

Tuesday, May 7, 2024, 2:00 P.M.

Tracy City Hall, Conference Room 120, 333 Civic Center Plaza, Tracy

THIS MEETING WILL BE OPEN TO THE PUBLIC FOR IN-PERSON AND REMOTE PARTICIPATION PURSUANT TO GOVERNMENT CODE SECTION 54953(e).

During the upcoming Director Public Hearing meeting, public comment will be accepted via the options listed below. All interested persons are invited to participate by:

- *joining the meeting via Microsoft Teams by:*
 - *viewing the Public Hearing Login information at <https://www.cityoftracy.org/government/public-notices>; or*
 - *visiting the Microsoft Teams website at <https://www.microsoft.com/microsoft-teams/join-a-meeting> and using the following Meeting ID: 240 798 063 018 and Passcode: Znm3Ce; or*
 - *calling the Microsoft Teams teleconference line at (209) 425-4338 Conference ID: 567 571 108# to submit statements orally during the meeting; or*
- *submitting comments in writing before the meeting by sending written statements to publiccomment@cityoftracy.org.*

MEETING AGENDA

CALL TO ORDER

1. PUBLIC HEARING TO CONSIDER (1) APPROVING THE REMOVAL OF 29 EXISTING TRAILER PARKING STALLS TO CONSTRUCT 71 NEW TRAILER PARKING STALLS WITH PERIMETER LANDSCAPING ON A 2.21-ACRE PARCEL LOCATED AT ASSESSOR'S PACEL NUMBER: 250-020-98 AND (2) DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CEQA GUIDELINES SECTION 15332 WHICH PERTAINS TO CERTAIN INFILL DEVELOPMENT PROJECTS.

APPLICANT IS TERESA GOODWIN AND PROPERTY OWNER IS PROLOGIS, LP.
APPLICATION NUMBER D22-0047.

2. PUBLIC HEARING TO CONSIDER APPROVING A DEVELOPMENT REVIEW PERMIT, APPLICATION NUMBER D23-0015, (HEREINAFTER "PROJECT"), TO (1) RECONFIGURE AN EXISTING 31,730 SQUARE-FOOT PAVED PARKING AREA INTO AN ACCESSIBLE CUSTOMER AND EMPLOYEE PARKING AREA CONSISTING OF 51 PARKING SPACES, NEW LANDSCAPING, NEW FENCING, AND ACCESSIBLE ENTRY GATES; (2) PROPOSING EXTERIOR BUILDING MODIFICATIONS CONSISTING OF A CHANGE OF COLORS AND A NEW PARAPET WALL, LOCATED ON AN APPROXIMATELY 3.18-ACRE SITE, AT 405 GANDY DANCER DRIVE, ASSESSOR'S PARCEL NUMBER 248-020-12. THE APPLICANT IS BRET FLOREY, AND THE PROPERTY OWNER IS SAI PROPERTIES GANDY DANCER LLC.
3. PUBLIC HEARING TO CONSIDER APPROVING A DEVELOPMENT REVIEW PERMIT, APPLICATION NUMBER D23-0016, (HEREINAFTER "PROJECT"), TO (1)

CONSTRUCT A NEW 1,692 SQUARE FOOT QUICK-SERVE RESTAURANT AND RELATED SITE IMPROVEMENTS INCLUDING 13 PARKING SPACES, NEW LANDSCAPING AND OTHER ON-SITE IMPROVEMENTS ON A 0.45-ACRE VACANT SITE LOCATED AT 1102 N. INTERNATIONAL PARKWAY, ACCESSORS PARCEL NUMBER 209-480-05 ; AND (2) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15162, WHICH PERTAINS TO INDIVIDUAL ACTIVITIES, SUCH AS THE PROPOSED PROJECT, BEING CARRIED OUT UNDER THE SAME AUTHORIZING STATUTORY OR REGULATORY AGENCY OF AN APPROVED PROGRAM EIR, SUCH AS THE CORDES RANCH SPECIFIC PLAN (CRSP) EIR AND AS DEFINED UNDER SECTION 15168.(C) ET SEQ., AND PURSUANT TO CEQA GUIDELINES SECTION 15162 NO SUBSEQUENT EIR SHALL BE PREPARED FOR A PROJECT THAT HAS A CERTIFIED EIR, UNLESS SUBSTANTIAL EVIDENCE HAS BEEN DETERMINED.

Applicant is the Rozanne Berlien of the Commercial Permit Group, and the Property Owner is R&B Delta II, LLC

ADJOURNMENT

May 7, 2024

DIRECTOR PUBLIC HEARING
AGENDA ITEM 1

REQUEST

PUBLIC HEARING TO CONSIDER (1) APPROVING THE REMOVAL OF 29 EXISTING TRAILER PARKING STALLS TO CONSTRUCT 71 NEW TRAILER PARKING STALLS WITH PERIMETER LANDSCAPING ON A 2.21-ACRE PARCEL LOCATED AT ASSESSOR'S PACEL NUMBER: 250-020-98 AND (2) DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CEQA GUIDELINES SECTION 15332 WHICH PERTAINS TO CERTAIN INFILL DEVELOPMENT PROJECTS.

APPLICANT IS TERESA GOODWIN AND PROPERTY OWNER IS PROLOGIS, LP. APPLICATION NUMBER D22-0047.

DISCUSSION

Project Description

The project site is a 2.21-acre vacant parcel located at Assessor's Parcel Number: 250-020-98 that was created from the realignment of paradise road in 2021. The project site is 180 feet north of the Crate & Barrel warehouse and approximately 350 feet west of N. Chrisman Road. (Attachment A: Location Map). The 29 existing trailer parking stalls along the south elevation of the project site will be removed to connect the new parking area consisting of 71 new trailer parking stalls and perimeter landscaping. The proposed perimeter landscaping will add 28 new trees and approximately 700 new shrubs. These proposed improvements are consistent with the Light Industrial land use designation in Northeast Industrial Area (NEI) specific plan.

Site Analysis

The project site is within the NEI specific plan with a land use designation of Light Industrial and has a General Plan designation of Industrial. Warehouses and associated trailer parking are principally permitted under the Light Industrial land use designation in NEI. The proposed construction of 71 trailer stalls would be compatible with the surrounding land uses, which include warehouses with parking for automobiles and truck trailers. The project meets the requirements of the Light Industrial land use designation in NEI.

Environmental Document

The project has been determined to be categorically exempt from the California Environmental Quality Act 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 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 Development Services Director (1) approve the removal of 29 existing trailer parking stalls to construct 71 new trailer parking stalls with perimeter landscaping on a 2.21-acre parcel located at Assessor's Parcel Number 250-020-98 and (2) determine the project is categorically exempt from the California Environmental Quality Act pursuant to CEQA guidelines section 15332 which pertains to certain infill development projects, based on the findings contained in the Director Determination dated May 7, 2024 (Attachment C).

Prepared by: Kenny Lipich, Interim Senior Planner

Approved by: Scott Claar, Interim Assistant Director of Community & Economic Development

ATTACHMENTS

- A: Location Map
- B: Plan Set
- C: Development Services Director Determination
Exhibit 1 – Conditions of Approval

AMAZON WAREHOUSE

Subject
Property

PARADISE ROAD

CRATE & BARREL

N. CHRISMAN ROAD



Think Inside the Triangle™



ATTACHMENT B

Crate & Barrel Paradise Road Tracy, CA

ARCHITECTURAL

A0.1 TITLE SHEET

CIVIL

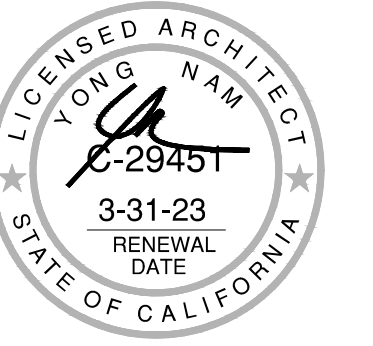
C1.1 TITLE SHEET
C2.1 TOPOGRAPHIC SURVEY
C3.0 DEMOLITION PLAN
C4.1 GRADING & DRAINAGE PLAN
C4.2 GRADING DETAILS

LANDSCAPE

L1.1 LANDSCAPE PLAN
L1.2 LANDSCAPE PLAN



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



Owner:



615 International Parkway
Tracy, CA 95377
tel: (510) 661-4012

Project:

North East Industrial
Crate & Barrel
Trailer Parking

Paradise Road
Tracy, CA

Consultants:

CIVIL Kier & Wright
STRUCTURAL -
MECHANICAL -
PLUMBING -
ELECTRICAL -
LANDSCAPE Green Design
FIRE PROTECTION -
SOILS ENGINEER -

Title: TITLE SHEET

Project Number: 22676

Drawn by: HL

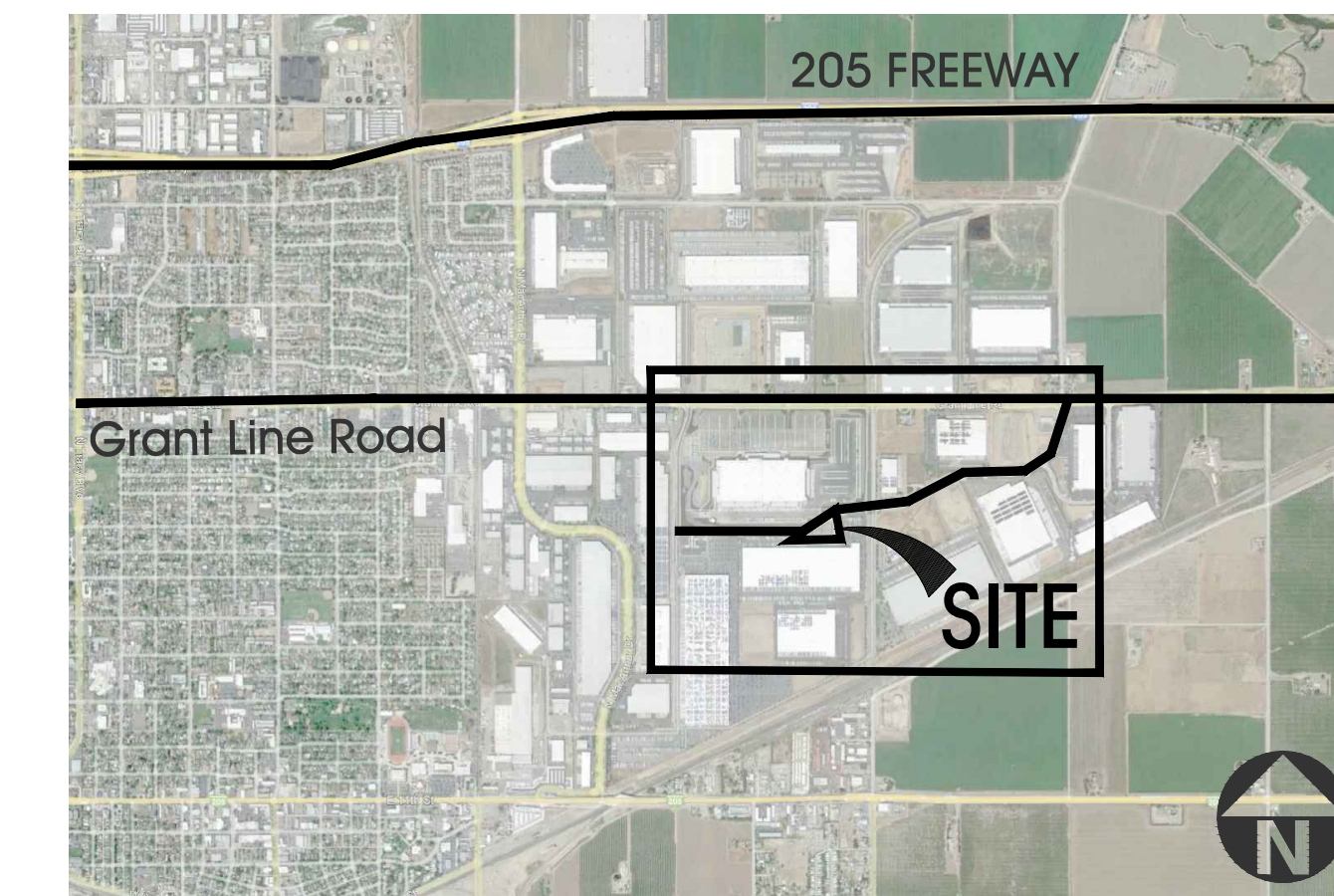
Date: 10/14/22

Revision:

Sheet:

A0.1

SHEET INDEX



VICINITY MAP

SCOPE OF WORK

- Remove one existing driveway on Paradise Road and (29) existing trailer parking stalls.
- Add (71) new trailer Parking stalls.

OWNER:
PROLOGIS
615 INTERNATIONAL PARKWAY
TRACY, CA 95377
PHONE: +1 (510) 661-4012
CONTACT: MATT SIMS

ARCHITECT:
HPA, INC.
600 GRAND AVE., SUITE 302
OAKLAND, CA 94610
PHONE: (949) 862-2111
FAX: (949) 863-0851
CONTACT: TERESA GOODWIN

BUILDING & PLANNING DEPT.
TRACY BUILDING DIVISION
333 CIVIC CENTER DR.
TRACY, CA 95376

OWNER / APPLICANT
PROLOGIS
615 INTERNATIONAL PARKWAY
TRACY, CA 95377
PHONE: +1 (510) 661-4012
CONTACT: MATT SIMS

LAND USE/ZONING:
NEI Light Industrial

ASSESSOR'S PARCEL NO.:
250-020-90

TABULATION

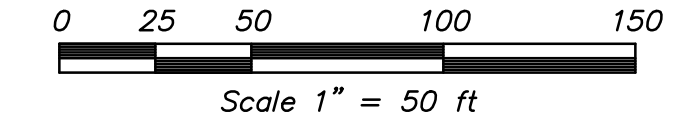
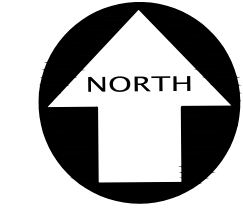
DISTURBED AREA	
In s.f.	102,000 sf
In acres	2.34 ac

PROJECT REPRESENTATIVES

PROJECT DATA & CODE SUMMARY

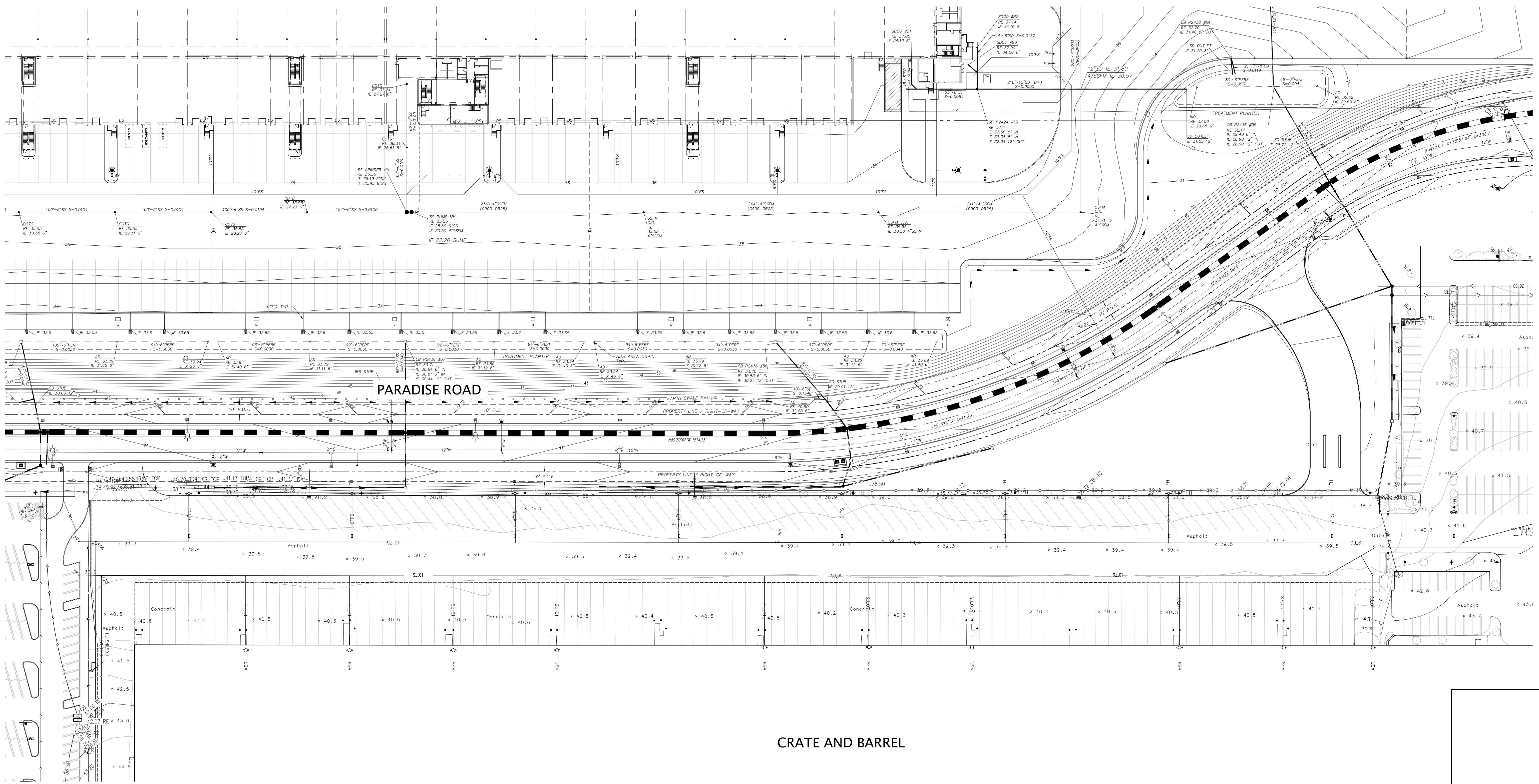
LEGEND

	ASPHALT BERM	AP	ANGLE POINT	LL	LANE LINE
	BUILDING LINE	ASPH	ASPHALT PAVEMENT	MON	MONUMENT (DESTROYED) MONITORING WELL
	CAST IRON PIPE	BTM	BOTTOM OF PIPE	MW	
	CENTERLINE	BEG	BEGIN	N	NORTH
	CONCRETE CURB	BL	BUILDING LINE	NE	NORTH EAST
	CONCRETE CURB & GUTTER	BLRD	BOLLARD	NW	NORTH WEST
	CONTOUR LINE	BSC	BACK-SIGHT CHECK	OR	OFFICIAL RECORDS
	OBSOURED CONTOUR LINE	BW	BACK OF WALK	OH	OVERHEAD PAVEMENT
	EDGE OF PAVEMENT	C	CONCRETE	P	PACIFIC GAS & ELECTRIC
	ELECTRIC LINE	CIP	CAST IRON PIPE	PG&E	
	FENCE LINE	CO	CLEANOUT	PM	PARCEL MAP
	FIBER OPTICS LINE	POC	POINT OF CONNECTION	PP	POWER POLE
	FIRE SERVICE & VALVE	EP	EDGE OF PAVEMENT	RE	RIM ELEVATION
	GAS LINE-VALVE & METER	EW	EASEMENT	RE	RECLAIMED WATER LINE
	HIGH PRESSURE GAS LINE	EV	ELECTRICAL VAULT	RW	
	LOT LINE	ESMT	EDGE OF WALK	S	SOUTH
	MONUMENT/MONUMENT LINE	FDC	FIRE DEPARTMENT CONNECTION	SD	STORM DRAIN
	OIL LINE	FH	FIRE HYDRANT	SDMH	STORM DRAIN MANHOLE
	OVERHEAD POWER LINE	FNC	FENCE	SL	STREET LIGHT
	PROPERTY LINE	FND	FOUND	SS	SANITARY SEWER
	SANITARY SEWER-MANHOLE & CLEANOUT	FO	FIBER OPTICS	SSE	SANITARY SEWER EASEMENT
	SIDEWALK	FS	FIRE SERVICE	SSMH	SANITARY SEWER MANHOLE
	SPOT ELEVATION	FSCK	FORE-SIGHT CHECK	SW	SOUTH WEST
	STORM DRAIN-MANHOLE & CATCH BASIN	GAS	GAS LINE	TB	TELEPHONE BOX
	TELEPHONE LINE	GB	GRADE BREAK	TC	TOP OF CURB
	WATER LINE & VALVE	GM	GAS METER/METER	TP	TELEPHONE POLE
	BACKFLOW PREVENTION DEVICE	GU	GUY ANCHOR	TR	TREE
	FIRE DEPARTMENT CONNECTION	HPG	HIGH PRESSURE GAS LINE	TSB	TRAFFIC SIGNAL BOX
	FIRE HYDRANT	HPO	HIGH PRESSURE OIL LINE	TSP	TRAFFIC SIGNAL POLE
	POST INDICATOR VALVE	IE	INVERT ELEVATION	USAY	GAS-OIL-STREAM CHEMICAL
	POWER POLE/JOINT POLE	IRR	IRRIGATION LINE	W	WEST
	TRANSFORMER	JP	JOINT POWER POLE	WV	WATER VALVE
	TRAFFIC SIGN	JT	JOINT TRENCH		
	TREE	LIP	LIP OF GUTTER		
	UTILITY BOX				
	BENCHMARK/TEMPORARY BENCHMARK				
	IRON PIN				
	ANGLE POINT				



NOTES

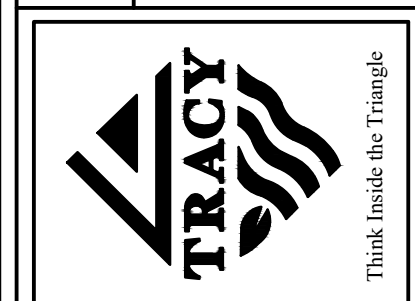
1. THIS IS NOT A BOUNDARY SURVEY. NO LIABILITY IS ASSUMED, BY KIER & WRIGHT, FOR THE EXISTENCE OF ANY EASEMENTS, ENCUMBRANCES, DISCREPANCIES IN BOUNDARY, OR TITLE DEFECTS NOT MENTIONED IN SAID DOCUMENTS AND THEREFORE NOT SHOWN ON THIS DRAWING. PROPERTY LINE PLOT ONLY.
2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
4. BENCHMARK: TOP OF A STEEL PIN IN A MONUMENT WELL AT THE INTERSECTION OF SCHULTE ROAD AND HANSEN ROAD. ELEVATION = 180.32 FEET (CITY OF TRACY NAVD 1988 DATUM)



CITY OF TRACY

FOR THE CITY ENGINEER, THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS DRAWING FOR CONFORMANCE WITH THE CITY ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR THE CITY OF TRACY. THE CITY ENGINEER'S REVIEW IS LIMITED TO TECHNICAL ASPECTS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION SUBMITTED HEREON. APPROVED FOR THE CITY OF TRACY:

COOSIN, KIM P. E. CITY ENGINEER



KIER+WRIGHT

2850 Collier Canyon Road
Livermore, California 94551
Phone (925) 945-8788
www.kierwright.com

APPROVED	DATE	DESCRIPTION
	11.05.22	PERMIT SUBMITTAL
	02.07.23	PERMIT RESUBMITTAL
	08.02.23	PLANNING UPDATES



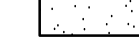
DESIGNED BY:	SCALE:
CIP	1" = 50'

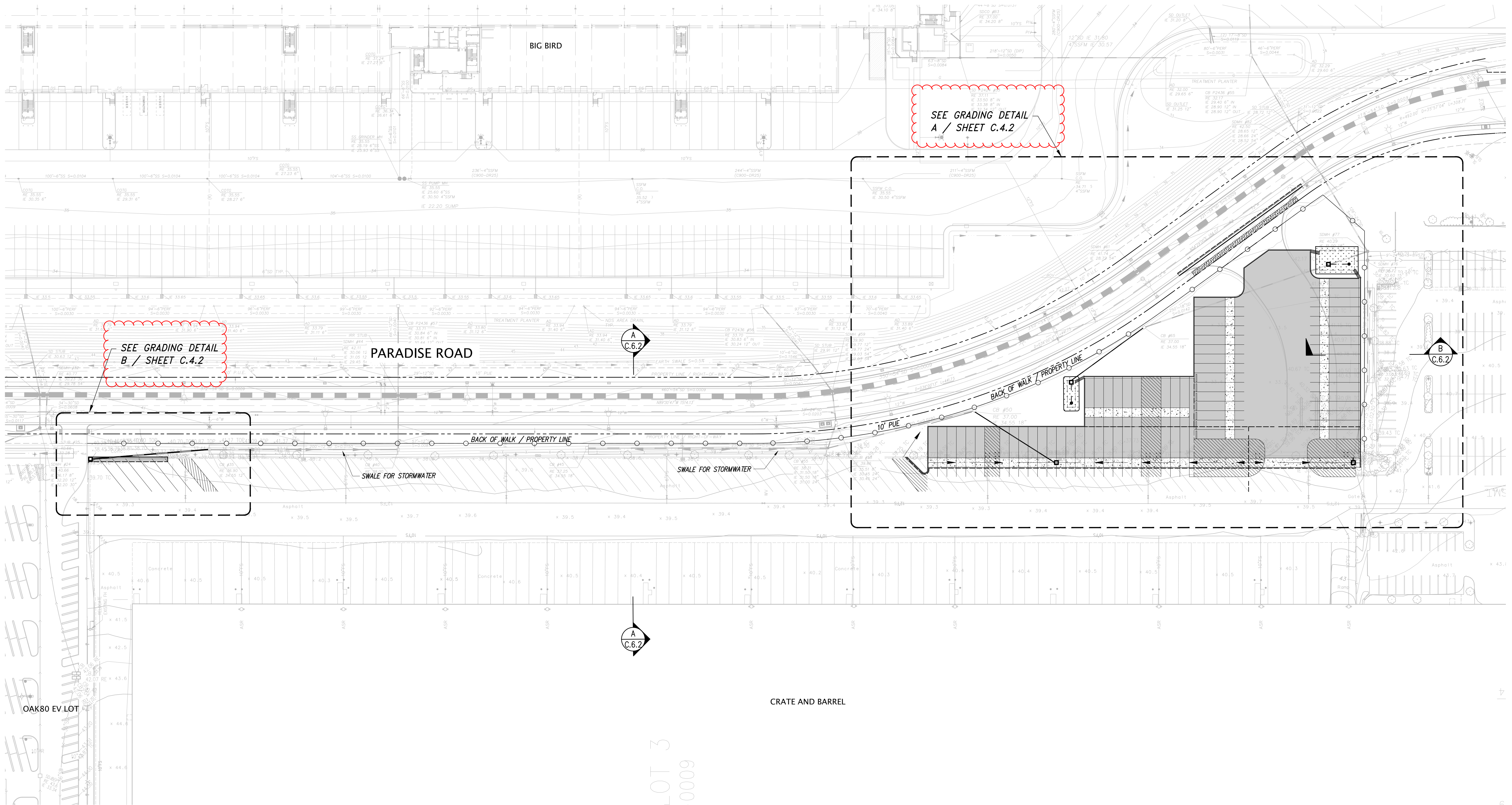
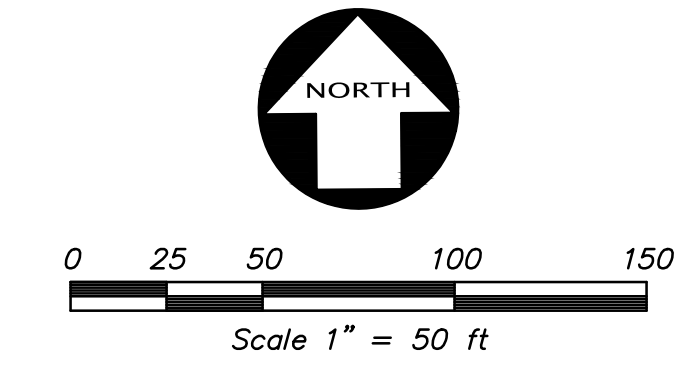
DRAWN BY:	CHECKED BY:
R.S.	M.B.

TOPOGRAPHIC SURVEY
OF
TRUCK PARKING IMPROVEMENTS
FOR
CRATE AND BARREL

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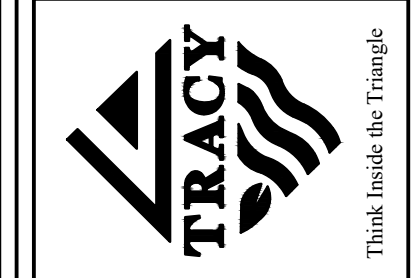
PAVEMENT LEGEND

-  HEAVY TRUCK PAVEMENT (T.I. =8.0): 5" AC OVER 4" CLASS II AB OVER 18" LIME TREATED SOIL
-  CONCRETE DOLLY PAD, SEE DETAILS 3 AND 4 ON SHEET C.5.1
-  CONCRETE SIDEWALK 6" PCC OVER 6" CLASS II AB



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CITY OF TRACY
 REGISTERED PROFESSIONAL ENGINEER
 MICHAEL F. BASTIEN
 No. 71814
 CIVIL
 STATE OF CALIFORNIA
 KOOSUN KIM P.E. CITY ENGINEER
 DATE:

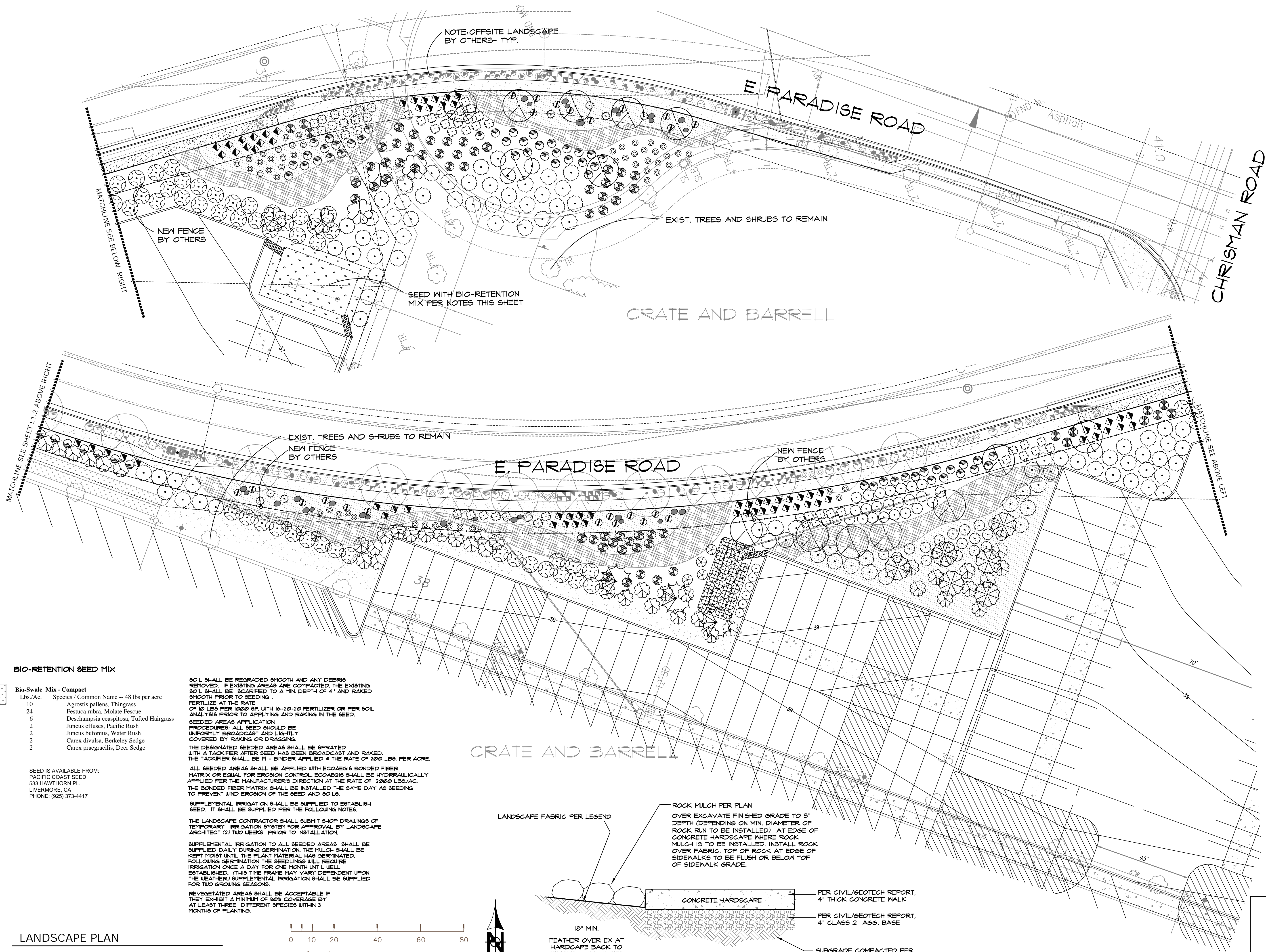


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 Phone (925) 945-8788
 www.kierwright.com

SYMBOL	DATE	DESCRIPTION
A	11.15.22	PERMIT SUBMITTAL
B	12.05.22	PERMIT RESUBMITTAL
C	02.07.23	PERMIT RESUBMITTAL
D	08.02.23	PLANNING UPDATES

DESIGNED BY: CIP
DRAWN BY: R.S.
CHECKED BY: M.B.
SCALE: 1" = 50'

GRADING & DRAINAGE PLAN OF TRUCK PARKING IMPROVEMENTS FOR CRATE AND BARREL
 SHEET **C.4.1**
 OF 9 SHEETS



BIO-RETENTION SEED MIX

Lbs./Ac.	Species / Common Name -- 48 lbs per acre
10	Agrostis pallens, Thingrass
24	Festuca rubra, Molate Fescue
6	Deschampsia caespitosa, Tufted Hairgrass
2	Juncus effusus, Pacific Rush
2	Juncus bufonius, Water Rush
2	Carex divulsa, Berkeley Sedge
2	Carex praegracilis, Deer Sedge

SEED IS AVAILABLE FROM:
 PACIFIC COAST SEED
 533 HAWTHORN PL.
 LIVERMORE, CA
 PHONE: (925) 373-4417

SOIL SHALL BE REGRADED SMOOTH AND ANY DEBRIS REMOVED. IF EXISTING AREAS ARE COMPACTED, THE EXISTING SOIL SHALL BE SCARIFIED TO A MIN. DEPTH OF 4" AND RAKED SMOOTH PRIOR TO SEEDING.

FERTILIZE AT THE RATE OF 10 LBS PER 1000 SF. WITH 16-20-20 FERTILIZER OR PER SOIL ANALYSIS PRIOR TO APPLYING AND RAKING IN THE SEED.

SEEDING AREAS APPLICATION PROCEDURES: ALL SEED SHOULD BE UNIFORMLY BROADCAST AND LIGHTLY COVERED BY RAKING OR DRAGGING.

THE DESIGNATED SEEDING AREAS SHALL BE SPRAYED WITH A TACKIFIER AFTER SEED HAS BEEN BROADCAST AND RAKED. THE TACKIFIER SHALL BE M - BINDER APPLIED @ THE RATE OF 200 LBS. PER ACRE.

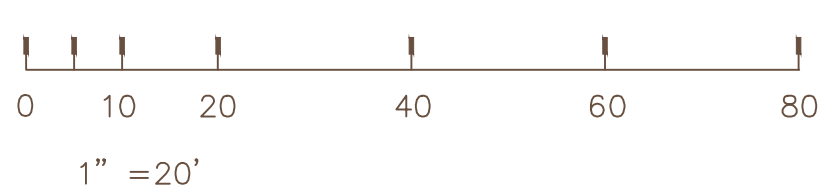
ALL SEEDING AREAS SHALL BE APPLIED WITH ECOAEGIS BONDED FIBER MATRIX OR EQUAL FOR EROSION CONTROL. ECOAEGIS SHALL BE HYDRAULICALLY APPLIED PER THE MANUFACTURER'S DIRECTION AT THE RATE OF 2000 LBS./AC. THE BONDED FIBER MATRIX SHALL BE INSTALLED THE SAME DAY AS SEEDING TO PREVENT WIND EROSION OF THE SEED AND SOILS.

SUPPLEMENTAL IRRIGATION SHALL BE SUPPLIED TO ESTABLISH SEED. IT SHALL BE SUPPLIED PER THE FOLLOWING NOTES.

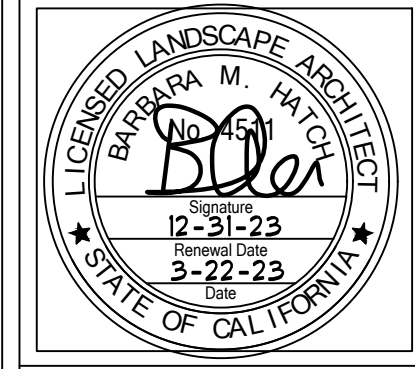
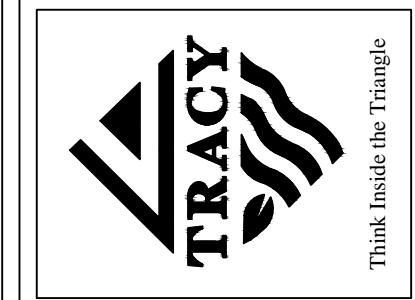
THE LANDSCAPE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF TEMPORARY IRRIGATION SYSTEM FOR APPROVAL BY LANDSCAPE ARCHITECT (2) TWO WEEKS PRIOR TO INSTALLATION.

SUPPLEMENTAL IRRIGATION TO ALL SEEDING AREAS SHALL BE SUPPLIED DAILY DURING GERMINATION. THE MULCH SHALL BE KEPT MOIST UNTIL THE PLANT MATERIAL HAS GERMINATED. FOLLOWING GERMINATION THE SEEDINGS WILL REQUIRE IRRIGATION ONCE A DAY FOR ONE MONTH UNTIL WELL ESTABLISHED. (THIS TIME FRAME MAY VARY DEPENDENT UPON THE WEATHER.) SUPPLEMENTAL IRRIGATION SHALL BE SUPPLIED FOR TWO GROWING SEASONS.

REVEGETATED AREAS SHALL BE ACCEPTABLE IF THEY EXHIBIT A MINIMUM OF 90% COVERAGE BY AT LEAST THREE DIFFERENT SPECIES WITHIN 3 MONTHS OF PLANTING.



LANDSCAPE PLAN

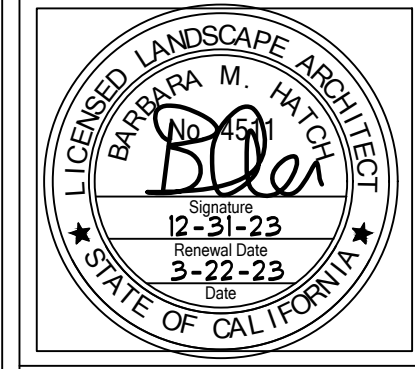


GreenDesign
 Landscape Architects, Inc.
 1464 Poppinjay Drive
 Reno, NV
 p: 775 829 1364
 email: bhatch000@charter.net

SYMBOL	DATE	DESCRIPTION
	08.22.2023	PROVISIONAL
	02.22.2023	REVISED

DESIGNED BY: BH
 DRAWN BY: RH
 CHECKED BY: BH
 SCALE: 1" = 20'

LANDSCAPE PLAN OF TRUCK PARKING IMPROVEMENTS FOR CRATE AND BARREL



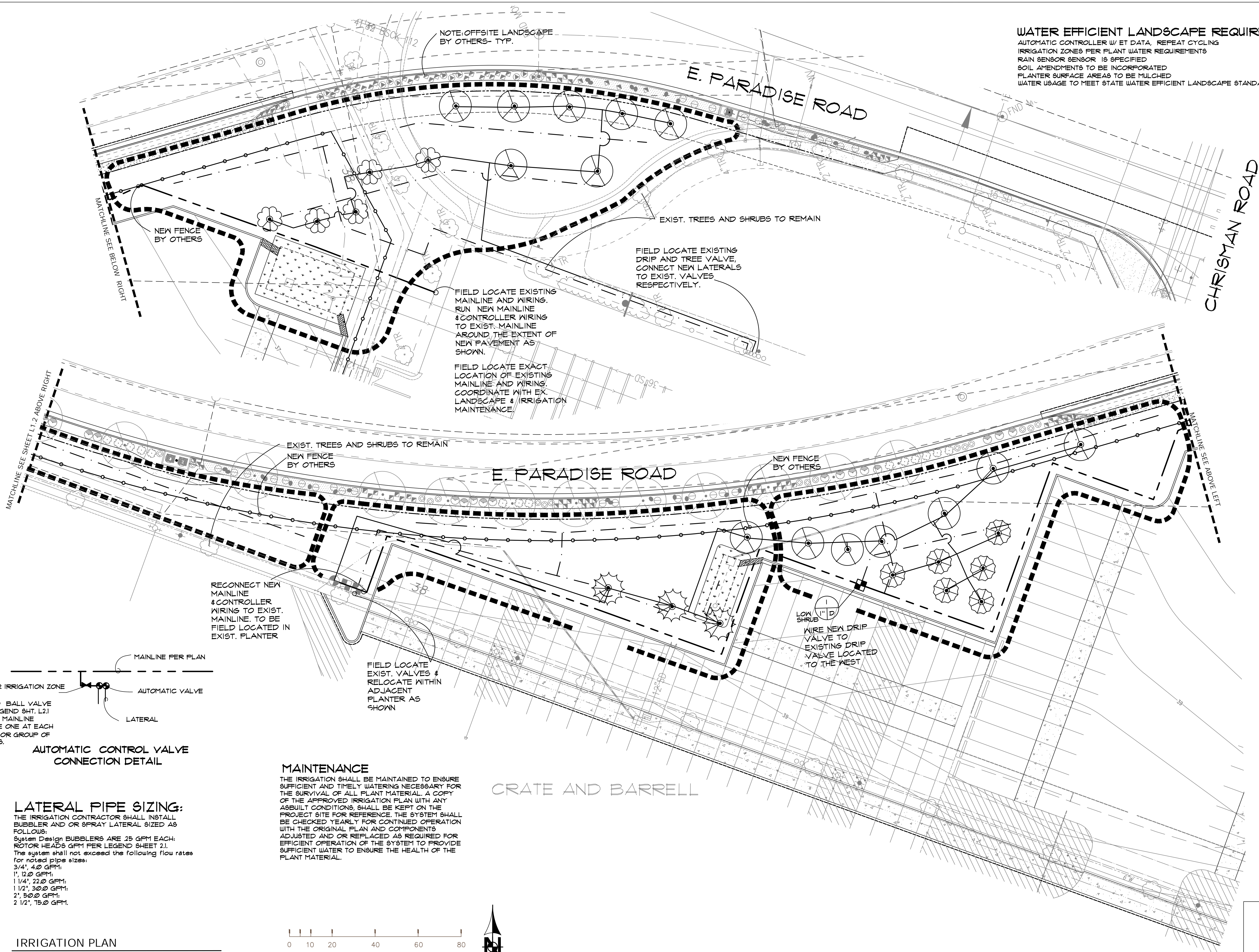
GreenDesign
 Landscape Architects, Inc.
 1464 Poppinjay Drive
 Reno, NV
 p: 775 829 1364
 email: bhatcher00@charter.net

SYMBOL	DATE	DESCRIPTION
	08.22.2023	PROVISIONAL
	02.22.2023	REVISED

DESIGNED BY: BH	DRAWN BY: RH	CHECKED BY: BH	SCALE: 1" = 20'
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IRRIGATION PLAN
 OF
TRUCK PARKING IMPROVEMENTS
 FOR
CRATE AND BARRELL

WATER EFFICIENT LANDSCAPE REQUIREMENTS
 AUTOMATIC CONTROLLER W/ ET DATA, REPEAT CYCLING
 IRRIGATION ZONES PER PLANT WATER REQUIREMENTS
 RAIN SENSOR SENSOR IS SPECIFIED
 SOIL AMENDMENTS TO BE INCORPORATED
 PLANTER SURFACE AREAS TO BE MULCHED
 WATER USAGE TO MEET STATE WATER EFFICIENT LANDSCAPE STANDARD



NOTE: OFFSITE LANDSCAPE BY OTHERS - TYP.

EXIST. TREES AND SHRUBS TO REMAIN

FIELD LOCATE EXISTING DRIP AND TREE VALVE, CONNECT NEW LATERALS TO EXIST. VALVES RESPECTIVELY.

FIELD LOCATE EXISTING MAINLINE AND WIRING, RUN NEW MAINLINE & CONTROLLER WIRING TO EXIST. MAINLINE AROUND THE EXTENT OF NEW PAVEMENT AS SHOWN.

FIELD LOCATE EXACT LOCATION OF EXISTING MAINLINE AND WIRING, COORDINATE WITH EX. LANDSCAPE & IRRIGATION MAINTENANCE.

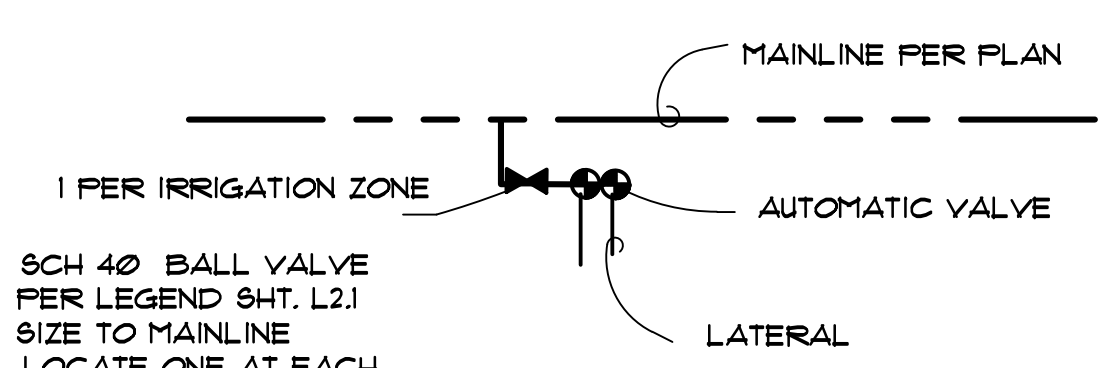
EXIST. TREES AND SHRUBS TO REMAIN
 NEW FENCE BY OTHERS

NEW FENCE BY OTHERS

RECONNECT NEW MAINLINE & CONTROLLER WIRING TO EXIST. MAINLINE. TO BE FIELD LOCATED IN EXIST. PLANTER

FIELD LOCATE EXIST. VALVES & RELOCATE WITHIN ADJACENT PLANTER AS SHOWN

LOW SHRUB
 1" D
 WIRE NEW DRIP VALVE TO EXISTING DRIP VALVE LOCATED TO THE WEST



AUTOMATIC CONTROL VALVE CONNECTION DETAIL

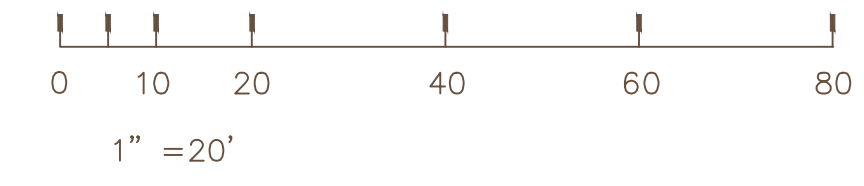
SCH 40 BALL VALVE PER LEGEND SHT. L2.1 SIZE TO MAINLINE LOCATE ONE AT EACH VALVE OR GROUP OF VALVES.

LATERAL PIPE SIZING:

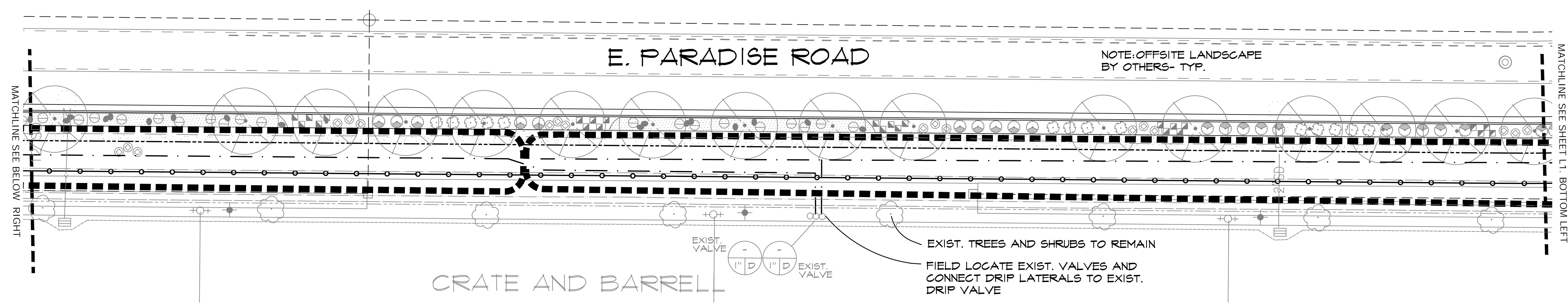
THE IRRIGATION CONTRACTOR SHALL INSTALL BUBBLER AND OR SPRAY LATERAL SIZED AS FOLLOWS:
 System Design BUBBLERS ARE 25 GPM EACH.
 ROTOR HEADS GPM PER LEGEND SHEET 2.1.
 The system shall not exceed the following flow rates for noted pipe sizes:
 3/4", 4.0 GPM;
 1", 12.0 GPM;
 1 1/4", 22.0 GPM;
 1 1/2", 30.0 GPM;
 2", 50.0 GPM;
 2 1/2", 75.0 GPM.

MAINTENANCE

THE IRRIGATION SHALL BE MAINTAINED TO ENSURE SUFFICIENT AND TIMELY WATERING NECESSARY FOR THE SURVIVAL OF ALL PLANT MATERIAL. A COPY OF THE APPROVED IRRIGATION PLAN WITH ANY AS-BUILT CONDITIONS, SHALL BE KEPT ON THE PROJECT SITE FOR REFERENCE. THE SYSTEM SHALL BE CHECKED YEARLY FOR CONTINUED OPERATION WITH THE ORIGINAL PLAN AND COMPONENTS ADJUSTED AND OR REPLACED AS REQUIRED FOR EFFICIENT OPERATION OF THE SYSTEM TO PROVIDE SUFFICIENT WATER TO ENSURE THE HEALTH OF THE PLANT MATERIAL.



IRRIGATION PLAN



IRRIGATION LEGEND

SYMBOL	MFG.	SERIES/MODEL	P&I	RADIUS	GPM
⊙	RAINBIRD	RUS(2) WITH (1/4)1 BUBBLER EA.	PRESS. COMP. BUBBLERS	20-30	25 ea.
⊙	RAINBIRD	XCZ-100 -PRB-COM W/	1" DRIP CONTROL VALVE ASSEMBLY 30 psi (W/200 MESH SCREEN)		
⊙	9FEARS	SCH 40	BALL VALVE SIZE PER MAINLINE		
---	LATERAL	9CH 40 (91Z PER NOTES)	INSTALL 6" MIN. BELOW FINISH GRADE RUN A 1" LATERAL TO ALL INDIVIDUAL TREE BUBBLERS PER VALVE.		
---	DRIP LATERAL	1" SCH. 40 PVC	INSTALL 6" MIN. BELOW FINISH GRADE (NOT SHOWN) RUN A 1" LATERAL TO ALL INDIVIDUAL PLANTER AREAS PER VALVE.		
---	IRRIG. MAIN	1 1/2" SCH 40 PVC unless noted otherwise	INSTALL 6" MIN. BELOW FINISH GRADE ADD WARNING TAPE 6" DEPTH ABOVE PIPE.		
---	DRIP ZONE				
---	PERCO	3/4" FLEXIBLE TUBING	INSTALL 6" MIN. BELOW FINISH GRADE (NOT SHOWN)		
---	TURBO-SC				
---	TORO	EMITTERS			

POC. POINT OF CONNECTION

VALVE IDENTIFICATION NUMBER

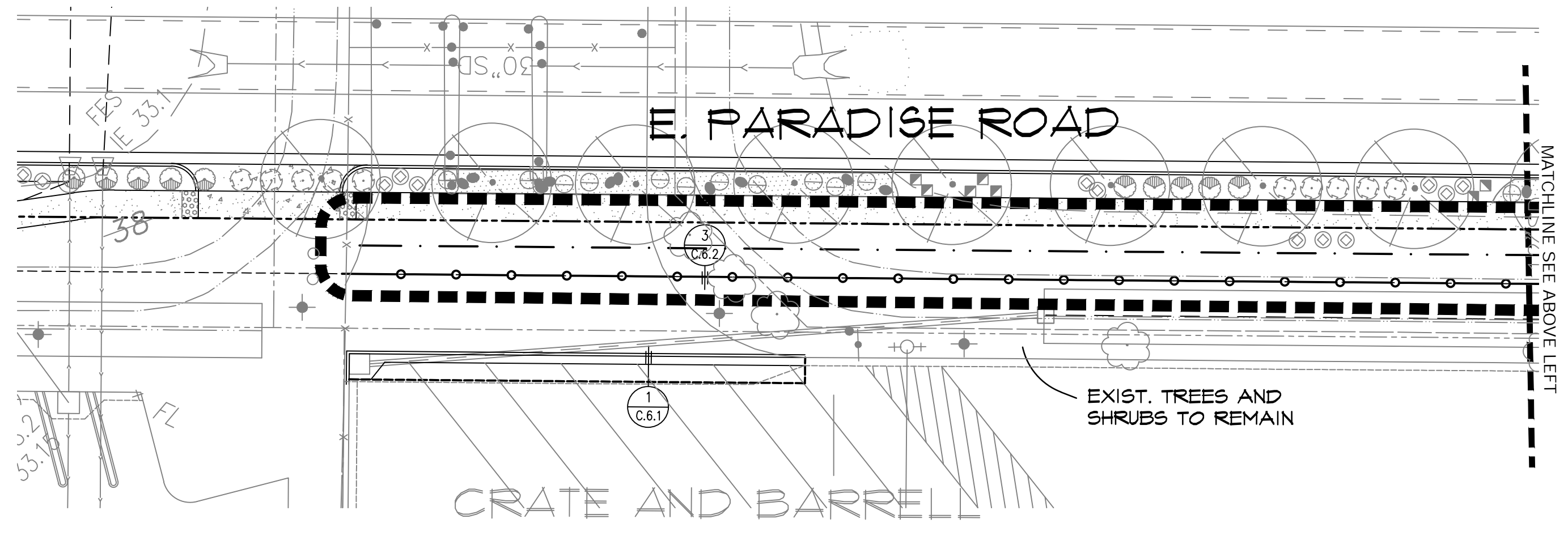
GALLONS PER MINUTE OR 'D' FOR DRIP IRRIG. VALVE

VALVE SIZE

HYDROZONE

(W) WIRE SPLICE - NOT SHOWN-TO BE FIELD NOTED FOR ASBUILT DRAWINGS

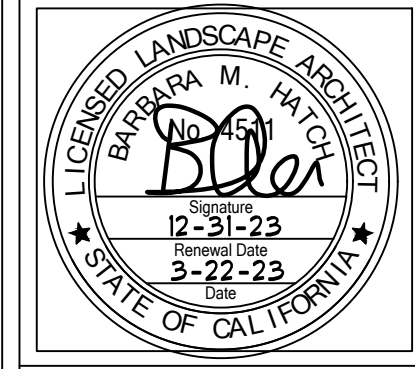
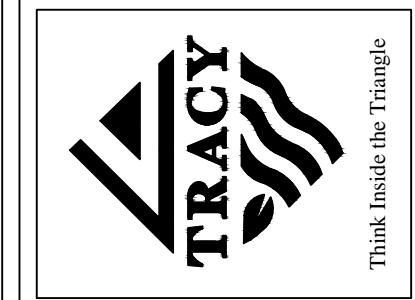
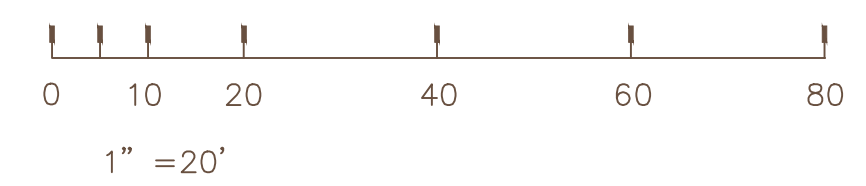
(D) MAINLINE DRAIN-NOT SHOWN-TO BE FIELD NOTED FOR ASBUILT DRAWINGS



IRRIGATION NOTES

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, THE REQUIREMENTS OF THE CITY, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LOCAL BUILDING CODES, ORDINANCES, AND OTHER CODES OR REGULATIONS THAT APPLY.
- SLEEVES ARE REQUIRED AT ALL PAVEMENT CROSSINGS. ALL PIPING AND WIRING UNDER PAVING SHALL BE INSTALLED IN SLEEVES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL SLEEVEING WITH THE GENERAL CONTRACTOR. FAILURE OF INSTALLING SLEEVES PRIOR TO PAVING SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY AND SHALL BE INSTALLED AT HIS EXPENSE. PIPING AND CONTROL WIRES UNDER PAVEMENT SHALL BE INSTALLED IN SEPARATE SLEEVES. LATERAL SLEEVES SHALL BE A MINIMUM OF 18" DEPTH, MAINLINE SLEEVES SHALL BE A MINIMUM 24" DEPTH. SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) O.D. DIAMETER OF THE PIPE TO BE SLEEVED. CONTROLLER WIRE SLEEVES SHALL BE 2X THE SIZE FOR THE REQUIRED NUMBER OF WIRES OR 2" FOR 2 WIRE SYSTEM. BACKFILL MIN. 4" SAND.
- MAINLINE SLEEVES UNDER PAVEMENT SHALL BE INSTALLED 18" BELOW THE SUBGRADE. THE TRENCH SHALL BE CLEANED FREE OF ALL ROCK & DEBRIS, AND BACKFILLED WITH SAND TO A MINIMUM DEPTH OF 4" OVER THE SLEEVE OVER AND UNDER THE SLEEVE. BACKFILL TRENCH WITH 1/8" MINUS.
- ALL MAIN LINES SHALL BE PRESSURE TESTED AT 120 P&I FOR A MINIMUM 25 HOUR PERIOD PRIOR TO BACKFILLING OF TRENCHES. IF ANY LEAKS ARE PRESENT THEY SHALL BE CORRECTED AND LINES SHALL BE RE-TESTED PRIOR TO BACKFILLING TRENCHES.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
- THE IRRIGATION CONTRACTOR SHALL FLUSH ALL LATERALS PRIOR TO INSTALLING EMITTER HEADS.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN OUTSIDE OF THE PLANTER AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN THE PLANTER AREAS.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS, FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS UNDER ROADWAYS AND PAVING.
- SHOULD DISCREPANCIES IN THE PLANS OR FIELD MODIFICATIONS BE REQUIRED, CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION FOR RESOLUTION OR CLARIFICATION.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND UTILITIES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THE SAME.
- THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER AND/OR TELEPHONE, WATER, GAS AND SEWER FACILITIES SO AS TO SAFELY PROTECT ALL UTILITIES, PERSONNEL, AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
- AN OPEN TRENCH INSPECTION OF THE REDUCED PRESSURE PRINCIPLE BACKFLOW DEVICE SHALL BE PERFORMED BY THE WATER SURVEYOR PRIOR TO OPERATING THE IRRIGATION SYSTEM.
- THE IRRIGATION CONTROLLER SHALL BE WIRED DIRECTLY TO THE POWER SOURCE. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BRING CONTROLLER WIRING TO THE CONTROLLER LOCATION. CONNECTING THE CONTROLLER TO THE POWER SOURCE SHALL BE THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR. THE INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES OR ORDINANCES THAT APPLY. IT SHALL BE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE POWER SOURCE AND EXACT LOCATION OF THE CONTROLLER WITH OWNER'S REPRESENTATIVE. FINAL CONNECTION OF THE WIRE TO THE CONTROLLER SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY.
- ALL BACKFILL MATERIAL, OTHER THAN SAND AROUND THE MAINLINE, SHALL BE FREE OF ROCKS, CLODS AND OTHER EXTRANEIOUS MATERIALS, COMPACT BACKFILL TO ORIGINAL DENSITY.
- ACCURATELY AND NEATLY MARK ALL FIELD CHANGES MADE DURING CONSTRUCTION ON A DAILY BASIS ON ONE PLAN SET. ALL DRAFTING TO BE DONE BY A COMPETENT DRAFTSMAN. SUBMIT TO OWNER FOR RECORD. DIMENSION MAINLINE OFF BACK OF CURB OR SIDE WALK FOR REFERENCE ON CONSTRUCTION PLAN SET. LOCATE ALL RAIN SENSORS, DRAINS, SURGE AND OR LIGHTNING ARRESTORS FOR 2 WIRE SYSTEM ON THE PLAN. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- ALL IRRIGATION INSTALLATION AND EQUIPMENT SHALL GUARANTEED FOR A PERIOD OF ONE YEAR.
- REUSE OR RECYCLE EXCESS CONSTRUCTION MATERIAL.
- PROVIDE 1 DIGITAL COPY OF SUBMITTAL PACKAGE OF ALL IRRIGATION COMPONENTS AND MATERIALS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.

IRRIGATION PLAN

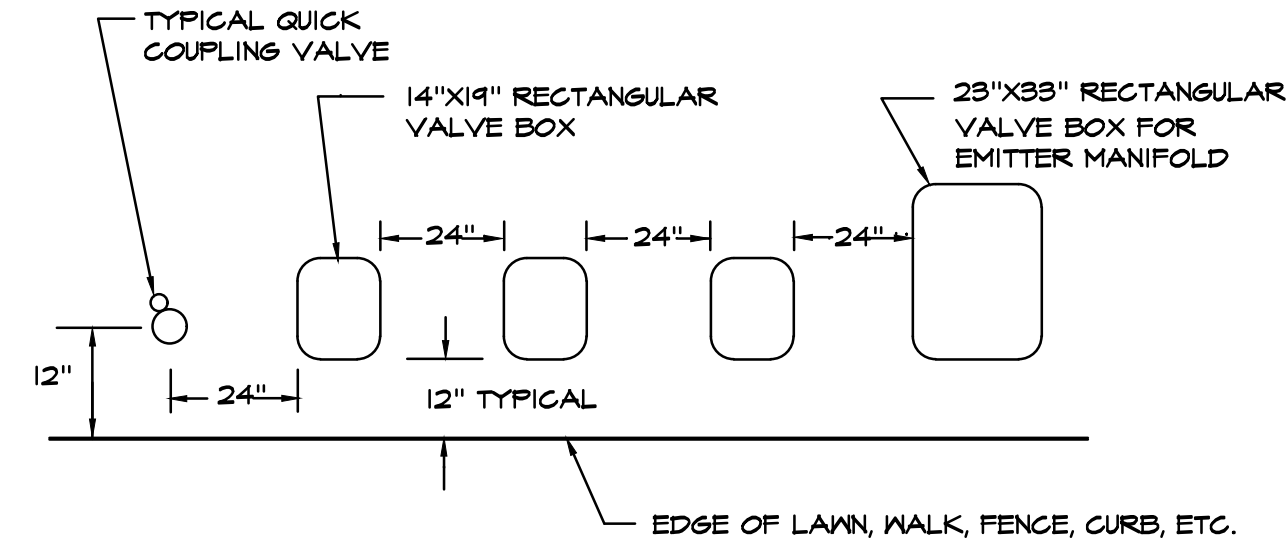


GreenDesign
Landscape Architects, Inc.
1464 Popplejay Drive
Reno, NV
p: 775 829 1364
email: bhatch000@charter.net

SYMBOL	DATE	DESCRIPTION
	08.22.2023	PROVISIONAL
	02.22.2023	REVISIONS

DESIGNED BY: BH
DRAWN BY: RH
CHECKED BY: BH
SCALE: 1" = 20'

IRRIGATION PLAN
OF
TRUCK PARKING IMPROVEMENTS
FOR
CRATE AND BARREL

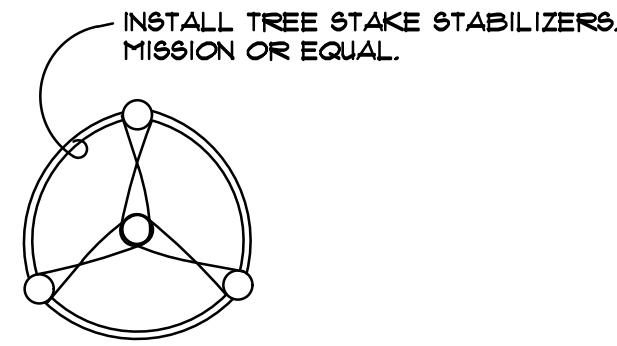


NOTES:

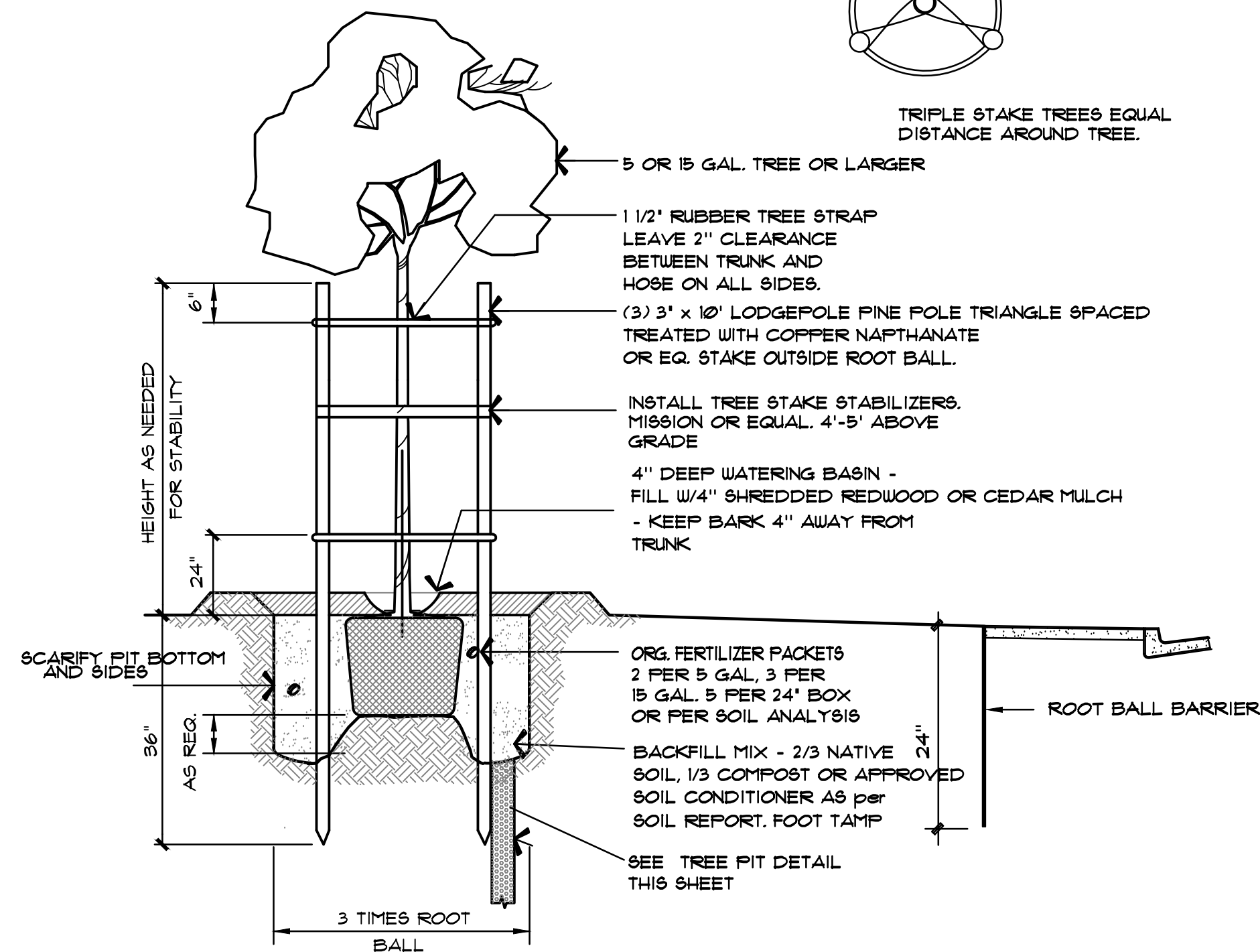
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET VALVE BOXES FOR EMITTER, TURF AREAS, TREE BUBBLER MANIFOLDS OR QUICK COUPLING VALVES, AT FINISH GRADE.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER / SHRUB AREA WHERE POSSIBLE, INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.

Valve Box

NOT TO SCALE



TRIPLE STAKE TREES EQUAL DISTANCE AROUND TREE.

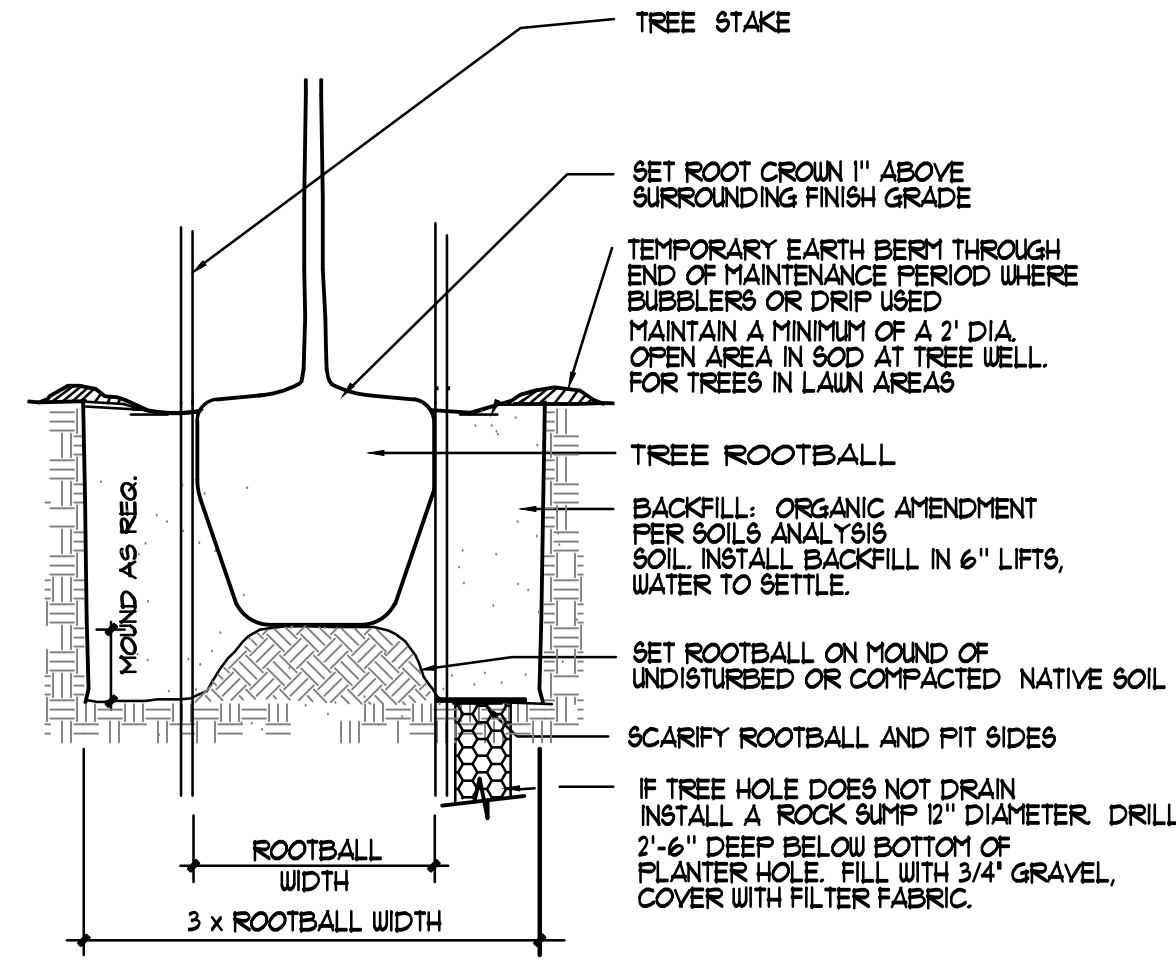


NOTES:

1. TREES SHALL BE 15 GALLON MIN., 24" MAX. SIZE.
2. ROOT CONTROL BARRIER PANELS SHALL BE REQUIRED WHERE TREE IS 10 FEET OR LESS FROM EXISTING OR FUTURE SIDEWALK OR CURB. DEEP ROOT UB-24-2 OR EQUAL MAY BE USED. LENGTH OF BARRIER = 8' CENTERED ON TREE.
3. TREES SHALL BE PROVIDED WITH AUTOMATIC IRRIGATION SYSTEMS (INDIVIDUAL BUBBLERS WITH WATERING BASIN).
4. ROOT BARRIERS SHALL NOT BE CUT.

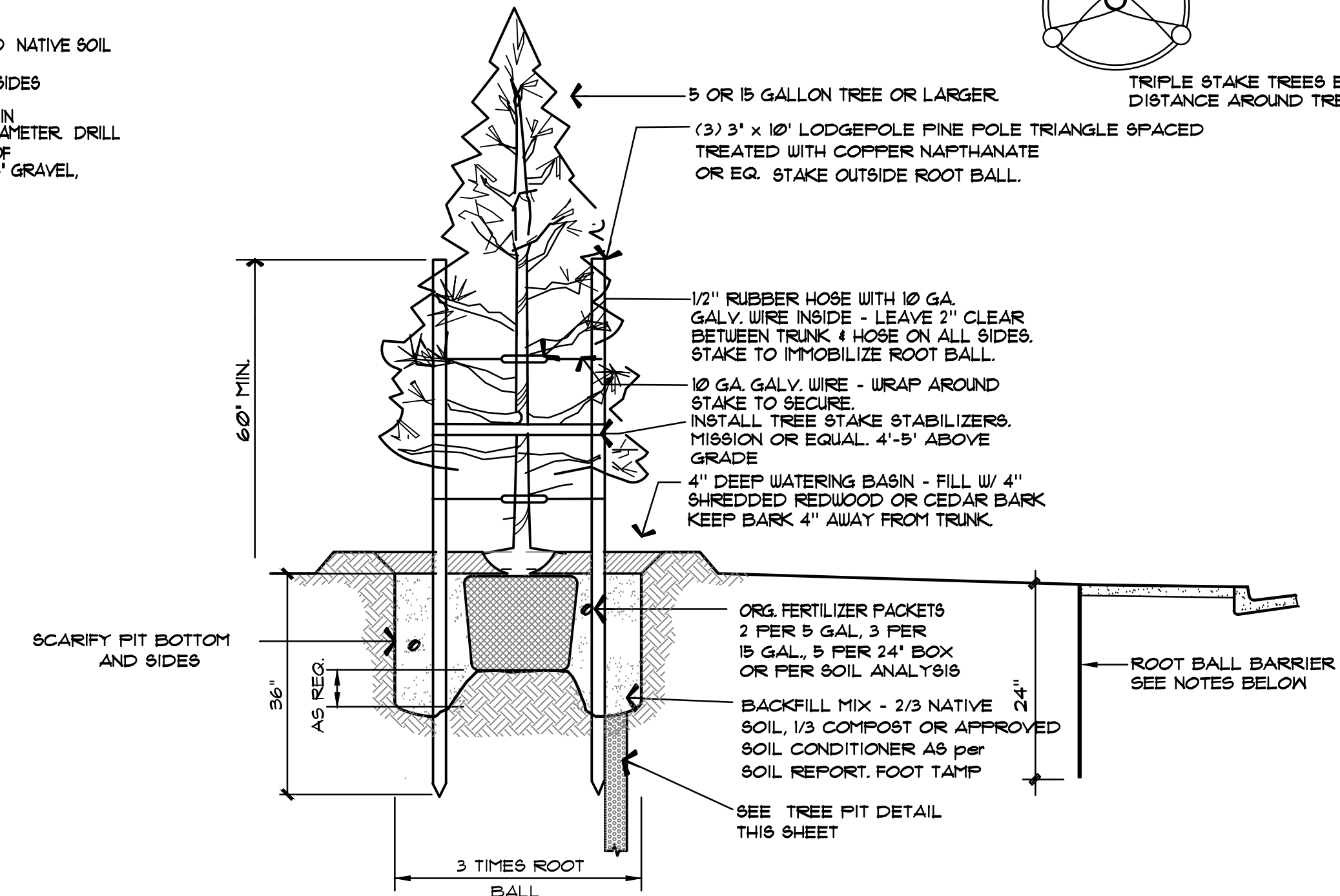
Deciduous Tree Planting

NOT TO SCALE



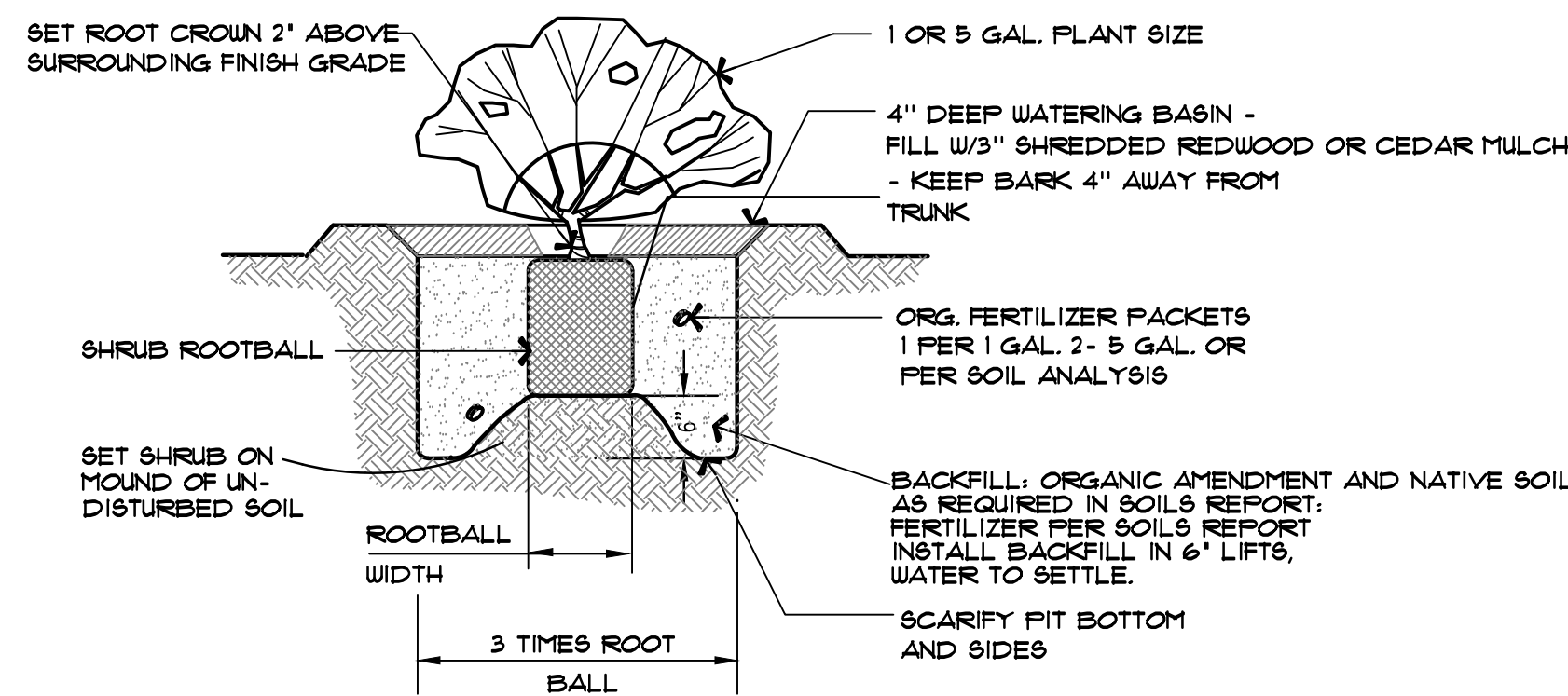
Tree Pit Detail-All Trees

NOT TO SCALE



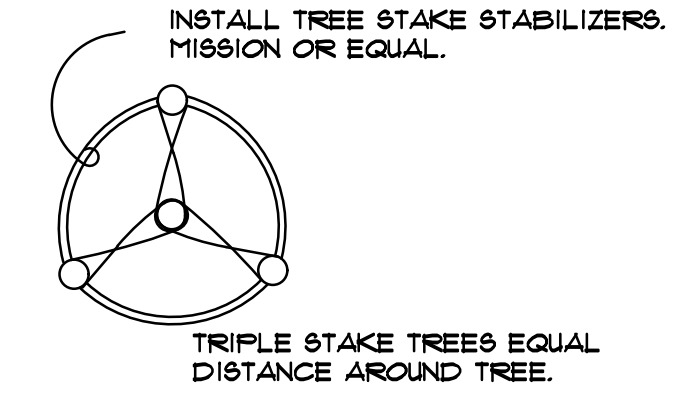
Evergreen Tree Planting

NOT TO SCALE



Shrub Planting Detail

NOT TO SCALE



TRIPLE STAKE TREES EQUAL DISTANCE AROUND TREE.

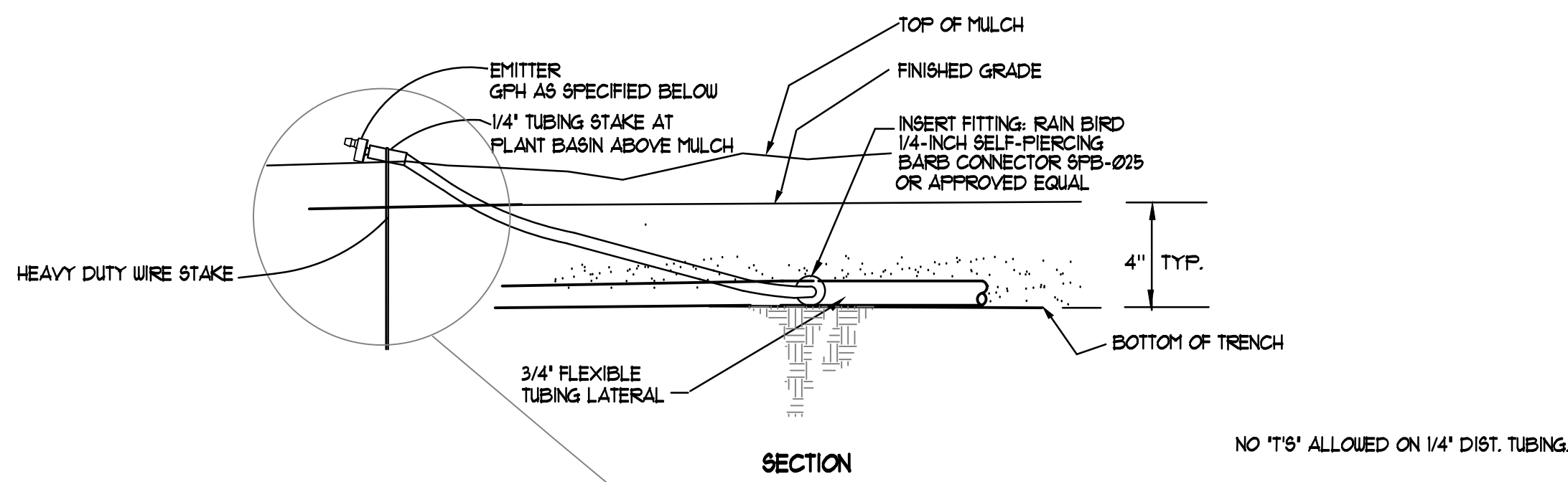
SYMBOL	DATE	DESCRIPTION
	08.13.2022	PERMIT SUBMITTAL
	10.12.2023	REVISION
	03.17.2023	REVISION

DESIGNED BY: BH	DRAWN BY: KH	CHECKED BY: BH	SCALE: 1" = 20'
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FLUSHING END PLUG PLACE AT TERMINATION OF ALL 3/4" TUBING.
 PVC DRIP LINE. PROVIDE ENOUGH SLACK SO END CAN BE AIMED OUTSIDE OF BOX.
 1/2" 3/4" OR 1" ALGAE RESISTANT TUBING
 10" DIAMETER ROUND VALVE BOX SET AT GRADE W/ BOLT-DOWN LID LABELED "IRRIGATION" BURN 1" INTO LID SURFACE
 3/4" GRAVEL 6" DEEP

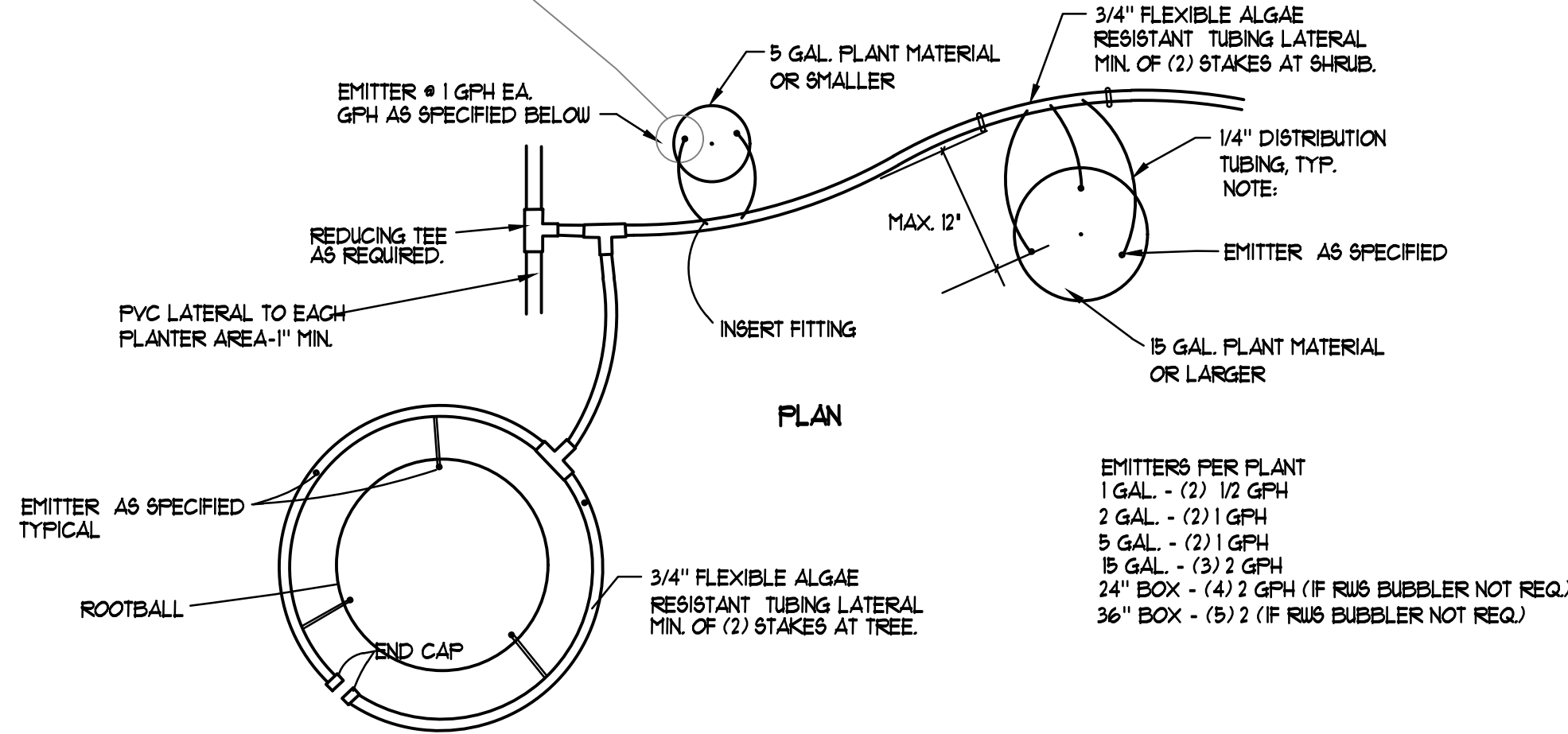
Emitter End Plug

NOT TO SCALE



SECTION

NO 'T'S ALLOWED ON 1/4" DIST. TUBING.



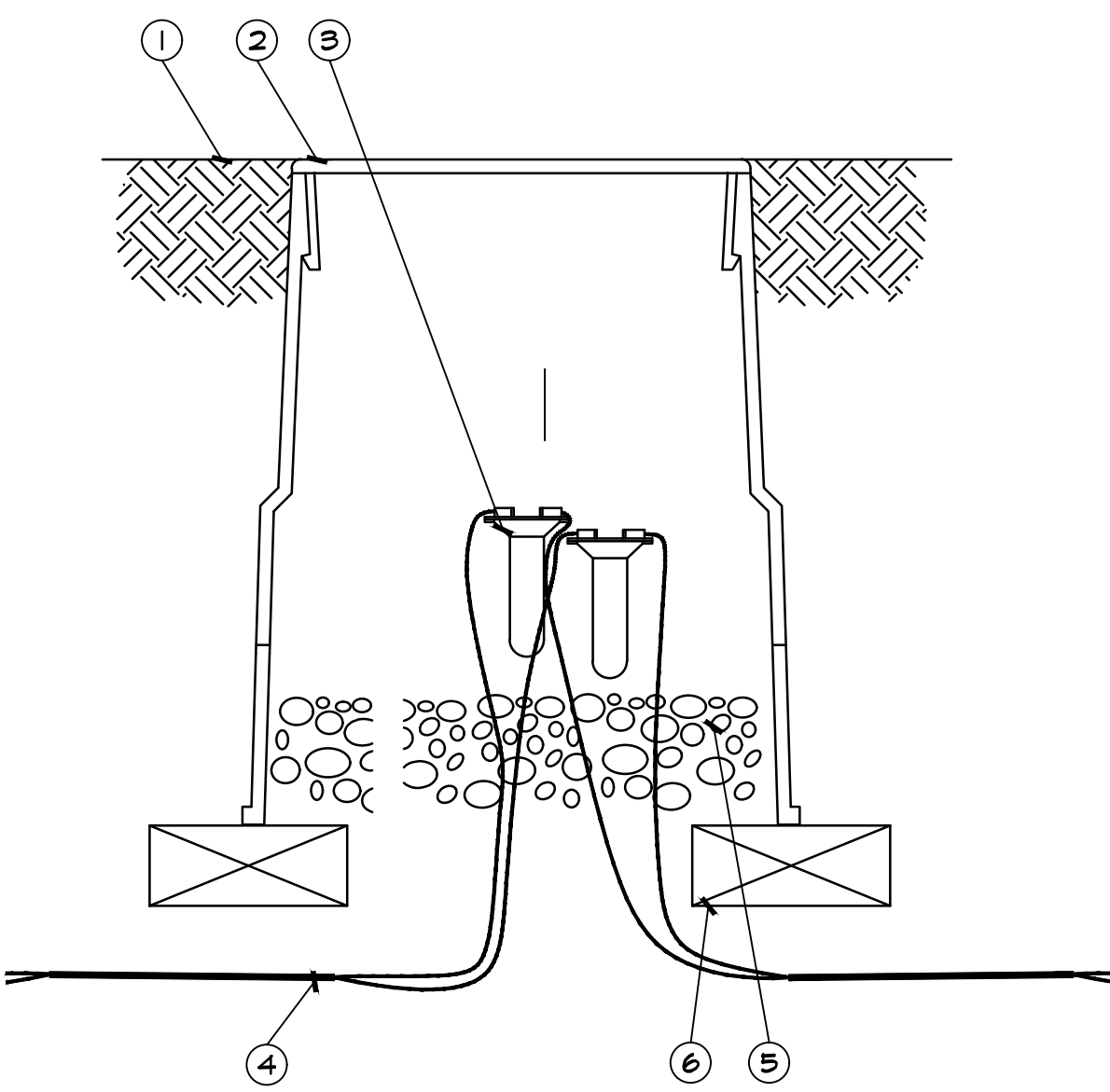
PLAN

EMITTERS PER PLANT
 1 GAL. - (2) 1/2 GPH
 2 GAL. - (2) 1 GPH
 5 GAL. - (2) 1 GPH
 15 GAL. - (3) 2 GPH
 24" BOX - (4) 2 GPH (IF RWB BUBBLER NOT REQ.)
 36" BOX - (5) 2 (IF RWB BUBBLER NOT REQ.)

TYPICAL TREE LAYOUT (IF DEEP ROOT BUBBLERS ARE NOT SPECIFIED)

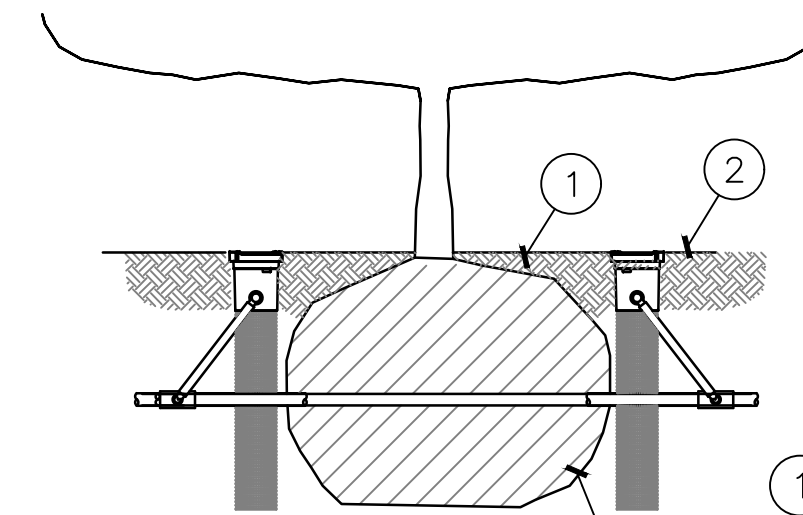
Drip Emitter

NOT TO SCALE

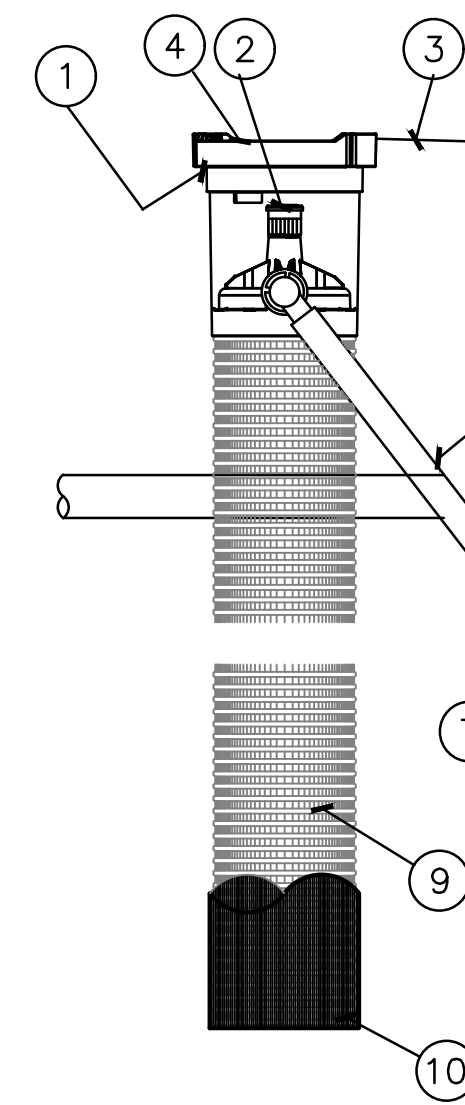


WIRE SPLICE

NOT TO SCALE



- 1 FINISH GRADE/TOP OF MULCH IN TREE BASIN
- 2 ROOT WATERING SYSTEM: RAIN BIRD RWB
- 3 PLANT ROOT BALL



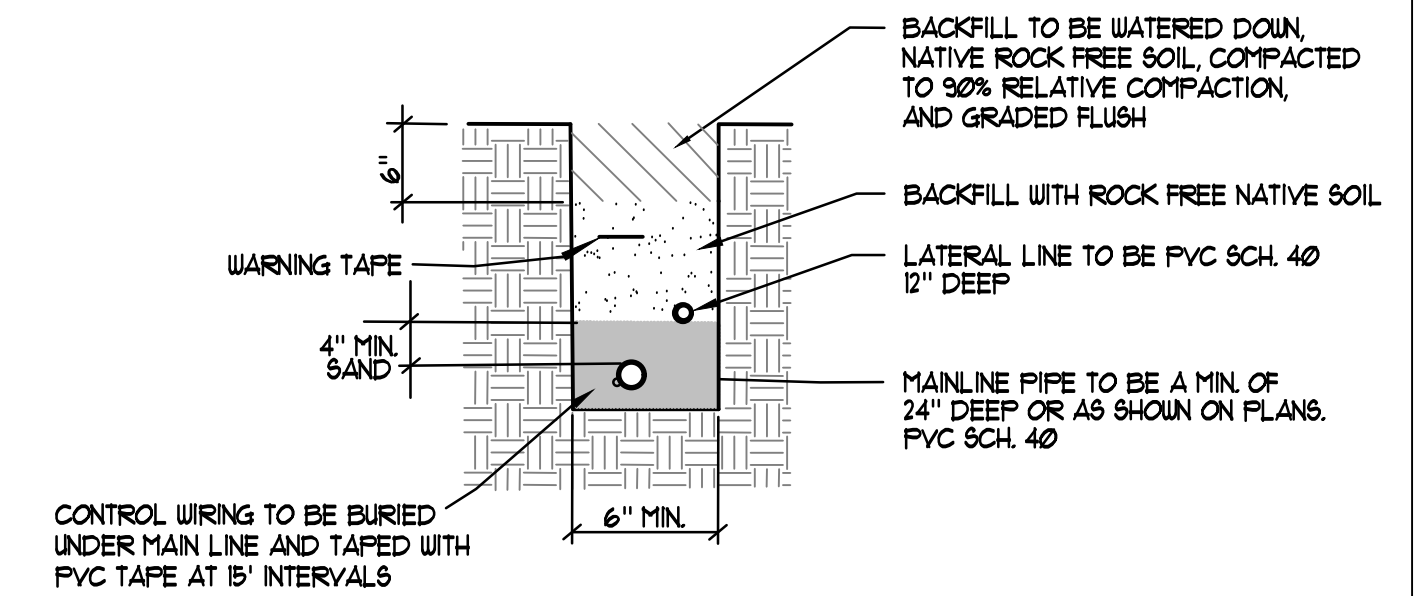
- 1 ROOT WATERING SYSTEM: RAIN BIRD RWB-B-C-1404 (INCLUDES RETAINER 36 (91.4 CM) TUBE, 1 GPM (3.8 L/M) BUBBLER 4 INTEGRATED CHECK VALVE, 4 (10.2 CM) GRATE, VERSATILE SWING ASSEMBLY WITH 1/2 (1.3 CM) M NPT INLET)
- 2 BUBBLER: RAIN BIRD 1404 1 GPM (3.8 L/M) (INCLUDED)
- 3 FINISH GRADE/TOP OF MULCH
- 4 4' (102 CM) LOCKING GRATE (INCLUDED)
- 5 12' (305 CM) SWING ASSEMBLY (INCLUDED)
- 6 1/2' (13 CM) MALE NPT INLET (INCLUDED)
- 7 PVC SCH 40 TEE OR EL
- 8 PVC OR POLYETHYLENE LATERAL PIPE
- 9 4' (102 CM) WIDE X 36' (91.4 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
- 10 OPTIONAL SOCK (RWB-SOCK) FOR SANDY SOILS

NOTES:

- 1. 4' (102 CM) GRATE
- 2. INSTALL PRODUCT SO THAT THE GRATE IS EVEN WITH FINISH GRADE OR TOP OF MULCH.
- 3. OPTIONAL SAND SOCK (RWB-SOCK) IS 34' (86.4 CM) IN LENGTH TO COVER MESH BASKET AREA.
- 4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4' (19 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
- 5. ONCE RWB HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

Tree Bubblers

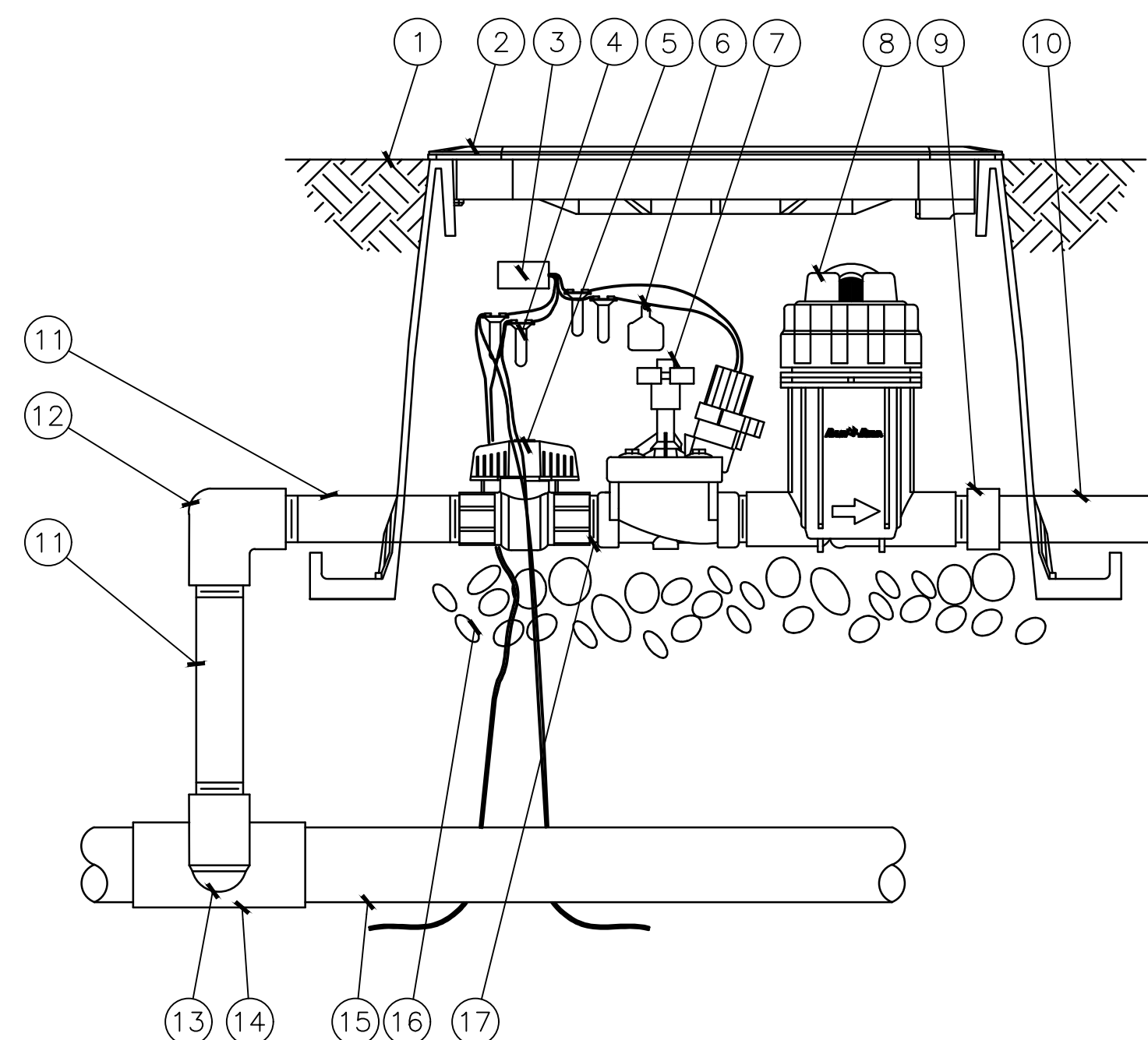
NOT TO SCALE



Trench Detail - Lateral or Mainline

NOT TO SCALE

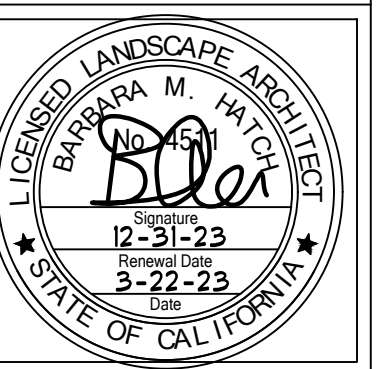
(WITH WIRING)



- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER: RAIN BIRD VB-9TD
- 3 DECODER REFER TO DETAIL SHEET L3.3
- 4 WATERPROOF CONNECTION: RAIN BIRD DB SERIES
- 5 1-INCH BALL VALVE (INCLUDED IN XCZ-FRB-100-COM KIT)
- 6 ID TAG
- 7 REMOTE CONTROL VALVE: RAIN BIRD PEBB (INCLUDED IN XCZ-FRB-100-COM KIT)
- 8 PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD FRB-QKCHK-100 (INCLUDED IN XCZ-FRB-100-COM KIT)
- 9 PVC SCH 40 FEMALE ADAPTOR
- 10 LATERAL PIPE
- 11 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 12 PVC SCH 40 ELL
- 13 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 14 PVC SCH 40 TEE OR ELL
- 15 MAINLINE PIPE
- 16 4-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 17 PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-FRB-100-COM KIT)

DRIP IRRIGATION VALVE DETAIL

NOT TO SCALE



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 Landscape Architects, Inc.
 1464 Populjay Drive
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 p. 775.829.1364
 email: bhatch00@charter.net

SYMBOL	DATE	DESCRIPTION
	08.15.2022	DESIGN
	04.13.2023	REVISED
	03.22.2023	REVISED

DESIGNED BY: BH	DRAWN BY: KH	CHECKED BY: BH	SCALE: 1" = 20'
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IRRIGATION DETAILS
 OF
TRUCK PARKING IMPROVEMENTS
 FOR
CRATE AND BARREL

**CITY OF TRACY
DETERMINATION OF THE DEVELOPMENT SERVICES DEPARTMENT**

Application Number D22-0047

A determination of the Development Services Department (1) approving the removal of 29 existing trailer parking stalls to construct 71 new trailer stalls with perimeter landscaping on a 2.21-acre parcel located at Assessor's Parcel Number: 250-020-98 and (2) determining that the project is categorically exempt from the California Environmental Quality Act pursuant to CEQA guidelines section 15332 which pertains to certain infill development projects. The applicant is Teresa Goodwin and property owner is Prologis, LP.

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

1. Northeast Industrial Areas Specific Plan
2. Development Review (TMC Chapter 10.08, Article 30)
3. City of Tracy Design Goals and Standards

The project is categorically exempt from the California Environmental Quality Act 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 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.

THE DEVELOPMENT SERVICES DEPARTMENT, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY (1) DETERMINES THE PROJECT IS CATEGORICALLY EMEXPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332 WHICH PERTAINS TO CERTAIN INFILL DEVELOPMENT PROJECTS AND (2) APPROVES THE REMOVAL OF 29 EXISTING TRAILER PARKING STALLS TO CONSTRUCT 71 NEW TRAILER STALL WITH PERIMETER LANDSCAPING ON A 2.21-ACRE PARCEL LOCATED AT ASSESSOR'S PARCEL NUMBER: 250-020-98, SUBJECT TO 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 proposal consists of desirable elements such as landscaping in close orientation to paradise road that creates a sense of arrival.
2. The project is consistent with the Light Industrial land use designation in the Northeast Industrial Areas Specific Plan, the City of Tracy General Plan, the Citywide Design Goals and Standards, and other City regulations because the parking lot and associated landscaping will be constructed to adhere to all requirements of the Light Industrial land use designation.

Forrest Ebbs
Director of Community and Economic Development

Date of Action

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

71 New Trailer Parking Stalls with Perimeter Landscaping

APN: 250-020-98

Application Number D22-0047

May 7, 2024

These Conditions of Approval shall apply to the removal of 29 existing trailer parking stalls to construct 71 new trailer parking stalls with perimeter landscaping on a 2.21-acre parcel located at Assessor's Parcel Number: 250-020-98 (hereinafter "Project"), proposed by Teresa Goodwin (hereinafter "Applicant") and Prologis, LP. (hereinafter "Property Owner").

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. "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, City's Design Goals and Standards, and the City's Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans).
5. "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 removal of 29 existing trailer parking stalls to construct 71 new trailer parking stalls with perimeter landscaping, Application Number D22-0047.
7. "Property" means the subject property of the removal of 29 existing trailer parking stalls to construct 71 new trailer parking stalls with perimeter landscaping located on a 2.21-acre parcel located at Assessor's Parcel Number: 250-020-98 (hereinafter "Project"), proposed by Teresa Goodwin (hereinafter "Applicant"), Application Number D22-0047.

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, 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. 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.
4. Except as modified herein, the project shall be developed in substantial compliance with the plans received by the Development Services Department on August 3, 2023, to the satisfaction of the Development Services Director.
5. Prior to the approval of a building permit, the applicant shall submit detailed landscape and irrigation plans consistent with the Department of Water Resources’ Water Efficient Landscape Ordinance to the satisfaction of the Development Services Director. 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.
6. 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.
7. Prior to the issuance of a building permit, the applicant shall provide detailed plans that demonstrate a minimum of one foot candle throughout the parking areas. All exterior lighting shall be directed downward, onto the parking and maneuvering surface and away from the public rights-of-way.
8. Prior to issuance of a building permit, the construction documents shall comply with California Building Standards Commission (Cal Green Code Emergency Standards; Title 24, Part 11) regarding landscaping and irrigation water efficiency, to the satisfaction of the Utilities Director.

9. Prior to the issuance of a building permit, the developer shall comply with all applicable Stormwater Quality Regulations, to the satisfaction of the Water Resources Division in the Utilities Department.
10. Prior to issuance of a building permit, the Developer shall submit construction documents, plans, specifications, and/or calculations to the Building Safety Division, which meet all applicable requirements of Title 24 California Code of Regulations, to the satisfaction of the Building Official.
11. Prior to the construction of onsite improvement including but not limited to walks, sidewalks, utilities, signs, lights, retaining walls, sound walls, underground vaults, transformer, trellis, trash enclosures, etc., applicant shall submit to the Building Safety Division construction drawings and supporting documents that conform to the current Title 24 California Code of Regulations at time of application.
12. Prior to commencement of construction, applicant shall submit legal documents of existing storm drain easement for installing storm drain pipes in adjacent property per California Plumbing Code 307.1., to the satisfaction of the Building Official.
13. Prior to issuance of a building permit, the Developer shall conform with all requirements of the California Fire Code as amended by the Tracy Municipal Code, to the satisfaction of the South San Joaquin County Fire Authority.
14. Prior to final inspection or certificate of occupancy, all PG&E transformers, phone company boxes, Fire Department connections, backflow preventers, irrigation controllers, and other on-site utilities, shall be vaulted or screened from view from any public right-of-way, behind structures or landscaping, to the satisfaction of the Development Services Director.
15. No signs are approved as a part of this development review permit. Approval of a separate sign permit by the Development Services Department is necessary prior to the installation of any signs.
16. Prior to issuance of a building or grading permit, the developer shall demonstrate compliance with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) and the Incidental Take Minimization Measures prepared by San Joaquin Council of Government (SJCOG), to the satisfaction of the Development Services Director.
17. Prior to issuance of a building permit, the Developer shall comply with all applicable requirements of the San Joaquin Valley Air Pollution Control District (APCD), including District Rule 9510, Regulation VIII, and payment of all applicable fees, to the satisfaction of the APCD.

C. Engineering Division Conditions of Approval

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) Not applicable
2. RESERVED
3. RESERVED

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 release of a 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 (Tracy Municipal Code {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.

5. Encroachment Permits and Improvement Agreement(s)

All construction activity involving public improvements will require an encroachment permit, and if applicable, a fully executed improvement agreement (Off-site, Subdivision, and/or Inspection). Any construction activity involving public improvements without an encroachment permit, and if applicable, 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. Prior to encroachment permit release, and if applicable, the of consideration of City Council's approval of said improvement agreement, the Developer shall provide 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. Off-site 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 approved Geotechnical/Soils Report that was prepared for the grading permit submittal.

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.

The storm water treatment system shall be located on private property and shall be at least off-set from the right-of-way by one (1) foot.

C.5.1.e. RESERVED

C.5.1.f. 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 final inspection of the improvements constructed via an encroachment permit, 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.g. Streets – Frontage improvements include but are not limited to the following: curb, gutter, sidewalk, street widening, landscaping, street lighting, undergrounding of overhead utilities and other improvements. 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.

Paradise Road

Developer shall remove the existing commercial driveway along the Property frontage and replace it with new sidewalk, curb, gutter, and landscaping with its automatic irrigation system per current City Standards and Specifications.

Said landscape and irrigation system shall require Developer to submit landscape and irrigation plans. Said landscape and irrigation plans shall be designed to the satisfaction of the City Engineer. Landscape and irrigation plans shall be prepared on a 24-inch x 36-inch size 20-pound (min.) bond paper and PDF 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. Said landscape and irrigation plan shall be prepared by a California licensed landscape architect. Developer can either protect-in-place the existing sidewalk and repair any cracked, settled, and/or damaged sidewalk or remove and replace

the sidewalk so long as the replacement sidewalk is similar to the current sidewalk, i.e. similar width, meanders, etc.

Street cuts and trenching related to utility installation in Paradise Road shall be subject to Condition C.8.1.

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.5.4. 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.5.5. 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.5.6 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.5.7 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

Prior to the release of a building permit within Project boundaries, the Developer shall 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.4, above.
- C.6.2 Developer pays the applicable development impact fees as required in the TMC, these Conditions of Approval, and City Regulations.
 - C.6.2.a. Habitat Mitigation Fee. The Developer shall pay the applicable San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP) development impact fees (Habitat Mitigation Fee) prior to release of a building permit for the Project.
- C.6.3 RESERVED

C.6.4 Developer has completed all requirements set forth in Condition C.8

C.7 Acceptance of Public Improvements

Prior to the consideration of City Council's acceptance of public improvements, the Developer shall demonstrate 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 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.7.6 Developer has completed the ninety (90) day public landscaping maintenance period.
- C.7.7 Per Section 21107.5 of the California Vehicle Code, Developer shall install signs at all entrance(s) of the Project stating that the streets are privately owned and maintained and are not subject to the public traffic regulations or control. Said signs must be conspicuously placed, plainly visible, and legible during daylight hours from a distance of one hundred (100) feet.
- C.7.8 Survey Monuments – 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 Prior to release of Improvement Security, all requirements set forth in this condition must be completed:

When street cuts are made for the installation of utilities, the Developer shall conform to Section 3.14 of the 2020 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 Prior to the release of the Building Permit, 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 Prior to the release of the Grading Permit, the Northeast Industrial (NEI) Detention Basin shall be complete, operational, and accepted by 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 baseline 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. 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. Project shall always be in compliance with Federal, State and Local mandates with potable water, recycled water and water quality.
- D.4. Prior to Certificate of Occupancy, the applicant shall complete the following to the satisfaction of the Utilities Director:
 - D.4.1. Return to the Utilities Department, two legally signed and notarized copies of the final maintenance access agreement including all exhibits and approved O & M plan previously submitted and received from the Utilities Department.
 - D.4.2. 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.4.3. The project shall be in full compliance with Construction General Permit including 70% stabilization of the project with Notice of Termination approval.
- D.5. 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 or 5 of the California Green Building Standards Code to the satisfaction of the Utilities Director.
- D.6. 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.6.1. 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.6.2. Per State Water Resources Control Board on May 24, 2022, all Commercial, Industrial, and Institutional facilities are prohibited from using potable water to irrigate non-functional turf. Non-functional turf is defined as a ground cover surface of mowed grass that is ornamental and not otherwise used for recreational purposes. Please submit your final landscape plan in conformance with these new regulations.

D.6.3. A Certificate of Completion must be completed, signed, and submitted to the Utilities Department prior to Final approval of Occupancy.

E. South San Joaquin County Fire Authority Conditions of Approval

Contact: Daniel Stowe (209) 831-6707 daniel.stowe@sjcfire.org

1. Prior to construction, applicant shall submit construction documents to the South San Joaquin County Fire Authority 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.

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.

3. During construction the fire apparatus access roads shall be maintained throughout the property at all times. Fire apparatus access roads during construction shall have a minimum 20' unobstructed width in accordance with CFC §503.
4. Additional comments may occur upon submittal of construction documents

DIRECTOR PUBLIC HEARING
AGENDA ITEM 2

REQUEST

PUBLIC HEARING TO CONSIDER APPROVING A DEVELOPMENT REVIEW PERMIT, APPLICATION NUMBER D23-0015, (HEREINAFTER “PROJECT”), TO (1) RECONFIGURE AN EXISTING 31,730 SQUARE-FOOT PAVED PARKING AREA INTO AN ACCESSIBLE CUSTOMER AND EMPLOYEE PARKING AREA CONSISTING OF 51 PARKING SPACES, NEW LANDSCAPING, NEW FENCING, AND ACCESSIBLE ENTRY GATES; (2) PROPOSING EXTERIOR BUILDING MODIFICATIONS CONSISTING OF A CHANGE OF COLORS AND A NEW PARAPET WALL, LOCATED ON AN APPROXIMATELY 3.18-ACRE SITE, AT 405 GANDY DANCER DRIVE, ASSESSOR’S PARCEL NUMBER 248-020-12. THE APPLICANT IS BRET FLOREY, AND THE PROPERTY OWNER IS SAI PROPERTIES GANDY DANCER LLC.

DISCUSSION

This agenda item is to consider approving a Development Review Permit, Application Number D23-0015, to reconfigure an existing 31,730 square-foot paved parking area into an accessible customer and employee parking area consisting of 51 parking spaces, new landscaping, new fencing, and accessible entry gates and propose exterior building modifications consisting of a change of colors and a new parapet wall, for Caliber Collision located at 405 Gandy Dancer Drive. No changes to the existing building envelope will be made nor will additional paved surface areas be made to the existing site. The applicant is Bret Florey, and the property owner is SAI PROPERTIES GANDY DANCER LLC, Application Number D23-0015.

Background

On August 9, 1995, the Planning Commission approved a Conditional Use Permit, Application Number 8-95-CUP, for the construction and operation of a tire service center consisting of a new parking area, new landscaping, and related improvements to the site, as well as two buildings proposed to be constructed in two separate phases. The first phase of the project included the construction of a new 27,500 square-foot metal frame structure in addition to related on-site improvement consisting of parking, landscaping, and utilities. The second phase of the project included the construction of a 7,000 square-foot metal frame structure along the front of the site, however this second phase was never built. The proposed area of the 7,000 square-foot building remained unpaved with no improvements.

Under this Development Review Permit, Application Number D23-0015, the proposed Project will be located on a 3.18-acre parcel, located at 405 Gandy Dancer Drive (Attachment A – Location Map). As the proposed Caliber Collision is occupying the existing 24,000 square-foot structure with no additional building floor area, the purpose of this Project is to provide additional, convenient, and accessible parking spaces to their employees and customers, as well as new fencing and gates, and landscaping to complement the existing site improvements (Attachment B – Project Description). Additionally, the building will be painted to create uniformity and consistency among the site, as well as construct a new parapet wall to screen any roof-mounted equipment from the public right-of-way.

The reconfiguration of the existing 31,730 square-foot paved parking area would consist of a re-paving and re-striping of the parking area to include 51 parking spaces. Of the new parking spaces, 39 will be employee parking spaces and 12 customer parking stalls, including two accessible parking compliant with the Americans with Disabilities Act (ADA) standards. Additionally, new landscaping will be installed consisting of 14 new canopy shade trees, groundcover, and 23 new shrubs. The new trees will ensure that 40% of the designated parking area will be shaded at tree maturity. The existing chain-link fence that surrounds the property will have new tan privacy slats to complement the proposed color changes made to the building and will serve to screen any vehicular storage area visible from the public right-of-way. The color changes proposed for the existing building consist of a kilim beige color that will be painted on the exterior walls and doors and an urbane bronze gray color will be painted on the accent exterior walls to create an architectural façade. Furthermore, the new parapet wall will be installed to screen the paint mix room exhaust fan that is mounted on the roof and will be painted to match the existing parapet wall. The proposed site plan and elevations can be located in Attachment C.

All of the proposed improvements are consistent with the surrounding neighborhood character, as well as with the design standards under the Industrial Areas Specific Plan (ISP), and the City's Design Goals and Standards. The reconfiguration of the parking area and re-striping of parking stalls will not disrupt vehicular circulation or cause the loss of landscaping or hardscape. The proposed project will increase the landscape that is currently existing on-site. A sidewalk will also be added to the front of the site within the right-of-way (along Gandy Dancy Drive), to create pedestrian safe, walkway.

The subject property is located within the ISP with a land use designation of General Industrial. The proposed reconfiguration of the existing parking area for customers and employees, as well as the vehicular storage area is a permitted use in the Industrial Areas Specific Plan, as the parking area is accessory to the permitted auto body repair and paint shop use operated by Caliber Collision. The adjacent properties to the north, east, south and west of the properties have a land use designation of General Industrial under the ISP.

Environmental Document

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15301, which pertains to minor alterations of existing structures or facilities, and CEQA Guidelines Section 15304, which pertain to minor alterations to the land. In accordance with Section 21084 of the Public Resources Code, CEQA Guidelines Section 15301, and CEQA Guidelines Section 15304, no further environmental assessment is required.

RECOMMENDATION

Staff recommends that the Community and Economic Development Director approve a Development Review Permit, Application Number D23-0015, to construct the Project, based on the findings contained in the Community and Economic Development Director Determination dated May 7, 2024 (Attachment D – Community and Economic Development Director Determination).

Director Public Hearing
Agenda Item 2
May 7, 2024
Page 2

Prepared by Ilse Lopez-Narvaez, Assistant Planner

Reviewed by Genevieve Federighi, Acting Senior Planner

Approved by Scott Claar, Acting Community and Economic Development Assistant Director

ATTACHMENTS

- A: Location Map
- B: Project Description
- C: Plan Set
- D: Community and Economic Development Director Determination
Exhibit 1 – Conditions of Approval

Attachment A

405 Gandy Dancer Drive

Assessor's Parcel Number:
248-020-12

3.18-acre site

Existing Industrial Building



Attachment A – Project Location

405 Gandy Dancer Drive

Assessor's Parcel Number:
248-020-12

3.18-acre site

Existing Industrial Building



CITY OF TRACY

DETERMINATION OF THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

Application Number D23-0015

A determination of the Community and Economic Development Director to consider approving a Development Review Permit, Application Number D23-0015, (hereinafter "Project"), to (1) reconfigure an existing 31,730 square-foot paved parking area into an accessible customer and employee parking area consisting of 51 parking spaces, new landscaping, new fencing, and accessible entry gates; (2) proposing exterior building modifications consisting of a change of colors and a new parapet wall; and (3) determining that this project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, which pertains to minor alterations of existing structures or facilities, and CEQA Guidelines Section 15304, which pertain to minor alterations to the land. The applicant is Bret Flory, and the Property Owner is SAI Properties Gandy Dancer LLC.

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

1. Industrial Areas Specific Plan
2. Off-Street Parking Requirements (TMC Sec 10.08.3440 et seq., Article 26)
3. Development Review (TMC Sec 10.08.3920 et seq., Article 30)

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15301, which pertains to minor alterations of existing structures or facilities, and CEQA Guidelines Section 15304, which pertain to minor alterations to the land. The Project consists of the conversion of an existing paved parking area to an accessible customer and employee parking area, along site improvements consisting of new landscaping and fencing, along with minor exterior building modifications consisting of a change in building colors and a new parapet wall. In accordance with Section 21084 of the Public Resources Code, CEQA Guidelines Section 15301, and CEQA Guidelines Section 15304, no further environmental assessment is required.

THE DEVELOPMENT SERVICES DIRECTOR, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY (1) DETERMINES THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301 AND CEQA GUIDELINES SECTION 15304; AND (2) APPROVES DEVELOPMENT REVIEW PERMIT APPLICATION NUMBER D23-0015, AS DESCRIBED IN THE PLANS RECEIVED BY THE DEVELOPMENT SERVICES DEPARTMENT ON FEBRUARY 19, 2024, TO RECONFIGURE AN EXISTING 31,730 SQUARE-FOOT PAVED PARKING AREA INTO AN ACCESSIBLE CUSTOMER AND EMPLOYEE PARKING AREA CONSISTING OF 51 PARKING SPACES, NEW LANDSCAPING, NEW FENCING, AND ACCESSIBLE ENTRY GATES; AND 2) PROPOSING EXTERIOR BUILDING MODIFICATIONS CONSISTING OF A CHANGE OF COLORS AND A NEW PARAPET WALL, LOCATED AT 405 GANDY DANCER (APN: 248-020-12), SUBJECT TO THE CONDITIONS OF APPROVAL 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 improves the property, the surrounding area and the citizens of Tracy, because the establishment, maintenance, and operation of the proposed changes, uses and associated structures are compatible with the land use, design, and operational characteristics of the neighboring properties. The proposed reconfiguration of the parking lot will predominately occur in the front of the property; however, the parking area will be screened away from the public view (Gandy Dancer Drive) with the existing CMU wall painted to match the building, a new fence and gate, and new landscaping making the project consistent with the design standards under the Industrial Areas Specific Plan, and the City's Design Goals and Standards. The reconfiguration of the existing parking area will include 14 new shade trees and will be located predominately on the south end of the site of the existing paved area next to existing fencing and gate, in a manner that does not disrupt vehicular circulation or cause the loss of landscaping or hardscaping. Additionally, the minor building modifications consisting of exterior color changes and a new parapet wall will be consistent with the neighboring properties and the City's Design, Goals and Standards.
2. The proposal conforms to Chapter 10.08, Zoning Regulations, of the Tracy Municipal Code, the Industrial Areas, Specific Plan, the City of Tracy General Plan, applicable Infrastructure Master Plans, and other City regulations because the auto repair and paint shop is a permitted use under the General Industrial land use designation of the Industrial Areas Specific Plan and the General Plan and the reconfiguration of the parking area and new landscaping are consistent with the General Industrial land use designation of the Industrial Areas Specific Plan and the project will comply with all City requirements.

Forrest Ebbs
Community and Economic Development Director

Date of Action

**City of Tracy
Conditions of Approval**

Caliber Collision
Development Review Permit, Application Number D23-0015
May 7, 2024

A. General Provisions and Definitions.

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

The Project: A Development Review Permit to 1) reconfigure an existing 31,730 square-foot paved parking area into an accessible customer and employee parking area consisting of 51 parking spaces, new landscaping, new fencing, and accessible entry gates; and 2) proposing exterior building modifications consisting of a change of colors and a new parapet wall, Application Number D23-0015.

The Property: The Caliber Collision project is located on an approximately 3.18-acre site, located at 405 Gandy Dancer (APN: 248-020-12).

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 Community and Economic Development 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, the Industrial Areas Specific Plan, and the City's Design Documents ordinances, resolutions, policies, procedures, (including the Standard Plans, Standard Specifications, and relevant Public Facility Master Plans).
- d. "Community and Economic Development Director" means the Community and Economic Development Director of the City of Tracy Community and Economic Development Department, or any other person designated by the City Manager or the Community and Economic Development Director to perform the duties set forth herein.
- e. "Conditions of Approval" shall mean the conditions of approval applicable to the Project located at the Property, Application Number D23-0015. 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 project plans received by the Community and Economic Development Department on February 19, 2024, to the satisfaction of the Community and Economic Development 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 Industrial Areas Specific Plan, and the City's 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. Community and Economic Development Department, Planning Division Conditions

- B.1. Parking Area. Before the issuance of a building permit, the applicant shall submit the following to the satisfaction of the Community and Economic Development Director:
- B.1.1 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.1.2 Detailed plans that demonstrate the parking stalls are striped in accordance with Standard Plan 141.
 - B.1.3 Detailed plans that demonstrate any sidewalk, landscape planters, or bio-retention areas perpendicular to parking stalls shall extend up to 24 inches into the parking stall, including a six-inch concrete curb, in place of wheel stops where feasible. No credit towards parking lot landscape requirements shall be given for the resulting additional landscaping.
 - B.1.4 Bicycle parking spaces shall be provided in accordance with Tracy Municipal Code Section 10.08.3510.
 - B.1.5 Detailed plans that demonstrate a minimum of one foot candle power illumination throughout the parking area as defined in Tracy Municipal Code Section 10.08.3450.
 - B.1.6 Parking area lighting shall be designed and installed so that it is directed downward onto the parking surface and away from the public right-of-way and adjacent properties.
 - B.1.6 Every parking area used, or intended to be used, as a public or private parking area shall be paved with a surfacing material in compliance with the Tracy Municipal Code Section 10.08.3530, City of Tracy Standards, and any other applicable standards. No parking shall be permitted in the existing gravel bed closest to Gandy Dancer Driver without first obtaining all required permits and studies from Engineering and any other applicable departments and agencies.
- B.2. Landscaping & Irrigation. Before the issuance of a building permit, the applicant shall provide detailed landscape and irrigation plans consistent with the following to the satisfaction of the Community and Economic Development Director:
- B.2.1 Said plans shall demonstrate compliance with the Industrial Areas Specific Plan, the City of Tracy Design Goals & Standards, 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. A minimum of 16 new shade trees shall be planted.

- B.2.2 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.2.3 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.2.4 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.3. Screening Utilities and Equipment. Before the issuance of a building permit, the applicant shall submit detailed plans that demonstrate the following:
 - B.3.1 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 Community and Economic Development Director.
 - B.3.2 All vents, gutters, downspouts, flashing, and electrical conduits shall be internal to the structures and bollards and other wall-mounted or building-attached utilities 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 Community and Economic Development Director.
 - B.3.3 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 visible from any public right-of-way to the satisfaction of the Community and Economic Development Director. Plans to demonstrate such compliance shall be submitted to the City prior to the issuance of a building permit.
- B.4. 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 Industrial Areas Specific Plan and the Tracy Municipal Code.
- B.5. All CMU walls facing Gandy Dancer Drive shall be repaired, patched, and painted to match the building.

- B.6. All bollards on-site shall be painted to match the existing building, unless stated otherwise by a federal or state regulation.
- B.7. Any installation of a rail or barricade shall be designed to complement the existing site. Proposed rails or barricades may include a low-height rail fence, decorative guard rails, decorative metal barricades, etc. The use of water-efficient or fire-resistant landscaping and decorative boulders are encouraged.
- B.8. The Developer shall comply with all applicable requirements of the Airport Land Use Commission (ACLU), to the satisfaction of the San Joaquin Council of Governments (SJCOG), acting as the ACLU.

C. Public Works Department, Engineering Division Conditions

- C.1 Prior to building permit release, developer shall install a new five (5) feet wide sidewalk. Developer shall reconstruct or adjust the landscaping and irrigation as necessary to install said sidewalk.
- C.2 Prior to building permit release, developer shall obtain an encroachment permit for said sidewalk.
- C.3 Prior to building permit release, developer shall dedicate right-of-way to the City so that said new sidewalk is within the public right-of-way. This condition is satisfied after the recordation of said dedication which must be accepted by City Council.
- C.4 Prior to building permit release, developer shall dedicate a ten (10) foot wide public utility easement (PUE) to the City to adjust the PUE based on the new public right-of-way. This condition is satisfied after the recordation of said dedication which must be accepted by City Council.
- C.5 Prior to building permit release, developer shall prepare construction drawings that demonstrates, to the satisfaction of the City Engineer, treatment of storm water runoff in bio retention basins or equivalent.
- C.6 Prior to a building permit release, developer shall prepare construction drawings that demonstrates, to the satisfaction of the City Engineer, the installation of a rail or barricade and warning signs to prevent parking of vehicles in non-paved areas.

D. South San Joaquin County Fire Authority (SSJCF) Conditions

- C.1 Prior to construction, applicant shall submit construction documents to the South San Joaquin County Fire Authority for review and approval.

- C.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.
- C.1.2 Deferred submittals for fire sprinkler system, special fire suppression systems, and fire alarm system shall be listed on the coversheet. Each deferred submittal shall be submitted, reviewed and approved by SSJCFA prior to installation.
- C.1.3 Fire protection water supply application 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.
- C.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.
- C.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.
- C.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.
- C.1.7 Fire control room locations shall be approved the fire code official prior to the issuance of construction permit.
- C.2 Developmental Reviews, 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.
 - C.2.1. Application processing fees and minimum plan review fees are due at time of submittal of construction documents.
 - C.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.
 - C.2.3 Permit holder is responsible for any additional inspection fees incurred, and shall be paid prior to final inspection.
- C.3 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.

- C.4 A Knox box shall be required for this project if one is not currently located at premise. Each tenant shall have keys placed in the key box. 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.
- C.5 A Knox Key Switch and Optical sensor shall be installed on all electrical gates.
- C.6 Building shall be provided with approved address identification that is illuminated in accordance with CFC §505 as amended by the Tracy Municipal Code.
- C.7 Additional comments may occur upon submittal of construction documents.