				
Green Ext Time (p_c), s	0.0	9.0	0.1	0.2	0.0	4.2	0.0	0.6				

Intersection Summary

HCM 6th Ctrl Delay	13.2
HCM 6th LOS	B

HCM 6th Signalized Intersection Summary

8: CHRISMAN & ELEVENTH ST.

Cumulative Conditions
Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations	↰↱	↑↑	↱	↰	↑↑	↱	↰	↑↑	↱	↰	↑↑	↱	
Traffic Volume (veh/h)	502	870	90	290	510	45	90	1065	510	22	474	834	
Future Volume (veh/h)	502	870	90	290	510	45	90	1065	510	22	474	834	
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0	
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Work Zone On Approach	No			No			No			No			
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	
Adj Flow Rate, veh/h	502	870	90	290	510	45	90	1065	0	22	474	0	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10	
Cap, veh/h	572	919	486	273	875	418	85	1055		31	946		
Arrive On Green	0.18	0.28	0.28	0.16	0.26	0.26	0.05	0.32	0.00	0.02	0.28	0.00	
Sat Flow, veh/h	3237	3328	1485	1668	3328	1485	1668	3328	1485	1668	3328	1485	
Grp Volume(v), veh/h	502	870	90	290	510	45	90	1065	0	22	474	0	
Grp Sat Flow(s),veh/h/ln	1618	1664	1485	1668	1664	1485	1668	1664	1485	1668	1664	1485	
Q Serve(g_s), s	14.8	25.1	4.2	16.0	13.0	2.2	5.0	31.0	0.0	1.3	11.6	0.0	
Cycle Q Clear(g_c), s	14.8	25.1	4.2	16.0	13.0	2.2	5.0	31.0	0.0	1.3	11.6	0.0	
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00	
Lane Grp Cap(c), veh/h	572	919	486	273	875	418	85	1055		31	946		
V/C Ratio(X)	0.88	0.95	0.19	1.06	0.58	0.11	1.06	1.01		0.72	0.50		
Avail Cap(c_a), veh/h	596	919	486	273	875	418	85	1055		68	1021		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	
Uniform Delay (d), s/veh	39.2	34.7	23.6	40.9	31.4	26.0	46.4	33.4	0.0	47.7	29.2	0.0	
Incr Delay (d2), s/veh	14.8	18.5	0.4	71.9	1.6	0.2	113.3	30.0	0.0	26.5	1.5	0.0	
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
%ile BackOfQ(50%),veh/ln	6.8	11.8	1.5	11.6	5.0	0.8	4.7	16.0	0.0	0.8	4.7	0.0	
Unsig. Movement Delay, s/veh													
LnGrp Delay(d),s/veh	54.0	53.2	24.0	112.8	32.9	26.3	159.7	63.4	0.0	74.3	30.7	0.0	
LnGrp LOS	D	D	C	F	C	C	F	F		E	C		
Approach Vol, veh/h	1462			845			1155			A	496		A
Approach Delay, s/veh	51.7			60.0			70.9				32.6		
Approach LOS	D			E			E				C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8					
Phs Duration (G+Y+Rc), s	32.0	33.0	9.0	33.8	23.3	31.7	5.8	37.0					
Change Period (Y+Rc), s	6.0	6.0	4.0	6.0	6.0	6.0	4.0	6.0					
Max Green Setting (Gmax), s	16.0	27.0	5.0	30.0	18.0	25.0	4.0	31.0					
Max Q Clear Time (g_c+T1), s	11.0	27.1	7.0	13.6	16.8	15.0	3.3	33.0					
Green Ext Time (p_c), s	0.0	0.0	0.0	4.8	0.5	3.2	0.0	0.0					

Intersection Summary

HCM 6th Ctrl Delay 56.7
HCM 6th LOS E

Notes

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary

9: Chrisman Rd & I-205 WB On Ramp/I-205 WB Off Ramp

Cumulative Conditions

Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations				↰↱	↰	↱	↰↱↲	↰↱↲		↰↱↲	↰↱↲	
Traffic Volume (veh/h)	0	0	0	89	0	10	0	2015	417	0	202	520
Future Volume (veh/h)	0	0	0	89	0	10	0	2015	417	0	202	520
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach				No			No			No		
Adj Sat Flow, veh/h/ln				1752	1752	1752	0	1752	1752	0	1752	1752
Adj Flow Rate, veh/h				89	0	10	0	2015	417	0	202	520
Peak Hour Factor				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %				10	10	10	0	10	10	0	10	10
Cap, veh/h				219	0	195	0	2963	595	0	2365	1101
Arrive On Green				0.07	0.00	0.07	0.00	0.74	0.74	0.00	0.74	0.74
Sat Flow, veh/h				3337	0	2969	0	4151	802	0	3346	1485
Grp Volume(v), veh/h				89	0	10	0	1597	835	0	202	520
Grp Sat Flow(s),veh/h/ln				1668	0	1485	0	1594	1607	0	1594	1485
Q Serve(g_s), s				1.1	0.0	0.1	0.0	10.8	11.6	0.0	0.7	5.8
Cycle Q Clear(g_c), s				1.1	0.0	0.1	0.0	10.8	11.6	0.0	0.7	5.8
Prop In Lane				1.00		1.00	0.00		0.50	0.00		1.00
Lane Grp Cap(c), veh/h				219	0	195	0	2365	1192	0	2365	1101
V/C Ratio(X)				0.41	0.00	0.05	0.00	0.67	0.70	0.00	0.09	0.47
Avail Cap(c_a), veh/h				1446	0	1287	0	2609	1316	0	2609	1215
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh				18.6	0.0	18.2	0.0	2.8	2.9	0.0	1.5	2.1
Incr Delay (d2), s/veh				1.2	0.0	0.1	0.0	0.6	1.5	0.0	0.0	0.3
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln				0.4	0.0	0.0	0.0	0.4	0.7	0.0	0.0	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				19.8	0.0	18.3	0.0	3.4	4.4	0.0	1.5	2.4
LnGrp LOS				B	A	B	A	A	A	A	A	A
Approach Vol, veh/h					99			2432			722	
Approach Delay, s/veh					19.7			3.7			2.2	
Approach LOS					B			A			A	
Timer - Assigned Phs		2				6		8				
Phs Duration (G+Y+Rc), s		34.8				34.8		6.7				
Change Period (Y+Rc), s		4.0				4.0		4.0				
Max Green Setting (Gmax), s		34.0				34.0		18.0				
Max Q Clear Time (g_c+I1), s		13.6				7.8		3.1				
Green Ext Time (p_c), s		17.2				5.2		0.2				

Intersection Summary

HCM 6th Ctrl Delay	3.9
HCM 6th LOS	A

Notes

User approved volume balancing among the lanes for turning movement.

HCM 6th Signalized Intersection Summary

10: Chrisman Rd & I-205 EB Off Ramp/I-205 EB On Ramp

Cumulative Conditions






Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔↔		↔↔				↑↑↑↑		↔↔		↑↑↑↔	
Traffic Volume (veh/h)	910	0	360	0	0	0	0	1522	1090	0	281	10
Future Volume (veh/h)	910	0	360	0	0	0	0	1522	1090	0	281	10
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No						No				No	
Adj Sat Flow, veh/h/ln	1752	0	1752				0	1752	1752	0	1752	1752
Adj Flow Rate, veh/h	910	0	360				0	1522	1090	0	281	10
Peak Hour Factor	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	0	10				0	10	10	0	10	10
Cap, veh/h	1093	0	882				0	2192	1198	0	2174	77
Arrive On Green	0.34	0.00	0.34				0.00	0.46	0.46	0.00	0.46	0.46
Sat Flow, veh/h	3237	0	2613				0	4940	2613	0	4900	168
Grp Volume(v), veh/h	910	0	360				0	1522	1090	0	188	103
Grp Sat Flow(s),veh/h/ln	1618	0	1306				0	1594	1306	0	1594	1722
Q Serve(g_s), s	10.2	0.0	4.1				0.0	9.9	15.2	0.0	1.3	1.3
Cycle Q Clear(g_c), s	10.2	0.0	4.1				0.0	9.9	15.2	0.0	1.3	1.3
Prop In Lane	1.00		1.00				0.00		1.00	0.00		0.10
Lane Grp Cap(c), veh/h	1093	0	882				0	2192	1198	0	1461	789
V/C Ratio(X)	0.83	0.00	0.41				0.00	0.69	0.91	0.00	0.13	0.13
Avail Cap(c_a), veh/h	1156	0	933				0	2197	1200	0	1464	791
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00				0.00	1.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh	12.0	0.0	10.0				0.0	8.4	9.9	0.0	6.1	6.1
Incr Delay (d2), s/veh	5.1	0.0	0.3				0.0	1.0	10.4	0.0	0.0	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.5	0.0	0.9				0.0	2.4	4.6	0.0	0.3	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	17.1	0.0	10.3				0.0	9.4	20.2	0.0	6.1	6.2
LnGrp LOS	B	A	B				A	A	C	A	A	A
Approach Vol, veh/h	1270						2612				291	
Approach Delay, s/veh	15.2						13.9				6.2	
Approach LOS	B						B				A	
Timer - Assigned Phs												
	2		4		6							
Phs Duration (G+Y+Rc), s	22.0		17.2		22.0							
Change Period (Y+Rc), s	4.0		4.0		4.0							
Max Green Setting (Gmax), s	18.0		14.0		18.0							
Max Q Clear Time (g_c+l1), s	17.2		12.2		3.3							
Green Ext Time (p_c), s	0.8		1.1		1.4							
Intersection Summary												
HCM 6th Ctrl Delay			13.8									
HCM 6th LOS			B									

HCM 6th TWSC
14: DWY 4/FEMA Driveway & GRANT LINE RD

Cumulative Conditions
Timing Plan: PM Peak

Intersection													
Int Delay, s/veh	0.1												
Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	8	1895	0	0	0	511	1	0	0	0	0	0	20
Future Vol, veh/h	8	1895	0	0	0	511	1	0	0	0	0	0	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	-	None	-	-	None	-	-	None
Storage Length	400	-	-	-	205	-	-	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	-	0	-	-	16983	-	-	0	-
Grade, %	-	0	-	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	100	100	100	100	100	100	100	100	100	100	100	100	100
Heavy Vehicles, %	10	10	10	10	10	10	10	10	10	10	10	10	10
Mvmt Flow	8	1895	0	0	0	511	1	0	0	0	0	0	20

Major/Minor	Major1			Major2				Minor2					
Conflicting Flow All	512	0	-	1383	-	-	0	-	-	-	-	256	
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	
Critical Hdwy	4.3	-	-	5.8	-	-	-	-	-	-	-	7.1	
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	
Follow-up Hdwy	2.3	-	-	2.4	-	-	-	-	-	-	-	3.4	
Pot Cap-1 Maneuver	996	-	0	247	0	-	-	-	-	0	0	719	
Stage 1	-	-	0	-	0	-	-	-	-	0	0	-	
Stage 2	-	-	0	-	0	-	-	-	-	0	0	-	
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-	
Mov Cap-1 Maneuver	996	-	-	247	-	-	-	-	-	-	0	719	
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	0	-	
Stage 1	-	-	-	-	-	-	-	-	-	-	0	-	
Stage 2	-	-	-	-	-	-	-	-	-	-	0	-	

















Approach	EB	WB	SB
HCM Control Delay, s	0	0	10.2
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBU	WBT	WBR	SBLn1
Capacity (veh/h)	996	-	247	-	-	719
HCM Lane V/C Ratio	0.008	-	-	-	-	0.028
HCM Control Delay (s)	8.6	-	0	-	-	10.2
HCM Lane LOS	A	-	A	-	-	B
HCM 95th %tile Q(veh)	0	-	0	-	-	0.1

HCM 6th Signalized Intersection Summary

Cumulative Plus Project Conditions

1: MACARTHUR DRIVE (N) & I-205 WEST ON RAMP/I-205 WEST OFF RAMP Timing Plan: AM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	160	0	70	422	40	0	0	50	20
Future Volume (veh/h)	0	0	0	160	0	70	422	40	0	0	50	20
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach				No			No				No	
Adj Sat Flow, veh/h/ln				1900	1752	1900	1752	1752	0	0	1752	1752
Adj Flow Rate, veh/h				160	0	70	422	40	0	0	50	20
Peak Hour Factor				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %				0	10	0	10	10	0	0	10	10
Cap, veh/h				199	0	87	641	917	0	0	195	78
Arrive On Green				0.18	0.00	0.18	0.20	0.52	0.00	0.00	0.16	0.16
Sat Flow, veh/h				1118	0	489	3237	1752	0	0	1190	476
Grp Volume(v), veh/h				230	0	0	422	40	0	0	0	70
Grp Sat Flow(s),veh/h/ln				1608	0	0	1618	1752	0	0	0	1666
Q Serve(g_s), s				4.2	0.0	0.0	3.7	0.3	0.0	0.0	0.0	1.1
Cycle Q Clear(g_c), s				4.2	0.0	0.0	3.7	0.3	0.0	0.0	0.0	1.1
Prop In Lane				0.70		0.30	1.00		0.00	0.00		0.29
Lane Grp Cap(c), veh/h				286	0	0	641	917	0	0	0	274
V/C Ratio(X)				0.80	0.00	0.00	0.66	0.04	0.00	0.00	0.00	0.26
Avail Cap(c_a), veh/h				465	0	0	967	1272	0	0	0	443
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1.00
Uniform Delay (d), s/veh				12.0	0.0	0.0	11.3	3.5	0.0	0.0	0.0	11.1
Incr Delay (d2), s/veh				2.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.2
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln				1.2	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				14.0	0.0	0.0	12.1	3.5	0.0	0.0	0.0	11.3
LnGrp LOS				B	A	A	B	A	A	A	A	B
Approach Vol, veh/h					230			462			70	
Approach Delay, s/veh					14.0			11.4			11.3	
Approach LOS					B			B			B	
Timer - Assigned Phs	2			5			6			8		
Phs Duration (G+Y+Rc), s	20.8			10.9			9.9			9.6		
Change Period (Y+Rc), s	4.9			4.9			4.9			4.2		
Max Green Setting (Gmax), s	22.1			9.1			8.1			8.8		
Max Q Clear Time (g_c+l1), s	2.3			5.7			3.1			6.2		
Green Ext Time (p_c), s	0.0			0.5			0.0			0.1		
Intersection Summary												
HCM 6th Ctrl Delay	12.2											
HCM 6th LOS	B											

HCM 6th Signalized Intersection Summary

Cumulative Plus Project Conditions

2: MACARTHUR DRIVE (N) & I-205 EAST OFF RAMP/I-205 EAST ON RAMP Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↗					↕	↗	↕	↕	
Traffic Volume (veh/h)	15	0	537	0	0	0	0	459	360	10	200	0
Future Volume (veh/h)	15	0	537	0	0	0	0	459	360	10	200	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752				0	1752	1752	1752	1752	0
Adj Flow Rate, veh/h	15	0	537				0	459	360	10	200	0
Peak Hour Factor	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	10	10				0	10	10	10	10	0
Cap, veh/h	642	0	571				0	1073	479	22	1401	0
Arrive On Green	0.38	0.00	0.38				0.00	0.32	0.32	0.01	0.42	0.00
Sat Flow, veh/h	1668	0	1485				0	3416	1485	1668	3416	0
Grp Volume(v), veh/h	15	0	537				0	459	360	10	200	0
Grp Sat Flow(s),veh/h/ln	1668	0	1485				0	1664	1485	1668	1664	0
Q Serve(g_s), s	0.3	0.0	16.3				0.0	5.1	10.2	0.3	1.7	0.0
Cycle Q Clear(g_c), s	0.3	0.0	16.3				0.0	5.1	10.2	0.3	1.7	0.0
Prop In Lane	1.00		1.00				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	642	0	571				0	1073	479	22	1401	0
V/C Ratio(X)	0.02	0.00	0.94				0.00	0.43	0.75	0.46	0.14	0.00
Avail Cap(c_a), veh/h	642	0	571				0	1344	600	178	1985	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00				0.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	8.9	0.0	13.9				0.0	12.5	14.2	22.9	8.3	0.0
Incr Delay (d2), s/veh	0.0	0.0	23.5				0.0	0.4	4.9	14.4	0.1	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.0	7.8				0.0	1.5	3.3	0.2	0.5	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	8.9	0.0	37.4				0.0	12.8	19.1	37.3	8.4	0.0
LnGrp LOS	A	A	D				A	B	B	D	A	A
Approach Vol, veh/h	552						819			210		
Approach Delay, s/veh	36.7						15.6			9.8		
Approach LOS	D						B			A		
Timer - Assigned Phs	1	2	4		6							
Phs Duration (G+Y+Rc), s	4.6	20.0	22.2		24.6							
Change Period (Y+Rc), s	4.0	4.9	* 4.2		4.9							
Max Green Setting (Gmax), s	5.0	18.9	* 18		27.9							
Max Q Clear Time (g_c+I2,3)	12.3	12.2	18.3		3.7							
Green Ext Time (p_c), s	0.0	2.9	0.0		1.2							

Intersection Summary

HCM 6th Ctrl Delay	22.2
HCM 6th LOS	C

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.













HCM 6th Signalized Intersection Summary

3: MACARTHUR DRIVE (N) & GRANT LINE RD

Cumulative Plus Project Conditions

Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	300	356	80	52	301	67	80	520	84	256	400	250
Future Volume (veh/h)	300	356	80	52	301	67	80	520	84	256	400	250
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1856	1856	1856	1752	1856	1752	1856	1752	1752	1752	1752	1856
Adj Flow Rate, veh/h	300	356	80	52	301	67	80	520	84	256	400	250
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	3	3	3	10	3	10	3	10	10	10	10	3
Cap, veh/h	346	1040	464	94	546	230	124	812	362	153	883	417
Arrive On Green	0.20	0.29	0.29	0.06	0.15	0.15	0.07	0.24	0.24	0.09	0.27	0.27
Sat Flow, veh/h	1767	3526	1572	1668	3526	1485	1767	3328	1485	1668	3328	1572
Grp Volume(v), veh/h	300	356	80	52	301	67	80	520	84	256	400	250
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1668	1763	1485	1767	1664	1485	1668	1664	1572
Q Serve(g_s), s	10.8	5.2	2.5	2.0	5.2	2.6	2.9	9.2	3.0	6.0	6.6	9.1
Cycle Q Clear(g_c), s	10.8	5.2	2.5	2.0	5.2	2.6	2.9	9.2	3.0	6.0	6.6	9.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	346	1040	464	94	546	230	124	812	362	153	883	417
V/C Ratio(X)	0.87	0.34	0.17	0.56	0.55	0.29	0.64	0.64	0.23	1.67	0.45	0.60
Avail Cap(c_a), veh/h	459	2210	986	230	1779	749	162	1705	760	153	1705	805
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	25.5	18.1	17.1	30.1	25.5	24.5	29.6	22.2	19.8	29.7	20.1	21.0
Incr Delay (d2), s/veh	10.4	0.3	0.3	1.9	1.5	1.2	2.1	1.5	0.6	329.5	0.6	2.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.1	1.9	0.9	0.8	2.2	0.9	1.2	3.4	1.0	16.2	2.3	3.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	35.8	18.4	17.4	32.0	27.0	25.6	31.7	23.6	20.4	359.2	20.7	23.3
LnGrp LOS	D	B	B	C	C	C	C	C	C	F	C	C
Approach Vol, veh/h	736			420			684			906		
Approach Delay, s/veh	25.4			27.4			24.2			117.1		
Approach LOS	C			C			C			F		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	1.0	21.5	8.7	24.3	9.6	22.9	17.8	15.1				
Change Period (Y+Rc), s	5.0	5.5	5.0	5.0	5.0	5.5	5.0	5.0				
Max Green Setting (Gmax), s	6.0	33.5	9.0	41.0	6.0	33.5	17.0	33.0				
Max Q Clear Time (g_c+1.0), s	11.2	11.2	4.0	7.2	4.9	11.1	12.8	7.2				
Green Ext Time (p_c), s	0.0	4.8	0.0	3.6	0.0	5.2	0.1	3.0				

Intersection Summary

HCM 6th Ctrl Delay 55.6

HCM 6th LOS E

Notes

User approved pedestrian interval to be less than phase max green.










HCM 6th Signalized Intersection Summary

4: ELEVENTH ST. & MACARTHUR DRIVE

Cumulative Plus Project Conditions

Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	169	977	50	20	1400	240	120	126	131	200	40	222
Future Volume (veh/h)	169	977	50	20	1400	240	120	126	131	200	40	222
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1856	1856	1856	1752	1856	1752	1856	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	169	977	50	20	1400	240	120	126	131	200	40	222
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	3	3	3	10	3	10	3	10	10	10	10	10
Cap, veh/h	181	1849	95	29	1591	670	149	200	178	235	294	263
Arrive On Green	0.10	0.54	0.54	0.02	0.45	0.45	0.08	0.12	0.12	0.14	0.18	0.18
Sat Flow, veh/h	1767	3412	175	1668	3526	1485	1767	1664	1485	1668	1664	1485
Grp Volume(v), veh/h	169	505	522	20	1400	240	120	126	131	200	40	222
Grp Sat Flow(s),veh/h/ln	1767	1763	1824	1668	1763	1485	1767	1664	1485	1668	1664	1485
Q Serve(g_s), s	9.0	17.4	17.4	1.1	34.2	10.0	6.3	6.8	8.1	11.1	1.9	13.7
Cycle Q Clear(g_c), s	9.0	17.4	17.4	1.1	34.2	10.0	6.3	6.8	8.1	11.1	1.9	13.7
Prop In Lane	1.00		0.10	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	181	955	989	29	1591	670	149	200	178	235	294	263
V/C Ratio(X)	0.93	0.53	0.53	0.69	0.88	0.36	0.81	0.63	0.73	0.85	0.14	0.85
Avail Cap(c_a), veh/h	181	988	1022	88	1782	750	149	387	345	318	563	502
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	42.1	13.9	13.9	46.2	23.6	17.0	42.6	39.6	40.1	39.7	32.8	37.7
Incr Delay (d2), s/veh	47.1	0.5	0.5	25.7	5.0	0.3	26.8	1.2	2.2	15.0	0.1	2.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.2	6.5	6.7	0.7	14.2	3.4	3.8	2.8	3.0	5.5	0.8	5.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	89.2	14.4	14.4	71.9	28.6	17.3	69.3	40.8	42.3	54.7	32.9	40.6
LnGrp LOS	F	B	B	E	C	B	E	D	D	D	C	D
Approach Vol, veh/h	1196		1660			377			462			
Approach Delay, s/veh	25.0		27.5			50.4			46.0			
Approach LOS	C		C			D			D			
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	5.6	55.8	12.0	21.2	14.2	47.2	17.3	15.9				
Change Period (Y+Rc), s	4.0	4.5	4.0	4.5	4.5	4.5	4.0	4.5				
Max Green Setting (Gmax), s	5.0	53.0	8.0	32.0	9.7	47.8	18.0	22.0				
Max Q Clear Time (g_c+I1), s	13.1	19.4	8.3	15.7	11.0	36.2	13.1	10.1				
Green Ext Time (p_c), s	0.0	4.9	0.0	1.0	0.0	6.5	0.3	0.8				
Intersection Summary												
HCM 6th Ctrl Delay			31.3									
HCM 6th LOS			C									

HCM 6th Signalized Intersection Summary

5: Skylark Rd/IPT 2 Dwy & GRANT LINE RD

Cumulative Plus Project Conditions

Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	60	823	117	53	474	10	15	0	3	4	0	14
Future Volume (veh/h)	60	823	117	53	474	10	15	0	3	4	0	14
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	60	823	117	53	474	10	15	0	3	4	0	14
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	216	1131	161	94	1044	22	45	0	112	9	0	79
Arrive On Green	0.13	0.39	0.39	0.06	0.31	0.31	0.03	0.00	0.08	0.01	0.00	0.05
Sat Flow, veh/h	1668	2925	416	1668	3333	70	1668	0	1485	1668	0	1485
Grp Volume(v), veh/h	60	468	472	53	236	248	15	0	3	4	0	14
Grp Sat Flow(s), veh/h/ln	1668	1664	1677	1668	1664	1739	1668	0	1485	1668	0	1485
Q Serve(g_s), s	1.3	9.3	9.3	1.2	4.4	4.4	0.3	0.0	0.1	0.1	0.0	0.3
Cycle Q Clear(g_c), s	1.3	9.3	9.3	1.2	4.4	4.4	0.3	0.0	0.1	0.1	0.0	0.3
Prop In Lane	1.00		0.25	1.00		0.04	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	216	644	648	94	522	545	45	0	112	9	0	79
V/C Ratio(X)	0.28	0.73	0.73	0.57	0.45	0.45	0.33	0.00	0.03	0.44	0.00	0.18
Avail Cap(c_a), veh/h	648	1939	1954	1080	2586	2702	864	0	1730	648	0	1346
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	15.2	10.1	10.1	17.8	10.6	10.6	18.4	0.0	16.5	19.1	0.0	17.5
Incr Delay (d2), s/veh	0.3	0.6	0.6	2.0	0.2	0.2	1.6	0.0	0.0	12.0	0.0	0.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%), veh/ln	0.4	2.1	2.1	0.4	1.1	1.1	0.1	0.0	0.0	0.1	0.0	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	15.4	10.7	10.7	19.8	10.8	10.8	20.0	0.0	16.6	31.1	0.0	17.9
LnGrp LOS	B	B	B	B	B	B	B	A	B	C	A	B
Approach Vol, veh/h	1000			537			18			18		
Approach Delay, s/veh	11.0			11.7			19.4			20.8		
Approach LOS	B			B			B			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	20.7	4.2	7.5	9.0	17.9	5.1	6.7					
Change Period (Y+Rc), s	4.0	5.8	4.0	4.6	4.0	5.8	4.0	4.6				
Max Green Setting (Gmax), s	25.0	45.0	15.0	45.0	15.0	60.0	20.0	35.0				
Max Q Clear Time (g_c+I), s	13.2	11.3	2.1	2.1	3.3	6.4	2.3	2.3				
Green Ext Time (p_c), s	0.0	3.7	0.0	0.0	0.0	1.6	0.0	0.0				

Intersection Summary

HCM 6th Ctrl Delay	11.4
HCM 6th LOS	B













HCM 6th Signalized Intersection Summary

6: CHRISMAN RD & GRANT LINE RD

Cumulative Plus Project Conditions

Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	130	322	121	158	442	25	90	401	132	25	380	85
Future Volume (veh/h)	130	322	121	158	442	25	90	401	132	25	380	85
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	130	322	121	158	442	25	90	401	132	25	380	85
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	368	909	282	481	748	334	168	749	334	94	602	268
Arrive On Green	0.11	0.19	0.19	0.15	0.22	0.22	0.10	0.23	0.23	0.06	0.18	0.18
Sat Flow, veh/h	3237	4782	1485	3237	3328	1485	1668	3328	1485	1668	3328	1485
Grp Volume(v), veh/h	130	322	121	158	442	25	90	401	132	25	380	85
Grp Sat Flow(s),veh/h/ln	1618	1594	1485	1618	1664	1485	1668	1664	1485	1668	1664	1485
Q Serve(g_s), s	2.3	3.7	4.5	2.8	7.5	0.8	3.2	6.7	4.8	0.9	6.7	3.1
Cycle Q Clear(g_c), s	2.3	3.7	4.5	2.8	7.5	0.8	3.2	6.7	4.8	0.9	6.7	3.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	368	909	282	481	748	334	168	749	334	94	602	268
V/C Ratio(X)	0.35	0.35	0.43	0.33	0.59	0.07	0.54	0.54	0.39	0.27	0.63	0.32
Avail Cap(c_a), veh/h	615	2272	705	513	1476	658	211	1898	846	264	2109	940
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	25.8	22.2	22.5	24.1	21.9	19.3	27.0	21.6	20.8	28.5	23.9	22.5
Incr Delay (d2), s/veh	0.2	0.1	0.4	0.4	0.3	0.0	1.0	0.2	0.3	1.5	1.1	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	1.2	1.5	1.0	2.6	0.3	1.2	2.4	1.5	0.4	2.5	1.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	26.0	22.3	22.9	24.5	22.2	19.3	28.0	21.8	21.1	30.0	25.0	23.1
LnGrp LOS	C	C	C	C	C	B	C	C	C	C	C	C
Approach Vol, veh/h	573			625			623			490		
Approach Delay, s/veh	23.3			22.6			22.5			24.9		
Approach LOS	C			C			C			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), \$5.4	18.0	12.3	17.4	13.2	20.2	9.5	20.2					
Change Period (Y+Rc), s	6.0	6.0	6.0	* 6	6.0	6.0	6.0	6.0				
Max Green Setting (Gmax), s	30.0	30.0	8.0	* 40	12.0	28.0	10.0	36.0				
Max Q Clear Time (g_c+I4,s)	6.5	6.5	5.2	8.7	4.3	9.5	2.9	8.7				
Green Ext Time (p_c), s	0.2	1.1	0.0	2.8	0.1	1.1	0.0	1.0				

Intersection Summary

HCM 6th Ctrl Delay 23.3

HCM 6th LOS C

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.











HCM 6th Signalized Intersection Summary

7: CHRISMAN RD & Paradise Rd

Cumulative Plus Project Conditions

Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	11	10	14	50	10	10	61	552	100	100	446	6
Future Volume (veh/h)	11	10	14	50	10	10	61	552	100	100	446	6
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	11	10	14	50	10	10	61	552	100	100	446	6
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	48	86	121	138	149	149	159	1098	195	266	1592	494
Arrive On Green	0.03	0.13	0.13	0.08	0.19	0.19	0.10	0.27	0.27	0.16	0.33	0.33
Sat Flow, veh/h	1668	661	925	1668	804	804	1668	4083	726	1668	4782	1485
Grp Volume(v), veh/h	11	0	24	50	0	20	61	429	223	100	446	6
Grp Sat Flow(s),veh/h/ln	1668	0	1585	1668	0	1607	1668	1594	1621	1668	1594	1485
Q Serve(g_s), s	0.3	0.0	0.6	1.3	0.0	0.5	1.5	5.1	5.2	2.4	3.1	0.1
Cycle Q Clear(g_c), s	0.3	0.0	0.6	1.3	0.0	0.5	1.5	5.1	5.2	2.4	3.1	0.1
Prop In Lane	1.00		0.58	1.00		0.50	1.00		0.45	1.00		1.00
Lane Grp Cap(c), veh/h	48	0	207	138	0	297	159	857	436	266	1592	494
V/C Ratio(X)	0.23	0.00	0.12	0.36	0.00	0.07	0.38	0.50	0.51	0.38	0.28	0.01
Avail Cap(c_a), veh/h	374	0	1527	336	0	1512	299	2285	1162	374	3642	1131
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	21.2	0.0	17.1	19.4	0.0	15.0	19.0	13.8	13.8	16.8	11.0	10.0
Incr Delay (d2), s/veh	2.4	0.0	0.2	1.6	0.0	0.1	1.5	0.5	0.9	0.9	0.1	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.0	0.2	0.5	0.0	0.1	0.6	1.5	1.6	0.8	0.8	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	23.6	0.0	17.4	20.9	0.0	15.1	20.5	14.2	14.8	17.7	11.0	10.0
LnGrp LOS	C	A	B	C	A	B	C	B	B	B	B	A
Approach Vol, veh/h	35			70			713			552		
Approach Delay, s/veh	19.3			19.3			14.9			12.2		
Approach LOS	B			B			B			B		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	16.0	7.7	9.8	8.2	18.9	5.3	12.3					
Change Period (Y+Rc), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0					
Max Green Setting (Gmax), s	32.0	32.0	9.0	43.0	8.0	34.0	10.0	42.0				
Max Q Clear Time (g_c+I), s	7.2	7.2	3.3	2.6	3.5	5.1	2.3	2.5				
Green Ext Time (p_c), s	0.1	4.2	0.0	0.1	0.0	3.0	0.0	0.1				













Intersection Summary

HCM 6th Ctrl Delay	14.2
HCM 6th LOS	B

HCM 6th Signalized Intersection Summary 8: CHRISMAN & ELEVENTH ST.

Cumulative Plus Project Conditions
Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Traffic Volume (veh/h)	408	820	100	490	960	85	210	613	630	33	208	460	
Future Volume (veh/h)	408	820	100	490	960	85	210	613	630	33	208	460	
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0	
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Work Zone On Approach	No			No			No			No			
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	
Adj Flow Rate, veh/h	408	820	100	490	960	85	210	613	0	33	208	0	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10	
Cap, veh/h	464	879	585	513	1425	672	217	784		41	431		
Arrive On Green	0.14	0.26	0.26	0.31	0.43	0.43	0.13	0.24	0.00	0.02	0.13	0.00	
Sat Flow, veh/h	3237	3328	1485	1668	3328	1485	1668	3328	1485	1668	3328	1485	
Grp Volume(v), veh/h	408	820	100	490	960	85	210	613	0	33	208	0	
Grp Sat Flow(s),veh/h/ln	1618	1664	1485	1668	1664	1485	1668	1664	1485	1668	1664	1485	
Q Serve(g_s), s	16.1	31.4	5.7	37.6	30.3	4.3	16.4	22.5	0.0	2.6	7.6	0.0	
Cycle Q Clear(g_c), s	16.1	31.4	5.7	37.6	30.3	4.3	16.4	22.5	0.0	2.6	7.6	0.0	
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00	
Lane Grp Cap(c), veh/h	464	879	585	513	1425	672	217	784		41	431		
V/C Ratio(X)	0.88	0.93	0.17	0.96	0.67	0.13	0.97	0.78		0.81	0.48		
Avail Cap(c_a), veh/h	496	892	591	524	1428	673	217	1045		77	765		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	
Uniform Delay (d), s/veh	54.8	46.9	25.7	44.3	30.0	20.7	56.5	46.8	0.0	63.4	52.7	0.0	
Incr Delay (d2), s/veh	17.2	16.7	0.3	28.7	1.7	0.2	51.4	6.4	0.0	29.9	3.0	0.0	
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
%ile BackOfQ(50%),veh/ln	7.5	14.6	2.0	18.7	11.6	1.5	9.8	9.8	0.0	1.4	3.3	0.0	
Unsig. Movement Delay, s/veh													
LnGrp Delay(d),s/veh	72.0	63.6	26.0	73.0	31.7	20.9	107.9	53.2	0.0	93.3	55.8	0.0	
LnGrp LOS	E	E	C	E	C	C	F	D		F	E		
Approach Vol, veh/h	1328			1535			823			A	241		A
Approach Delay, s/veh	63.4			44.3			67.1				60.9		
Approach LOS	E			D			E				E		
Timer - Assigned Phs	1	2	3	4	5	6	7	8					
Phs Duration (G+Y+Rc), s	46.1	40.5	21.0	22.9	24.7	61.9	7.2	36.7					
Change Period (Y+Rc), s	6.0	6.0	4.0	6.0	6.0	6.0	4.0	6.0					
Max Green Setting (Gmax), s	41.0	35.0	17.0	30.0	20.0	56.0	6.0	41.0					
Max Q Clear Time (g_c+Q), s	39.6	33.4	18.4	9.6	18.1	32.3	4.6	24.5					
Green Ext Time (p_c), s	0.5	1.1	0.0	2.1	0.6	10.3	0.0	6.2					

Intersection Summary

HCM 6th Ctrl Delay 56.5
HCM 6th LOS E

Notes

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary

Cumulative Plus Project Conditions

9: Chrisman Rd & I-205 WB On Ramp/I-205 WB Off Ramp

Timing Plan: AM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations				↰↱	↰	↱	↰↱↲	↰↱↲		↰↱↲	↰↱↲	
Traffic Volume (veh/h)	0	0	0	378	0	10	0	242	300	0	184	460
Future Volume (veh/h)	0	0	0	378	0	10	0	242	300	0	184	460
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach				No			No			No		
Adj Sat Flow, veh/h/ln				1752	1752	1752	0	1752	1752	0	1752	1752
Adj Flow Rate, veh/h				378	0	10	0	242	300	0	184	460
Peak Hour Factor				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %				10	10	10	0	10	10	0	10	10
Cap, veh/h				717	0	638	0	1455	677	0	1455	677
Arrive On Green				0.21	0.00	0.21	0.00	0.46	0.46	0.00	0.46	0.46
Sat Flow, veh/h				3337	0	2969	0	3346	1485	0	3346	1485
Grp Volume(v), veh/h				378	0	10	0	242	300	0	184	460
Grp Sat Flow(s),veh/h/ln				1668	0	1485	0	1594	1485	0	1594	1485
Q Serve(g_s), s				2.4	0.0	0.1	0.0	1.1	3.3	0.0	0.8	5.9
Cycle Q Clear(g_c), s				2.4	0.0	0.1	0.0	1.1	3.3	0.0	0.8	5.9
Prop In Lane				1.00		1.00	0.00		1.00	0.00		1.00
Lane Grp Cap(c), veh/h				717	0	638	0	1455	677	0	1455	677
V/C Ratio(X)				0.53	0.00	0.02	0.00	0.17	0.44	0.00	0.13	0.68
Avail Cap(c_a), veh/h				2470	0	2198	0	2491	1160	0	2491	1160
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh				8.5	0.0	7.5	0.0	3.9	4.5	0.0	3.8	5.2
Incr Delay (d2), s/veh				0.6	0.0	0.0	0.0	0.1	0.5	0.0	0.0	1.2
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln				0.6	0.0	0.0	0.0	0.1	0.4	0.0	0.0	0.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				9.1	0.0	7.5	0.0	3.9	5.0	0.0	3.9	6.4
LnGrp LOS				A	A	A	A	A	A	A	A	A
Approach Vol, veh/h				388				542			644	
Approach Delay, s/veh				9.0				4.5			5.7	
Approach LOS				A				A			A	
Timer - Assigned Phs	2				6			8				
Phs Duration (G+Y+Rc), s	15.1				15.1			9.2				
Change Period (Y+Rc), s	4.0				4.0			4.0				
Max Green Setting (Gmax), s	19.0				19.0			18.0				
Max Q Clear Time (g_c+I1), s	5.3				7.9			4.4				
Green Ext Time (p_c), s	3.1				3.2			1.2				

Intersection Summary

HCM 6th Ctrl Delay	6.1
HCM 6th LOS	A

Notes

User approved volume balancing among the lanes for turning movement.

HCM 6th Signalized Intersection Summary

Cumulative Plus Project Conditions

10: Chrisman Rd & I-205 EB Off Ramp/I-205 EB On Ramp




Timing Plan: AM Peak






Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔		↔					↑↑↑	↔		↑↑↑	
Traffic Volume (veh/h)	310	0	354	0	0	0	0	232	652	0	552	10
Future Volume (veh/h)	310	0	354	0	0	0	0	232	652	0	552	10
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No						No			No		
Adj Sat Flow, veh/h/ln	1752	0	1752				0	1752	1752	0	1752	1752
Adj Flow Rate, veh/h	310	0	354				0	232	652	0	552	10
Peak Hour Factor	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	0	10				0	10	10	0	10	10
Cap, veh/h	803	0	649				0	2060	1126	0	2084	38
Arrive On Green	0.25	0.00	0.25				0.00	0.43	0.43	0.00	0.43	0.43
Sat Flow, veh/h	3237	0	2613				0	4940	2613	0	4995	87
Grp Volume(v), veh/h	310	0	354				0	232	652	0	363	199
Grp Sat Flow(s),veh/h/ln	1618	0	1306				0	1594	1306	0	1594	1736
Q Serve(g_s), s	2.0	0.0	2.9				0.0	0.7	4.7	0.0	1.8	1.8
Cycle Q Clear(g_c), s	2.0	0.0	2.9				0.0	0.7	4.7	0.0	1.8	1.8
Prop In Lane	1.00		1.00				0.00		1.00	0.00		0.05
Lane Grp Cap(c), veh/h	803	0	649				0	2060	1126	0	1374	748
V/C Ratio(X)	0.39	0.00	0.55				0.00	0.11	0.58	0.00	0.26	0.27
Avail Cap(c_a), veh/h	1298	0	1048				0	4221	2306	0	2814	1532
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00				0.00	1.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh	7.8	0.0	8.1				0.0	4.2	5.4	0.0	4.6	4.6
Incr Delay (d2), s/veh	0.3	0.0	0.7				0.0	0.0	0.5	0.0	0.1	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.0	0.5				0.0	0.1	0.5	0.0	0.1	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	8.1	0.0	8.9				0.0	4.3	5.9	0.0	4.7	4.7
LnGrp LOS	A	A	A				A	A	A	A	A	A
Approach Vol, veh/h	664						884			562		
Approach Delay, s/veh	8.5						5.4			4.7		
Approach LOS	A						A			A		
Timer - Assigned Phs	2			4			6					
Phs Duration (G+Y+Rc), s	14.7			10.2			14.7					
Change Period (Y+Rc), s	4.0			4.0			4.0					
Max Green Setting (Gmax), s	22.0			10.0			22.0					
Max Q Clear Time (g_c+I1), s	6.7			4.9			3.8					
Green Ext Time (p_c), s	4.0			1.3			3.1					

Intersection Summary

HCM 6th Ctrl Delay	6.2
HCM 6th LOS	A

Intersection						
Int Delay, s/veh	1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	5	5	54	3	7	83
Future Vol, veh/h	5	5	54	3	7	83
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	100	100	10	100	100	10
Mvmt Flow	5	5	54	3	7	83
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	153	56	0	0	57	0
Stage 1	56	-	-	-	-	-
Stage 2	97	-	-	-	-	-
Critical Hdwy	7.4	7.2	-	-	5.1	-
Critical Hdwy Stg 1	6.4	-	-	-	-	-
Critical Hdwy Stg 2	6.4	-	-	-	-	-
Follow-up Hdwy	4.4	4.2	-	-	3.1	-
Pot Cap-1 Maneuver	655	792	-	-	1098	-
Stage 1	766	-	-	-	-	-
Stage 2	730	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	650	792	-	-	1098	-
Mov Cap-2 Maneuver	635	-	-	-	-	-
Stage 1	766	-	-	-	-	-
Stage 2	725	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	10.2	0		0.6		
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	705	1098	-	
HCM Lane V/C Ratio	-	-	0.014	0.006	-	
HCM Control Delay (s)	-	-	10.2	8.3	0	
HCM Lane LOS	-	-	B	A	A	
HCM 95th %tile Q(veh)	-	-	0	0	-	

Intersection						
Int Delay, s/veh	2.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	8	11	48	83	89
Future Vol, veh/h	1	8	11	48	83	89
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	3	3	10	3	3	10
Mvmt Flow	1	8	11	48	83	89
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	290	35	0	0	59	0
Stage 1	35	-	-	-	-	-
Stage 2	255	-	-	-	-	-
Critical Hdwy	6.43	6.23	-	-	4.13	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	-	-	2.227	-
Pot Cap-1 Maneuver	699	1035	-	-	1538	-
Stage 1	985	-	-	-	-	-
Stage 2	785	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	659	1035	-	-	1538	-
Mov Cap-2 Maneuver	661	-	-	-	-	-
Stage 1	985	-	-	-	-	-
Stage 2	740	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	8.7	0		3.6		
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBL	SBT	
Capacity (veh/h)	-	- 974		1538	-	
HCM Lane V/C Ratio	-	- 0.009		0.054	-	
HCM Control Delay (s)	-	- 8.7		7.5	0	
HCM Lane LOS	-	- A		A	A	
HCM 95th %tile Q(veh)	-	- 0		0.2	-	
























Intersection						
Int Delay, s/veh	0					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑↑			↑↑		↗
Traffic Vol, veh/h	687	142	0	537	0	1
Future Vol, veh/h	687	142	0	537	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	10	3	10	10	3	3
Mvmt Flow	687	142	0	537	0	1
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	415
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.16
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.93
Pot Cap-1 Maneuver	-	-	0	-	0	499
Stage 1	-	-	0	-	0	-
Stage 2	-	-	0	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	499
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0		12.2	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT		
Capacity (veh/h)	499	-	-	-		
HCM Lane V/C Ratio	0.002	-	-	-		
HCM Control Delay (s)	12.2	-	-	-		
HCM Lane LOS	B	-	-	-		
HCM 95th %tile Q(veh)	0	-	-	-		

HCM 6th Signalized Intersection Summary

14: DWY 4/FEMA Driveway & GRANT LINE RD

Cumulative Plus Project Conditions

Timing Plan: AM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		  			 							
Traffic Volume (veh/h)	15	593	80	91	524	2	6	0	4	1	0	7
Future Volume (veh/h)	15	593	80	91	524	2	6	0	4	1	0	7
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1752	1752	1856	1752	1752	1856	1856	1856	1752	1752	1752
Adj Flow Rate, veh/h	15	593	80	91	524	2	6	0	4	1	0	7
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	10	10	3	10	10	3	3	3	10	10	10
Cap, veh/h	32	1123	150	136	1092	4	14	0	450	4	0	415
Arrive On Green	0.02	0.26	0.26	0.08	0.32	0.32	0.01	0.00	0.29	0.00	0.00	0.28
Sat Flow, veh/h	1668	4269	569	1767	3401	13	1767	0	1572	1668	0	1485
Grp Volume(v), veh/h	15	441	232	91	256	270	6	0	4	1	0	7
Grp Sat Flow(s),veh/h/ln	1668	1594	1649	1767	1664	1749	1767	0	1572	1668	0	1485
Q Serve(g_s), s	0.4	5.1	5.2	2.2	5.3	5.3	0.1	0.0	0.1	0.0	0.0	0.1
Cycle Q Clear(g_c), s	0.4	5.1	5.2	2.2	5.3	5.3	0.1	0.0	0.1	0.0	0.0	0.1
Prop In Lane	1.00		0.34	1.00		0.01	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	32	839	434	136	534	562	14	0	450	4	0	415
V/C Ratio(X)	0.47	0.53	0.53	0.67	0.48	0.48	0.42	0.00	0.01	0.26	0.00	0.02
Avail Cap(c_a), veh/h	194	2375	1229	370	1395	1466	206	0	659	194	0	622
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	20.9	13.5	13.6	19.3	11.7	11.7	21.2	0.0	11.0	21.4	0.0	11.2
Incr Delay (d2), s/veh	10.4	0.5	1.0	5.5	0.7	0.6	18.7	0.0	0.0	31.7	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	1.4	1.5	0.9	1.5	1.5	0.1	0.0	0.0	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	31.3	14.1	14.6	24.8	12.4	12.3	39.9	0.0	11.0	53.1	0.0	11.2
LnGrp LOS	C	B	B	C	B	B	D	A	B	D	A	B
Approach Vol, veh/h		688			617			10			8	
Approach Delay, s/veh		14.6			14.2			28.3			16.5	
Approach LOS		B			B			C			B	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	4.1	16.3	7.3	15.3	4.3	16.0	4.8	17.8				
Change Period (Y+Rc), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0				
Max Green Setting (Gmax), s	5.0	18.0	9.0	32.0	5.0	18.0	5.0	36.0				
Max Q Clear Time (g_c+I1), s	2.0	2.1	4.2	7.2	2.1	2.1	2.4	7.3				
Green Ext Time (p_c), s	0.0	0.0	0.1	4.1	0.0	0.0	0.0	2.9				
Intersection Summary												
HCM 6th Ctrl Delay			14.5									
HCM 6th LOS			B									


Intersection						
Int Delay, s/veh	0					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑↑			↑↑		↗
Traffic Vol, veh/h	572	26	0	617	0	1
Future Vol, veh/h	572	26	0	617	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	10	3	10	10	3	3
Mvmt Flow	572	26	0	617	0	1
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	299
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.16
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.93
Pot Cap-1 Maneuver	-	-	0	-	0	592
Stage 1	-	-	0	-	0	-
Stage 2	-	-	0	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	592
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0		11.1	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT		
Capacity (veh/h)	592	-	-	-		
HCM Lane V/C Ratio	0.002	-	-	-		
HCM Control Delay (s)	11.1	-	-	-		
HCM Lane LOS	B	-	-	-		
HCM 95th %tile Q(veh)	0	-	-	-		

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations		↗		↑↑↑	↑↑↑	
Traffic Vol, veh/h	0	2	0	623	579	80
Future Vol, veh/h	0	2	0	623	579	80
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	3	3	10	10	10	3
Mvmt Flow	0	2	0	623	579	80
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	-	330	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	7.16	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.93	-	-	-	-
Pot Cap-1 Maneuver	0	566	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	566	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	NB	SB			
HCM Control Delay, s	11.4	0	0			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR		
Capacity (veh/h)	-	566	-	-		
HCM Lane V/C Ratio	-	0.004	-	-		
HCM Control Delay (s)	-	11.4	-	-		
HCM Lane LOS	-	B	-	-		
HCM 95th %tile Q(veh)	-	0	-	-		

HCM 6th Signalized Intersection Summary

Cumulative Plus Project Conditions

1: MACARTHUR DRIVE (N) & I-205 WEST ON RAMP/I-205 WEST OFF RAMP Timing Plan: PM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations					↔		↔	↑			↑	
Traffic Volume (veh/h)	0	0	0	180	0	20	781	75	0	0	220	20
Future Volume (veh/h)	0	0	0	180	0	20	781	75	0	0	220	20
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach				No			No				No	
Adj Sat Flow, veh/h/ln				1900	1752	1900	1752	1752	0	0	1752	1752
Adj Flow Rate, veh/h				180	0	20	781	75	0	0	220	20
Peak Hour Factor				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %				0	10	0	10	10	0	0	10	10
Cap, veh/h				210	0	23	935	1069	0	0	297	27
Arrive On Green				0.14	0.00	0.14	0.29	0.61	0.00	0.00	0.19	0.19
Sat Flow, veh/h				1483	0	165	3237	1752	0	0	1582	144
Grp Volume(v), veh/h				200	0	0	781	75	0	0	0	240
Grp Sat Flow(s),veh/h/ln				1648	0	0	1618	1752	0	0	0	1726
Q Serve(g_s), s				4.4	0.0	0.0	8.3	0.6	0.0	0.0	0.0	4.8
Cycle Q Clear(g_c), s				4.4	0.0	0.0	8.3	0.6	0.0	0.0	0.0	4.8
Prop In Lane				0.90		0.10	1.00		0.00	0.00		0.08
Lane Grp Cap(c), veh/h				234	0	0	935	1069	0	0	0	324
V/C Ratio(X)				0.86	0.00	0.00	0.83	0.07	0.00	0.00	0.00	0.74
Avail Cap(c_a), veh/h				234	0	0	979	1227	0	0	0	456
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1.00
Uniform Delay (d), s/veh				15.4	0.0	0.0	12.2	2.9	0.0	0.0	0.0	14.1
Incr Delay (d2), s/veh				24.5	0.0	0.0	6.0	0.0	0.0	0.0	0.0	2.0
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln				2.9	0.0	0.0	2.8	0.1	0.0	0.0	0.0	1.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				39.9	0.0	0.0	18.2	2.9	0.0	0.0	0.0	16.1
LnGrp LOS				D	A	A	B	A	A	A	A	B
Approach Vol, veh/h					200			856			240	
Approach Delay, s/veh					39.9			16.8			16.1	
Approach LOS					D			B			B	
Timer - Assigned Phs		2			5	6		8				
Phs Duration (G+Y+Rc), s		27.3			15.5	11.8		9.4				
Change Period (Y+Rc), s		4.9			4.9	4.9		4.2				
Max Green Setting (Gmax), s		25.7			11.1	9.7		5.2				
Max Q Clear Time (g_c+l1), s		2.6			10.3	6.8		6.4				
Green Ext Time (p_c), s		0.1			0.3	0.1		0.0				
Intersection Summary												
HCM 6th Ctrl Delay				20.3								
HCM 6th LOS				C								

HCM 6th Signalized Intersection Summary

Cumulative Plus Project Conditions

2: MACARTHUR DRIVE (N) & I-205 EAST OFF RAMP/I-205 EAST ON RAMP Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖	↗					↖	↗	↖	↗	
Traffic Volume (veh/h)	20	0	432	0	0	0	0	871	470	100	300	0
Future Volume (veh/h)	20	0	432	0	0	0	0	871	470	100	300	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No						No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752				0	1752	1752	1752	1752	0
Adj Flow Rate, veh/h	20	0	432				0	871	470	100	300	0
Peak Hour Factor	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	10	10				0	10	10	10	10	0
Cap, veh/h	529	0	470				0	1243	554	126	1732	0
Arrive On Green	0.32	0.00	0.32				0.00	0.37	0.37	0.08	0.52	0.00
Sat Flow, veh/h	1668	0	1485				0	3416	1485	1668	3416	0
Grp Volume(v), veh/h	20	0	432				0	871	470	100	300	0
Grp Sat Flow(s),veh/h/ln	1668	0	1485				0	1664	1485	1668	1664	0
Q Serve(g_s), s	0.5	0.0	15.7				0.0	12.4	16.2	3.3	2.7	0.0
Cycle Q Clear(g_c), s	0.5	0.0	15.7				0.0	12.4	16.2	3.3	2.7	0.0
Prop In Lane	1.00		1.00				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	529	0	470				0	1243	554	126	1732	0
V/C Ratio(X)	0.04	0.00	0.92				0.00	0.70	0.85	0.80	0.17	0.00
Avail Cap(c_a), veh/h	537	0	478				0	1304	582	209	1959	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00				0.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	13.2	0.0	18.4				0.0	14.9	16.1	25.4	7.1	0.0
Incr Delay (d2), s/veh	0.0	0.0	22.1				0.0	1.8	11.4	10.8	0.1	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.0	7.4				0.0	4.1	6.2	1.6	0.7	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.2	0.0	40.5				0.0	16.7	27.4	36.3	7.1	0.0
LnGrp LOS	B	A	D				A	B	C	D	A	A
Approach Vol, veh/h		452						1341			400	
Approach Delay, s/veh		39.3						20.4			14.4	
Approach LOS		D						C			B	
Timer - Assigned Phs	1	2	4	6								
Phs Duration (G+Y+Rc), s	25.8		21.9	34.0								
Change Period (Y+Rc), s	4.0	4.9	* 4.2	4.9								
Max Green Setting (Gmax), s	21.9		* 18	32.9								
Max Q Clear Time (g_c+I), s	18.2		17.7	4.7								
Green Ext Time (p_c), s	0.0	2.7	0.1	2.0								

Intersection Summary

HCM 6th Ctrl Delay	23.2
HCM 6th LOS	C

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.













HCM 6th Signalized Intersection Summary

3: MACARTHUR DRIVE (N) & GRANT LINE RD

Cumulative Plus Project Conditions

Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	320	1500	120	56	294	194	110	610	99	172	580	170
Future Volume (veh/h)	320	1500	120	56	294	194	110	610	99	172	580	170
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No				No				No			
Adj Sat Flow, veh/h/ln	1856	1856	1856	1752	1856	1752	1856	1752	1752	1752	1752	1856
Adj Flow Rate, veh/h	320	1500	120	56	294	194	110	610	99	172	580	170
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	3	3	3	10	3	10	3	10	10	10	10	3
Cap, veh/h	318	1578	704	79	1110	467	124	799	356	100	765	362
Arrive On Green	0.18	0.45	0.45	0.05	0.31	0.31	0.07	0.24	0.24	0.06	0.23	0.23
Sat Flow, veh/h	1767	3526	1572	1668	3526	1485	1767	3328	1485	1668	3328	1572
Grp Volume(v), veh/h	320	1500	120	56	294	194	110	610	99	172	580	170
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1668	1763	1485	1767	1664	1485	1668	1664	1572
Q Serve(g_s), s	18.0	40.9	4.6	3.3	6.2	10.3	6.2	17.0	5.4	6.0	16.2	9.3
Cycle Q Clear(g_c), s	18.0	40.9	4.6	3.3	6.2	10.3	6.2	17.0	5.4	6.0	16.2	9.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	318	1578	704	79	1110	467	124	799	356	100	765	362
V/C Ratio(X)	1.01	0.95	0.17	0.71	0.26	0.42	0.89	0.76	0.28	1.72	0.76	0.47
Avail Cap(c_a), veh/h	318	1587	708	100	1164	490	124	1082	483	100	1049	496
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	41.0	26.5	16.5	46.9	25.6	27.0	46.1	35.3	30.9	47.0	35.9	33.2
Incr Delay (d2), s/veh	51.8	12.9	0.2	9.8	0.2	1.0	47.5	3.2	0.7	361.3	3.1	1.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ft	2.1	18.5	1.7	1.6	2.6	3.7	4.3	7.0	2.0	12.5	6.7	3.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	92.8	39.5	16.7	56.7	25.8	28.0	93.5	38.5	31.7	408.2	39.0	34.9
LnGrp LOS	F	D	B	E	C	C	F	D	C	F	D	C
Approach Vol, veh/h	1940				544				819		922	
Approach Delay, s/veh	46.9				29.8				45.1		107.1	
Approach LOS	D				C				D		F	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	1.0	29.5	9.7	49.7	12.0	28.5	23.0	36.5				
Change Period (Y+Rc), s	5.0	5.5	5.0	5.0	5.0	5.5	5.0	5.0				
Max Green Setting (Gmax), s	32.5	32.5	6.0	45.0	7.0	31.5	18.0	33.0				
Max Q Clear Time (g_c+1/3), s	19.0	19.0	5.3	42.9	8.2	18.2	20.0	12.3				
Green Ext Time (p_c), s	0.0	4.5	0.0	1.8	0.0	4.7	0.0	3.8				

Intersection Summary

HCM 6th Ctrl Delay 57.5

HCM 6th LOS E

Notes

User approved pedestrian interval to be less than phase max green.

HCM 6th Signalized Intersection Summary 4: ELEVENTH ST. & MACARTHUR DRIVE

Cumulative Plus Project Conditions
Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	309	1303	140	46	1025	370	90	530	30	130	192	395
Future Volume (veh/h)	309	1303	140	46	1025	370	90	530	30	130	192	395
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1856	1856	1856	1752	1856	1752	1856	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	309	1303	140	46	1025	370	90	530	30	130	192	395
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	3	3	3	10	3	10	3	10	10	10	10	10
Cap, veh/h	286	1362	146	57	1024	431	99	819	46	161	493	440
Arrive On Green	0.16	0.42	0.42	0.03	0.29	0.29	0.06	0.26	0.26	0.10	0.30	0.30
Sat Flow, veh/h	1767	3213	344	1668	3526	1485	1767	3202	181	1668	1664	1485
Grp Volume(v), veh/h	309	712	731	46	1025	370	90	275	285	130	192	395
Grp Sat Flow(s),veh/h/ln	1767	1763	1794	1668	1763	1485	1767	1664	1719	1668	1664	1485
Q Serve(g_s), s	14.5	35.0	35.4	2.5	26.0	21.1	4.5	13.2	13.2	6.8	8.2	22.8
Cycle Q Clear(g_c), s	14.5	35.0	35.4	2.5	26.0	21.1	4.5	13.2	13.2	6.8	8.2	22.8
Prop In Lane	1.00		0.19	1.00		1.00	1.00		0.11	1.00		1.00
Lane Grp Cap(c), veh/h	286	747	760	57	1024	431	99	425	439	161	493	440
V/C Ratio(X)	1.08	0.95	0.96	0.81	1.00	0.86	0.91	0.65	0.65	0.81	0.39	0.90
Avail Cap(c_a), veh/h	286	747	760	75	1024	431	99	427	442	261	595	531
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	37.5	24.9	25.1	43.0	31.8	30.0	42.1	29.7	29.7	39.6	25.1	30.2
Incr Delay (d2), s/veh	76.1	22.2	23.4	38.2	28.5	15.8	63.0	2.6	2.6	9.1	0.2	14.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ft	2.1	18.0	18.8	1.6	14.5	9.2	3.7	5.5	5.7	3.2	3.2	9.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	113.6	47.1	48.5	81.2	60.2	45.8	105.0	32.3	32.3	48.7	25.2	44.6
LnGrp LOS	F	D	D	F	F	D	F	C	C	D	C	D
Approach Vol, veh/h	1752		1441			650			717			
Approach Delay, s/veh	59.4		57.2			42.4			40.2			
Approach LOS	E		E			D			D			
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	7.0	42.5	9.0	31.0	19.0	30.5	12.7	27.4				
Change Period (Y+Rc), s	4.0	4.5	4.0	4.5	4.5	4.5	4.0	4.5				
Max Green Setting (Gmax), s	4.0	37.0	5.0	32.0	14.5	26.0	14.0	23.0				
Max Q Clear Time (g_c+14.5), s	4.0	37.4	6.5	24.8	16.5	28.0	8.8	15.2				
Green Ext Time (p_c), s	0.0	0.0	0.0	1.7	0.0	0.0	0.2	1.5				
Intersection Summary												
HCM 6th Ctrl Delay			53.3									
HCM 6th LOS			D									









HCM 6th Signalized Intersection Summary

5: Skylark Rd/IPT 2 Dwy & GRANT LINE RD

Cumulative Plus Project Conditions

Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	21	2072	103	49	612	4	184	0	49	13	0	52
Future Volume (veh/h)	21	2072	103	49	612	4	184	0	49	13	0	52
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	21	2072	103	49	612	4	184	0	49	13	0	52
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	95	1653	82	66	1678	11	220	0	331	26	0	159
Arrive On Green	0.06	0.51	0.51	0.04	0.49	0.49	0.13	0.00	0.22	0.02	0.00	0.11
Sat Flow, veh/h	1668	3228	159	1668	3390	22	1668	0	1485	1668	0	1485
Grp Volume(v), veh/h	21	1060	1115	49	300	316	184	0	49	13	0	52
Grp Sat Flow(s),veh/h/ln	1668	1664	1723	1668	1664	1748	1668	0	1485	1668	0	1485
Q Serve(g_s), s	1.1	45.0	45.0	2.6	9.8	9.8	9.5	0.0	2.3	0.7	0.0	2.8
Cycle Q Clear(g_c), s	1.1	45.0	45.0	2.6	9.8	9.8	9.5	0.0	2.3	0.7	0.0	2.8
Prop In Lane	1.00		0.09	1.00		0.01	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	95	852	883	66	824	865	220	0	331	26	0	159
V/C Ratio(X)	0.22	1.24	1.26	0.74	0.36	0.36	0.84	0.00	0.15	0.50	0.00	0.33
Avail Cap(c_a), veh/h	285	852	883	475	1137	1194	380	0	760	285	0	591
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	39.6	21.4	21.4	41.7	13.7	13.7	37.2	0.0	27.4	42.9	0.0	36.3
Incr Delay (d2), s/veh	0.4	119.3	127.8	5.9	0.1	0.1	3.2	0.0	0.1	5.5	0.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	42.8	46.4	1.1	3.2	3.4	4.0	0.0	0.8	0.3	0.0	1.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	40.0	140.7	149.2	47.6	13.8	13.8	40.4	0.0	27.5	48.5	0.0	36.8
LnGrp LOS	D	F	F	D	B	B	D	A	C	D	A	D
Approach Vol, veh/h	2196			665			233			65		
Approach Delay, s/veh	144.1			16.3			37.7			39.1		
Approach LOS	F			B			D			D		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	7.5	50.8	5.4	24.2	9.0	49.3	15.6	14.0				
Change Period (Y+Rc), s	4.0	5.8	4.0	4.6	4.0	5.8	4.0	4.6				
Max Green Setting (Gmax), s	25.0	45.0	15.0	45.0	15.0	60.0	20.0	35.0				
Max Q Clear Time (g_c+I), s	14.6	47.0	2.7	4.3	3.1	11.8	11.5	4.8				
Green Ext Time (p_c), s	0.0	0.0	0.0	0.2	0.0	2.1	0.2	0.2				

Intersection Summary

HCM 6th Ctrl Delay 107.2

HCM 6th LOS F













HCM 6th Signalized Intersection Summary

6: CHRISMAN RD & GRANT LINE RD

Cumulative Plus Project Conditions

Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	756	1030	248	187	297	25	204	1281	117	25	304	100
Future Volume (veh/h)	756	1030	248	187	297	25	204	1281	117	25	304	100
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	756	1030	248	187	297	25	204	1281	117	25	304	100
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	674	1180	366	292	428	191	233	1322	590	81	1018	454
Arrive On Green	0.21	0.25	0.25	0.09	0.13	0.13	0.14	0.40	0.40	0.05	0.31	0.31
Sat Flow, veh/h	3237	4782	1485	3237	3328	1485	1668	3328	1485	1668	3328	1485
Grp Volume(v), veh/h	756	1030	248	187	297	25	204	1281	117	25	304	100
Grp Sat Flow(s),veh/h/ln	1618	1594	1485	1618	1664	1485	1668	1664	1485	1668	1664	1485
Q Serve(g_s), s	23.0	22.8	16.7	6.2	9.4	1.6	13.2	41.6	5.7	1.6	7.7	5.5
Cycle Q Clear(g_c), s	23.0	22.8	16.7	6.2	9.4	1.6	13.2	41.6	5.7	1.6	7.7	5.5
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	674	1180	366	292	428	191	233	1322	590	81	1018	454
V/C Ratio(X)	1.12	0.87	0.68	0.64	0.69	0.13	0.87	0.97	0.20	0.31	0.30	0.22
Avail Cap(c_a), veh/h	674	1386	430	293	573	255	348	1326	592	151	1018	454
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	43.7	39.9	37.6	48.5	46.0	42.6	46.5	32.6	21.8	50.7	29.3	28.5
Incr Delay (d2), s/veh	73.0	5.1	2.2	4.6	1.1	0.1	10.8	17.7	0.1	2.1	0.2	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.7	9.1	6.1	2.6	3.8	0.6	6.0	19.0	1.9	0.7	3.0	2.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	116.7	45.0	39.8	53.1	47.1	42.7	57.3	50.3	21.8	52.9	29.4	28.8
LnGrp LOS	F	D	D	D	D	D	E	D	C	D	C	C
Approach Vol, veh/h	2034					509		1602		429		
Approach Delay, s/veh	71.0					49.1		49.1		30.7		
Approach LOS	E					D		D		C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	6.0	33.2	21.4	39.8	29.0	20.2	11.4	49.8				
Change Period (Y+Rc), s	6.0	6.0	6.0	* 6	6.0	6.0	6.0	6.0				
Max Green Setting (Gmax), s	10.0	32.0	23.0	* 33	23.0	19.0	10.0	44.0				
Max Q Clear Time (g_c+I), s	10.0	24.8	15.2	9.7	25.0	11.4	3.6	43.6				
Green Ext Time (p_c), s	0.1	2.4	0.2	2.1	0.0	0.5	0.0	0.2				

Intersection Summary

HCM 6th Ctrl Delay 57.1

HCM 6th LOS E

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.











HCM 6th Signalized Intersection Summary

7: CHRISMAN RD & Paradise Rd

Cumulative Plus Project Conditions

Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	11	28	29	100	10	100	49	1461	60	20	641	10
Future Volume (veh/h)	11	28	29	100	10	100	49	1461	60	20	641	10
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	11	28	29	100	10	100	49	1461	60	20	641	10
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	47	97	100	185	28	282	126	2072	85	79	1969	611
Arrive On Green	0.03	0.12	0.12	0.11	0.21	0.21	0.08	0.44	0.44	0.05	0.41	0.41
Sat Flow, veh/h	1668	788	816	1668	137	1369	1668	4712	193	1668	4782	1485
Grp Volume(v), veh/h	11	0	57	100	0	110	49	989	532	20	641	10
Grp Sat Flow(s),veh/h/ln	1668	0	1605	1668	0	1505	1668	1594	1717	1668	1594	1485
Q Serve(g_s), s	0.4	0.0	1.9	3.3	0.0	3.6	1.6	14.5	14.5	0.7	5.2	0.2
Cycle Q Clear(g_c), s	0.4	0.0	1.9	3.3	0.0	3.6	1.6	14.5	14.5	0.7	5.2	0.2
Prop In Lane	1.00		0.51	1.00		0.91	1.00		0.11	1.00		1.00
Lane Grp Cap(c), veh/h	47	0	197	185	0	310	126	1402	755	79	1969	611
V/C Ratio(X)	0.24	0.00	0.29	0.54	0.00	0.35	0.39	0.71	0.71	0.25	0.33	0.02
Avail Cap(c_a), veh/h	291	0	1174	291	0	1101	232	1777	957	291	2832	879
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	27.3	0.0	22.9	24.1	0.0	19.5	25.3	13.1	13.1	26.4	11.5	10.0
Incr Delay (d2), s/veh	2.5	0.0	0.8	2.4	0.0	0.7	1.9	0.9	1.7	1.6	0.1	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.0	0.7	1.3	0.0	1.2	0.6	4.2	4.7	0.3	1.5	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	29.8	0.0	23.7	26.6	0.0	20.2	27.2	14.0	14.8	28.0	11.6	10.0
LnGrp LOS	C	A	C	C	A	C	C	B	B	C	B	B
Approach Vol, veh/h	68			210			1570			671		
Approach Delay, s/veh	24.7			23.2			14.7			12.0		
Approach LOS	C			C			B			B		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	6.7	29.2	10.4	11.1	8.3	27.6	5.6	15.8				
Change Period (Y+Rc), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0				
Max Green Setting (Gmax), s	10.0	32.0	10.0	42.0	8.0	34.0	10.0	42.0				
Max Q Clear Time (g_c+I2, s)	12.5	16.5	5.3	3.9	3.6	7.2	2.4	5.6				
Green Ext Time (p_c), s	0.0	8.8	0.1	0.3	0.0	4.5	0.0	0.6				

Intersection Summary

HCM 6th Ctrl Delay	15.0
HCM 6th LOS	B

HCM 6th Signalized Intersection Summary

8: CHRISMAN & ELEVENTH ST.

Cumulative Plus Project Conditions

Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖↗	↑↑	↖	↖	↑↑	↖	↖	↑↑	↖	↖	↑↑	↖
Traffic Volume (veh/h)	502	870	90	290	510	46	90	1119	510	23	529	837
Future Volume (veh/h)	502	870	90	290	510	46	90	1119	510	23	529	837
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	502	870	90	290	510	46	90	1119	0	23	529	0
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	572	918	485	273	874	418	85	1054		32	948	
Arrive On Green	0.18	0.28	0.28	0.16	0.26	0.26	0.05	0.32	0.00	0.02	0.28	0.00
Sat Flow, veh/h	3237	3328	1485	1668	3328	1485	1668	3328	1485	1668	3328	1485
Grp Volume(v), veh/h	502	870	90	290	510	46	90	1119	0	23	529	0
Grp Sat Flow(s), veh/h/ln	1618	1664	1485	1668	1664	1485	1668	1664	1485	1668	1664	1485
Q Serve(g_s), s	14.8	25.1	4.3	16.0	13.1	2.2	5.0	31.0	0.0	1.3	13.2	0.0
Cycle Q Clear(g_c), s	14.8	25.1	4.3	16.0	13.1	2.2	5.0	31.0	0.0	1.3	13.2	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	572	918	485	273	874	418	85	1054		32	948	
V/C Ratio(X)	0.88	0.95	0.19	1.06	0.58	0.11	1.06	1.06		0.73	0.56	
Avail Cap(c_a), veh/h	595	918	485	273	874	418	85	1054		68	1020	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	39.3	34.7	23.6	40.9	31.4	26.1	46.4	33.4	0.0	47.7	29.8	0.0
Incr Delay (d2), s/veh	14.8	18.6	0.4	72.2	1.6	0.2	113.5	45.5	0.0	26.7	1.9	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.8	11.9	1.5	11.6	5.0	0.8	4.7	18.2	0.0	0.8	5.4	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	54.1	53.4	24.0	113.1	33.0	26.3	159.9	78.9	0.0	74.4	31.7	0.0
LnGrp LOS	D	D	C	F	C	C	F	F		E	C	
Approach Vol, veh/h	1462			846			1209			A	552	A
Approach Delay, s/veh	51.8			60.1			85.0				33.4	
Approach LOS	D			E			F				C	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	32.0	33.0	9.0	33.9	23.3	31.7	5.9	37.0				
Change Period (Y+Rc), s	6.0	6.0	4.0	6.0	6.0	6.0	4.0	6.0				
Max Green Setting (Gmax), s	16.0	27.0	5.0	30.0	18.0	25.0	4.0	31.0				
Max Q Clear Time (g_c+11g), s	11.0	27.1	7.0	15.2	16.8	15.1	3.3	33.0				
Green Ext Time (p_c), s	0.0	0.0	0.0	5.1	0.5	3.2	0.0	0.0				

Intersection Summary

HCM 6th Ctrl Delay 60.9

HCM 6th LOS E

Notes

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary

Cumulative Plus Project Conditions

9: Chrisman Rd & I-205 WB On Ramp/I-205 WB Off Ramp

Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations				↰	↰	↰	↰	↰	↰	↰	↰	↰
Traffic Volume (veh/h)	0	0	0	145	0	10	0	2025	452	0	212	520
Future Volume (veh/h)	0	0	0	145	0	10	0	2025	452	0	212	520
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach				No		No		No		No		No
Adj Sat Flow, veh/h/ln				1752	1752	1752	0	1752	1752	0	1752	1752
Adj Flow Rate, veh/h				145	0	10	0	2025	452	0	212	520
Peak Hour Factor				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %				10	10	10	0	10	10	0	10	10
Cap, veh/h				274	0	244	0	2881	621	0	2332	1086
Arrive On Green				0.08	0.00	0.08	0.00	0.73	0.73	0.00	0.73	0.73
Sat Flow, veh/h				3337	0	2969	0	4096	849	0	3346	1485
Grp Volume(v), veh/h				145	0	10	0	1626	851	0	212	520
Grp Sat Flow(s),veh/h/ln				1668	0	1485	0	1594	1599	0	1594	1485
Q Serve(g_s), s				1.8	0.0	0.1	0.0	12.0	13.1	0.0	0.8	6.2
Cycle Q Clear(g_c), s				1.8	0.0	0.1	0.0	12.0	13.1	0.0	0.8	6.2
Prop In Lane				1.00		1.00	0.00		0.53	0.00		1.00
Lane Grp Cap(c), veh/h				274	0	244	0	2332	1170	0	2332	1086
V/C Ratio(X)				0.53	0.00	0.04	0.00	0.70	0.73	0.00	0.09	0.48
Avail Cap(c_a), veh/h				1399	0	1245	0	2525	1266	0	2525	1176
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh				18.9	0.0	18.1	0.0	3.2	3.3	0.0	1.7	2.4
Incr Delay (d2), s/veh				1.6	0.0	0.1	0.0	0.8	2.0	0.0	0.0	0.3
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln				0.7	0.0	0.0	0.0	0.8	1.2	0.0	0.0	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				20.5	0.0	18.2	0.0	3.9	5.3	0.0	1.7	2.7
LnGrp LOS				C	A	B	A	A	A	A	A	A
Approach Vol, veh/h				155				2477			732	
Approach Delay, s/veh				20.3				4.4			2.4	
Approach LOS				C				A			A	
Timer - Assigned Phs	2				6			8				
Phs Duration (G+Y+Rc), s	35.4				35.4			7.5				
Change Period (Y+Rc), s	4.0				4.0			4.0				
Max Green Setting (Gmax), s	34.0				34.0			18.0				
Max Q Clear Time (g_c+I1), s	15.1				8.2			3.8				
Green Ext Time (p_c), s	16.3				5.2			0.4				

Intersection Summary

HCM 6th Ctrl Delay	4.7
HCM 6th LOS	A

Notes

User approved volume balancing among the lanes for turning movement.

HCM 6th Signalized Intersection Summary




Cumulative Plus Project Conditions




10: Chrisman Rd & I-205 EB Off Ramp/I-205 EB On Ramp

Timing Plan: PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	910	0	394	0	0	0	0	1566	1147	0	347	10
Future Volume (veh/h)	910	0	394	0	0	0	0	1566	1147	0	347	10
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No						No				No	
Adj Sat Flow, veh/h/ln	1752	0	1752				0	1752	1752	0	1752	1752
Adj Flow Rate, veh/h	910	0	394				0	1566	1147	0	347	10
Peak Hour Factor	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	0	10				0	10	10	0	10	10
Cap, veh/h	1093	0	882				0	2193	1198	0	2191	63
Arrive On Green	0.34	0.00	0.34				0.00	0.46	0.46	0.00	0.46	0.46
Sat Flow, veh/h	3237	0	2613				0	4940	2613	0	4936	137
Grp Volume(v), veh/h	910	0	394				0	1566	1147	0	231	126
Grp Sat Flow(s),veh/h/ln	1618	0	1306				0	1594	1306	0	1594	1727
Q Serve(g_s), s	10.2	0.0	4.6				0.0	10.4	16.6	0.0	1.7	1.7
Cycle Q Clear(g_c), s	10.2	0.0	4.6				0.0	10.4	16.6	0.0	1.7	1.7
Prop In Lane	1.00		1.00				0.00		1.00	0.00		0.08
Lane Grp Cap(c), veh/h	1093	0	882				0	2193	1198	0	1462	792
V/C Ratio(X)	0.83	0.00	0.45				0.00	0.71	0.96	0.00	0.16	0.16
Avail Cap(c_a), veh/h	1154	0	932				0	2193	1198	0	1462	792
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00				0.00	1.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh	12.0	0.0	10.1				0.0	8.6	10.3	0.0	6.2	6.2
Incr Delay (d2), s/veh	5.1	0.0	0.4				0.0	1.1	16.8	0.0	0.0	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.5	0.0	1.0				0.0	2.6	5.9	0.0	0.3	0.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	17.1	0.0	10.5				0.0	9.7	27.1	0.0	6.3	6.3
LnGrp LOS	B	A	B				A	A	C	A	A	A
Approach Vol, veh/h	1304						2713				357	
Approach Delay, s/veh	15.1						17.0				6.3	
Approach LOS	B						B				A	
Timer - Assigned Phs	2		4		6							
Phs Duration (G+Y+Rc), s	22.0		17.3		22.0							
Change Period (Y+Rc), s	4.0		4.0		4.0							
Max Green Setting (Gmax), s	18.0		14.0		18.0							
Max Q Clear Time (g_c+I1), s	18.6		12.2		3.7							
Green Ext Time (p_c), s	0.0		1.1		1.7							
Intersection Summary												
HCM 6th Ctrl Delay	15.6											
HCM 6th LOS	B											





















Intersection						
Int Delay, s/veh	0.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	4	4	102	3	5	92
Future Vol, veh/h	4	4	102	3	5	92
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	100	100	10	100	100	10
Mvmt Flow	4	4	102	3	5	92
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	206	104	0	0	105	0
Stage 1	104	-	-	-	-	-
Stage 2	102	-	-	-	-	-
Critical Hdwy	7.4	7.2	-	-	5.1	-
Critical Hdwy Stg 1	6.4	-	-	-	-	-
Critical Hdwy Stg 2	6.4	-	-	-	-	-
Follow-up Hdwy	4.4	4.2	-	-	3.1	-
Pot Cap-1 Maneuver	606	739	-	-	1047	-
Stage 1	724	-	-	-	-	-
Stage 2	726	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	603	739	-	-	1047	-
Mov Cap-2 Maneuver	605	-	-	-	-	-
Stage 1	724	-	-	-	-	-
Stage 2	722	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	10.5	0		0.4		
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	665	1047	-	
HCM Lane V/C Ratio	-	-	0.012	0.005	-	
HCM Control Delay (s)	-	-	10.5	8.5	0	
HCM Lane LOS	-	-	B	A	A	
HCM 95th %tile Q(veh)	-	-	0	0	-	

Intersection						
Int Delay, s/veh	5.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	16	169	63	43	73	81
Future Vol, veh/h	16	169	63	43	73	81
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	3	3	10	3	3	10
Mvmt Flow	16	169	63	43	73	81
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	312	85	0	0	106	0
Stage 1	85	-	-	-	-	-
Stage 2	227	-	-	-	-	-
Critical Hdwy	6.43	6.23	-	-	4.13	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	-	-	2.227	-
Pot Cap-1 Maneuver	679	971	-	-	1479	-
Stage 1	936	-	-	-	-	-
Stage 2	808	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	644	971	-	-	1479	-
Mov Cap-2 Maneuver	666	-	-	-	-	-
Stage 1	936	-	-	-	-	-
Stage 2	766	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	9.8	0	3.6			
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	934	1479	-	
HCM Lane V/C Ratio	-	-	0.198	0.049	-	
HCM Control Delay (s)	-	-	9.8	7.6	0	
HCM Lane LOS	-	-	A	A	A	
HCM 95th %tile Q(veh)	-	-	0.7	0.2	-	

Intersection						
Int Delay, s/veh	0.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑↑			↑↑		↗
Traffic Vol, veh/h	2006	125	0	665	0	16
Future Vol, veh/h	2006	125	0	665	0	16
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	10	3	10	10	3	3
Mvmt Flow	2006	125	0	665	0	16
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	1066
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.16
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.93
Pot Cap-1 Maneuver	-	-	0	-	0	186
Stage 1	-	-	0	-	0	-
Stage 2	-	-	0	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	186
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0		26.2	
HCM LOS	D					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT		
Capacity (veh/h)	186	-	-	-		
HCM Lane V/C Ratio	0.086	-	-	-		
HCM Control Delay (s)	26.2	-	-	-		
HCM Lane LOS	D	-	-	-		
HCM 95th %tile Q(veh)	0.3	-	-	-		

HCM 6th Signalized Intersection Summary 14: DWY 4/FEMA Driveway & GRANT LINE RD

Cumulative Plus Project Conditions
Timing Plan: PM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	8	1943	70	81	519	1	129	0	81	3	0	17
Future Volume (veh/h)	8	1943	70	81	519	1	129	0	81	3	0	17
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1856	1752	1752	1856	1856	1856	1752	1752	1752
Adj Flow Rate, veh/h	8	1943	70	81	519	1	129	0	81	3	0	17
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	10	10	3	10	10	3	3	3	10	10	10
Cap, veh/h	17	2350	85	104	1856	4	162	0	359	7	0	208
Arrive On Green	0.01	0.50	0.50	0.06	0.54	0.54	0.09	0.00	0.23	0.00	0.00	0.14
Sat Flow, veh/h	1668	4739	170	1767	3408	7	1767	0	1572	1668	0	1485
Grp Volume(v), veh/h	8	1306	707	81	253	267	129	0	81	3	0	17
Grp Sat Flow(s),veh/h/ln	1668	1594	1721	1767	1664	1751	1767	0	1572	1668	0	1485
Q Serve(g_s), s	0.4	26.3	26.4	3.4	6.1	6.1	5.4	0.0	3.1	0.1	0.0	0.7
Cycle Q Clear(g_c), s	0.4	26.3	26.4	3.4	6.1	6.1	5.4	0.0	3.1	0.1	0.0	0.7
Prop In Lane	1.00		0.10	1.00		0.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	17	1581	854	104	906	953	162	0	359	7	0	208
V/C Ratio(X)	0.47	0.83	0.83	0.78	0.28	0.28	0.80	0.00	0.23	0.45	0.00	0.08
Avail Cap(c_a), veh/h	111	1699	917	141	909	956	188	0	482	111	0	396
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	36.9	16.1	16.2	34.8	9.2	9.2	33.4	0.0	23.6	37.3	0.0	28.0
Incr Delay (d2), s/veh	18.6	3.3	6.0	17.4	0.2	0.2	18.3	0.0	0.3	39.9	0.0	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	8.4	9.8	1.9	1.8	1.9	3.1	0.0	1.2	0.1	0.0	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	55.6	19.5	22.2	52.3	9.4	9.3	51.7	0.0	23.9	77.2	0.0	28.2
LnGrp LOS	E	B	C	D	A	A	D	A	C	E	A	C
Approach Vol, veh/h	2021			601			210			20		
Approach Delay, s/veh	20.6			15.1			40.9			35.6		
Approach LOS	C			B			D			D		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	4.3	21.1	8.4	41.2	10.9	14.5	4.8	44.9				
Change Period (Y+Rc), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0				
Max Green Setting (Gmax), s	5.0	23.0	6.0	40.0	8.0	20.0	5.0	41.0				
Max Q Clear Time (g_c+I1), s	2.1	5.1	5.4	28.4	7.4	2.7	2.4	8.1				
Green Ext Time (p_c), s	0.0	0.3	0.0	8.9	0.0	0.0	0.0	2.9				
Intersection Summary												
HCM 6th Ctrl Delay	21.0											
HCM 6th LOS	C											

























Intersection						
Int Delay, s/veh	0.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑↑			↑↑		↗
Traffic Vol, veh/h	2003	23	0	601	0	31
Future Vol, veh/h	2003	23	0	601	0	31
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	10	3	10	10	3	3
Mvmt Flow	2003	23	0	601	0	31
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	1013
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.16
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.93
Pot Cap-1 Maneuver	-	-	0	-	0	202
Stage 1	-	-	0	-	0	-
Stage 2	-	-	0	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	202
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0		26	
HCM LOS					D	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT		
Capacity (veh/h)	202	-	-	-		
HCM Lane V/C Ratio	0.153	-	-	-		
HCM Control Delay (s)	26	-	-	-		
HCM Lane LOS	D	-	-	-		
HCM 95th %tile Q(veh)	0.5	-	-	-		

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations		↗		↑↑↑	↑↑↑	
Traffic Vol, veh/h	0	51	0	1602	668	71
Future Vol, veh/h	0	51	0	1602	668	71
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	3	3	10	10	10	3
Mvmt Flow	0	51	0	1602	668	71
Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	-	370	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	7.16	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.93	-	-	-	-
Pot Cap-1 Maneuver	0	533	0	-	-	-
Stage 1	0	-	0	-	-	-
Stage 2	0	-	0	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	533	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	NB	SB			
HCM Control Delay, s	12.5	0	0			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR		
Capacity (veh/h)	-	533	-	-		
HCM Lane V/C Ratio	-	0.096	-	-		
HCM Control Delay (s)	-	12.5	-	-		
HCM Lane LOS	-	B	-	-		
HCM 95th %tile Q(veh)	-	0.3	-	-		

HCM 6th Signalized Intersection Summary Cumulative Plus Project Conditions (Improvement)

3: MACARTHUR DRIVE (N) & GRANT LINE RD

























Timing Plan: AM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	300	356	80	52	301	67	80	520	84	256	400	250
Future Volume (veh/h)	300	356	80	52	301	67	80	520	84	256	400	250
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1856	1856	1856	1752	1856	1752	1856	1752	1752	1752	1752	1856
Adj Flow Rate, veh/h	300	356	80	52	301	67	80	520	84	256	400	250
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	3	3	3	10	3	10	3	10	10	10	10	3
Cap, veh/h	339	998	445	87	505	213	112	755	337	292	1128	533
Arrive On Green	0.19	0.28	0.28	0.05	0.14	0.14	0.06	0.23	0.23	0.18	0.34	0.34
Sat Flow, veh/h	1767	3526	1572	1668	3526	1485	1767	3328	1485	1668	3328	1572
Grp Volume(v), veh/h	300	356	80	52	301	67	80	520	84	256	400	250
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1668	1763	1485	1767	1664	1485	1668	1664	1572
Q Serve(g_s), s	12.9	6.3	3.0	2.4	6.2	3.2	3.5	11.2	3.6	11.7	7.0	9.8
Cycle Q Clear(g_c), s	12.9	6.3	3.0	2.4	6.2	3.2	3.5	11.2	3.6	11.7	7.0	9.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	339	998	445	87	505	213	112	755	337	292	1128	533
V/C Ratio(X)	0.88	0.36	0.18	0.60	0.60	0.32	0.72	0.69	0.25	0.88	0.35	0.47
Avail Cap(c_a), veh/h	408	1898	846	192	1491	628	272	1386	618	342	1557	736
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	30.7	22.3	21.1	36.2	31.3	30.0	35.9	27.6	24.7	31.4	19.4	20.3
Incr Delay (d2), s/veh	16.0	0.4	0.3	2.5	1.9	1.4	3.2	1.9	0.7	17.7	0.3	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.6	2.5	1.1	1.0	2.7	1.2	1.5	4.3	1.3	5.8	2.5	3.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	46.7	22.7	21.5	38.7	33.2	31.4	39.0	29.6	25.4	49.0	19.7	21.4
LnGrp LOS	D	C	C	D	C	C	D	C	C	D	B	C
Approach Vol, veh/h	736			420			684			906		
Approach Delay, s/veh	32.3			33.6			30.1			28.5		
Approach LOS	C			C			C			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	18.7	23.2	9.1	27.1	9.9	31.9	20.0	16.2				
Change Period (Y+Rc), s	5.0	5.5	5.0	5.0	5.0	5.5	5.0	5.0				
Max Green Setting (Gmax), s	16.0	32.5	9.0	42.0	12.0	36.5	18.0	33.0				
Max Q Clear Time (g_c+l1), s	13.7	13.2	4.4	8.3	5.5	11.8	14.9	8.2				
Green Ext Time (p_c), s	0.1	4.5	0.0	3.6	0.0	5.3	0.1	2.9				
Intersection Summary												
HCM 6th Ctrl Delay	30.7											
HCM 6th LOS	C											
Notes												

HCM 6th Signalized Intersection Summary Cumulative Plus Project Conditions (Improvement)

8: CHRISMAN & ELEVENTH ST.

Timing Plan: AM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	408	820	100	490	960	85	210	613	630	33	208	460
Future Volume (veh/h)	408	820	100	490	960	85	210	613	630	33	208	460
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	408	820	100	490	960	85	210	613	0	33	208	0
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	494	1074	714	652	1236	587	265	836		40	327	
Arrive On Green	0.15	0.32	0.32	0.20	0.37	0.37	0.16	0.25	0.00	0.02	0.10	0.00
Sat Flow, veh/h	3237	3328	1485	3237	3328	1485	1668	3328	1485	1668	3328	1485
Grp Volume(v), veh/h	408	820	100	490	960	85	210	613	0	33	208	0
Grp Sat Flow(s),veh/h/ln	1618	1664	1485	1618	1664	1485	1668	1664	1485	1668	1664	1485
Q Serve(g_s), s	13.4	24.3	2.0	15.6	27.9	2.0	13.3	18.5	0.0	2.2	6.6	0.0
Cycle Q Clear(g_c), s	13.4	24.3	2.0	15.6	27.9	2.0	13.3	18.5	0.0	2.2	6.6	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	494	1074	714	652	1236	587	265	836		40	327	
V/C Ratio(X)	0.83	0.76	0.14	0.75	0.78	0.14	0.79	0.73		0.82	0.64	
Avail Cap(c_a), veh/h	591	1074	714	1211	1701	795	265	1246		91	911	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	45.0	33.4	5.2	41.2	30.4	7.9	44.4	37.7	0.0	53.2	47.5	0.0
Incr Delay (d2), s/veh	10.2	3.9	0.2	3.7	2.6	0.2	15.2	4.5	0.0	31.8	7.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.9	9.9	0.8	6.2	10.6	0.8	6.4	7.7	0.0	1.3	3.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	55.1	37.3	5.4	44.9	33.1	8.2	59.5	42.1	0.0	85.1	54.7	0.0
LnGrp LOS	E	D	A	D	C	A	E	D		F	D	
Approach Vol, veh/h	1328			1535			823			A	241	A
Approach Delay, s/veh	40.4			35.5			46.6				58.9	
Approach LOS	D			D			D				E	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	28.1	41.3	23.4	16.8	22.7	46.7	6.6	33.5				
Change Period (Y+Rc), s	6.0	6.0	6.0	* 6	6.0	6.0	4.0	6.0				
Max Green Setting (Gmax), s	41.0	35.0	17.0	* 30	20.0	56.0	6.0	41.0				
Max Q Clear Time (g_c+I1), s	17.6	26.3	15.3	8.6	15.4	29.9	4.2	20.5				
Green Ext Time (p_c), s	4.5	4.8	0.1	2.2	1.3	10.7	0.0	7.0				

Intersection Summary

HCM 6th Ctrl Delay 40.9

HCM 6th LOS D

Notes

























* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary Cumulative Plus Project Conditions (Improvement)

3: MACARTHUR DRIVE (N) & GRANT LINE RD

Timing Plan: PM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	320	1500	120	56	294	194	110	610	99	172	580	170
Future Volume (veh/h)	320	1500	120	56	294	194	110	610	99	172	580	170
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1856	1856	1856	1752	1856	1752	1856	1752	1752	1752	1752	1856
Adj Flow Rate, veh/h	320	1500	120	56	294	194	110	610	99	172	580	170
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	3	3	3	10	3	10	3	10	10	10	10	3
Cap, veh/h	346	1543	688	74	1009	425	136	757	338	179	859	406
Arrive On Green	0.20	0.44	0.44	0.04	0.29	0.29	0.08	0.23	0.23	0.11	0.26	0.26
Sat Flow, veh/h	1767	3526	1572	1668	3526	1485	1767	3328	1485	1668	3328	1572
Grp Volume(v), veh/h	320	1500	120	56	294	194	110	610	99	172	580	170
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1668	1763	1485	1767	1664	1485	1668	1664	1572
Q Serve(g_s), s	19.9	46.6	5.2	3.7	7.3	12.0	6.9	19.4	6.2	11.5	17.5	10.1
Cycle Q Clear(g_c), s	19.9	46.6	5.2	3.7	7.3	12.0	6.9	19.4	6.2	11.5	17.5	10.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	346	1543	688	74	1009	425	136	757	338	179	859	406
V/C Ratio(X)	0.93	0.97	0.17	0.76	0.29	0.46	0.81	0.81	0.29	0.96	0.68	0.42
Avail Cap(c_a), veh/h	348	1545	689	90	1040	438	174	967	431	179	997	471
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	44.2	30.8	19.1	52.9	31.1	32.8	50.8	40.9	35.8	49.7	37.3	34.5
Incr Delay (d2), s/veh	29.3	16.7	0.2	20.2	0.3	1.3	15.7	5.0	0.8	55.3	2.0	1.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	11.3	22.0	1.9	2.0	3.1	4.5	3.6	8.2	2.3	7.4	7.2	4.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	73.5	47.5	19.3	73.0	31.4	34.1	66.5	45.9	36.6	105.0	39.3	35.7
LnGrp LOS	E	D	B	E	C	C	E	D	D	F	D	D
Approach Vol, veh/h	1940			544			819			922		
Approach Delay, s/veh	50.1			36.6			47.5			50.9		
Approach LOS	D			D			D			D		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	17.0	30.9	9.9	54.0	13.6	34.4	26.9	37.0				
Change Period (Y+Rc), s	5.0	5.5	5.0	5.0	5.0	5.5	5.0	5.0				
Max Green Setting (Gmax), s	12.0	32.5	6.0	49.0	11.0	33.5	22.0	33.0				
Max Q Clear Time (g_c+I1), s	13.5	21.4	5.7	48.6	8.9	19.5	21.9	14.0				
Green Ext Time (p_c), s	0.0	4.0	0.0	0.4	0.0	4.9	0.0	3.7				

Intersection Summary

HCM 6th Ctrl Delay 48.0

HCM 6th LOS D





















Notes

User approved pedestrian interval to be less than phase max green.

HCM 6th Signalized Intersection Summary Cumulative Plus Project Conditions (Improvement)

5: Skylark Rd/IPT 2 Dwy & GRANT LINE RD
























Timing Plan: PM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	21	2072	103	49	612	4	184	0	49	13	0	52
Future Volume (veh/h)	21	2072	103	49	612	4	184	0	49	13	0	52
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	21	2072	103	49	612	4	184	0	49	13	0	52
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	67	2040	101	62	2131	14	174	0	251	24	0	117
Arrive On Green	0.04	0.63	0.63	0.04	0.63	0.63	0.10	0.00	0.17	0.01	0.00	0.08
Sat Flow, veh/h	1668	3228	159	1668	3390	22	1668	0	1485	1668	0	1485
Grp Volume(v), veh/h	21	1060	1115	49	300	316	184	0	49	13	0	52
Grp Sat Flow(s),veh/h/ln	1668	1664	1723	1668	1664	1748	1668	0	1485	1668	0	1485
Q Serve(g_s), s	1.5	78.6	78.6	3.6	10.2	10.2	13.0	0.0	3.5	1.0	0.0	4.2
Cycle Q Clear(g_c), s	1.5	78.6	78.6	3.6	10.2	10.2	13.0	0.0	3.5	1.0	0.0	4.2
Prop In Lane	1.00		0.09	1.00		0.01	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	67	1052	1089	62	1046	1099	174	0	251	24	0	117
V/C Ratio(X)	0.31	1.01	1.02	0.80	0.29	0.29	1.06	0.00	0.20	0.54	0.00	0.44
Avail Cap(c_a), veh/h	80	1052	1089	67	1046	1099	174	0	454	67	0	358
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	58.0	22.9	22.9	59.4	10.5	10.5	55.7	0.0	44.4	60.9	0.0	54.7
Incr Delay (d2), s/veh	1.0	29.6	33.6	40.1	0.1	0.1	83.6	0.0	0.1	6.7	0.0	1.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	34.8	37.3	2.2	3.4	3.6	9.5	0.0	1.3	0.5	0.0	1.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	59.0	52.5	56.5	99.5	10.5	10.5	139.3	0.0	44.6	67.5	0.0	55.7
LnGrp LOS	E	F	F	F	B	B	F	A	D	E	A	E
Approach Vol, veh/h	2196			665			233			65		
Approach Delay, s/veh	54.6			17.1			119.4			58.0		
Approach LOS	D			B			F			E		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	8.6	84.4	5.8	25.6	9.0	84.0	17.0	14.4				
Change Period (Y+Rc), s	4.0	5.8	4.0	4.6	4.0	5.8	4.0	4.6				
Max Green Setting (Gmax), s	5.0	78.6	5.0	38.0	6.0	77.6	13.0	30.0				
Max Q Clear Time (g_c+l1), s	5.6	80.6	3.0	5.5	3.5	12.2	15.0	6.2				
Green Ext Time (p_c), s	0.0	0.0	0.0	0.2	0.0	2.1	0.0	0.1				
Intersection Summary												
HCM 6th Ctrl Delay	51.6											
HCM 6th LOS	D											

HCM 6th Signalized Intersection Summary Cumulative Plus Project Conditions (Improvement)

6: CHRISMAN RD & GRANT LINE RD

Timing Plan: PM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	756	1030	248	187	297	25	204	1281	117	25	304	100
Future Volume (veh/h)	756	1030	248	187	297	25	204	1281	117	25	304	100
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	756	1030	248	187	297	25	204	1281	117	25	304	100
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	790	1282	398	272	359	160	232	1327	592	79	1022	456
Arrive On Green	0.24	0.27	0.27	0.08	0.11	0.11	0.14	0.40	0.40	0.05	0.31	0.31
Sat Flow, veh/h	3237	4782	1485	3237	3328	1485	1668	3328	1485	1668	3328	1485
Grp Volume(v), veh/h	756	1030	248	187	297	25	204	1281	117	25	304	100
Grp Sat Flow(s),veh/h/ln	1618	1594	1485	1618	1664	1485	1668	1664	1485	1668	1664	1485
Q Serve(g_s), s	27.4	23.9	17.4	6.7	10.4	1.8	14.2	44.7	6.1	1.7	8.3	5.9
Cycle Q Clear(g_c), s	27.4	23.9	17.4	6.7	10.4	1.8	14.2	44.7	6.1	1.7	8.3	5.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	790	1282	398	272	359	160	232	1327	592	79	1022	456
V/C Ratio(X)	0.96	0.80	0.62	0.69	0.83	0.16	0.88	0.97	0.20	0.32	0.30	0.22
Avail Cap(c_a), veh/h	790	1530	475	272	532	237	365	1345	600	140	1022	456
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	44.3	40.6	38.2	52.9	51.9	48.1	50.2	34.9	23.3	54.7	31.4	30.6
Incr Delay (d2), s/veh	21.9	2.2	0.9	7.1	4.2	0.2	9.1	16.7	0.1	2.3	0.2	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	12.9	9.3	6.3	2.9	4.4	0.7	6.4	20.3	2.1	0.8	3.3	2.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	66.2	42.8	39.1	60.0	56.1	48.2	59.3	51.6	23.4	57.0	31.6	30.8
LnGrp LOS	E	D	D	E	E	D	E	D	C	E	C	C
Approach Vol, veh/h	2034			509			1602			429		
Approach Delay, s/veh	51.0			57.2			50.5			32.9		
Approach LOS	D			E			D			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	16.0	37.8	22.5	42.5	35.0	18.8	11.6	53.4				
Change Period (Y+Rc), s	6.0	6.0	6.0	* 6	6.0	6.0	6.0	6.0				
Max Green Setting (Gmax), s	10.0	38.0	26.0	* 34	29.0	19.0	10.0	48.0				
Max Q Clear Time (g_c+I1), s	8.7	25.9	16.2	10.3	29.4	12.4	3.7	46.7				
Green Ext Time (p_c), s	0.1	3.1	0.3	2.1	0.0	0.4	0.0	0.7				

Intersection Summary

HCM 6th Ctrl Delay 49.8

HCM 6th LOS D

























Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

HCM 6th Signalized Intersection Summary Cumulative Plus Project Conditions (Improvement)

8: CHRISMAN & ELEVENTH ST.

Timing Plan: PM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	502	870	90	290	510	46	90	1119	510	23	529	837
Future Volume (veh/h)	502	870	90	290	510	46	90	1119	510	23	529	837
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	502	870	90	290	510	46	90	1119	0	23	529	0
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Percent Heavy Veh, %	10	10	10	10	10	10	10	10	10	10	10	10
Cap, veh/h	669	955	590	388	666	326	184	1117		32	742	
Arrive On Green	0.21	0.29	0.29	0.12	0.20	0.20	0.11	0.34	0.00	0.02	0.22	0.00
Sat Flow, veh/h	3237	3328	1485	3237	3328	1485	1668	3328	1485	1668	3328	1485
Grp Volume(v), veh/h	502	870	90	290	510	46	90	1119	0	23	529	0
Grp Sat Flow(s),veh/h/ln	1618	1664	1485	1618	1664	1485	1668	1664	1485	1668	1664	1485
Q Serve(g_s), s	13.5	23.3	1.1	8.0	13.4	1.2	4.7	31.0	0.0	1.3	13.6	0.0
Cycle Q Clear(g_c), s	13.5	23.3	1.1	8.0	13.4	1.2	4.7	31.0	0.0	1.3	13.6	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	669	955	590	388	666	326	184	1117		32	742	
V/C Ratio(X)	0.75	0.91	0.15	0.75	0.77	0.14	0.49	1.00		0.71	0.71	
Avail Cap(c_a), veh/h	669	973	598	561	901	431	184	1117		72	1081	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	34.4	31.8	5.8	39.3	34.9	11.2	38.6	30.7	0.0	45.0	33.1	0.0
Incr Delay (d2), s/veh	5.7	13.0	0.3	6.2	4.5	0.4	2.0	27.3	0.0	25.2	4.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.5	10.4	0.5	3.3	5.4	0.5	1.9	15.6	0.0	0.7	5.8	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	40.1	44.8	6.0	45.5	39.4	11.6	40.6	58.0	0.0	70.3	37.7	0.0
LnGrp LOS	D	D	A	D	D	B	D	F		E	D	
Approach Vol, veh/h	1462			846			1209			A		
Approach Delay, s/veh	40.8			40.0			56.7			39.1		
Approach LOS	D			D			E			D		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	17.1	32.5	16.2	26.6	25.1	24.5	5.8	37.0				
Change Period (Y+Rc), s	6.0	6.0	6.0	* 6	6.0	6.0	4.0	6.0				
Max Green Setting (Gmax), s	16.0	27.0	5.0	* 30	18.0	25.0	4.0	31.0				
Max Q Clear Time (g_c+I1), s	10.0	25.3	6.7	15.6	15.5	15.4	3.3	33.0				
Green Ext Time (p_c), s	1.1	1.2	0.0	5.0	1.0	3.1	0.0	0.0				

Intersection Summary

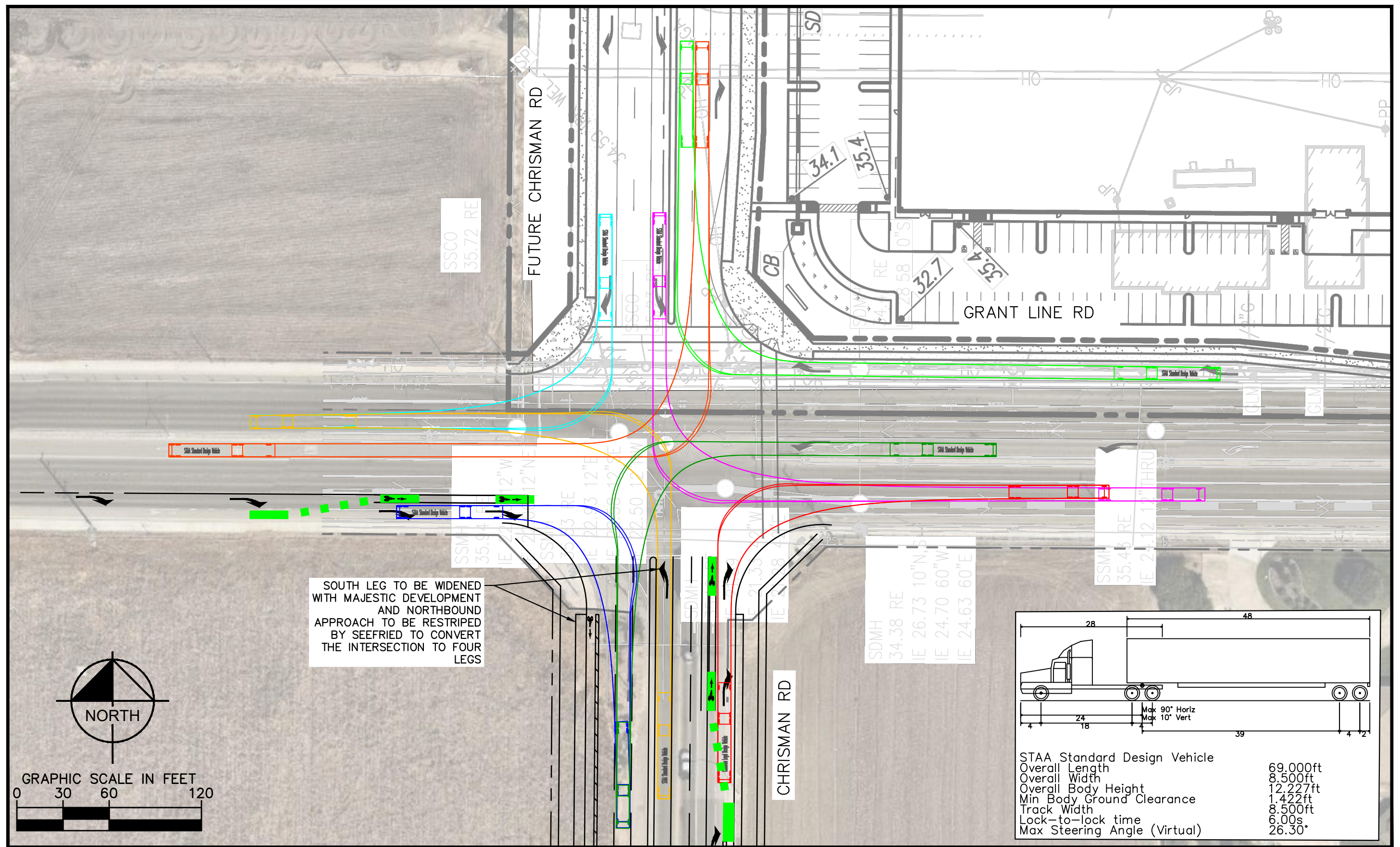
HCM 6th Ctrl Delay 45.1

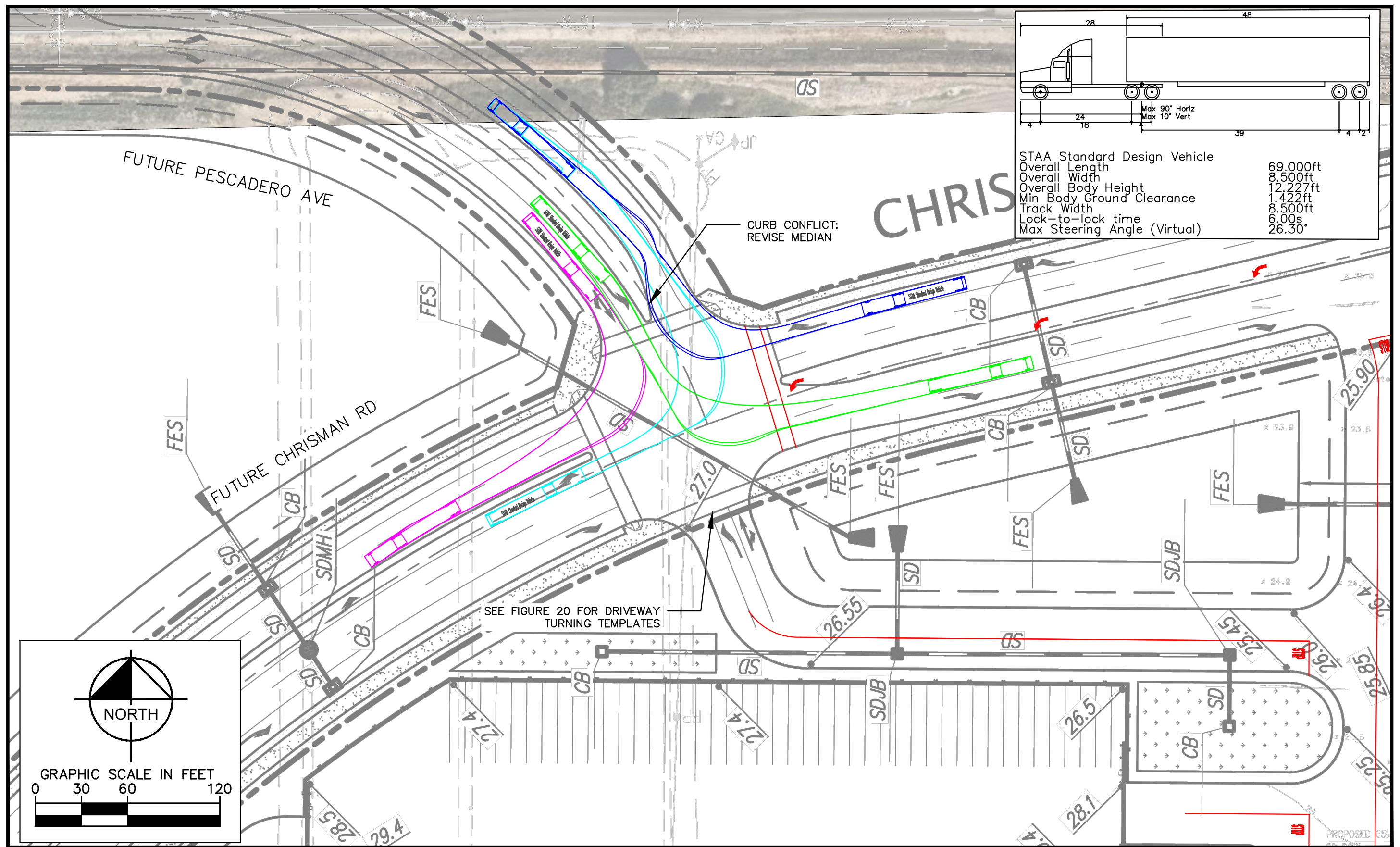
HCM 6th LOS D

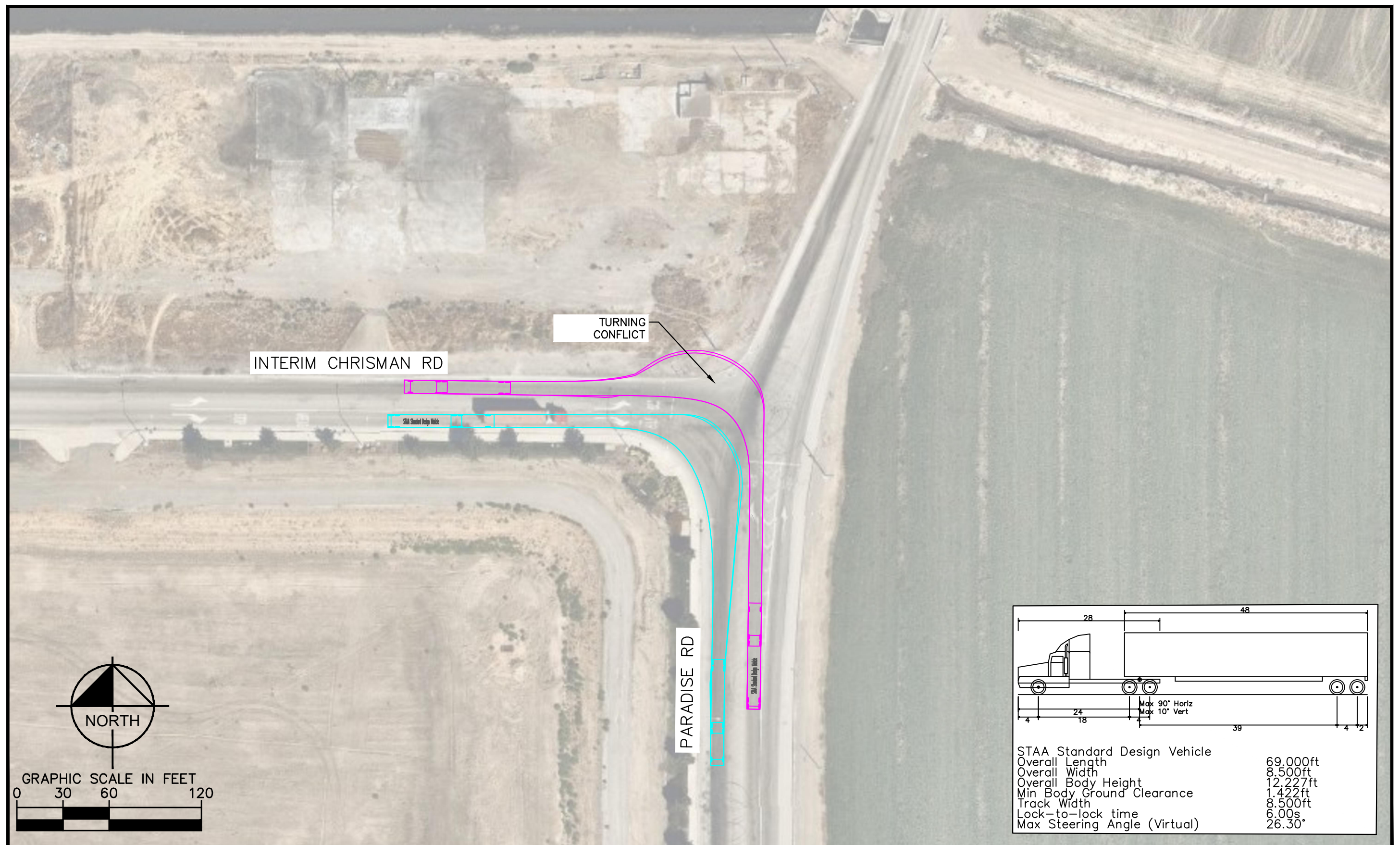
Notes

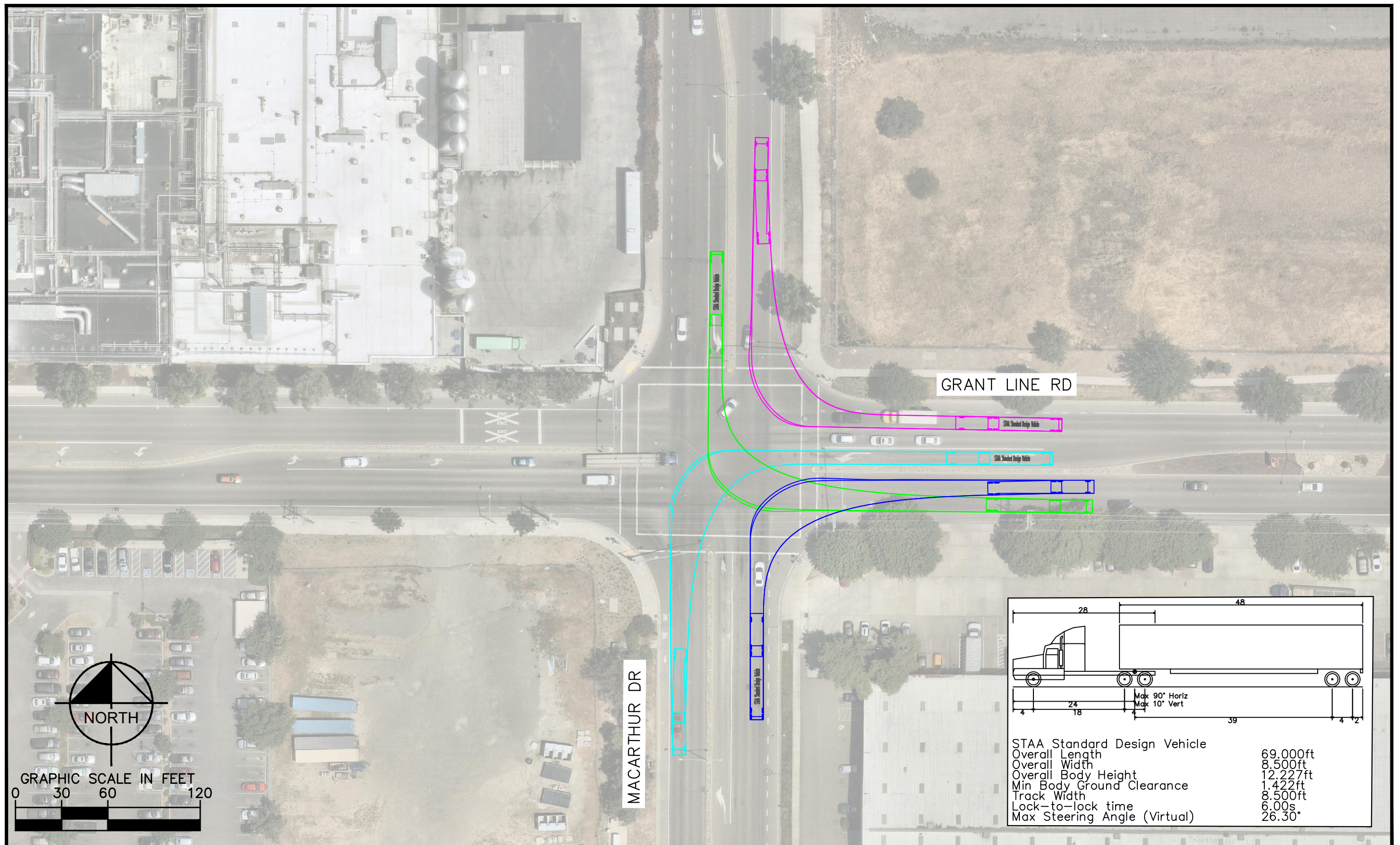
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.









ATTACHMENT B

(Corner of Grant Line and Skylark looking Southeast)



PROJECT BIG BIRD

TRACY, CA

PERSPECTIVE - 1

(Grant Line Road looking south at driveway)



PROJECT BIG BIRD

TRACY, CA

PERSPECTIVE - 2

(Chrisman Road looking west)



PROJECT BIG BIRD

TRACY, CA

PERSPECTIVE - 3

ATTACHMENT C

TECHNICAL MEMORANDUM

DATE: August 12, 2020

TO: Al Gali, City of Tracy

CC: Robert Armijo, City of Tracy
Paul Verma, City of Tracy

FROM: Nathaniel Homan, PE, RCE #89903
Roger Chu, PE, RCE #87591

REVIEWED BY: Elizabeth Drayer, PE, RCE #46872

SUBJECT: Hydraulic Evaluation of Project Big Bird

Project No: 404-60-20-61
SENT VIA: EMAIL



This Technical Memorandum (TM) summarizes the findings and conclusions of West Yost technical evaluation of the ability of the City of Tracy's (City) existing potable water distribution system to meet the required minimum pressures and flows for the proposed Project Big Bird (Project).

This TM is submitted in accordance with West Yost's May 2020 Scope of Work for engineering services to the City. The scope of this evaluation does not include review of water supply availability or water treatment plant capacity for the Project, as these items are discussed in other documents, such as the City's Water System Master Plan. This evaluation does not determine the adequacy of any private pipelines to serve the Project.

The following sections summarize our findings and conclusions:

- Project Description
- Estimated Water Demand for the Project
- Storage Capacity Evaluation
- Hydraulic Evaluation Findings
- Summary of Evaluation and Recommendations

PROJECT DESCRIPTION

As shown on Figure 1, the Project is located within City limits, southwest of the intersection of Grant Line Road and Chrisman Road. The Project is part of the Northeast Industrial (NEI) Specific Plan area, which consists of approximately 870 acres in the northeast corner of the City and is bounded by East Pescadero Avenue and I-205 to the north, Paradise Avenue and Banta Road to the east, the Union Pacific Railroad to the south, and MacArthur Drive to the west. The area is designated for light industrial use, and development is well underway.

The Project will develop approximately 86 acres of undeveloped land into a warehouse with an office and adjacent parking lot. Potable water service for the Project will be provided by the existing Pressure Zone 1 (Zone 1) pipeline located in Paradise Road.

ESTIMATED WATER DEMAND FOR THE PROJECT

Water demands were projected for the Project using the unit water demand factors adopted in the 2012 Citywide Water System Master Plan (2012 WSMP). Table 1 shows the Project's proposed land use, water use factors, and projected annual potable water use. The total potable water demand for the Project (domestic and irrigation) is estimated at 174 acre-feet per year (af/yr).

This evaluation assumes potable water will be used to meet all Project water demands. The City has yet to construct infrastructure to deliver recycled water to the Project, so potable water will be used to meet non-potable water demands in the interim. Once the City's recycled water system can supply the Project, potable water demands should decrease.

Table 1. Estimated Annual Water Demand for the Project					
Land Use Designation	Total Area, gross acres ^(a)	Potable Water Use Area, acres ^(b)	Landscaped Area, acres ^(c)	Unit Potable Water Use Factor ^(d) , af/ac/yr	Annual Potable Water Use, af/yr
Industrial	86.0	73.1	-	1.5	109.7
Irrigation Demand	-	-	12.9	4.0	51.6
UAFW ^(e)	-	-	-	-	13.1
Total	86.0	73.1	12.9	-	174.3
<p>(a) Per Prologis Tracy-NEI PHASE 3 G4+5 drawings, dated May 2020.</p> <p>(b) Consistent with the 2012 WSMP; 85 percent of gross acres are assumed to use potable water.</p> <p>(c) Consistent with the 2012 WSMP; 15 percent of gross acres are assumed to be landscaped.</p> <p>(d) Based on the 2012 WSMP.</p> <p>(e) Unaccounted-for water (UAFW) is equal to 7.5 percent.</p>					

Table 2 summarizes the estimated average day, maximum day, and peak hour water demands for the Project. The average day demand (ADD) for the Project is approximately 108 gallons per minute (gpm). Maximum day demands (MDD) and peak hour demands (PHD) were calculated using the City's peaking factors (adopted from the 2012 WSMP) of 2.0 and 3.4 times the ADD, respectively, resulting in an MDD of about 216 gpm and a PHD of about 368 gpm.

Demands for development of the Project area were previously included as part of West Yost's "Hydraulic Evaluation of Northeast Industrial Area (NEI) Specific Plan" TM (NEI TM), dated September 11, 2018. To more accurately simulate demands within the system, the previously projected demands for the Project area were removed from the hydraulic model before adding the updated demands listed in Table 2.

Table 2. Summary of Average Day, Maximum Day, and Peak Hour Water Demands for the Project					
Average Day Demand ^(a)		Maximum Day Demand ^(b)		Peak Hour Demand ^(c)	
gpm	mgd	gpm	mgd	gpm	mgd
108	0.16	216	0.31	368	0.53
(a) The ADD is based on the total annual potable water use, 174 af/yr, calculated in Table 1.					
(b) MDD is 2.0 times the ADD, per the 2012 WSMP.					
(c) PHD is 3.4 times the ADD, per the 2012 WSMP.					
mgd = million gallons per day					

STORAGE CAPACITY EVALUATION

The storage requirement for the City's potable water system consists of three components:

- **Operational Storage:** 30 percent of a maximum day demand
- **Emergency Storage:** Two times an average day demand
- **Fire Flow Storage:** The required fire flow rate multiplied by the associated fire flow duration period. In larger pressure zones like Zone 1, the City requires the fire flow storage to equal the volume required for two concurrent fire flow events: a Single Family Residential fire (0.18 million gallons (MG)) and an Industrial fire in a sprinklered building (0.96 MG)¹. Thus, the total Zone 1 fire flow storage required is 1.14 MG.

The Project's required storage capacity would be in addition to the requirements from existing buildings and proposed developments in Zone 1 and Pressure Zone 2 (Zone 2). Per the above criteria, the required operational and emergency storage components for the project are 0.09 and 0.31 MG, respectively.

Based on the City's available storage capacity and emergency storage credit² in Zones 1 and 2, there is insufficient storage capacity to adequately serve the Project. After replacing the Project area's projected demands from the NEI TM with the updated Project demands from Table 2, the calculated storage deficit is approximately 0.02 MG³. However, the City is currently updating the

¹ Per the 2012 WSMP, Single Family Residential fire flow is 1,500 gpm for 2 hours. In sprinklered Industrial buildings, the fire flow is 4,500 gpm for 4 hours. This includes 500 gpm for on-site sprinkler flow. Fire flow storage does not include sprinkler flow, so fire flow storage for sprinklered industrial buildings is based on 4,000 gpm for 4 hours. Refer to Table 6-1 of the 2012 WSMP for additional details.

² Refer to Section 7.4.2.2 *Water Storage Capacity* of the 2012 WSMP for additional details.

³ Assumes that the storage capacity deficit in City-side Zone 3 is supplied by the emergency storage surplus available in Zones 1 and 2 (*Hydraulic Evaluation of IPC Buildings 9, 10, and 14 Memorandum*, West Yost, May 3, 2018).

2012 WSMP, which includes a re-evaluation of the City's storage requirements and future storage needs. The WSMP Update may reduce the storage requirements and therefore increase the available storage capacity in Zone 1. Therefore, it is not recommended that the City construct additional storage in Zone 1 until the updated WSMP is finalized and the need for additional storage in Zone 1 has been re-evaluated.

HYDRAULIC EVALUATION FINDINGS

Hydraulic evaluation of the Project is based on system performance and operational criteria developed in the 2012 WSMP. These criteria are provided in Attachment A for reference. The City's existing developer hydraulic model⁴ was modified to include the water demands for the Project. This updated model was then used to simulate PHD and MDD plus fire flow conditions to determine the Project's impacts on the potable water system. Results from this hydraulic evaluation are discussed below.

Peak Hour Demand Evaluation

Figure 2 displays the system pressures and pipeline velocities during a PHD condition. Pressure at the Project's service connection point is approximately 62 pounds per square inch (psi), while pressures at other service locations in Zone 1 remain above 40 psi. No distribution pipelines exceed the maximum pipeline velocity limit of 8 feet per second (fps).

Maximum Day Demand plus Fire Flow Evaluation

To meet fire flow requirements, the water system must be able to provide 4,500 gpm to the Project and adjacent industrial sites during an MDD condition while maintaining 30 psi residual system pressure (primary criterion) and pipeline velocities below 12 fps (secondary criterion). Figure 3 shows the Project does not meet fire flow requirements, as available fire flow is only 3,900 gpm. This deficit is due to the 320-foot-long, 8-inch diameter pipeline west of the intersection of Paradise Road and Chrisman Road, where flows are restricted by the 12-fps velocity limit.

If the secondary pipeline velocity criterion is disregarded, the distribution system can meet fire flow requirements for the Project. Because the primary pressure criterion is met and the 8-inch diameter pipeline in question is relatively short, improvements are not critical. However, the Project should consider upsizing this segment to a 12-inch diameter pipeline to avoid high velocities during fire flow conditions. Figure 4 shows that with this improvement, the distribution system could fully satisfy fire flow requirements for the Project.

Two other locations in the NEI Specific Plan Area also fail to meet fire flow requirements. These locations on the dead-end pipeline in Grant Line Road were previously identified as deficient in the NEI TM. Because these deficiencies are not triggered by the Project, the corresponding improvements to address these deficiencies are outside the scope of this hydraulic evaluation.

⁴ The City's developer hydraulic model includes all the previously evaluated development projects that have been proposed and is separate from the 2012 Water System Master Plan model.

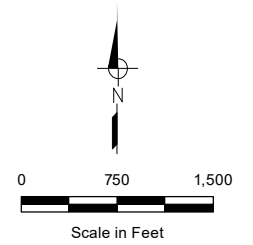
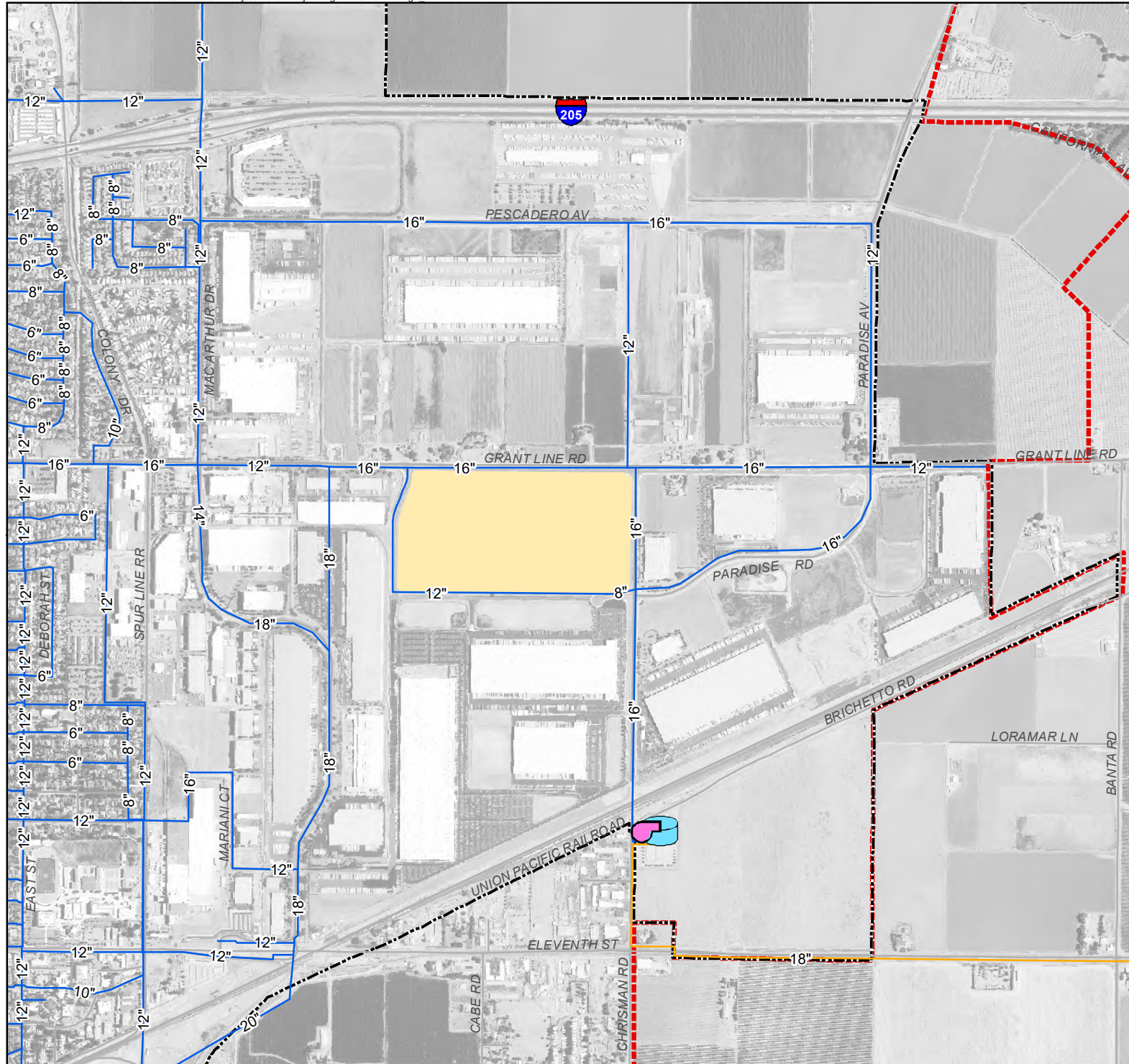
SUMMARY OF EVALUATION AND RECOMMENDATIONS

Under PHD conditions, the City's water system infrastructure can provide adequate flows and pressures to the Project and adjacent sites in the NEI Specific Plan area. Under MDD plus fire flow conditions, the distribution system can deliver fire flows to the Project while maintaining 30 psi residual pressure, but a nearby 8-inch diameter pipeline would see velocities exceeding 12 fps. This pipeline velocity deficiency is relatively minor, so upsizing this pipeline west of the intersection of Paradise Road and Chrisman Road to 12-inch diameter is not critical but recommended as part of the Project.

Based on the storage capacity criteria in the 2012 WSMP, the City currently has insufficient storage capacity in Zones 1 and 2 to meet the needs of the proposed Project. However, the City is currently updating the 2012 WSMP, and an updated storage capacity evaluation will be developed, along with revised potable water system improvement recommendations. Therefore, it is not recommended that the City construct additional storage in Zone 1 until the updated WSMP is finalized and the need for additional storage in Zone 1 has been re-evaluated.

In addition, it is anticipated that potable water demands will decrease once the City's recycled water system is operational. Converting the City's irrigation demands from potable to recycled water will also increase the storage capacity available to meet potable water demands.

The hydraulic evaluation performed for the proposed Project is based on the various assumptions stated above. If any of these items are modified in any way, other than as described in this TM, additional hydraulic evaluation will be required.










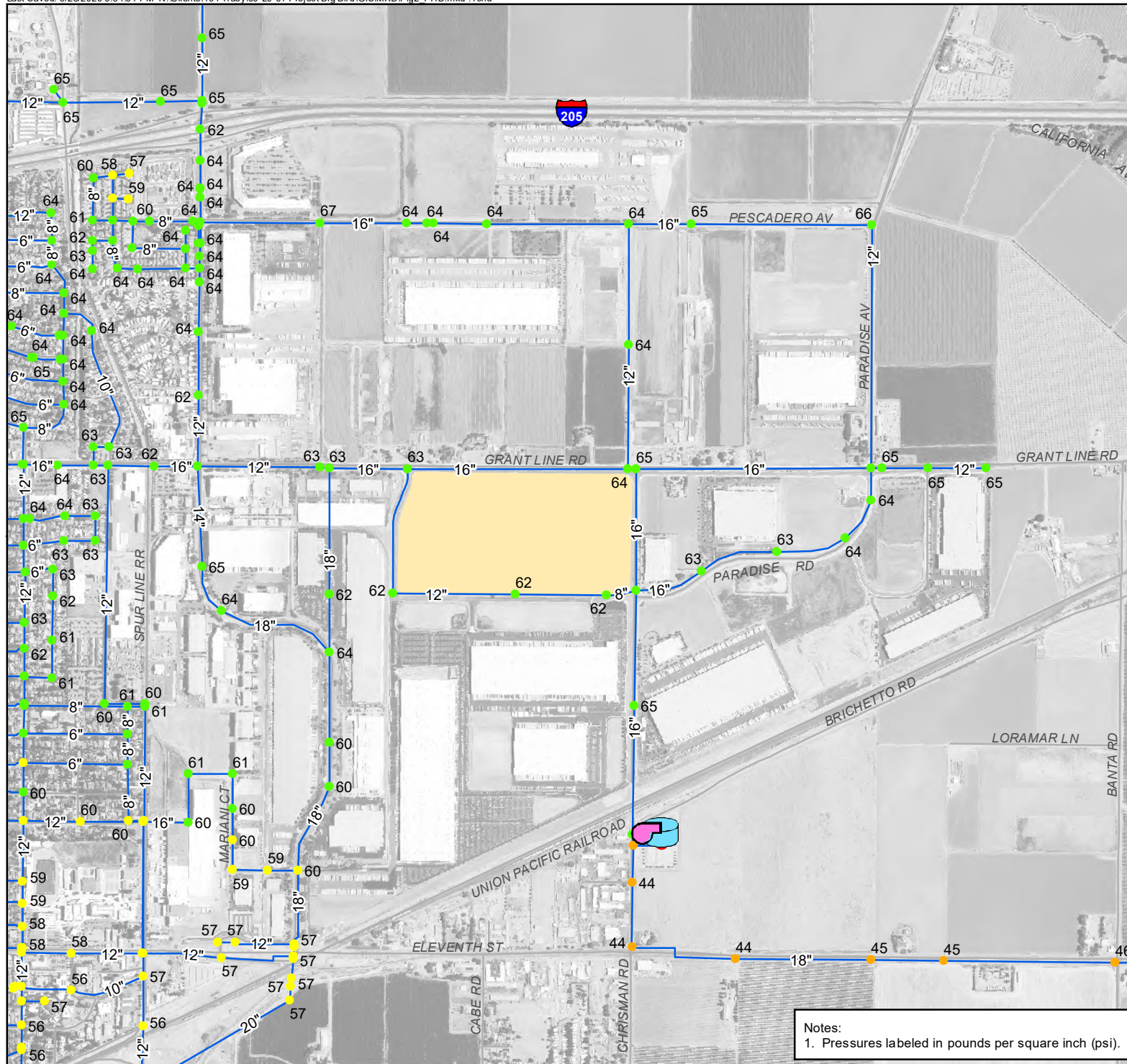

-  NEI Booster Pump Station
-  NEI Reservoir
- Pipeline Zone**
 -  Zone 1
 -  SSJID
 -  Project Big Bird
 -  City Limit
 -  Sphere of Influence



Figure 1
Existing Potable
Water System







City of Tracy
Project Big Bird
Hydraulic Evaluation



 NEI Booster Pump Station

 NEI Reservoir

Peak Hour Pressure

-  Less than 40 psi
-  40 to 50 psi
-  50 to 60 psi
-  60 to 70 psi
-  70 to 80 psi
-  Greater than 80 psi

Pipeline Velocity




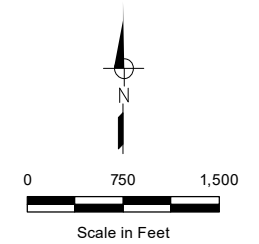
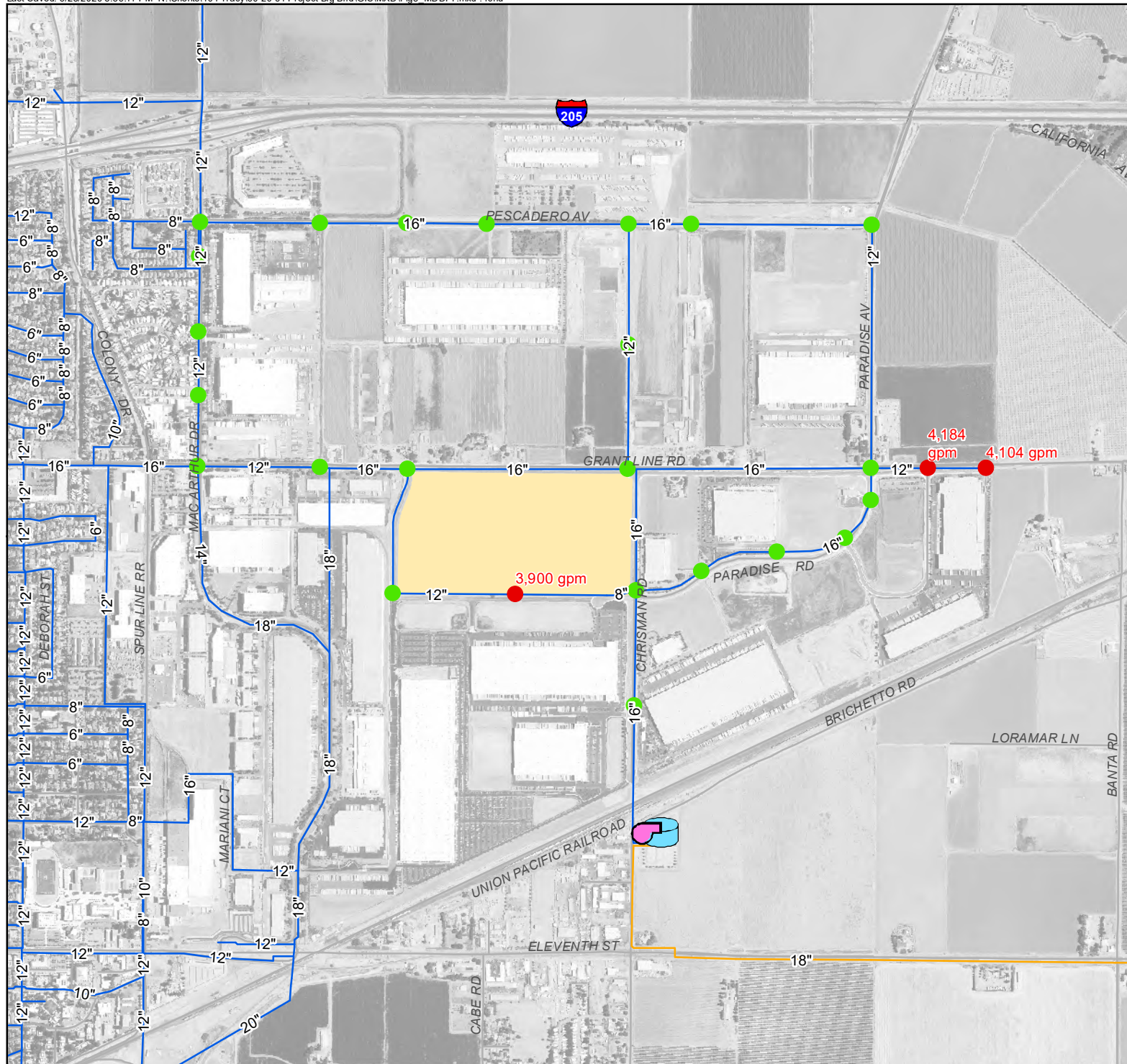
-  Less than or equal to 8 fps
-  Greater than 8 fps
-  Project Big Bird










Figure 2
Peak Hour Results

City of Tracy
Project Big Bird
Hydraulic Evaluation

Notes:
1. Pressures labeled in pounds per square inch (psi).



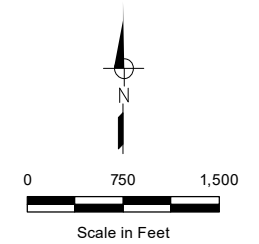
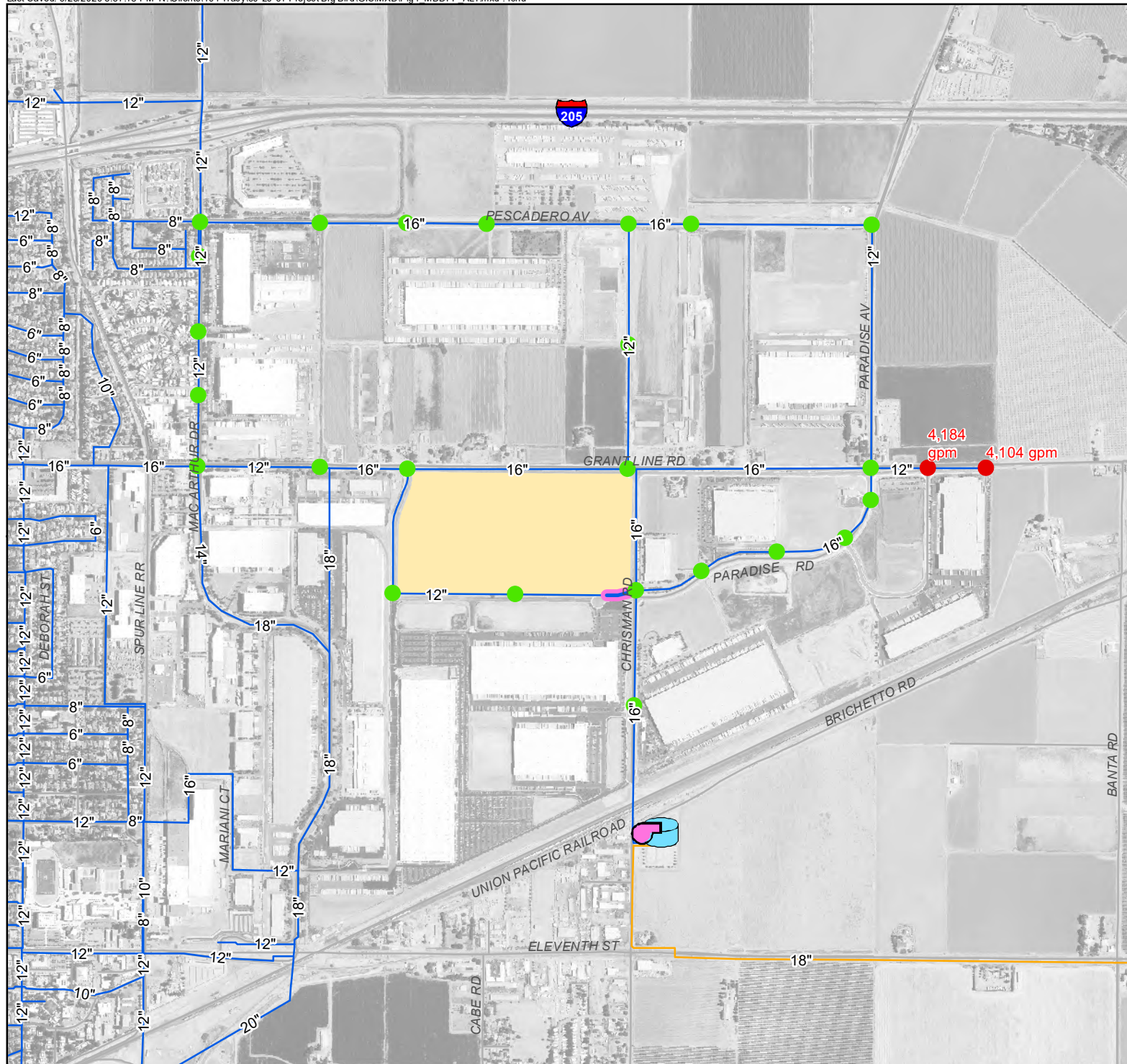
-  NEI Booster Pump Station
-  NEI Reservoir
- Available Fire Flow**
 -  Does not meet Requirements
 -  Meets Requirements
- Pipeline Zone**
 -  Zone 1
 -  SSJID
 -  Project Big Bird









- Notes:
1. The available fire flow shown is the maximum flow available while maintaining 30 psi residual system pressure and limiting maximum pipeline velocities to 12 fps.
 2. Fire flow requirements vary by land use type. Project Big Bird and adjacent locations require 4,500 gpm.



Figure 3
Fire Flow Results

City of Tracy
Project Big Bird
Hydraulic Evaluation



-  NEI Booster Pump Station
-  NEI Reservoir
- Available Fire Flow**
 -  Does not meet Requirements
 -  Meets Requirements
- Pipeline Zone**
 -  Zone 1
 -  SSJID
- Recommended Improvements**
 -  Upsize to 12-inch Diameter Pipeline
 -  Project Big Bird

- Notes:**
1. The available fire flow shown is the maximum flow available while maintaining 30 psi residual system pressure and limiting maximum pipeline velocities to 12 fps.
 2. Fire flow requirements vary by land use type. Project Big Bird and adjacent locations require 4,500 gpm.



Figure 4
Fire Flow Results with Recommended Improvements

City of Tracy
Project Big Bird
Hydraulic Evaluation

ATTACHMENT A

Planning and Modeling Criteria

ATTACHMENT A

Planning and Modeling Criteria



Planning and modeling criteria used to evaluate the proposed Project are based on the system performance and operational criteria developed in the 2012 Citywide Water System Master Plan. The criteria used to evaluate the existing water system and the proposed pipelines for the Project are listed as follows:

- Residual pressure at the flowing hydrant (during an assumed maximum day demand plus fire flow condition) and throughout the water system must be equal to or greater than 30 pounds per square inch (psi) during the simulated fire condition.
- Minimum allowable service pressure is 40 psi during all other non-fire demand conditions.
- Maximum allowable service pressure is 80 psi. A pressure reducing valve (PRV) will be required on all water services with a static pressure greater than 80 psi and should conform with the requirements from the Uniform Plumbing Code.
- Maximum allowable distribution pipeline velocity is 12 feet per second (fps) during the simulated fire flow demand condition.
- Maximum allowable transmission and distribution pipeline velocity is 6 fps and 8 fps, respectively, during a non-fire demand condition.
- Maximum allowable head loss rate is 10 feet per 1,000 feet (ft/kft) during the simulated fire demand condition.
- Maximum head losses in distribution system pipelines should be limited to 7 ft/kft during a non-fire demand condition.
- New and required pipelines will be modeled with a roughness coefficient (C-factor) of 130.
- Available fire flow demand must meet a minimum flow of 1,500 gpm, 2,500 gpm, 3,500 gpm, or 4,500 gpm depending on land use during a maximum day demand condition. These required fire flow demands assume that buildings are sprinklered.
- The 2012 Master Plan hydraulic model of the City's water distribution system was used as the basis for evaluation.¹ However, the hydraulic model was updated to include the following major existing system improvements:
 - Improvements that have been recently constructed on South Lammers Road (20-inch diameter pipeline and pressure regulating station (PRS #6)); and
 - Proposed improvements on South MacArthur Drive (24-inch diameter pipeline).

¹ This hydraulic model was updated to include projected water demands from new developments such as Valpico and MacDonald Apartments; Sierra Hills (Aspire I) Apartments; Tiburon Village; Middlefield Drive Apartments and Self-Storage Facility; I 205 Parcels M1 and M2 and Infill Parcels 7 and 13; Grant Line Road Apartments; South Lammers Road Development; Aspire II Development; Pescadero IPT Development; first three buildings at Cordes Ranch; Ellis Specific Plan Phase 1A and Phase 1A Extension; Marriott TownePlace Suites; Larch Clover Interim Annexation; Ellis Specific Plan Phase 2 - The Gardens, IPC Buildings 3, 4, and 12; IPC Building 25; IPC Buildings 22, 23, and Thermo Fisher; Tracy Village Specific Plan; Avenues Specific Plan; IPC Buildings 9, 10, and 14; NEI Specific Plan; Tracy Hills Phases 1A, 1B, and 1C; Ellis Phase 3 – Town and Country; IPC Building 19A; Costco Depot; West Parkway Village; KT Project; IPC Prologis Sales Office Building; and IPC Building 2. City staff also requested West Yost to incorporate the following developments, which were evaluated by Black Water Consulting Engineers, Inc. into the City's hydraulic model: Barcelona Infill, Berg Road Properties, Harvest Apartments, 321 E. Grant Line Apartments, Project Hawk/IPC, and Home 2 Suites.

ATTACHMENT D

To: Mike O'Connor, P.E. SNG & Associates (SENT VIA: EMAIL)
From: Aja Verburg, P.E.
Subject: Prologis Big Bird Tracy-NEI Phase 3 G4+5 Project
Sewer Collection System Hydraulic Capacity Analysis
Date: October 15, 2020



INTRODUCTION

This Technical Memorandum (TM) has been prepared by Black Water Consulting Engineers, Inc. (Black Water) to present the findings of the sewer collection system hydraulic capacity analysis for the proposed Prologis Big Bird Tracy-NEI Phase 3 G4+5 Project (Project). Evaluation of the sewer collection system serving the proposed Project was modeled using Innovyze InfoSewer. This TM evaluates the capacity of the existing sewer collection system serving the Project and documents any impacts to the sewer system.

Section 1 provides a general description of the proposed Project, design criteria and assumptions. Section 2 includes the analyses methodology and analyses results. Section 3 identifies system deficiencies and recommended improvements.

Engineering reports and documents reviewed and referenced in this TM include the following:

- [1] Project Big Bird Tracy-NEI Phase 3 G4+5 Plans, prepared by HPA Architecture, May 2020.
- [2] Wastewater System Impact Fee Analysis for the NEI Phase 2 Area, prepared by CH2M Hill, updated April 27, 2005.
- [3] City of Tracy Wastewater Master Plan, prepared by CH2M Hill, December 2012. (2012 WWMP)
- [4] City of Tracy General Plan, Design, Community & Environment, February 2011. (2011 General Plan)
- [5] City of Tracy Engineering Design & Construction Standards, February 2020.
- [6] City of Tracy Wastewater System Analysis for McLaughlin Industrial Project, prepared by CH2M Hill, August 2017.

SECTION 1 – GENERAL DESCRIPTION

Project Description

The proposed Project is located in Tracy, California, south of Grant Line Road, west of N. Chrisman Road, and east of Skylark Way. Refer to **Figure 1** for the Project site location. The proposed preliminary utility plan provided by the City is included in **Appendix A** [1]. The Project site area totals approximately 86 acres. The 2011 General Plan designates the Project area as industrial land use, consistent with the proposed Project land use.

Figure 1 – Project Location



Existing Sewer System Service Area

The Project is part of the MacArthur Sewer System within the Northeast Industrial Area (NEI) development area [2]. Sewer flows from the MacArthur Sewer System service area are collected and conveyed by the existing sewer pipeline along W. Pescadero Avenue and the existing MacArthur Pump Station to the WWTP. **Appendix B**, Figure 2, provides an overview of the existing sewer infrastructure proposed to serve the Project. The Project site plan shows a proposed connection to the existing 12-inch diameter sewer pipeline in N. Chrisman Road and another connection to the existing 12-inch diameter sewer pipeline in E. Grant Line Road. The existing 12-inch diameter sewer pipeline in E. Grant Line Road is not part of the MacArthur Sewer System. Sewer flows from the Project should convey all flows to the MacArthur Sewer System at the east end of the Project.

The sewer analysis of the MacArthur Pump Station in the 2012 WWMP was excluded from this TM because the City staff has confirmed that the MacArthur Pump Station is currently running well under capacity. Pump station information provided by the City shows additional capacity is available at the MacArthur Pump Station. The MacArthur Pump Station consists of six (6) pumps that has a total capacity of 7.81 mgd. The pump controls only allow for three (3) pumps to operate at any given time. The City provided Black Water with the pump station performance data, presented in **Table 1**.

Table 1 – MacArthur Pump Station Performance Data¹

Equipment Number	P1	P2	P3	P4	P5	P6
Capacity (each), gpm	1,235	1,235	1,235	1,235	242	242
Total Dynamic Head, feet	34	34	34	34	16	16
Maximum Shutoff Head, feet	57	57	57	57	43	43
Pump Speed, rpm (nominal)	1,800	1,800	1,800	1,800	1,800	1,800
Horsepower, Hp	20	20	20	20	3	3
Voltage, volts/Phase	460/3	460/3	460/3	460/3	460/3	460/3
Minimum efficiency (at design condition)	75%	75%	75%	45%	68%	68%

¹Data provided by City staff via email on December 16, 2019. Black Water did not field verify or confirm the information.

The MacArthur Pump Station cycles on and off based on the wetwell level with no variable frequency drive (VFD). The minimum capacity of the pump station is 2.48 mgd with two smaller pumps operating with one larger pump and a maximum capacity of 5.33 mgd when all three of the larger pumps are operating at the same time.

Existing Peak Flows

Measured peak flow data collected from the City's flow monitoring program in March/April 2019 for the NEI area was used to estimate existing contributing flows and determine the available capacity of the MacArthur Sewer System. **Table 2** summarizes the measure peak flow data, estimated average dry weather flow (ADWF) and peak wet weather flow (PWWF) used to evaluate the capacity of the existing sewer system.

Table 2 – 2019 Flow Monitoring Data and Estimated Existing PWWF within the NEI Area

Site ID	Location	Pipeline Diameter (inch)	Measured Peak Flow ¹ (mgd)	Measured ADWF ¹ (mgd)	Estimated PWWF ² (mgd)
1	Located at the intersection E Grant Line Rd & Paradise Rd	15	0.070	0.017	0.118
2	Located approximately 1700 Pescadero Rd	15	0.182	0.063	0.232
3	Located on Pescadero Rd near 1305 E Pescadero Ave	18	0.259	0.136	0.323
4	Located at the intersection of Pescadero Rd & MacArthur Dr	18	0.351	0.212	0.418
5	Located on MacArthur Drive near Highway 205 off-ramp	18	0.447	0.251	0.462
6	Located at the intersection of Chrisman Rd & E Grant Line Rd	17	0.096	0.029	0.097

¹Flow Monitoring Data from 3/27/2019 to 4/3/2019, Preston Pipelines Tracy TM – 15-Minute Data.

²Based on measured peak flow and estimated inflow/infiltration rates. The total inflow rate is equal to the estimated existing contributing area of approximately 500 gross acres multiplied by 400 gal/ac-day. Groundwater infiltration rate is 6 percent of the measured ADWF.

This sewer analysis includes PWWF from the following development projects within the service area:

- MacLaughlin (PWWF = 0.168 mgd)
- Central Plastic (PWWF = 0.011 mgd)
- PreFab Structures – Katerra Bldg. 17 (PWWF = 0.099 mgd)
- Seefried Industrial Campus (PWWF = 0.225 mgd)
- California Highway Patrol (PWWF = 0.073 mgd)

Estimated Project Sewer Flows

The ADWF for the proposed Project is typically estimated based on the 2012 WWMP wastewater generation factor for the designated land use. However, due to the anticipated high occupancy for the Project buildings, the ADWF was also estimated based on the 2009 International Building Code occupancy based on the building type and area. **Table 3** and **Table 4** provide the total estimated ADWF based on land use and occupancy.

Table 3 – Estimated Project ADWF by Land Use Designation

Land Use Designation	Assessor Parcel Number	Gross Acreage, Acres	Generation Factor, gpd/gross acre	ADWF, gpd
Industrial	250-020-93	86.0	1,056	90,816

Table 4 – Estimated Project ADWF by Building Occupancy

Function of Space	Assessor Parcel Number	Floor Area, ft²	Occupancy¹	Wastewater Generation Factor, gpd/capita	ADWF, gpd
Warehouse	250-020-93	767,714	1,535	80	122,834
Business		55,808	558	80	44,646
Total					167,481

¹Occupancy was estimated by using the 2009 International Building Code. Warehouse area is 500 sq-ft per occupant and business area is 100 sq-ft per occupant.

The total estimated ADWF by land use designation is 90,816 gpd. The total estimated ADWF by building occupancy is 167,481 gpd. For the purposes of this analysis and capacity evaluation, the higher estimated ADWF based on building occupancy is used.

The PWWF is used to evaluate the hydraulic capacity of the existing sewer system. PWWF includes the peak dry weather flow (PDWF) and the rainfall induced inflow/infiltration. The total estimated PWWF is 458,551 gpd. **Table 5** provides the values for parameters used to estimate the PWWF.

Table 5 – Estimated Project PWWF

Parameter	Value
Peaking Factor	2.50
Gross Acreage, acres	86.0
PDWF ¹ , gpd	418,702
Infiltration ² , gpd	5,449
Inflow ³ , gpd	34,400
PWWF ⁴ , gpd	458,551

¹PDWF is equal to ADWF multiply by the Peaking Factor [5].

²Infiltration is equal to six (6) percent of the ADWF.

³Inflow is equal to the gross acreage multiply by 400 gal/ac-day.

⁴PWWF is equal to the summation of the PDWF, infiltration, and inflow.

Design Criteria

Sewer system performance design criteria and analysis requirements for new development are summarized in **Table 6**.

Table 6 – Design Criteria and Requirements [5]

Component	Criteria
Friction Factor “n”	0.013
Sewer Pipeline	
Minimum Velocity	2.0 fps (flowing full)
Maximum Velocity	10.0 fps
Maximum d/D Ratio	1.0
Minimum Diameter	8-inch
Available Slope	Obtain the minimum velocity of 2 fps
Material	Vitrified Clay Pipe (VCP) and Ductile Iron Pipe (DIP)
Service Lateral Sizing	
Single Family Residences	4-inch
Commercial	6-inch
Duplex and Multi-Family Lots	6-inch
Minimum Slope	2%
Sewer Manhole Maximum Spacing	
Diameter 12-inch and under	400 feet
Diameter 15-inch and over	600 feet

The following lists the data, documents, and assumptions in addition to the design criteria used to model and evaluate the sewer system for the hydraulic capacity analysis:

- City parcel shapefiles downloaded by Black Water from the San Joaquin County Geographic Information Systems (GIS) website on October 11, 2019.
- City GIS shapefiles of the existing sewer system provided to Black Water on October 10, 2019.
- City AutoCAD Utility Base Map shapefiles provided to Black Water on August 20, 2019.
- Contributing areas to the existing sewer system were estimated based on the AutoCAD map and GIS shapefiles. The existing system CAD shapefile pipe inverts provided the information used to determine the direction of flow.

SECTION 2 – HYDRAULIC CAPACITY ANALYSIS EVALUATION AND RESULTS

The sewer system serving the proposed Project was modeled using Geographic Information System (GIS) integrated Innovyze Infosewer software. Although most of the sewers within the City are included in the GIS database, the modeling focused on the major trunk sewers within the system serving the Project. The software uses the Manning equation to determine the pipe flow in a gravity main.

The modeling software uses the upstream and downstream invert elevation, pipe diameter, and wastewater flow data to calculate slope, d/D , and the velocity in the pipes. The software also uses rim elevation, invert elevation, manhole diameter, and wastewater flow data to calculate the liquid level in a manhole. For this analysis, a manhole diameter of 5 feet is assumed.

Modeling Results

The system was modeled by connecting the Project to the sewer pipeline in N. Chrisman Road. The modeling results show that the existing MacArthur Sewer System has sufficient capacity to meet the established hydraulic criteria. The velocity of the MacArthur Sewer System ranged from 0.664 fps to 3.492 fps with a maximum d/D ratio of 0.652 during the modeling analysis. **Appendix B**, Figure 3 presents the sewer collection system modeling layout and hydraulic capacity for this analysis. **Appendix B** also includes the model output data for the modeling analysis.

The modeling analysis calculates a total influent flow at MacArthur Pump Station of 1.50 mgd. The remaining available capacity of the MacArthur Pump Station is 0.98 mgd, based on a minimum capacity of 2.48 mgd. The MacArthur Pump Station has sufficient capacity to accommodate the sewer flows generated by the Project, based on the existing system capacity discussed in Section 1.

SECTION 3 – SYSTEM DEFICIENCIES AND RECOMMENDED IMPROVEMENTS

Based on the modeling results, the exiting MacArthur Sewer System has sufficient capacity to accommodate sewer flows generated by the Project. The 2012 WWMP stated that the MacArthur Pump Station is at or near design capacity, however, City staff has indicated otherwise. Based on the pump station pump performance data and operation schedule provided by the City, the MacArthur Pump Station has sufficient capacity to serve the Project. The 2012 WWMP is currently being updated by the City.

The utility plan shows a connection to the 12-inch diameter sewer pipeline in E. Grant Line Road which is not part of the MacArthur Sewer System. The developer is required to relocate the proposed connection in E. Grant Line Road to utilize the existing MacArthur Sewer System infrastructure in N. Chrisman Road.

Any changes or modifications to the proposed Project, sewer system layout or development of the Project inconsistent with assumptions made in this analysis will require additional evaluation.

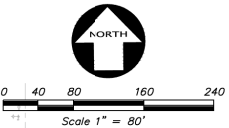
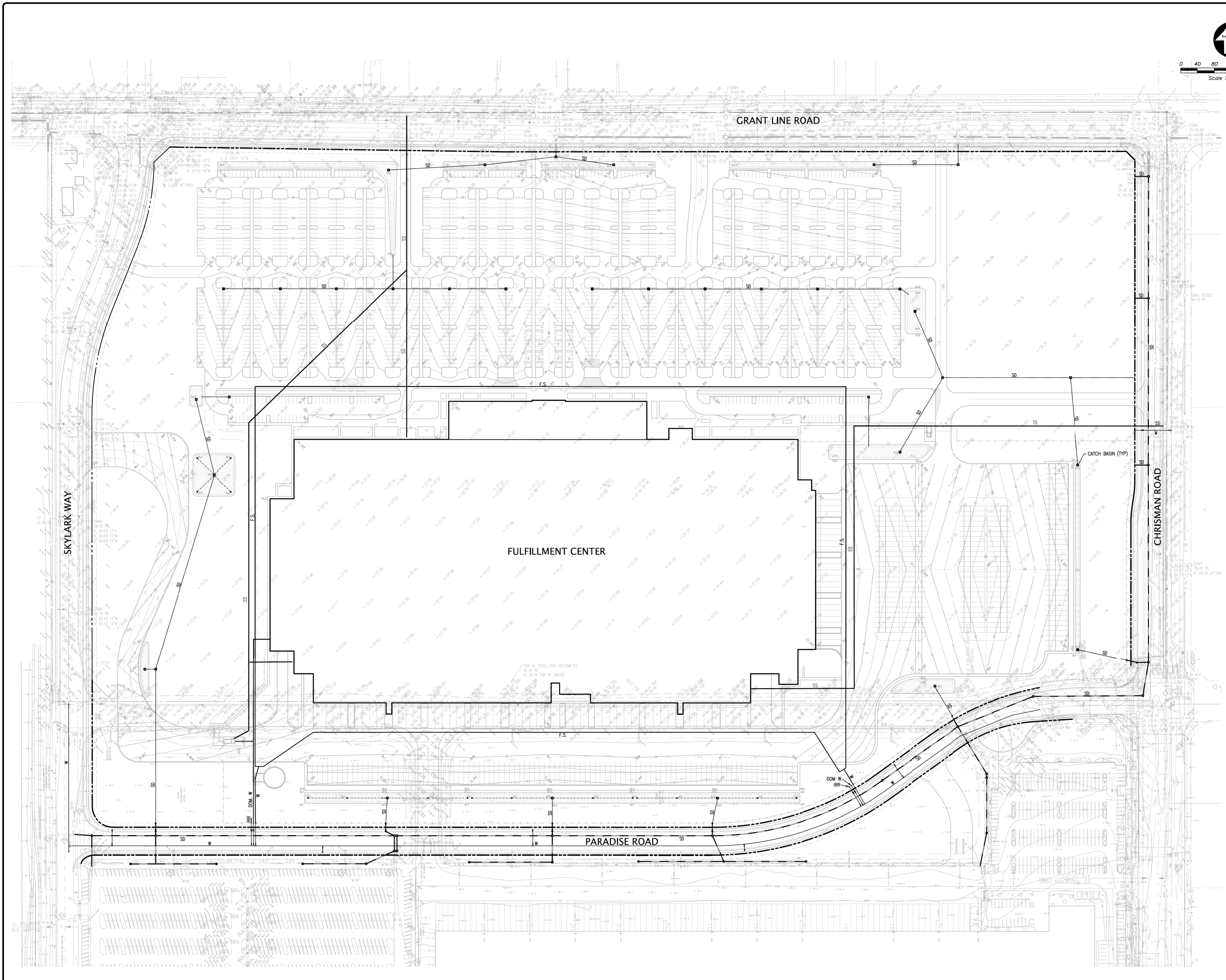
SUMMARY

The MacArthur Sewer System has sufficient capacity to accommodate sewer flows generated by the Project for the current buildout conditions of the service area. No off-site improvements are recommended to serve the Project. The proposed Project is required to be connected to the MacArthur Sewer System. The developer is required to relocate the proposed connection in E. Grant Line Road to utilize the existing MacArthur Sewer System infrastructure in N. Chrisman Road.

APPENDIX A

PRELIMINARY PROPOSED UTILITY PLAN

Project Big Bird Tracy-NEI Phase 3 G4+5 Plans, Sheets DAB-A1.1 and C.4



DATE		05/22/2020	
SCALE		1" = 80'	
ENGINEER		M.F.B.	
DRAFTER		-	
JOB NO.		A05728-43	
SHEET		C.4	
OF		9 SHEETS	

KIER+WRIGHT
2850 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-4788
www.kierwright.com

OVERALL PRELIMINARY UTILITY PLAN
NEI PHASE 3
SKYLARK FULFILLMENT CENTER

CALIFORNIA

TRACY

NO.	REVISION	BY	DATE
1	PLANNING SUBMITTAL		5/22/2020

Owner:



3353 Gateway Blvd.
Fremont, CA 94538
tel: (510) 856-1900

Project:
Project Big Bird
Tracy-NEI
PHASE 3 G4+5

Tracy CA

Consultants:

CIVIL KSW
STRUCTURAL HSA
MECHANICAL KRAEMER
PLUMBING KRAEMER
ELECTRICAL KRAEMER
LANDSCAPE GREEN DESIGN
REPRODUCTION HARRINGTON
DESIGNER ENGEC

Title: Overall Site Plan

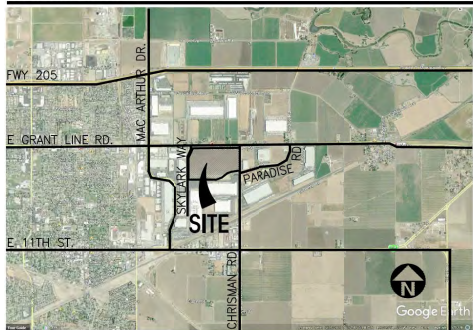
Project Number: 2016)
Drawn by: CG
Date: 7/01/20

Revision:

Sheet:

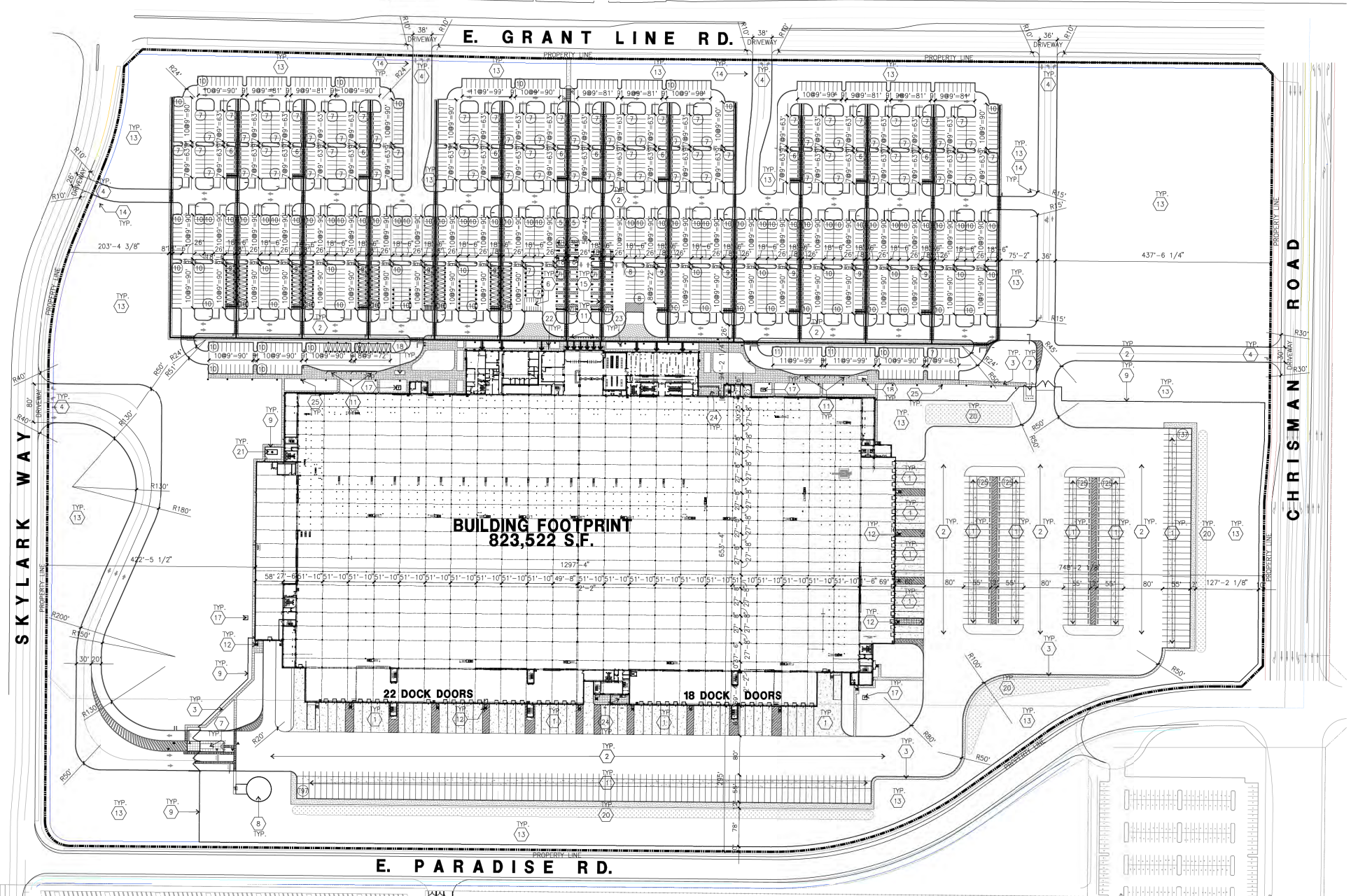
DAB-A1.1

AERIAL MAP



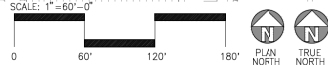
TABULATION

	OCCUPIED AREA	NON OCCUPIED AREA RSP (ROBOTIC STORAGE PLATFORM)
SITE AREA		
In s.f.	3,746,777 s.f.	
In acres	86.0 ac	
BUILDING AREA		
Office	55,808 s.f.	
Warehouse	767,714 s.f.	
BUILDING FOOTPRINT	823,522 s.f.	
Level 2	133,024 s.f.	532,448 s.f.
Level 3	133,024 s.f.	532,448 s.f.
Level 4	133,024 s.f.	532,448 s.f.
Level 5	133,024 s.f.	532,448 s.f.
TOTAL AREA	1,355,618 s.f.	2,129,784 s.f.
CONSTRUCTION TYPE	IA	
OCCUPANCY	B/S-1/A2/A3	
FLOOR AREA RATIO		
Max. allowed - .50		
Actual - 0.36		
AUTO PARKING REQUIRED (City Code)		
Office: 1 / 250 s.f.		224 stalls
Whse: 1st 23K @ 1/1,000 s.f.		20 stalls
2nd 23K @ 1/2,000 s.f.		10 stalls
above 42K @ 1/4,000 s.f.		325 stalls
TOTAL		579 stalls
AUTO PARKING PROVIDED		
Standard (18'-6" X 9')	1,689 stalls	
Accessible standard (9' x 18'-6")	20 stalls	
Accessible var (12' x 18'-6")	8 stalls	
EV/Clean Air/Vanpool (8% req'd) including below		150 stalls
EV/Clean Air/Vanpool	38 stalls	
Future EV Charging Station (6% Req'd) including below	112 stalls	
- Future EVCS Standard Accessible	4 stalls	
- Future EVCS (Van)	2 stalls	
- Future Ambulatory (18'-6" x 10')	4 stalls	
TOTAL	1,867 stalls	
Motorcycle Parking	12 stalls	
TRAILER PARKING PROVIDED		
Trailer (12' x 55')	234 stalls	
ZONING ORDINANCE FOR CITY		
Zoning Designation - Northeast Industrial		
MAXIMUM BUILDING HEIGHT ALLOWED		
Max. allowed - 60'		
Actual - 125' (variance requested)		
LANDSCAPE REQUIREMENT		
Percentage - 10% of parking area		
SETBACKS		
Building	Landscaped	
Front - 25'	15'	
Side / Rear - 15'	5'	



OVERALL SITE PLAN

SCALE: 1"=60'-0"



SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONC. PAVEMENT,
- ASPHALT PAVING
- CONCRETE WALKWAY
- DRIVEWAY APRONS
- 5'-6" X 5'-6" CONCRETE EXTERIOR LANDING PAD
- MOTORCYCLE PARKING
- TILT-UP CONCRETE WALLED GUARD HOUSE, SEE DAB 4.1
- FIRE PUMP HOUSE AND WATER STORAGE TANK
- 8' H TALL BLACK WROUGHT IRON FENCE.
- PRE-CAST CONC. WHEEL STOP
- CONC. FILLED GUARD POST 6" DIA., 48" H., U.N.O.
- EXTERIOR STAIR.
- LANDSCAPE. SEE "L" DWGS.
- ACCESSIBLE ENTRY SIGN
- ACCESSIBLE PARKING STALL SIGN
- ELECTRICAL ROOM
- APPROXIMATE LOCATION OF THE TRANSFORMER. SEE DAB-AA.1 DWG.
- EMPLOYEE DROP-OFF SHELTER, HANDI-HUT MODEL #6-3WSFH OR EQUAL.
- CONCRETE SIDEWALK. SEE CIVIL
- STORM DRAINAGE OR TREATMENT. SEE CIVIL.
- APPROXIMATE LOCATION OF EMERGENCY GENERATOR AND ASSOCIATED ELECTRICAL PANELS.
- BIKE RACK, THE BIKE RACK LOCATION.
- 30' H FLAG POLE AND LIGHTS.
- PRE-ENGINEERED SMOKERS SHELTER.
- PEDESTRIAN LIGHTS

SITE PLAN GENERAL NOTES

- THE SOILS REPORT WILL BE PREPARED BY ENGEO AND SUBMITTED WITH THE BUILDING PERMIT APPLICATION.
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, IF REQUIRED.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". SEE "L" DRAWINGS FOR FINISH.
- NOT USED
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- NOT USED
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- NOT USED
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB

SITE LEGEND

- LANDSCAPED AREA
- AC. PAVING - SEE "C" DWGS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 18'-6")
- HANDICAP PARKING STALL (9' X 18'-6")
- VAN HANDICAP PARKING STALL (12' X 18'-6")

PROJECT INFORMATION

Project Address: GRANT LINE ROAD, TRACY, CA
Assessors Parcel Number: 250-020-93
Owner/Applicant: PROLOGIS INC., 815 INTERNATIONAL PKWY, TRACY, CA 95377, CONTACT: MATT SIMS, TEL: (510) 661-4012
Code: CBC 2019, CPC 2019, CMC 2019, CCC 2019

Applicant's Representatives

HPA, INC., 600 GRAND AVE., SUITE 302, OAKLAND, CA 94610, CONTACT: TERESA GOODWIN, PHONE: (925) 113-6896

Zoning

SPECIFIC PLAN: NORTH EAST INDUSTRIAL SPECIFIC PLAN

APPENDIX B

**MODELING ANALYSIS FIGURES 2-3
DATA OUTPUT
FLOW DATA**

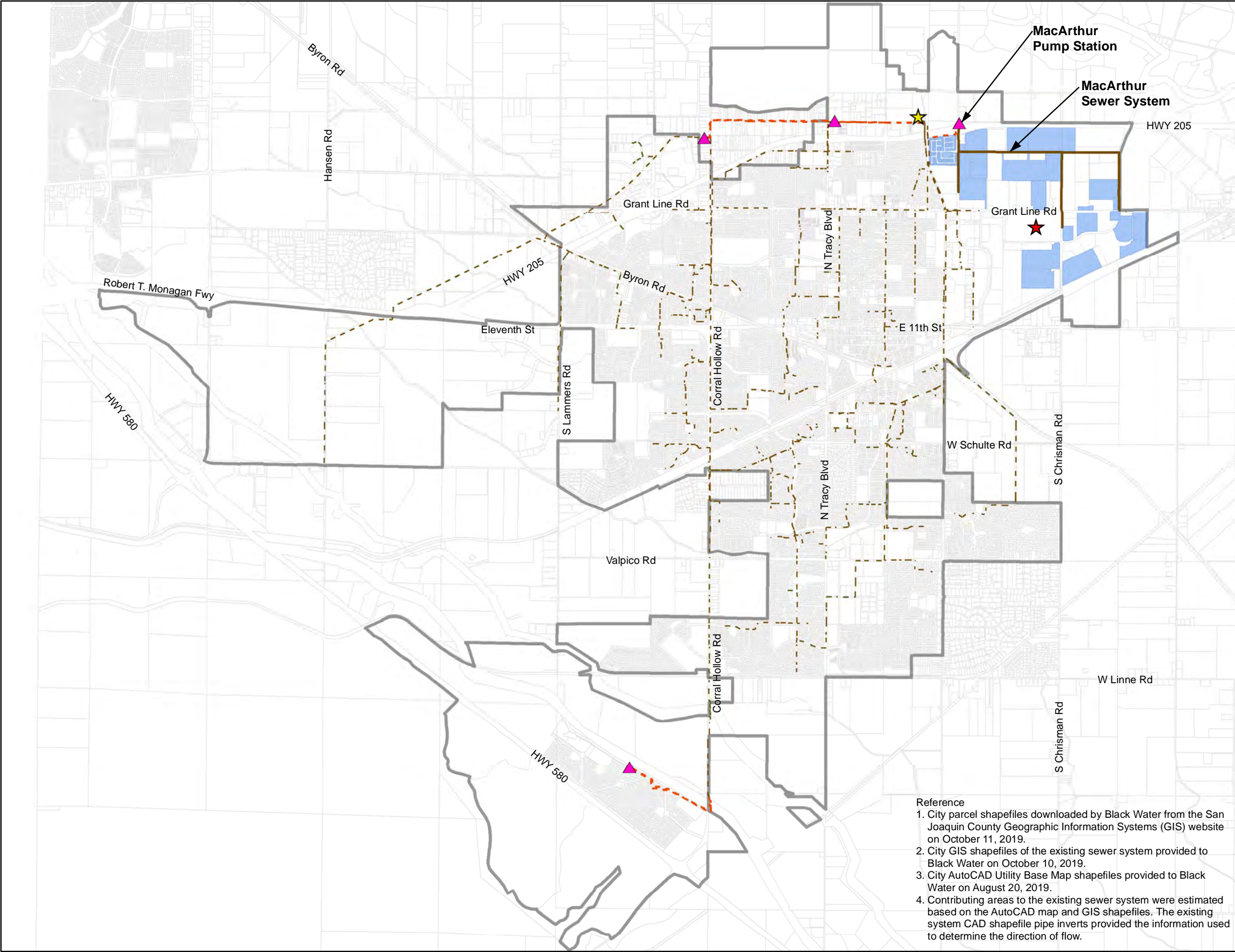
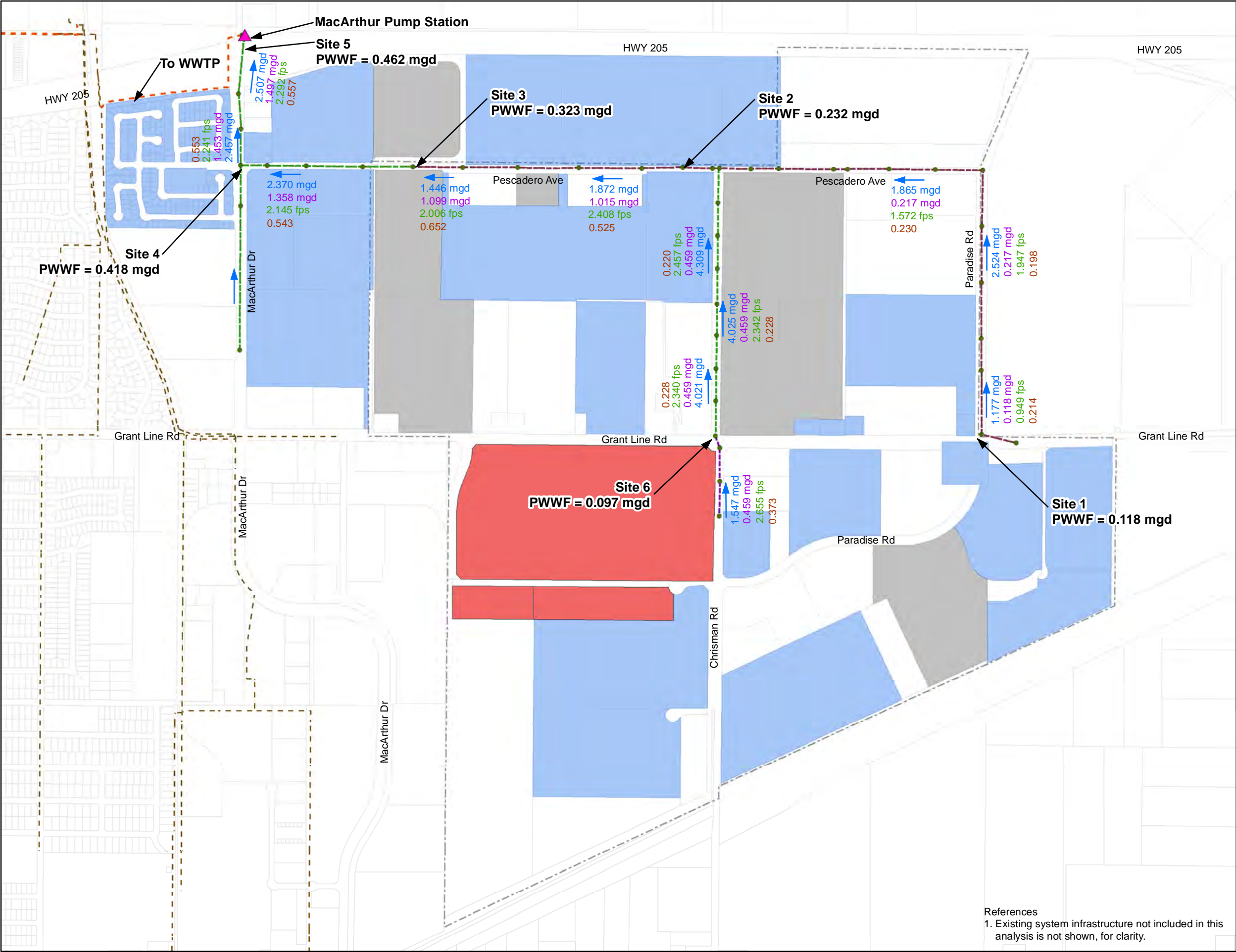


Figure 2

SEWER CAPACITY ANALYSIS

Existing Sewer System Schematic

BLACKWATER
CONSULTING ENGINEERS, INC.



LEGEND

- NEI Area
- Pump Station
- Sewer Manhole
- 12 - inch Sewer Pipeline
- 18 - inch Sewer Pipeline
- 15 - inch Sewer Pipeline
- Existing Sewer Force Main
- Existing Sewer Pipeline
- Prologis (Proposed Project)
- Proposed Sewer Flows to MacArthur Pump Station
- Existing Contributing Area of Sewer Flow to MacArthur Pump Station (Approximately 500 gross acres)
- Hydraulic Capacity and Direction of Flow
- # mgd Total Peak Flow
- # fps Velocity
- # d/D Ratio

Figure 3
SEWER CAPACITY ANALYSIS RESULTS
Prologis Project Development



MacArthur Sewer System - Manhole Report

ID	Rim Elevation (ft)	Base Flow (mgd)	Total Flow (mgd)	Storm Flow	Grade (ft)	Status	Hydraulic Jump	Surcharge Depth (ft)	Unfilled Depth (ft)
2057	23.02	0.095	0.095	0	2.86	Not Full	No	-0.67	20.16
2057-1	24.13	0	0	0	3.257	Not Full	No	-0.683	20.873
2057-2	23.04	0	0	0	3.734	Not Full	No	-0.686	19.306
2058	27.522	0	0	0	19.08	Not Full	No	-1.5	8.442
2059	21.2	0.044	0.044	0	1.975	Not Full	No	-0.665	19.225
2060	33.463	0	0	0	2.409	Not Full	No	-0.661	31.054
3395	26.31	0	0	0	7.687	Not Full	No	-0.593	18.623
3396	25.41	0	0	0	8.906	Not Full	No	-0.594	16.504
3397	27.455	0.114	0.114	0	10.141	Not Full	No	-0.684	17.314
3398	27.138	0	0	0	10.719	Not Full	No	-0.614	16.419
3399	26.993	0	0	0	10.841	Not Full	Yes	-0.614	16.152
3399.1	28	0	0	0	13.528	Not Full	No	-1.232	14.472
3399.1	36.8	0	0	0	24.753	Not Full	No	-0.627	12.047
3399.1	37.7	0.459	0.459	0	26.283	Not Full	No	-0.627	11.417
3399.2	29	0	0	0	14.891	Not Full	No	-1.169	14.109
3399.3	30.6	0	0	0	16.201	Not Full	No	-1.169	14.399
3399.4	31	0	0	0	17.571	Not Full	No	-1.169	13.429
3399.5	33	0	0	0	18.652	Not Full	No	-1.158	14.348
3399.6	33	0	0	0	19.792	Not Full	No	-1.158	13.208
3399.7	33	0	0	0	20.912	Not Full	No	-1.158	12.088
3399.8	35.7	0	0	0	22.665	Not Full	Yes	-1.185	13.035
3399.9	35.8	0	0	0	23.096	Not Full	No	-0.694	12.704
3400	26.095	0	0	0	11.168	Not Full	No	-0.821	14.927
3401	25.701	0.225	0.225	0	11.645	Not Full	No	-0.821	14.056
3402	24.874	0	0	0	12.451	Not Full	No	-0.953	12.423
3403	24.607	0	0	0	12.687	Not Full	No	-0.953	11.92
3404	24.453	0	0	0	13.397	Not Full	No	-0.953	11.056
3405	25.02	0	0	0	14.288	Not Full	No	-0.962	10.732
3406	27.38	0	0	0	15.19	Not Full	No	-0.96	12.19
3407	27.627	0	0	0	15.538	Not Full	No	-0.712	12.089
3408	28.599	0	0	0	17.248	Not Full	No	-1.002	11.351
3409	31.561	0	0	0	18.202	Not Full	No	-0.948	13.359
3410	32.409	0.099	0.099	0	18.703	Not Full	No	-0.947	13.706
3411	33.314	0.118	0.118	0	19.167	Not Full	No	-0.983	14.147
3435	32.802	0	0	0	19.5	Not Full	No	-1.25	13.302
3436	23.12	0.168	0.168	0	4.388	Not Full	No	-0.682	18.732
3437	23.08	0.091	0.091	0	4.914	Not Full	No	-0.746	18.166
3438	24.34	0.073	0.073	0	5.555	Not Full	No	-0.435	18.785
3439	25.95	0.011	0.011	0	6.479	Not Full	No	-0.591	19.471
JCT-408	20.5	0	0	0	-0.822	Not Full	No	-0.582	21.322
JCT-88	32.027	0	0	0	19.98	Not Full	No	-1.5	12.047

MacArthur Sewer System - Pipe Report

ID	From ID	To ID	Diameter (in)	Length (ft)	Slope	Total Flow (mgd)	Unpeakable Flow (mgd)	Flow Type	Velocity (ft/s)	d/D	q/Q	Water Depth (ft)	Critical Depth (ft)	Froude Number	Full Flow (mgd)	Backwater Adjustment	Adjusted Depth (ft)	Adjusted Velocity (ft/s)
1824	2060	2059	18	342.037	0.001	1.453	1.453	Free Surface	2.21	0.559	0.602	0.839	0.567	0.471	2.414	No	0.839	2.21
20805-1	3436	2057-2	18	545	0.001	1.358	1.358	Free Surface	2.132	0.545	0.578	0.818	0.547	0.463	2.351	No	0.818	2.132
20805-2	2057-1	2057	18	259	0.001	1.358	1.358	Free Surface	2.135	0.545	0.577	0.817	0.547	0.464	2.355	No	0.817	2.135
20805-3	2057-2	2057-1	18	396	0.001	1.358	1.358	Free Surface	2.145	0.543	0.573	0.814	0.547	0.467	2.37	Yes	0.816	2.14
935	2057	2060	18	352.988	0.001	1.453	1.453	Free Surface	2.241	0.553	0.591	0.83	0.567	0.482	2.457	Yes	0.835	2.226
937	JCT-88	2058	18	1,416.88	0.001	0	0	Free Surface	0	0	0	0	0	0	1.716	No	0	0
CDT-303	3437	3436	18	491.16	0.001	1.19	1.19	Free Surface	2.07	0.503	0.504	0.754	0.511	0.474	2.359	Yes	0.786	1.964
CDT-305	3438	3437	15	486	0.001	1.099	1.099	Free Surface	2.006	0.652	0.76	0.815	0.518	0.419	1.446	No	0.815	2.006
CDT-307	3439	3438	15	538	0.002	1.026	1.026	Free Surface	2.418	0.528	0.547	0.659	0.499	0.587	1.876	Yes	0.737	2.108
CDT-309	3395	3439	15	607	0.002	1.015	1.015	Free Surface	2.405	0.525	0.543	0.657	0.497	0.586	1.869	Yes	0.658	2.398
CDT-313	3396	3395	15	610	0.002	1.015	1.015	Free Surface	2.408	0.525	0.542	0.656	0.497	0.587	1.872	Yes	0.656	2.406
CDT-315	3397	3396	15	399.68	0.003	1.015	1.015	Free Surface	2.908	0.453	0.421	0.566	0.497	0.778	2.41	Yes	0.611	2.635
CDT-317	3398	3397	15	291.445	0.002	0.901	0.901	Free Surface	2.221	0.509	0.516	0.636	0.467	0.552	1.748	No	0.636	2.221
CDT-319	3399	3398	15	69.827	0.002	0.901	0.901	Free Surface	2.222	0.509	0.515	0.636	0.467	0.553	1.75	Yes	0.636	2.221
CDT-320.1	3399.1	3399	18	328	0.009	0.459	0.459	Free Surface	3.31	0.179	0.07	0.268	0.313	1.35	6.57	Yes	0.452	1.582
CDT-320.10	3399.1	3399.9	12	352	0.005	0.459	0.459	Free Surface	2.662	0.373	0.296	0.373	0.352	0.893	1.552	No	0.373	2.662
CDT-320.11	3399.11	3399.1	12	341	0.004	0.459	0.459	Free Surface	2.655	0.373	0.297	0.373	0.352	0.89	1.547	No	0.373	2.655
CDT-320.2	3399.2	3399.1	18	325	0.004	0.459	0.459	Free Surface	2.456	0.22	0.107	0.331	0.313	0.898	4.305	No	0.331	2.456
CDT-320.3	3399.3	3399.2	18	327	0.004	0.459	0.459	Free Surface	2.457	0.22	0.107	0.331	0.313	0.898	4.309	Yes	0.331	2.456
CDT-320.4	3399.4	3399.3	18	343	0.004	0.459	0.459	Free Surface	2.454	0.221	0.107	0.331	0.313	0.897	4.302	No	0.331	2.454
CDT-320.5	3399.5	3399.4	18	306	0.003	0.459	0.459	Free Surface	2.342	0.228	0.114	0.342	0.313	0.841	4.025	No	0.342	2.342
CDT-320.6	3399.6	3399.5	18	325	0.004	0.459	0.459	Free Surface	2.344	0.228	0.114	0.342	0.313	0.842	4.032	Yes	0.342	2.343
CDT-320.7	3399.7	3399.6	18	321	0.003	0.459	0.459	Free Surface	2.34	0.228	0.114	0.342	0.313	0.84	4.021	No	0.342	2.34
CDT-320.8	3399.8	3399.7	18	366	0.005	0.459	0.459	Free Surface	2.632	0.21	0.097	0.315	0.313	0.987	4.747	Yes	0.329	2.478
CDT-320.9	3399.9	3399.8	12	98	0.01	0.459	0.459	Free Surface	3.492	0.306	0.203	0.306	0.352	1.31	2.261	Yes	0.56	1.568
CDT-321	3400	3399	15	306.192	0.002	0.442	0.442	Free Surface	1.838	0.343	0.253	0.429	0.323	0.578	1.748	Yes	0.532	1.373
CDT-323	3401	3400	15	273.505	0.002	0.442	0.442	Free Surface	1.838	0.343	0.253	0.429	0.323	0.578	1.748	No	0.429	1.838
CDT-325	3402	3401	15	538.256	0.002	0.217	0.217	Free Surface	1.501	0.238	0.124	0.297	0.225	0.577	1.748	Yes	0.363	1.135
CDT-327	3403	3402	15	135.304	0.002	0.217	0.217	Free Surface	1.501	0.238	0.124	0.297	0.225	0.577	1.748	Yes	0.297	1.501
CDT-329	3404	3403	15	407.053	0.002	0.217	0.217	Free Surface	1.501	0.238	0.124	0.297	0.225	0.577	1.748	No	0.297	1.501
CDT-331	3405	3404	15	453.268	0.002	0.217	0.217	Free Surface	1.572	0.23	0.116	0.288	0.225	0.615	1.865	Yes	0.293	1.536
CDT-333	3406	3405	15	466.281	0.002	0.217	0.217	Free Surface	1.556	0.232	0.118	0.29	0.225	0.606	1.839	No	0.29	1.556
CDT-335	3407	3406	15	551.655	0	0.217	0.217	Free Surface	0.664	0.431	0.385	0.538	0.225	0.183	0.564	No	0.538	0.664
CDT-337	3408	3407	15	550.188	0.004	0.217	0.217	Free Surface	1.947	0.198	0.086	0.248	0.225	0.825	2.524	Yes	0.393	1.016
CDT-339	3409	3408	15	547.639	0.002	0.217	0.217	Free Surface	1.47	0.241	0.128	0.302	0.225	0.56	1.697	No	0.302	1.47
CDT-341	3410	3409	15	309.154	0.002	0.217	0.217	Free Surface	1.461	0.242	0.129	0.303	0.225	0.556	1.684	No	0.303	1.461
CDT-343	3411	3410	15	632.74	0.001	0.118	0.118	Free Surface	0.949	0.214	0.1	0.267	0.165	0.386	1.177	Yes	0.285	0.866
CDT-345	3435	3411	15	349.115	0.002	0	0	Free Surface	0	0	0	0	0	0	1.735	Yes	0.134	0
CDT-715	2059	JCT-408	18	567.827	0.001	1.497	1.497	Free Surface	2.292	0.557	0.597	0.835	0.575	0.49	2.507	No	0.835	2.292
CDT-75	2058	2057	18	396.955	0.038	0	0	Free Surface	0	0	0	0	0	0	13.255	No	0	0

RESOLUTION 2020-_____

RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE
MAXIMUM BUILDING HEIGHT AND THE MINIMUM BUILDING SETBACK IN THE
NORTHEAST INDUSTRIAL SPECIFIC PLAN. APPLICATION NUMBER SPA20-0005

WHEREAS, The Northeast Industrial Specific Plan establishes the development standards for properties within the Specific Plan area, and

WHEREAS, On May 26, 2020, the City received a development review permit application (D20-0017) for an industrial project located on the south side of Grant Line Road, between Chrisman Road and Skylark Way, a project site totaling approximately 86 acres and located within the Northeast Industrial Specific Plan area and a specific plan amendment application to the Northeast Industrial Specific Plan to modify development standards, which would permit the proposed project, and

WHEREAS, The amendment to the Northeast Industrial Specific Plan would increase the building height maximum for light industrial buildings to 125 feet and establish a building setback of 250 feet for buildings exceeding 60 feet in height, to be applicable to the project site only, and

WHEREAS, The amendment is consistent with the goals, actions, and policies of the General Plan and the Northeast Industrial Specific Plan and with its purposes, goals, and guidelines; will result in a development of desirable character in the Specific Plan area; contributes to a balance of function and form in the built environment; and respects the environmental and aesthetic assets of the community consistent with economic realities, and

WHEREAS, The Project is exempt from CEQA pursuant to CEQA Guidelines Section 15162(a) and 15168(c)(2), which pertains to projects with a certified Environmental Impact Report (EIR) where the project does not propose substantial changes that will result in a major revision of the previous EIR. On May 8, 1996, the City of Tracy certified the Northeast Industrial EIR (SCH# 95102050). The Project does not propose new significant changes to the environment that was not analyzed in the Northeast Industrial EIR, including the areas of traffic, air quality, utilities, and aesthetics. Therefore, no further environmental assessment is needed, and

WHEREAS, The Planning Commission considered this matter at a duly noticed public hearing held on October 28, 2020;

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission does hereby recommend that the City Council adopt an ordinance (Exhibit 1 to this Resolution) amending the maximum building height and minimum building setback regulations described on page 24 of the Northeast Industrial Specific Plan.

* * * * *

The foregoing Resolution 2020-_____ was adopted by the Planning Commission on the 28th day of October, 2020, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAIN:	COMMISSION MEMBERS:

CHAIR

ATTEST:

STAFF LIAISON

ORDINANCE _____

AN ORDINANCE OF THE CITY OF TRACY AMENDING THE MAXIMUM BUILDING HEIGHT
AND THE MINIMUM BUILDING SETBACK IN THE NORTHEAST INDUSTRIAL SPECIFIC
PLAN

WHEREAS, The Northeast Industrial Specific Plan establishes the development standards for properties within the Specific Plan area, and

WHEREAS, The amendment to the Northeast Industrial Specific Plan would increase the building height maximum to 125 feet and establish a building setback of 250 feet for buildings exceeding 60 feet in height, to be applicable only to industrial buildings on the project site located on the south side of Grant Line Road, between Chrisman Road and Skylark Way, and north of the future Paradise Road extension, and

WHEREAS, The Project is exempt from CEQA pursuant to CEQA Guidelines Section 15162(a) and 15168(c)(2), which pertains to projects with a certified Environmental Impact Report (EIR) where the project does not propose substantial changes that will result in a major revision of the previous EIR. On May 8, 1996, the City of Tracy certified the Northeast Industrial EIR (SCH# 95102050). The Project does not propose new significant changes to the environment that was not analyzed in the Northeast Industrial EIR, including the areas of traffic, air quality, utilities, and aesthetics. Therefore, no further environmental assessment is needed, and

WHEREAS, The Planning Commission considered this matter at a duly noticed public hearing held on October 28, 2020 and recommended that City Council amend the Tracy Municipal Code Sections 10.08.3560(c) and (d) regarding landscaping requirements for parking areas, and

WHEREAS, The City Council held a duly noticed public hearing to consider the ordinance on _____, 2020;

NOW THEREFORE, The Tracy City Council hereby ordains as follows:

SECTION 1. The Northeast Industrial Specific Plan, Building Floor Area Ratio and Height and Building Setbacks sections on page 24 are amended to read as follows:

“Building Floor Area Ratio and Height

<i>Land Use</i>	<i>Max. Floor Area Ratio</i>	<i>Max. Building Height</i>
General Commercial	0.35	46 ft.
Office	0.35	60 ft.
Light Industrial	0.50	60 ft. *except as noted below

* The maximum building height for Light Industrial uses is 60 feet, except in the area bounded by Grant Line Rd. to the north, Chrisman Rd. to the east, Skylark Way to the west, and Paradise Road to the south, where the maximum building height is 125 feet.

Building Setbacks

The following shall be the minimum building and parking setbacks required for all building types. Figure 14 illustrates these guidelines.

1. Building setback from any property line adjacent to a street or Caltrans right-of-way shall be 25 feet minimum. Rear and side yard building setbacks from property lines not adjacent to a street or Caltrans right-of-way shall be 15 feet minimum. Building setback from any property line for buildings exceeding 60 feet in height located in the area bounded by Grant Line Rd. to the north, Chrisman Rd. to the east, Skylark Way to the west, and Paradise Road is 250 feet minimum.
2. A 5 foot wide landscape setback is required along property lines not adjacent to a right-of-way. On the property lines perpendicular to the street frontage on industrial streets, the landscaped setback is only required to a point 150 feet onto the parcel from the street right-of-way or 50 feet back of building face, whichever is greater.
3. Parking setback from any property line along a public street or the Caltrans right-of-way for commercial land uses shall be 10 feet and for industrial uses shall be 15 feet.
4. Parking shall not be permitted within 10 feet of the building entry face of any commercial structure. In the event the building has an arcade or other shade structure along this frontage, the structure can be located within this required setback. Parking shall not be permitted within 15 feet of the office face or portion of a building. On industrial buildings, a 15 foot setback to the parking area shall be provided at building entries.
5. Commercial buildings shall be sited so as to create and enhance the streetscape. This can only be accomplished if all or a portion of the buildings are located near the street. On commercial sites of over 4 acres, at least one building must be located with a minimum setback from public-right-of-way to building face of 50 feet. On corner sites adherence to this requirement is encouraged on both frontages, however, only required on the major street frontage."

SECTION 2. Except as herein added or changed, the remaining sections of the Tracy Municipal Code not set forth above, shall remain in full force.

SECTION 3. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. This Ordinance takes effect 30 days after its final passage and adoption.

SECTION 5. This Ordinance shall either (1) be published once in a newspaper of general circulation, within 15 days after its final adoption, or (2) be published in summary form and posted in the City Clerk's office at least five days before the Ordinance is adopted and within 15 days after adoption, with the names of the Council Members voting for and against the Ordinance. (Gov't. Code §36933.)

* * * * *

The foregoing Ordinance _____ was introduced at a regular meeting of the Tracy City Council on the ____ day of _____, 2020, and finally adopted on the ____ day of _____, 2020, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

RESOLUTION 2020-_____

APPROVING A DEVELOPMENT REVIEW PERMIT FOR AN APPROXIMATELY 99-FT TALL, 1,355,618 SF INDUSTRIAL BUILDING AND ASSOCIATED SITE IMPROVEMENTS ON AN APPROXIMATELY 86-ACRE AREA SOUTH OF E. GRANT LINE ROAD, EAST OF SKYLARK WAY, AND WEST OF CHRISMAN ROAD (ASSESSOR'S PARCEL NUMBERS 250-020-93, 250-020-80, 250-020-81, AND 250-020-95). APPLICANT IS HPA, INC., AND PROPERTY OWNER IS PROLOGIS, L.P. – APPLICATION NUMBER D20-0017

WHEREAS, On May 26, 2020, the City received a development review permit application for an industrial project located on the south side of Grant Line Road, between Chrisman Road and Skylark Way, a site totaling approximately 86 acres and located within the Northeast Industrial Specific Plan area and a specific plan amendment application to the Northeast Industrial Specific Plan to modify development standards which would permit the proposed project (Application No. SPA20-0005), and

WHEREAS, The development review permit application is a Tier 1 project that is subject to Planning Commission and City Council review in accordance with Tracy Municipal Code, Title 10, Article 30, and

WHEREAS, The Project is exempt from CEQA pursuant to CEQA Guidelines Section 15162(a) and 15168(c)(2), which pertains to projects with a certified Environmental Impact Report (EIR) where the project does not propose substantial changes that will result in a major revision of the previous EIR. On May 8, 1996, the City of Tracy certified the Northeast Industrial EIR (SCH# 95102050). The Project does not propose new significant changes to the environment that was not analyzed in the Northeast Industrial EIR, including the areas of traffic, air quality, utilities, and aesthetics. Therefore, no further environmental assessment is needed, and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the development review permit application on October 28, 2020;

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission recommends that the City Council approve development review permit D20-0017 for an approximately 1,355,618-square foot, 99-foot tall industrial building and associated parking, landscaping, and trucking areas on approximately 86-acres of property located south of Grant Line Road, east of Skylark Way, and west of Chrisman Road (Assessor's Parcel Numbers 250-020-93, 250-020-80, 250-020-81, and 250-020-95), subject to the conditions contained in Exhibit 1 and based on the following findings:

- 1) The proposal increases the quality of the project site, and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy, because the proposed project improves the use and aesthetic quality of the currently undeveloped site, enhancing the property with a new building, decorative masonry walls, and generous landscaping improvements. The building is designed with varied façade articulation comprised of a combination of concrete and metal finishes of various colors and textures that provide visual interest to the large and tall building. Though the building measures to approximately 99 feet at it tallest point, only the two two-thirds of the building are proposed at this height and is designed to substantially step back from the lower one-third of the building, which is proposed to be only be

approximately 30 feet in height. This significant building articulation provides visual variety to the otherwise large building massing. The building also has changes in parapet wall heights and varied building façade depths that prevent visual monotony. The presence of vertical wavy metal textures and accent colors at the building corners and every few hundred lineal feet on the top half of the building break up the long, straight appearance of the building and provides an interesting contrast to the lower half of the building, which is comprised of concrete walls adorned with substantial glazing at the primary building entrance, several complementary colors and scorelines in horizontal manner. Because the building is taller than other buildings in the vicinity, it is set back several hundred feet from the public right-of-way, thereby reducing the effect of large building mass near public pedestrian sidewalks and roadways. The building is oriented such that trucking areas face away from the more heavily traveled arterial roadways, and all parking areas, truck docks and loading areas, and ground-mounted equipment will be screened from public view by decorative screen walls and dense landscape screens comprised of trees and large shrubs. The project site will also have large landscaped areas on the perimeters of the site, which soften public views of the tall building and further the aesthetic quality of the streetscapes. Additionally, a large landscaped area will be established at the northeast corner of the site, which provides an additional visual buffer between the industrial site and the intersection of Grant Line Road and Chrisman Road.

- 2) The proposal conforms to the City of Tracy General Plan, the Northeast Industrial Specific Plan, the City's Design Goals and Standards, any applicable Infrastructure Master Plans, City Standard Plans, and other City regulations.

* * * * *

The foregoing Resolution 2020-_____ was adopted by the Planning Commission of the City of Tracy on the 28th day of October, 2020, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAIN:	COMMISSION MEMBERS:

CHAIR

ATTEST:

STAFF LIAISON

City of Tracy
Conditions of Approval
Project Big Bird
Application Number D20-0017

A. General Provisions and Definitions.

A.1. General. These Conditions of Approval apply to:

The Project: An approximately 1,355,618-square foot, 99-foot tall industrial building and associated parking, landscaping, and trucking areas

The Property: An approximately 86-acre site located south of Grant Line Road, east of Skylark Way, and west of Chrisman Road, Assessor's Parcel Numbers 250-020-93, 250-020-80, 250-020-81, and 250-020-95

A.2. Definitions.

- a. "Applicant" means any person, or other legal entity, defined as a "Developer."
- b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed Engineer designated by the City Manager, or the Development Services Director, or the City Engineer to perform the duties set forth herein.
- c. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code ordinances, resolutions, policies, procedures, the Northeast Industrial Areas Specific Plan, and the City's Design Documents (including the Standard Plans, Standard Specifications, and relevant Public Facility Master Plans).
- d. "Development Services Director" means the Director of the City of Tracy Development Services Department, or any other person designated by the City Manager or the Development Services Director to perform the duties set forth herein.
- e. "Conditions of Approval" shall mean the conditions of approval applicable to the Project, Application Number D20-0017. The Conditions of Approval shall specifically include all conditions set forth herein.
- f. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.

A.3. Compliance with submitted plans. Except as otherwise modified herein, the project shall be constructed in substantial compliance with the site, civil, elevation, building section, line of sight, and landscape plans, including colors and materials, received by the Development Services Department on October 5, 2020 to the satisfaction of the Development Services Director.

A.4. Payment of applicable fees. The applicant shall pay all applicable fees for the project, including, but not limited to, development impact fees, building permit fees, plan check

fees, grading permit fees, encroachment permit fees, inspection fees, school fees, or any other City or other agency fees or deposits that may be applicable to the project.

- A.5. Compliance with laws. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to:
- the Planning and Zoning Law (Government Code sections 65000, et seq.)
 - the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"),
 - the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines"),
 - California Building Code, and
 - California Fire Code
- A.6. Compliance with City regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations, including, but not limited to, the Tracy Municipal Code (TMC), Standard Plans, the Northeast Industrial Areas (NEI) Specific Plan, and Design Goals and Standards.
- A.7. Protest of fees, dedications, reservations, or other exactions. Pursuant to Government Code section 66020, including section 66020(d)(1), the City HEREBY NOTIFIES the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) has begun on the date of the conditional approval of this Project. If the Developer fails to file a protest within this 90-day period, complying with all of the requirements of Government Code section 66020, the Developer will be legally barred from later challenging any such fees, dedications, reservations or other exactions.

B. Development Services Department, Planning Division Conditions

Contact: Kimberly Matlock (209) 831-6430 kimberly.matlock@cityoftracy.org

- B.1. Architecture. Prior to the approval of a building permit, the applicant submit detailed plans for the smokers' shelter to demonstrate that it will architecturally complement the main building in terms of design and color to the satisfaction of the Development Services Director.
- B.2. Parking area. Before the approval of a building permit, the applicant shall submit the following to the satisfaction of the Development Services Director:
- B.2.1 Site plans and construction details that demonstrate 12-inch wide concrete curbs along the perimeter of landscape planters where such planters are parallel and adjacent to vehicular parking spaces to provide access to vehicles without stepping into the landscape planters.

- B.2.2 Detailed plans that demonstrate the parking stalls are striped in accordance with Standard Plan 154.
- B.2.3 Detailed plans that demonstrate any sidewalk, landscape planters, or bio-retention areas perpendicular to parking stalls overhang up to 24 inches into the parking stall in place of wheel stops where feasible. Any landscape planter overhang may not be double-counted toward the required amount of parking area landscaping.
- B.2.4 Bicycle parking spaces shall be provided in accordance with Tracy Municipal Code Section 10.08.3510.
- B.2.5 Detailed plans that demonstrate a minimum of one foot candle throughout the parking area as defined in TMC Section 10.08.3450.
- B.3. Landscaping & irrigation. Before the approval of a building permit, the applicant shall provide detailed landscape and irrigation plans consistent with the following to the satisfaction of the Development Services Director:
 - B.3.1. Said plans shall demonstrate compliance with the NEI Specific Plan and the Tracy Municipal Code Section 10.08.3560 for parking area landscaping. Said plans shall clearly delineate the property line and shall include a planting legend indicating, at minimum, the quantity, planting size, and height and width at maturity.
 - B.3.2. Each planter shall contain a combination of trees, shrubs, and live groundcover. Trees shall be a minimum of 24" box size, shrubs shall be a minimum size of 5 gallon, and groundcover shall be a minimum size of 1 gallon at planting. Landscaping shall be continuously maintained to prevent incidence of wildfire.
 - B.3.3. Where trees are planted ten feet or less from a sidewalk or curb, root barriers dimensioned 8 feet long by 24 inches deep shall be provided adjacent to such sidewalk and curb, centered on the tree.
 - B.3.4. Said plans shall demonstrate that the land to the south of reconstructed Paradise Road is landscaped and irrigated with a combination of trees, shrubs, and groundcover.
 - B.3.5. Landscape & Irrigation Maintenance. Prior to the issuance of a building permit for each phase, the Developer shall execute a two-year landscape and irrigation maintenance agreement and submit financial security, such as a performance bond, to ensure the success of all on-site landscaping for the term of the agreement. The security amount shall be equal to \$2.50 per square foot of the landscaped area or equal to the actual labor and material installation cost of all on-site landscaping and irrigation for that phase.
- B.4. Employee break areas. Before the approval of a building permit, the applicant shall submit plans that show locations and details for high-quality outdoor employee break

spaces. Such spaces shall be incorporated as part of site design and should include special paving, tables, benches, shade trees and other amenities that support employee events and serve as an informal gathering space and shall be designed to be used by anyone, e.g. not only those who smoke.

- B.5. Fencing. No chain-link or vinyl fencing is permitted where visible from any public right-of-way, and no barbed wire, razor wire, or electric fence is permitted anywhere on site.
- B.6. Screening utilities and equipment. Before the approval of a building permit, the applicant shall submit detailed plans that demonstrate the following:
 - B.6.1. Trash collection areas, such as trash and recycling compactors or traditional trash and recycling dumpsters shall be screened by structures or enclosures architecturally complementary of the main building to the satisfaction of the Development Services Director. Trash and recycling collection enclosures shall include a solid roof structure, solid metal doors, and solid walls sufficiently sized to fully screen the dumpsters. The enclosure, including the roof, shall be architecturally compatible with the buildings, which includes but is not limited to, design, materials, and colors. A six-inch concrete curb and/or bollards may be installed on the interior of the enclosure for the protection and durability of the enclosure walls. A building permit is required prior to construction of such enclosures for the evaluation of design and location to the satisfaction of the Development Services Director.
 - B.6.2. No roof mounted equipment, including, but not limited to, HVAC units, vents, fans, antennas, sky lights and dishes, whether proposed as part of this application, potential future equipment, or any portion thereof, shall be readily visible from any public right-of-way, which includes, but is not limited to, Grant Line Road, Chrisman Road, Skylark Way, Paradise Court, future Paradise Road, and the I-205 freeway. The plans shall demonstrate that such equipment is fully screened from view behind parapet walls to the satisfaction of the Development Services Director.
 - B.6.3. All vents, gutters, downspouts, flashing, and electrical conduits shall be internal to the structures and other ground-mounted, wall-mounted, or building-attached utilities, including bollards, shall be painted to match the color of the adjacent surfaces or otherwise designed in harmony with the building exterior to the satisfaction of the Development Services Director.
 - B.6.4. All PG&E transformers, phone company boxes, Fire Department connections, backflow preventers, irrigation controllers, and other on-site utilities, shall be vaulted or substantially screened from view behind structures or landscaping, to the satisfaction of the Development Services Director.
 - B.6.5. Truck loading areas, dock doors, and trash compactors shall be substantially screened from view from the public right-of-way, which includes, but is not limited to, Grant Line Road, Chrisman Road, Skylark Way, Paradise Court, and future Paradise Road, as shown in the plans. Landscape screening shall

be tall and dense enough to substantially screen to the top of trailers, dock doors, and trash compactors from public view. Where there are gaps between trees and beneath tree canopies, screen shrubs shall be planted to prevent views between tree trunks.

- B.7. Signs. No business identification signs are approved with this development review permit. All business identification signs shall obtain a sign permit in accordance with the NEI Specific Plan and the Tracy Municipal Code.
- B.8. Compliance with Mitigation Measures. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all mitigation measures identified in the General Plan Environmental Impact Report certified on February 1, 2011 and the Northeast Industrial Concept Development Plan Environmental Impact Report certified on May 8, 1996.
- B.9. Habitat conservation. Prior to issuance of any permits for ground disturbance, the applicant shall comply with the San Joaquin County Habitat Conservation Division and a signed copy of the Incidental Take Minimization Measures shall be submitted to the Engineering Division as verification of compliance.

C. Development Services Department, Engineering Division Conditions

Contact: Nanda Gottiparthi (925) 251-0100 nanda@sngassociates.com

C.1. General Conditions

Developer shall comply with the applicable sections of approved documents and/or recommendations of the technical analyses/ reports prepared for the Project listed as follows:

- a) *Tracy NEI Phase 3 Traffic Analysis* – Traffic Memorandum prepared by Kimley-Horn Associates, dated October 16, 2020, and any subsequent updates. (“**Traffic Analysis**”)
- b) *Prologis Big Bird Tracy NEI Phase 3 G4+5 Project Sewer Collection System Hydraulic Capacity Analysis*, prepared by Blackwater Consulting Engineers, Inc., dated October 15, 2020, and any subsequent updates. (“**Wastewater Analysis**”)
- c) *Hydraulic Evaluation of Project Big Bird*, prepared by West Yost Associates Inc., dated August 12, 2020, and any subsequent updates. (“**Water Analysis**”)
- d) *Review of NEI Phase 3 Mass Grading for Stormwater Quality Requirements and Interim Runoff Detention Conditions*, prepared by Wood Rodgers, Inc., dated October 19, 2020, and any subsequent updates. (“**Storm Drain Analysis**”)
- e) *Stormwater Volume Management Options for Phase 1 of NEI Phase 3 Mass Grading*, prepared by Wood Rodgers, Inc., dated October 19, 2020, and any subsequent updates. (“**Interim Storm Drain Analysis**”)

C.2. Grading Permit

All grading work shall require a Grading Plan. All grading work shall be performed and completed in accordance with the recommendation(s) of the Project's Registered Geotechnical Engineer. The City will not accept a Grading Permit application for the Project until Developer provides all documents related to said Grading Permit required by the applicable City Regulations and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:

- C.2.1. Grading and Drainage Plans prepared on a 24" x 36" size 4-mil thick polyester film (mylar). Grading and Drainage Plans shall be prepared under the supervision of and stamped and signed by a Registered Civil Engineer.
- C.2.2. Payment of the applicable Grading Permit fees which include grading plan checking and inspection fees, and other applicable fees as required by these Conditions of Approval.
- C.2.3. All existing on-site water well(s), septic system(s), and leech field(s), if any, shall be abandoned or removed in accordance with the City and San Joaquin County requirements. Developer shall be responsible for all costs associated with the abandonment or removal of the existing well(s), septic system(s), and leech field(s) including the cost of permit(s) and inspection. Developer shall submit a copy of written approval(s) or permit(s) obtained from San Joaquin County regarding the removal and abandonment of any existing well(s), prior to the issuance of the Grading Permit.
- C.2.4. Prior to the issuance of the Grading Permit, Developer shall submit to the Utilities Department (stephanie.hiestand@cityoftracy.org) one (1) electronic copy and one (1) hard copy of the Storm Water Pollution Prevention Plan (SWPPP) as submitted in Stormwater Multiple Applications and Reporting Tracker System (SMARTS) along with either a copy of the Notice of Intent (NOI) with the state-issued Wastewater Discharge Identification number (WDID) or a copy of the receipt for the NOI. After the completion of the Project, the Developer is responsible for filing the Notice of Termination (NOT) required by SWQCB, and shall provide the City, a copy of the completed Notice of Termination. Cost of preparing the SWPPP, NOI and NOT including the annual storm drainage fees and the filing fees of the NOI and NOT shall be paid by the Developer. Developer shall comply with all the requirements of the SWPPP, applicable Best Management Practices (BMPs) and the Multi-Agency Post-Construction Stormwater Standards Manual adopted by the City in 2015 and any subsequent amendment(s).
- C.2.5. Developer shall provide a PDF copy of the Project's Geotechnical Report signed and stamped by a Registered Geotechnical Engineer. The technical report must include relevant information related to soil types and characteristics, soil bearing capacity, compaction recommendations, retaining wall recommendations, if necessary, paving recommendations, slope recommendations, and elevation of the highest observed groundwater level.
- C.2.6. Two (2) sets of Hydrologic and Storm Drainage Calculations for the design of the on-site and off-site storm drainage system.

- C.2.7. Developer shall provide a copy of the approved Incidental Take Minimization Measures (ITMM) habitat survey [San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)] from San Joaquin Council of Governments (SJCOG).
 - C.2.8. Developer shall provide a copy of the approved Air Impact Assessment (AIA) with an Indirect Source Review (ISR) and Dust Control from San Joaquin Valley Air Pollution Control District (SJVAPCD).
 - C.2.9. If required, Construction Easements or agreements with the owners of the adjacent properties shall be obtained prior to the start of any construction encroaching onto the adjacent properties.
 - C.2.10. If at any point during grading that the Developer, its contractor, its engineers, and their respective officials, employees, subcontractor, and/or subconsultant exposes/encounters/uncovers any archeological, historical, or other paleontological findings, the Developer shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and subsequent Cultural Resource Policy or mitigation in any applicable environmental document.
- C.3. Encroachment Permit - No applications for encroachment permit will be accepted by the City as complete until the Developer provides all relevant documents related to said encroachment permit required by the applicable City Regulations and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:
- C.3.1. Improvement Plans prepared on a 24" x 36" size 4-mil thick polyester film (mylar), if necessary that incorporate all the requirements described in these Conditions of Approval. Improvement Plans shall be prepared under the supervision of, and stamped and signed by a Registered Civil, Traffic, Electrical, Mechanical Engineer, and Registered Landscape Architect for the relevant work.
 - C.3.2. Signed and stamped Engineer's Estimate that summarizes the cost of constructing all the public improvements shown on the Improvement Plans.
 - C.3.3. Signed and notarized Offsite Improvement Agreement (OIA) and Improvement Security, to guarantee completion of the identified public improvements that are necessary to serve the Project as required by these Conditions of Approval. The form and amount of Improvement Security shall be in accordance with Section 12.36.080 of the Tracy Municipal Code (TMC), and the OIA. The Developer's obligations in the OIA shall be deemed to be satisfied upon City Council's acceptance of the public improvements and release of the Improvement Security.
 - C.3.4. If required, signed and notarized Deferred Improvement Agreement (DIA) and Improvement Security, to allow deferment of completion of improvements as required by these Conditions of Approval. The form and amount of Improvement Security shall be in accordance with the DIA and Section 12.36.080 of the TMC. The Developer's obligations in the DIA shall be deemed to be satisfied upon the release of the Improvement Security.

- C.3.5. Payment of applicable fees required by these Conditions of Approval and City Regulations, including but not limited to, plan checking, grading and encroachment permits and agreement processing, construction inspection, and testing fees. The engineering review fees will be calculated based on the fee rate adopted and updated by the City Council. Developer shall submit payment in the form of a check for the aforementioned fees.
- C.3.6. Traffic Control Plan - Prior to starting the work for any work within City's right-of-way, the Developer shall submit a Traffic Control Plan (TCP). TCP can be split among the different construction phases. TCP will show the method and type of construction signs to be used for regulating traffic at the work areas within these streets. TCP shall conform to the Manual on Uniform Traffic Control Devices as amended by the State of California, latest edition (MUTCD-CA). TCP shall be prepared under the supervision of, signed and stamped by a Registered Civil Engineer or Registered Traffic Engineer.
- C.3.7. Access and Traffic Circulation to Existing Businesses/Residents - Developer shall take all steps necessary to plan and construct site improvements such that construction operations do not impact safety and access (including emergency vehicles) to the existing businesses and residents throughout the duration of construction. Developer shall coordinate with the owners and cooperate to minimize impacts on existing businesses. All costs of measures needed to provide safe and functional access shall be borne by the Developer.
- C.3.8. No street trench shall be left open, uncovered, and/or unprotected during night hours and when the Developer's contractor is not performing construction activities. Appropriate signs and barricades shall be installed on the street and on all trenches during such times. If the Developer or its contractor elects to use steel plates to cover street trenches, said steel plates will be skid-resistance, and shall be ramped on all sides. Ramps will be a minimum two-foot wide and will run the entire length of each side.

C.4. Improvement Plans:

Improvement Plans shall contain the design, construction details and specifications of all improvements necessary to serve the Project. The Improvement Plans shall be drawn on a 24" x 36" size 4-mil thick polyester film (mylar) and shall be prepared under the supervision of, and stamped and signed by a Registered Civil, Traffic, and Registered Landscape Architect for the relevant work. The Improvement Plans shall be completed to comply with City Regulations, City Design Standards, Standard Plans and Specifications, these Conditions of Approval, and the following requirements:

- C.4.1. The Improvement Plans, including the Grading and Drainage Plans, shall be prepared in accordance with the City's Subdivision Ordinance and Design Standards. The improvement plans shall be prepared to specifically include, but not be limited to, the following items:
 - a. All existing and proposed utilities such as domestic water line, irrigation service, fire service line, storm drain, and sanitary sewer, including the size and location of the pipes.

- b. All supporting engineering calculations, materials information or technical specifications, cost estimate, and technical reports.
- c. Developer shall provide a PDF copy of the Project's Geotechnical Report signed and stamped by a Registered Geotechnical Engineer.
- d. The Project's on-site drainage connections to City's storm drainage system and on-site storm water treatment as approved by the City Engineer. Improvement Plans to be submitted with the hydrology and storm drainage calculations for the sizing of the on-site storm drainage system.

C.4.2. Grading and Drainage Plans

Site Grading

- a. Include all proposed erosion control methods and construction details to be employed and specify materials to be used.
- b. All grading work shall be performed and completed in accordance with the recommendation(s) of the Project's Geotechnical Engineer. A copy of the Project's Geotechnical Report must be submitted with the Grading and Storm Drainage Plans.
- c. When the grade differential between the Project Site and adjacent property(s) exceeds 12 inches, a reinforced concrete or masonry block, or engineered retaining wall is required for retaining soil. The Grading Plan shall show construction detail(s) of the retaining wall or masonry wall. The entire retaining wall and footing shall be constructed within the Project Site. Structural calculations shall be submitted with the Grading and Storm Drainage Plans.
- d. The Developer shall be responsible for obtaining permission from owner(s) of the adjacent and affected property(s) for grading beyond the property boundaries. If required, slope easement must be recorded prior to the issuance of the final building certificate of occupancy.

Storm Drainage

- e. The Developer shall design and install storm drain lines and connection to the City's NEI Drainage System, per the **Storm Drain Analysis** and City Regulations.
- f. Grading for the site shall be designed such that the Project's storm water can overland release to a public street that has a functional storm drainage system with adequate capacity to drain storm water from the Project Site, in the event that the on-site storm drainage system fails or it is clogged. The storm drainage release point is recommended to be at least 0.70 foot lower than the building finish floor elevation and shall be improved to the satisfaction of the City Engineer.
- g. Developer shall submit hydrology and hydraulic calculations and improvement plans for storm drain lines within proposed Paradise Road alignment and Chrisman Road.

Crate and Barrel Temporary Retention Basins 1A and 1B

- h. As noted in the ***Interim Storm Drain Analysis*** TM, if Detention Basin NEI and/or other downstream storm drain facilities per the Storm Drainage Master Plan are not in service when the Crate & Barrel Temporary Retention Basins 1A and 1B are filled in as part of the NEI Phase 3 Mass Grading project, the Developer shall provide an additional 35 acre-feet of storage in the NEI Retention Basin for interim temporary Retention Basin(s). The Temporary Retention Basin(s) shall be designed in accordance with City Regulations and Standards. The Temporary Retention Basin(s) shall be designed to retain storm water run-off from the Project resulting from 200% of the 10-year, 48-hour storm event in compliance with Sections 5.06 and 5.07 of City of Tracy Design Standards.
 - (i) Alternatively, if the Developer reaches an agreement with the Pescadero Reclamation District, a 1,75 cfs pump shall be provided to discharge into Pescadero Reclamation District facilities.
 - (ii) The Developer shall comply with the requirements of the *Indemnification Obligation for Interim Storm Drainage* Exhibit.

Temporary Drainage System – Onsite Retention Basin(s)

- i. If Detention Basin NEI and/or other downstream storm drain facilities per the Storm Drainage Master Plan are not in service when the project is constructed, then the Developer may construct as interim onsite Temporary Retention Basin(s). The Temporary Retention Basin(s) shall be designed in accordance with City Regulations and Standards. The Temporary Retention Basin(s) shall be designed to retain storm water run-off from the Project resulting from 200% of the 10-year, 48-hour storm event in compliance with Sections 5.06 and 5.07 of City of Tracy Design Standards.
- j. The Developer shall provide a geotechnical investigation with respect to the Temporary Retention Basin(s) that validates percolation rates for the subsurface soils at and below the bottom of the basin are acceptable.
- k. Developer shall be responsible for maintenance of onsite Temporary Retention Basin(s) until the above-mentioned downstream drainage facilities are installed and accepted by the City. The Developer shall sign an improvement agreement (Deferred Improvement Agreement), to assure completion of the Developer's obligation to repair and maintain said basin(s) while the storm drainage retention basin is in service and then to modify/remove Temporary Retention Basin(s) and connect on-site storm drainage system to the master plan facilities when constructed (by others) and operational. The scope of improvements and security required with the Deferred Improvement Agreement will be determined during the improvement plan review.
- l. Excavated materials shall be kept within the basin site. If the excavated materials are removed from the basin site, the Subdivider shall post cash security equivalent to the cost of import backfill materials, hauling to the basin site, spreading, compacting and re-grading the basin site. If excavated materials are retained on-site, the stockpile of excavated materials shall not be

higher than 8 feet and slope should not be steeper than 1:1.

- m. A metal fence and access gate shall be installed by the Subdivider to enclose the basin site.
- n. The bottom of the temporary on-site storm drainage retention basin(s) shall be 5 feet above the observed highest groundwater elevation at the basin site, or as approved by the City Engineer. The Geotechnical Report shall also indicate the observed highest groundwater elevation at the basin site.
- o. The Developer shall record a temporary storm drainage easement to grant rights to the City to access the temporary storm drainage retention basin(s) for any necessary emergency repair or maintenance work the City may have to perform within the basin site. The temporary access easement shall include a sunset clause that the easement will automatically be terminated at such time as the above-referenced permanent storm drainage improvements are completed.

Stormwater Treatment:

- p. As detailed in the ***Storm Drain Analysis***, the public street systems serving the project site will need to include storm water quality treatment provisions. Storm water runoff from Skylark Way, Paradise Road, and Chrisman Road shall be treated in conformance with the Multi-Agency Post-Construction Stormwater Standards Manual, dated June 2015.
- q. Calculations related to the design and sizing of on-site storm water treatment facilities must be submitted with the Grading and Storm Drainage Plans and approved by City's Stormwater Coordinator prior to issuance of the Grading Permit for the Project.
- r. The design and construction details of the Project's onsite storm drainage system and treatment facilities shall meet City Regulations and shall comply with the applicable requirements of the Multi-Agency Post-Construction Stormwater Standards Manual, dated June 2015, and any subsequent amendments.
- s. Prior to the issuance of the building certificate of occupancy, the Developer shall submit a signed and notarized Stormwater Treatment Facilities Maintenance Agreement (STFMA) as a guarantee for the performance of Developer's responsibility towards the repair and maintenance of on-site storm water treatment facilities.

C.4.3. Sanitary Sewer

- a. Prior to the issuance of Building Permit for the Project, Developer shall submit improvement plans and secure approval of plans from the City's Building Division, for the design of on-site sewer improvements. The Developer shall design and install sanitary sewer facilities including the Project's sewer connection in accordance with City Regulations and utility improvement plans approved by the City Engineer.

- b. As shown in the **Wastewater Analysis**, sewage from the project shall ultimately connect to the existing 18" sewer line in the Chrisman Road extension north of Grant Line Road.
- c. The Developer is responsible for the cost of installing the Project's sanitary sewer connection, including but not limited to, replacing asphalt concrete pavement, reconstructing curb, gutter and sidewalk, restoring pavement marking and striping, and other improvements that are disturbed as a result of installing the Project's sanitary sewer connection.
- d. The City's responsibility to maintain sewer lateral is from the onsite sewer manhole or sewer cleanout at the right-of-way line/property line to the point of connection with the sewer main.

C.4.4. Water System

- a. Developer shall comply with the recommendations of the **Water Analysis**.
- b. For water line in Paradise Road, Developer shall remove the existing 12-inch water line in the private access Paradise Road and install the new 12-inch water main in the realigned Paradise Road. (Upsizing of the existing 8-inch water main in Paradise Road cul-de-sac is recommended.) Developer shall not receive any fee credits or reimbursements for this work.
- c. During the construction of the Project, the Developer is responsible for providing water infrastructure (temporary or permanent) capable of delivering adequate fire flows and pressure appropriate to the various stages of construction and as approved by the City of Tracy Fire Code Official.
- d. Interruption to the water supply to the existing businesses and other users will not be allowed to facilitate construction of improvements related to the Project. The Developer shall be responsible for notifying business owner(s) and users, regarding construction work. The written notice, as approved by the City Engineer, shall be delivered to the affected residents or business owner(s) at least 72 hours before start of work. Prior to starting the work described in this section, the Developer shall submit a Work Plan acceptable to the City that demonstrates no interruptions to the water supply, and Traffic Control Plan to be used during the installation of the offsite water mains and connections.
- e. Domestic and Irrigation Water Services – The Developer shall design and install domestic and irrigation water service connection, including a remote-read water meter (the water meter to be located within City's right-of-way) and a Reduced Pressure Type back-flow protection device in accordance with City Regulations. The domestic and irrigation water service connection(s) must be completed before the final inspection of the building. The City shall maintain water lines from the water meter to the point of connection with the water distribution main (inclusive) only. Repair and maintenance of all on-site water lines, laterals, valves, fittings, fire hydrant and appurtenances shall be the responsibility of the Developer.
- f. All costs associated with the installation of the Project's water connection(s) including the cost of removing and replacing asphalt concrete pavement,

pavement marking and striping such as crosswalk lines and lane line markings on existing street or parking area(s) that may be disturbed with the installation of the permanent water connection(s), or domestic water service, and other improvements shall be paid by the Developer.

- g. Fire Service Line – Location and construction details of fire service line including fire hydrant(s) that are to serve the Project shall be approved by the South San Joaquin County Fire Authority Fire Marshal. Prior to the approval of the Improvement Plans by the City Engineer, the Developer shall obtain written approval from the Fire Marshal for the design, location and construction details of the fire service connection to the Project, and for the location and spacing of fire hydrants that are to be installed or planned to serve the Project.

C.4.5. Roadway Improvements on Grant Line Road

Prior to issuance of the temporary or final certificate of occupancy, the Developer shall complete construction of improvements on Grant Line Road and driveways in compliance with recommendations in the **Traffic Analysis**, and satisfy applicable requirements specified in these Conditions of Approval and City Regulations.

- a. Grant Line Road is classified as a 4-lane major arterial with median in the Tracy Transportation Master Plan (TMP). The Developer shall remove and replace the existing sidewalk along the entire frontage of the Property on Grant Line Road with a 10-foot wide Class I Bikeway and a 7-foot wide landscape strip between curb & gutter and new Class I Bikeway.
- b. The Developer shall design and install improvements to construct the sidewalk/Class I Bikeway along the full frontage of the Project on Grant Line Road, install project driveways, and modify striping on Grant Line Road for the full frontage of the Project. The improvement plans shall include all improvements and striping of Grant Line Road required to safely transition to the existing roadway improvements east and west of the Project Limits.
 - (iii) The roadway improvements to be constructed with this Project shall include, but are not limited to, concrete curb, gutter and sidewalk, accessible ramps, asphalt concrete pavement, signing and striping, storm drains, catch basins, fire hydrants, traffic signal, LED street lights, landscape with automatic irrigation system, undergrounding of overhead utilities, and other improvements as determined by the City Engineer that are necessary for a safe transition from a newly improved street to existing street sections on the east and west ends.
 - (iv) The roadway improvements must be designed and constructed by the Developer to meet the applicable requirements of the latest edition of the California Department of Transportation Highway Design Manual (HDM) and the California Manual of Uniform Traffic Control Devices (MUTCD), the applicable City Regulations, and these Conditions of Approval. Design and construction details of the Offsite Roadway Improvements must be shown on the Improvement Plans.

- (v) Upon completion of street improvements on Grant Line Road, including overlay at utility cuts as required per these Conditions, the Developer shall slurry seal the entire street width for the project frontage prior to restriping.
 - (vi) The frontage improvements on Grant Line Road are Developer's Responsibility and are therefore not eligible for any fee credits.
 - (vii) The Developer shall take all steps necessary to plan and construct site improvements such that construction operations do not impact safety and access (including emergency vehicles) to the existing businesses, farms, and residences throughout the duration of construction. Developer shall coordinate with the owners and cooperate to minimize impacts. All costs of measures needed to provide safe and functional access shall be borne by the Developer.
- c. Developer shall dedicate 10-foot wide Public Utility Easement for the full frontage of the Project on Grant Line Road.

C.4.6. Chrisman Road

Chrisman Road is classified as a 6-lane parkway in the Tracy Transportation Master Plan (TMP). North of Paradise Road, the existing portion of Chrisman Road between Grant Line Road and Paradise Road, adjacent to the project has been constructed approximately on the eastern half of the future roadway and the widened curb returns at the intersections. The subject roadway will be widened toward the project site.

- a. The existing right-of-way along the west side of Chrisman Road is 30', measured from the Section Line/centerline of Chrisman Road. The Developer shall dedicate an additional 64' feet of right-of-way along the frontage of the Property on Chrisman Road to widen the existing street section to a 6-lane Parkway with a median and a minimum right-of-way width of 134' feet. (Near the intersection with Paradise Road, 73' of right-of-way dedication will be required to provide an overall right-of-way of 143' total width to accommodate the proposed dedicated right turn lane.)
 - (i) The Developer will be eligible to receive transportation impact fee credits for costs of widening the portion of Chrisman Road that are the City's responsibility. (City's responsibility is three southbound travel lanes and median; Developer's responsibility is landscape planter and Class 1 Bikeway along project frontage and dedicated right turn lane at Chrisman Road/Paradise Road intersection.)
 - (ii) The roadway improvements to be constructed with this Project shall include, but are not limited to, concrete curb, gutter and sidewalk, accessible ramps, asphalt concrete pavement, signing and striping, storm drains, catch basins, fire hydrants, LED street lights, landscape with automatic irrigation system, undergrounding of overhead electric line and other improvements as determined by the City Engineer that are necessary for a safe transition from a newly improved street to existing street sections on the north and south ends.

- (iii) The Chrisman Road/Grant Line Road intersection shall be reconfigured to have one left turn, two through lanes, and one right turn lane for the northbound approach, and one left turn, two through lanes, and one right turn lane for the southbound approach.
 - (iv) The Chrisman Road/Paradise Road intersection shall be reconfigured to have one left turn, two through lanes, and one shared through/right turn lane for the northbound approach, and one left turn, three through lanes, and one right turn lane for the southbound approach.
 - (v) The striping plan for Chrisman Road shall show lane drops and/or lane merge to transition from three southbound travel lanes for the segment between Grant Line Road to Paradise to one southbound lane for the segment south of Paradise Road.
- b. Overhead electric line along Chrisman Road shall be placed in an underground facility on west side of Chrisman Road.

C.4.7. Paradise Road

Paradise Road west of Chrisman Road currently ends at a cul-de-sac with a private drive aisle, public access easement extending west to Skylark Way. Proposed Paradise Road extension will be designed as an Industrial Street with TWLTL.

- a. The alignment for the proposed Paradise Road extension will be located approximately 200' south of the existing private drive aisle intersection at Skylark Way.
- b. Paradise Road right-of-way shall accommodate the TMP Industrial Street with Two-way Left Turn Lane (TWLTL). The roadway improvements to be constructed with this Project shall include, but are not limited to, concrete curb, gutter and sidewalk, accessible ramps, asphalt concrete pavement, signing and striping, storm drains, catch basins, fire hydrants, LED street lights, landscape with automatic irrigation system, and other improvements as determined by the City Engineer that are necessary for a safe transition from a newly improved street to existing street sections at Chrisman Road and at Skylark Way.
- c. The existing cul-de-sac of Paradise Road will need to be reconstructed and realigned as a through street. The existing Crate and Barrel driveway on the south side of the road will need to be modified accordingly. Sight triangles shall be provided for new driveway locations for Crate and Barrel.
- d. Developer shall submit an Irrevocable Offer of Dedication of right-of-way for Paradise Road between Chrisman Road and Skylark Way within 30 days from approval of the Offsite Improvement Agreement.
- e. Developer shall dedicate 10-foot wide Public Utility Easement for the full frontage of the Project on Paradise Road.
- f. The Developer shall be responsible for all design and construction costs related to improvements on Paradise Road extension.

C.4.8. Skylark Way

Skylark Way located on west side of proposed building is an existing TMP Industrial Street with a TWLTL. This Industrial standard roadway will be extended approximately 200' to the south with the proposed Paradise Road extension.

- a. The roadway improvements to be constructed with this project shall include, but are not limited to, approximately 20' widening of existing Skylark Way from center line towards east side, concrete curb, gutter and sidewalk, accessible ramps, asphalt concrete pavement, signing and striping, landscape with automatic irrigation system and other improvements as determined by the City Engineer.
- b. Skylark Way will be super-elevated to slope towards the curb and gutter and existing infiltration planter located on the west side of Skylark Way.
- c. The developer shall be responsible for all design and construction costs related to improvements on Skylark Way.

C.4.9. Project Driveways:

The Developer shall install six driveways to serve the site in accordance with the recommendations of the "*Traffic Analysis*" and City Regulations. Two driveways will be constructed along Skylark Way, three driveways will be constructed on Grant Line Road, and one driveway will be constructed along Chrisman Way.

- a. Project Driveway 1: The southerly driveway on Skylark Way (Driveway 1) shall be designed to operate as a full access, Side Street Stop Control (SSSC) for STAA Truck and Trailer traffic only. The driveway design shall include sight distance triangles for the driveway entrance.
- b. Project Driveway 2: The northerly driveway on Skylark Way, Project Driveway 2, shall be a full access, passenger vehicle access only driveway. Traffic control shall be Side Street Stop Control. The driveway should be located approximately 420' south of Grant Line Road (Skylark Way Station 112+00±) to allow left turns to access the site using the two-way left turn lane.
- c. Project Driveway 3: The westerly driveway to the site from Grant Line Road shall be a Right In/Right Out, SSSC driveway for passenger vehicles only.
- d. Project Driveway 4: The middle driveway to the site from Grant Line Road shall aligned with the primary access driveway serving the Tracy Warehouse property on the north side of Grant Line Road (1547 E. Grant Line Road). Project Driveway 4 shall be a full access signalized driveway, designed to operate as a joint primary access for this Project and the Tracy Warehouse property. Certain median modifications identified in the Traffic Analysis recommendations and the installation of a traffic signal will be required to allow full access traffic movements at this location for both projects.
 - (i) The Developer shall design and install the traffic signal for Driveway 4 prior to issuance of temporary or final Certificate of Occupancy for the Project.

The Developer shall pay for all costs relating to design, construction and inspection for the traffic signal.

- (ii) The Tracy Warehouse property developer has paid Traffic Signal In-Lieu Fees to the City of Tracy in the amount of \$85,000 for his share of the cost of the proposed traffic signal; the Prologis NEI Phase 3 Property Developer shall receive this amount from the City upon completion of the Traffic Signal installation.
- (iii) The cost of modifying the median island per the Traffic Analysis recommendations will be the responsibility of the Developer.
- (iv) The Developer shall dedicate required easements for maintenance access of the on-site traffic signal loops and associated traffic signal equipment.
- (v) The Developer shall enter into an Off-site Improvement Agreement and post required security to guarantee installation of the traffic signal.
- e. Project Driveway 5: The easterly driveway entrance to the site from Grant Line Road shall be located approximately 500 feet west of the intersection of Chrisman Road and Grant Line Road; this driveway shall be designed and constructed to operate as a "Right-in / Right-out" SSSC.
- f. Project Driveway 6: Driveway 6 will be located approximately 650 feet south of the Grant Line Road/Chrisman Road intersection and approximately 700 feet north of the Chrisman Road/Paradise Road intersection. This driveway shall be designed as a Right-in/Right-out SSSC driveway for both passenger vehicles and Trucks/trailers.

C.4.10. Offsite Improvements

- a. MacArthur Drive/Grant Line Road Intersection. As noted in the **Traffic Analysis**, the MacArthur Drive/Grant Line Road intersection shall be modified to add a west bound right-turn lane with an overlap and associated traffic signal modification to optimize the cycle length. Developer shall design and construct intersection improvements.
 - (i) As noted in the **Traffic Analysis**, the Project's fair share of the intersection improvements for the MacArthur Drive/Grant Line Road intersection is 44.64%; Developer shall request formation of Benefit Assessment District for reimbursement of costs in excess of the Project's Fair Share obligation as identified in the **Traffic Analysis**.
- b. Chrisman Road/Paradise Road Intersection. In the Cumulative Condition, the Chrisman Road/Paradise Road intersection will be converted from an AWSC to a signalized intersection.
 - (i) As noted in the **Traffic Analysis**, the Project's fair share of the signal cost is 8.99%; Developer shall pay Fair Share costs as identified in the **Traffic Analysis**.
- c. Chrisman Road/Eleventh Street Intersection. In the Cumulative Condition, the Chrisman Road/Eleventh Street intersection will be modified to add a second westbound left turn lane.

- (i) As noted in the ***Traffic Analysis***, the Project's fair share of intersection improvements cost is 3.29%; Developer shall pay Fair Share costs as identified in the ***Traffic Analysis***.

C.4.11. Joint Utility Trench Plans:

The Developer shall submit Joint Utility Trench plans for the installation of electric, gas, telephone and TV cable main and service lines that are necessary to be installed to serve the Project. These utilities shall be installed within the PUE.

- a. Overhead utilities along the frontage of the project (with the exception of the high-voltage transmission lines with voltages greater than 34.5 KV) shall be placed in an underground facility in accordance with Tracy Municipal Code Chapter 11.08.
- b. Overhead electric lines along Chrisman Road shall be placed in an underground facility on east side of building
- c. The Developer shall submit Joint Trench Utility improvement plans for the installation of new electric, gas, telephone and TV cable lines to serve the Project. These utilities shall be installed within the 10-foot wide Public Utility Easement (PUE) that will be offered for dedication to the City.

C.4.12. Street Cut(s):

When street cuts are made for installation of utilities, the Developer is required to install 2-inch thick asphalt concrete overlay with reinforcing fabric at least 25 feet from all sides and for the entire length of the utility trench. A 2-inch deep grind on the existing asphalt concrete pavement will be required where the asphalt concrete overlay will be applied and shall be uniform thickness to maintain current pavement grades, cross and longitudinal slopes. The limits of the 2-inch asphalt concrete overlay shall conform to Section 3.14 of the 2008 Design Standards.

C.4.13. Street Repairs:

The Developer shall be responsible for any repairs or reconstruction of street pavement, curb, gutter and sidewalk and other public improvements along the frontage of the Project along Grant Line Road, if determined by the City Engineer to be in poor condition or damaged by construction activities related to the Project.

C.4.14. Offsite Improvement Agreement:

In order to guarantee completion of the Offsite Roadway Improvements, the Developer is required to enter into an Offsite Improvement Agreement (OIA) with the City and post improvement security in the amounts approved by the City Engineer, prior to the Encroachment Permit. The OIA requires authorization from the City Council. The Developer shall pay applicable engineering review fees such as plan checking, agreement and permit processing, testing, and construction inspection fees based on current charge rate and as required by these Conditions of Approval.

C.5. Building Permit:

No building permit within the Project boundaries will be approved by the City until the Developer demonstrates, to the satisfaction of the City Engineer, compliance with all required Conditions of Approval, including, but not limited to, the following:

- C.5.1. Payment of the applicable Master Plan and Northeast Industrial Development Impact Fees as applicable to this project.
- C.5.2. Payment of San Joaquin County Facilities Fees as required in Chapter 13.24 of the Tracy Municipal Code, and these Conditions of Approval.
- C.5.3. Payment of the Regional Traffic Impact Fees (RTIF) as required in Chapter 13.32 of the Tracy Municipal Code and these Conditions of Approval.
- C.5.4. Payment of additional City and County fees as required by the Tracy Municipal Code and as applicable to this project.
- C.5.5. Submit a signed and notarized Grant Deed for the dedication of the necessary right-of-way on Chrisman Road, Paradise Road, and Skylark Way
- C.5.6. Submit a signed and notarized Grant of Easement for the dedication of the necessary traffic detecting loops easement and associated improvements.

C.6. Acceptance of Public Improvements:

Public improvements will not be accepted by the City Council until after the Developer completes construction of the relevant public improvements, and also demonstrates to the City Engineer satisfactory completion of the following:

- C.6.1. Correction of all items listed in the deficiency report prepared by the assigned Engineering Inspector relating to public improvements subject to City Council's acceptance.
- C.6.2. Certified "As-Built" Improvement Plans (or Record Drawings). Upon completion of the construction by the Developer, the City shall temporarily release the originals of the Improvement Plans to the Developer so that the Developer will be able to document revisions to show the "As Built" configuration of all improvements.
- C.6.3. Planting materials dedicated to the City conform to the 90-day "Maintenance and Plant Establishment" period in accordance with paragraph 308.07 of the City's Standard Specifications.

C.7. Temporary or Final Building Certificate of Occupancy:

No Temporary or Final Building Certificate of Occupancy will be issued by the City until the Developer provides reasonable documentation, which demonstrates, to the satisfaction of the City Engineer, that:

- C.7.1. The Developer has satisfied all the requirements set forth in Condition C.6, above.
- C.7.2. Prior to issuance of the Certificate of Occupancy for the project, the Developer shall grant access rights to the City for the use, operation, repair, and maintenance of traffic detecting loops, wires, conduits, and pull boxes that will be located within the Property. The Developer shall submit a signed and notarized Grant of Easement and provide legal description and plat map that describes the easement

area. The Developer shall pay for the cost of dedicating easement and preparing the legal description and plat map.

- C.7.3. The Developer has completed construction of all required public facilities for the building for which a certificate of occupancy is requested and all the improvements required in these Conditions of Approval. Unless specifically provided in these Conditions of Approval, or some other applicable City Regulations, the Developer shall use diligent and good faith efforts in taking all actions necessary to construct all public facilities required to serve the Project, and the Developer shall bear all costs related to construction of the public facilities (including all costs of design, construction, construction management, plan check, inspection, and contingency).

C.8. Improvement Security:

The Developer shall provide improvement security for all public facilities, as required by the Offsite Improvement Agreement, and these Conditions of Approval. The form of the improvement security may be a surety bond, letter of credit or other form in accordance with section 12.36.080 of the TMC and the Development Agreement. The amount of improvement security shall be as follows:

- C.8.1. Faithful Performance (100% of estimated cost of constructing the public facilities),
C.8.2. Labor & Materials (100% of estimated cost of constructing the public facilities), and
C.8.3. Warranty (10% of estimated cost of constructing the public facilities)

C.9. Release of Improvement Security:

Improvement Security(s) described herein shall be released to the Developer after City Council's acceptance of public improvements, and after the Developer demonstrates, to the satisfaction of the City Engineer, compliance of these Conditions of Approval, and completion of the following:

- C.9.1. Improvement Security for Faithful Performance, Labor & Materials, and Warranty shall be released to Developer in accordance with Section 12.36.080 of the TMC.
C.9.2. Written request from Developer and a copy of recorded Notice of Completion

C.10. Special Conditions

- C.10.1. All streets and utilities improvements within City's right-of-way shall be designed and constructed in accordance with City Regulations, and City's Design documents including the City's Facilities Master Plan for storm drainage, roadway, wastewater and water adopted by the City, or as otherwise specifically approved by the City.
- C.10.2. If a tile drain system (irrigation system installed decades ago by farmers or irrigation districts) exists within the Project that also runs to the adjacent properties, the Developer shall coordinate with the owners of the neighboring properties for the relocation of affected tile drains, installation of interceptors and reconnecting to the outfall system. The Developer is fully responsible for any damage, repair and maintenance from the Project's activities including but not limited to all type of construction, the weight of the building and vehicular movements to existing tile drain system within the Project. The

Developer shall indemnify, defend, and hold harmless the City (including its elected officials, officers, agents, and employees) from and against any and all claims, demands, damages, liabilities, costs, and expenses (including court costs and attorney's fees) resulting from or arising out of merely the existence of the tile drain system and interceptors or from damaged or undamaged existing underground tile drain system issues by Developer or Developer's agents, representatives, contractors, subcontractors, or employees, adjacent property owner or adjacent property owner's agents, representatives, contractors, subcontractors, or employees.

- C.10.3. All improvement plans shall contain a note stating that the Developer (or Contractor) will be responsible to preserve and protect all existing survey monuments and other survey markers. Any damaged, displaced, obliterated or lost monuments or survey markers shall be re-established or replaced by a licensed Land Surveyor at the Developer's (or Contractor's) sole expense. A corner record must be filed in accordance with the State law for any reset monuments (California Business and Professions Code Section 8871).
- C.10.4. Developer shall pay for the future costs of maintenance including PG&E charges for all new streetlights to be installed by the Project
- C.10.5. Nothing contained herein shall be construed to permit any violation of relevant ordinances and regulations of the City of Tracy, or other public agency having jurisdiction. This Condition of Approval does not preclude the City from requiring pertinent revisions and additional requirements to the Grading Permit, Encroachment Permit, Building Permit, Improvement Plans, OIA, if the City Engineer finds it necessary due to public health and safety reasons, and it is in the best interest of the City. The Developer shall bear all the cost for the inclusion, design, and implementations of such additions and requirements, without reimbursement or any payment from the City.

D. Utilities Department, Water Resources Division Conditions

Contact: Stephanie Hiestand (209) 831-6333 stephanie.hiestand@cityoftracy.org

- D.1. Prior to issuance of a construction or building permit, the applicant shall demonstrate compliance with the 2015 Post-Construction Stormwater Standards (PCSWS) Manual and obtain approval through the following:
 - D.1.1. Develop a Project Stormwater Plan (PSP) that identifies the methods to be employed to reduce or eliminate stormwater pollutant discharges through the construction, operation and maintenance of source control measures, low impact development design, site design measures, stormwater treatment control measures and hydromodification control measures.
 - D.1.1.a. Design and sizing requirements shall comply with PCSWS Manual.
 - D.1.1.b. Demand Management Areas must be clearly designated along with identification of pollutants of concern.

- D.1.1.c. Calculations of the Stormwater Design Volume and/or Design Flow with results from the Post-Construction Stormwater Runoff Calculator must be submitted in the PSP for approval.
 - D.1.1.d. Per the PCSWS Manual, include a hydromodification management plan ensuring the post-project runoff flow rate shall not exceed estimated pre-project flow rate for the 2-year, 24 hour storm.
 - D.1.1.e. Submit one (1) hard copy of the PSP and an electronic copy to the Utilities Department (WaterResources@cityoftracy.org), include the project name, address and Project # and/or Permit # in the title or subject line.
- D.1.2. A separate plan sheet(s) designated SW shall be submitted in the plan set that includes the identified methods for pollution prevention outlined in the submitted PSP. You must include all standards, cross sections and design specifications such as landscape requirement in treatment areas including type of irrigation installation and/or height of drain inlet above the flow line, etc. in these SW plan sheets along with legend.
- D.1.3. Develop and electronically submit to the Utilities Department for approval (WaterResources@cityoftracy.org) a preliminary Operations and Maintenance (O & M) Plan that identifies the operation, maintenance, and inspection requirements for all stormwater treatment and baseline hydromodification control measures identified in the approved PSP.
- D.1.4. No later than two (2) months after approval notification of the submitted PSP, the applicant shall electronically submit the following information to the Utilities Department (WaterResources@cityoftracy.org) for development of a draft stormwater maintenance access agreement, in accordance with the MAPCSWS:
 - i. Property Owner(s) name and title report; or Corporate name(s) and binding documents (resolutions, etc) designating ability to sign agreement
 - ii. Property Address
 - iii. Exhibit A – legal property description
 - iv. Exhibit B – approved O & M Plan
- D.2. Prior to issuance of a grading permit, the applicant shall provide proof of permit coverage under the Construction General Permit and submittal of an electronic Stormwater Pollution Prevention Plan (SWPPP), to be submitted to WaterResources@cityoftracy.org.
- D.3. Prior to Certificate of Occupancy, the applicant shall complete the following to the satisfaction of the Utilities Director:
 - D.3.1. Return to the City Clerk, a legally signed and notarized copy of the final maintenance access agreement including all exhibits and approved O & M plan received from the Utilities Department.

- D.3.2. Obtain final approval by the Utilities Department of the constructed and installed Stormwater pollution prevention methods outlined in the PSP. Frequent inspections of the Post-Construction treatment measures should occur during the construction phase by calling 209-831-6333.
- D.3.3. The project shall be in full compliance with Construction General Permit including 70% stabilization of the project with Notice of Termination approval.
- D.4. Before the approval of a construction, grading or building permit, the applicant shall demonstrate compliance with Tracy Municipal Code Chapters 11.28 and 11.34 and Chapter 4 of the California Green Building Standards Code to the satisfaction of the Utilities Director.
- D.5. Prior to issuance of a construction or building permit, applicant shall demonstrate compliance with the 2015 Model Water Efficient Landscape Ordinance and obtain approval by the Utilities Department through the following:
 - D.5.1. Develop and submit electronically and by hard copy, a Landscape Document Package (LDP) that identifies the methods to be employed to reduce water usage through proper landscape design, installation and maintenance. This LDP shall consist of:
 - i. A project information sheet that includes the checklist of all documents in the LDP;
 - ii. The Water Efficient Landscape Worksheets that include a hydrozone information table and the water budget calculations – Maximum Applied Water Allowance and Estimate Total Water Use;
 - iii. A soil management report, after compaction and from various locations throughout the project;
 - iv. A landscape design plan that includes the statement, “I agree to comply with the requirements of the 2015 water efficient landscape ordinance and shall submit for approval a complete Landscape Document Package:
 - v. An irrigation design plan with schedule; and
 - vi. A grading design plan.
 - D.5.2. A Certificate of Completion must be completed, signed, and submitted to the Utilities Department prior to Final approval for Occupancy.

E. Development Services Department, Building Division Conditions

Contact: Sean McNamara (209) 831-6412 sean.mcnamara@cityoftracy.org

- E.1. The Applicant shall submit a building permit application along with all pertinent construction documents such as plans, specifications, and/or calculations to the Building Safety Division prior to the construction of any regulated structures, on-site improvements, or accessibility features. Construction documents shall conform to the Title 24 California Code of Regulations edition effective on the date of application for a building permit.

- E.2. Any portions of the project being planned in non-compliance with the Title 24 CCR requirements, shall be submitted to the Building Official as an alternative material, design, and/or method of construction in accordance with CBC §104.11 for review, and be approved prior to construction. Per applicant response a performance-based design analysis has been approved conceptually, and the team is working toward gaining site specific approval. If approval of a proposed alternative material, design, and/or method of construction is not granted, the design and construction shall be in strict conformance to the requirements of Title 24 CCR.

F. South San Joaquin County Fire Authority (SSJCFA) Conditions

Contact: Courtney Wood (209) 831-6737 courtney.wood@sicfire.org

- F.1. Prior to construction, applicant shall submit construction documents to the South San Joaquin County Fire Authority for review and approval.
- F.1.1. Construction documents shall be designed to the current edition of the California Code of Regulations, Title 24, as amended by the City of Tracy Municipal Code.
- F.1.2. Deferred submittals shall be listed on the coversheet of each page. Each deferred submittal shall be submitted, reviewed and approved by SSJCFA prior to installation.
- F.1.3. Fire protection water supply must be submitted separately from construction permit. All piping and installation shall be in accordance with CFC §507 & NFPA standards. Approval of grading and/or on-site improvements does not grant installation of underground fire service.
- F.1.4. Fire sprinklers shall be designed by a licensed fire protection contractor or engineer. Hydraulic calculations, specifications and plans shall be submitted prior to issuance of building permit.
- F.1.5. A request for fire flow shall be submitted to the South San Joaquin County Fire Authority and results shall be approved by the Fire Marshal prior to construction. Fire flow requirements shall be in accordance with CFC Appendix B.
- F.1.6. Fire department connections shall be installed in accordance with CFC §912 and NFPA standards. A hydrant shall be placed within 100' of the FDC, in accordance with NFPA 14 §6.4.5.4. FDC locations shall be approved by the fire code official prior to issuance of construction permit.
- F.1.7. Fire control room locations shall be approved the fire code official prior to the issuance of construction permit.
- F.1.8. Aerial fire apparatus access roads shall have a width of not less than 26'0".

- F.1.9. All gates shall be equipped with mean of opening by the fire Authority in case of emergency in accordance with CFC as amended by Tracy Municipal Code.
- F.1.10. Provide a truck turning template which clearly shows the truck turning radius of 29'-9" inside and 47'-7" outside. Truck turning template shall show all ingress and egress paths available.
- F.2. Applications received by our offices are subject to the current fee schedule for South San Joaquin County Fire Authority.
 - F.2.1. Application processing fees and minimum plan review fees are due at time of submittal of construction documents.
 - F.2.2. Additional plan review fees, minimum inspection fees and administrative fees are calculated on approval of project and shall be paid prior to issuance of permit.
 - F.2.3. Permit holder is responsible for any additional inspection fees incurred, and shall be paid prior to final inspection.
- F.3. The Fire Authority will exercise CFC §104.7.2 to utilize third party fire protection engineers for the reviews of the fire protection systems.
- F.4. Prior to occupancy of each new business, the tenant shall contact South San Joaquin County Fire Authority for a new business inspection. Additional fees may be required for New Business, Annual and Operational Fire Permits. All fees shall be paid prior to approval of inspections.
- F.5. Prior to construction, all-weather fire apparatus access roads shall be installed. Fire apparatus access roads during construction shall have a minimum 20' unobstructed width in accordance with CFC §503.
- F.6. All hydrants shall be installed, inspected and tested prior to bringing combustible materials onsite, including storage.
- F.7. Knox boxes shall be required. The operator of the building shall immediately notify the Fire Authority and provide the new key where a lock is changed or rekeyed. The key to such shall be secured in the key box.
- F.8. Building and each tenant space shall be provided with approved address identification in accordance with CFC §505.
- F.9. Prior to final inspection, emergency radio responder coverage shall be tested to confirm coverage areas. It is beneficial for the applicant to conduct testing at foundation as retrofitting for the conduit is costly. If coverage is inadequate, a separate permit for emergency radio responder coverage shall be submitted to SSJCFA for review and approval prior to installation.
Additional improvements may warrant additional testing to be performed. Testing shall be the determination of the fire code official.