

CITY OF TRACY
DETERMINATION OF THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR
Application Number D21-0007

A determination of the Development Services Department Director approving Development Review Permit application number D21-0007 for modification of an existing parking area to accommodate a private electric vehicle charging station, a guardhouse, and associated site improvements. This project is located at 1252 Paradise Road (Assessor's Parcel Number 250-020-91). Applicant is Debi Triani for HPA, Inc. and Owner is Prologis. L.P.

The following considerations were relevant in evaluating this application:

1. Design of architecture, landscaping, parking, and circulation
2. Relationship with existing improvements to remain
3. Visibility from Skylark Way and future Paradise Road

Staff has reviewed the application and determined that the following regulations apply:

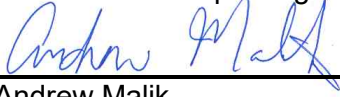
1. Tracy Municipal Code
2. City of Tracy Standard Plans
3. City of Tracy Design Goals and Standards
4. California Building Code
5. California Fire Code
6. Northeast Industrial Specific Plan

The Development Services Department Director has determined that the project is consistent with the Northeast Industrial Concept Development Plan Environmental Impact Report certified approved by the City Council in 1996 and the General Plan EIR approved by the City Council on February 1, 2011. Pursuant to CEQA Guidelines Section 15183, no additional environmental documentation is required. An analysis of the project shows that there will be no significant on or off-site impacts as a result of this particular project which were not already discussed in the NEI and General Plan EIRs. 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 have already been considered within the original environmental documentation. No new evidence of potentially significant effects have been identified as a result of this project.

THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY APPROVES A DEVELOPMENT REVIEW PERMIT FOR PARKING AREA MODIFICATIONS TO ACCOMMODATE AN ELECTRIC VEHICLE CHARGING STATION (APPLICATION NUMBER D21-0007), SUBJECT TO THE ATTACHED CONDITIONS (EXHIBIT "1") AND BASED ON THE FOLLOWING FINDINGS BELOW.

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. The modified parking and landscape areas will be designed to match the existing parking area such that the total parking area appears and functions cohesively, and the guard shack is designed in a complementary manner to the main building, including colors.

2. The proposal, as conditioned, conforms to the Tracy Municipal Code, the City of Tracy General Plan, the Citywide Design Goals and Standards, applicable City Standards, California Building Codes, and California Fire Codes, including land use, building design, off-street parking and circulation, and landscaping design.



6 / 9 / 2021

Andrew Malik
Assistant City Manager/Development Services Department Director

Date of Action

City of Tracy
Conditions of Approval
Private EV Charging Station
Application Number D21-0007

A. General Provisions and Definitions.

A.1. General. These Conditions of Approval apply to:

The Project: Modification of an existing parking area to accommodate an electric vehicle charging station, a guardhouse, and associated site improvements

The Property: 1252 Paradise Road (Assessor's Parcel Number 250-020-91)

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, and the City's Design Documents (including the Standard Plans, Standard Specifications, and relevant Public Facility Master Plans).
- d. "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.
- e. "Conditions of Approval" shall mean the conditions of approval applicable to the Project, Application Number D21-0007. 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 plans received by the Development Services Department on April 22, 2021, which include the site, stormwater, elevations, and landscape plans.

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"), and
 - the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines").
 - California State Title 24 and Title 19
- 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 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. Fencing. Before the issuance of a building permit, the applicant shall submit detailed plans that demonstrate the use of masonry, ornamental wrought iron, or black tubular steel fencing for areas generally visible from the public right-of-way. No chain-link or vinyl fencing is permitted where visible from any public right-of-way, except fencing around the basin shall be in accordance with City Standards. No barbed wire or razor wire is permitted anywhere on site.
- 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 141.
- B.2.3 Detailed plans that demonstrate sidewalk, landscape planters, and 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.3. Landscaping & irrigation plans. 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 Tracy Municipal Code Section 10.08.3560 for parking area landscaping. Said plans shall include a planting legend indicating, at minimum, the quantity, planting size, and height and width at maturity and calculations for landscape and canopy tree shading areas.
 - B.3.2. Each planter shall contain a combination of trees, shrubs, and 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.
 - 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. Landscape & Irrigation Maintenance. Prior to the issuance of a building permit, 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.
- B.4. Landscaping & irrigation installation. Prior to final inspection or certificate of occupancy, all landscaping and irrigation substantially conforming with the development review permit plans and the approved building permit construction plans shall be installed to the satisfaction of the Development Services Director.
- B.5. Lighting. Before the issuance of a building permit, the applicant shall submit detailed plans that demonstrate a minimum of one foot candle throughout the parking area as defined in TMC Section 10.08.3450.
- B.6. Screening utilities and equipment. Before the approval of a building permit, the applicant shall submit detailed plans that demonstrate 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.

C. Engineering Division Conditions of Approval

Contact: Rick Steiner (925) 251-0100 rick@sngassociates.com

C.1. Grading Permit

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.1.1. 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.1.2. 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.1.3. 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.1.4. 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.1.5. 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.

Storm Drainage

- c. 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.
- d. Developer shall submit hydrology and hydraulic narrative memorandum and supporting calculations for this project.

C.1.6. Project Driveways

Two new driveways will be constructed onto the new alignment of Paradise Road. The Developer shall revise improvement plans [ENG20-0016 *NEI Phase 3 Big Bird Street Improvement Plans*] to show these new driveways as well as the storm drain connections proposed by this project.

C.1.7. Special Conditions

- a. 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.
- b. This project will be permitted with either an Encroachment Permit or an OIA agreement, to be determined.

D. Development Services Department, Building Safety Conditions

Contact: Phillip Rainone (209) 831-6413 phillip.rainone@cityoftracy.org

- D.1. At the time of building permit application submittal, the applicant shall provide a curb ramp that complies with CBC 11B 406 to show continuity of the accessible route throughout the site.

- D.2. At time of building permit application submittal, the applicant shall provide an accessible route to the man-door of the trash enclosure per CBC 11B-206.2.
- D.3. At time of building permit application submittal applicant shall provide a curb ramp that complies with CBC 11B-406, as applicable.

E. South San Joaquin County Fire Authority Conditions

Contact: Courtney Wood

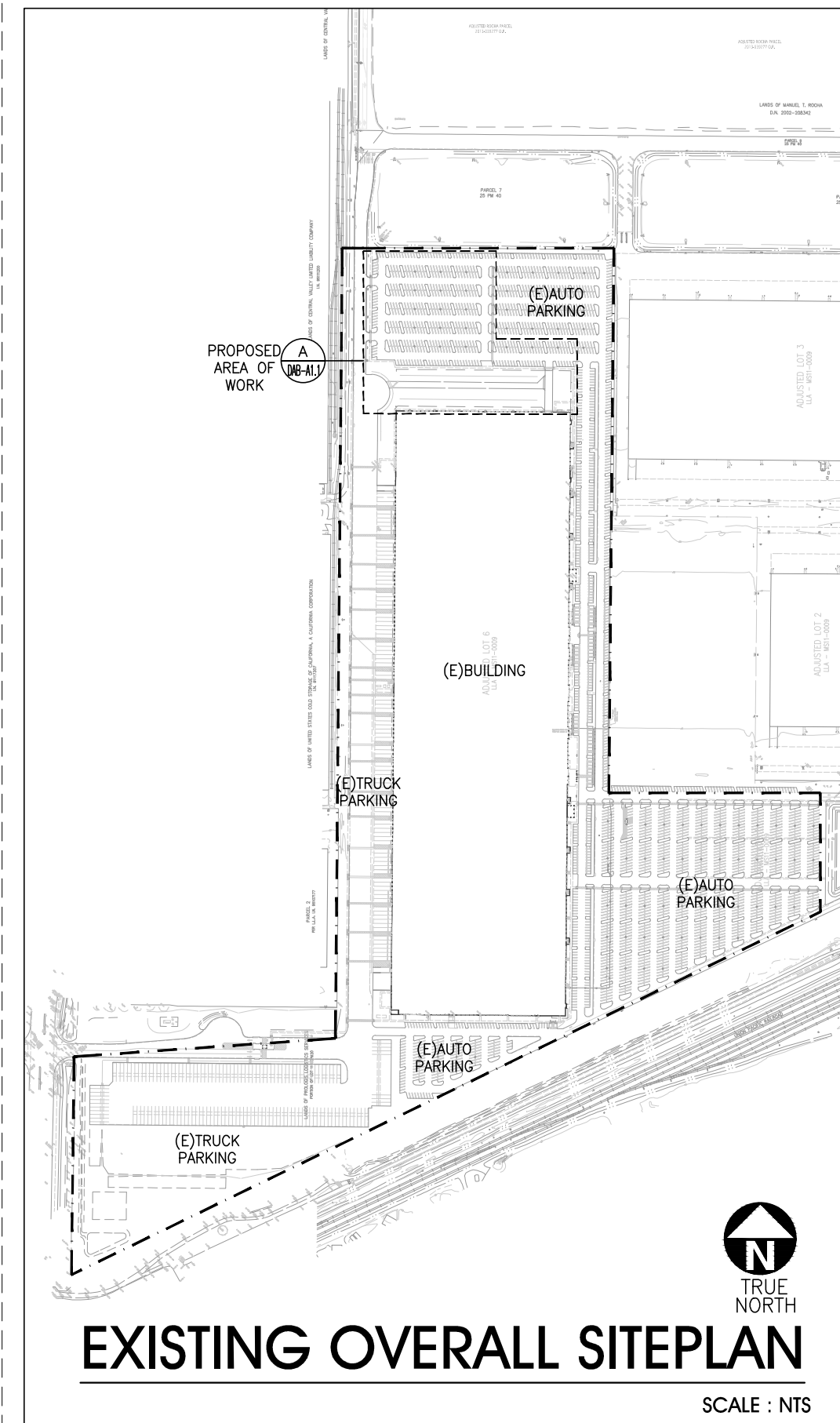
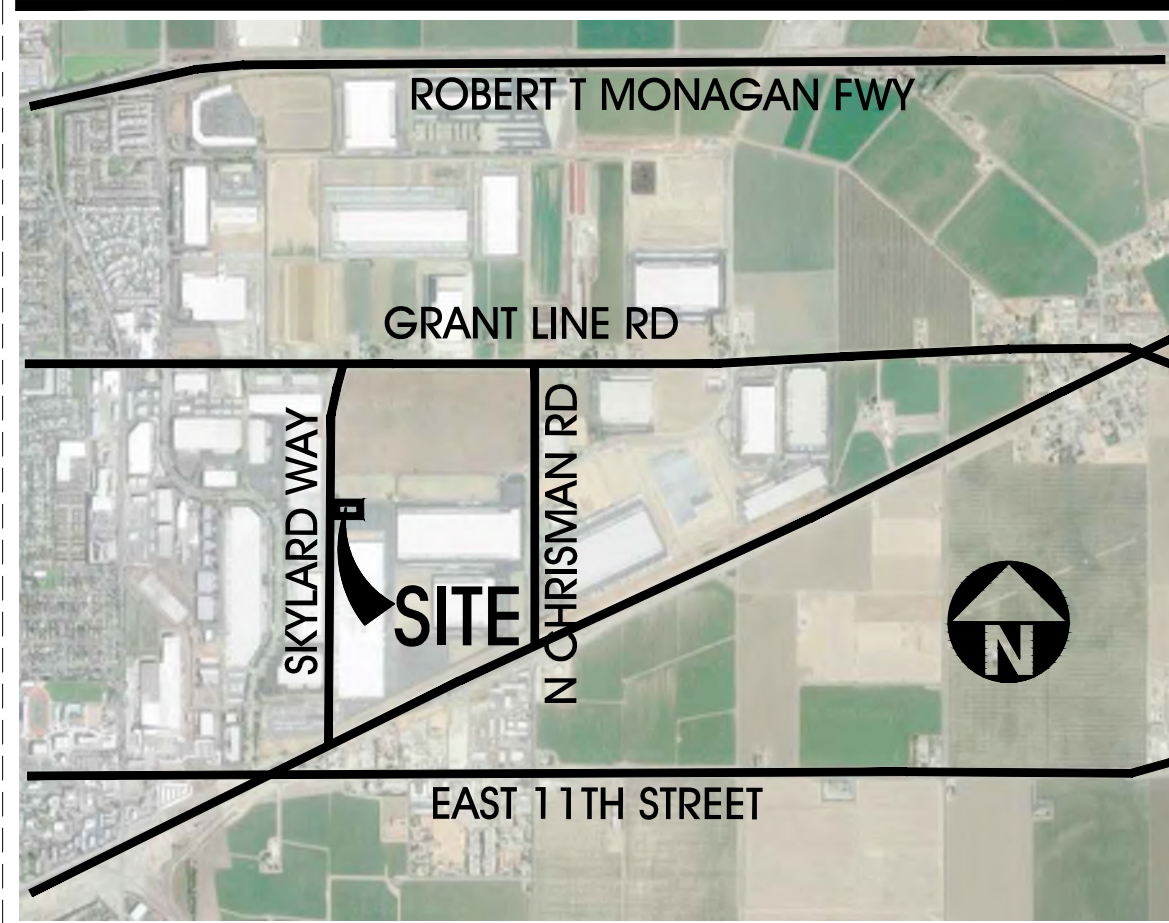
(209) 831-6700

courtney.wood@sjcfire.org

- E.1. Prior to construction, applicant shall submit construction documents to the South San Joaquin County Fire Authority (SSJCFA) for review and approval.
 - a. 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.
 - b. 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.
 - c. On-site 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.
 - i. 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.
 - d. 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.
 - e. Installation of electric gates over fire apparatus access roads shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. All electrically operated automatic gates across fire apparatus access roads shall be equipped with traffic preempting optical signal receivers compatible with the emitters utilized by the Fire Department, which will activate the gate and override all command functions of the gate controller. Knox Switches shall be provided at automatic gates. The traffic preemptive optical signal receiver and key switch shall be provided on both sides of an automatic access gate where an exit loop is not provided. The automatic gate shall have a battery backup or manual mechanical disconnect readily accessible to emergency personnel in case of power failure. All gates must meet Fire Department standards deemed necessary by the fire code official for rapid, reliable access. Electric gate operators, where provided, shall be listed in accordance with UL 325.
 - f. Specifications for EV charges shall be submitted for review and approval prior to installation.

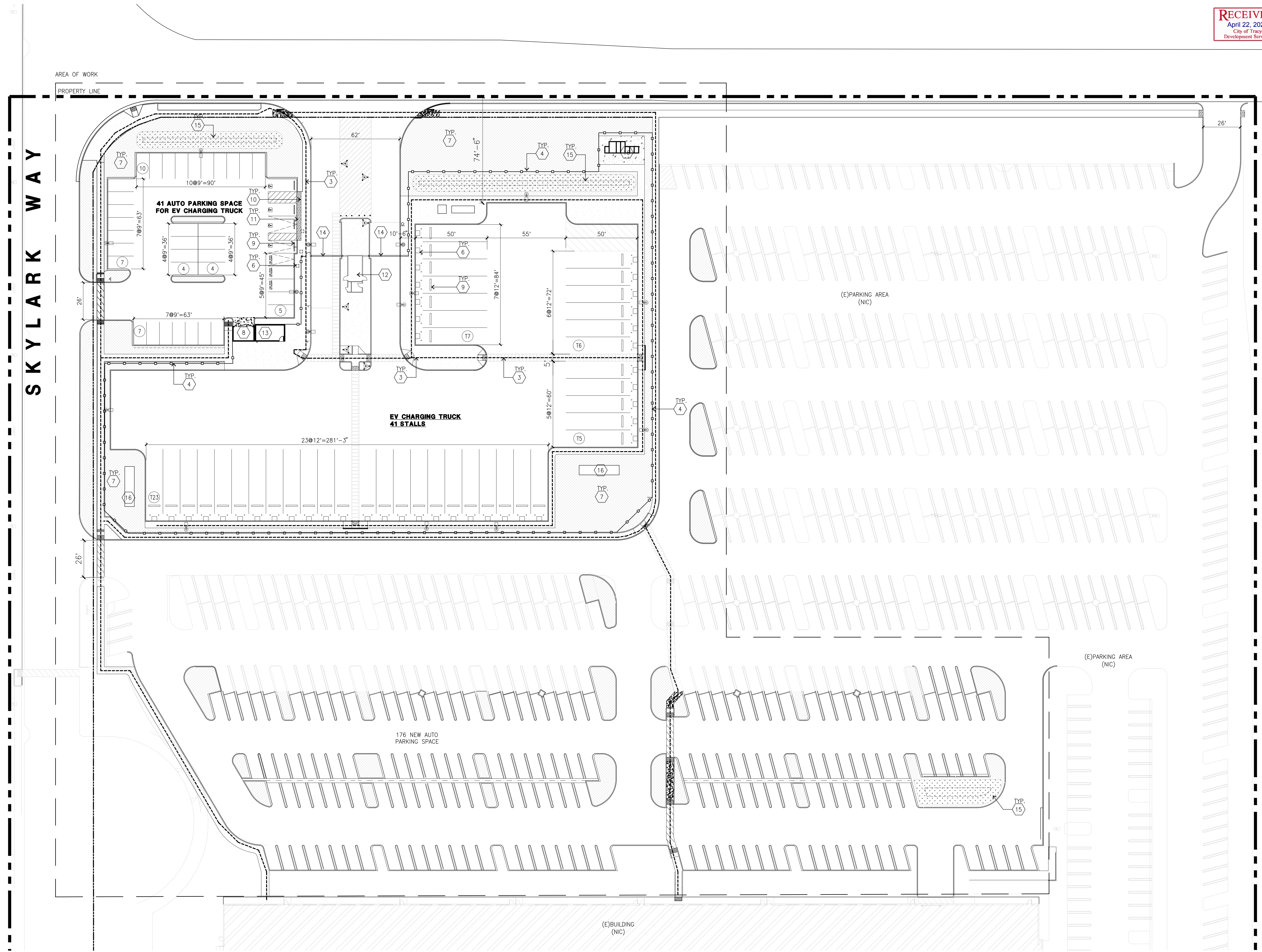
- E.2. Engineering and building permit applications received by our offices are subject to the current fee schedule for South San Joaquin County Fire Authority. Contact our offices for additional information.
 - a. Application processing fees and minimum plan review fees are due at time of submittal of construction documents.
 - b. 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.
 - c. Permit holder is responsible for any additional inspection fees incurred, and shall be paid prior to final inspection.
- E.3. 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.
- E.4. All hydrants shall be installed, inspected and tested prior to bringing combustible materials onsite, including storage.
- E.5. 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.
- E.6. No traffic calming devices are allowed to be installed without approval from the Fire Marshal.

Aerial Map



Tabulation

SITE AREA				
in s.f.	3,557,047 s.f.			
in acres	81.7 ac			
BUILDING FOOTPRINT (NO CHANGES)	1,124,200 s.f.			
REQUIRED PARKING FOR BUILDING (1.1/1000)	1,125 +98%			
FACILITY PROVIDED FOR EV CHARGING TRUCK PARKING				
Service Tool Shop	250 sf			
Guard House	260 sf			
	EXISTING	REMOVED	PROPOSED	TOTAL
AUTO PARKING FOR LI BUILDINGS	2,569	106	178	2,439
EV CHARGER TRUCK PARKING	0	0	41	41
AUTO PARKING FOR EV CHARGING TRUCK	0	0	41	41
TRUCK PARKING FOR LI BLDG	124	0	0	124
PROVIDED AUTO PARKING FOR EV CHARGING TRUCK				
standard (18' x 9')			34	34
clean air (18' x 9')			3	3
accessible standard (18' x 9')			1	1
accessible van (18' x 9')			1	1
ev standard (18' x 9')			1	1
ev accessible van (12' x 9')			1	1
TOTAL			41	41
	REQUIRED	EXISTING	PROVIDED	
standard (18' x 9')		2,337	2,134	
clean air / vanpool (18' x 9')	196	197	197	
accessible standard (18' x 9')	29	41	41	
accessible van (18' x 9')	6	7	7	
TOTAL			2,439	
ZONING ORDINANCE FOR THE CITY				
Zoning Designation - Northeast Industrial				
 setbacks		landscaping		
Building		landscaping		
front / Street - 30'	15'			
side & rear - 15'	5'			



ENLARGED SITE PLAN
scale: 1" = 30'-0"

ADDRESS OF THE PROPERTY

1555 N CHRISMAN RD

ASSESSOR'S PARCEL NUMBER

APN: 25002091

AREA OF WORK

AREA OF WORK 7.0 ACRES

SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONCRETE PAVEMENT.
- ASPHALT CONCRETE (AC) PAVING
- ACCESSIBLE PATH OF TRAVEL
- FENCE
- CONCRETE WALKWAY, MEDIUM BROOM FINISH.
- ELECTRIC VEHICLE CHARGER
- LANDSCAPE. SEE LANDSCAPE DRAWINGS
- TRASH ENCLOSURE
- PRE-CAST CONC. WHEEL STOP.
- TRUNCATED DOMES.
- ACCESSIBLE PARKING STALL SIGN.
- GUARD HOUSE-260 SF. PREFABRICATED STRUCTURE. SEE DAB-A1.2
- SERVICE TOOL SHOP-250 SF.
- ARM GATE
- STORM TREATMENT AREA
- ELECTRICAL EQUIPMENT

SITE PLAN GENERAL NOTES

- 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.
- 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". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
- NOT USED
- ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
- ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE

SITE PLAN LEGEND

- PARKING STALL (9' x 18'-6")
- CLEAN AIR/ VANPOOL/EV
- CLEAN AIR/ VANPOOL/EV WITHOUT CONDUIT STUB FOR FUTURE EV
- EV CHARGING TRUCK PARKING (12' x 50')
- LANDSCAPED AREA
- ACCESSIBLE PARKING STALL (9' x 18'-6") + 5' W/ ACCESSIBLE AISLE
- ACCESSIBLE PARKING (VAN) STALL (12' x 18'-6") + 5' W/ ACCESSIBLE AISLE
- PATH OF TRAVEL. MINIMUM WIDTH TO BE 4'. SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%. SEE CIVIL FOR GRADING PLAN

RECEIVED
April 22, 2021
City of Tracy
Development Services

HPA, Inc.
600 Grand Ave, Suite 302
Oakland, CA 94610
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

Owner:

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

Project:

NEI SKYLARK & PARADISE RD
OAK80 EV LOT

SKYLARK & PARADISE RD
Tracy, CA

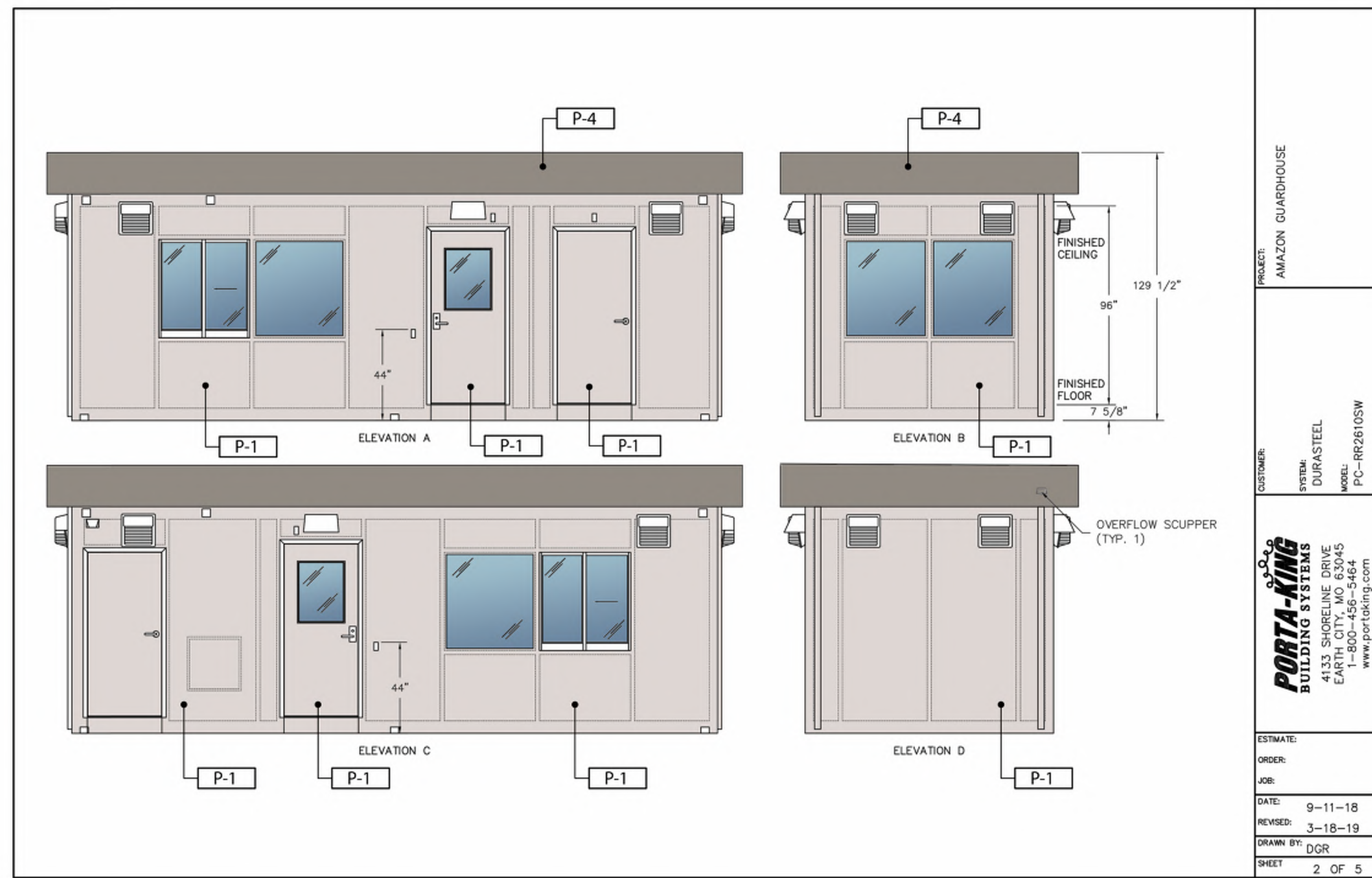
Consultants:

CIVIL: KIER & WRIGHT
STRUCTURAL: KIER & WRIGHT
MECHANICAL: KIER & WRIGHT
PLUMBING: KIER & WRIGHT
ELECTRICAL: KIER & WRIGHT
LANDSCAPE: GREEN DESIGN
FIRE PROTECTION: KIER & WRIGHT
SOILS ENGINEER: KIER & WRIGHT

Title: OVERALL SITE PLAN

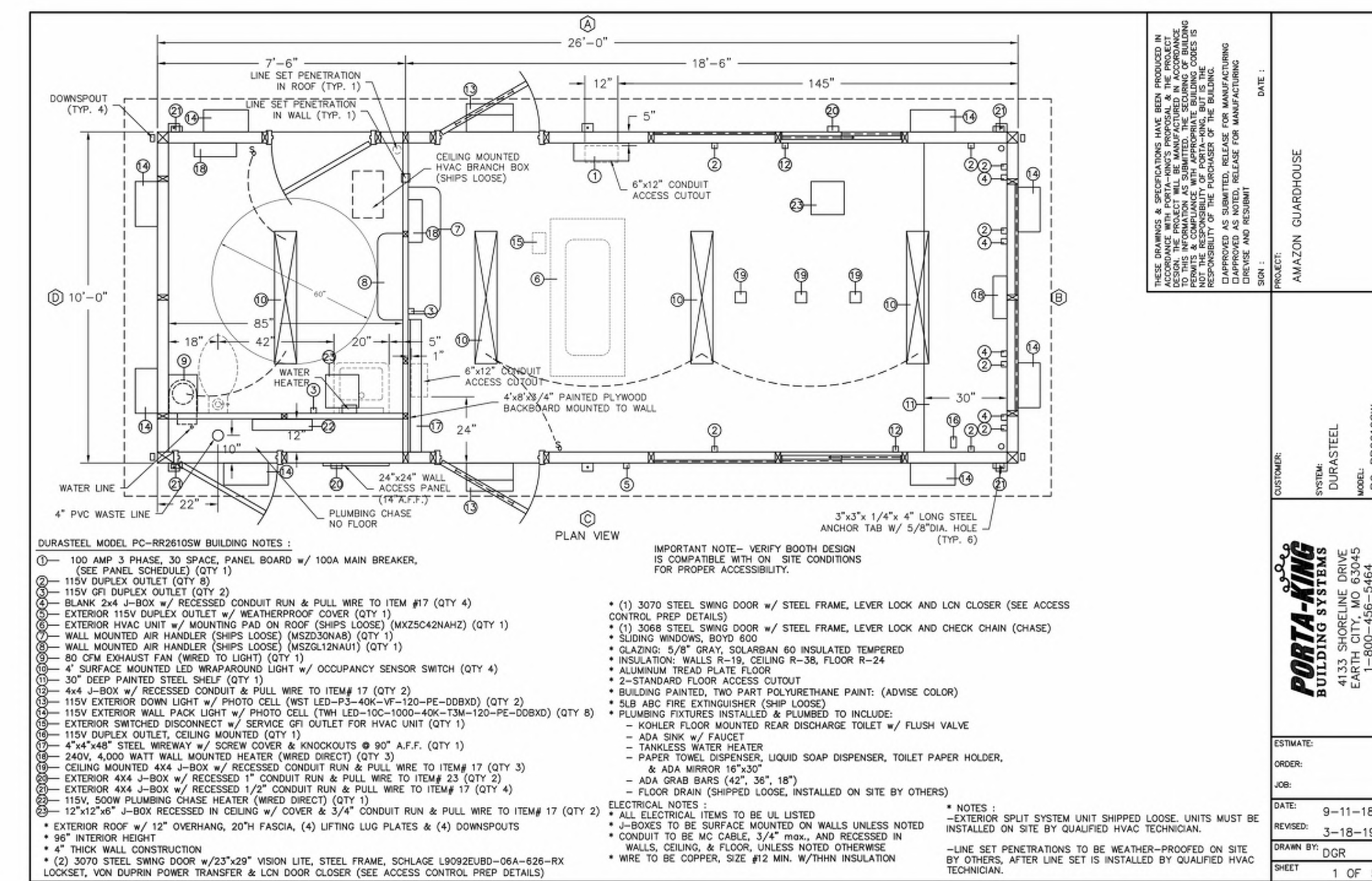
Project Number: 20438
Drawn by: DT
Date: 02/02/21
Revision:

Sheet: **DAB-A1.1**

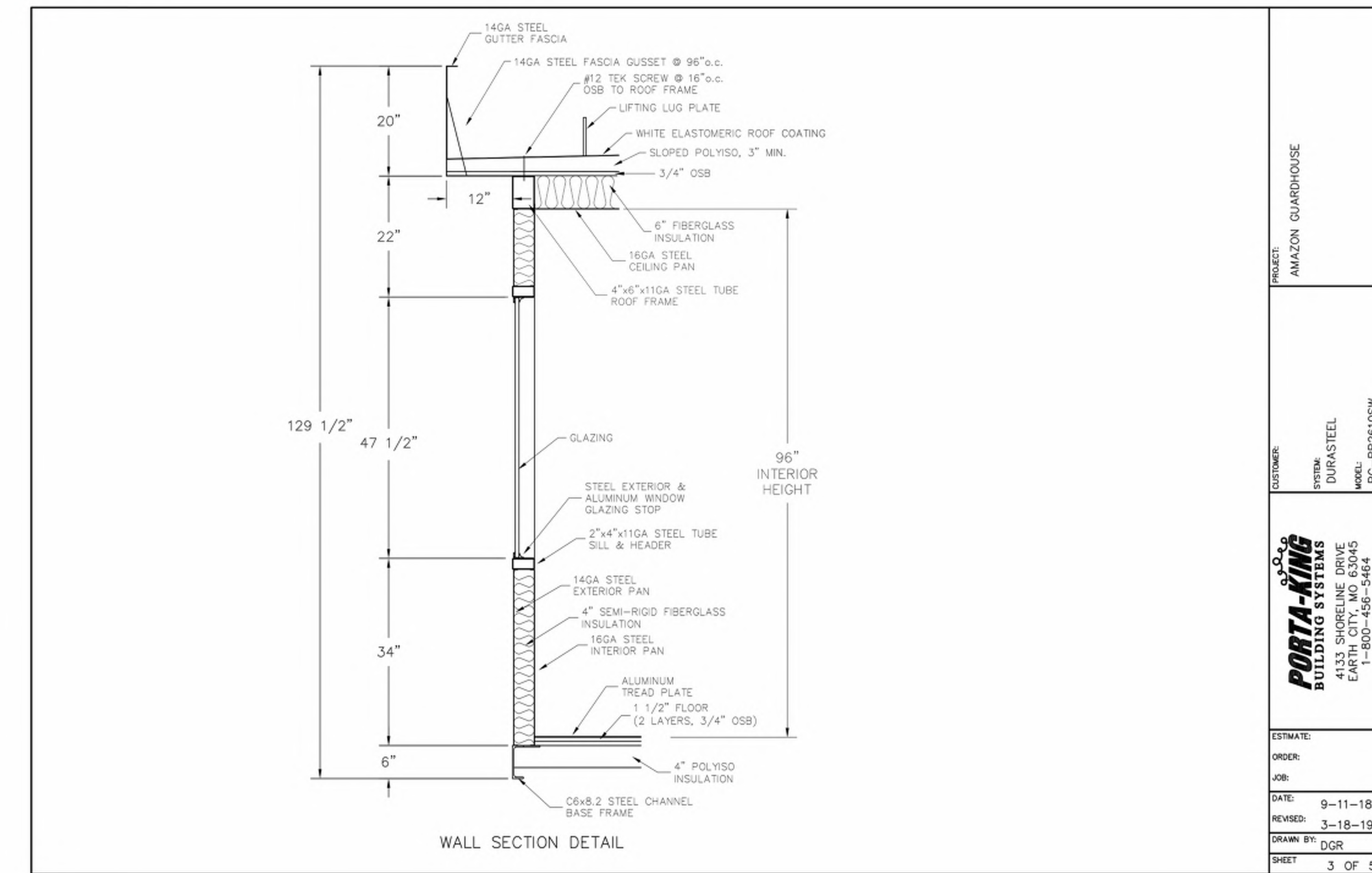


PROJECT: AMAZON GUARDHOUSE
 CUSTOMER: DURASTEEL
 SYSTEM: DURASTEEL
 MODEL: PC-RR2610SW
 ESTIMATE: _____
 ORDER: _____
 JOB: _____
 DATE: 9-11-18
 REVISED: 3-18-19
 DRAWN BY: DGR
 SHEET: 2 OF 5

EXTERIOR COLOR LEGEND	
P-1	TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH COLOR BU #1646 "FIRST STAR" (RGB 29 - 27 - 22)
P-2	TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH COLOR BU #126 "TINDAL GRAY" (RGB 99 - 93 - 73)
P-3	TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH COLOR BU #101 "DORIAN GRAY" (RGB 12 - 81 - 80)
P-4	TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH COLOR BU #108 "DOVETAIL" (RGB 44 - 38 - 31)
P-5	TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH COLOR BU #174 "MOTH WING" (RGB 82 - 14 - 27)
P-6	TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH PAINT COLOR #998C (RGB 6 - 91 - 24) (CMYK: 85 - 1 - 0 - 0)
P-8	SHERWIN WILLIAMS #911-GL-088 MATCH COLOR "BLACK" (RGB 0 - 0 - 0)



PROJECT: AMAZON GUARDHOUSE
 CUSTOMER: DURASTEEL
 SYSTEM: DURASTEEL
 MODEL: PC-RR2610SW
 ESTIMATE: _____
 ORDER: _____
 JOB: _____
 DATE: 9-11-18
 REVISED: 3-18-19
 DRAWN BY: DGR
 SHEET: 1 OF 5



PROJECT: AMAZON GUARDHOUSE
 CUSTOMER: DURASTEEL
 SYSTEM: DURASTEEL
 MODEL: PC-RR2610SW
 ESTIMATE: _____
 ORDER: _____
 JOB: _____
 DATE: 9-11-18
 REVISED: 3-18-19
 DRAWN BY: DGR
 SHEET: 3 OF 5



HPA, Inc.
 600 Grand Ave, Suite 302
 Oakland, CA
 94610
 tel: 949-863-1770
 fax: 949-863-0851
 email: hpa@hparchs.com



Owner:
 PROLOGIS

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

Project:
 NEI SKYLARK & PARADISE RD
 OAK80 EV LOT
 SKYLARK & PARADISE RD
 Tracy, CA

Consultants:
 CIVIL: KIER & WRIGHT
 STRUCTURAL: _____
 MECHANICAL: _____
 PLUMBING: _____
 ELECTRICAL: _____
 LANDSCAPE: GREEN DESIGN
 FIRE PROTECTION: _____
 SOILS ENGINEER: _____

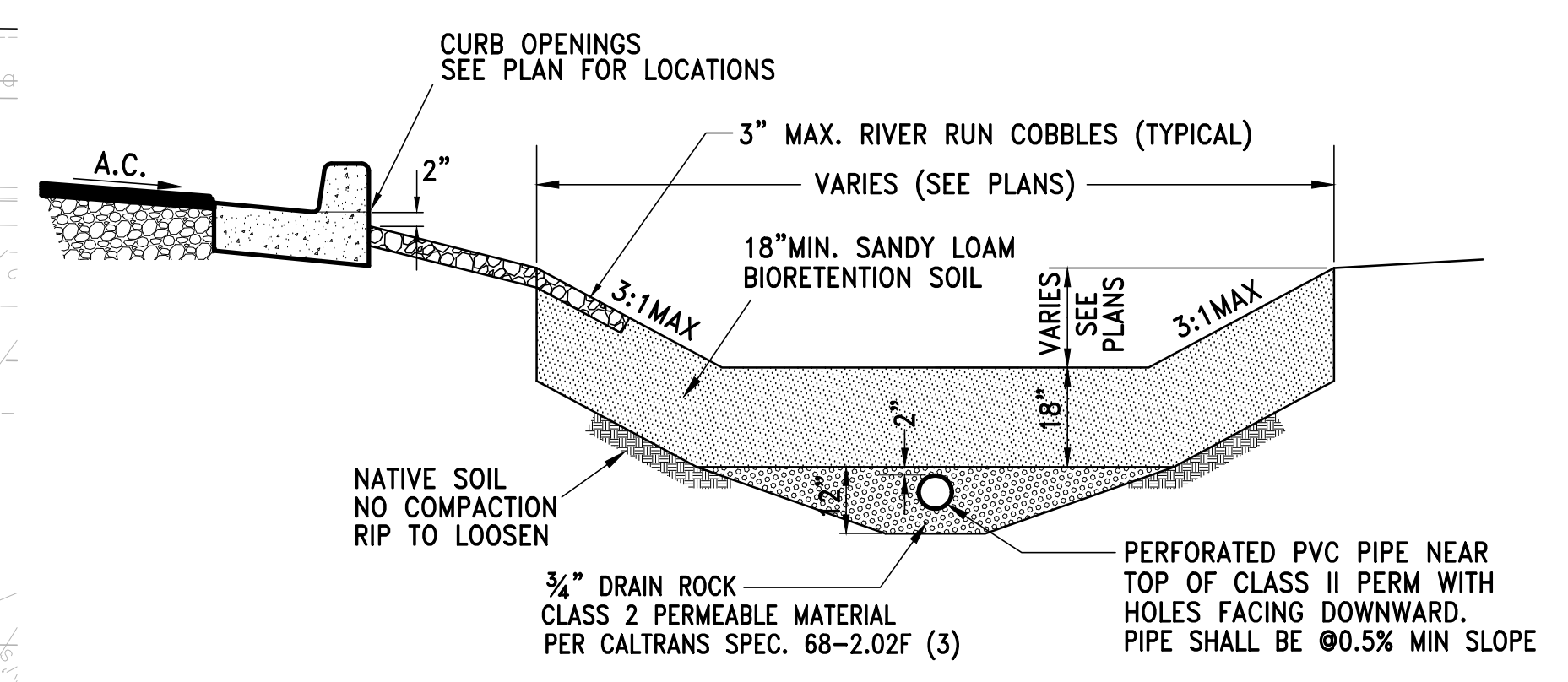
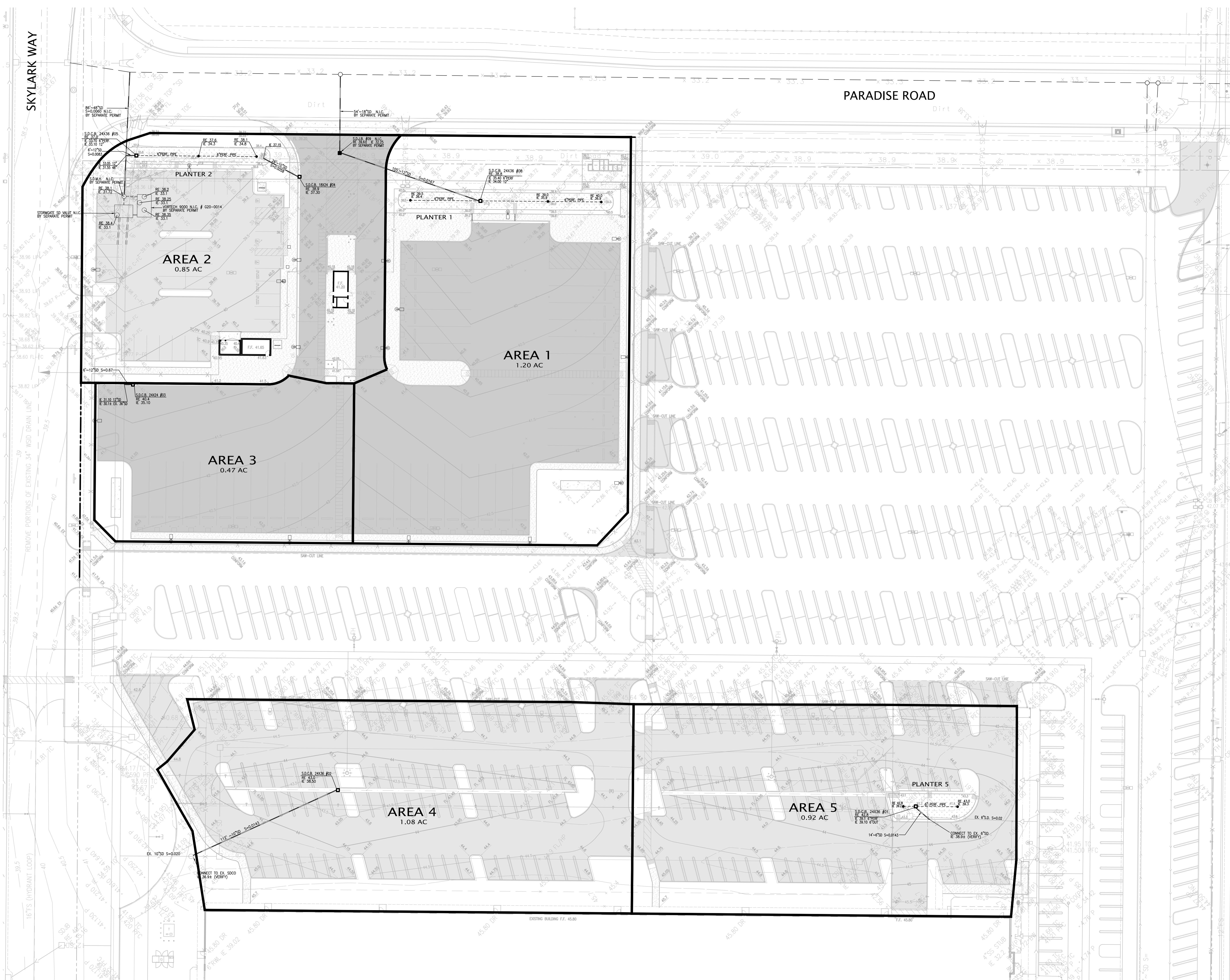
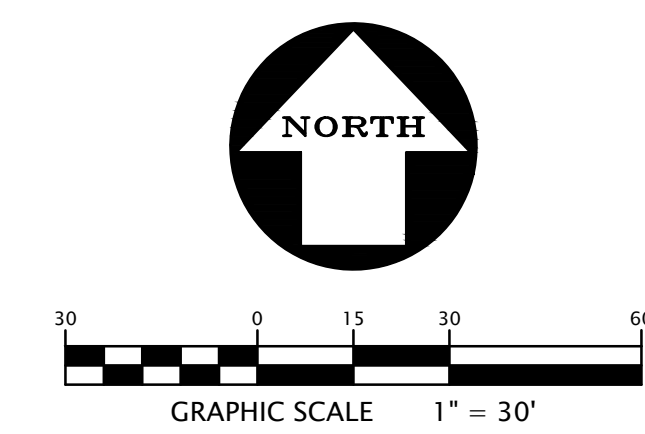
Title: GUARD HOUSE
 (FOR REFERENCE ONLY)

Project Number: 20438
 Drawn by: DT
 Date: 01/25/21
 Revision: _____

Sheet:
 DAB-A1.2

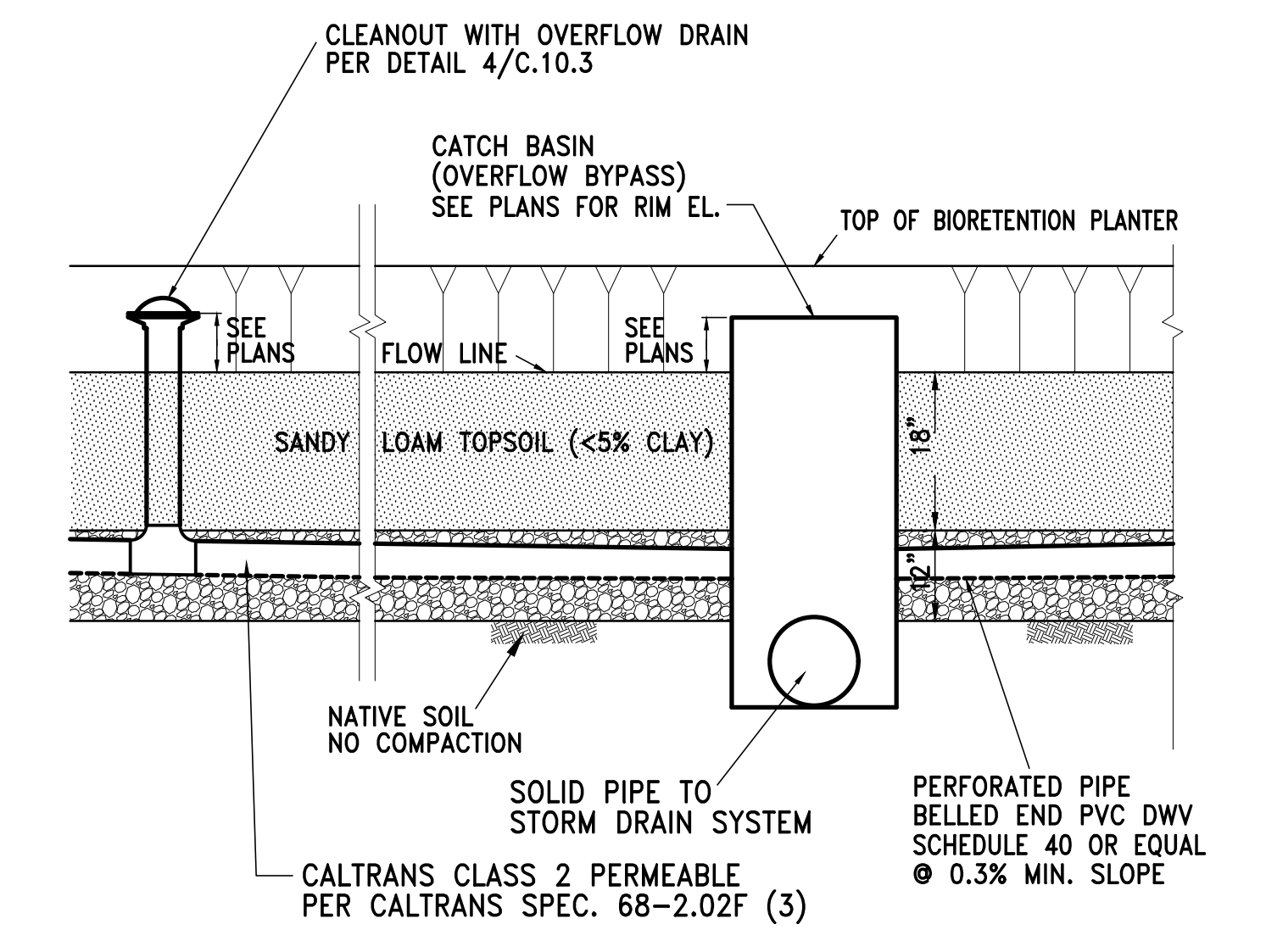
STORM WATER TREATMENT PLANTER SIZING CALCULATIONS

DRAINAGE AREA	TOTAL TRIBUTARY AREA (AC)	IMPERVIOUS AREA		PERVIOUS AREA		IMPERVIOUSNESS RATIO "I"	STORMWATER RUNOFF COEF. "C"	UNIT STORMWATER VOL. "P ₀ "	SQDV (CF) REQUIRED	SQDV (CF) PROVIDED
		ROOF (AC)	AC/CONC (AC)	LANDSCAPE (AC)	PLANTER (AC)					
1	1.20	0.000	0.890	0.270	0.040	0.74	0.54	0.35	1,510	1,750
2	0.85	0.010	0.660	0.150	0.030	0.79	0.59	0.38	1,171	1,200
3	0.47	0.000	0.430	0.040	-	AREA 3 DRAINS TO VORTECH 9000 (BY SEPARATE PERMIT)				
4	1.08	0.000	0.810	0.270	-	AREA 4 DRAINS TO VORTECH 9000 (BY SEPARATE PERMIT)				
5	0.92	0.000	0.690	0.200	0.030	0.75	0.54	0.35	1,176	1,200
TOTAL		4.52	0.01	1.98	0.46	0.07			2,680	2,950



- NOTES:
1. PLANTER SHALL BE GRADED TO DRAIN TOWARD OUTLET AT A MINIMUM SLOPE OF 0.3%
 2. ALL PERFORATED PIPES SHALL HAVE TWO 5/8" DIA. HOLES AT 8" MAX. SPACING.
 3. BIORETENTION SOIL BE PER APPENDIX B OF C.3 GUIDEBOOK.
 4. BIORETENTION SOIL SHALL ACHIEVE A LONG-TERM INFILTRATION RATE OF AT MIN. 5"/HR
 5. COBBLES SHALL BE PLACED AT ALL CURB CUTS AND DOWNSPOUT LOCATIONS.

TYPICAL SECTION
STORM WATER TREATMENT PLANTER
N. T. S.



STORMWATER TREATMENT PLANTER - TYPICAL SECTION
N. T. S.

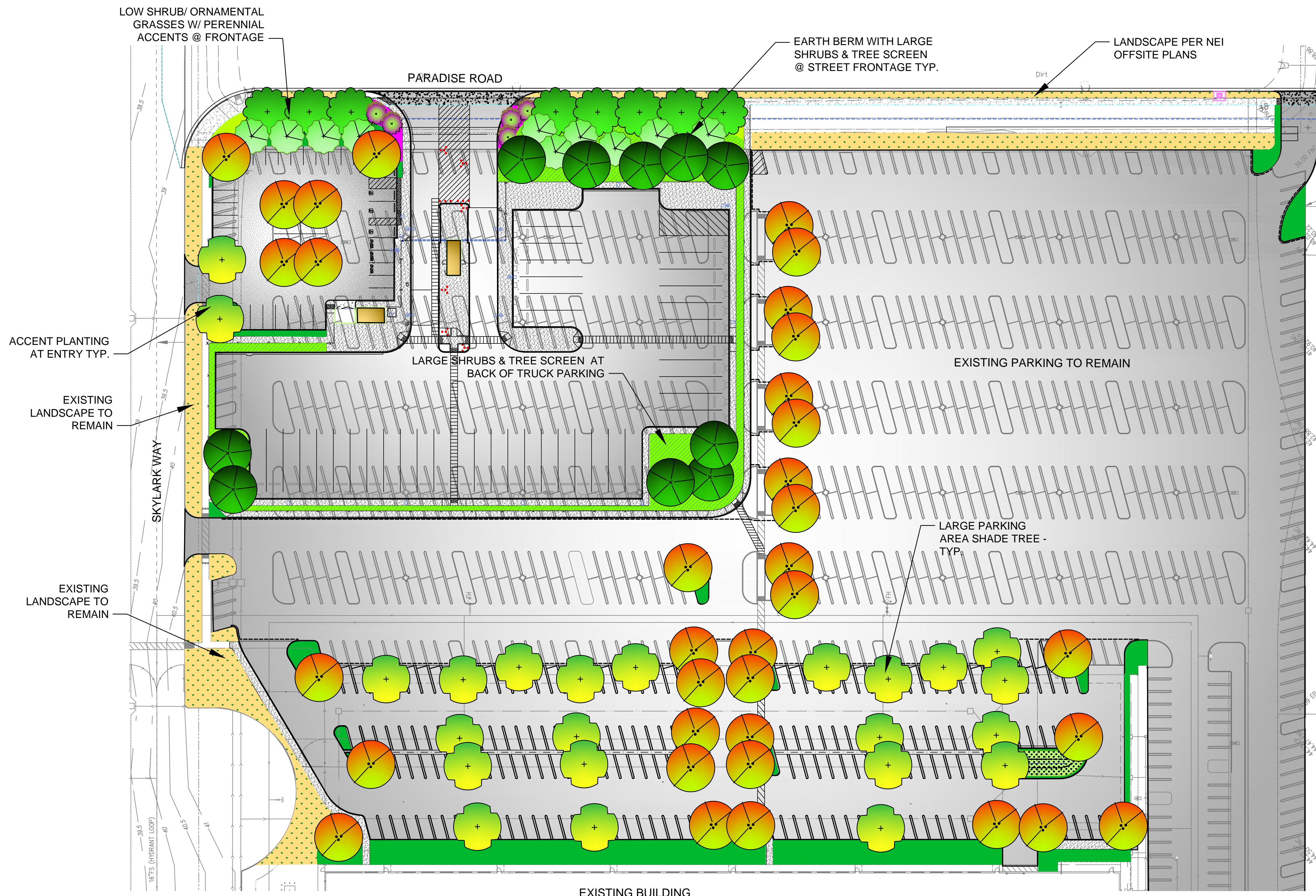
NO.	REVISION	BY	DATE
1	CITY SUBMITTAL	AS1	02/19/2021
2			04/19/2021

KIER+WRIGHT
 REGISTERED PROFESSIONAL ENGINEER
 MICHAEL T. BASTIEN
 CIVIL
 STATE OF CALIFORNIA
 License No. 2154
 2830 Collier Canyon Road
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 Phone (925) 245-9788
 www.kierwright.com

STORMWATER QUALITY CONTROL PLAN
NEI SKYLARK WAY & PARADISE ROAD
OAK80 EV LOT

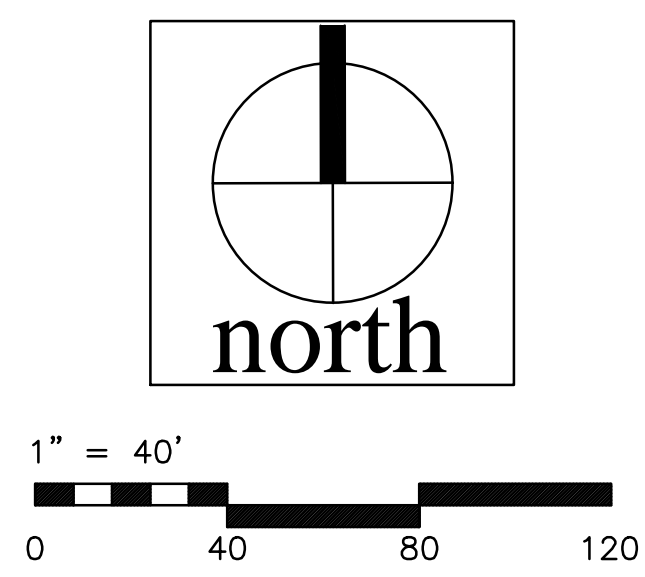
CALIFORNIA
 TRACY

DATE	4/6/2021
SCALE	1" = 30'
ENGINEER	C.P.
DRAFTER	R.S.
JOB NO.	A05728-47
SHEET	C.08
OF	13



- LEGEND:**
- LARGE DECIDUOUS SHADE TREE
 - DEODAR CEDAR
 - AUTUMN PURPLE ASH
 - SWAN HILL OLIVE
 - CRAPE MYRTLE

- FRONTAGE/PARKING LOT PLANTING-LOW SHRUBS/ORNAMENTAL GRASSES/PERENNIAL ACCENTS W/ BARK MULCH
- MEDIUM FLOWERING SHRUB ACCENTS W/ ROCK MULCH 4" MINUS DIA. AND BOULDER ACCENTS
- PROJECT ACCENT PLANTING-ACCENT SHRUBS/GROUNDCOVER/PERENNIALS WITH BARK MULCH AND LARGE BOULDER ACCENTS
- EXISTING LANDSCAPED AREA TO REMAIN UNDISTURBED
- MEDIUM TO TALL SHRUB SCREEN PLANTING W/ BARK MULCH
- BIO SWALE PLANTING: SEEDED NATIVE GRASSES



PRELIMINARY PLANT LIST

"N" CA NATIVE	BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME / ZONE	MATURE HABIT	"N" CA NATIVE
LARGE DECIDUOUS PARKING LOT TREE / STREET TREE						
N	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	24" BOX or 36" 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'	
	QUERCUS LEX	HOLLY OAK	24" BOX or 36" BOX	VL	40' X 40'	
	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	24" BOX or 36" BOX	L	40' X 40'	
COLUMNAR DECIDUOUS TREE (ACCENTS)						
	QUERCUS CRIMSON SPIRE	COLUMNAR OAK	24" BOX	M	40' X 15'	
MEDIUM EVERGREEN TREE						
	OLEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	L	20' X 20'	
	LAURUS N. 'SARATOGA'	SWEET BAY	24" BOX	L	25' X 20'	
LARGE EVERGREEN TREE						
	CEDRUS DEODARA	DEODAR CEDAR	24" BOX or 36" BOX	L	40' X 40'	
	QUERCUS WISLIZENII	INTERIOR LIVE OAK	24" BOX	VL	50' X 50'	
FLOWERING TREE						
	LAGERSTROMIA INDICA	CRAPE MYRTLE	15 GAL OR 36" BOX	L	15' X 10'	
EVERGREEN SCREENING SHRUBS						
	DODOAEA VISCOSEA	HOPSEED	5 GAL	L	10' X 10'	
	NERIUM SPP.	OLEANDER	5 GAL	L	VARIES	
	ARCTOSTAPHYLOS SPECIES	MANZANITA	5 GAL	L	VARIES	
N	CEANOETHUS 'RAY HARTMAN'	CA. LILAC	5 GAL	L	8' X 8'	
	CEANOETHUS SPP.	CEANOETHUS	5 GAL	L	VARIES	
SHRUBS						
	LANTANA M. 'GOLD RUSH'	GOLD RUSH LANTANA	5 GAL	L	2' X 4'	
	RHAMNUS CALIFORNICA	COFFEE BERRY	5 GAL	L	1.5' X 3'	
N	NERIUM OLEANDER 'PETITE PINK'	PETITE PINK OLEANDER	5 GAL	L	5' X 5'	
	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'	
	ROSA MEIGALOPID	RED DRIFT 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'	
	WESTRINGIA 'MORNING LIGHT'	ROCK ROSE	5 GAL	L	1.5' X 4'	
	OLEA 'LITTLE OLLIE'	DW. OLIVE	5 GAL	L	7' X 5'	
GROUNDCOVER						
	LANTANA	LANTANA	1 GAL	L	2' X 4'	
	ROSMARINUS OFFICINALIS	HUNTINGTON BLUE ROSEMARY	1 GAL	L	1.5' X 3'	
N	LAVENDULA SPP.	LAVENDER	1 GAL	L	6' X 8'	
	CEANOETHUS SPP.	HORIZ. CARMEL CEANOETHUS	1 GAL	L	3' X 10'	
	COTONEASTER D. 'LOWFAST'	BEARBERRY COTONEASTER	1 GAL	L	1' X 6'	
PERENNIALS						
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL	L	3' X 3'	
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL	M	1' X 1'	
GRASSES						
N	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	L	4' X 4'	
N	MUHLENBERGIA LINDHEIMER	LINDHEIMER'S MUHLY GRASS	1 GAL	L	2' X 2'	
	PENNISETUM SETACEUM 'RUBRUM'	PINK FOUNTAIN GRASS	5 GAL	L	3' X 2'	

LANDSCAPE CALCULATIONS :

TOTAL NEW PARKING AREA: 94,798 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 = 9,479 S.F. (10% OF PARKING AREA)
 PARKING AREA LANDSCAPE PROVIDED = 11,332 S.F. (12%)
 NO. OF STANDARD NEW AUTO PARKING SPACES = 182 (299 REMOVED)
 TREES REQUIRED = 18 (1/10 SPACES)
 TREES PROVIDED = 48
 REQUIRED PARKING AREA SHADE = 37,919 S.F. (MIN. 40% OF PARKING AREA)
 PARKING AREA SHADE PROVIDED AT MATURITY = 43,357 (45%)
 25 TREES @ 100% 40' DIAMETER (1257 S.F.) = 31,425 S.F.
 19 TREES @ 50% 40' DIAMETER (628 S.F.) = 11,932 S.F.
 MINIMUM STREETSCAPE LANDSCAPE REQUIRED:
 PARADISE RD - 15' SETBACK
 FRONTAGE AREA = 4,335 S.F. MIN TREE REQUIREMENT 1/400S.F.
 TREES REQUIRED = 11
 TREES PROVIDED = 24
 THE LANDSCAPE PLAN MEETS THE REQUIREMENTS OF THE
 NORTHEAST INDUSTRIAL DEVELOPMENT PLAN

WATER EFFICIENT LANDSCAPE REQUIREMENTS

AUTOMATIC CONTROLLER W/ ET DATA. REPEAT CYCLING
 MINIMAL DROUGHT TOLERANT TURF - EMPLOYEES AREA ONLY
 IRRIGATION ZONES PER PLANT WATER REQUIREMENTS
 HUNTER MINI-CLICK RAIN SENSOR/ SOIL MOISTURE SENSOR TO BE SPECIFIED
 SOIL AMENDMENTS TO BE INCORPORATED
 PLANTER SURFACE AREAS TO BE MULCHED
 WATER USAGE TO MEET STATE WATER EFFICIENT LANDSCAPE STANDARD



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Owner:

PROLOGIS

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Project:

NEI SKYLARK & PARADISE RD
 OAK80 EV LOT

SKYLARK & PARADISE RD
 Tracy, CA

Consultants:

CIVIL STRUCTURAL MECHANICAL PLUMBING ELECTRICAL LANDSCAPE FIRE PROTECTION SOILS ENGINEER

KIER & WRIGHT
 GREEN DESIGN

Title:

PRELIMINARY LANDSCAPE PLAN

Project Number: 20438
 Drawn by: BH
 Date: 12/21/20

Revision:
 REVISED 4-19-21

Sheet:

LC1