

August 17, 2020

DIRECTOR PUBLIC HEARING
AGENDA ITEM 1

REQUEST

PUBLIC HEARING TO CONSIDER A DEVELOPMENT REVIEW PERMIT APPLICATION FOR A MULTI-TENANT COMMERCIAL BUILDING IN THE TRACY MARKETPLACE (SAVI COMMERCIAL CENTER). APPLICANT IS SCHACK AND COMPANY, INC. AND PROPERTY OWNER IS SAVI'S, LLC.

Project Background and Description

On August 22, 2017, the Development Services Director approved Development Review Permit application D17-0007 for a Pete's Restaurant and Brewhouse on an approximately 1.36-acre site located at 3280 West Grant Line Road within the Tracy Marketplace commercial center, Assessor's Parcel Number 238-600-42. That project was not constructed and the property was sold to new ownership in January of 2020.

On April 3, 2020, the City received a development review permit application for an approximately 15,000 sq ft multi-tenant consumer service building with associated parking and landscaping improvements (Savi Commercial Center) on the subject property. No changes to the zoning or lot size are proposed with this application.

This project is located within the I-205 Corridor Specific Plan, designated General Commercial, and designated Commercial in the General Plan. The proposed project is consistent with both land use designations.

As designed, the project meets the City's design goals and standards for commercial development. Architecturally, the proposed building will complement other retail and consumer service uses in the Tracy Marketplace. The building proposes high quality design through the use of variation in building massing, deep metal awnings and matching window shades, and use of glass and stone throughout. The site plan is designed with through circulation with two access drives to existing common drive aisles that serve the Tracy Marketplace shopping center. Additionally, because the site is located near the western entrance to the shopping center, a large planter with patterned landscaping comprised of trees, meandering shrubs, decorative spheres, and colored pebbles will line the edge of the site to create a sense of arrival as vehicles enter the shopping center. The project will be a complementary addition to the Tracy Marketplace shopping center.

Environmental Document

The Development Services Department Director has determined that the project is categorically exempt from CEQA pursuant to Guidelines Section 15332, pertaining to in-fill development projects. The project occurs within city limits, is consistent with the general plan and zoning, is no more than five acres in size substantially surrounded by urban uses, has no value as habitat for endangered, rare, or threatened species, and would not result in any significant effects relating to traffic, noise, air quality, or water

quality beyond what was analyzed and mitigated in the General Plan environmental impact report. No further environmental assessment is required.

RECOMMENDATION

Staff recommends that the Development Services Director approve the modified development plan and conditions of approval, based on the findings contained in the Director's Determination dated August 17, 2020 (Attachment B).

Prepared by Kimberly Matlock, Associate Planner

Approved by Bill Dean, Assistant Development Services Director

ATTACHMENTS

- A: Proposed Development Plan (site plan, grading & utility plan, elevations, and landscape plans)
- B: Development Services Director Determination
Exhibit 1 – Conditions of Approval

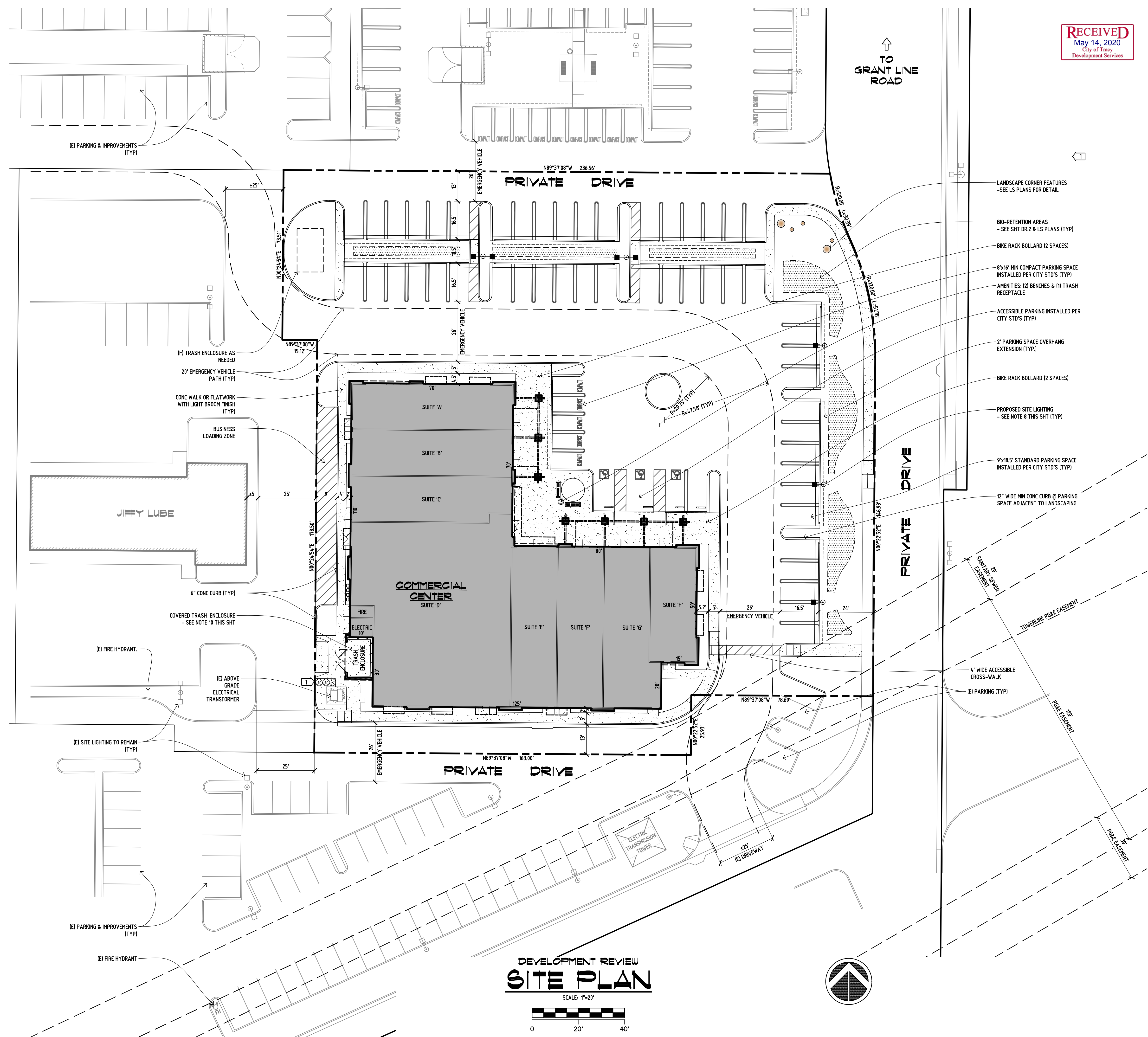
SITE DATA

- NOTES**
1. ZONE: PUD (PLANNED UNIT DEVELOPMENT / I-205 SPECIFIC PLAN) GENERAL COMMERCIAL
 2. GENERAL PLAN: COMMERCIAL
 3. PROPERTY OWNER: SAVI'S LLC
3280 W. GRANT LINE ROAD
TRACY, CALIFORNIA 95304
 4. ENGINEER: SCHACK & COMPANY, INC.
DAN R. SCHACK
1025 CENTRAL AVENUE
TRACY, CALIFORNIA 95376
(209) 835-2178
 5. PROPERTY ADDRESS: 3280 W. GRANT LINE ROAD
TRACY, CALIFORNIA 95304
 6. ASSESSORS PARCEL: 238-600-42
 7. UTILITIES: WATER CITY OF TRACY
SANITARY SEWER CITY OF TRACY
STORM WATER CITY OF TRACY
TELEPHONE AT&T
CABLE TV COMCAST
ELECTRIC PACIFIC GAS & ELECTRIC
GAS PACIFIC GAS & ELECTRIC
 8. EXTERIOR LIGHTING MOUNTED ON BUILDING OR IN PARKING AREA WILL BE DIRECTED AWAY FROM ADJOINING PROPERTIES. ILLUMINATION OF (IN) PARKING AREAS SHALL MEET MINIMUM STANDARD OF 1-FOOTCANDLE PER SQ.FT
 9. ALL WORK WILL CONFORM TO CITY OF TRACY STANDARDS
 10. NEW TRASH ENCLOSURES WILL BE COVERED & HAVE SCREEN WALLS/GATES TO A (MIN) OF 7'-0" HT. FINISH WILL CONFORM TO BUILDING FINISH IN COLOR & TEXTURES. GATES WILL BE SCREENED SOLID & OF METAL CONSTRUCTION. SCREEN WALLS WILL BE OF MASONRY CONSTRUCTION
 11. STORM DRAINAGE WILL SURFACE FLOW THROUGH CURBS TO BIO-RETENTION AREAS & DRAIN TO EXISTING TRACY MARKETPLACE STORM DRAIN FACILITIES. SEE PRELIMINARY GRADING & UTILITY PLAN, SHEET DR.2
 12. EXTERIOR SIGNAGE SHALL CONFORM TO CITY OF TRACY SIGN ORDINANCE, UNDER SEPARATE PERMIT.
 13. CBC OCCUPANCY & CONSTRUCTION: GROUP 'B' (OFFICE) OCCUPANCY GROUP 'M' (MERCANTILE) TYPE 'V-B' CONSTRUCTION
 14. BACKFLOW PREVENTION DEVICES FOR ALL WATER LINES SHALL BE INSTALLED PER CITY STD'S.
 15. (E) EASEMENTS & UTILITIES SHOWN ARE PER RECORD INFORMATION
 16. PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN
 17. ABBREVIATIONS:
BSL BUILDING SETBACK LINE (N) NEW
CBC CALIFORNIA BUILDING CODE (E) EXISTING
CFC CALIFORNIA FIRE CODE (F) FUTURE
PLU PUBLIC UTILITY EASEMENT (TYP) TYPICAL
FTP FOOTPRINT ROW RIGHT-OF-WAY
STD STANDARD sf SQUARE FEET
MIN MINIMUM W/ WITH

AREAS & PARKING

1. SITE AREA:	PARCEL (136 ACRES)	59,311 sf
2. BUILDING AREA:		14,942 sf
3. LOT COVERAGE:	14,942 / 59,311 (25% MAX)	25 %
4. SITE DEVELOPMENT AREAS:	PAVEMENT & HARDSCAPE PLANTING AREA (INCLUDES BIO-RETENTION) BUILDING FOOTPRINT AREA TOTAL SITE AREA	35,398 sf 8,971 sf 14,942 sf 59,311 sf
5. REFER TO PRELIMINARY LANDSCAPE PLAN FOR PLANTING & SHADING RATIOS		
6. PARKING:	REQUIRED: OFFICE/RETAIL @ (1) SPACE / 250 sf (14,942 sf)	60 sp
	PROVIDED: STANDARD SPACES COMPACT SPACES (28.3%) ACCESSIBLE SPACES TOTAL PARKING REQUIRED	53 sp 5 sp 3 sp 61 sp
7. BICYCLES:	REQUIRED FOR OVER 40 PARKING SPACES (5% OF PARKING SPACES)	3 sp

LOCATION MAP



REVISIONS

DATE	SYMBOL	DESCRIPTION
05/07/20		DEVELOPMENT REVIEW RESPONSE

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DESCRIPTION	DATE
PRELIMINARY REVIEW	02/14/20
INITIAL PLAN REVIEW	02/26/20
FINAL PLAN REVIEW	05/07/20
FINAL CONSTRUCTION	

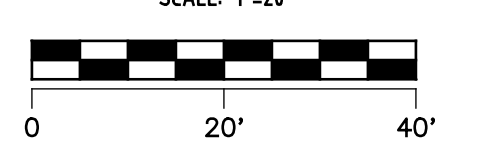
DEVELOPMENT REVIEW
Savi's, LLC
Commercial Development
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DEVELOPMENT REVIEW
SITE PLAN

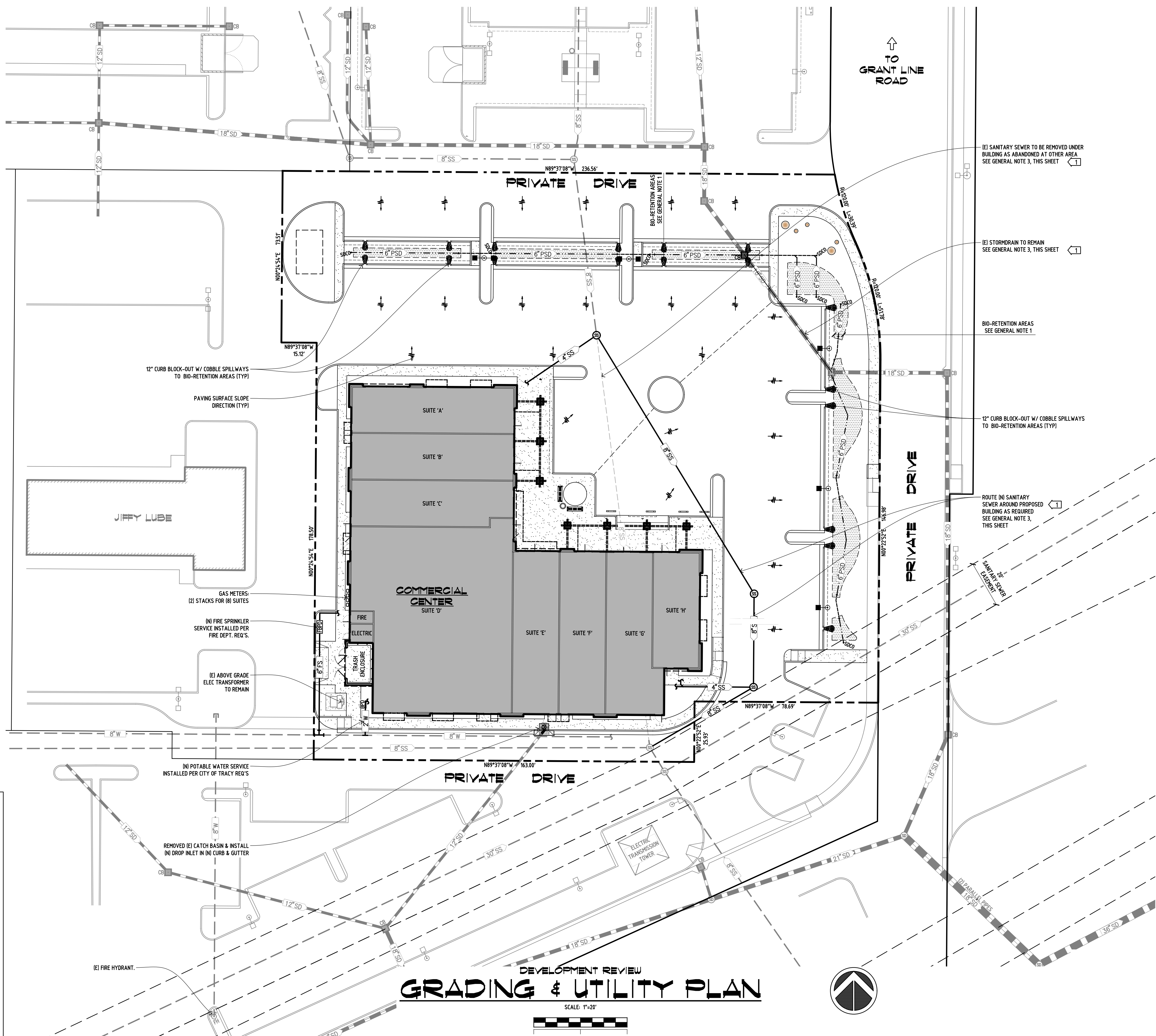


SYMBOL LEGEND

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

GENERAL NOTES

- BIO-RETENTION AREAS SHALL BE DESIGNED & INSTALLED PER THE CITY OF TRACY "MULTI-AGENCY POST-CONSTRUCTION STORMWATER STANDARDS MANUAL", DATED JUNE 2015
- MAIN ELECTRIC PANEL & METERS WILL BE INSTALLED INSIDE THE BUILDING. GAS METER LOCATIONS ARE SHOWN ON THE PLAN
- UTILITY EASEMENTS FOR PASSAGE OF TRACY MARKETPLACE STORM OR SANITARY SEWER SERVICES THROUGH SUBJECT PROPERTY, WILL BE COORDINATE WITH CITY OF TRACY AND UTILITY STAKEHOLDERS. EASEMENTS WILL BE RECORDED PRIOR TO BUILDING PERMIT ISSUANCE.



PRELIMINARY BIO-RETENTION ANALYSIS

PROJECT	AREAS	DMA	PROJECT
Savi's LLC, Commercial Development 3280 Grant Line Road Tracy, California	Roof Hardscape & Paving Landscape Bioretention	A _r A _p A _l A _b	14,942 F ² 35,398 F ² 7,090 F ² 1,881 F ²
Total A			
FORMULA			
Imperviousness Ratio	$(A_r + A_p) / A$	I _r	0.849
Runoff Coefficient	$[0.858 \times I_r^2 - 0.78 \times I_r + 0.774 \times I_r + 0.04]$	C	0.660
Unit Stormwater Volume	$[A \times C \times P_d]$	P ₀	0.427 in
Stormwater Design Volume	$[A \times P_d \times 12]$	SDV	2,112.0 F ³
Stormwater Runoff Volume Credits	SDM _{credit}		0.0 F ³
Adjusted Stormwater Design Volume	$[SDV - SDM_{credit}]$	SDV _{adj}	2,112.0 F ³
BIORETENTION FACILITY LAYER			
Ponding Zone Depth	d _p		4
Planting Media Layer Depth	d _{pm}		4
Planting Media Porosity	n _{pm}		
Gravel Layer Depth	d _g		4
Gravel Layer Porosity	n _g		
FORMULA			
Required Bottom Surface Area of Bioretention Facility	$[SDV_{adj} / (d_p + (n_{pm} \times d_{pm}) + (n_g \times d_g))]$		1,780.0 F ²
Provided Bottom Surface Area of Bioretention Facility			1,881.0 F ²

GRADING & UTILITY PLAN

SCALE: 1"=20'



DATE	SYMBOL	REVISIONS
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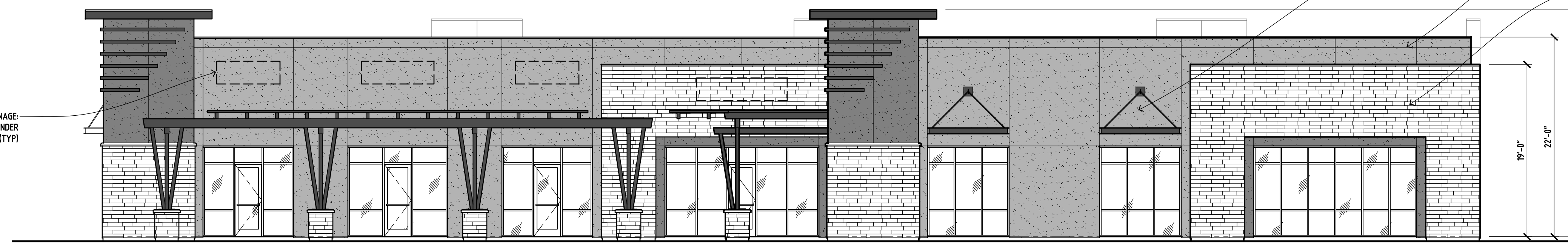
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TENANT SIGNAGE-
REVIEWED & APPROVED UNDER
SEPARATE PERMIT (TYP)

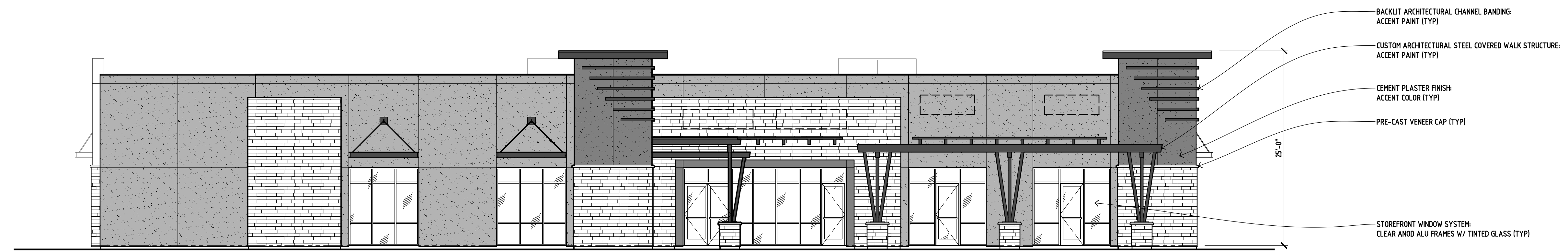


NORTH ELEVATION

CUSTOM ARCHITECTURAL STEEL WINDOW SHADE:
ACCENT PAINT (TYP)

CEMENT PLASTER FINISH:
FIELD COLOR (TYP)

MANUFACTURED STONE VENEER
(TYP)



EAST ELEVATION

BACKLIT ARCHITECTURAL CHANNEL BANDING:
ACCENT PAINT (TYP)

CUSTOM ARCHITECTURAL STEEL COVERED WALK STRUCTURE:
ACCENT PAINT (TYP)

CEMENT PLASTER FINISH:
ACCENT COLOR (TYP)

PRE-CAST VENEER CAP (TYP)

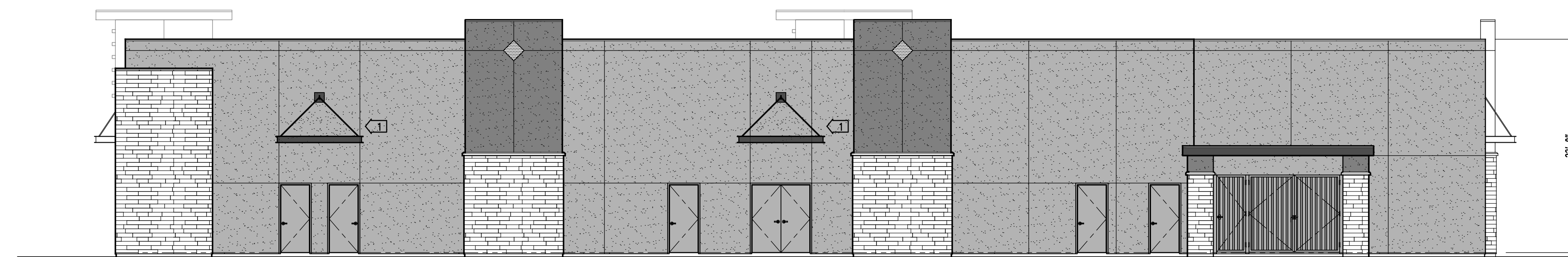
STOREFRONT WINDOW SYSTEM:
CLEAR ANOD ALU FRAMES W/ TINTED GLASS (TYP)



SOUTH ELEVATION

BACKLIT ARCHITECTURAL FEATURE:
ACCENT PAINT (TYP)

PAINT MAN-DOORS TO MATCH ADJACENT
WALL COLOR (TYP)

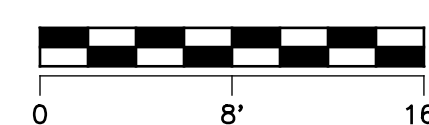


WEST ELEVATION

TRASH ENCLOSURE

DEVELOPMENT REVIEW
EXTERIOR ELEVATIONS

SCALE: 1/8"=1'-0"



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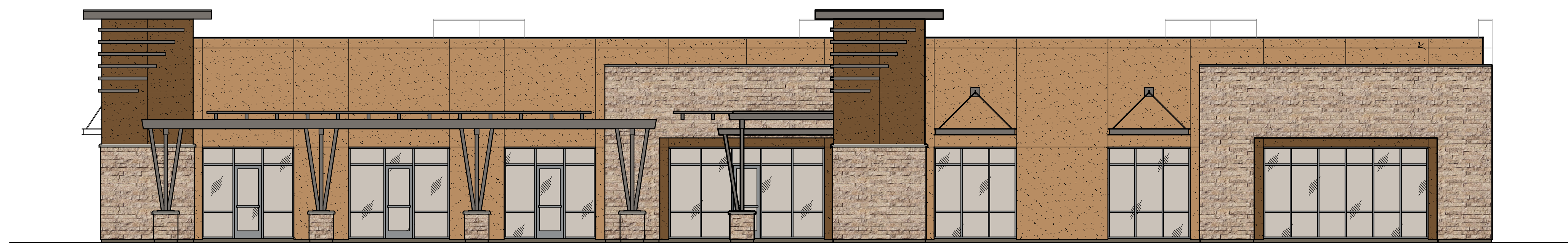
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COLORS & MATERIALS

- 
CEMENT PLASTER: FIELD COLOR
 MANUFACTURER: OMEGA PRODUCTS INTERNATIONAL
 COLOR: 9242 'TAN PLAN'
 STYLE: MEDIUM DASH TEXTURE
 NOTES: 3-COAT CEM PL. W/ ACRYLIC FINISH
- 
CEMENT PLASTER: ACCENT COLOR
 MANUFACTURER: SHERWIN WILLIAMS
 COLOR: SW 9099 'SADDLE UP'
 STYLE: MEDIUM DASH TEXTURE
 NOTES: 3-COAT CEM PL. W/ ACRYLIC PAINT
- 
PAINT: ARCHITECTURAL FEATURES & TRIM
 MANUFACTURER: SHERWIN WILLIAMS
 COLOR: SW 7019 'GALANTLET GRAY'
 STYLE: SATIN FINISH
 NOTES: EXTERIOR PAINT O/ PRIME COATS
- 
STONE VENEER: ACCENT WAINSCOT
 MANUFACTURER: CORONADO STONE PRODUCTS
 COLOR: 'GENOA BANDS'
 STYLE: 3" SPLIT LIMESTONE
 NOTES: DRYSTACK JOINTS
- 
STONE VENEER: STONE VENEER CAP MOLDING
 MANUFACTURER: CORONADO STONE PRODUCTS
 COLOR: OFF WHITE
 STYLE: 500 SERIES SILL
- 
STOREFRONT WINDOW SYSTEM: FRAMES
 MANUFACTURER: OLDCASTLE
 COLOR: ANODIZED CLEAR ALUMINUM
 STYLE: SERIES 3000 XT
 NOTES: STOREFRONT W/ MATCHING DOORS
- 
STOREFRONT WINDOW SYSTEM: GLAZING
 MANUFACTURER: OLDCASTLE ARCHITECTURAL GLASS
 COLOR: BRONZE TINT
 STYLE: INSULATED GLASS
 NOTES: ENTRANCE DOOR PANELS MATCHING

GENERAL NOTES

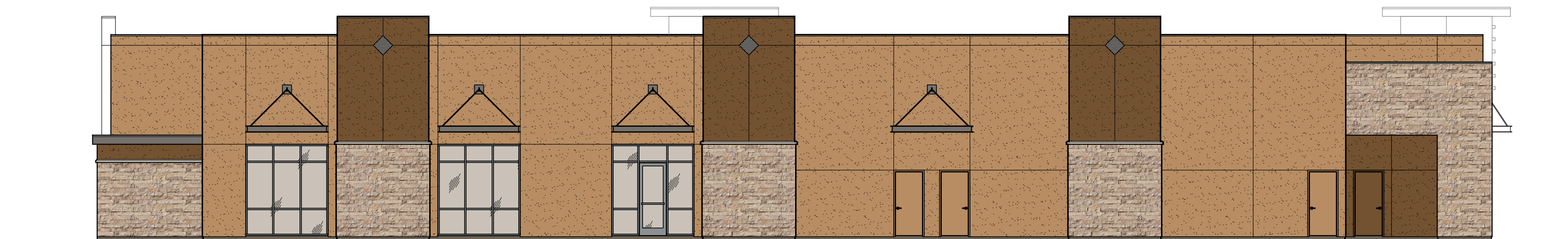
1. ALTERNATIVE PRODUCT OR MANUFACTURER MAY BE SELECTED PRIOR TO INSTALLATION.
2. ALL PRODUCTS WILL BE INSTALLED PER MANUFACTURER REQUIREMENTS



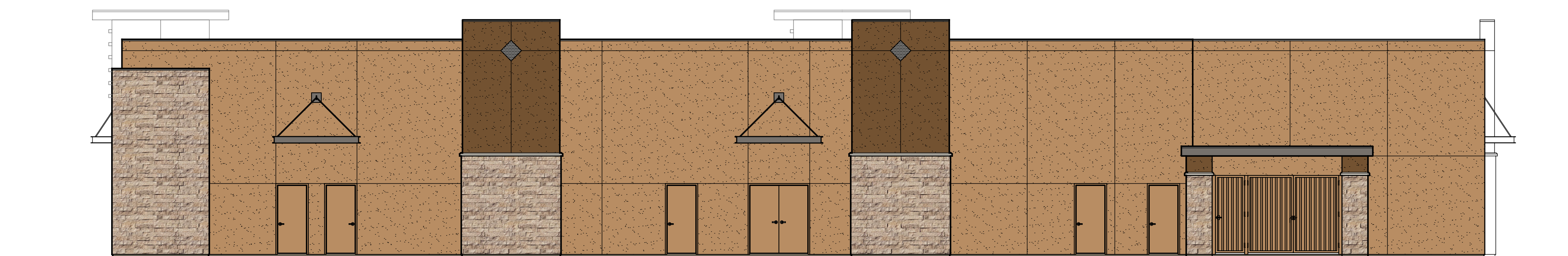
NORTH ELEVATION



EAST ELEVATION



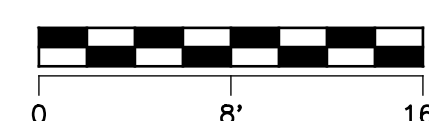
SOUTH ELEVATION



WEST ELEVATION

DEVELOPMENT REVIEW
EXTERIOR ELEVATIONS

SCALE: 1/8"=1'-0"



REVISIONS	DATE	DESCRIPTION

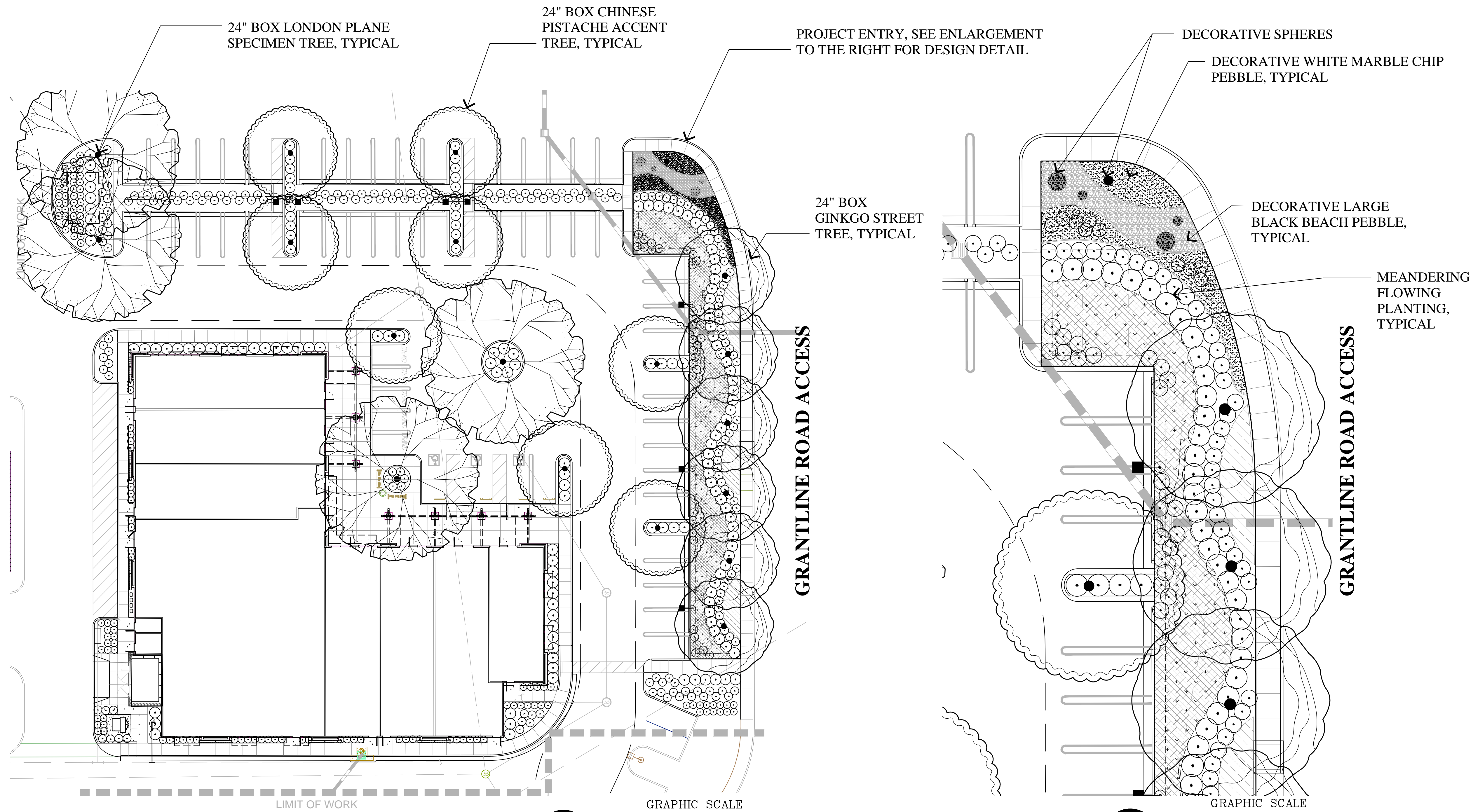
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<input type="checkbox"/>	FINAL CONSTRUCTION	03/26/20

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DECORATIVE SPHERES



BLACK BEACH PEBBLE



WHITE MARBLE CHIP PEBBLE

PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE AT MATURITY (HEIGHT X WIDTH)	GALLON SIZE	WATER USE
SHRUBS				
ANIGOSANTHOS 'BUSH PEARL'	KANGAROO PAW	1.5' X 2'	5 GALLON	LOW
CHONDRPETALUM TECTORUM	CAPE REED	2-3' X 3-4'	5 GALLON	LOW
DIETES GRANDIFLORA 'VARIEGATA'	STRIPED FORTNIGHT LILY	3-4' X 2-3'	5 GALLON	LOW
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1-2' X 3-4'	5 GALLON	LOW
EUONYMUS J. 'MICROPHYLLUS'	BOXLEAF EUONYMUS	2-3' X 2'	5 GALLON	LOW
FESTUCA MAIREI	MAIRE'S FESCUE	2-3' X 3'	5 GALLON	LOW
PHORMIUM T. 'PINK STRIPE'	NEW ZEALAND FLAX	5-6' X 3-4'	5 GALLON	MEDIUM
WESTRINGIA FRUTICOSA 'GREY BOX'	COAST ROSEMARY	2-3' X 2-3'	5 GALLON	LOW
WESTRINGIA 'WYNYABBIE HIGHLIGHT'	COAST ROSEMARY	3-4' X 3-4'	5 GALLON	LOW
XYLOSMA C. 'COMPACTA'	SHINY COMPACT XYLOSMA	4-5' X 4-5'	5 GALLON	LOW
GROUNDCOVERS				
CAREX TUMULICOLA	BERKELEY SEDGE	1-2' X 2'	1 GALLON	LOW
NEPETA X FAASSENII	CATMINT	1-2' X 2-3'	1 GALLON	LOW
TULBAGHIA VIOLACEA	SOCIETY GARLIC	1-2' X 2'	1 GALLON	LOW
BOUTELOUA GRACILIS 1 GALLON @ 24" O.C.	GRAMA GRASS	2' X 2'		LOW
MYOPORUM PARVIFOLIUM 1 GALLON @ 36" O.C.	MYOPORUM	1' X 5'		LOW

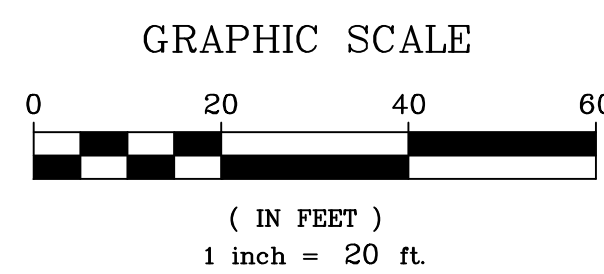
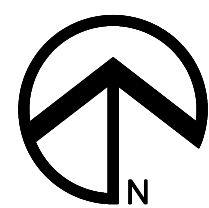
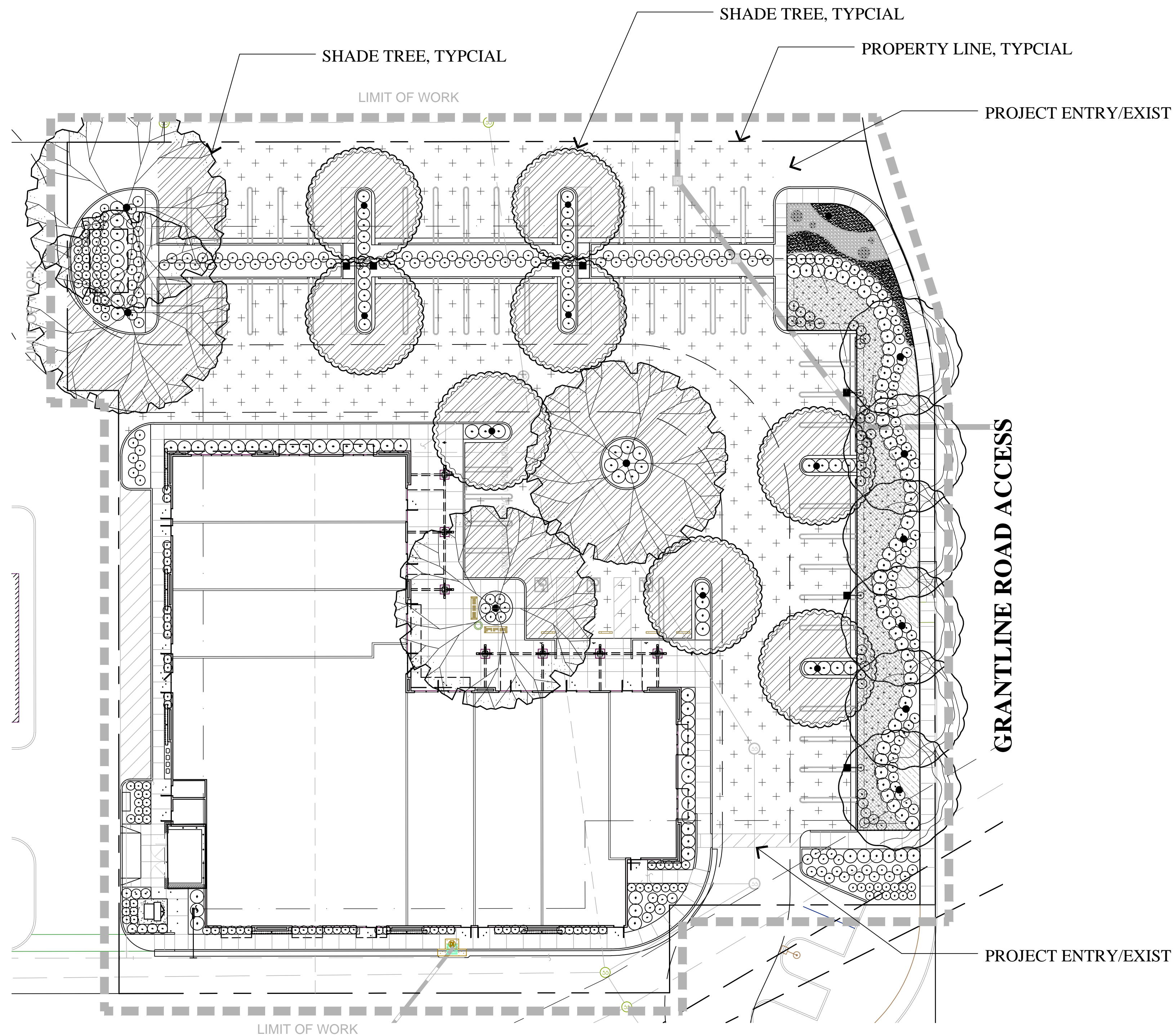
PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH/HEIGHT	WATER USE
SPECIMEN TREES				
PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	24" BOX	60' WIDE/70' TALL	MEDIUM
STREET TREES				
GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	24" BOX	35' WIDE/50' TALL	MEDIUM
ACCENT TREES				
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	35' WIDE/35' TALL	LOW

ENTRY ENLARGEMENT



- NOTES:**
1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
 2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
 3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
 4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
 5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".
 6. RIGHT-OF-WAY LANDSCAPE TO BE MAINTAINED BY THE CITY. ALL OFFSITE LANDSCAPE AND IRRIGATION PLANS SHALL BE PREPARED IN ACCORDANCE WITH CITY STANDARDS AND SUBMITTED TO THE ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
 7. NO DRIP IRRIGATION (OTHER THAN BUBBLERS) SHALL BE ALLOWED WITHIN THE CITY RIGHT-OF-WAY.
 8. SOIL SAMPLE AND ANALYSIS SHALL BE CONDUCTED AFTER ROUGH GRADING PRIOR TO DESIGN AND THE RESULTS PLACED ON THE PLAN.
 9. TREES SHALL BE MAINTAINED SO AS TO NOT OBSTRUCT THE FIRE APPARATUS ACCESS ROAD AND MAINTAIN A WIDTH OF NOT LESS THAN 20' AND A VERTICAL CLEARANCE OF NOT LESS THAN 13'-6".



PRELIMINARY PROPOSED TREE PALETTE

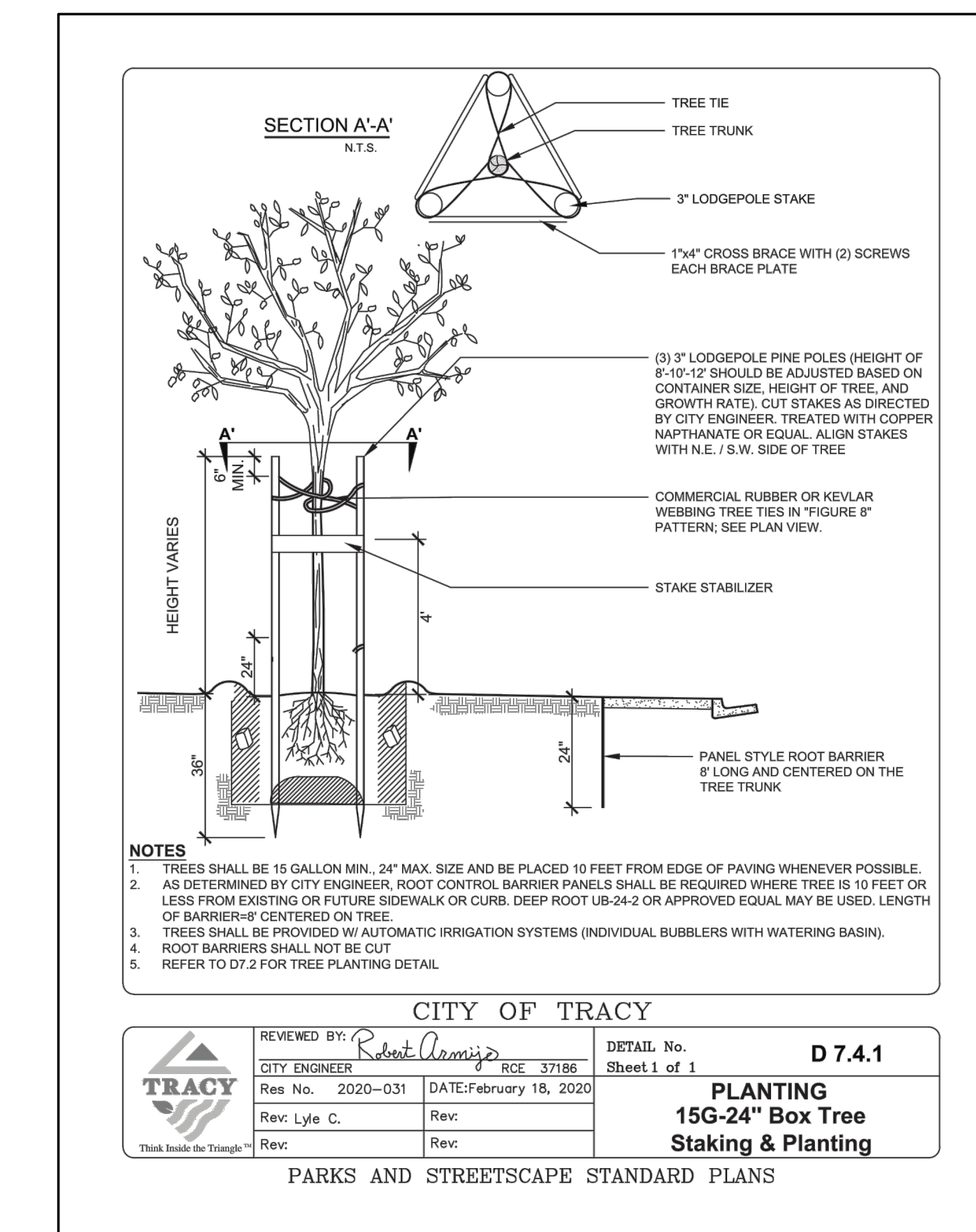
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ACCENT TREES				
PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	35' WIDE/35' TALL	LOW

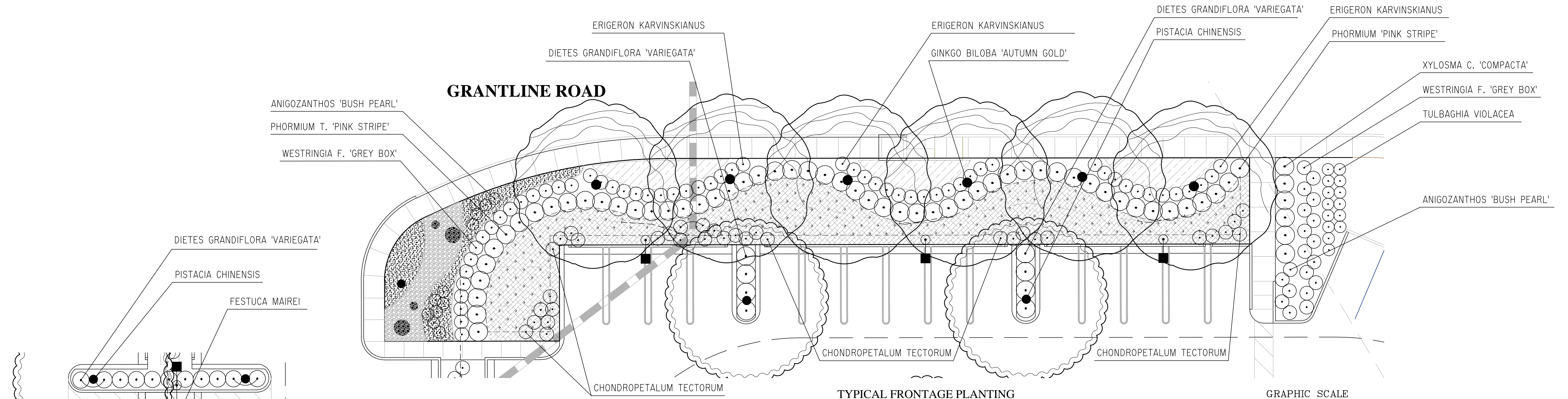
TREE SHADING REQUIREMENT

TREE SHADING TABLE		TOTAL
TREE DESCRIPTION	DIA	AREA
PLATANUS A. 'BLOODGOOD'	60'	5,291
PISTACHIA CHINENSIS	35'	5,850
TOTALS (SF)		11,141

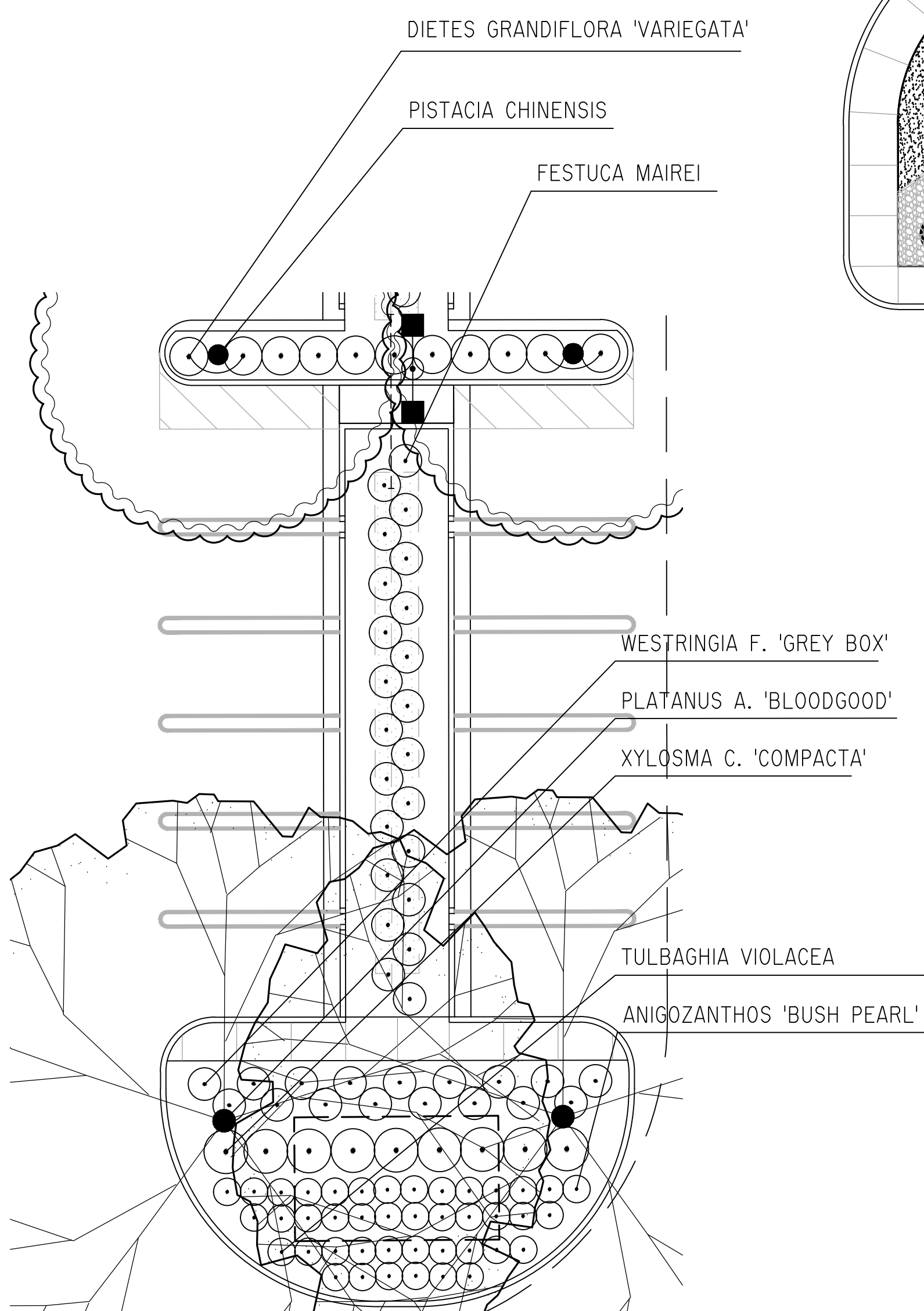
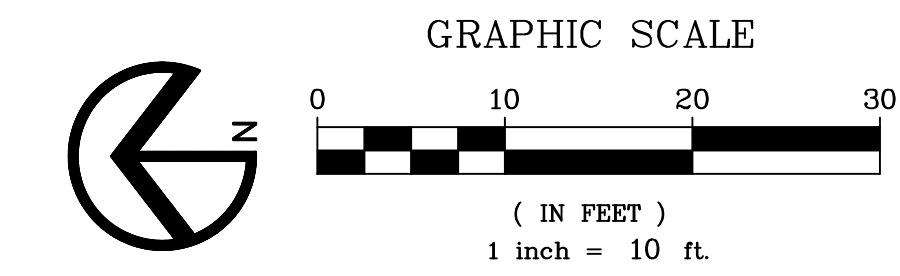
REQUIRED CANOPY TREE COVERAGE TO PARKING AREA RATIO (40%)

PARKING LOT AREA = 22,722 SF
 TREE SHADE AREA = 11,141 SF
 $11,141 / 22,722 = 49\%$

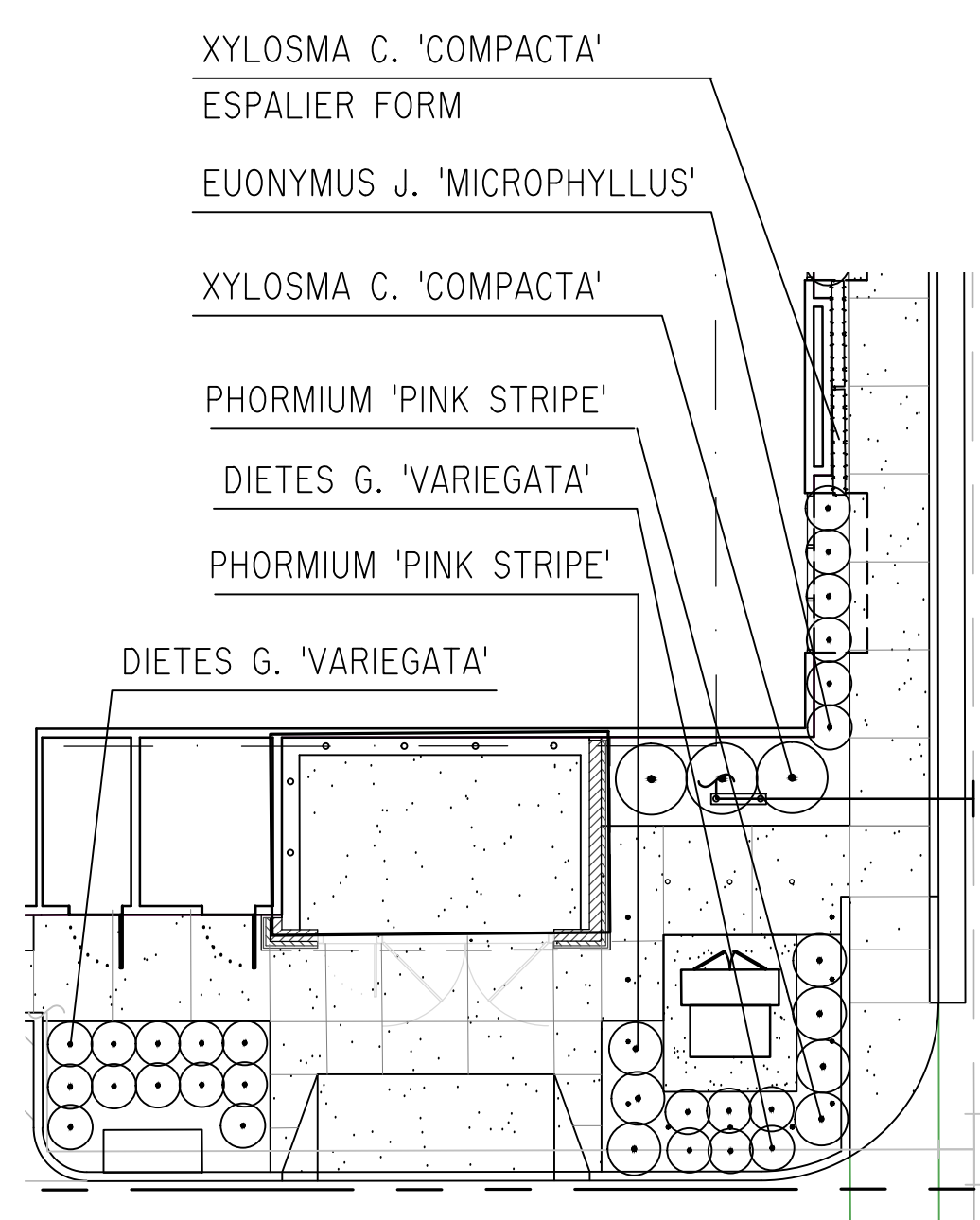




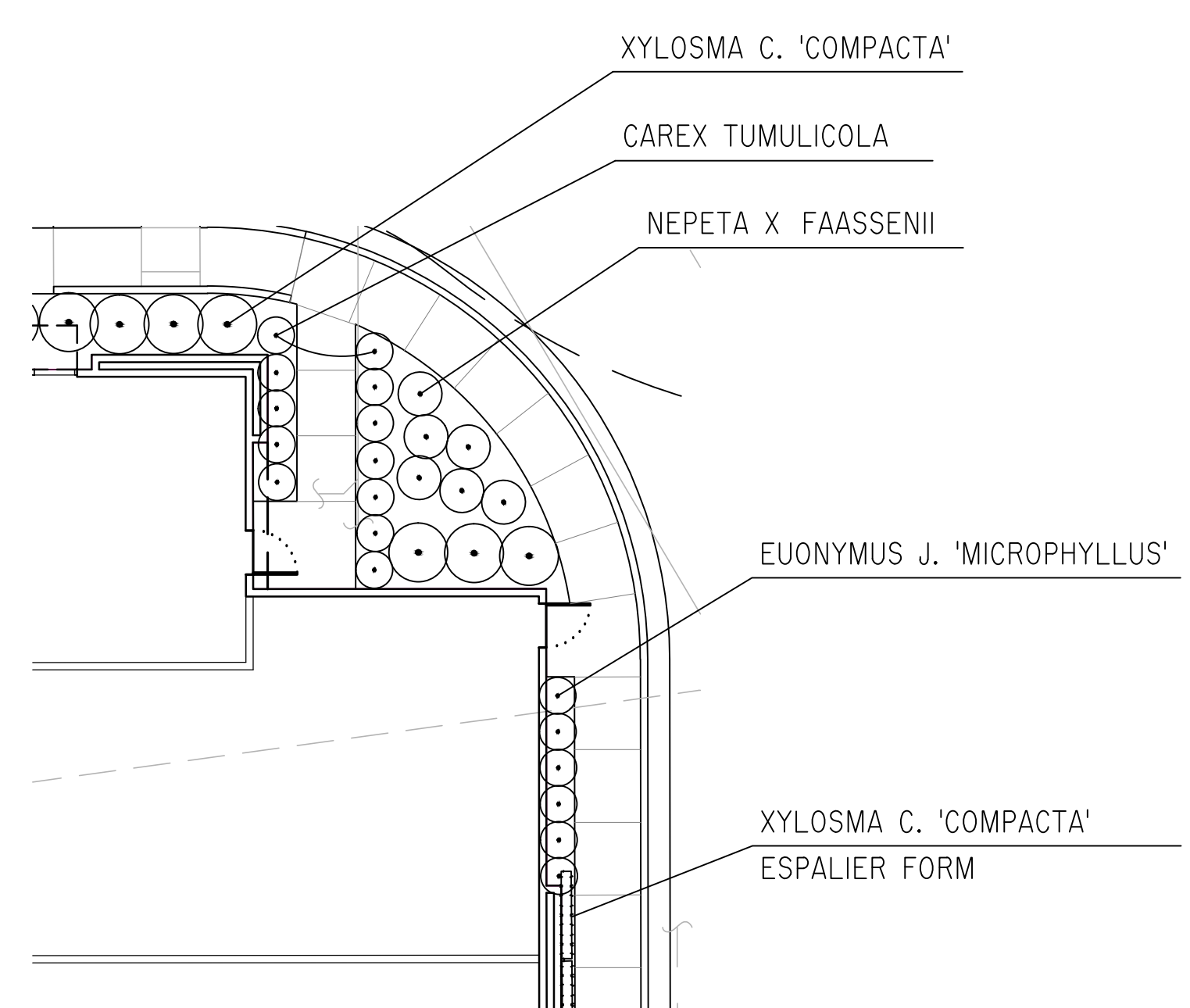
TYPICAL FRONTAGE PLANTING



TYPICAL PARKING MEDIAN PLANTINGS



TYPICAL BUILDING PERIMETER PLANTINGS



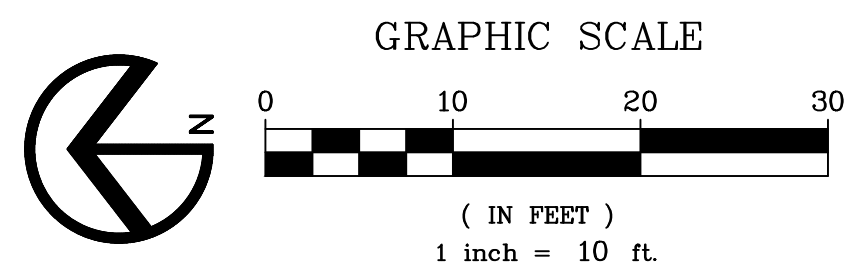
TYPICAL BUILDING PERIMETER PLANTINGS

PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH/HEIGHT	WATER USE
SPECIMEN TREES				
PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	24" BOX	60" WIDE/70" TALL	MEDIUM
STREET TREES				
GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	24" BOX	35" WIDE/50" TALL	MEDIUM
ACCENT TREES				
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	35" WIDE/35" TALL	LOW

PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE AT MATURITY (HEIGHT X WIDTH)	GALLON SIZE	WATER USE
SHRUBS				
ANIGOZANTHOS 'BUSH PEARL'	KANGAROO PAW	1.5' X 2'	5 GALLON	LOW
CHONDROPETALUM TECTORUM	CAPE REED	2-3' X 3-4'	5 GALLON	LOW
DIETES GRANDIFLORA 'VARIEGATA'	STRIPED FORTNIGHT LILY	3-4' X 2-3'	5 GALLON	LOW
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1-2' X 3-4'	5 GALLON	LOW
EUONYMUS J. 'MICROPHYLLUS'	BOXLEAF EUONYMUS	2-3' X 2'	5 GALLON	LOW
FESTUCA MAIREI	MAIRE'S FESCUE	2-3' X 3'	5 GALLON	LOW
PHORMIUM T. 'PINK STRIPE'	NEW ZEALAND FLAX	5-6' X 3-4'	5 GALLON	MEDIUM
WESTRINGIA FRUTICOSA 'GREY BOX'	COAST ROSEMARY	2-3' X 2-3'	5 GALLON	LOW
WESTRINGIA 'WYNYABBIE HIGHLIGHT'	COAST ROSEMARY	3-4' X 3-4'	5 GALLON	LOW
XYLOSMA C. 'COMPACTA'	SHINY COMPACT XYLOSMA	4-5' X 4-5'	5 GALLON	LOW
GROUNDCOVERS				
CAREX TUMULICOLA	BERKELEY SEDGE	1-2' X 2'	1 GALLON	LOW
NEPETA X FAASSENII	CATMINT	1-2' X 2-3'	1 GALLON	LOW
TULBAGHIA VIOLACEA	SOCIETY GARLIC	1-2' X 2'	1 GALLON	LOW
BOUTELOUA GRACILIS	GRAMA GRASS	2' X 2'		LOW
1 GALLON # 24" O.C.				
MYOPORUM PARVIFOLIUM	MYOPORUM	1' X 5'		LOW
1 GALLON # 36" O.C.				





ANIGOZANTHOS 'BUSH PEARL'
KANGAROO PAW



CAREX TUMULICOLA
BERKELEY SEDGE



CHONDROPETALUM TECTORUM
CAPE REED



DIETES GRANDIFLORA 'VARIEGATA'
STRIPED FORTNIGHT LILY



ERIGERON KARVINSKIANUS
SANTA BARBARA DAISY



EUONYMUS J. 'MICROPHYLLUS'
BOXLEAF EUONYMUS

SHRUBS



FESTUCA MAIREI
MAIRE'S FESCUE



NEPETA X FASSENII
CATMINT



PHORMIUM T. 'PINK STRIPE'
NEW ZEALAND FLAX



TULBAGHIA VIOLACEA
SOCIETY GARLIC



WESTRINGIA F. 'GREY BOX'
COAST ROSEMARY



WESTRINGIA 'WYNYABBIE HIGHLIGHT'
COAST ROSEMARY



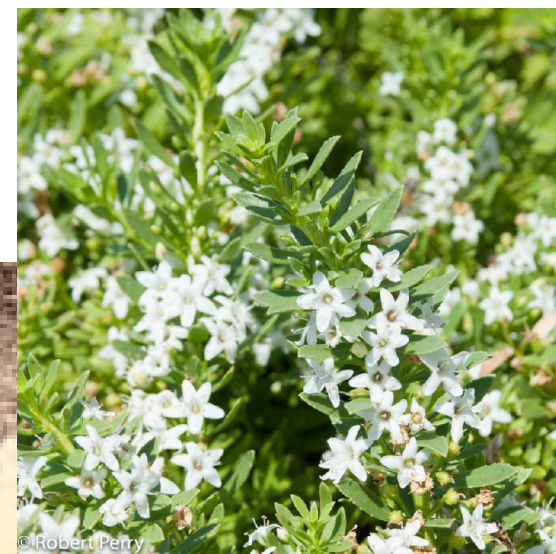
XYLOSMA C. 'COMPACTA'
SHINY COMPACT XYLOSMA



BOUTELOUA GRACILIS
GRAMA GRASS



MYOPORUM PARVIFOLIUM
MYOPORUM



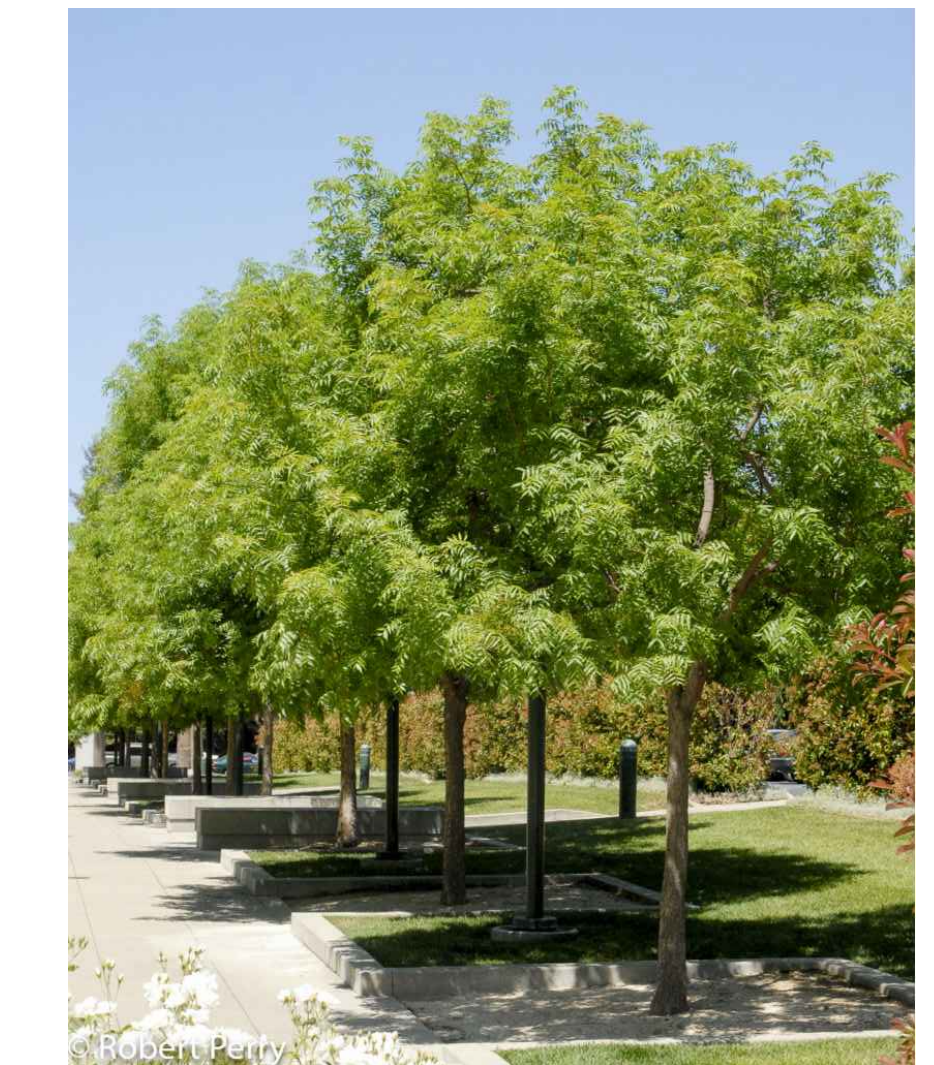
GROUNDCOVER



PLATANUS ACERIFOLIA 'BLOODGOOD'
LONDON PLANE TREE



GINKGO BILOBA 'AUTUMN GOLD'
MAIDENHAIR TREE



PISTACIA CHINENSIS
CHINESE PISTACHE

TREES

CITY OF TRACY
DETERMINATION OF THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR
Savi Commercial Center
Application Number D20-0013

A determination of the Development Services Department Director approving Development Review Permit application D20-0013 for an approximately 15,000 sq ft multi-tenant consumer service building with associated parking and landscaping improvements (Savi Commercial Center). This project is located on an approximately 1.36-acre site located at 3280 West Grant Line Road within the Tracy Marketplace commercial center, Assessor's Parcel Number 238-600-42. No changes to the zoning or lot size are proposed with this application. Applicant is Schack and Company, Inc. and Property Owner is Savi's, LLC.

The following considerations were relevant in evaluating this application:

1. Design of architecture, landscaping, parking, and circulation
2. Relationship with adjacent properties
3. Visibility from common access drives in Tracy Marketplace and public rights-of-way

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

1. Tracy Municipal Code
2. I-205 Corridor Specific Plan
3. City of Tracy Standard Plans
4. City of Tracy Design Goals and Standards
5. California Building Code
6. California Fire Code
7. Multi-Agency Post-Construction Stormwater Standards

The Development Services Department Director has determined that the project is categorically exempt from CEQA pursuant to Guidelines Section 15332, pertaining to in-fill development projects. The project occurs within city limits, is consistent with the general plan and zoning, is no more than five acres in size substantially surrounded by urban uses, has no value as habitat for endangered, rare, or threatened species, and would not result in any significant effects relating to traffic, noise, air quality, or water quality beyond what was analyzed and mitigated in the General Plan environmental impact report. No further environmental assessment is required.

THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY APPROVES THE REVISED DEVELOPMENT PLAN FOR APPLICATION NUMBER D20-0013, SUBJECT TO THE ATTACHED CONDITIONS (EXHIBIT "1") AND BASED ON THE FOLLOWING FINDINGS BELOW.

1. The proposal increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy. The multi-tenant commercial building will complement other retail and consumer service uses in the Tracy Marketplace. The site is proposed with good through circulation with two accesses to common drive aisles that serve the shopping center. The building proposes high quality design through the use of variation in building massing, deep metal awnings and matching window shades, and use of glass and stone throughout. Additionally, because the site is located near the western entrance to the

shopping center, a large planter with patterned landscaping comprised of trees, meandering shrubs, decorative spheres, and colored pebbles will line the edge of the site to create a sense of arrival as vehicles enter the shopping center.

2. The proposal, as conditioned, conforms to the I-205 Corridor Specific Plan, the Tracy Municipal Code, the City of Tracy General Plan, the Citywide Design Goals and Standards, applicable City Standards, California Building Codes, and California Fire Codes, including land use, building design, off-street parking and circulation, and landscaping design.

Andrew Malik
Assistant City Manager/Development Services Department Director

Date of Action

City of Tracy
Conditions of Approval
Savi Commercial Center
Application Number D20-0013
August 17, 2020

A. General Provisions and Definitions.

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

The Project: An approximately 15,000 sq ft multi-tenant consumer service building with associated parking and landscaping improvements (Savi Commercial Center)

The Property: An approximately 1.36-acre site located at 3280 West Grant Line Road within the Tracy Marketplace commercial center, Assessor's Parcel Number 238-600-42

A.2. Definitions.

- a. "Applicant" means any person, or other legal entity, defined as a "Developer."
- b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed Engineer designated by the City Manager, or the Development Services Director, or the City Engineer to perform the duties set forth herein.
- c. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code ordinances, resolutions, policies, procedures, the I-205 Corridor Specific Plan, and the City's Design Documents (including the Standard Plans, Standard Specifications, and relevant Public Facility Master Plans).
- d. "Development Services Director" means the Development Services Director of the City of Tracy, or any other person designated by the City Manager or the Development Services Director to perform the duties set forth herein.
- e. "Conditions of Approval" shall mean the conditions of approval applicable to the Project, Application Number D20-0013. The Conditions of Approval shall specifically include all conditions set forth herein.
- f. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.

A.3. Compliance with submitted plans. Except as otherwise modified herein, the project shall be constructed in substantial compliance with the plans received by the Development Services Department on May 14, 2020, which include the site, civil, floor, elevation, colors, and material details, and the landscape plans received on June 11, 2020.

- A.4. Payment of applicable fees. The applicant shall pay all applicable fees for the project, including, but not limited to, development impact fees, building permit fees, plan check fees, grading permit fees, encroachment permit fees, inspection fees, school fees, or any other City or other agency fees or deposits that may be applicable to the project.
- A.5. Compliance with laws. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to:
- the Planning and Zoning Law (Government Code sections 65000, et seq.)
 - the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"), and
 - the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines").
 - California State Title 24 and Title 19
- A.6. Compliance with City regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations, including, but not limited to, the Tracy Municipal Code (TMC), Standard Plans, the I-205 Corridor Specific Plan, and Design Goals and Standards.
- A.7. Protest of fees, dedications, reservations, or other exactions. Pursuant to Government Code section 66020, including section 66020(d)(1), the City HEREBY NOTIFIES the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) has begun on the date of the conditional approval of this Project. If the Developer fails to file a protest within this 90-day period, complying with all of the requirements of Government Code section 66020, the Developer will be legally barred from later challenging any such fees, dedications, reservations or other exactions.

B. Development Services Department, Planning Division Conditions

Contact: Kimberly Matlock (209) 831-6430 kimberly.matlock@cityoftracy.org

- B.1. Signs. Prior to the installation of any signs requiring a sign permit, the applicant shall obtain applicable sign and building permits in accordance with I-205 Corridor Specific Plan and TMC standards.
- B.2. Parking area. Before the approval of a building permit, the applicant shall submit the following to the satisfaction of the Development Services Director:
- B.2.1 Site plans and construction details that demonstrate 12-inch wide concrete curbs along the perimeter of landscape planters where such planters are parallel and adjacent to vehicular parking spaces to provide access to vehicles without stepping into the landscape planters.
- B.2.2 Detailed plans that demonstrate the parking stalls are striped in accordance with Standard Plan 141.

- B.2.3 Detailed plans that demonstrate sidewalk, landscape planters, and bio-retention areas perpendicular to parking stalls overhang up to 24 inches into the parking stall in place of wheel stops where feasible. Any landscape planter overhang may not be double-counted toward the required amount of parking area landscaping.
- B.2.4 Bicycle parking spaces shall be provided in accordance with Tracy Municipal Code Section 10.08.3510.
- B.3. Landscaping & irrigation. Before the approval of a building permit, the applicant shall provide detailed landscape and irrigation plans consistent with the following to the satisfaction of the Development Services Director:
 - B.3.1. Said plans shall demonstrate compliance with the Tracy Municipal Code Section 10.08.3560 and the I-205 Corridor Specific Plan for parking area landscaping. Said plans shall include a planting legend indicating, at minimum, the quantity, planting size, and height and width at maturity.
 - B.3.2. Each planter shall contain a combination of trees, shrubs, and groundcover. Trees shall be a minimum of 24" box size, shrubs shall be a minimum size of 5 gallon, and groundcover shall be a minimum size of 1 gallon at planting.
 - B.3.3. Additional plantings, such as shrubbery and/or perennials, or decorative spheres or similar decoration shall be provided within the planter area comprised of white marble pebble at the northeast corner of the site. Such plantings or decorative pieces should be designed and dispersed to fill in the otherwise flat pebble area to give height and dimension.
 - B.3.4. Where trees are planted ten feet or less from a sidewalk or curb, root barriers dimensioned 8 feet long by 24 inches deep shall be provided adjacent to such sidewalk and curb, centered on the tree.
 - B.3.5. Landscape & Irrigation Maintenance. Prior to the issuance of a building permit, the Developer shall execute a two-year landscape and irrigation maintenance agreement and submit financial security, such as a performance bond, to ensure the success of all on-site landscaping for the term of the agreement. The security amount shall be equal to \$2.50 per square foot of the landscaped area or equal to the actual labor and material installation cost of all on-site landscaping and irrigation.
- B.4. Sidewalks. Prior to the approval of a building permit, the developer shall submit detailed plans that demonstrate a concrete sidewalk along the south elevation of the building that connects to the sidewalks on the adjacent automobile service facilities sites (Jiffy Lube and Les Schwab). No sidewalk is to be constructed where it does not connect to other pedestrian paths, such as in the planter adjacent to the northern driveway.
- B.5. Lighting. Before the issuance of a building permit, the applicant shall submit detailed plans that demonstrate a minimum of one foot candle throughout the parking area as

defined in TMC Section 10.08.3450.

- B.6. Screening utilities and equipment. Before the approval of a building permit, the applicant shall submit detailed plans that demonstrate the following:
- B.6.1. The trash and recycling enclosure(s) shall be designed and appropriately sized for this project, including allowance for recycling collection, to the satisfaction of the Development Services Director. The trash and recycling collection enclosure(s) shall include a solid roof structure, solid metal doors, and walls sufficiently sized to fully screen the dumpsters. The enclosure, including the roof, shall be architecturally compatible with the commercial building, which includes but is not limited to, design, materials, and colors. If bollards are desired for additional protection, they shall be constructed internal to the enclosure.
 - B.6.2. No roof mounted equipment, including, but not limited to, HVAC units, vents, fans, antennas, sky lights and dishes, whether proposed as part of this application, potential future equipment, or any portion thereof, shall be readily visible. The plans shall demonstrate that such equipment is fully screened from view behind parapet walls equal to or higher than the height of the mounted equipment to the satisfaction of the Development Services Director.
 - B.6.3. All vents, gutters, downspouts, flashing, and electrical conduits shall be internal to the structures and other ground-mounted, wall-mounted, or building-attached utilities, including bollards, shall be painted to match the color of the adjacent surfaces or otherwise designed in harmony with the building exterior to the satisfaction of the Development Services Director.
 - B.6.4. All PG&E transformers, phone company boxes, Fire Department connections, backflow preventers, irrigation controllers, and other on-site utilities, shall be vaulted or substantially screened from view behind structures or landscaping, to the satisfaction of the Development Services Director.
- B.7. Habitat conservation. Prior to issuance of any permits for ground disturbance, the applicant shall comply with the San Joaquin County Habitat Conservation Division and a signed copy of the Incidental Take Minimization Measures shall be submitted to the City as verification of compliance.

C. Development Services Department, Engineering Division Conditions

Contact: Al Gali (209) 831-6436 al.gali@cityoftracy.org

C.1. NOT USED

C.2. NOT USED

C.3. NOT USED

C.4. Grading Permit

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

C.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 PG&E or 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 24-inch x 36-inch size 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, 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 when the grade differential 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 three (3) horizontal feet to one (1) vertical feet 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 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.

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

C.5. Improvement Agreement(s)

All construction activity involving public improvements will require a fully executed and notarized improvement agreement (Off-site, Subdivision, and/or Inspection). Any construction activity involving public improvements without a fully executed improvement agreement is prohibited. All public improvements shall be performed and completed in

accordance with the recommendation(s) of the Project's Registered Civil Engineer. The City will not start writing any improvement agreement or schedule any improvement agreement to be approved by City Council for the Project until the Developer provides all documents related to said improvements required by the applicable City Regulations and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:

- C.5.1. Off-site and/or Public Infrastructure Improvement Plans prepared on a 24-inch x 36-inch size 4-millimeter thick mylar that incorporate all requirements described in the documents described in these Conditions of Approval, the City's Design Documents as defined in Title 12 of the Tracy Municipal Code. Developer shall use the latest title block and, if necessary, contain a signature block for the Fire Marshal. Improvement Plans shall be prepared under the supervision of, and stamped and signed by a Registered Civil, Traffic, Electrical, Mechanical Engineer, and Registered Landscape Architect for the relevant work. Developer shall obtain all applicable signatures by City departments and outside agencies (where applicable) on the mylars including signatures by Fire Marshal to submitting the mylars to Engineering Division for City Engineer's signature. The improvement plans shall be prepared to specifically include, but not be limited to, the following items:
 - C.5.1.a. All existing and proposed utilities such as domestic water line, irrigation service, fire service line, storm drain, and sanitary sewer, including the size and location of the pipes.
 - C.5.1.b. All supporting engineering calculations, materials information or technical specifications, cost estimate, and technical reports. All improvement plans shall contain a note stating that the Developer (or Contractor) will be responsible to preserve and protect all existing survey monuments and other survey markers such as benchmarks.
 - C.5.1.c. A PDF copy of the Project's Geotechnical/Soils Report, prepared or signed and stamped by a Registered Geotechnical Engineer. The technical report must include relevant information related to street pavement thickness, materials, compaction and other pertinent information.
 - C.5.1.d. Sanitary Sewer - It is the Developer's responsibility to design and construct the Project's permanent on-site sanitary sewer (sewer) improvements including the Project's sewer connection in accordance with the City's Design Standards, City Regulations and Standard Specifications. Sewer improvements shall include but not limited to, replacing asphalt concrete pavement, reconstructing curb, gutter and sidewalk, restoring pavement marking and striping, and other improvements that are disturbed as a result of installing the Project's permanent sewer connection. Developer shall submit improvement plans that include the design of the sewer line from the Property to the point of connection.

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

- C.5.2 Off-site Public Improvements, If Applicable - Prior to the Developer commencing construction of off-site public improvements, Developer shall possess a fully executed Off-site Improvement Agreement (OIA). Developer shall also complete all of the following requirements to the satisfaction of the City Engineer:

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

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

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

C.6. Building Permit

Prior to the release of the Building Permit, 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.5, above.
- C.6.2 Developer pays the applicable development impact fees as required in the TMC, these Conditions of Approval, the fees outlined for the Northeast Industrial area as approved and updated by City Council, and City Regulations applicable at the time a building permit from the City is requested.
- C.6.3 If the Project needs a sewer lift station, Developer shall submit the construction plans of the sewer lift station to Building and Safety Division and Engineering Division. Developer shall design and construct in a way that the entire sewer lift station is on private property.

C.7 Acceptance of Public Improvements

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

- C.7.1 Developer has satisfied all the requirements set forth in these Conditions of Approval.

- C.7.2 Developer submitted the Storm water Treatment Facilities Maintenance Agreement (STFMA) to the Utilities Department.
- C.7.3 Developer has satisfactory completed construction of all required/conditioned improvements. Unless specifically provided in these Conditions of Approval, or some other applicable City Regulations, the Developer shall use diligent and good faith efforts in taking all actions necessary to construct all public facilities required to serve the Project, and the Developer shall bear all costs related to construction of the public facilities (including all costs of design, construction, construction management, plan check, inspection, land acquisition, program implementation, and contingency).
- C.7.4 Certified "As-Built" Improvement Plans (or Record Drawings). Upon completion of the construction by the Developer, the City, at its sole discretion, temporarily release the original mylars of the Improvement Plans to the Developer so that the Developer will be able to document revisions to show the "As-Built" configuration of all improvements.
- C.7.6 Developer shall be responsible for any repairs or reconstruction of street pavement, curb, gutter and sidewalk and other public improvements along the frontage of the Project, if determined by the City Engineer to be in poor condition or damaged by construction activities related to the Project.
- C.7.7 Developer has completed the 90-day public landscaping maintenance period.
- C.7.8 Release of Improvement Security – Release of improvement security shall be in accordance with the requirements of Title 12 of the TMC. Monumentation Bond will be released to the Developer after City Council's acceptance of the public improvements and if the Developer meets the terms set in Section 66497(c) of the Subdivision Map Act. All survey monuments shown on the Final Map, if applicable, must be installed. Any altered, damaged, or destroyed survey monuments and/or benchmarks shall be re-established. Developer shall submit centerline tie sheets or a record of survey for the following: new public streets; re-established survey monuments, and/or benchmarks. If the Developer destroyed, altered, and/or reconstructed any existing curb returns, Developer shall also submit corner records. Any survey document will be submitted the City and to the San Joaquin County Surveyor to comply with California Business and Professions Code Section 8771(c). Said work shall be executed by a California licensed Land Surveyor at the Developer's sole expense.

C.8 Special Conditions

- C.8.1 When street cuts are made for the installation of utilities, the Developer shall conform to Section 3.14 of the 2008 Design Standards and is required install a 2-inch thick asphalt concrete (AC) overlay with reinforcing fabric at least 25-feet from all sides of each utility trench. A 2-inch deep grind on the existing AC pavement will be required where the AC overlay will be applied and shall be uniform thickness in order to maintain current pavement grades, cross and

longitudinal slopes. This pavement repair requirement is when cuts/trenches are perpendicular and parallel to the street's direction.

- C.8.2 Nothing contained herein shall be construed to permit any violation of relevant ordinances and regulations of the City of Tracy, or other public agency having jurisdiction. This Condition of Approval does not preclude the City from requiring pertinent revisions and additional requirements to the improvement plans, prior to the City Engineer's signature on the improvement plans, and prior to issuance of Grading Permit, Encroachment Permit, Building Permit, if the City Engineer finds it necessary due to public health and safety reasons, and it is in the best interest of the City. The Developer shall bear all the cost for the inclusion, design, and implementations of such additions and requirements, without reimbursement or any payment from the City.
- C.8.3 If water is required for the project, the Developer shall obtain an account for the water service and register the water meter with the Finance Department. Developer shall pay all fees associated with obtaining the account number for the water service.
- C.8.4 Developer shall obtain an account for the water service to the Project and register the water meter with the Finance Department. Developer shall prepare and submit a map depicting the location of the water meter on an 8.5-inch X 11-inch sheet to Finance Department.
- C.8.5 Prior to the release of the grading permit, Developer shall install an on-site (off-site relative to the Project's property boundaries) striped thermoplastic centerline, and other striping along the parking lot drive aisle to the satisfaction of the City Engineer. Developer shall submit the striping plan with the grading plans.
- C.8.6 Developer shall use existing utility stubs as feasible.
- C.8.7 Access and Traffic Circulation to Existing Businesses/Residents - Developer shall take all steps necessary to plan and construct site improvements such that construction operations do not impact safety and access (including emergency vehicles) to the existing businesses and residents throughout the duration of construction. Developer shall coordinate with the owners and cooperate to minimize impacts on existing businesses. All costs of measures needed to provide safe and functional access shall be borne by the Developer.
- C.8.8 No trench shall be left open, uncovered, and/or unprotected during night hours and when the Developer's contractor is not performing construction activities. Appropriate signs and barricades shall be installed on the 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.8.9 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.

D. Utilities Department, Water Resources Division Conditions

Contact: Stephanie Hiestand (209) 831-6333 stephanie.hiestand@cityoftracy.org

- D.1. Compliance with Codes. Before the approval of a grading or building permit, the applicant shall demonstrate compliance with Tracy Municipal Code Chapter 11.34 Stormwater Management and Discharge Control and Chapter 11.28 Water Management and with the California Green Building Standards Code Chapter 4 for Residential occupancies. A Stormwater Pollution Prevention Plan (SWPPP) and WDID number will be required prior to a grading permit issuance.
- D.2. Stormwater Quality. Before the approval of a grading or building permit, the applicant shall demonstrate compliance with the Multi-Agency Post-Construction Stormwater Standards (MAPCSWS) adopted July 1, 2015, and obtain approval of an electronically submitted Project Stormwater Plan (PSP) including an operations and maintenance plan from the Water Resources Division in the Utilities Department. The plans shall clearly call out the approximate location and type of stormwater post-construction treatment on a separate Stormwater page, as well as state, "I agree to comply with the requirements of the 2015 Multi-Agency Post-Construction Stormwater Standards and shall submit a complete Project Stormwater Plan to the Water Resources Division of the Utilities Department for approval" to the satisfaction of the Utilities Director. Prior to final inspection for occupancy, the applicant shall have completed the Stormwater Access and Maintenance Agreement for final approval and recording.
- D.3. Landscape plans. Before the approval of a building permit, the applicant shall submit detailed landscape and irrigation plans that demonstrate compliance with the Water Efficient Landscape Ordinance to the satisfaction of the Utilities Director by submitting electronically for approval a partial landscape document package that includes all but the soils management report and Certificate of Completion. The plans shall include a preliminary landscape and irrigation design as well as state, "I agree to comply with the requirements of the Water Efficient Landscape Ordinance and shall submit a complete Landscape Documentation Package with construction documents" on said page. The applicant shall also submit an owner signed Project Information Sheet to the Utilities Department. Prior to final inspection for occupancy, the applicant shall electronically submit a complete Landscape Document Package for final approval.

E. Development Services Department, Building & Fire Safety Conditions

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

- E.1. Prior to construction of any structures, applicant must submit construction documents, plans, specifications and/or calculations to the Building Safety Division, which meet all

requirements of Title 24 California Code of Regulations and City of Tracy Municipal Codes, as applicable and according to date of permit application submittal.

- E.2. Per California Plumbing Code 307.1 no plumbing system, drainage system, building sewer or parts thereof shall be located in a lot other than the lot that is the site of the building. Therefore at time of building permit application submittal, applicant shall provide access easement for said systems.
- E.3. Construction documents shall demonstrate that the slope in all directions does not exceed 2 percent per CBC 11B-502 typical for all accessible stalls at time of permit application submittal.

F. South San Joaquin County Fire Authority Conditions

Contact: Courtney Wood (209) 831-6700 courtney.wood@sicfire.org

- F.1. Prior to construction, applicant shall submit construction documents to the South San Joaquin County Fire Authority for review and approval.
 - a. Construction documents shall be designed to the current edition of the California Code of Regulations, Title 24, as amended by the City of Tracy Municipal Code.
 - b. Deferred submittals shall be listed on the coversheet of each page. Each deferred submittal shall be submitted, reviewed and approved by SSJCFA prior to installation.
 - c. Fire protection water supply must be submitted separately from construction permit. All piping and installation shall be in accordance with CFC §507 & NFPA standards. Approval of grading and/or on-site improvements does not grant installation of underground fire service.
 - d. 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.
 - e. A request for fire flow shall be submitted to the South San Joaquin County Fire Authority and results shall be approved by the Fire Marshal prior to construction. Fire flow requirements shall be in accordance with CFC Appendix B.
 - f. 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.
 - g. Fire control room locations shall be approved the fire code official prior to the issuance of construction permit.
 - h. Provide a truck turning template which clearly shows the truck turning radius of 29'-9" inside and 47'-7" outside. Truck turning template shall show all ingress and egress paths available.
- F.2. Applications received by our offices are subject to the current fee schedule for South San Joaquin County Fire Authority.

- a. Application processing fees and minimum plan review fees are due at time of submittal of construction documents.
 - b. Additional plan review fees, minimum inspection fees and administrative fees are calculated on approval of project and shall be paid prior to issuance of permit.
 - c. Permit holder is responsible for any additional inspection fees incurred, and shall be paid prior to final inspection.
- F.3. Building is assumed it will be constructed as a 'speculative building'. Additional permits will be required for each separate tenant improvement. Construction documents shall be submitted to South San Joaquin County Fire Authority for review and approval prior to the start of construction or demolition.
- a. Prior to occupancy of each new business, the tenant shall contact South San Joaquin County Fire Authority for a new business inspection. Additional fees may be required for New Business, Annual and Operational Fire Permits. All fees shall be paid prior to approval of inspections.
- F.4. Prior to construction, all-weather fire apparatus access roads shall be installed. Fire apparatus access roads during construction shall have a minimum 20' unobstructed width in accordance with CFC §503.
- F.5. All hydrants shall be installed, inspected and tested prior to bringing combustible materials onsite, including storage.
- F.6. Knox boxes shall be required. 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.
- F.7. Building and each tenant space shall be provided with approved address identification in accordance with CFC §505.
- F.8. Prior to final inspection, emergency radio responder coverage shall be tested to confirm coverage areas. It is beneficial for the applicant to conduct testing at foundation as retrofitting for the conduit is costly. If coverage is inadequate, a separate permit for emergency radio responder coverage shall be submitted to SSJCFA for review and approval prior to installation.
Additional improvements may warrant additional testing to be performed. Testing shall be the determination of the fire code official.