

## NOTICE OF A REGULAR MEETING

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

**Date/Time:** Wednesday, March 23, 2016  
7:00 P.M. (or as soon thereafter as possible)

**Location:** City of Tracy Council Chambers  
333 Civic Center Plaza

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

### REGULAR MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ELECTION OF CHAIR

MINUTES APPROVAL - October 28, 2015

DIRECTOR'S REPORT REGARDING THIS AGENDA

ITEMS FROM THE AUDIENCE - *In accordance with Procedures for Preparation, Posting and Distribution of Agendas and the Conduct of Public Meetings, adopted by Resolution 2015-052 any item not on the agenda brought up by the public at a meeting, shall be automatically referred to staff. If staff is not able to resolve the matter satisfactorily, the member of the public may request a Commission Member to sponsor the item for discussion at a future meeting.*

#### 1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER PRELIMINARY AND FINAL DEVELOPMENT PLAN APPLICATION FOR THE ADDITION OF A 1.21 ACRE (52,700 SQ. FT.) AUTO INVENTORY PARKING LOT, INCLUDING LANDSCAPE AND STORMWATER IMPROVEMENTS ON THE WEST SIDE OF TRACY MAZDA, ASSESSOR'S PARCEL NUMBER 212-270-23 LOCATED IN THE TRACY AUTO PLAZA. APPLICANT IS SIMILE CONSTRUCTION SERVICES AND PROPERTY OWNER IS TAZ AND MILENA HARVEY. APPLICATION NUMBER D15-0022
- B. PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT APPLICATION FOR AN AUTOMOTIVE IMPOUND YARD AT 1133 AND 1175 W. ELEVENTH STREET – APPLICANTS ARE JESSIE WATSON AND MICHAEL THOMAS AND PROPERTY OWNERS ARE KULDEEP SIDHU AND HANSON FAMILY PARTNERSHIP - APPLICATION NUMBER CUP14-0013

#### 2. ITEMS FROM THE AUDIENCE

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

Posted: **March 17, 2016**

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

Any materials distributed to the majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Development Services Department located at 333 Civic Center Plaza during normal business hours.

**MINUTES  
TRACY CITY PLANNING COMMISSION  
WEDNESDAY, OCTOBER 28, 2015, 7:00 P.M.  
CITY OF TRACY COUNCIL CHAMBERS  
333 CIVIC CENTER PLAZA**

**CALL TO ORDER**

Chair Mitracos called the meeting to order at 7:00 p.m., and led the pledge of allegiance.

**ROLL CALL**

Roll call found Chair Mitracos, Vice Chair Tanner, Commissioners Orcutt, Sangha, and Ransom present. Also present were staff members Bill Dean, Assistant Development Services Director; Kimberly Matlock, Associate Planner; Cris Mina, Senior Civil Engineer; Nanda Gottiparthi, Engineering Consultant; Bill Sartor, Assistant City Attorney; and Sandra Edwards Recording Secretary.

**DIRECTOR'S REPORT REGARDING THIS AGENDA** – None.

**ITEMS FROM THE AUDIENCE** – None.

**1. NEW BUSINESS**

- A. PUBLIC HEARING TO CONSIDER AN APPLICATION FOR AN AMENDMENT TO THE EDGEWOOD CONCEPT DEVELOPMENT PLAN TO PERMIT MULTI-FAMILY RESIDENTIAL USES AND SELF-STORAGE USES AT THE SITE CURRENTLY DESIGNATED NEIGHBORHOOD SHOPPING CENTER AND AN APPLICATION FOR A PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR A 144-UNIT APARTMENT COMPLEX AND ASSOCIATED OUTDOOR AREAS. THE PROJECT IS LOCATED AT THE SOUTHEAST CORNER OF CORRAL HOLLOW ROAD AND MIDDLEFIELD DRIVE, ASSESSOR'S PARCEL NUMBERS 244-020-07. THE APPLICANT IS PACIFIC UNION LAND COMPANY, INC. AND PROPERTY OWNER IS EDGEWOOD LANE DEVELOPERS, LP. APPLICATION NUMBERS PUD12-0002 & D13-0017** - Kimberly Matlock, Associate Planner, provided the staff report along with a brief history of the project.

The Commission discussed the possibility of requiring solar panels on the parking garages or storage buildings, the number of bedrooms being offered, connectivity to a park, and a concern regarding what the self-storage unit would look like since no application had been submitted. Bill Dean, Assistant Development Services Director, indicated the current application requested a zoning change and that no site details were available. Mr. Dean added that such an application would be brought to the Commission and Council for approval.

Chair Mitracos opened the public hearing.

Chris Garwood, Pacific Union Land Company, original developers of the Edgewood Subdivision, addressed the Commission and provided a history of the site and the inability to attract a retailer to develop the site. Mr. Garwood introduced Jin Zhu, of Steinberg Architects, who provided a presentation of the project.

The Commissioners asked about handicap accessible units, balconies, drought tolerant trees, security around the pool, letters to the developer, carports, and how the project lines up with the Housing Element.

Concerned neighbors Richard and Alice English, Wendy Tong, Jennifer Ralley, Bill and Peggy Barnes, Teresa, and Margie Baker expressed concerns regarding the change in zoning, the proposed storage facility, the change in feel versus their existing community, developer held neighborhood meetings and noticing, health and vitality of their existing neighborhood, schools, traffic, lack of nearby retail, and walkability.

As there was no one further wishing to address the Commission, the public hearing was closed.

The Commission further discussed traffic, the airport and land use.

**ACTION:** It was moved by Commissioner Orcutt and seconded by Commissioner Sangha, to delay consideration of the application for 30 days to provide the residents time to voice their concerns in writing to City staff. Voice vote found Orcutt and Sangha in favor; Mitracos and Tanner opposed; Ransom abstained. Motion failed.

**ACTION:** It was moved by Vice Chair Tanner and seconded by Commissioner Ransom to recommend City Council approve an amendment to the Edgewood Planned Unit Development CDP to permit multi-family residential use at the 10.92-acre site at the southeast corner of Corral Hollow Road and Middlefield Drive, Assessor's Parcel Number 244-020-07 (Application Number PUD12-0002), and recommend that the City Council approve application number D13-0017 for a PDP/FDP for five three-story apartment buildings totaling 144 dwelling units, subject to the conditions attached as Exhibit 1. Roll call vote found Commissioners Ransom, Chair Mitracos, and Vice Chair Tanner in favor; Commissioner Orcutt opposed; Commissioner Sangha abstained. Motion carried.

**B: PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A PRELIMINARY AND FINAL DEVELOPMENT PLAN TO CONSTRUCT A 795,732 SQUARE FOOT INDUSTRIAL DISTRIBUTION BUILDING WITH CORRESPONDING PARKING AND LANDSCAPE IMPROVEMENTS LOCATED AT 8450 ARBOR AVENUE - APPLICANT IS DCT INDUSTRIAL OPERATING LLC; OWNERS ARE GREGG AND ROBERT CHRISTENSEN- APPLICATION NUMBER D15-0014 – Bill Dean, Assistant Development Services Director, provided the staff report.**

Commissioner Sangha recused herself from consideration of the item and left the dais at 9:05 p.m.

The Commission discussed the change in building height, visibility of rooftop equipment from the freeway, truck bays and their visibility, development plans for property on the opposite of Arbor Avenue, truck traffic, tree height and types of trees. Chair Mitracos opened the public hearing.

David Haugen and Calvin Coatsworth, provided a presentation of the project outlining the differences in the proposed plan versus their previous plan. Mr. Coatsworth asked that the Planning Commission recommend City Council approve the project.

The Commissioners further discussed outdoor lighting, distance of the building from the freeway, building size, signage, and building color.

As there was no one further wishing to address the Commission, the public hearing was closed.

**ACTION:** It was moved by Commissioner Ransom and seconded by Vice Chair Tanner that City Council approve the PUD Preliminary and Final Development Plan to develop a 795,732 square foot industrial distribution facility on a 39.58-acre site, located at 8450 Arbor Avenue, Application Number D15-0014, subject to the conditions and based on the application's consistency with the I-205 Specific Plan and the PUD Concept Development Plan as stated in the Planning Commission Resolution dated October 28, 2015. Voice vote found Commissioners Orcutt, Ransom, Vice Chair Tanner, and Chair Mitracos in favor; Commissioner Sangha recused.

2. ITEMS FROM THE AUDIENCE – None.
3. DIRECTOR'S REPORT – Commissioner Ransom asked if the Commission could request that speakers provide their address for the record. Bill Sartor, Assistant City Attorney, stated the Commission can ask for the information, but the public did not have to comply.
4. ITEMS FROM THE COMMISSION – None
5. ADJOURNMENT – It was moved by Commissioner Ransom and seconded by Vice Chair Tanner to adjourn. Voice vote found all in favor.

Time: 9:46 p.m.

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CHAIR

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STAFF LIAISON

AGENDA ITEM 1-A

REQUEST

**PUBLIC HEARING TO CONSIDER PRELIMINARY AND FINAL DEVELOPMENT PLAN APPLICATION FOR THE ADDITION OF A 1.21 ACRE (52,700 SQ. FT.) AUTO INVENTORY PARKING LOT, INCLUDING LANDSCAPE AND STORMWATER IMPROVEMENTS ON THE WEST SIDE OF TRACY MAZDA, ASSESSOR'S PARCEL NUMBER 212-270-23 LOCATED IN THE TRACY AUTO PLAZA. APPLICANT IS SIMILE CONSTRUCTION SERVICES AND PROPERTY OWNER IS TAZ AND MILENA HARVEY. APPLICATION NUMBER D15-0022**

DISCUSSION

Project Description and Location

The proposed project involves the expansion of the Tracy Mazda facility to include a new inventory lot that provides for 138 new inventory parking spaces. The new parking lot will also include landscaping consisting of a combination of trees and shrubs, a bio-retention area, new irrigation for the plantings and new LED light fixtures.

The project location is within the I-205 Corridor Specific Plan area. The site is zoned Planned Unit Development (PUD), is designated Commercial by the General Plan, and is designated Service Commercial (SC) by the I-205 Corridor Plan, within which vehicle services are conditionally permitted, except for those areas located within the "Auto Plaza," such uses would be permitted. In accordance with Tracy Municipal Code, the Planning Commission shall review such uses and the Planning Commission and the City Council shall review all Planned Unit Development Preliminary and Final Development Plans (PDP/FDP).

The proposed development will consist of 138 new inventory parking spaces to be located on the western third of an approximately 3.19 acre site, which consists of 1.21 acres. The eastern portion of the site is already currently developed with the Tracy Mazda auto dealership. The applicant is seeking to expand the facility by adding additional inventory parking to the existing dealership. The proposal would result in 138 new parking spaces and associated landscaping, lighting and drainage improvements.

Land Use Analysis

The proposed inventory parking lot is a vehicle service use that will be compatible with the existing automobile sales facilities in the immediate vicinity, including the Tracy Auto Plaza. The project would result in an undeveloped portion of the property (currently vacant) to be improved with lighting, drainage and landscaping improvements and incorporated into the existing Mazda auto dealership. The new inventory lot will compliment not only its principal sales facilities immediately to the east, but will also compliment adjacent dealership facilities and auto related uses, including Tracy Honda to the east; Tracy Volkswagon and the Department of Motor Vehicles to the north and the Tracy Auto Service Center located at the westerly end of Auto Plaza Drive.

Immediately to the west of the proposed inventory lot, a 47-unit residential apartment project (Aspire II), including parking and related site improvements was recently reviewed by the Planning Commission with a recommendation to the City Council for approval for the proposed development. The development of the 47-unit residential complex was also analyzed for compatibility with surrounding land uses, and although it was noted that the site's proximity to commercial and office uses could have potentially negative effects on the proposed residential project such as noise or traffic. It was however, also noted that the nearby commercial land uses can also benefit the proposed residential development by providing for the residents, retail and commercial services , recreational opportunities or employment within walking distance. In order to mitigate noise and visual effects from less compatible adjacent land uses, the project is to include an eight-foot tall masonry wall adjacent to the proposed car sales lot. Additionally, the apartment building is to be separated from the west to east property lines by landscaping, parking stalls and the two way drive isles.

#### Circulation, Lighting, Parking, and Landscaping Analysis

Although the City's Design Goals and Standards call for parking areas to be de-emphasized by placing parking to the rear of well-designed buildings. The proposed project is to add an inventory lot for the existing Tracy Mazda auto dealership. The project will incorporate both lighting and landscaping improvements consistent with the neighboring uses (auto dealerships). It should be noted that the property located immediately to the west is to be developed as high density residential (Aspire II). The applicant has proposed the installation of a variety of tree species, including Crape Myrtle, Keith Davey Chinese Pistache, and Sweet Bay, along the western property line. In reviewing the landscape plan for the proposed project, the applicant has proposed the installation of 15-gallon trees. However, it should be noted that the City's Design Goals and Standards calls for a minimum of 24-inch box-trees to be planted. Since the trees are to serve as both for ornamental and screening between the two properties, the larger 24-inch trees are more appropriate for the site. The site is also to be developed with drainage improvements including valley gutters in the front 1/3 of the lot, and a bio-retention area along the western side of the property which is to include a bio-retention seed mix along with Compact Xyloma shrubs.

The applicant is also proposing to install three light standards in the center of the site, which would provide illumination for the site and security lighting for the inventory to be placed on this site. As conditioned, all lighting is to be downcast and light standards to be installed on the site are to be designed to maintain all lighting from spilling onto the neighboring properties, including the property to the west. The access to the site is via two separate points of entry from the east located at both the northern and southern ends of the site. One of the entry points would require the automobiles to be driven directly from the adjoining Tracy Mazda facility into and out of this inventory lot located at the south end of the site, while the other would provide access from Auto Plaza Drive at the north end of the site.

#### Environmental Document

The proposed project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332, which pertains to certain in-fill 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 Planning Commission do the following:

- 1) Recommend that the City Council approve the PDP/FDP for the auto inventory lot, Application Number D15-0022, subject to the conditions and based on the determinations contained in the Planning Commission Resolution dated March 23, 2016.

### MOTION

Move that the Planning Commission do the following:

- 1) Recommend that the City Council approve the PDP/FDP for the auto inventory lot in conjunction with the Tracy Mazda facility, Application Number D15-0022, subject to the conditions and based on the determinations contained in the Planning Commission Resolution dated March 23, 2016.

Prepared by Nash Gonzalez, Contract Planner

Approved by Bill Dean, Assistant Development Services Director

### ATTACHMENTS

Attachment A – Vicinity Map, Site, Landscape, and Civil Plans

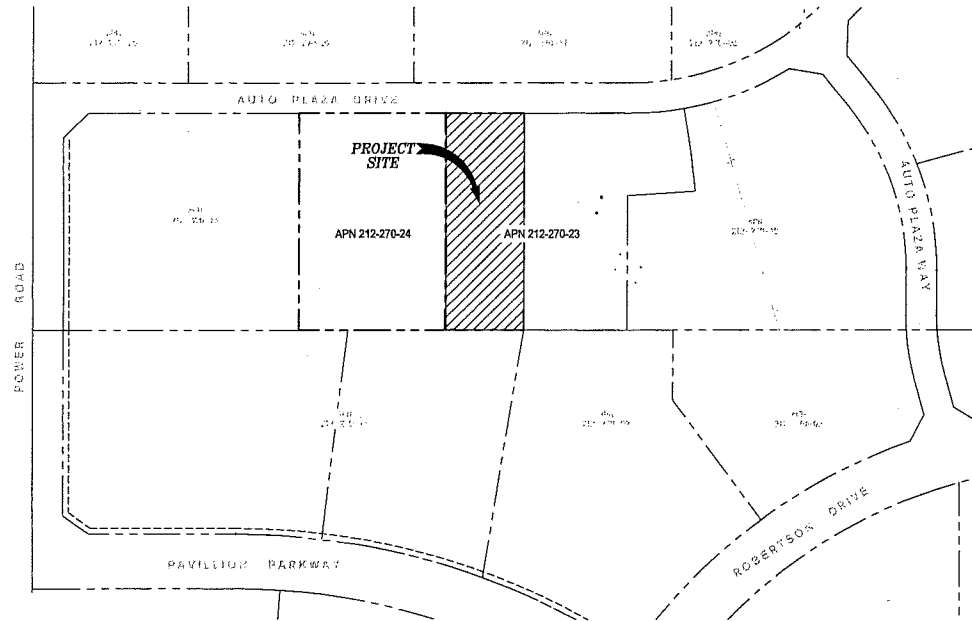
Attachment B – Planning Commission Resolution for PDP/FDP



# TRACY MAZDA PARKING LOT EXPANSION PROJECT

**ABBREVIATIONS:**

AB	AGGREGATE BASE																																																																																		
AC	ASPHALT CEMENT																																																																																		
ASSY	ASSEMBLY	BIP	BENCH OFFSET CENTER	C	CONCRETE	C.C.C.	CITY OF TRACY	DI	DUCTILE IRON	DIP	DUCTILE IRON PIPE	E	ELECTRIC	EC	EXISTING CONCRETE	EL	EXISTING ELEVATION	EG	EXISTING GRADE	EP	EXISTING PAVEMENT	ETC	EXISTING TOP OF CURB	EX	EXISTING	FG	FRESH GRADE	FL	FLOW LINE	G	GRASS	GPH	GALLONS PER HOUR	GPM	GALLONS PER MINUTE	IRV	IRRIGATION CONTROL VALVE	INV	INVERT	LF	LINEAR FEET	MB	MISFEET	N.T.S.	NOT TO SCALE	OC	OVERHEAD ELECTRIC	P	PAVEMENT	POC	POINT OF CONNECTION	PS	POUNDS PER SQUARE INCH	PSD	PUBLIC UTILITY EXAMINER	PVC	POLYVINYL CHLORIDE	RIP	RIPOFF-WEAR	RC	RELATIVE COMPACTION	RF	REINFORCED CLAY PIPE	SD	STORM DRAIN	SDCB	STORM DRAIN CATCH BASIN	SF	SQUARE FEET	SS	SANITARY SEWER	STB	STANDARD	STBS	STANDARD 208	TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER
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EP	EXISTING PAVEMENT	ETC	EXISTING TOP OF CURB	EX	EXISTING	FG	FRESH GRADE	FL	FLOW LINE	G	GRASS	GPH	GALLONS PER HOUR	GPM	GALLONS PER MINUTE	IRV	IRRIGATION CONTROL VALVE	INV	INVERT	LF	LINEAR FEET	MB	MISFEET	N.T.S.	NOT TO SCALE	OC	OVERHEAD ELECTRIC	P	PAVEMENT	POC	POINT OF CONNECTION	PS	POUNDS PER SQUARE INCH	PSD	PUBLIC UTILITY EXAMINER	PVC	POLYVINYL CHLORIDE	RIP	RIPOFF-WEAR	RC	RELATIVE COMPACTION	RF	REINFORCED CLAY PIPE	SD	STORM DRAIN	SDCB	STORM DRAIN CATCH BASIN	SF	SQUARE FEET	SS	SANITARY SEWER	STB	STANDARD	STBS	STANDARD 208	TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																				
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EX	EXISTING	FG	FRESH GRADE	FL	FLOW LINE	G	GRASS	GPH	GALLONS PER HOUR	GPM	GALLONS PER MINUTE	IRV	IRRIGATION CONTROL VALVE	INV	INVERT	LF	LINEAR FEET	MB	MISFEET	N.T.S.	NOT TO SCALE	OC	OVERHEAD ELECTRIC	P	PAVEMENT	POC	POINT OF CONNECTION	PS	POUNDS PER SQUARE INCH	PSD	PUBLIC UTILITY EXAMINER	PVC	POLYVINYL CHLORIDE	RIP	RIPOFF-WEAR	RC	RELATIVE COMPACTION	RF	REINFORCED CLAY PIPE	SD	STORM DRAIN	SDCB	STORM DRAIN CATCH BASIN	SF	SQUARE FEET	SS	SANITARY SEWER	STB	STANDARD	STBS	STANDARD 208	TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																								
FG	FRESH GRADE	FL	FLOW LINE	G	GRASS	GPH	GALLONS PER HOUR	GPM	GALLONS PER MINUTE	IRV	IRRIGATION CONTROL VALVE	INV	INVERT	LF	LINEAR FEET	MB	MISFEET	N.T.S.	NOT TO SCALE	OC	OVERHEAD ELECTRIC	P	PAVEMENT	POC	POINT OF CONNECTION	PS	POUNDS PER SQUARE INCH	PSD	PUBLIC UTILITY EXAMINER	PVC	POLYVINYL CHLORIDE	RIP	RIPOFF-WEAR	RC	RELATIVE COMPACTION	RF	REINFORCED CLAY PIPE	SD	STORM DRAIN	SDCB	STORM DRAIN CATCH BASIN	SF	SQUARE FEET	SS	SANITARY SEWER	STB	STANDARD	STBS	STANDARD 208	TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																										
FL	FLOW LINE	G	GRASS	GPH	GALLONS PER HOUR	GPM	GALLONS PER MINUTE	IRV	IRRIGATION CONTROL VALVE	INV	INVERT	LF	LINEAR FEET	MB	MISFEET	N.T.S.	NOT TO SCALE	OC	OVERHEAD ELECTRIC	P	PAVEMENT	POC	POINT OF CONNECTION	PS	POUNDS PER SQUARE INCH	PSD	PUBLIC UTILITY EXAMINER	PVC	POLYVINYL CHLORIDE	RIP	RIPOFF-WEAR	RC	RELATIVE COMPACTION	RF	REINFORCED CLAY PIPE	SD	STORM DRAIN	SDCB	STORM DRAIN CATCH BASIN	SF	SQUARE FEET	SS	SANITARY SEWER	STB	STANDARD	STBS	STANDARD 208	TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																												
G	GRASS	GPH	GALLONS PER HOUR	GPM	GALLONS PER MINUTE	IRV	IRRIGATION CONTROL VALVE	INV	INVERT	LF	LINEAR FEET	MB	MISFEET	N.T.S.	NOT TO SCALE	OC	OVERHEAD ELECTRIC	P	PAVEMENT	POC	POINT OF CONNECTION	PS	POUNDS PER SQUARE INCH	PSD	PUBLIC UTILITY EXAMINER	PVC	POLYVINYL CHLORIDE	RIP	RIPOFF-WEAR	RC	RELATIVE COMPACTION	RF	REINFORCED CLAY PIPE	SD	STORM DRAIN	SDCB	STORM DRAIN CATCH BASIN	SF	SQUARE FEET	SS	SANITARY SEWER	STB	STANDARD	STBS	STANDARD 208	TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																														
GPH	GALLONS PER HOUR	GPM	GALLONS PER MINUTE	IRV	IRRIGATION CONTROL VALVE	INV	INVERT	LF	LINEAR FEET	MB	MISFEET	N.T.S.	NOT TO SCALE	OC	OVERHEAD ELECTRIC	P	PAVEMENT	POC	POINT OF CONNECTION	PS	POUNDS PER SQUARE INCH	PSD	PUBLIC UTILITY EXAMINER	PVC	POLYVINYL CHLORIDE	RIP	RIPOFF-WEAR	RC	RELATIVE COMPACTION	RF	REINFORCED CLAY PIPE	SD	STORM DRAIN	SDCB	STORM DRAIN CATCH BASIN	SF	SQUARE FEET	SS	SANITARY SEWER	STB	STANDARD	STBS	STANDARD 208	TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																																
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IRV	IRRIGATION CONTROL VALVE	INV	INVERT	LF	LINEAR FEET	MB	MISFEET	N.T.S.	NOT TO SCALE	OC	OVERHEAD ELECTRIC	P	PAVEMENT	POC	POINT OF CONNECTION	PS	POUNDS PER SQUARE INCH	PSD	PUBLIC UTILITY EXAMINER	PVC	POLYVINYL CHLORIDE	RIP	RIPOFF-WEAR	RC	RELATIVE COMPACTION	RF	REINFORCED CLAY PIPE	SD	STORM DRAIN	SDCB	STORM DRAIN CATCH BASIN	SF	SQUARE FEET	SS	SANITARY SEWER	STB	STANDARD	STBS	STANDARD 208	TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																																				
INV	INVERT	LF	LINEAR FEET	MB	MISFEET	N.T.S.	NOT TO SCALE	OC	OVERHEAD ELECTRIC	P	PAVEMENT	POC	POINT OF CONNECTION	PS	POUNDS PER SQUARE INCH	PSD	PUBLIC UTILITY EXAMINER	PVC	POLYVINYL CHLORIDE	RIP	RIPOFF-WEAR	RC	RELATIVE COMPACTION	RF	REINFORCED CLAY PIPE	SD	STORM DRAIN	SDCB	STORM DRAIN CATCH BASIN	SF	SQUARE FEET	SS	SANITARY SEWER	STB	STANDARD	STBS	STANDARD 208	TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																																						
LF	LINEAR FEET	MB	MISFEET	N.T.S.	NOT TO SCALE	OC	OVERHEAD ELECTRIC	P	PAVEMENT	POC	POINT OF CONNECTION	PS	POUNDS PER SQUARE INCH	PSD	PUBLIC UTILITY EXAMINER	PVC	POLYVINYL CHLORIDE	RIP	RIPOFF-WEAR	RC	RELATIVE COMPACTION	RF	REINFORCED CLAY PIPE	SD	STORM DRAIN	SDCB	STORM DRAIN CATCH BASIN	SF	SQUARE FEET	SS	SANITARY SEWER	STB	STANDARD	STBS	STANDARD 208	TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																																								
MB	MISFEET	N.T.S.	NOT TO SCALE	OC	OVERHEAD ELECTRIC	P	PAVEMENT	POC	POINT OF CONNECTION	PS	POUNDS PER SQUARE INCH	PSD	PUBLIC UTILITY EXAMINER	PVC	POLYVINYL CHLORIDE	RIP	RIPOFF-WEAR	RC	RELATIVE COMPACTION	RF	REINFORCED CLAY PIPE	SD	STORM DRAIN	SDCB	STORM DRAIN CATCH BASIN	SF	SQUARE FEET	SS	SANITARY SEWER	STB	STANDARD	STBS	STANDARD 208	TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																																										
N.T.S.	NOT TO SCALE	OC	OVERHEAD ELECTRIC	P	PAVEMENT	POC	POINT OF CONNECTION	PS	POUNDS PER SQUARE INCH	PSD	PUBLIC UTILITY EXAMINER	PVC	POLYVINYL CHLORIDE	RIP	RIPOFF-WEAR	RC	RELATIVE COMPACTION	RF	REINFORCED CLAY PIPE	SD	STORM DRAIN	SDCB	STORM DRAIN CATCH BASIN	SF	SQUARE FEET	SS	SANITARY SEWER	STB	STANDARD	STBS	STANDARD 208	TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																																												
OC	OVERHEAD ELECTRIC	P	PAVEMENT	POC	POINT OF CONNECTION	PS	POUNDS PER SQUARE INCH	PSD	PUBLIC UTILITY EXAMINER	PVC	POLYVINYL CHLORIDE	RIP	RIPOFF-WEAR	RC	RELATIVE COMPACTION	RF	REINFORCED CLAY PIPE	SD	STORM DRAIN	SDCB	STORM DRAIN CATCH BASIN	SF	SQUARE FEET	SS	SANITARY SEWER	STB	STANDARD	STBS	STANDARD 208	TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																																														
P	PAVEMENT	POC	POINT OF CONNECTION	PS	POUNDS PER SQUARE INCH	PSD	PUBLIC UTILITY EXAMINER	PVC	POLYVINYL CHLORIDE	RIP	RIPOFF-WEAR	RC	RELATIVE COMPACTION	RF	REINFORCED CLAY PIPE	SD	STORM DRAIN	SDCB	STORM DRAIN CATCH BASIN	SF	SQUARE FEET	SS	SANITARY SEWER	STB	STANDARD	STBS	STANDARD 208	TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																																																
POC	POINT OF CONNECTION	PS	POUNDS PER SQUARE INCH	PSD	PUBLIC UTILITY EXAMINER	PVC	POLYVINYL CHLORIDE	RIP	RIPOFF-WEAR	RC	RELATIVE COMPACTION	RF	REINFORCED CLAY PIPE	SD	STORM DRAIN	SDCB	STORM DRAIN CATCH BASIN	SF	SQUARE FEET	SS	SANITARY SEWER	STB	STANDARD	STBS	STANDARD 208	TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																																																		
PS	POUNDS PER SQUARE INCH	PSD	PUBLIC UTILITY EXAMINER	PVC	POLYVINYL CHLORIDE	RIP	RIPOFF-WEAR	RC	RELATIVE COMPACTION	RF	REINFORCED CLAY PIPE	SD	STORM DRAIN	SDCB	STORM DRAIN CATCH BASIN	SF	SQUARE FEET	SS	SANITARY SEWER	STB	STANDARD	STBS	STANDARD 208	TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																																																				
PSD	PUBLIC UTILITY EXAMINER	PVC	POLYVINYL CHLORIDE	RIP	RIPOFF-WEAR	RC	RELATIVE COMPACTION	RF	REINFORCED CLAY PIPE	SD	STORM DRAIN	SDCB	STORM DRAIN CATCH BASIN	SF	SQUARE FEET	SS	SANITARY SEWER	STB	STANDARD	STBS	STANDARD 208	TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																																																						
PVC	POLYVINYL CHLORIDE	RIP	RIPOFF-WEAR	RC	RELATIVE COMPACTION	RF	REINFORCED CLAY PIPE	SD	STORM DRAIN	SDCB	STORM DRAIN CATCH BASIN	SF	SQUARE FEET	SS	SANITARY SEWER	STB	STANDARD	STBS	STANDARD 208	TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																																																								
RIP	RIPOFF-WEAR	RC	RELATIVE COMPACTION	RF	REINFORCED CLAY PIPE	SD	STORM DRAIN	SDCB	STORM DRAIN CATCH BASIN	SF	SQUARE FEET	SS	SANITARY SEWER	STB	STANDARD	STBS	STANDARD 208	TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																																																										
RC	RELATIVE COMPACTION	RF	REINFORCED CLAY PIPE	SD	STORM DRAIN	SDCB	STORM DRAIN CATCH BASIN	SF	SQUARE FEET	SS	SANITARY SEWER	STB	STANDARD	STBS	STANDARD 208	TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																																																												
RF	REINFORCED CLAY PIPE	SD	STORM DRAIN	SDCB	STORM DRAIN CATCH BASIN	SF	SQUARE FEET	SS	SANITARY SEWER	STB	STANDARD	STBS	STANDARD 208	TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																																																														
SD	STORM DRAIN	SDCB	STORM DRAIN CATCH BASIN	SF	SQUARE FEET	SS	SANITARY SEWER	STB	STANDARD	STBS	STANDARD 208	TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																																																																
SDCB	STORM DRAIN CATCH BASIN	SF	SQUARE FEET	SS	SANITARY SEWER	STB	STANDARD	STBS	STANDARD 208	TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																																																																		
SF	SQUARE FEET	SS	SANITARY SEWER	STB	STANDARD	STBS	STANDARD 208	TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																																																																				
SS	SANITARY SEWER	STB	STANDARD	STBS	STANDARD 208	TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																																																																						
STB	STANDARD	STBS	STANDARD 208	TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																																																																								
STBS	STANDARD 208	TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																																																																										
TC	TOP OF CURB	TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																																																																												
TP	TYPICAL	VP	VERTICAL CLAY PIPE	W	WATER																																																																														
VP	VERTICAL CLAY PIPE	W	WATER																																																																																
W	WATER																																																																																		



**INDEX OF SHEETS:**

Sheet Number	Sheet Title
CS1	COVER SHEET
CS2	NOTES
CS10	EXISTING CONDITIONS AND DEMOLITION PLAN
CS20	PAVING AND DIMENSIONS PLAN
CS8	GRADING AND UTILITY PLAN
CS10	DETAIL SHEET I
CS11	DETAIL SHEET II
CS8	EROSION CONTROL
CS10	IRRIGATION PLAN
CS11	IRRIGATION SCHEDULE AND CALCULATIONS
CS20	IRRIGATION DETAILS I
CS11	IRRIGATION DETAILS II
CS12	IRRIGATION DETAILS III
CS10	PLANTING PLAN
CS11	PLANTING DETAILS I
CS12	PLANTING DETAILS II

**PROJECT CONTACTS**

**APPLICANT**  
TRACY MAZDA  
2880 AUTO PLAZA DRIVE  
TRACY, CA 95304  
CONTACT: TAZ HARVEY

**CIVIL ENGINEER**  
SIEGFRIED  
3244 BRONXSIDE RD SUITE 100  
STOCKTON, CA 95219  
CONTACT: ADAM MERRILL, P.E.  
PHONE: (209) 942-2021  
FAX: (209) 942-0214  
EMAIL: amerrill@siegfried.com

**LANDSCAPE ARCHITECT**  
SIEGFRIED  
3244 BRONXSIDE RD SUITE 100  
STOCKTON, CA 95219  
CONTACT: ROBERT MOURGATAS, JR., A.S.T.  
PHONE: (209) 942-2021  
FAX: (209) 942-0214  
EMAIL: rmourgat@siegfried.com

**CONTRACTOR**  
SIMLE CONSTRUCTION SERVICE  
4701 ENTERPRISE WAY, SUITE 1  
MODESTO, CA 95358-8967  
CONTACT: MIKE TOLHURST  
PHONE: (209) 545-4111  
FAX: (209) 545-4112  
EMAIL: mtolhur@simleconstruction.com

- NOTES:**
1. ALL EXISTING UTILITIES WERE PLOTTED FROM RECORD INFORMATION AND FIELD TOPOGRAPHY. ACTUAL LOCATIONS MAY VARY AND ADDITIONAL CROSSINGS MAY EXIST IN THE FIELD. IT IS IMPERATIVE THAT U.S.A. LOCATING SERVICES LOCATE AND MARK EXISTING UTILITIES PRIOR TO THE START OF EXCAVATION.
  2. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXPOSING EXISTING UTILITY CROSSINGS AND SERVICES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



3244 Bronxside Road  
Suite 100  
Stockton, California 95219  
709-942-2021  
Fax: 209-942-0214  
www.siegfried.com

- CE CIVIL ENGINEERING
- SE STRUCTURAL ENGINEERING
- LS LAND SURVEYING
- LA LANDSCAPE ARCHITECTURE

**REVISIONS**

No.	Date	Description

**PROJECT**

**TRACY MAZDA  
PARKING LOT  
EXPANSION  
PLAN**

2880 AUTO PLAZA DR  
TRACY, CA 95304



**SHEET TITLE**

COVER SHEET

Proj. No. AKM  
Drawn by: GW  
Date: 10/19/15  
Job No. 14003  
SHEET:

**C0.1**  
OF 18

RECEIVED  
NOV 18 2015  
CITY OF TRACY



**SIEGFRIED**

3244 Brookside Road  
Suite 100  
Stockton, California 95219  
209-943-2021  
Fax: 209-943-0914  
www.siegfriedeng.com

- \* CIVIL ENGINEERING
- \* SURVEYING ENGINEERING
- \* LAND SURVEYING
- \* ARCHITECTURE

REVISIONS  
No. Date Description

PROJECT

**TRACY MAZDA  
PARKING LOT  
EXPANSION  
PLAN**

2890 AUTO PLAZA DR.  
TRACY, CA 95304



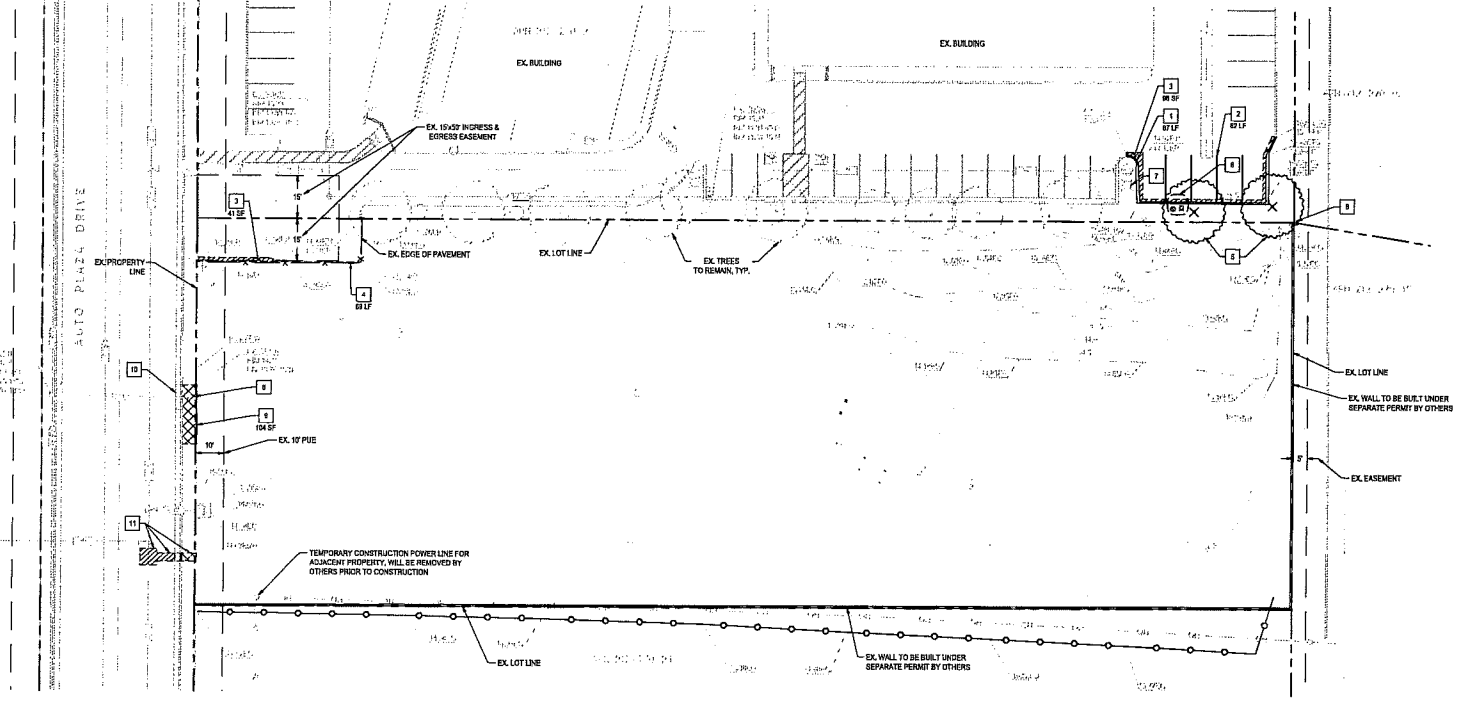
SHEET TITLE

**EXISTING  
CONDITIONS AND  
DEMOLITION PLAN**

Proj Mgr: AJM  
 Drawn by: GW  
 Date: 10/19/18  
 Job No.: 14263  
 SHEET:

**C1.0**

CF-18



**KEY NOTES**

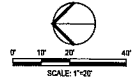
- 1 REMOVE EXISTING CURB.
- 2 REMOVE EXISTING STRIPING.
- 3 SAWCUT AND REMOVE EXISTING ASP PAVEMENT.
- 4 REMOVE EXISTING WOOD FENCE.
- 5 REMOVE EXISTING TREE AND ROOTS.
- 6 REMOVE AND RELOCATE EXISTING IRRIGATION CONTROL VALVE AND QUICK CONNECT. SEE SHEET C3.4.
- 7 PROTECT EXISTING LIGHT FIXTURE IN PLACE.
- 8 PROTECT EXISTING SURVEY MONUMENT IN PLACE. IF DISTURBED, CONTRACTOR TO REPLACE AND RESET MONUMENT PER CITY OF TRACY APPENDIX B STANDARD NOTES.
- 9 REMOVE EXISTING SIDEWALK, SAWCUT FROM NEAREST CONSTRUCTION JOINT.
- 10 PROTECT EXISTING DROP INLET AND STORM DRAIN MAINTENANCE HOLE IN PLACE.
- 11 REMOVE EXISTING PAVEMENT, SIDEWALK, CURB, AND GUTTER, AS NECESSARY TO TIE EXISTING WATER MAIN FOR THE PROPOSED IRRIGATION LINE.

**LEGEND**

- EXISTING CONCRETE SIDEWALK TO BE DEMOLISHED AND REMOVED FROM SITE BY CONTRACTOR
- EXISTING PAVEMENT LANDSCAPE TO BE DEMOLISHED AND REMOVED FROM SITE BY CONTRACTOR
- DEMOLISH AND REMOVE TREE AND ROOTS.

**NOTES:**

1. CONTRACTOR IS RESPONSIBLE FOR REMOVING AND PROPERLY DISPOSING OF ALL MATERIALS DEMOLISHED FROM THE SITE, INCLUDING PAVEMENT, CONCRETE, CURB AND GUTTER, STORM DRAINAGE MATERIALS AND ELECTRICAL MATERIALS.
2. CONTRACTOR RESPONSIBLE FOR PROPERLY MODIFYING EXISTING IRRIGATION LINES TO REMAIN AND PROVIDE IRRIGATION TO THE EXISTING LANDSCAPE AREAS OUT OF PROJECT SCOPE.
3. THE LOCATIONS OF ALL UTILITIES ARE UNKNOWN AND ARE SHOWN FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS PRIOR TO CONSTRUCTION.
4. BEFORE GRADING, THE CONTRACTOR SHALL CLEAR AND GRUB AREAS TO BE GRADED.



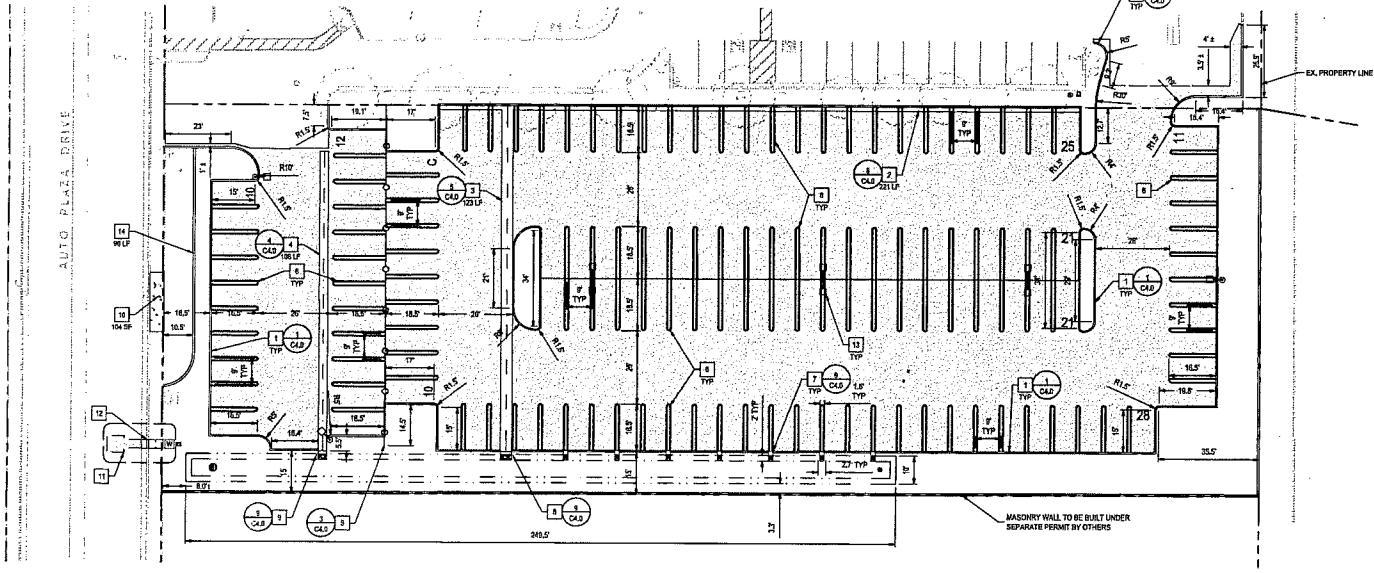
**NOTES:**

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2. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXPOSING EXISTING UTILITY CROSSINGS AND SERVICES.
3. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



800-227-2800

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**LEGEND**

PARKING LOT ASPHALT PAVING 2" AC OVER 1/2" CLASS 2 A8 OVER 12" NATIVE MATERIAL SCARIFIED AND RECOMPACTED TO 98% R.C.

**PARKING DATA**

TOTAL NON-ACCESSIBLE STALLS (STANDARD)	137
TOTAL NON-ACCESSIBLE STALLS (COMPACT)	1
<b>TOTAL STALLS</b>	<b>138</b>

**SIEGFRIED**

3244 Brookside Road  
Suite 100  
Stockton, California 95218  
209-943-2021  
Fax: 209-942-0214  
www.sief@midnet.com

- \* CIVIL ENGINEERING
- \* STRUCTURAL ENGINEERING
- \* LAND SURVEYING
- \* LANDSCAPE ARCHITECTURE

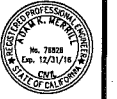
**REVISIONS**

No.	Date	Description
1		

**PROJECT**

**TRACY MAZDA  
PARKING LOT  
EXPANSION  
PLAN**

2890 AUTO PLAZA DR.  
TRACY, CA 95304



**SHEET TITLE**

**PAVING AND  
DIMENSIONING  
PLAN**

Proj Mgr: AJM  
Drawn by: CW  
Date: 10/18/15  
Job No.: 14063  
SHEET:

**C2.0**  
OF 18

**KEY NOTES**

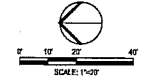
1. INSTALL NEW 6" VERTICAL CURB.
2. INSTALL NEW 6" VERTICAL CURB AND GUTTER.
3. INSTALL NEW 4" VALLEY GUTTER.
4. INSTALL NEW 3" VALLEY GUTTER.
5. INSTALL NEW 4" ALUMINUM FENCE.
6. INSTALL NEW PARKING STALL STRIPING PER C.O.T. STANDARDS.
7. 6" VERTICAL CURB (FLOW LINE GRADE SAME AS GRADE BEHIND CURB) WITH CURB CUT-GUTS EVERY 16" O.C. CURB CUT-GUTS SHALL BE 2" WIDE.
8. INSTALL 4" WIDE CURB CUT AT VALLEY GUTTER.
9. INSTALL 2" WIDE CURB CUT AT VALLEY GUTTER.
10. INSTALL NEW SIDEWALK AFTER NEW 12" STORM DRAIN PIPE IS CONNECTED TO DROP INLET PER C.O.T. STD DETAIL 125 ON SHEET D4.1.
11. INSTALL NEW PAVEMENT AS NEEDED TO CONSTRUCT 1/2" PROTECTION LINE CONNECTION PER C.O.T. STD DETAIL 961 ON SHEET D4.1, MATCH EXISTING GRADES.
12. INSTALL NEW CURB, GUTTER, AND SIDEWALK AS NEEDED TO CONSTRUCT 1/2" PROTECTION LINE PER C.O.T. STD DETAIL 120 & 124 ON SHEET D4.1, MATCH EXISTING GRADES.
13. SITE LIGHTS FOR REFERENCE ONLY. SEE ELECTRICAL PLANS FOR DETAILS.
14. INSTALL MOW STRIP, SEE LANDSCAPE PLANS FOR DETAILS.

NOTE:  
DIMENSIONING TO VERTICAL CURBS ARE TO FACE OF CURB

NOTES:  
1. ALL EXISTING UTILITIES WERE PLOTTED FROM RECORD INFORMATION AND FIELD TOPOGRAPHY. ACTUAL LOCATIONS MAY VARY AND ADDITIONAL CROSSINGS MAY EXIST IN THE FIELD. IT IS RECOMMENDED THAT U.S.A. LOCATING SERVICES LOCATE AND MARK EXISTING UTILITIES PRIOR TO THE START OF EXCAVATION.  
2. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXPOSING EXISTING UTILITY CROSSINGS AND SERVICES.  
3. ANY CHANGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



800-227-2400





**SIEGFRIED**

3244 Brookdale Road  
Suite 100  
Stockton, California 95210  
209-943-0091  
Fax: 209-949-0214  
www.siegfriedeng.com

11 0221  
ENGINEERING  
11 0410  
Landscape Architecture  
11 0410  
LANDSCAPE ARCHITECTURE

REVISIONS  
No. Date Description

PROJECT

**TRACY MAZDA  
PARKING LOT  
EXPANSION  
PLAN**

2880 AUTO PLAZA DR  
TRACY, CA 95304



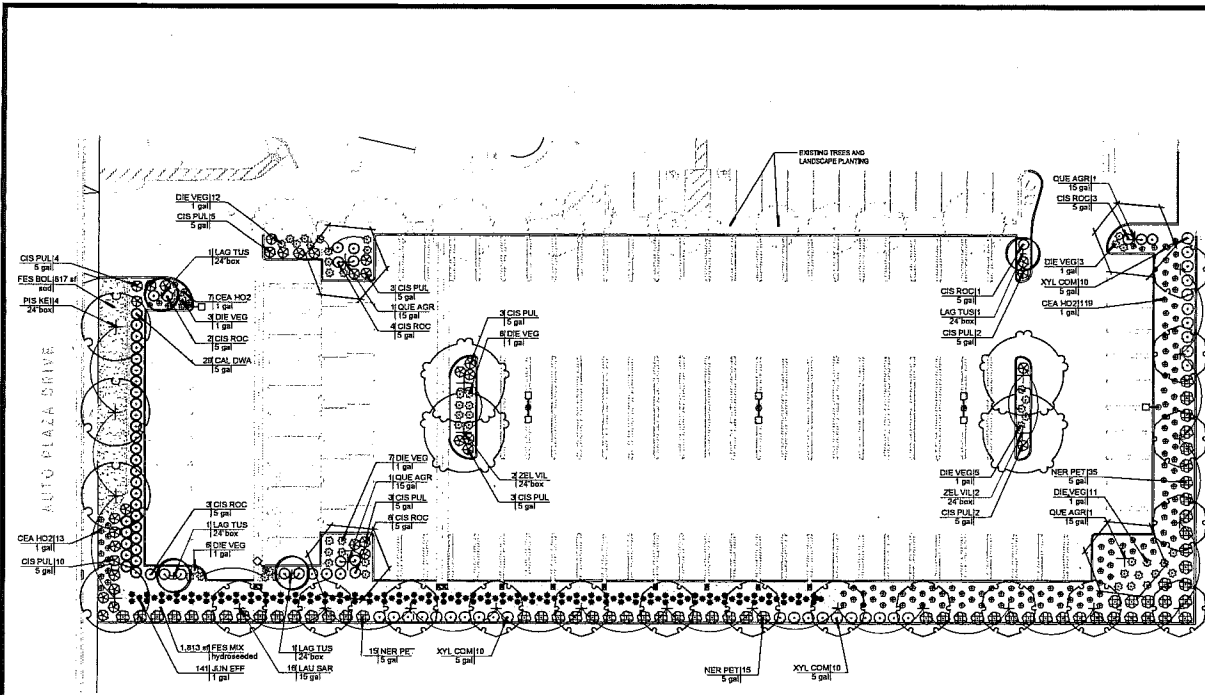
DATE SIGNED: 10/19/15

SHEET TITLE

**PLANTING PLAN**

Proj Mgr: RM  
Drawn by: JJ  
Date: 10/19/15  
Job No.: 14093  
SHEET:

**L3.0**  
OF 18



**PLANT LEGEND**

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY	WATER USAGE (LOW/MED/HIGH) (HEIGHT x WIDTH)
(Symbol)	LAO TUS	Lagerströmia x 'Tucanov' / Crapa Myrtle Coral Pla.	24 box	4	L 22 x 12'
(Symbol)	LAU SAR	Laurus nobilis 'Santapa' / Sweet Bay	15 gal	16	L 27 x 37'
(Symbol)	PIS KEI	Pistacia chinensis 'North Dovey' / North Dovey Chinese Pistache	24 box	4	L 33 x 37'
(Symbol)	QUE AGR	Quercus agrifolia / Coast Live Oak	15 gal	4	VL 43 x 47'
(Symbol)	ZEL VIL	Zelkova serrata 'Village Green' / Sawford Zelkova	24 box	4	M 50 x 47'
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY	WATER USAGE (LOW/MED/HIGH) (HEIGHT x WIDTH)
(Symbol)	CAL DWA	Calliandra vinealis 'Lila John' / Dwarf Weeping Calliandra	5 gal	29	L 3 x 3'
(Symbol)	CEA HOZ	Ceanothus granatensis / Central Cepear	1 gal	139	L 2 x 8'
(Symbol)	CIS ROC	Cistus laurifolius 'Blancos' / Cistaceae-Sp. Redrose	5 gal	21	L 4 x 4'
(Symbol)	CIS PUL	Cistus pulcherrimus 'Santal' / Redrose	5 gal	35	L 3 x 5'
(Symbol)	DIE VEG	Diospyros virginiana / African Iris	1 gal	55	L 3 x 3'
(Symbol)	JUN EFF	Junonia effusa / Soft Bush	1 gal	141	M 4 x 4'
(Symbol)	NER PET	Nerium oleander 'Patio Pink' / Patio Pink Oleander	5 gal	65	L 4 x 8'
(Symbol)	XYL COM	Xylocarpus complanatus 'Complanatus' / Compact Xylocarpus	5 gal	30	L 4 x 4'
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
(Symbol)	FES BOL	Festuca x Bolero Plus / Bolero Fescue	sod		817 sf L
(Symbol)	FES MIX	Festuca x Native Preservation Mix / 10/10/10 Seed Mix (Culm. blunensis or acida) / Kozlarski macrantha, Nassella pulchra, Nassella comata, Festuca rubra	hydroseeded		1,813 sf L

**BARK MULCH PLANTING BEDS**  
Natural bark mulch, 3" thick layer minimum. Landscape areas within the project site where no plants are installed. West Coast Arroyos (09544-0207) recycled mulch. Not to be installed in flowerbeds or turf areas.

**GENERAL PLANTING NOTES**

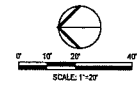
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF TRACY STANDARDS.
- SEE DETAILS SHEETS FOR CITY STANDARD NOTES.
- ALL PLANTS BROUGHT ONTO THE SITE SHALL BE WATERED AND PROTECTED FROM EXCESSIVE WIND, SUN, FROST, PHYSICAL DAMAGE AND THEFT UNTIL PLANTED.
- ALL ASPHALT, BASE COURSE AND OTHER DEBRIS ARE TO BE REMOVED COMPLETELY BELOW PLANTING AREAS TO NATIVE SOIL LEVEL.
- SOIL PREPARATION: ALL PLANTING AREAS SHALL BE ROTOTILLED TO A DEPTH OF 6" INCORPORATING ALL SOIL AMENDMENTS AS RECOMMENDED BY THE SOILS FERTILITY ANALYSIS. AREAS UNDER OR AROUND EXISTING TREES SHALL BE HAND CULTIVATED TAKING CARE NOT TO DAMAGE ROOTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE AT 2% MINIMUM IN PLANTING AREAS EXCEPT WHERE SHOWN.
- FINISH GRADE OF PLANTER AREAS TO BE TWO (2) INCHES BELOW PAVING AND ONE (1) INCH BELOW PAVING FOR SOG AREAS. WATER SOIL THOROUGHLY BEFORE PLANTING. ALL PLANTS SHALL BE SET AT SUCH A LEVEL THAT AFTER SETTLING THEY BEAR THE SAME RELATIONSHIP TO THE SURROUNDING FINISH GRADE AS THEY BORE TO THE SOIL LINE GRADE IN THE CONTAINER, UNLESS OTHERWISE NOTED.
- AFTER PLANTING, FURNISH AND APPLY THE APPROPRIATE PRE-EMERGENT HERBICIDE AT RATES PRESCRIBED BY LAW AND THE MANUFACTURER'S RECOMMENDATIONS. 'SURFLAN 75W' IS RECOMMENDED FOR GROUND COVER AND SHRUB AREAS. ALL PRE-EMERGENT HERBICIDES SHALL BE APPLIED BY LICENSED OPERATORS UNDER FAVORABLE WEATHER CONDITIONS.
- TREES ARE TO BE STAKED PER CITY OF TRACY STANDARDS.
- TRIANGULAR SPACING FOR GROUND COVER PLANTING BEDS PER CITY STANDARD.
- CONTRACTOR SHALL MAINTAIN THE PROJECT FOR A PERIOD OF 90 CALENDAR DAYS. THE BEGINNING OF THE MAINTENANCE PERIOD SHALL BEGIN WITH INSTALLATION APPROVAL BY OWNER'S REPRESENTATIVE AND CITY APPROVAL OF PUNCH LIST ITEMS.
- NO TREES SHALL BE PLANTED WITHIN FIVE FEET (5') OF UNDERGROUND WATER MAINS.

**NOTES:**  
1. ALL EXISTING UTILITIES WERE PLOTTED FROM RECORD INFORMATION AND FIELD TOPOGRAPHY. ACTUAL LOCATIONS MAY VARY AND ADDITIONAL CROSSINGS MAY EXIST IN THE FIELD. IT IS IMPERATIVE THAT "USA LOCATING SERVICES" LOCATE AND MARK EXISTING UTILITIES PRIOR TO THE START OF EXCAVATION.  
2. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXCAVATING EXISTING UTILITY CROSSINGS AND SERVICES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



**WATER EFFICIENCY NOTE**

THE IRRIGATION SYSTEM SHALL MEET THE CITY AND STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (AB 1889) WATER PRESERVATION REQUIREMENTS BASED ON THE USE OF TRIP AND WATER EFFICIENT IRRIGATION, LOW AND MODERATE WATER-USE PLANT SPECIES AND "SMART" CONTROLLERS INSTALLED.  
THE "SMART" IRRIGATION CONTROLLERS CAPABILITIES ARE:  
- WEATHER-BASED CONTROL  
- SOIL SENSING/CONTROLLING SHUTOFF  
- PLANT ZONE ET CALCULATIONS AUTOMATIC SCHEDULING  
- WATER BUDGETING CAPABILITIES



RESOLUTION \_\_\_\_\_

RECOMMENDING THAT THE CITY COUNCIL APPROVE THE PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR THE ADDITION OF A 1.21 ACRE (52,700 SQ. FT.) AUTO INVENTORY PARKING LOT, INCLUDING LANDSCAPE AND STORMWATER IMPROVEMENTS ON THE WESTSIDE OF TRACY MAZDA, ASSESSOR'S PARCEL NUMBER 212-270-23 LOCATED IN THE TRACY AUTO PLAZA. APPLICANT IS SIMILE CONSTRUCTION SERVICES AND PROPERTY OWNER IS TAZ AND MILENA HARVEY APPLICATION NUMBER D15-0022

WHEREAS, Simile Construction Services submitted an application for Preliminary and Final Development Plan to permit the addition of a 1.21 acre (52,700 sq. ft.) auto inventory parking lot, which will include landscape, lighting and stormwater improvements to the west side of the existing Tracy Mazda dealership facility (D15-0022), and

WHEREAS, Vehicle services, including auto dealership land uses are consistent with the General Plan land use designation of Commercial and the I-205 Specific Plan, and

WHEREAS, The project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15332 as the project is characterized as infill development and therefore no further analysis is required, and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the project on March 23, 2016;

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission hereby recommends the City Council approve the Preliminary and Final Development Plan Application for the addition of a 1.21 acre auto inventory lot, including landscape, lighting and stormwater improvements located immediately adjacent to the existing Tracy Mazda facility situated on the south side of Auto Plaza Drive subject to the Conditions contained in Exhibit 1.

\*\*\*\*\*

The foregoing Resolution 2016-\_\_\_\_\_ was adopted by the Planning Commission on the 23<sup>rd</sup> day of March, 2016, by the following vote:

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

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Staff Liason

**Tracy Mazda Inventory Lot Conditions of Approval**  
**Application Number D15-0022**  
**Planning Commission**  
**March 23, 2016**

These Conditions of Approval shall apply to the real property described as the Tracy Mazda Inventory Lot Project; proposed addition of a 1.21 acre (52,700 sq. ft.) auto inventory lot, including landscape and stormwater improvements on the west side of Tracy Mazda located on the south side of Auto Plaza Drive, west of its intersection with Auto Plaza Way, Assessor's Parcel Number 212-270-23; Application Number D15-0022.

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

1. "Applicant" means any person, or other legal entity, defined as a "Developer".
2. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed engineer designated by the City Manager, or the Development Services Director, or the City Engineer to perform the duties set forth herein.
3. "City Regulations" means all written laws, rules and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, and the City's Design documents (the Streets and Utilities Standard Plans, Design Standards, Parks and Streetscape Standard Plans, Standard Specifications, and Manual of Storm Water Quality Control Standards for New Development and Redevelopment, and Relevant Public Facilities Master Plans).
4. "Conditions of Approval" shall mean the conditions of approval applicable to the Aspire II Apartments Project, proposed 47 multi-family residential units on approximately 2.28 acres located on the south side of Auto Plaza Drive, west of its intersection with Auto Plaza Way, Assessor's Parcel Number 212-270-24, Application Number D15-003. The Conditions of Approval shall specifically include all Development Services Department conditions, including Planning Division and Engineering Division conditions set forth herein.
5. "Development Services Director" means the Development Services Director of the City of Tracy, or any other person designated by the City Manager or the Development Services Director to perform the duties set forth herein.
6. "Project" means the real property consisting of approximately 1.21 acres located on the south side of Auto Plaza Drive, west of its intersection with Auto Plaza Way, Assessor's Parcel Number 212-270-23, Application Number D15-0022.
7. "Property" means the real property generally located on the south side of Auto Plaza Drive, west of its intersection with Auto Plaza Way, Assessor's Parcel Number 212-270-23.
8. "Subdivider" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. "Subdivider" also means Developer. The term "Developer" shall include all successors in interest.

B. General Conditions of Approval:

1. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to: the Planning and Zoning Law (Government Code sections 65000, *et seq.*), the Subdivision Map Act (Government Code sections 66410, *et seq.*), the California Environmental Quality Act (Public Resources Code sections 21000, *et seq.*, "CEQA"), and the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 15000, *et seq.*, "CEQA Guidelines").
2. Unless specifically modified by these Conditions of Approval, the Project 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 otherwise modified herein, all construction shall be consistent with the plans received by the Development Services Department on November 18, 2015.
5. Prior to the issuance of a building permit, the Developer shall prepare a detailed landscape and irrigation plan for all landscape areas (e.g. back yards, front yards, and public right of way) consistent with City standards and shall show compliance with the State's (Department of Water Resources) model Water Efficient Landscape Ordinance and mandatory CalGreen Building Standards for Non-Residential Properties through submittal and approval of the required Landscape Package, which includes project information, a water efficient landscape worksheet, a soil management report and Landscape, Irrigation, Drainage and Grading Plans, to the satisfaction of the Utilities Director or his/her designee.
6. The landscape plan referenced in Condition of Approval Number 6, above, shall provide for all newly planted trees to be 24-inch boxed size at planting with a minimum branching height of 5 years after installation of 10 feet above roadway or planters and 6 feet at pedestrian areas. Shrubs shall be a minimum size of 5 gallons and ground cover may be planted at 1 - gallon size minimum with a required spacing of 12 inches on center. Trees along the western boundary of the site may be accent trees utilizing a smaller diameter canopy. Applicant shall also coordinate with the neighboring development (Aspire II Apartments) to the west so that landscaping on both sides of the property line can be adequately coordinated resulting in tree canopies along the property line to be staggered so as to provide sufficient buffering between the two land uses.
7. Where landscape planters are parallel and adjacent to vehicular parking spaces, the planter areas shall incorporate a 12-inch wide concrete curb along their perimeter that is adjacent to the parking space in order to allow access to vehicles without stepping into landscape planters.

8. Prior to the issuance of a building permit, an Agreement for Maintenance of Landscape and Irrigation Improvements shall be executed and financial security submitted to the Development Services Department. The Agreement shall ensure maintenance of the on-site landscape and irrigation improvements for a period of two years. Said security shall be equal to the actual material and labor costs for installation of the on-site landscape and irrigation improvements, or \$2.50 per square foot of on-site landscape area.
9. Prior to final inspection or certificate of occupancy, all exterior and parking area lighting shall be directed downward or shielded, to prevent glare or spray of light into the public rights-of-way, and onto adjacent private property to the satisfaction of the Development Services Director. The developer shall include a photometric diagram with the application for building permit that illustrates that lighting is maintained on-site.
10. Prior to the issuance of a building permit, bicycle parking spaces shall be provided in accordance with Tracy Municipal Code Section 10.08.3510 to the satisfaction of the Development Services Director.
11. 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.
12. No signs are approved as a part of this development application. Prior to the installation of any signs, the applicant shall submit a sign permit application and receive approval from the Development Services Director in accordance with City Regulations.
13. Prior to the issuance of a grading permit, the developer shall provide proof of compliance with the Construction General Permit through a Waste Discharge ID number and/or Notice of Intent submittal; and provide proof of compliance with the City of Tracy Multi-Agency Post-Construction Stormwater Standards (manual), which includes requirements for Site Design, Source and Treatment Control Measures, in a project Stormwater Quality Control Plan (SWQCP), to the satisfaction of the Utilities Director or his/her designee. Prior to issuance of a building permit, the Developer shall provide proof of compliance with CalGreen Building Standards for Non-Residential Properties, to the satisfaction of the Utilities Director or his/her designee. Prior to building permit final inspection, a Storm Water Treatment Device Access and Maintenance Agreement must be approved and notarized between the Developer and the City, to the satisfaction of the Utilities Director or his/her designee.
14. The project shall comply with all applicable provisions of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan, including Incidental Take Minimization Measures applicable at the time of permit and a pre-construction survey prior to ground disturbance, to the satisfaction of San Joaquin Council of Governments.
15. Prior to issuance of a building permit, the site plan will need to illustrate compliance with accessibility requirements to the satisfaction of the Building Official.
16. All exterior building colors shall be consistent with City standards and obtain approval by the Development Services Director prior to issuance of a building permit for the project.



### C. Engineering Division Conditions of Approval

#### C.1. Grading Permit

The City will not accept grading permit application for the Project as complete until the Developer has provided all relevant documents related to said grading permit required by the applicable City Regulations and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:

- C.1.1 Grading and Drainage Plans prepared on a 24" x 36" size polyester film (mylar). Grading and Drainage Plans shall be prepared under the supervision of, and stamped and signed by a Registered Civil Engineer.
- C.1.2 Payment of the applicable Grading Permit fees which include grading plan checking and inspection fees, and other applicable fees as required by these Conditions of Approval.
- C.1.3 Three (3) sets of the Storm Water Pollution Prevention Plan (SWPPP) for the Project with a copy of the Notice of Intent (NOI) submitted to the State Water Quality Control Board (SWQCB) and any relevant documentation or written approvals from the SWQCB, including the Wastewater Discharge Identification Number (WDID#).
  - C.1.3.1 After the completion of the Project, the Developer is responsible for filing the Notice of Termination (NOT) required by SWQCB. The Developer shall provide the City with a copy of the completed Notice of Termination.
  - C.1.3.2 The cost of preparing the SWPPP, NOI and NOT, including the filing fee of the NOI and NOT, shall be paid by the Developer.
  - C.1.3.3 The Developer shall comply with all the requirements of the SWPPP and applicable Best Management Practices (BMPs) and the applicable provisions of the City's Storm Water Management Program.
- C.1.4 Documentation or letter from the San Joaquin Valley Air Pollution Control District (SJVAPCD) stating that this Project meets their requirements related to dust control.

#### C.2. Encroachment Permit - No applications for encroachment permit will be accepted by the City as complete until the Developer provides all relevant documents related to said encroachment permit required by the applicable City Regulations and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:

- C.2.1. Improvement Plans prepared on a 24" x 36" size 4-mil thick polyester film (mylar), if necessary that incorporate all the requirements described in these Conditions of Approval. Improvement Plans shall be prepared under the supervision of, and stamped and signed by a Registered Civil, Traffic, Electrical, Mechanical Engineer, and Registered Landscape Architect for the relevant work.

- C.2.2. Check payment for the applicable engineering review fees which include plan checking, permit and agreement processing, testing, construction inspection, and other applicable fees as required by these Conditions of Approval. The engineering review fees will be calculated based on the fee rate adopted by the City Council on May 19, 2015, per Resolution 2015-075.
- C.2.3. Traffic Control Plan that is signed and stamped by a Registered Civil Engineer or Traffic Engineer licensed in the State of California, , if necessary, to control traffic on Auto Plaza Drive, as determined by the City Engineer.
- C.3. Improvement Plans - Improvement Plans shall contain the design, construction details and specifications of public improvements that are necessary to serve the Project. The Improvement Plans shall be drawn on a 24" x 36" size 4-mil thick polyester film (mylar) and shall be prepared under the supervision of, and stamped and signed by a Registered Civil, Traffic, Electrical, Mechanical Engineer, and Registered Landscape Architect for the relevant work. The Improvement Plans shall be completed to comply with City Regulations, these Conditions of Approval, and the following requirements:
- C.3.1. Grading and Storm Drainage Plans
- Site Grading
- a) Include all proposed erosion control methods and construction details to be employed and specify materials to be used. All grading work shall be performed and completed in accordance with the recommendation(s) of the Project's Geotechnical Engineer. A copy of the Project's Geotechnical Report must be submitted with the Grading and Storm Drainage Plans.
  - b) Grading for the site shall be designed such that the Project's storm water can overland release to a public street that has a functional storm drainage system with adequate capacity to drain storm water from the Project Site, in the event that the on-site storm drainage system fails or it is clogged. The storm drainage release point is recommended to be at least 0.70 foot lower than the building finish floor elevation and shall be improved to the satisfaction of the City Engineer.
- C.3.2. Storm Drainage
- a) The Developer shall design and install storm drain lines and connection to existing storm drains per City Regulations.
- C.3.3. Water Distribution System
- Domestic and Irrigation Water Services – The Developer shall design and install irrigation water service connection (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 irrigation water service connection(s) must be completed before the final inspection of the on-site parking improvements. The City shall maintain water lines from the water meter to the point of connection with the water distribution main (inclusive) only. Repair and maintenance of all on-site water lines, laterals, sub-meters, valves, fittings, fire hydrant and appurtenances shall be the responsibility of the Developer.
- C.3.4. Street Cut(s) - When street cuts are made for installation of utilities, the Developer is required to install 2 inches thick asphalt concrete overlay with reinforcing fabric at least 25 feet from all sides and for the entire length of the

utility trench. A 2 inches deep grind on the existing asphalt concrete pavement will be required where the asphalt concrete overlay will be applied and shall be uniform thickness in order to maintain current pavement grades, cross and longitudinal slopes. If the utility trench extends beyond the median island, the limit of asphalt concrete overlay shall be up to the lip of existing gutter located along that side of the street.

- C.4. Building Permit - No building permit will be approved by the City until the Developer demonstrates, to the satisfaction of the City Engineer, compliance with all required Conditions of Approval, including, but not limited to, the following:
- C.4.1. Payment of the San Joaquin County Facilities Fees as required in Chapter 13.24 of the TMC, and these Conditions of Approval.
  - C.4.2. Payment of the Regional Transportation Impact Fees (RTIF) as required in Chapter 13.32 of the TMC, and these Conditions of Approval.
  - C.4.3. The Project is within the boundaries of the I-205 Specific Plan Parcel GL-2B area. Payment of applicable development impact fees (a.k.a. capital in-lieu fees) as specified in the Project's Finance Plan and all fees as required in the 1-205 Infrastructure Cost Allocation Spreadsheet (recent version) and these Conditions of Approval.

The Developer shall also pay to the City the Project's fair share of the cost of the Non-program Streets and Non-program Traffic Signals within the I-205 Specific Plan Area per the I-205 North Roadway Funding Study approved by the City, and as shown on the Project's Finance Plan.

- C.5 Temporary or Final Building Certificate of Occupancy - No temporary or final building certificate of occupancy will be issued by the City until after the Developer provides reasonable documentation which demonstrates, to the satisfaction of the City Engineer that the Developer has satisfied all the requirements set forth in Condition C.1 through C.4, above.

AGENDA ITEM 1-B

REQUEST

**PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT APPLICATION FOR AN AUTOMOTIVE IMPOUND YARD AT 1133 AND 1175 W. ELEVENTH STREET – APPLICANTS ARE JESSIE WATSON AND MICHAEL THOMAS AND PROPERTY OWNERS ARE KULDEEP SIDHU AND HANSON FAMILY PARTNERSHIP - APPLICATION NUMBER CUP14-0013**

DISCUSSION

Project Background

This agenda item was previously scheduled for consideration by the Planning Commission on February 24, 2016. The Commission took no action to allow the applicant time to obtain the appropriate property owner authorization of the project. The applicant has now obtained the appropriate authorizations and has asked to move forward with the application.

Project Description and Analysis

On September 17, 2014, the City's Code Enforcement Division cited an automotive impound yard in operation at 1175 W. Eleventh Street for operating without a conditional use permit. The subject property is zoned General Highway Commercial (GHC), and auto impound yards are conditionally permitted uses in the GHC zone. The applicant subsequently submitted an application for a conditional use permit.

The impound yard is located behind the Advance Auto auto repair shop at 1133 W. Eleventh Street and is operated by Advance Auto. The seventy-six foot by sixty-four foot area used for the impound yard is partially on the property addressed at 1133 W. Eleventh Street and partially on the property addressed at 1175 W. Eleventh Street (Attachment A: Vicinity Map).

The "L"-shaped parcel addressed at 1175 W. Eleventh Street was initially constructed as a theater with parking to the rear of the buildings. In 1998, the theater building was converted into a place of worship. The place of worship does not require the area behind the Advance Auto's building for additional parking. The place of worship in operation today has 120 fixed seats, which requires a minimum of twenty-four parking spaces, and twenty-eight parking spaces are striped immediately behind the place of worship building and enclosed by a fence which separates it from the portion of the lot proposed to be used for auto impoundment.

An automotive impound yard would operate compatibly with the existing automotive repair shop. According to the applicant, any noise or traffic that could result from the auto impoundment use would be less than the noise and traffic already resulting from the automotive repair shop. Office hours will coincide with the hours of operation of the auto repair shop, which are Monday through Friday from 8am to 5pm. Towing can occasionally occur on weekends and overnight as needed. The use has been in operation without permits for at least a year and no operational, noise, or light

complaints were reported to the City. Additionally, according to the applicants, they have reached out to neighboring residences to the north and received no complaints or concerns.

Few improvements will need to be made for this project. The existing office inside the automotive repair shop would also be used for the impound business, so no new buildings or off-street parking would need to be constructed. There is an existing chain link fence with slats surrounding the impound yard that encloses the impounded vehicles. The fencing is in poor condition and has been marked with graffiti. The applicants have agreed to the proposed Condition of Approval A.7 to replace the unsightly fencing with wrought iron fencing. The wrought iron fencing would match nearby existing wrought iron fencing and would discourage new graffiti at this location.

#### Environmental Document

The project is categorically exempt from the California Environmental Quality Act pursuant to CEQA 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 Planning Commission approve the Conditional Use Permit application for a seventy-six foot by sixty-four foot automotive impound yard at 1133 and 1175 W. Eleventh Street, based on the findings and subject to the conditions as stated in the Planning Commission Resolution dated March 23, 2016 (Attachment C).

#### MOTION

Move that the Planning Commission approve the Conditional Use Permit application for a seventy-six foot by sixty-four foot automotive impound yard at 1133 and 1175 W. Eleventh Street, based on the findings and subject to the conditions as stated in the Planning Commission Resolution dated March 23, 2016 (Attachment C).

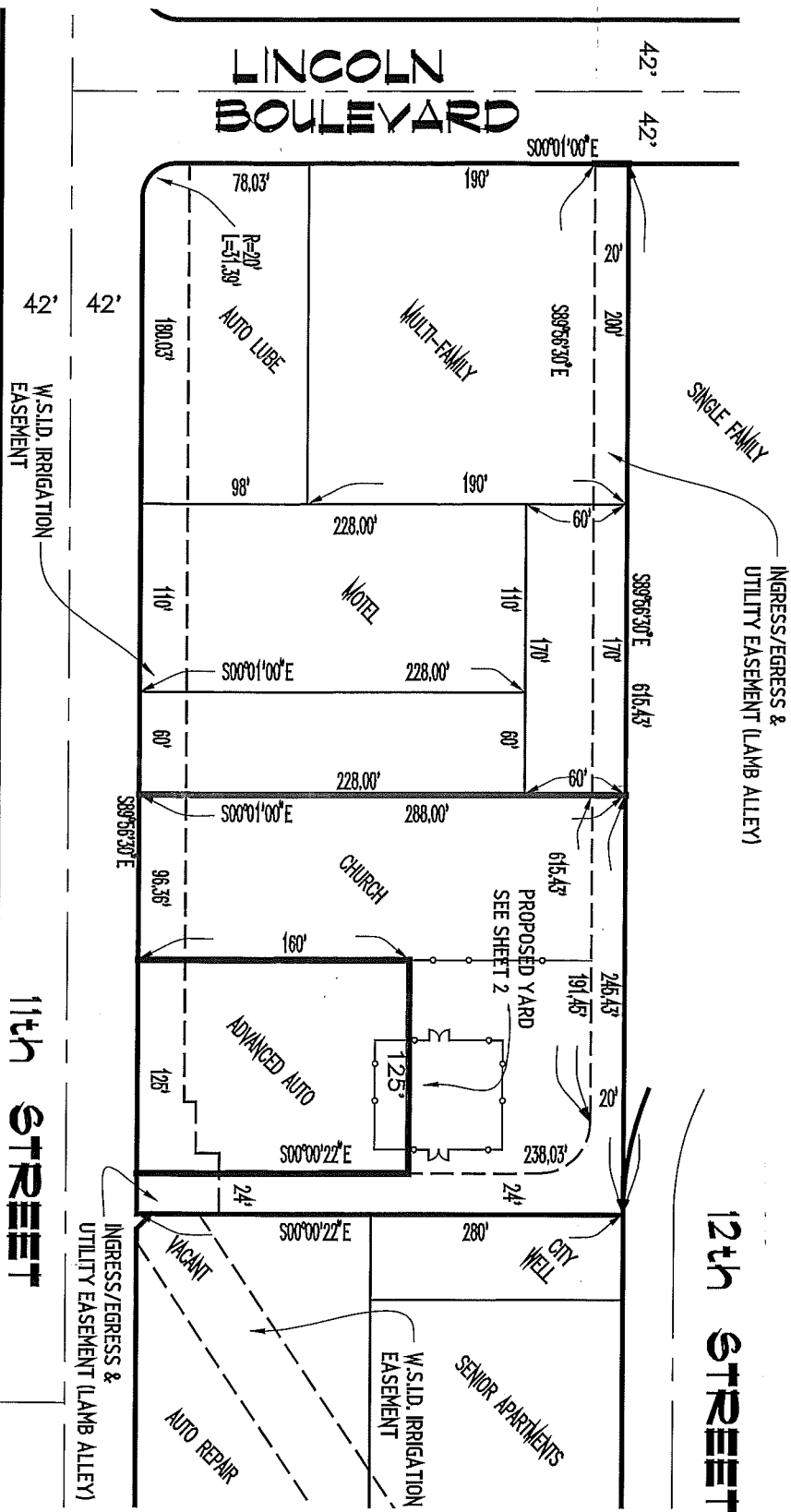
Prepared by Kimberly Matlock, Associate Planner

Approved by Bill Dean, Assistant Development Services Department Director

#### ATTACHMENTS

Attachment A— Vicinity Map  
Attachment B— Site Plan  
Attachment C— Planning Commission Resolution

# LINCOLN BOULEVARD



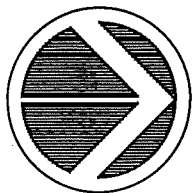
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CITY OF TRACY  
DEVELOPMENT SERVICES

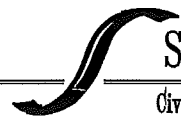
VICINITY MAP

SCALE: 1"=100'



11th STREET

12th STREET



Schack & Company, Inc.

Civil Engineering • Building Design • Surveying

(209) 835-2178 • P.O. Box 339 • Tracy, California 95378 • FAX (209) 835-1488

CUP APPLICATION

CUP # 14-0013

AUTO IMPOUND YARD

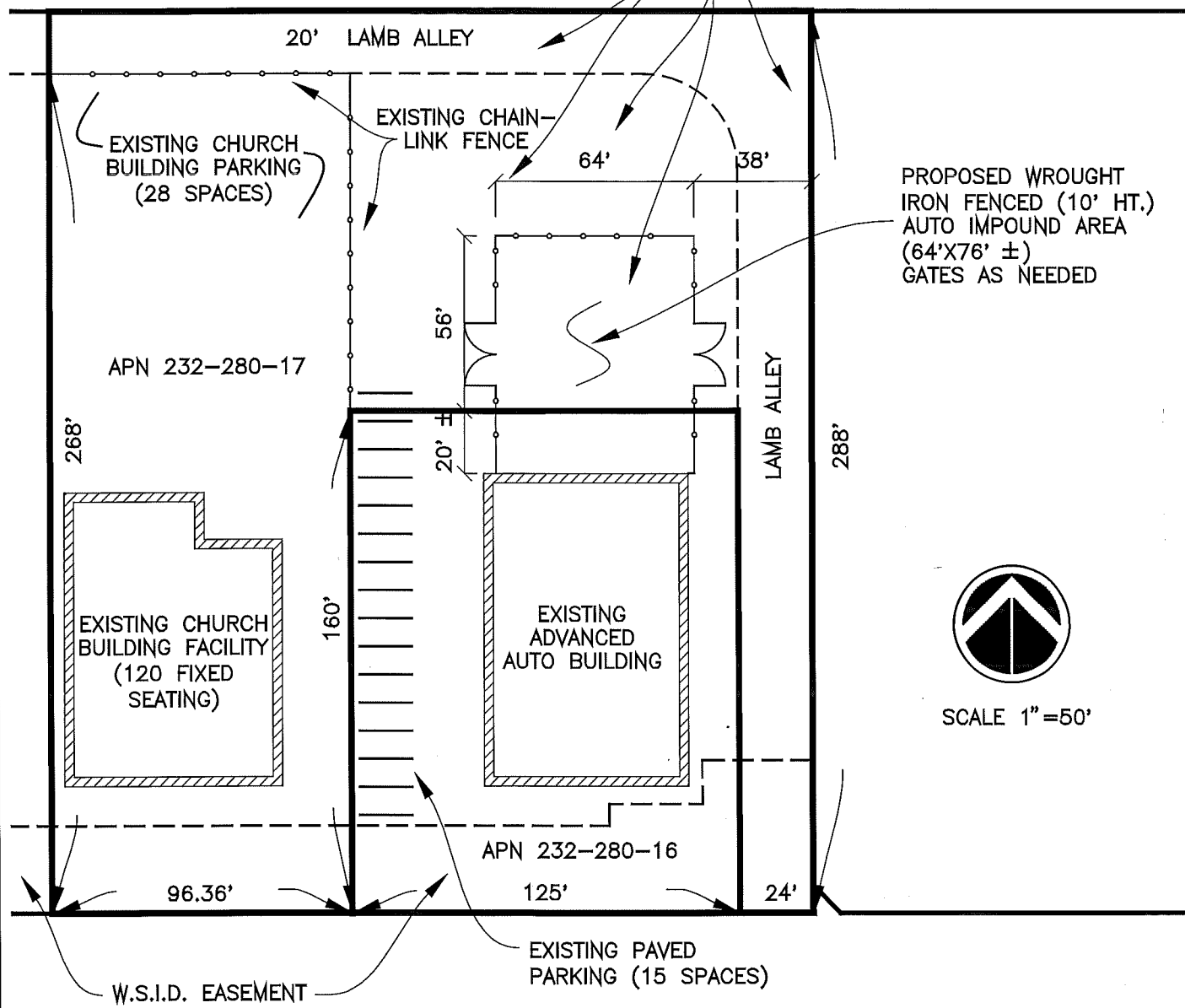
1175 W. 11TH ST. TRACY, CA

Date: 01/16
Job: 16.005
By: DW
Sheet 2 of 1

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FEB 01 2016

CITY OF TRACY  
DEVELOPMENT SERVICES




PROPOSED WROUGHT  
IRON FENCED (10' HT.)  
AUTO IMPOUND AREA  
(64'X76' ±)  
GATES AS NEEDED



SCALE 1"=50'

11th STREET

 <p><b>Schack &amp; Company, Inc.</b> Civil Engineering • Building Design • Surveying (209) 836-2178 • P.O. Box 339 • Tracy, California 95378 • FAX (209) 836-1488</p>	<p><b>CUP APPLICATION</b> <b>CUP # 14-0013</b> <b>AUTO IMPOUND YARD</b></p>		<p>Date: 01/16</p>
	<p>1175 W. 11TH ST. TRACY, CA</p>		<p>Job: 16.005</p>
	<p>2</p>		<p>By: DW</p>
	<p>2</p>		<p>Sheet</p>

RESOLUTION 2016-\_\_\_\_\_

APPROVAL OF A CONDITIONAL USE PERMIT FOR AN AUTOMOTIVE IMPOUND YARD AT 1133 AND 1175 W. ELEVENTH STREET – APPLICANTS ARE JESSIE WATSON AND MICHAEL TOMAS AND PROPERTY OWNERS ARE KULDEEP SIDHU AND HANSON FAMILY PARTNERSHIP - APPLICATION NUMBER CUP14-0013

WHEREAS, On December 1, 2014, Jessie Watson And Michael Thomas submitted an application for a Conditional Use Permit and Development Review for an approximately seventy-six foot by sixty-four foot automotive impoundment yard at 1133 and 1175 W. Eleventh Street, and

WHEREAS, The site is designated Commercial under the General Plan and is zoned General Highway Commercial, and a Conditional Use Permit is necessary for land use approval of the establishment of auto impoundment yards in the General Highway Commercial zone, and

WHEREAS, The project is categorically exempt from the California Environmental Quality Act requirements under Guidelines Section 15332 pertaining to infill development, and

WHEREAS, The Planning Commission held a public meeting to review and consider the application for Conditional Use Permit on March 23, 2016;

NOW, THEREFORE BE IT RESOLVED, That the Planning Commission does hereby approve Conditional Use Permit Application Number CUP14-0013 to establish an approximately seventy-six foot by sixty-four foot automotive impoundment yard at 1133 and 1175 W. Eleventh Street, subject to the conditions as stated in Exhibit “1” attached and made part hereof, based on the following findings:

1. There are circumstances applicable to the use which makes the granting of a use permit necessary for the preservation and enjoyment of substantial property right, because operation of an auto impoundment yard at the subject site requires approval of a Conditional Use Permit prior to establishment of the use.
2. The proposed location of the conditional use is in accordance with the objectives of the Tracy Municipal Code and the zone in which the site is located, because the project, as conditioned, will conform to the requirements and intent of the City of Tracy General Plan and the Tracy Municipal Code. The project will also meet all applicable State laws, City regulations, and City standards.
3. The proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare with properties in the vicinity or to the general welfare of the City. The auto impoundment yard would be compatible within a commercial business area, because the use will be operated in conjunction with an existing auto body shop that will repair vehicles towed to the impound yard. Any noise or light that could result from the auto impoundment use would be less than the noise and light already resulting from the automotive repair shop. The use will not negatively impact the aesthetics of the commercial area, because the project site is enclosed behind an existing building and will be generally screened from view by the building and decorative wrought iron fencing.

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The foregoing Resolution 2016-\_\_\_\_\_ of the Planning Commission was adopted by the Planning Commission on the 23<sup>rd</sup> day of March, 2016, by the following vote:

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

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Staff Liaison

**City of Tracy**  
**Conditions of Approval**  
Auto Impound Yard  
1133 and 1175 W. Eleventh Street  
Application Number CUP14-0013  
March 23, 2016

**A. General Provisions and Definitions.**

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

The Project: A seventy-six foot by sixty-four foot automotive impound yard

The Property: 1133 W. Eleventh Street, APN 232-280-16 and 1175 W. Eleventh Street,  
APN 232-280-17

A.2. Definitions.

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

A.3. Compliance with submitted plans. Except as otherwise modified herein, the project shall be constructed in substantial compliance with the site plan, floor plan, landscape plan, elevations, and colors received by the Development Services Department February 1, 2016.

- 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").
- 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, and Design Goals and Standards.
- A.7. Fencing.
- A.7.1 Prior to establishment of the use, the Applicant shall remove the existing chain link fencing with slats and install a black wrought iron fence or other fence of similar design and material to the satisfaction of the Development Services Director. No razor wire or barbed wire is permitted to be used.
- A.7.2 If the Applicant desires for the new fence to be taller than seven feet in height, a building permit must be obtained prior to the installation of the new fence.
- A.8. Lighting. Exterior lighting shall be directed downward or shielded to prevent glare or spray of light onto any neighboring private property to the satisfaction of the Development Services Director.
- A.10. Knox Box. Prior to establishment of the use, the Applicant shall mount a Knox box, model 3200, on the exterior of the building near the main entrance containing current keys to the front entry door and the fenced area chain lock to the satisfaction of the Building Official. The box to be mounted at a height of 6 feet to the center of the box.