

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, July 13, 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

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 A CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW FOR THE ESTABLISHMENT OF A 40-UNIT RESIDENTIAL APARTMENT PROJECT (GRANT LINE APARTMENTS), INCLUDING PARKING AND RELATED ON-SITE IMPROVEMENTS ON APPROXIMATELY 1.66 ACRES, SITUATED ON THE NORTH SIDE OF GRANT LINE ROAD AND LOCATED AT 321 E. GRANT LINE ROAD, APN 214-320-83; APPLICANT IS ROBERT HARRIS AND PROPERTY OWNER IS JAMES TONG, INC., APPLICATION NUMBERS CUP15-0005 AND D15-0012
- B. PUBLIC HEARING TO APPROVE A DEVELOPMENT REVIEW APPLICATION FOR AN APPROXIMATELY 67,058 SQUARE FOOT LIGHT INDUSTRIAL BUILDING FOR ONE OR MORE TENANTS ON APPROXIMATELY 4.76 ACRES ON THE EAST SIDE OF SHAMROCK WAY BETWEEN GANDY DANCER DRIVE AND MURRIETA WAY (ASSESSOR'S PARCEL NUMBERS 248-470-07, 08, AND 09) – THE APPLICANT IS SCHACK AND COMPANY, INC.; PROPERTY OWNER IS GOWAN FAMILY, LLC – APPLICATION NUMBER D16-0015
- C. PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A DEVELOPMENT REVIEW APPROVAL TO CONSTRUCT A 470,800 SQUARE FOOT

INDUSTRIAL DISTRIBUTION BUILDING WITH CORRESPONDING PARKING AND LANDSCAPE IMPROVEMENTS AND TO CONSIDER A VESTING TENTATIVE PARCEL MAP TO SUBDIVIDE THE PROPERTY FROM THE ADJACENT DEVELOPMENT, LOCATED AT 1305 E. PESCADERO AVENUE - APPLICANT IS HPA, INC; OWNER IS INDUSTRIAL PROPERTY TRUST- APPLICATION NUMBERS D16-0001 AND MS16-0001

This item has been removed from the agenda in order to finalize details of the site planning with regards to driveway placement and traffic circulation. The item will be re-noticed for a future meeting.

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

Posted: **July 7, 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.

AGENDA ITEM 1-A

REQUEST

PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW FOR THE ESTABLISHMENT OF A 40-UNIT RESIDENTIAL APARTMENT PROJECT (GRANT LINE APARTMENTS), INCLUDING PARKING AND RELATED ON-SITE IMPROVEMENTS ON APPROXIMATELY 1.66 ACRES, SITUATED ON THE NORTH SIDE OF GRANT LINE ROAD AND LOCATED AT 321 E. GRANT LINE ROAD, APN 214-320-83; APPLICANT IS ROBERT HARRIS AND PROPERTY OWNER IS JAMES TONG, INC., APPLICATION NUMBERS CUP15-0005 AND D15-0012

DISCUSSION

Background

Pursuant to Development Review application No. 28-88-D, on April 14, 1989, a 40 unit apartment complex was approved for the site, which included an on-site laundry building, swimming pool and spa for low and moderate income families. However, for unknown reasons, the property was never developed pursuant to the approved entitlement.

On April 25, 1990, the Planning Commission considered a request for a General Plan Amendment from High-Medium Density Residential (HMDR) to Thoroughfare Commercial (TC), and Zone Change from High Density Residential (HDR) to General Highway Commercial (GHC). On July 17, 1990, the City Council considered and approved the request for the General Plan Amendment from HMDR to TC, and Zone Change from HDR to GHC. It should be noted that the original developer did not follow through with the construction of the originally approved 40-unit apartment complex and the request for the General Plan Amendment and Rezone was in essence to create an opportunity to attract commercial uses to the site as the East Grant Line Road corridor had been developed with a variety of commercial uses types. Now many years later, the current developer/property owner has chosen to pursue the concept of the 40-unit apartment complex for the site. Because of the General Highway Commercial zoning on the site, the proposal now requires approval of a Conditional Use Permit in addition to the Development Review.

Project Description

The proposal is to construct a 40-unit residential apartment project at 321 E. Grant Line Road, which is situated on the north side of Grant Line Road. The site is currently vacant and is approximately 1.66 acres in size. The proposal will consist of five (5) two-story buildings, with eight (8) units per building. Each of the units will comprise of two bedrooms and two baths and will be approximately 907 square feet in size. The proposal also includes site amenities such as a laundry facility, open space area with tables and B-B-Q area, with a combination of turf and hardscape, including a combination of covered and uncovered parking facilities.

Architecture and Design

The City of Tracy's Design Goals and Standards have prescribed standards for medium and high density residential projects. The following standards are applicable to the proposed project:

"Building façade elements should be emphasized by the use of color, layout, and variety of materials. Very long facades should be designed with sufficient building articulation, reveals, mass variations, window treatments, rooflines and landscaping to avoid a monotonous and institutional appearance."

"Entry features should be dominant feature providing weather protection with front porches, overhangs and arbors for entrances facing the street. For security and a feeling of separation between public and private areas, significant landscaping, grade separation or other suitable barriers should be provided between sidewalks and entrances."

"Multi-family and attached single-family units shall be designed to have a relationship with public streets. This can be achieved by distributing parking areas evenly on the site, preventing mazes of parking areas. Exterior doors into individual units are also discouraged above the first floor."

"A mix of densities is encouraged within developments. Medium and high density housing (duets, townhomes, apartments) can work well when intermixed with neighborhoods of single family homes, and also in close vicinity to commercial areas."

The architecture is a modern design featuring exterior materials of plaster cement board, with relief being created by the use of horizontal and vertical seams in the plaster material. A variation of four (4) colors (Fishpond, Shaker Red, August Moon, and Luxuriant Gold) for a combination of base/body colors as well as accent colors providing for variation and relief through the use of color. Horizontal and vertical interest and variety is also created by the stairway entrances, balconies, and the use of tower elements that frame in the entrances. The buildings also utilize the use of mansard roofs employing a 6:12 roof pitch. To accent the buildings, metal sun screens will also be used on the north and south side elevations of the buildings. The entry elevations (east and west) would also feature the use of metal guardrails immediately adjacent to the four windows next to the stairway, to create an architectural element of a balcony for the entrance. This feature would be applicable to both the downstairs and upstairs apartment units. Windows are to be white vinyl windows which would be complimented by the exterior cement plaster finish. The design and layout of each of the units are such that exterior doors into individual units face east and west with no entry doors facing East Grant Line Road. The project's design also incorporates the design of the buildings into the covered parking structures (carports). The architectural features such as the roof pitch, cement plaster exterior finish has also been carried over to the carports, further providing for consistency throughout the project.

Relative to architectural lighting, the proposal would utilize a combination of white finished wall and pole mounted light fixtures. The wall mounted fixtures are either down-cast or up-cast light fixtures to minimize light and glare impacts. Down-cast pole light standards or "street lights" per the site plan are to be utilized around the parking field.

The down-cast fixtures will minimize light and glare within the development and primarily be directed at the parking areas for security. The white color scheme of all of the light fixtures will provide good compatibility with the color pallet of the buildings, including the carports.

Site Plan

The site is currently undeveloped and is surrounded by a combination of residential and commercial use types. The site is a 1.66 acre site situated on the north side of East Grant Line Road. The project site is to be accessed by two (2) 24-ft. wide driveways situated along the center of the property at the sidewalk. Currently the property is accessed by an existing driveway/curb cut also situated along the center of the property at the sidewalk.

A total of five (5) residential two-story buildings are to be constructed with two on the west side, two on the east side and one to be located in the center rear or the north side. Parking is to be located all within the central portion of the development, with covered parking to be situated near the apartment buildings and uncovered parking to be situated along the front of the site (or south side of property) and adjacent to "Building C" which is situated on the north end of the property. A laundry facility building, open space area which contains seating and B-B-Q area and bicycle parking are to be located on the south side of "Building C", which is centrally located on the property. The proposed trash enclosure is to be located on the south end of the open space area adjacent to the uncovered parking area near the proposed westerly entrance/driveway to the site.

The applicants are proposing to construct an eight (8) foot high masonry wall along the north and west property boundaries, however, on the west property boundary the proposal includes stepping down the masonry wall to three (3) feet within the fifteen (15) foot front yard setback from Grant Line Road. Along the eastern boundary, the applicants are proposing a six (6) foot high ornamental wrought iron fence. Along the southern end of the development, the proposal will incorporate the use of three (3) bio-retention areas to address on-site stormwater. The southern end of the property along Grant Line Road is also improved with existing curb, gutter and sidewalk, and will only necessitate two cuts to be installed for the two new driveways to be installed, while the existing driveway located in the center of the property along Grant Line Road will be removed to coincide with the sidewalk/driveway improvements.

Landscaping Improvements

As it pertains to landscaping, a variety of ground cover, trees and shrubs will be utilized throughout the development. Approximately 83 trees will be planted on the site. All trees to be planted per the planting plan are to be 24-inch box trees. The planting plan calls for the use of Autumn Purple Ash, Chinese Pistachio and Pin Oak trees to be utilized for parking lot shading. Pursuant to the landscaping requirements for parking areas contained within the Zoning Ordinance, canopy trees are to be evenly distributed throughout the parking area so that at least forty (40%) percent of the area shall be shaded at tree maturity. According to the landscape architect's planting plan, the total shade coverage is to be 13,231 sq. ft., the total parking lot area is 26,140 sq. ft., therefore the calculated percentage of shade is to be approximately 50.6% which meets the requirement of 40%.

As previously noted, the southern boundary will be developed with three separate bio-retention areas, which are to be planted with Delta Bluegrass and four 24-inch box Desert Willow trees. The site will also include 980 sq. ft. of turf or 6% of the total landscaping and will be utilized within the public open space area. This will minimize the amount of watering, as the landscape architect attempted to utilize as much drought tolerant landscaping as possible throughout the site.

Parking

The proposal includes 40-units with each containing two bedrooms. Pursuant to Section 10.08.3480 of the Tracy Municipal Code (T.M.C.), parking regulations call for two (2) spaces with one covered space per unit, plus one space marked "guest" for every five (5) residential units. Based on the parking requirements contained within the Zoning Ordinance, a total of eighty-eight (88) on-site parking spaces are required for the proposed development, which the applicant has provided. Of the total number of spaces provided, the proposal calls for 40 covered parking spaces, 24 compact spaces, 4 ADA/handicap spaces, and 60 standard spaces for a total of 88 overall on-site spaces. Covered parking will be primarily located adjacent to each of the five apartment buildings, while the majority of uncovered parking is to be located between the two driveway entrances. T.M.C. Section 10.08.3510 states that where required auto parking is over 40 spaces, the required bicycle parking shall be 5% of the total number of auto spaces. The applicant has provided a total of four (4) bicycle spaces or 5% of the total number of on-site spaces.

Land Use Compatibility

The site is bordered by residential to the north; commercial use types to the west (existing taqueria restaurant) and Grant Line Road to the south; and an open drainage way and residential to the east. As noted above under the discussion of the site, this will entail the construction of an eight (8) foot high masonry wall along the northern and western boundaries and an ornamental wrought iron fence along the eastern boundary. The proposed masonry wall along the western and northern boundaries should minimize potential conflicts between adjacent commercial and low density residential land uses. It should be noted that there is currently a 6-ft. high wooden fence along the western boundary that separates the commercial parking lot from the subject property, and would remain as it is on the taqueria property. Additionally, there is currently a utility pole and light that currently shines onto the adjacent restaurant parking lot. This would remain as it is on the commercial site. There is the potential for glare from the light; however a combination of the light being down cast onto the parking area, the proposed masonry wall and the landscaping treatment, including the establishment of trees along the western boundary should minimize the impacts of glare from the adjacent lighting.

Public Schools

Based on the site's location, the nearest public school and park (North Elementary School and El Pescadero Park) is situated over 0.50 miles away, with all other schools and parks located over 1 mile away from the site. Based on the site's location, it may attract fewer families with school-age children. Nevertheless the site will contain approximately 2,000 square feet of usable open space and is within walking distance to North Elementary School which is located to the northwest on Holly Drive. The project is

within the attendance boundary areas of the North Elementary School (0.50 mile to the northwest), McKinley Elementary School (approximately 1.7 miles to the southwest), Monte Vista Middle School (approximately 1.4 miles to the west), and Tracy High School (Approximately 1.4 miles to the south). No comments were received from the Tracy Unified School District regarding the proposed development. However, prior to issuance of building permits for the proposed apartment project, the project proponents will be required to pay the required school impacts fees to the school district.

General Plan and Zoning Consistency

The subject property has a General Plan Land Use designation of "Commercial" and a zoning designation of General Highway Commercial (GHC). The Commercial land use designation allows for a relatively wide range of uses but focuses primarily on retail and consumer service activities. Appropriately scaled and designed residential development in the density ranges permitted in Residential High (RH) may be allowed in the General Plan "Commercial" designation.

As noted in the Zoning Ordinance, the General Highway Commercial (GHC) zone is to provide areas for commercial activities which are automobile oriented or for those uses which seek independent locations outside shopping centers or other business clusters. Although the GHC zone is primarily intended for commercial use types, it does permit for multi-family residential uses, which are seen as use types that would not only benefit from the close proximity of the commercial development, but as properties such the subject property are developed at higher densities it continues to provide a population base for the commercial uses as well.

Pursuant to Section 10.08.2510(b) of the Tracy Municipal Code (T.M.C.), multi-family uses are permitted in the GHC zone only upon approval of a Conditional Use Permit. The subject property is located adjacent to High Density Residential (HDR) to the northwest, Low Density Residential (LDR) to the north, and Medium Density Residential (MDR) immediately to the southeast on the south side of Grant Line Road. The development of the site as high density is in keeping with provisions of the Commercial General Plan land use designation, and Conditions of Approval for the proposed use established by the Conditional Use Permit and Development Review will ensure that the proposal will be compatible with the surrounding area/neighborhood.

CEQA DOCUMENTATION

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) 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 related to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services, no further environmental assessment is necessary.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Conditional Use Permit and Development Review to allow the establishment of a 40-unit residential apartment complex and associated site improvements, including parking, laundry facility, landscaping and fencing improvements at 321 E. Grant Line Road, Application Number CUP15-0005 and D15-0012, subject to conditions and based on findings contained in the Planning Commission Resolution dated July 13, 2016.

MOTION

Move that the Planning Commission approve the Conditional Use Permit and Development Review to allow the establishment of a 40-unit residential apartment complex and associated site improvements, including parking, laundry facility, landscaping and fencing improvements at 321 E. Grant Line Road, Application Number CUP15-0005 and D15-0012, subject to conditions and based on findings contained in the Planning Commission Resolution dated July 13, 2016.

Prepared by Nash Gonzalez, Contract Planner
Approved by Bill Dean, Assistant Development Services Director

ATTACHMENTS

Attachment A – Site Plan, Elevations, Floor Plans, Landscape Plan (Oversized)
Attachment B – Exterior Colors, Light Fixtures and Materials Sheet
Attachment C – Resolution Approving Conditional Use Permit & Development Review

GRANT LINE APARTMENTS



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 2510 Douglas Boulevard Roseville, CA 95661
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 2050 Pullman Street Costa Mesa, CA 92626
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INDEX TO DRAWINGS

SHEET NO.	SHEET TITLE
0	COVER SHEET
1	SITE PLAN
2	EXISTING CONDITIONS
3	GRADING, DRAINAGE & UTILITY PLAN
4	BUILDING PLANS
5	EXTERIOR ELEVATIONS
6	LANDSCAPE CALCULATION
7	GRANT LINE RD. ELEVATION
8	SITE ELEVATIONS
9	PLANTING PLAN
10	PLANTING PLAN
CI	WATER QUALITY PLAN

PROPERTY LINE
 EX D. OUTFALL DITCH

ITEM	REVISIONS/ISSUE	DATE

KEY PLAN

PROFESSIONAL STAMP:

APPROVALS:

PROJECT TITLE:
GRANT LINE APARTMENTS
 321 E. GRANT LINE RD.
 TRACY, CA. 95376

SHEET TITLE:
COVER SHEET

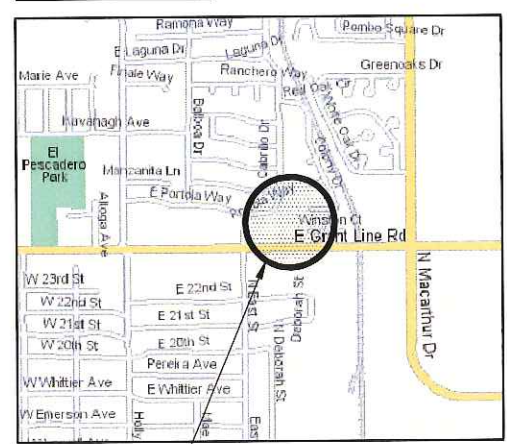
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PLANNING SUBMITTAL 06/27/16

SHEET NO:
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1 AERIAL PHOTO

VICINITY MAP



NTS

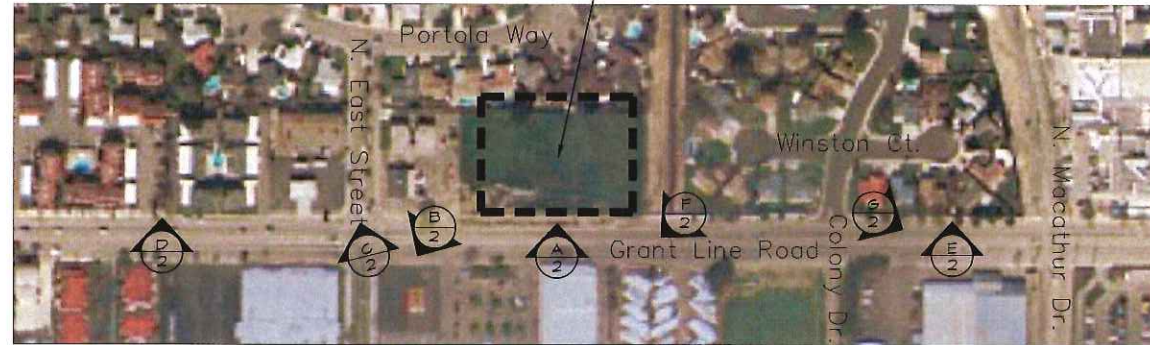


NTS NORTH

RECEIVED
 JUN 22 2016
 CITY OF TRACY
 DEVELOPMENT SERVICES

LOCATION MAP

PROJECT SITE



A2 ON SITE LOOKING NORTH



B2 COMMERCIAL AREA, SOUTHWEST OF PROJECT SITE



C2 COMMERCIAL AREA, WEST OF PROJECT SITE



D2 RESIDENTIAL AREA, EAST OF PROJECT SITE



E2 INDUSTRIAL AREA, EAST OF PROJECT SITE



F2 RESIDENTIAL AREA, SOUTHEAST OF PROJECT SITE



G2 INDUSTRIAL AREA, SOUTHEAST OF PROJECT SITE



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ITEM	REVISIONS/ISSUE	DATE

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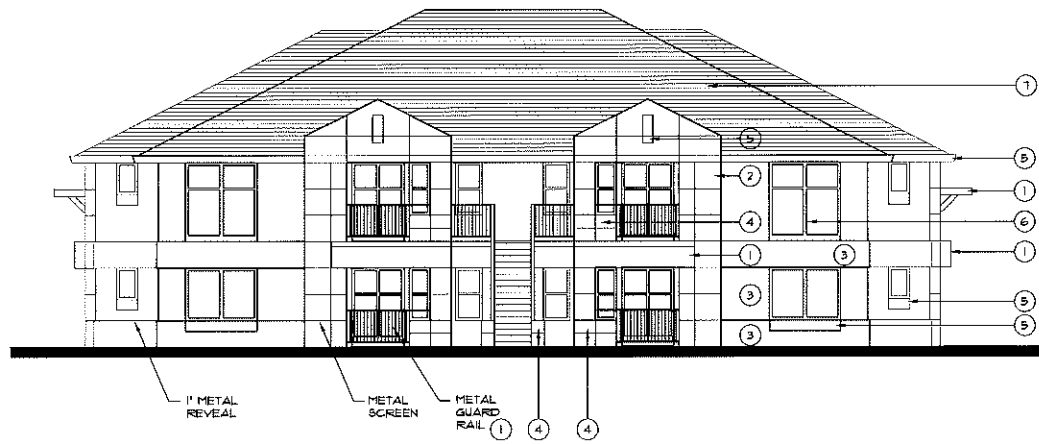
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EXISTING CONDITIONS

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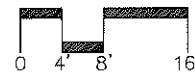
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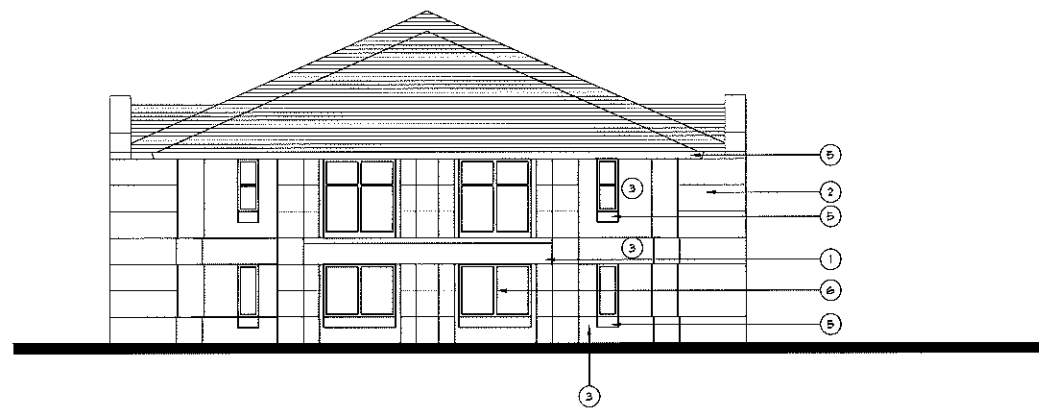
A ENTRY ELEVATION

EXTERIOR COLORS: SHERWIN WILLIAMS

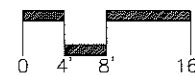
- ① 3494 FISHBOND (CEMENT PLASTER ACCENT COLOR)
- ② 2113 SHAKER RED (CEMENT PLASTER TOWER COLOR)
- ③ 2198 AUGUST MOON (CEMENT PLASTER BASE COLOR)
- ④ 2334 LUXURIANT GOLD (CEMENT PLASTER ACCENT COLOR)
- ⑤ 2437 ALPINE WHITE (CEMENT PLASTER WINDOW SILL)
- ⑥ WHITE (VINYL WINDOWS)
- ⑦ ROOFING CELOTEX PRESIDENTIAL SHAKE SHINGLE- 'WEATHERED WOOD'



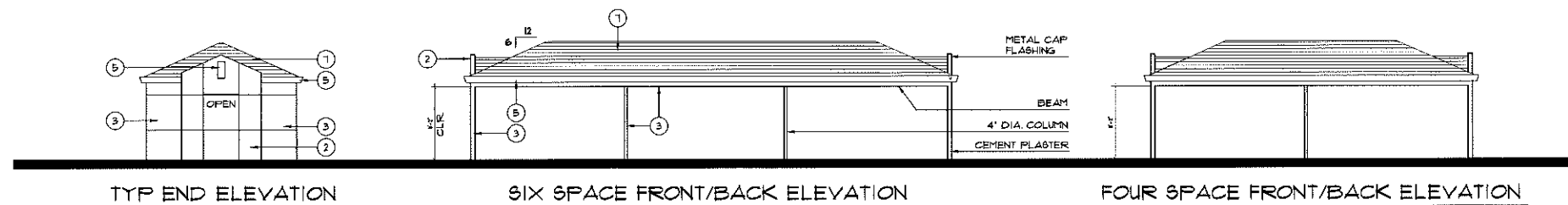
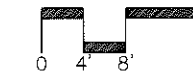
B STREET VIEW



C REAR ELEVATION



D ENTRY ELEVATION



E CARPORT ELEVATIONS



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ITEM	REVISIONS/ISSUE	DATE
	PLANNING DEPT REVIEW	05/17/16

KEY PLAN:
 PROFESSIONAL STAMP:
 APPROVALS:
 PROJECT TITLE:

GRANT LINE APARTMENTS
 321 E. GRANT LINE RD.
 TRACY, CA. 95376

EXTERIOR ELEVATIONS

DATE: 03/23/15 SCALE: AS NOTED
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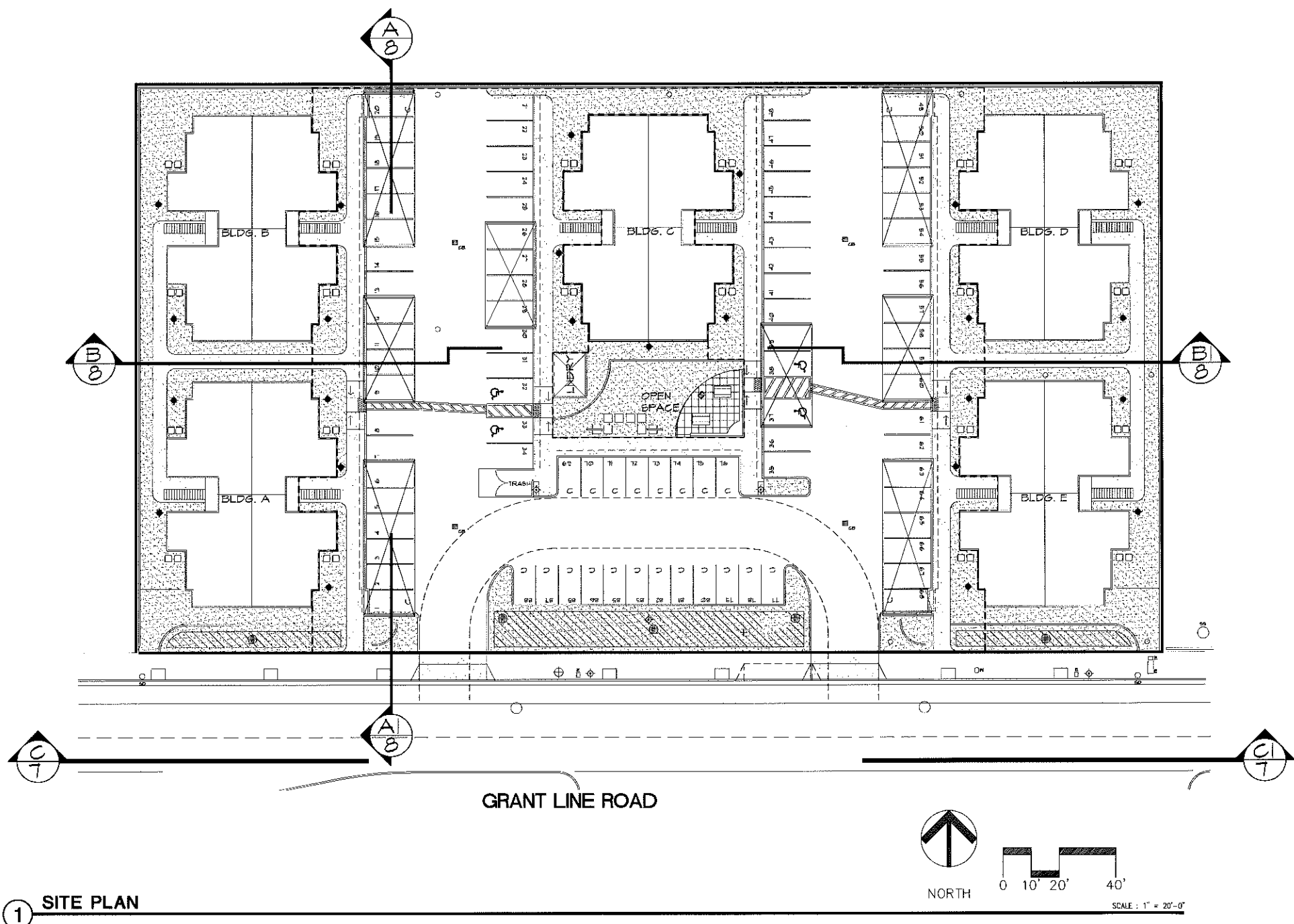
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DATE	SCALE
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LANDSCAPING CALCULATION

- LANDSCAPING COVERAGE
- LIMIT OF PARKING LOT AREA

USABLE OPEN SPACE REQ'D
2,000 SF

USABLE OPEN SPACE PROVIDED
2,041 SF

TOTAL PARKING AREA
39,685 SF

TOTAL LANDSCAPING COVERAGE WITHIN PARKING AREA
9,281 SF

LANDSCAPING % OF PARKING LOT REQUIRED
23%

LANDSCAPING % OF PARKING LOT PROVIDED
23.3%

1 SITE PLAN

ITEM	REVISIONS/ISSUE	DATE
	PLANNING DEPT REVIEW	05/17/16

KEY PLAN:

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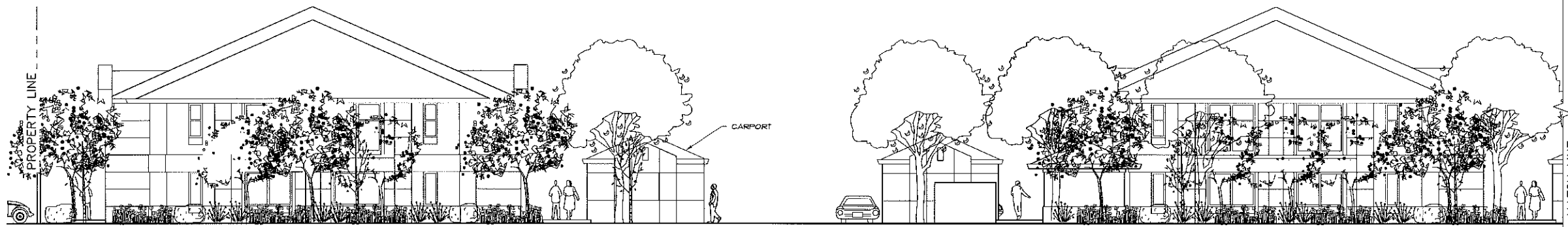
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SHEET TITLE:
GRANT LINE RD. ELEVATION

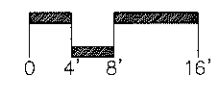
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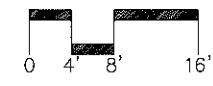
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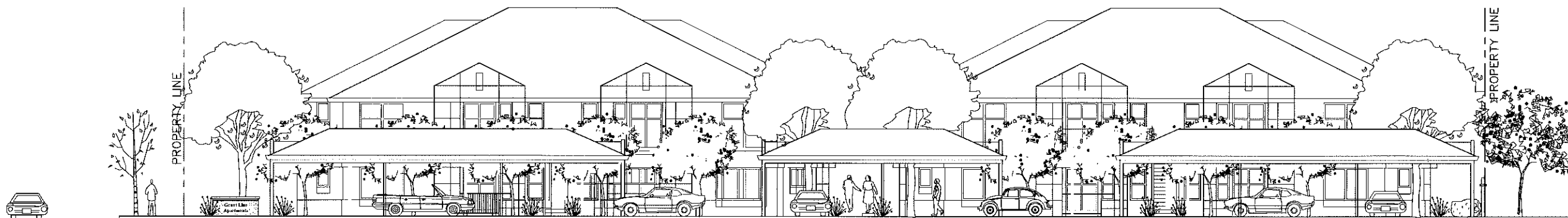


C SECTION C-C1



C SECTION C-C1





GRANT LINE RD.

A SECTION A-A1



B SECTION B-B1



B SECTION B-B1



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ITEM	REVISIONS/ISSUE	DATE
	PLANNING DEPT REVIEW	05/17/16

KEY PLAN

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PLANNING SUBMITTAL 06/27/16

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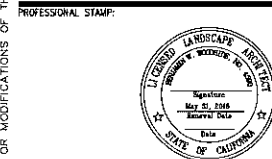
REVISIONS/ISSUE	DATE
MWEL REV. 2010	04/15/2018

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (2010 REVISION) AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.	
<i>Benjamin W. Woodside</i>	BENJAMIN W. WOODSIDE
SIGNATURE	

KEY PLAN:



Callander Associates
Landscape Architecture
12150 Tributary Point Drive, Suite 140
Gold River, CA 95670
T 916.985.4365
F 916.985.4391



APPROVALS:

PROJECT TITLE:

GRANT LINE APARTMENTS

321 E. GRANT LINE RD.
TRACY, CA. 95376

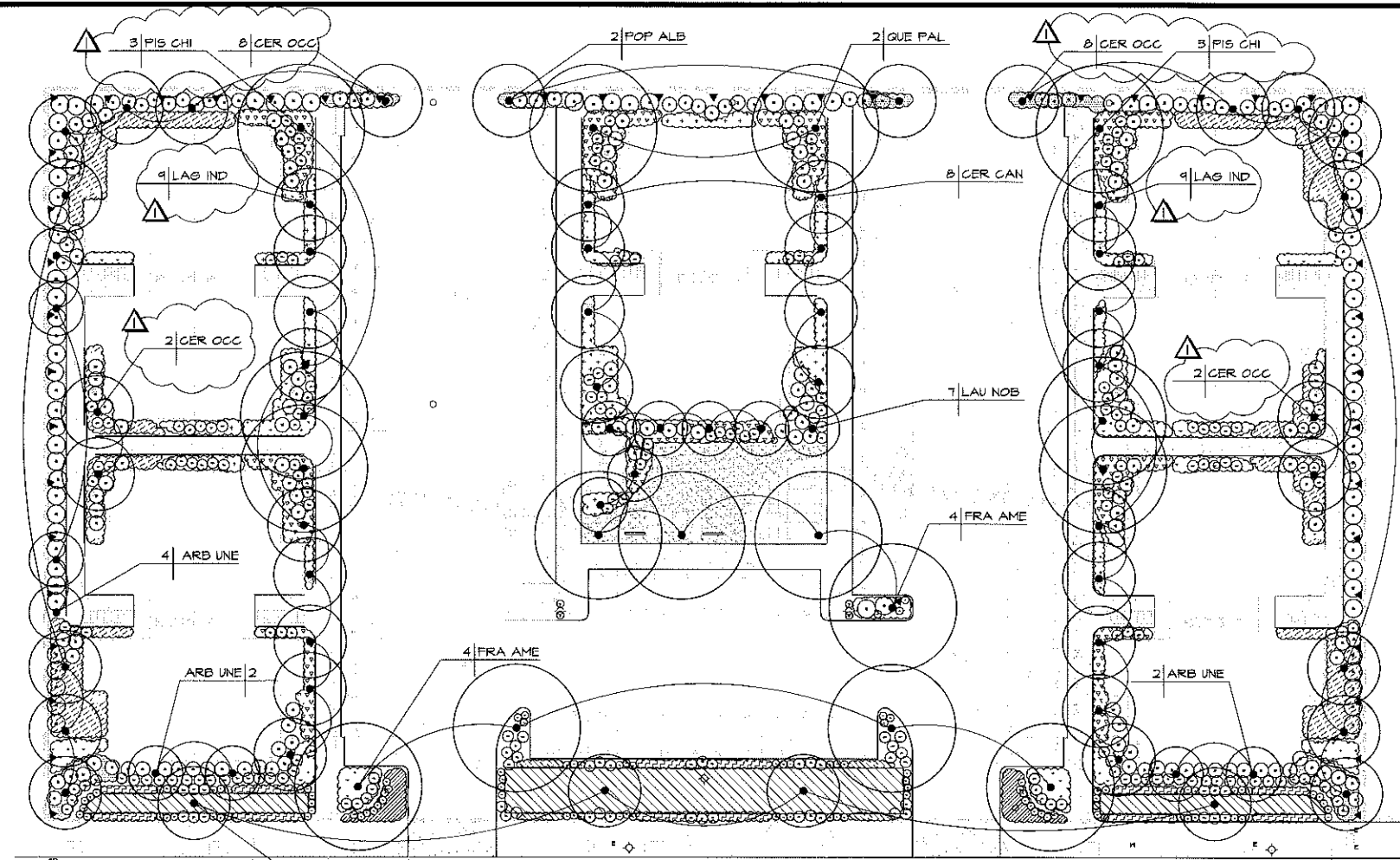
SHEET TITLE:

PLANTING PLAN

DATE:	SCALE:
03/17/16	A5 NOTED
DRAWN/DESIGNED BY:	CHECKED BY:
NO / DM	BW
JOB NO:	
C6009	
CAD FILE:	
15033-PL.dwg	
SHEET NO:	

PLANNING SUBMITTAL 06/27/16

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PLANTING NOTES

- SOIL AMENDMENT:** ALL PLANTING AREA SOILS ARE TO BE AMENDED PER THE REQUIREMENTS OF THE SOIL PREPARATION SPECIFICATIONS. SEE SPECIFICATIONS FOR SOILS AND AMENDMENT LAB TESTING REQUIREMENTS.
- MULCH:** INSTALL A UNIFORM TWO INCH COVERING OF SMALL DECORATIVE BARK, 3 INCH PARTICLE SIZE, IN ALL PLANTING AREAS. MATERIAL AVAILABLE FROM HYPONEX CORPORATION, (800) 621-8557.
- GROUND COVER:** PROVIDE GROUND COVER AT INDICATED ON-CENTER SPACING THROUGHOUT ALL PLANTING AREAS. GROUND COVER SHALL BE PROVIDED UP TO THE WATERING BASIN OF ALL TREES AND SHRUBS.
- SOD INSTALLATION:** ALL SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE GROWER'S RECOMMENDATIONS.

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (2010 REVISION) AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

Benjamin W. Woodside BENJAMIN W. WOODSIDE
SIGNATURE

GRANT LINE ROAD

PLANT LIST

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	SHRUBS	
TREES					
ACE PAL	ACER PALMATUM	JAPANESE MAPLE	24" BOX	MAH AQU MAHONIA AQUIFOLIUM OREGON GRAPE 5 GAL.	
ARB UNE	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	MYR AFR MYRSINE AFRICANA AFRICAN BOXWOOD 5 GAL.	
CEL SIN	CELTIS SINENSIS	CHINESE HACKBERRY	24" BOX	NAN DOM NANDINA DOMESTICA HEAVENLY BAMBOO 5 GAL.	
CER CAN	CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	RHA CAL RHAMNUS CALIFORNICA 'LEATHERLEAF' COFFEEBERRY 5 GAL.	
CER OCC	CELTIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	SAL MIN SALVIA MINIATA BELIZE SAGE 5 GAL.	
CHI LIN	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	VINES	
FRA AME	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	24" BOX	PAR TRI PARTHENOISSUS TRICUSPIDATA BOSTON IVY 5 GAL.	
LAG IND	LAGERSTROEMIA INDICA 'WHIT III'	PINK VELOUR GRAPE MYRTLE	24" BOX	GEL SEM GELSEMUM SEMPERVIRENS CAROLINA JESSAMINE 5 GAL.	
LAU NOB	LAURUS NOBILIS 'SARATOGA'	SWEET BAY	24" BOX	GROUND COVER/GRASSES	
PIS CHI	PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHIO	24" BOX	COT DAM COTONEASTER DAMMERI BEARBERRY COTONEASTER 5 GAL.	
POP ALB	POPULUS ALBA	WHITE POPLAR	24" BOX	FRA CHI FRASERIA CHILONSIS WILD STRAWBERRY 5 GAL.	
QUE PAL	QUERCUS PALUSTRIS	PIN OAK	24" BOX	HEL SEM HELICOTRICHON SEMPERVIRENS BLUE OAT GRASS 5 GAL.	
SHRUBS					
ABE GRA	ABELIA GRANDIFLORA	GLOSSY ABELIA	5 GAL.	HEU MIC HEUCHERA MGRANTHA GREVIGE ALUM ROOT 5 GAL.	
ARC LAP	ARCTOSTAPHYLOS 'LA PANZA'	LA PANZA MANZANITA	5 GAL.	HYP REP HYPERICUM REPTANS ST. JOHNSWORT 5 GAL.	
CEA DOM	CEANOTHUS 'FROSTY BLUE'	FROST BLUE CEANOTHUS	5 GAL.	CAR FRA CAREX PRAEGRACILIS CALIFORNIA FIELD SEDGE 5 GAL.	
CIS PUR	CISTUS PURPUREUS	ORCHID ROCKROSE	5 GAL.	TRA JAS TRACHELOSPERMUM JASMINOIDES STAR JASMINE 5 GAL.	
ESC EXO	ESCALLONIA EXONIENSIS 'FRADES'	COMPACT PINK ESCALLONIA	5 GAL.	VIN MIN VINGA MINOR DWARF PERIWINKLE 5 GAL.	
FIG PUM	FIGUS PUMILA	CREEPING FIG	5 GAL.	TURF	
GAR JAS	GARDENIA JASMINOIDES	GARDENIA	5 GAL.	TURF	
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	BIO-RETENTION AREA: BIO-FILTRATION SOD AS PROVIDED BY DELTA BLUEGRASS	
LAV ANG	LAVANDULA ANGSTIFOLIA	LAVENDER	5 GAL.		

SHADE CALCULATION

MATURE CANOPY SIZE	FULL	3/4	2/3	1/2	1/4	TOTAL
30-35' (462 SQ. FT.)	3	2	0	11	0	16
25-30' (707 SQ. FT.)	0	0	0	0	0	0
20-25' (314 SQ. FT.)	2	0	0	18	2	22
TOTAL SHADE COVERAGE						
13,231						
TOTAL PARKING LOT AREA						
26,140						
SHADE PERCENTAGE						
50.6%						
NUMBERS OF TREES		NUMBERS OF PARKING SPACES		RATIO		
23		22		1:1.06		

TURF CALCULATION

TOTAL LANDSCAPING AREA	16,400 SF
TOTAL TURF COVERAGE	980 SF
TURF PERCENTAGE	6%

WATER CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = (ETo) (0.62) [(0.7 x LA) + (0.3 x SLA)]
 MAWA = (48.5) (0.62) [(0.7 x 16,400) + (0.3 x 0)]
 MAWA = 945,204

ESTIMATED TOTAL WATER USE (ETWU)

ETWU = (ETo) (0.62) [(PF x HA) / IE + SLA]
 ETWU = (48.5 x 0.62) [(9,449.5) / 0.84] + 0
 ETWU = 359,028

ETWU DOES NOT EXCEED MAWA

MAWA = (ETo) (0.62) [(0.7 x LA) + (0.3 x SLA)]

WHERE:

- MAWA = Maximum Allowed Water Allowance
- ETo = Reference Evapotranspiration (inches per year)
- O.7 = ET Adjustment Factor
- LA = Landscaped Area (square feet, including SLA)
- SLA = Special Landscape Area (square feet)
- 0.62 = Conversion factor (to gallons per square foot)

ETWU = (ETo x 0.62) [(PF x HA) / IE] + SLA

WHERE:

- EMU = Estimated Water Use (gals/yr)
- ETo = Reference Evapotranspiration (inches per year)
- PF = Plant Factor
- HA = Hydrozone area (s.f.)
- 0.62 = Conversion factor (from inches to gals/s.f.)
- IE = Irrigation efficiency
- SLA = Special Landscape Area

HYDROZONE INFORMATION TABLE

HYDROZONE	PLANT WATER USE	IRRIGATION METHOD	HYDROZONE AREA	% LANDSCAPE AREA
1	LOW	DRIP	9,664	58.9%
2	MED	DRIP	5,762	35.1%
3	HIGH	SPRAY	974	5.9%
TOTALS			16,400	100%

HYDROZONE TABLE FOR CALCULATING ETWU

HYDROZONE #	PF	IE	HA	PF*HA/IE
1	.45	.85	9,664	4348.8
2	.75	.85	5,762	4322.5
3	.80	.85	974	779.2
TOTALS			16,400	9449.5

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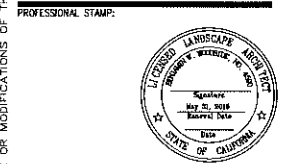
Benjamin W. Woodside
 SIGNATURE BENJAMIN W. WOODSIDE



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 T 925.448.8809 T 916.772.1600
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ITEM	REVISIONS/ISSUE	DATE
1	MWEL0 REV. 2010	04/15/2016

40 YEARS
 Callander Associates
 Landscape Architecture
 12150 Tributary Point Drive, Suite 140
 Gold River, CA 95670
 T 916.985.4358
 F 916.985.4351



APPROVAL:

PROJECT TITLE:

GRANT LINE APARTMENTS
 321 E. GRANT LINE RD.
 TRACY, CA. 95376

SHEET TITLE:
PLANTING PLAN

DATE: 03/17/16 SCALE: AS NOTED
 DRAWN/DESIGNED BY: NO / DM CHECKED BY:
 JOB NO: C6009
 CAD FILE: 15033-PL.dwg
 SHEET NO:

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ITEM	REVISIONS/ISSUE	DATE

KEY PLAN

PROFESSIONAL STAMP:

APPROVALS:

PROJECT TITLE:

GRANT LINE APARTMENTS

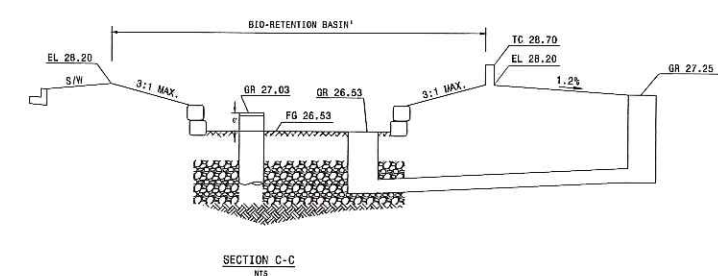
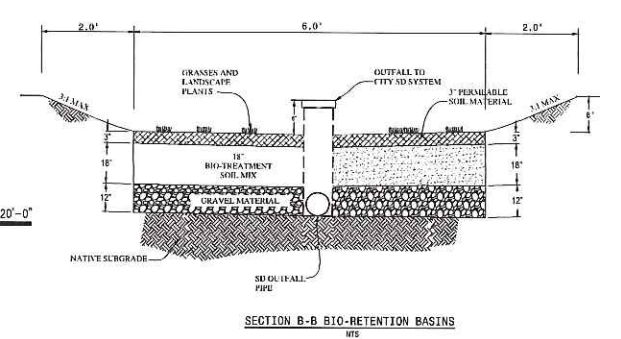
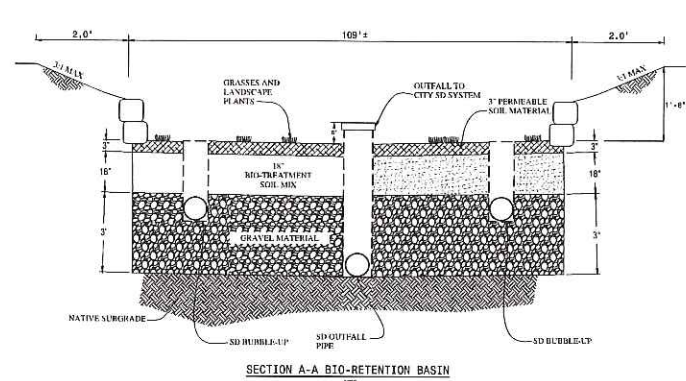
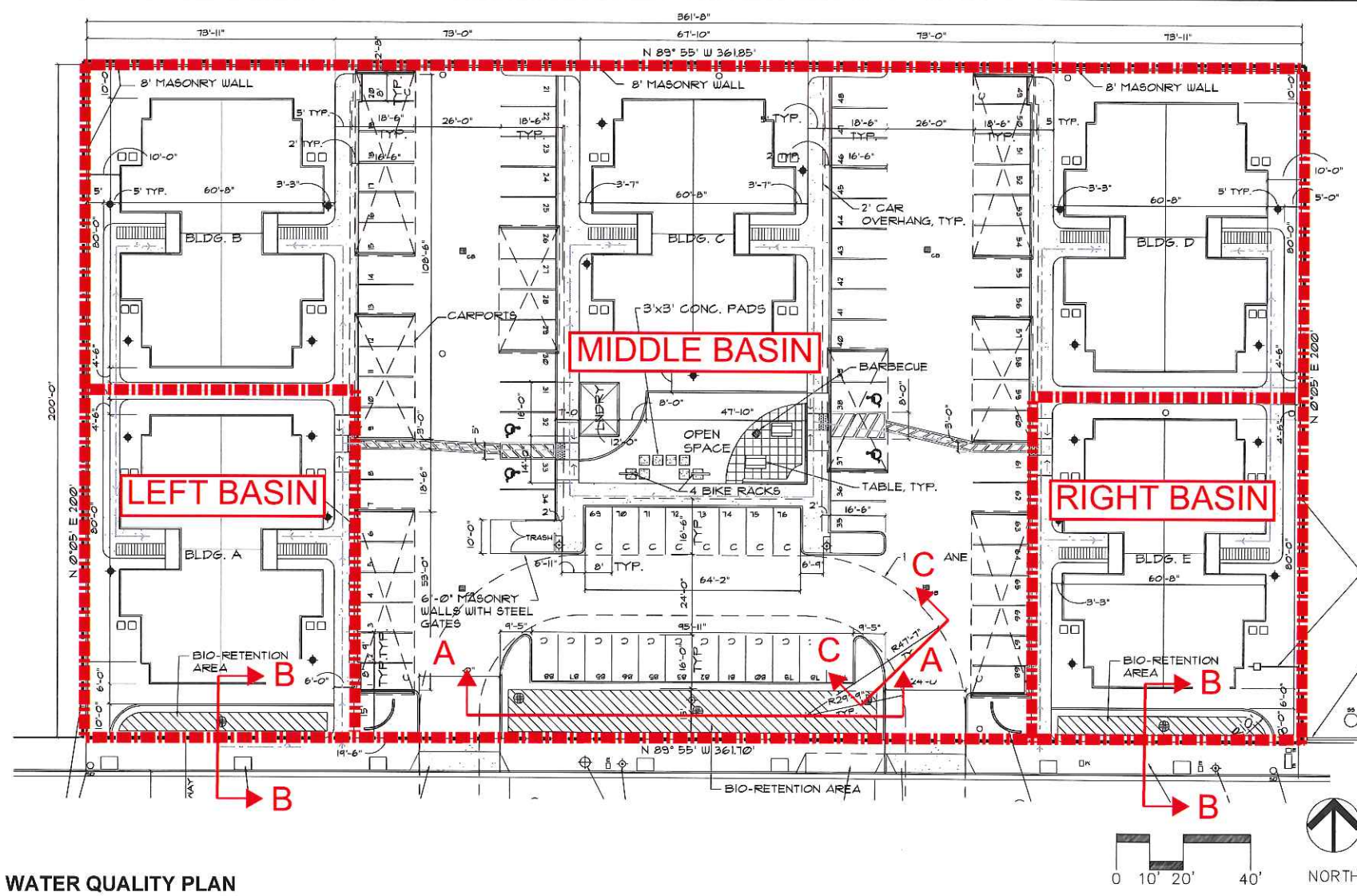
321 E. GRANT LINE RD.
 TRACY, CA. 95376

SHEET TITLE:

WATER QUALITY PLAN

DATE: 03/23/15 SCALE: AS NOTED
 DRAWN/DESIGNED BY: RD, KJD CHECKED BY: GMG
 JOB NO: C6009
 CAD FILE: +PSI-02045sc.dwg
 SHEET NO:

PLANNING SUBMITTAL 06/27/16



1 WATER QUALITY PLAN

GRANT LINE APARTMENTS BIO-RETENTION BASIN CALCULATIONS
 IN ACCORDANCE WITH: "MULTI-AGENCY POST CONSTRUCTION STORMWATER STANDARDS MANUAL 2015"

Term Glossary:
 a= regression constant (1.963 for 48-hr drawdown) [unitless]
 C= stormwater runoff coefficient [unitless]
 DMA= Drainage Management Area
 P₂₄= unit stormwater volume [in]
 P₂= mean annual runoff-producing rainfall depth [in] (P₂= 0.33 Per Table 5-1 in the Multi-Agency Post Construction Stormwater Standards Manual 2015)
 A= total area of DMA [ft²]
 SDV= stormwater design volume [ft³]
 SDV_{adj}= adjusted stormwater design volume [ft³]
 d_{pw}= depth of ponding zone (0.5' - 1.5') [ft]
 d_g= depth of gravel layer (min. 1') [ft]
 d_{pm}= depth of planting media (min. 1.5') [ft]
 γ_{pm}= porosity of planting media [unitless]
 γ_g= porosity of gravel layer [unitless]
 f_{bio}= design infiltration rate (5 in/hr for Bio-Treatment Soil Mix) [in/hr]
 t_{max}= drawdown time (max 48 hrs) [hrs]

Left and Right Basin Calculations:

BASIN LAYER ASSUMPTIONS
 d_{pw}= 1.5 ft
 d_g= 1.0 ft
 d_{pm}= 0.5 ft

SETUP
 C= 0.858 x i³ - 0.78 x i² + 0.774 x i + 0.04 (i= 1 for impervious pavement)
 = 0.858 x (1)³ - 0.78 x (1)² + 0.774 x (1) + 0.04
 C= 0.892
 P₂₄= (a x C) x P₂
 = (1.963 x 0.89) x 0.33
 P₂₄= 0.5778 in.
STORMWATER DESIGN VOLUME
 SDV= A x (P₂₄/12)
 = (73.917 x 10⁶) x (0.5778 in/12)
 SDV= 377.264 ft³
 SDV = SDV_{adj} (no credits taken)
 SDV_{adj}= 377.264 ft³
BOTTOM SURFACE AREA OF BASIN
 A_{bio}= SDV_{adj} / [(d_{pw} x γ_{pm}) + (d_g x γ_g)]
 = (377.264 ft³) / [(0.5' + (1.5' x 0.2) + (1.0' x 0.4)]
 A_{bio}= 314.40 ft²
CHECK
 d_{pw} + (d_{pw} x γ_{pm}) + (d_g x γ_g) ≤ f_{bio} / 12 x t_{max}
 = (0.5' + (1.5' x 0.2) + (1.0' x 0.4)) ≤ (5 in/hr) / 12 x 48 hrs
 = 1.2 ≤ 20 ✓
 ∴ A_{bio}=314.40 ft² is valid → Use a minimum bottom basin area of 314.40 ft² for the left basin and 314.40 ft² for the right basin.

Middle Basin Calculations:

BASIN LAYER ASSUMPTIONS
 d_{pw}= 1.5 ft
 d_g= 3.0 ft
 d_{pm}= 0.5 ft

SETUP
 C= 0.858 x i³ - 0.78 x i² + 0.774 x i + 0.04 (i= 1 for impervious pavement)
 = 0.858 x (1)³ - 0.78 x (1)² + 0.774 x (1) + 0.04
 C= 0.892
 P₂₄= (a x C) x P₂
 = (1.963 x 0.892) x 0.33
 P₂₄= 0.5778 in.
STORMWATER DESIGN VOLUME
 SDV= A x (P₂₄/12)
 = [(201.883' x 200') + (73.917' x 94') + (73.917' x 94')] x (0.5778 in/12)
 SDV= 2,613.24 ft³
 SDV = SDV_{adj} (no credits taken)
 SDV_{adj}= 2,613.24 ft³
BOTTOM SURFACE AREA OF BASIN
 A= SDV_{adj} / [(d_{pw} x γ_{pm}) + (d_g x γ_g)]
 = (2,613.24 ft³) / [(0.5' + (1.5' x 0.2) + (3.0' x 0.4)]
 A= 1,306.62 ft²
CHECK
 d_{pw} + (d_{pw} x γ_{pm}) + (d_g x γ_g) ≤ f_{bio} / 12 x t_{max}
 = (0.5' + (1.5' x 0.2) + (3.0' x 0.4)) ≤ (5 in/hr) / 12 x 48 hrs
 = 2.0 ≤ 20 ✓
 ∴ A=1,306.62 ft² is valid → Use a minimum bottom basin area of 1,306.62 ft² for the middle basin.









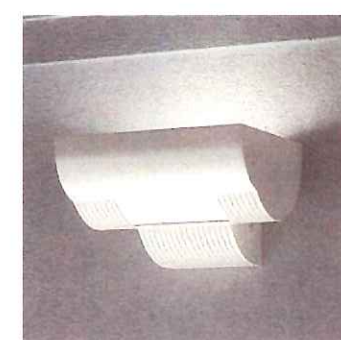
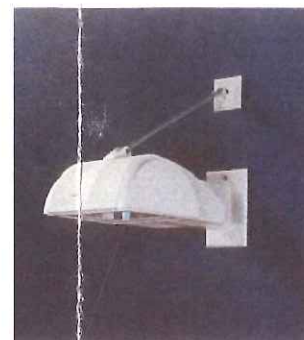
GRANT LINE APARTMENTS

RECEIVED
JUL 08 2015
CITY OF TRACY



EXTERIOR COLORS: SHERWIN WILLIAMS

- | | | | | | | | |
|---|---|--|---|---|---|-----------|--|
| ① |  | 2404 FISHPOND
(CEMENT PLASTER ACCENT COLOR) | ⑤ |  | 2427 ALPINE WHITE
(CEMENT PLASTER WINDOW SILL) | | |
| ② |  | 2173 SHAKER RED
(CEMENT PLASTER TOWER COLOR) | ⑥ |  | WHITE
(VINYL WINDOWS) | ⑦ ROOFING | CELOTEX PRESIDENTIAL SHAKE SHINGLE- "WEATHERED WOOD" |
| ③ |  | 2199 AUGUST MOON
(CEMENT PLASTER BASE COLOR) | | | | | |
| ④ |  | 2334 LUXURIANT GOLD
(CEMENT PLASTER ACCENT COLOR) | | | | | |



RESOLUTION _____

APPROVING A CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW TO ALLOW THE ESTABLISHMENT OF A 40-UNIT RESIDENTIAL APARTMENT PROJECT, INCLUDING PARKING AND RELATED ON-SITE IMPROVEMENTS ON APPROXIMATELY 1.66 ACRES, SITUATED ON THE NORTH SIDE OF E. GRANT LINE ROAD AND LOCATED AT 321 E.. GRANT LINE ROAD, APN 214-320-83; APPLICANT IS ROBERT HARRIS AND PROPERTY OWNER IS JAMES TONG, INC., APPLICATION NUMBERS CUP15-0005 AND D15-0012

WHEREAS, Robert Harris, on behalf of James Tong, Inc., submitted an application for a Conditional Use Permit and Development Review to allow the establishment of a 40-unit residential apartment project, including parking and related on-site improvements on approximately 1.66 acres, situated on the north side of E. Grant Line Road and located at 321 E. Grant Line Road on July 8, 2015, and

WHEREAS, The subject property is zoned General Highway Commercial (GHC), where multi-family uses are classified in Use Group 23, pursuant to Tracy Municipal Code Section 10.08.2510(b), and such uses are conditionally permitted, and

WHEREAS, In accordance with Section 10.08.4250 of the Tracy Municipal Code, the Planning Commission is empowered to grant or to deny applications for Conditional Use Permits and to impose reasonable conditions upon the granting of use permits, and

WHEREAS, The project is categorically exempt from the California Environmental Quality Act requirements under 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 related to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services, as noted in the CEQA Guidelines, and

WHEREAS, The Planning Commission held a public hearing to review and consider the Conditional Use Permit application on July 13, 2016;

NOW, THEREFORE BE IT RESOLVED, That the Planning Commission does hereby approve the Conditional Use Permit to allow the establishment of a 40-unit residential apartment project, including parking and related on-site improvements on approximately 1.66 acres, situated on the north side of E. Grant Line Road classified in Use Group 23 Multi-Family Uses at 321 E. Grant Line Road, based on the following findings and subject to the conditions as stated in Exhibit "1" attached and made part hereof:

1. There are circumstances or conditions applicable to the land, structure, or use that make the granting of a use permit necessary for the preservation and enjoyment of a substantial property right because the proposed multifamily use will be compatible with the surrounding neighborhood, including the surrounding retail/commercial uses and that it would not create significant impacts on the surrounding commercial areas.
2. The proposed location of the conditional use is in accordance with the objectives of the purposes of the General Highway Commercial zone in which the site is located because the zone allows multi-family residential uses upon approval of a Conditional Use Permit,

and the proposed project has complied with the procedural requirements of obtaining a Conditional Use Permit and will comply with the Conditions of Approval and with all improvement and operational requirements of the Tracy Municipal Code, including the establishment of required on-site parking.

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 or materially injurious to, or inharmonious with, properties or improvements in the vicinity because the 40-unit residential apartment development will be compatible with existing similar residential and commercial uses on adjacent neighboring properties, will be designed to be compatible with the neighborhood, and will not significantly impact nearby residences and businesses in respect to noise, light and glare, traffic, parking, or other related areas of conflict.
4. The proposed project is in compliance with Chapter 10.08 of the Tracy Municipal Code, because subject to approval by the Planning Commission for a Conditional Use Permit, the proposed project will be required to comply with all applicable provisions including, but not limited to, the Tracy Municipal Code, the California Building Code, the City of Tracy Standard Plans, and the California Fire Code.

NOW, THEREFORE BE IT FURTHER RESOLVED, that the Planning Commission does hereby approve the Development Review to allow the establishment of a 40-unit residential apartment project, including parking and related on-site improvements on approximately 1.66 acres, situated on the north side of E. Grant Line Road, located at 321 E. Grant Line Road, based on the following findings and subject to the conditions as stated in Exhibit "1" attached and made part hereof:

1. The project includes site plan and design elements consistent with City design goals and standards, such as building façade elements emphasized by the use of color variation, building materials, texture that include relief to avoid monotonous appearance building elevations facing E. Grant Line Road that have windows and other architectural features. Stairwells are covered and integrated into the overall building design.
2. The site and layout has been designed to have parking distributed throughout the development. The covered parking has integrated design elements from the main buildings so as to achieve design consistency and an architecturally attractive design.
3. The project includes site and design elements in compliance with all City standards, including number and design of parking spaces, drainage, circulation, land use, and landscaping.

* * * * *

The foregoing Resolution _____ was adopted by the Planning Commission on the 13th day of July 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
Grant Line Apartments
Application Numbers CUP15-0005 and D15-0012
July 13, 2016

These Conditions of Approval shall apply to the real property described as the Grant Line Apartments, proposed 40 multifamily residential units on approximately 1.66 acres. Situated on the north side of East Grant Line Road and located at 321 E. Grant Line Road, Assessor's Parcel Number 214-320-83; Application Numbers CUP15-0005 and D15-0012.

A. General Provisions and Definitions.

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

The Project: Preliminary and Final Development Plan for the Grant Line Apartments

The Property: 1.66-acre parcel located at 321 East Grant Line Road,
Assessor's Parcel Number 214-320-83

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 (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).
- d. "Development Services Director" means the Development Services Department 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 Numbers CUP15-0005 and D15-0012). The Conditions of Approval shall specifically include all City of Tracy conditions set forth herein. "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 Developer may be the property owner or the leasee, where responsibilities for improvements are distributed among each party. The term "Developer" shall include all successors in interest.

- A.3. Compliance with submitted plans. Except as otherwise modified herein, the apartment project shall be constructed in substantial compliance with the Preliminary and Final Development Plan, which includes the site plan, floor plans, architectural elevations, and parking area and landscaping plan received by the Development Services Department on July 8, 2015.
- 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. 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 Planning Division Conditions

Contact: Nash Gonzalez (209) 831-6443 Nash.Gonzalez@ci.tracy.ca.us

- B.1. Except as otherwise modified herein, all construction shall be consistent with the revised plans received by the Development Services Department on May, 19, 2016.
- B.2. Prior to issuance of a building permit, the applicant shall provide a detailed landscape and irrigation plan consistent with City landscape and irrigation standards, including, but not limited to Tracy Municipal Code Section 10.08.3560, the City's Design Goals and Standards, and the applicable Department of Water Resources Model Efficient

Landscape Ordinance on private property, to the satisfaction of the Development Services Director.

- B.3. The landscape plan referenced in Condition of Approval Number 3, above, shall include documentation which demonstrates there is less than 20 percent of parking area in landscaping, and 40 percent canopy tree coverage at tree maturity in accordance to with City Regulations; and shall include large canopy trees within planters along the project's south property line spaced no greater than 40 feet apart, with smaller accent trees planted within each space between all of the canopy trees to the satisfaction of the Development Services Director. Newly planted, on-site trees shall be a minimum size of 24-inch box and shrubs shall be a minimum size of five gallons.
- B.4. 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.
- B.5. Prior to issuance of a building permit, an Agreement for Maintenance of Landscape and Irrigation Improvements shall be executed and financial security submitted to the Development Services Department. The Agreement shall ensure maintenance of the on-site landscape and irrigation improvements for a period of 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.
- B.6. No roof mounted equipment, including, but not limited to, HVAC units, vents, fans, antennas, sky lights and dishes whether proposed as part of this application, potential future equipment, or any portion thereof, shall be visible from East Grant Line Road, Entrada Way, Portola Way, or any other public right-of-way. All roof mounted equipment shall be contained within the roof well or screened from view from public rights-of-way by the roof or building, to the satisfaction of the Development Services Director.
- B.7. All vents, gutters, downspouts, flashing, electrical conduit, and other wall-mounted or building-attached utilities shall be painted to match the color of the adjacent surface or otherwise designed in harmony with the building exterior to the satisfaction of the Development Services Director.
- B.8. 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 right-of-way, to the satisfaction of the Development Services Director.
- B.9. 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.

- B.10. 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.
- B.11. No signs are approved as 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.
- B.12. Prior to issuance of a building permit, the Developer shall submit detailed trash and recycling enclosure plans which include the following, to the satisfaction of the Development Services Director: the walls shall be of masonry construction, at least eight feet in height, include solid metal doors, a solid roof, and an interior perimeter concrete curb. The enclosures shall include exterior color and material compatible with the adjacent or nearby building exterior.
- B.13. Prior to the issuance of a building permit, the developer shall design a recycling program consistent with State Assembly Bill 341, to the satisfaction of the Public Works Director. The program shall include or have access to enclosures with adequate space for both refuse and recycling and shall be incorporated with the trash and recycling enclosures described in Planning Division Condition Number 12, above. Each enclosure shall have signs that clearly indicate refuse and recycling locations as well as prohibition of scavenging. The program shall include recycling options or elements at the common areas for the tenants.
- B.14. Prior to final inspection for any residential unit of the project, the Developer shall construct an eight-foot tall masonry wall, CMU (as measured from the taller grade on either side of the wall) along the project's north and west property lines. The wall shall be designed with materials and colors compatible with the on-site building exterior and shall have split face block finish on both sides of the wall, not a smooth, combed, or other finish, to the satisfaction of the Development Services Director.
- B.15. Prior to the issuance of a building permit, the Developer shall document compliance with the City of Tracy Manual of Stormwater Quality Control Standards for New Development and Redevelopment (Manual) to the satisfaction of the Utilities Director, which includes the requirement for Site Design Control Measures, Source Control Measures and Treatment Control Measures under the guidelines in a project Stormwater Quality Control Plan (SWQCP). Compliance with the Manual includes, but is not limited to, addressing outdoor storage areas, loading and unloading areas, trash enclosures, parking areas, any wash areas and maintenance areas. The SWQCP must conform to the content and format requirements indicated in Appendix D of the Manual and must be approved by the Utilities Director prior to issuance of grading or building permits.
- B.16. 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.

- B.17. The developer shall design the carports in substantial conformance with the design received by the Development Services Department on May 19, 2016 to the satisfaction of the Development Services Director.
- B.18. All usable open space area improvements shall be designed and improved consistent with City standards to the satisfaction of the Development Services Director.
- B.19. The "6-ft ornamental fence" identified along the eastern boundary of the property, shall be designed and constructed in accordance with City Standards and, while providing site security, shall be of a decorative nature, such as wrought iron or tube steel construction, such that spaces in the fence elements result in the fence being predominately "see through" and do not create a visual barrier. The color, material, and other design elements of the fence shall be compatible with the on-site building architecture, and the height shall be the minimum necessary to provide reasonable security but not over 72 inches tall, to the mutual satisfaction of the Developer and the Development Services Director.
- B.20. 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. Development Services Engineering Division Conditions

Contact: Criseldo S. Mina, P. E. (209) 831-6425 cris.mina@ci.tracy.ca.us

C.1. General Conditions

C.1.1 Developer shall comply with the applicable recommendations of the technical analyses/ reports prepared for the Project listed as follows:

- a) "321 E. Grant Line Road Apartments Water Distribution System Analysis", prepared by Blackwater Consulting Engineers, Inc., dated May 27, 2016 ("Water Analysis").

C.2. Grading Permit

The City will not accept grading permit application for the Project 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.2.1. 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.2.2. Payment of the applicable Grading Permit fees which include grading plan checking and inspection fees, and other applicable fees as required by these Conditions of Approval.
- C.2.3. 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#).
 - a. 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.
 - b. 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. 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.2.4. Two (2) sets of the Project's Geotechnical Report signed and stamped by a licensed Geotechnical Engineer licensed to practice in the State of California, as required in Condition C.4.1.a, below. The technical report must include relevant information related to soil types and characteristics, soil bearing capacity, and elevation of the highest observed groundwater level.
- C.2.5. A copy of the Approved Fugitive Dust and Emissions Control Plan that meets San Joaquin Valley Air Pollution Control District (SJVAPCD).
- C.2.6. Two (2) sets of Hydrologic and Storm Drainage Calculations for the design of the on-site storm drainage system and for determining the size of the project's storm drainage connection.
- C.3. Encroachment Permit - No applications for encroachment permit will be accepted by the City as complete until the Developer provides all relevant documents related to said encroachment permit required by the applicable City Regulations and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:
 - C.3.1. Improvement Plans prepared on a 24" x 36" size 4-mil thick polyester film (mylar) and these Conditions of Approval. Improvement Plans shall be prepared under the supervision of, and stamped and signed by a Registered Civil, Traffic, Electrical, Mechanical Engineer, and Registered Landscape Architect for the relevant work.
 - C.3.2. Signed and stamped Engineer's Estimate that summarizes the cost of constructing all the public improvements shown on the Improvement Plans.

- C.3.3. Signed and notarized Offsite Improvement Agreement (OIA) and Improvement Security, to guarantee completion of the identified public improvements that are necessary to serve the Project as required by these Conditions of Approval. The form and amount of Improvement Security shall be in accordance with Section 12.36.080 of the Tracy Municipal Code (TMC), and the OIA. The Developer's obligations in the OIA shall be deemed to be satisfied upon City Council's acceptance of the public improvements and release of the Improvement Security.
- C.3.4. 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 April 15, 2014, per Resolution 2014-059.
- C.3.5. Traffic Control Plan signed and stamped by a Registered Civil Engineer or Traffic Engineer licensed in the State of California.
- C.4. Improvement Plans - Improvement Plans shall contain the design, construction details and specifications of public improvements that is/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.4.1. Grading and Storm Drainage Plans
 - C.4.1.1. 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. When the grade differential between the Project Site and adjacent property(s) exceeds 12 inches, a reinforced or masonry block, or engineered retaining wall is required for retaining soil. The Grading Plan shall show construction detail(s) of the retaining wall or masonry wall. The entire retaining wall and footing shall be constructed within the Project Site. A structural calculation shall be submitted with the Grading and Storm Drainage Plans.
 - c. An engineered fill may be accepted as a substitute of a retaining wall, if the grade differential is less than 2 feet and subject to approval by the City Engineer. The Grading and Storm Drainage

Plans must show the extent of the slope easement(s). The Developer shall be responsible for obtaining permission from owner(s) of the adjacent and affected property(s). The slope easement must be recorded, prior to the issuance of the final building certificate of occupancy.

- d. Site grading shall be designed such that the Project's storm water can surface drain directly 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.4.1.2. Storm Drainage

- a. The Developer shall design and install the Project's permanent drainage connection(s) to the City's existing 54-in storm drain line located on Grant Line Road per City Regulations and as approved by the City Engineer. Storm drainage calculations for the sizing of the on-site storm drainage system and the Project's permanent storm drainage connection must be submitted with the Improvement Plans.
- b. According to legacy drainage base map records in the City's files, an existing abandoned 36" SD pipe may be located in the northeast corner of the project parcel, within the building envelope of proposed Building "B". This pipe, if it is existing, shall be removed within the building limits of Building "B" by the Developer at his sole expense.
- c. The design and construction details of the Project's permanent storm drainage connection shall meet City Regulations and shall comply with the applicable requirements of the *Multi-Agency Post-Construction Stormwater Standards Manual* and storm water regulations that were adopted by the City Council in 2015 and any subsequent amendments. The design and construction details of the Project's permanent storm drainage connection shall be incorporated in the Offsite Improvement Plans.
- d. Prior to the final inspection of the first building to be constructed on the Property, the Developer shall submit a signed and notarized Stormwater Treatment Facilities Maintenance Agreement (STFMA) as a guarantee for the performance of Developer 's responsibility towards the repair and maintenance of on-site storm water treatment facilities. Calculations related to the design and sizing of on-site storm water treatment facilities must be submitted with the STFMA and the Grading and Storm Drainage Plans.

C.4.2. Sanitary Sewer

- a. Prior to the issuance of Grading Permit for the Project, Developer shall submit improvement plans and secure approval of plans from the City's Building Division for the design of the on-site sewer improvements.
- b. The Developer shall design and install sanitary sewer facilities including the Project's sewer connection in accordance with City Regulations and utility improvement plans approved by the City Engineer. The 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 Plan No. 203. The City's responsibility to maintain on the sewer lateral is from the wye fitting to the point of connection with the sewer main.
- c. The Developer is responsible for the cost of installing the Project's permanent sewer connection(s) to existing sewer line in Grant Line Road including but not limited to, replacing asphalt concrete pavement, application of 2" thick asphalt concrete overlay (25 feet on both sides of the utility trench) where required, restoring pavement marking and striping, and other improvements that are disturbed as a result of installing the Project's sewer connection.
- d. The Developer is hereby notified that the City has limited wastewater treatment capacity in the City's Wastewater Treatment Plant until current and future expansion capital improvement projects are completed and operational. As of January 2015, the City had an unused capacity of approximately 4200 EDU's within its wastewater treatment plant available to new development within the City on a first come-first served basis. These EDU's are currently available to serve the proposed project, but as other development projects within the City come forward and building permits are issued, this remaining capacity will be reduced.

Should the remaining EDUs be fully allocated prior to start of completion of the proposed project and the developer seeks to complete construction of the 40-unit apartment project, the developer would have the option to provide the necessary funding to the City to assist in completion of the phased WWTP expansion construction, above and beyond payment of sewer impact fees, and would be eligible for reimbursement of these monies as other projects are developed and sewer impact fees posted with the City.

C.4.3. Water Distribution System

- a. The City's Water Consultant, BlackWater Consulting Engineers, Inc. has completed the technical evaluation of the ability of the City's existing water distribution system to meet required minimum pressures and flows for the proposed Project. The results of that analysis are included in the Technical Memorandum dated May 27, 2016 entitled "321 E. Grant Line

Road Apartments Water Distribution System Analysis” (Water Analysis).
The Developer shall comply with all recommendations in the Water Analysis.

- b. All water connections larger than 2 inches in diameter shall be Ductile Iron Pipe (DIP).
- c. Water Shutdown Plan and Traffic Control Plan: If water main shut down is necessary, the City will allow a maximum of four hours water supply shutdown. The Developer shall be responsible for notifying residents or business owner(s), regarding the water main shutdown. The written notice, as approved by the City Engineer, shall be delivered to the affected residents or business owner(s) at least 72 hours before the water main shutdown. Prior to starting the work described in this section, the Developer shall submit a Water Shutdown Plan and Traffic Control Plan to be used during the installation of the offsite water mains.
- d. Domestic and Irrigation Water Services – The Developer shall design and install domestic and irrigation water service connection, including a remote-read master water meter (the water meter to be located within City's right-of-way) and a Reduced Pressure Type back-flow protection device in accordance with City Regulations.
 - (1) The domestic and irrigation water service connection(s) must be completed before the final inspection of the building. Sub-metering will be allowed within private property.
 - (2) The City will not perform water consumption reading on sub-meters.
 - (3) The Developer will be responsible for relocating or reinstalling water sub-meters.
 - (4) The City shall maintain water lines from the master water meter to the point of connection with the water distribution main (inclusive) only.
 - (5) 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.
- e. Fire Service Line - The Developer shall design and install fire hydrants at the locations approved by the City's Fire Safety Officer and Chief Building Official. Prior to the approval of the Improvement Plans, the Developer shall obtain written approval from the City's Fire Safety Officer and Chief Building Official, for the design, location and construction details of the fire service connection to the Project, and for the location and spacing of fire hydrants that are to be installed to serve the Project.

- f. During the construction phase of the Project, the Developer is responsible for providing water infrastructure (temporary or permanent) capable of delivering adequate fire flows and pressure appropriate to the various stages of construction and as required by the City of Tracy Fire Code Official.
- g. All costs associated with the installation of the Project's permanent water connection(s) as identified in the Water Analysis including the cost of removing and replacing asphalt concrete pavement, pavement marking and striping such as crosswalk lines and lane line markings, replacing traffic detecting loops, conduits, and wires, relocating existing utilities that may be in conflict with the water connection(s), and other improvements shall be paid by the Developer.

C.4.4. Street Improvements:

- a. Frontage Improvements on Grant Line Road: Prior to issuance of the final certificate of occupancy, the Developer shall design and install improvements on Grant Line Road which shall include replacement of damaged or disturbed curb, gutter and sidewalk, installation of driveways, storm drains, manholes and other improvements as determined by the City Engineer. In addition, the Developer shall overlay street pavement for all utility trench cuts as required in Condition C.4.7 below.
- b. The roadway improvements described in these Conditions of Approval must be designed and constructed by the Developer to meet the applicable requirements of the latest edition of the California Department of Transportation Highway Design Manual (HDM) and the California Manual of Uniform Traffic Control Devices (MUTCD), the applicable City Regulations, and these Conditions of Approval prior to final inspection of the first building to be constructed within the Property.
- c. Irrigation and Landscaping Plans - All parkway landscaping improvements along the frontage of the Property on Grant Line Road shall be designed and constructed in accordance with City Regulations. Design and construction details of these improvements shall be included in the Irrigation and Landscaping Plans.
- d. Project Driveways: Primary access to the Grant Line Apartments Project shall be through a full access 24' wide standard commercial driveway on Grant Line Road located approximately 425' east of the Grant Line Rd./East St./Entrada Way intersection.

The Project will also construct a second driveway located approximately 285' east of the Grant Line Rd./East St./Entrada Way intersection; this 24' wide standard commercial driveway will be limited to right turns in and out of the driveway only.

C.4.5. Joint Utility Trench Plans

Developer shall prepare joint trench plans in compliance with utility companies' requirements and City regulations, and obtain approval of the plans. All private utility services to serve Project such as electric, telephone and cable TV to the building must be installed underground, and to be installed at the location approved by the respective owner(s) of the utilities.

- a. The Developer shall submit Joint Utility Trench Plans for the installation of electric, gas, telephone and TV cable main and service lines that are necessary to be installed to serve the Project. These utilities shall be installed within the existing 10-foot wide Public Utility Easement (PUE). The Developer shall coordinate, as feasible, with the respective owner(s) of the utilities for the design of these underground utilities to ensure they can be installed within the 10-foot wide PUE to the extent feasible (and except in the event, that additional space beyond the 10-foot PUE is required, as determined by the utilities owner(s)).

C.4.6. Offsite Improvement Agreement: Prior to starting any work on Roadway Improvements, the Developer shall sign an improvement agreement (Offsite Improvement Agreement or OIA) and post improvement security in accordance with Section 12.36.080 of the TMC, to guarantee completion of the public improvements. The OIA requires approval from the City Council.

Prior to the approval of the OIA, the Developer will be required to submit Improvement Plans that contains the design, construction details and specifications of all public improvements that are required to serve the Project, prepared in a 24" x 36" size polyester film (mylar), signed and stamped by the Design Engineer, for City's approval and signature. The Developer shall also submit Technical Specifications and Cost Estimates. All engineering calculations for the design of the improvements must be submitted as part of the Improvement Plans.

The Developer will be required to pay Engineering Review Fees which include plan checking, agreement and permit processing, testing, engineering inspection, and program management fees, prior to the approval of the OIA.

C.5. 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.5.1. Payment of the Master Plan Fees for Citywide Roadway and Traffic, Water, Recycled Water, Wastewater, Storm Drainage, Public Safety, Public Facilities, and Park adopted by the City Council on January 7, 2014, per Resolution 2014-010, as required by these Conditions of Approval.
- C.5.2. Payment of the San Joaquin County Facilities Fees as required in Chapter 13.24 of the TMC, and these Conditions of Approval.

- C.5.3. Payment of the Agricultural Conversion or Mitigation Fee as required in Chapter 13.28 of the TMC, and these Conditions of Approval.
- C.5.4. Payment of the Regional Transportation Impact Fees (RTIF) as required in Chapter 13.32 of the TMC, and these Conditions of Approval.
- C.6. Acceptance of Public Improvements - Public improvements will not be accepted by the City Council until after the Developer completes construction of the relevant public improvements and demonstrates to the City Engineer satisfactory completion of the following:
 - C.6.1. Correction of all items listed in the deficiency report prepared by the assigned Engineering Inspector relating to public improvements subject to City Council's acceptance.
 - C.6.2. Certified "As-Built" Improvement Plans (or Record Drawings). Upon completion of the construction by the Developer, the City shall temporarily release the originals of the Improvement Plans to the Developer so that the Developer will be able to document revisions to show the "As Built" configuration of all improvements.
- C.7. 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:
 - C.7.1. The Developer has satisfied all the requirements set forth in Condition C.6 above.
 - C.7.2. The Developer has completed construction of all required public facilities for the building for which a certificate of occupancy is requested and all the improvements required in these Conditions of Approval. Unless specifically provided in these Conditions of Approval, or some other applicable City Regulations, the Developer shall use diligent and good faith efforts in taking all actions necessary to construct all public facilities required to serve the Project, and the Developer shall bear all costs related to construction of the public facilities (including all costs of design, construction, construction management, plan check, inspection, land acquisition, program implementation, and contingency).
- C.8. Improvement Security – The Developer shall provide improvement security for all public facilities, as required by the OIA and these Conditions of Approval. The form of the improvement security may be a surety bond, letter of credit or other form in accordance with section 12.36.080 of the TMC. The amount of improvement security shall be as follows:
 - C.8.1. Faithful Performance (100% of the estimated cost of constructing the public facilities),

- C.8.2. Labor & Materials (100% of the estimated cost of constructing the public facilities), and
- C.8.3. Warranty (10% of the estimated cost of constructing the public facilities)
- C.9. Release of Improvement Security - Improvement Security(s) described herein shall be released to the Developer after City Council's acceptance of public improvements, and after the Developer demonstrates, to the satisfaction of the City Engineer, compliance of these Conditions of Approval, and completion of the following:
 - C.9.1. Improvement Security for Faithful Performance, Labor & Materials, and Warranty shall be released to the Developer in accordance with Section 12.36.080 of the TMC.
 - C.9.2. Written request from the Developer and a copy of the recorded Notice of Completion.
- C.10. Special Conditions
 - C.10.1. All streets and utilities improvements within City's right-of-way shall be designed and constructed in accordance with City Regulations and City's Design documents, including the City's Facilities Master Plan for storm drainage, roadway, wastewater and water adopted by the City, or as otherwise specifically approved by the City.
 - C.10.2. 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 inch deep grind on the existing asphalt concrete pavement will be required where the asphalt concrete overlay will be applied and shall be uniform thickness 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.10.3. All existing on-site wells, if any, shall be abandoned or removed in accordance with the City and San Joaquin County requirements. The Developer shall be responsible for all costs associated with abandonment or removal of the existing well(s) including the cost of permit(s) and inspection. The 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.10.4. The 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.10.5. Any damages to existing improvements within the street right-of-way due to construction related activities shall be repaired or replaced as directed by the City at Developer's cost.
- C.10.6. All improvement plans shall contain a note stating that the Developer (or Contractor) will be responsible to preserve and protect all existing survey monuments and other survey markers. Any damaged, displaced, obliterated or lost monuments or survey markers shall be re-established or replaced by a licensed Land Surveyor at the Developer's (or Contractor's) sole expense. A corner record must be filed in accordance with the State law for any reset monuments (California Business and Professions Code Section 8871).
- C.10.7. Nothing contained herein shall be construed to permit any violation of relevant ordinances and regulations of the City of Tracy, or other public agency having jurisdiction. This Condition of Approval does not preclude the City from requiring pertinent revisions and additional requirements to the Grading Permit, Encroachment Permit, Building Permit, Improvement Plans, OIA, and DIA, 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.

AGENDA ITEM 1-B

REQUEST

PUBLIC HEARING TO APPROVE A DEVELOPMENT REVIEW APPLICATION FOR AN APPROXIMATELY 67,058 SQUARE FOOT LIGHT INDUSTRIAL BUILDING FOR ONE OR MORE TENANTS ON APPROXIMATELY 4.76 ACRES ON THE EAST SIDE OF SHAMROCK WAY BETWEEN GANDY DANCER DRIVE AND MURRIETA WAY (ASSESSOR'S PARCEL NUMBERS 248-470-07, 08, AND 09) – THE APPLICANT IS SCHACK AND COMPANY, INC.; PROPERTY OWNER IS GOWAN FAMILY, LLC – APPLICATION NUMBER D16-0015

DISCUSSION

Project Description

The proposal is to construct an approximately 67,058 square foot multi-tenant, light industrial building on approximately 4.76 acres. The subject property is located within the Industrial Areas Specific Plan, east of Tracy Boulevard, on the east side of Shamrock Way, south of Gandy Dancer Drive (Attachment A). The project site consists of three separate lots. The developer intends to retain the property lines traversing the site and construct rated fire walls along the property lines as required by the California Building Code for buildings bisected by property lines.

Attachments B through H include the proposed site plan, grading and utility plan, preliminary landscape plan, exterior building elevations, floor plans, and exterior rendering of the building. The project is designed to have one or more, yet-to-be determined, tenants.

The site plan (Attachment B) indicates the building separated into nine tenant spaces of approximately 7,500 square feet each, plus a 1,500 to 1,600 square foot mezzanine for each space. As tenants are selected, they may use the tenant space sizes as identified, or subdivide or combine the spaces to suit the needs of the tenant(s) or landlord.

The proposed building is centrally located on the site, dividing the site's parking and circulation into two separate areas. On the front (west) side of the building are most of the project's parking spaces accessed by three driveways onto Shamrock Way and a two-way drive aisle along the front of the building. This front parking area is primarily intended for customer parking. The rear (east) portion of the site includes a one-way drive aisle (entering from Gandy Dancer Drive and exiting onto Murrieta Way) and contains the remainder of the parking spaces. The rear parking area is primarily intended for employee parking and provides access to outside service or storage yards for the tenants.

A seven-foot tall masonry wall is proposed to enclose the rear of the site. Generally, the wall will be located near the north boundary of the site, east of the building; along the south boundary of the site, east of the building; and along the east property line. This masonry wall is intended for security and privacy. Seven-foot tall chain link fences are also proposed interior to the masonry wall to provide separation and security for tenants'

service and storage yards. Gates are proposed at both the entrance from Gandy Dancer Drive and to the exit onto Murrieta Way for the area enclosed by the wall to the rear of the building. No fences or gates are proposed in the front parking area.

The building's exterior elevations, and color perspective drawing are depicted in Attachments E, F, G, and H. The front (west) and sides (north and south) of the building feature cement plaster, horizontal metal siding, metal composite material architectural panels to highlight the entryways, and stone veneer along the bottom approximately four feet of the building. The building front entries are also framed by decorative, overhead structures, with supporting columns, extending approximately five feet from the front entrances and west side of the building. The rear side of the building (behind the seven-foot tall masonry wall) will have metal ribbed siding on the bottom 14 feet of the walls and translucent daylight panels above that. The entire roof is proposed to be a standing seam metal roof with photovoltaic solar roof panels.

As indicated on the site plan (Attachment B) and the color rendering (Attachment H), the building shape includes meaningful horizontal and vertical relief, and a mix of complimentary colors and materials to enhance its appearance and contribute to the growing, south Industrial Specific Plan area.

The project is a Development Review application, which would normally be concluded with a final decision by the Development Services Director. This application, instead, is being presented to the Planning Commission because the City's Design Goals and Standards stipulate that "metal buildings are not permitted unless an exception is made by the Planning Commission or City Council based on meritorious design." The Design Goals and Standards also state that "All structures on a site should be designed to be compatible with each other and with neighboring developments, while contributing to the overall architectural character of the area." Although the proposed building's exterior is partially metal, the project is compatible with neighboring developments and contains design features that help achieve consistency with the City's Design Goals and Standards.

Land Use and Design Compatibility

The project site is located in a historically industrial area, in recent years, becoming known as the South Tracy Industrial Park area. Development of this industrial area began in the middle 1970s. The vicinity is characterized by a variety of single-story, metal, masonry, and tilt-up concrete buildings, set back from the street by 25 feet or more or containing parking areas between the buildings and the street. This project includes those elements and proposes a compatible fit in the neighborhood.

Recently approved projects in the immediate vicinity include the 60,000 square foot Storequest mini storage project and the 49,000 square foot Olmar Supply metal fabrication shop on the north side of Gandy Dancer Drive. A Montessori Elementary School was also recently approved by the Planning Commission east of the site on the south side of Murrieta Way. The Montessori School is currently under construction.

Industrial Areas Specific Plan

The subject property is designated General Industrial within the Industrial Areas Specific

Plan. The Specific Plan prescribes design requirements for land use, parking, landscaping, setbacks, maximum height, maximum floor area ratio, and other standards. The project demonstrates compliance with all of the applicable design standards of the Specific Plan.

CEQA Documentation

The project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332 pertaining to infill development. This exemption applies to projects that are consistent with General Plan and zoning regulations; are on a site of no more than five acres; are on a site with no value as habitat for endangered, rare, or threatened species; do not result in significant effects relating to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities for public services. In accordance with CEQA Guidelines, no further environmental assessment is required.

RECOMMENDATION

Staff recommends the Planning Commission approve the Development Review application for the Shamrock Business Center as indicated in the attached Planning Commission Resolution.

MOTION

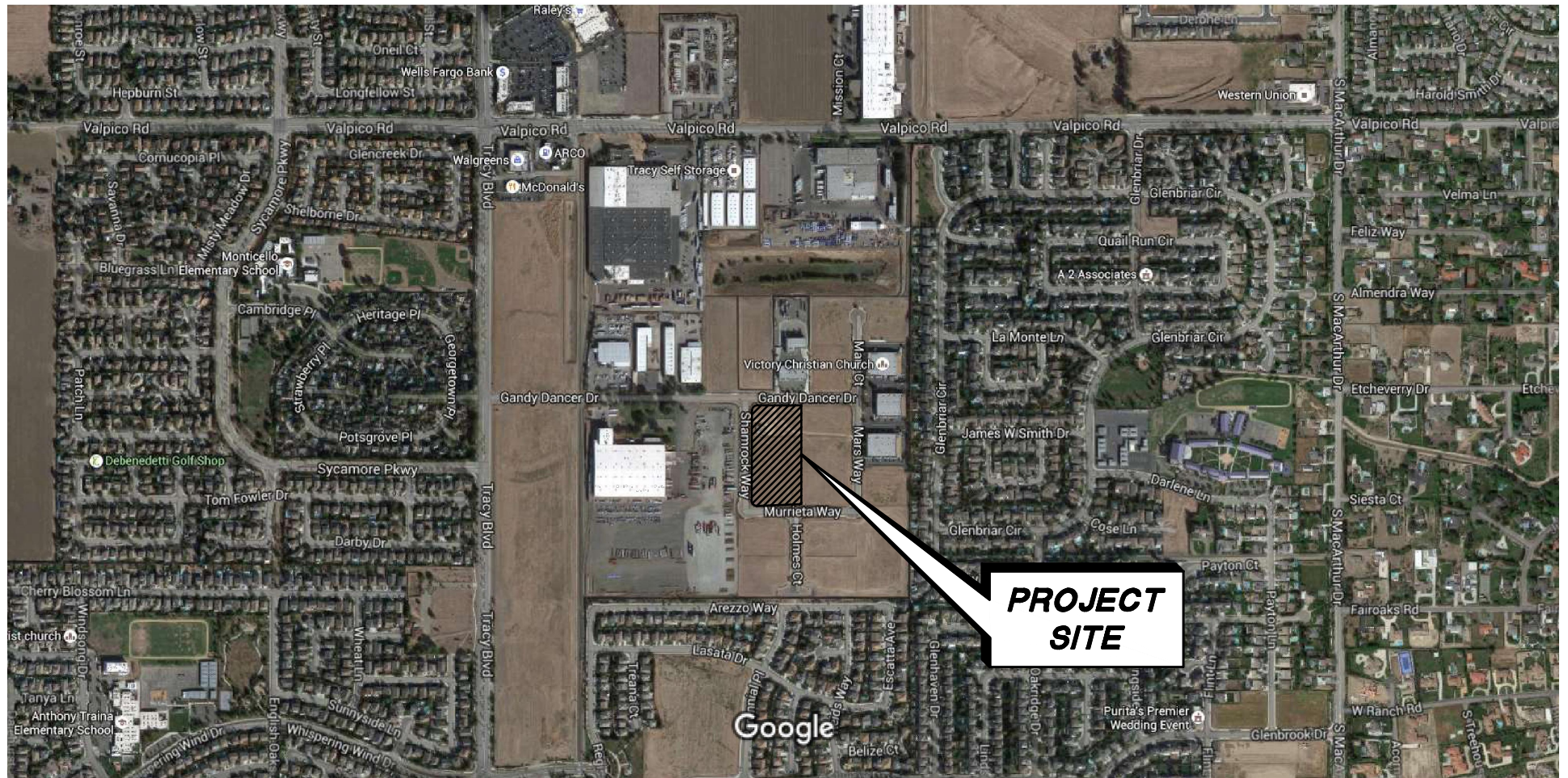
Move that the Planning approve Development Review Application Number D16-0015 for a light industrial building at 3508, 3608, and 3708 Shamrock Way, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated July 13, 2016.

Prepared by Alan Bell, Senior Planner
Approved by Bill Dean, Assistant Development Services Director

ATTACHMENTS

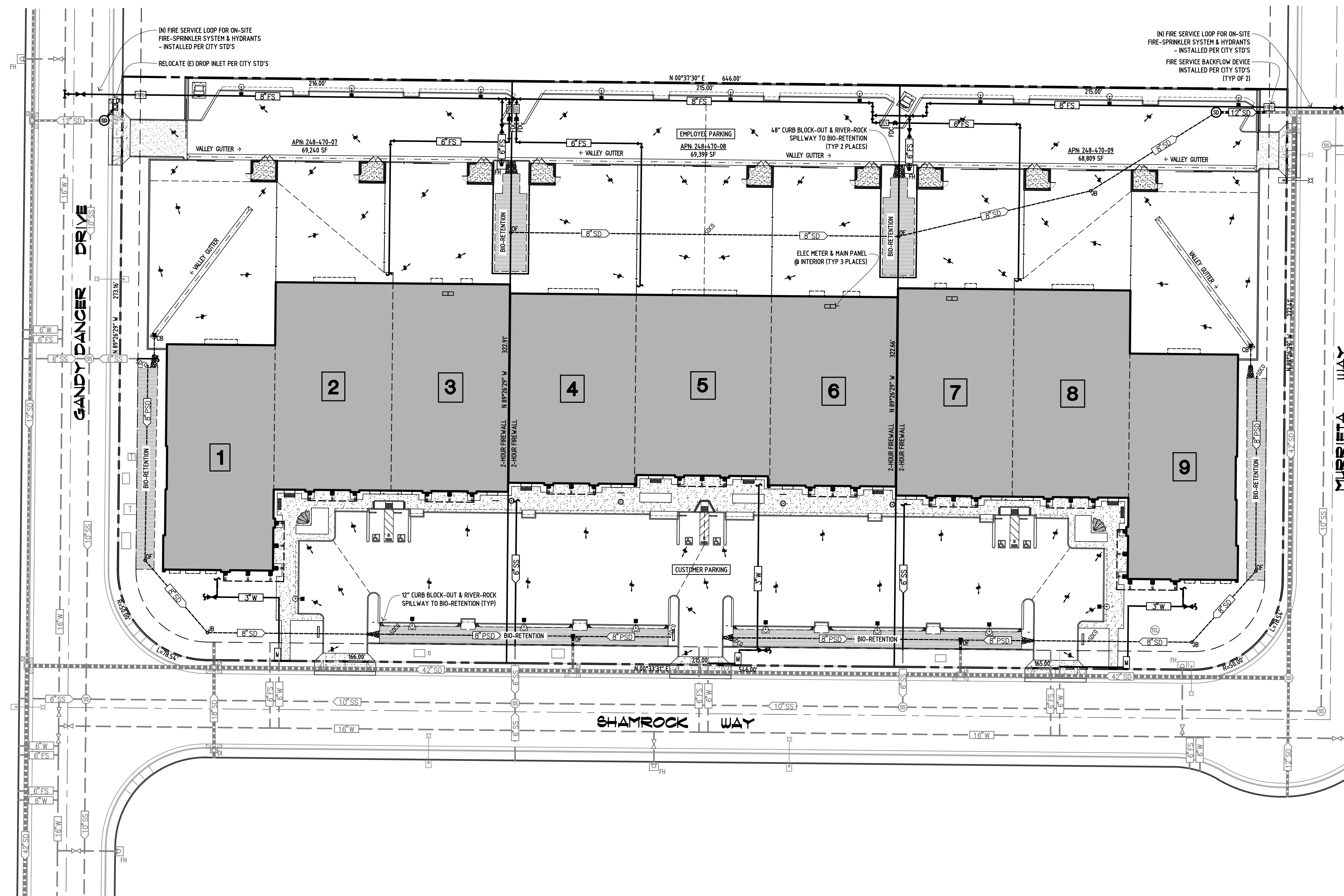
- Attachment A – Location Map
- Attachment B – Site Plan
- Attachment C – Grading and Utility Plan
- Attachment D – Preliminary Landscape Plan
- Attachment E – Exterior Elevations and Floor Plan of the Building's North Portion (Units 1 through 3)
- Attachment F – Exterior Elevations and Floor Plan of the Building's Central Portion (Units 4 through 6)
- Attachment G – Exterior Elevations and Floor Plan of the Building's South Portion (Units 7 through 9)
- Attachment H – Color Perspective Rendering
- Attachment I – Planning Commission Resolution (with Conditions of Approval)

(ATTACHMENTS B THROUGH H ARE ALSO PROVIDED IN OVERSIZE VERSIONS TO THE PLANNING COMMISSION AND ARE AVAILABLE AT TRACY CITY HALL, DEVELOPMENT SERVICES DEPARTMENT, 333 CIVIC CENTER PLAZA, TRACY)



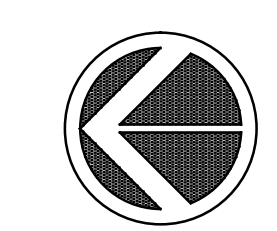
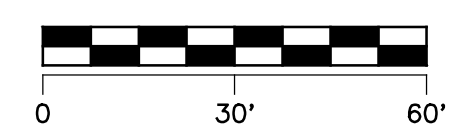
Imagery ©2016 Google, Map data ©2016 Google 500 ft





DEVELOPMENT REVIEW
GRADING & UTILITY PLAN

SCALE: 1"=30'



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

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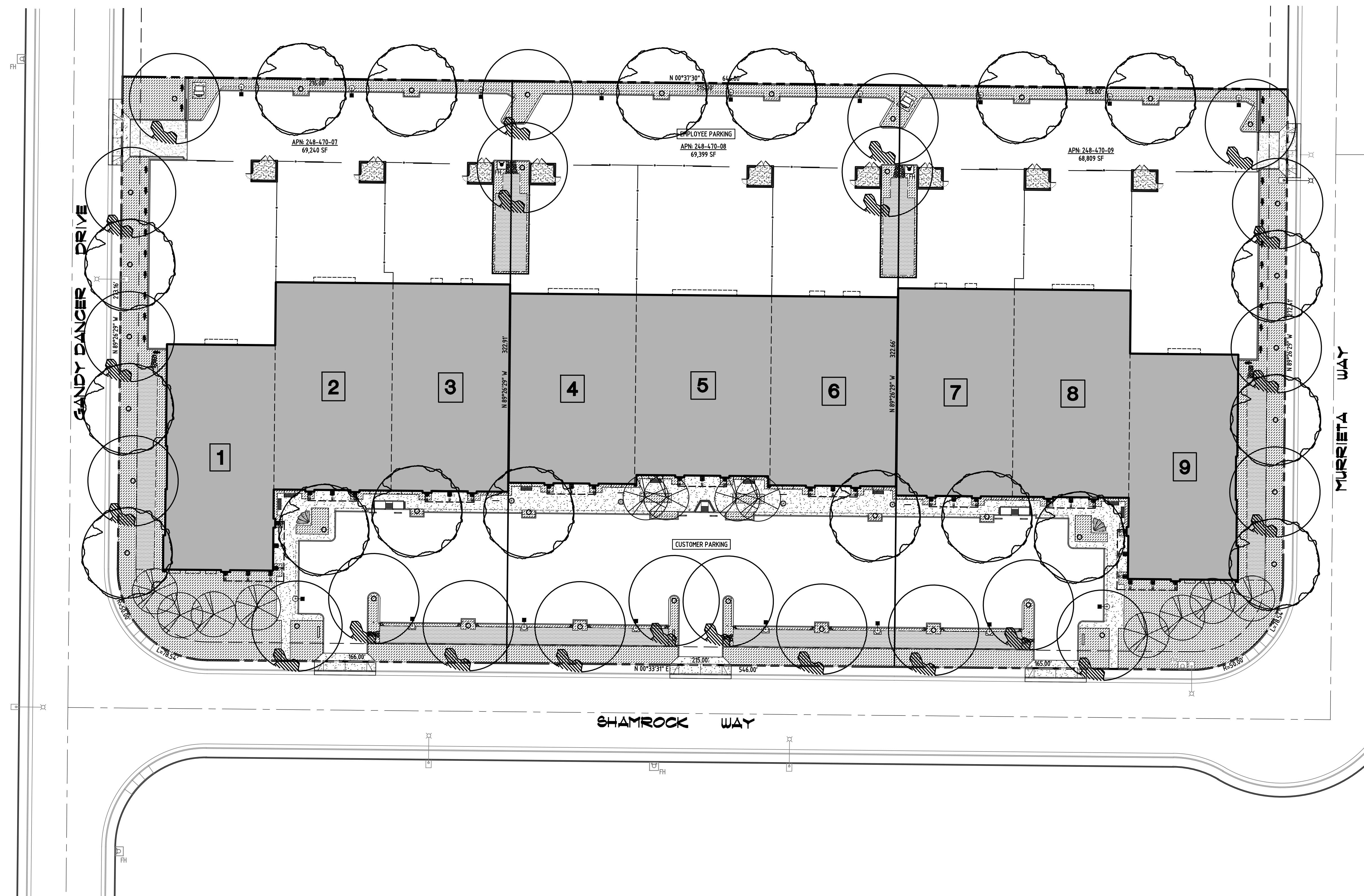
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DEVELOPMENT REVIEW
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 TRACY, CALIFORNIA 95371

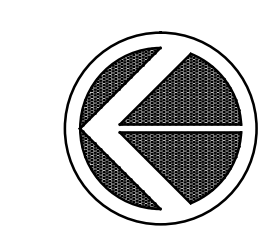
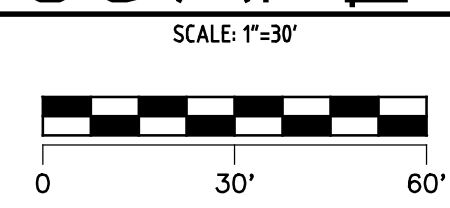
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<input type="checkbox"/> FINAL CONSTRUCTION	

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DEVELOPMENT REVIEW
LANDSCAPE PLAN



PLANT PALLETTE

TREES

SYMBOL	DESCRIPTION
	LAGERSTROEMIA INDICA (GRAPE MYRTLE) FLOWERING ACCENT TREE 24" BOX
	QUERCUS RUBRA (RED OAK) STREET TREE & PARKING LOT SHADE TREE 24" BOX: QTY = 18
	QUERCUS COCCINEA (SCARLET OAK) STREET TREE & PARKING LOT SHADE TREE 24" BOX: QTY = 22

PLANTS

SYMBOL	DESCRIPTION
	SHRUBS & GROUND COVER ACHNATHERUM (INDIAN RICE GRASS) ASPARAGUS DENSIFLORUS MYERS (MYERS ASPARAGUS) BERBERIS THUMBERGII ATROPURPUREA 'NANA' (DWARF BARBERY) DODONAEA VISCOSE (HOPSEED BUSH) FESTUCA GLAUKA (BLUE FESCUE GRASS) LAVENDULA (LAVENDER - VARIOUS VARIETIES) LAURUS NOBILIS (SWEET BAY LAURAL) LEUCOPHYLLUM (TEXAS RANGER - VARIOUS VARIETIES) NANDINA DOMESTICA 'PLUM PASSION' (HEAVENLY BAMBOO) PENNSETUM ORIENTALE (FOUNTAIN GRASS) PHORRHUM 'EMAX' 'BRONZE BABY' (NEW ZEALAND FLAX) SALVIA DORRI (DESERT SAGE) SIMMONDSIA CHINENSIS (JOJOBA GOATNUT) TEUCRIUM FRUTICANS (BUSH GERMANDER) TEUCRIUM FRUTICANS 'COMPACTA' (DWARF BUSH GERMANDER) CERASTIUM TOMENTOSUM (SNOW IN SUMMER) MYOPORUM PARVIFOLIUM (TRAILING MYOPORUM) OSTEOSPERMUM FRUTICOSUM (TRAILING AFRICAN DAISY)
	SCREEN SHRUB (MAX HT: 36") LEUCOPHYLLUM (TEXAS RANGER - VARIOUS VARIETIES) TEUCRIUM FRUTICANS 'COMPACTA' (DWARF BUSH GERMANDER)
	SECURITY WALL VINES PARTHENOISSIS TRICUSPIDATA (BOSTON IVY) FICUS PUMILA 'MINIMA' (DWARF CREEPING FIG)
	BIO-RETENTION SHRUBS & GROUND COVER BUDLEJA DAVIDII (BUTTERFLY BUSH) NANDINA D. 'COMPACTA' (DWARF HEAVENLY BAMBOO) PHORRHUM T. 'DARK DELIGHT' (NEW ZEALAND FLAX) MUHLBERGIA RIGENS (DEER GRASS) NANDINA D. 'HARBOR DWARF' (DWARF HEAVENLY BAMBOO)
	GROUND COVER - HARDSCAPE 4"-6" RIVER ROCK COBBLE @ BIO-RETENTION TRANSITIONS

LANDSCAPE PLAN DATA

1. TREES REQUIRED @ (1) TREE PER (5) REQ'D PARKING SPACES:	
REQUIRED: (144) REQ'D PARKING SPACES = (29) TREES	
PROVIDED: (30) SHADE TREES	
2. ALL TREES WILL BE MINIMUM OF 24" BOX IN SIZE & STAKED WITH MIN OF (2) TREE STAKES. SHRUBS WILL BE MINIMUM OF 1 GAL & 5 GAL AS NEEDED. GROUND COVER WILL BE PLANTED W/ A MIX FROM PLATS.	
3. PARKING AREAS & PLANTING RATIOS:	
PROJECT SITE:	
PAVEMENT & HARDSCAPE	61,506 sf
SECURE YARDS	44,897
PLANTING AREA (INCLUDES BIO-RETENTION)	33,987
BUILDING FOOTPRINT	67,058
TOTAL SITE AREA	207,448 sf
PARKING AREA INCLUDED IN PROJECT SITE:	
PAVEMENT & HARDSCAPE	61,309 sf
SECURE YARDS	0
PLANTING AREA (INCLUDES BIO-RETENTION)	17,122
BUILDING FOOTPRINT	0
TOTAL PARKING AREA	78,431 sf
PLANTING TO PARKING AREA RATIO:	
PLANTING/PARKING=(17,122 / 78,431)=	21.8 %
REQUIRED: (FOR OVER 60 PARKING SPACES)	20.0 %
4. PARKING AREAS & TREE SHADE RATIOS:	
PARKING AREA	78,431 sf
SHADE AREA	44,334 sf
TREE SHADE TO PARKING AREA RATIO:	
SHADE/PARKING=(44,334 / 78,431)=	56.5 %
REQUIRED:	40.0 %
5. PROJECT SHALL COMPLY WITH STATE WATER EFFICIENT LANDSCAPE ORDINANCE AND CALGREEN STANDARDS FOR NON-RESIDENTIAL PROJECTS	

REVISIONS

DATE	SYMBOL	DESCRIPTION	REVIEW COMMENTS
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DESCRIPTION	DATE
PRELIMINARY REVIEW	07/25/16
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FINAL REVIEW	
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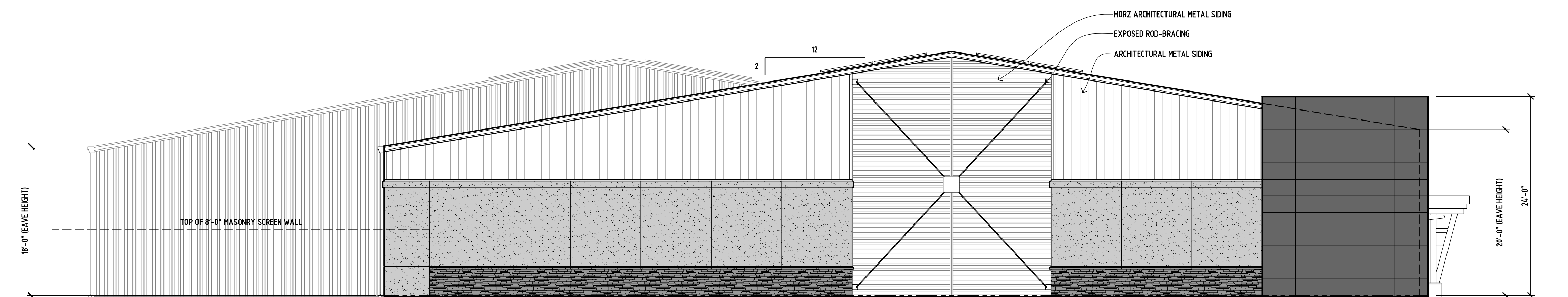
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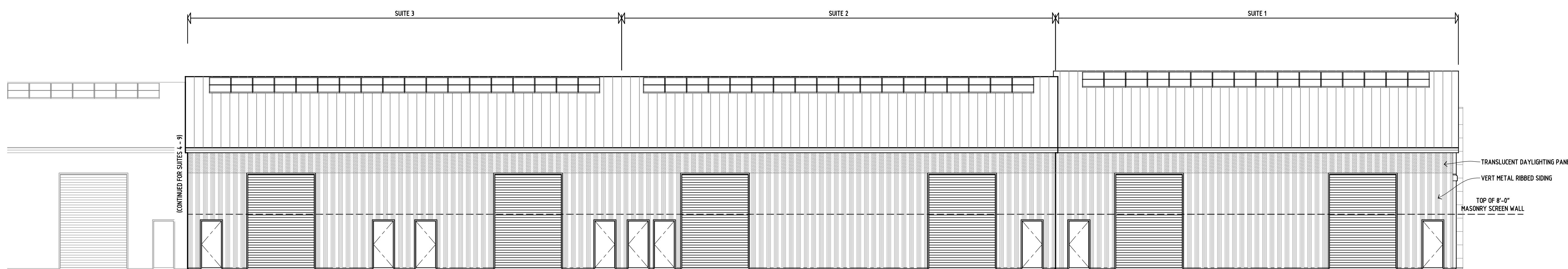
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PARTIAL WEST ELEVATION



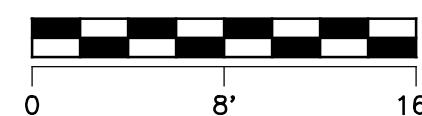
NORTH ELEVATION



PARTIAL EAST ELEVATION

DEVELOPMENT REVIEW
EXTERIOR ELEVATIONS

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



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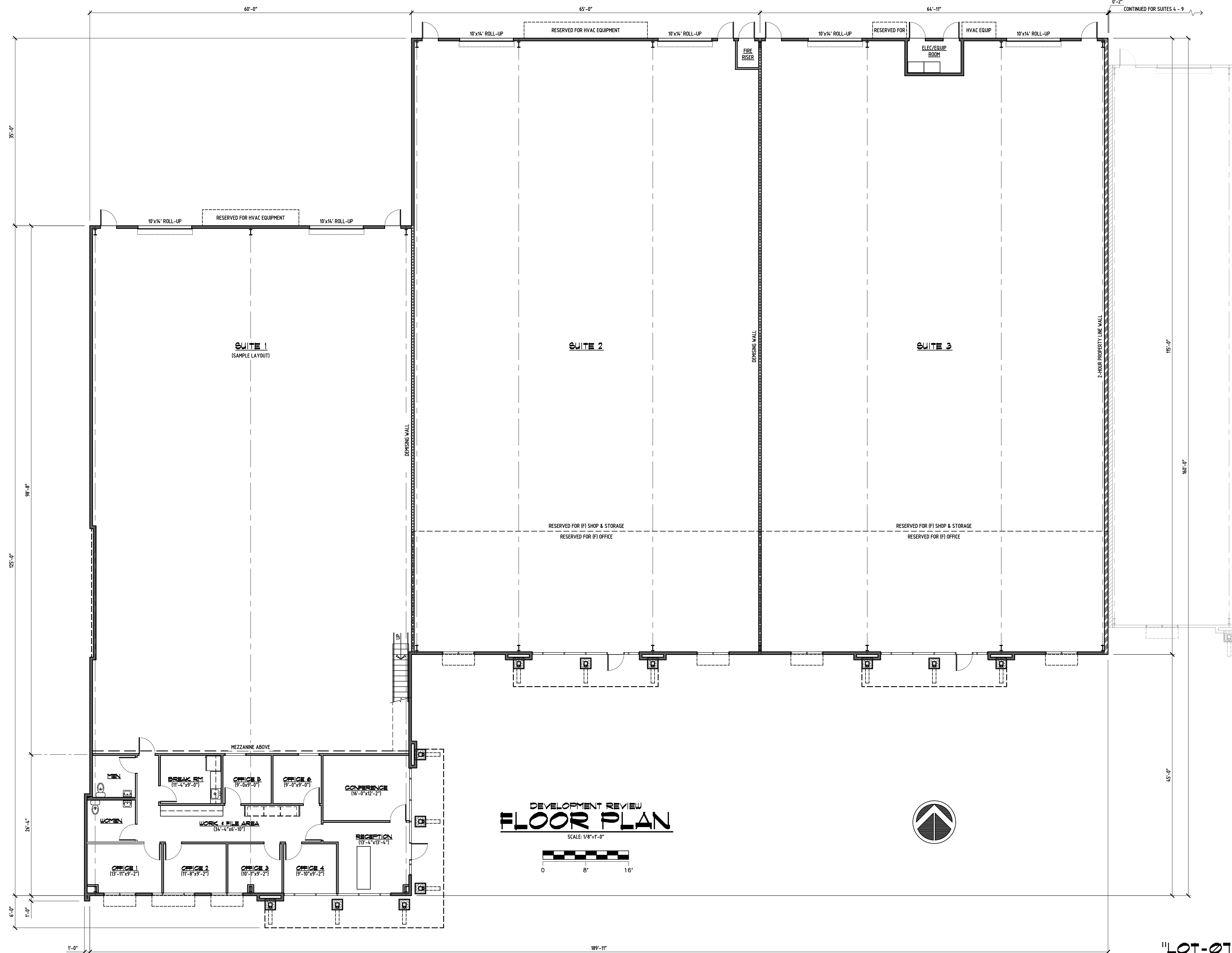
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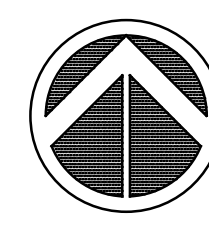
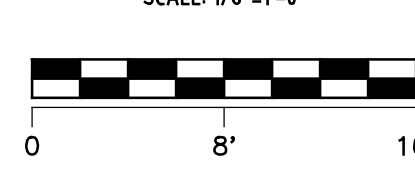
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"LOT-07"



DEVELOPMENT REVIEW
FLOOR PLAN



"LOT-01"

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DEVELOPMENT REVIEW
Shamrock Business Center
3908, 3909, 13708 SHAMROCK WAY
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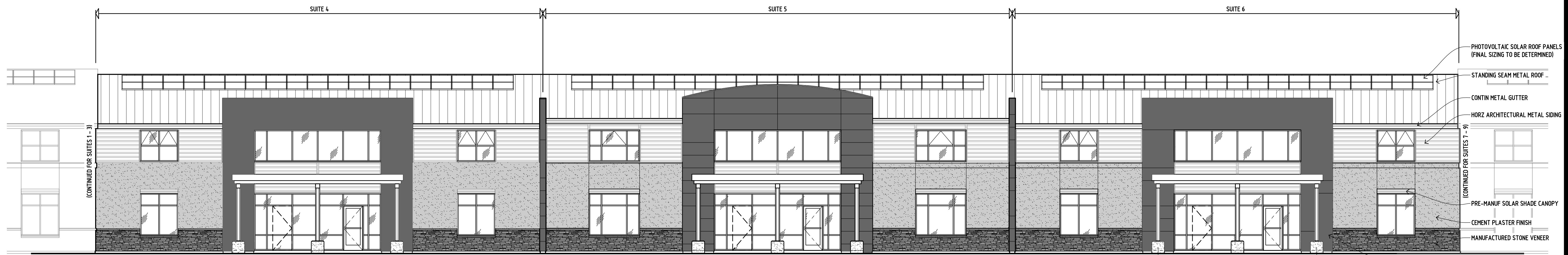
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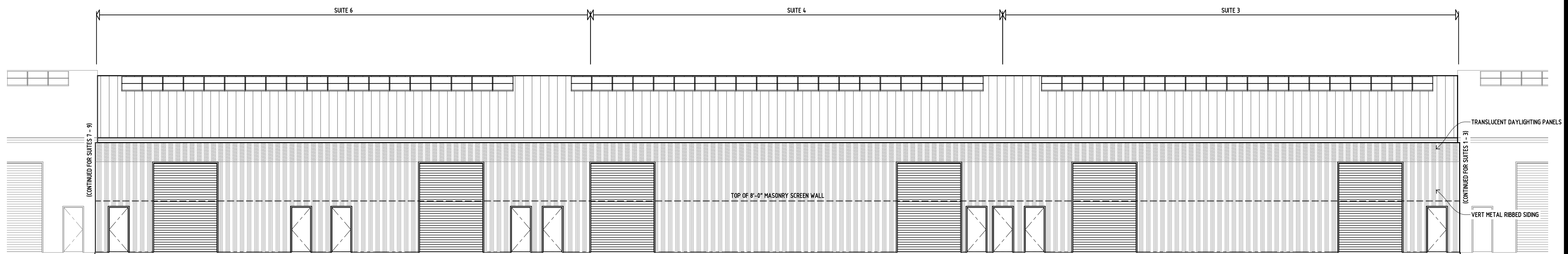
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PARTIAL WEST ELEVATION



PARTIAL EAST ELEVATION

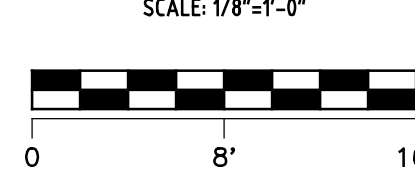
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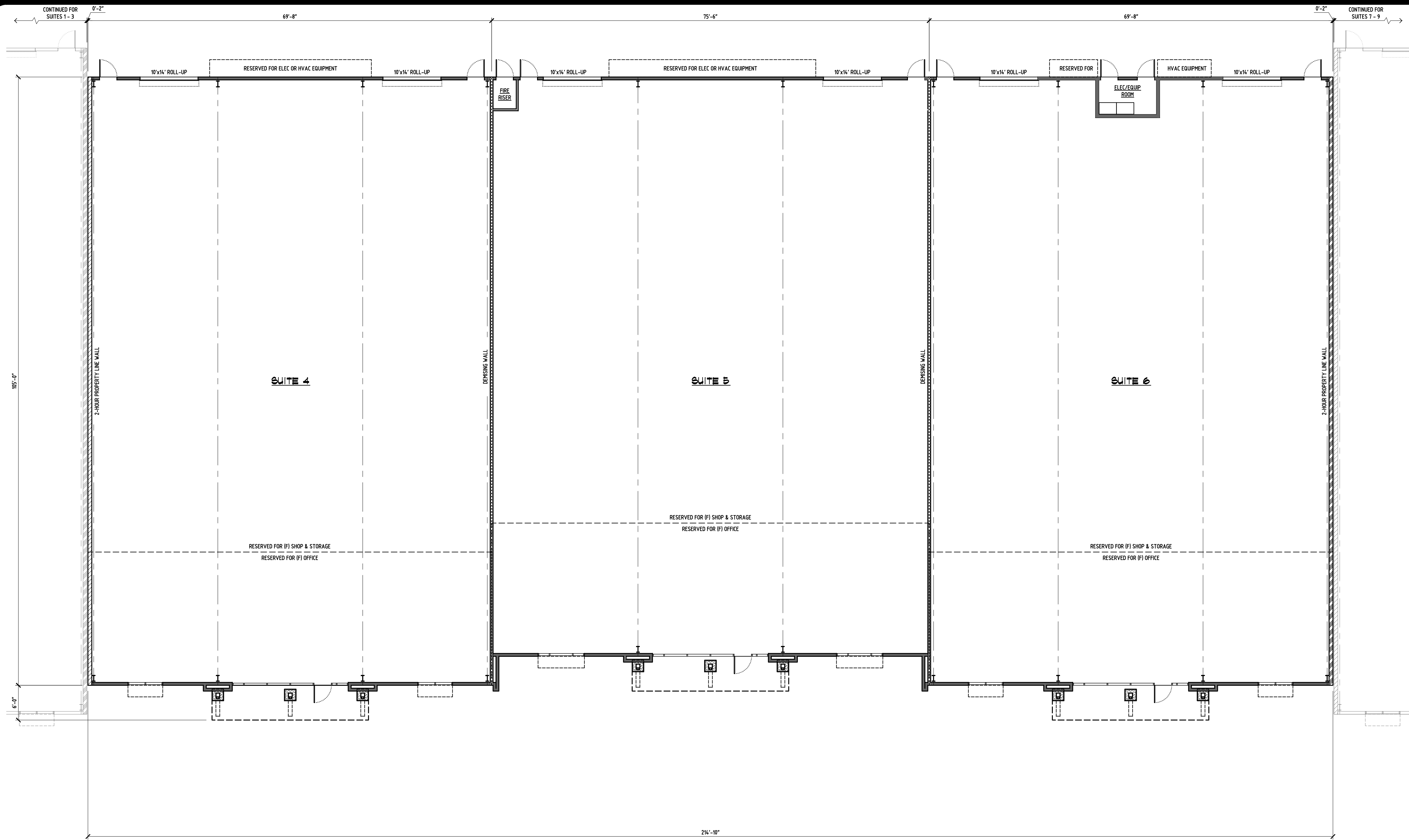
DEVELOPMENT REVIEW
EXTERIOR ELEVATIONS



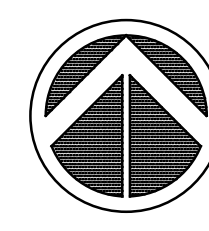
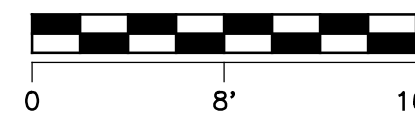
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DEVELOPMENT REVIEW
FLOOR PLAN
 SCALE: 1/8"=1'-0"



"LOT-08"

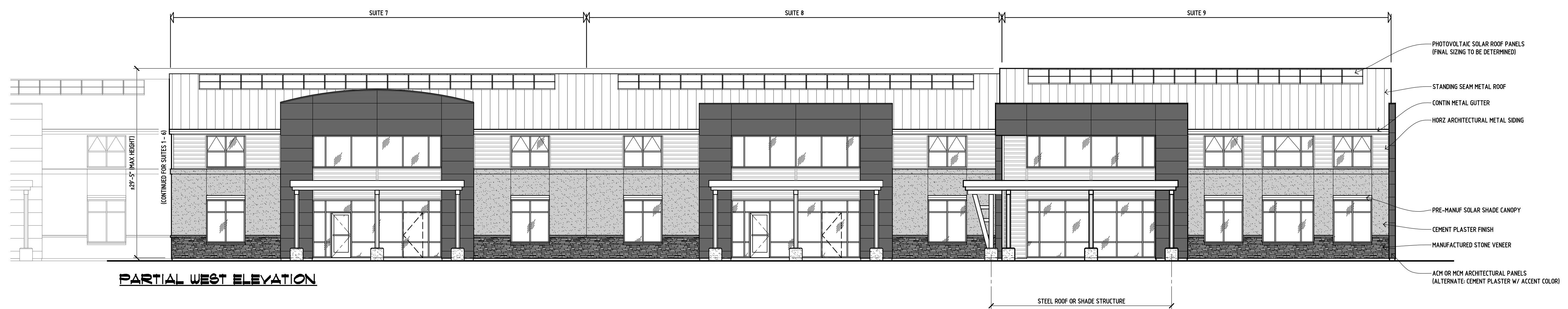
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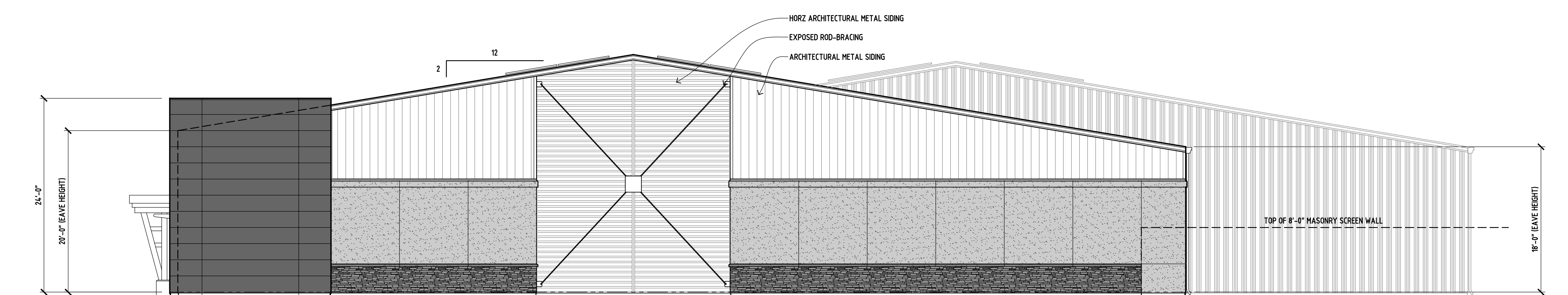
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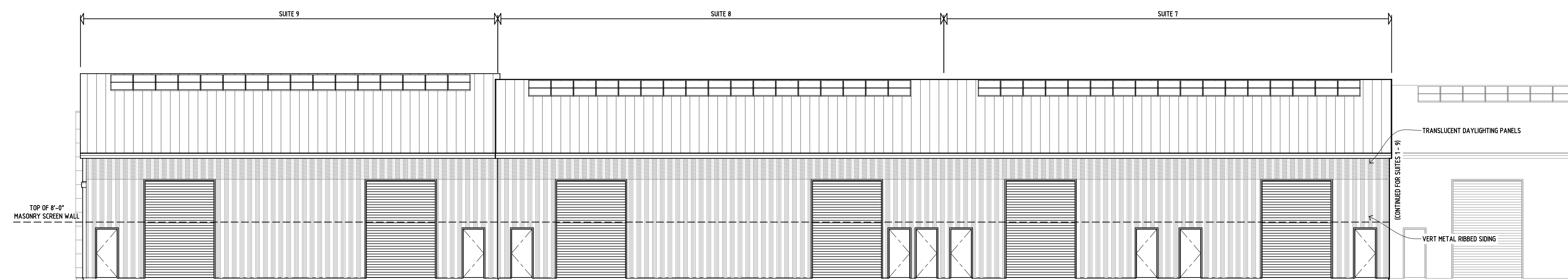
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PARTIAL WEST ELEVATION

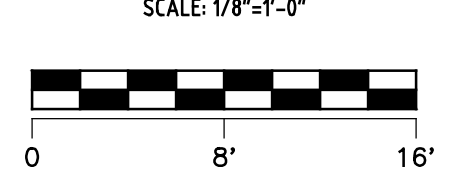


SOUTH ELEVATION



PARTIAL EAST ELEVATION

DEVELOPMENT REVIEW
EXTERIOR ELEVATIONS



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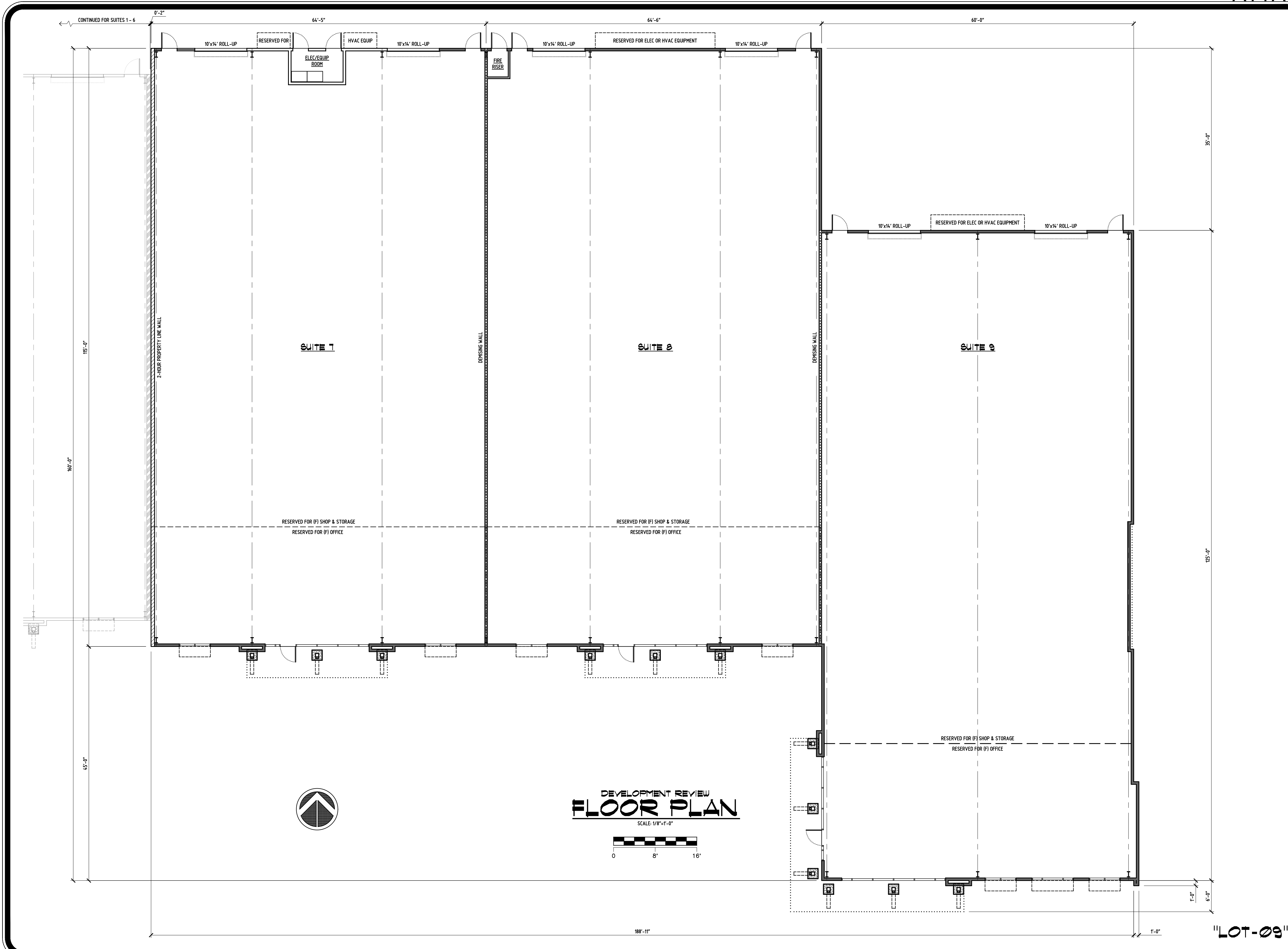
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DEVELOPMENT REVIEW
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DEVELOPMENT REVIEW
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REVISIONS

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RESOLUTION 2016-_____

APPROVING A DEVELOPMENT REVIEW APPLICATION FOR A PROJECT WITH AN APPROXIMATELY 67,058 SQUARE FOOT MULTI-TENANT INDUSTRIAL BUILDING (SHAMROCK BUSINESS CENTER) AT 3508, 3608, AND 3708 SHAMROCK WAY (ASSESSOR'S PARCEL NUMBERS 248-470-07, 08, AND 09) – APPLICATION NUMBER D16-0015

WHEREAS, On April 22, 2016, the applicant submitted a Development Review application to construct an approximately 67,058 square foot industrial building project, and

WHEREAS, The site is designated Industrial by the City of Tracy General Plan and General Industrial within the Industrial Areas Specific Plan, and

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

WHEREAS, The Planning Commission conducted a public hearing to review and consider the Development Review application on July 13, 2016;

NOW, THEREFORE BE IT RESOLVED, That the Planning Commission approves Development Review Application Number D16-0015 for an approximately 67,058 square foot industrial building project at 3508, 3608, and 3708 Shamrock Way (Assessor's Parcel Numbers 248-470-07, 08, and 09), subject to the conditions contained in Exhibit 1, attached, and based on the following findings:

1. The desirability, benefits of occupancy, most appropriate development, and maintenance or improvements of surrounding properties will not be adversely affected by the project, because the project is consistent with the character and quality of the metal and masonry buildings as well as landscaping and other site improvements within the vicinity of the site. Although no specific land uses have been identified, the proposed structures and site development are compatible with the range of uses permitted within the General Industrial Areas Specific Plan (IASP), including laboratories; smaller manufacturing, repair, or assembly plants; warehousing and distribution.
2. The subject property is designated Industrial by the General Plan and is designated General Industrial within the Industrial Areas Specific Plan. The project is consistent with the General Plan and IASP because it meets all setbacks, maximum building coverage, floor area ratio, maximum building height, landscaping, parking, land use, and all other applicable regulations of the City. The character of the multi-tenant building mandates the metal exterior on a portion of the buildings and help create an appearance of interest and variety to the buildings' appearance. The variety of building wall planes visible from the street, awnings over doors and windows, amount of glazing, cement plaster siding, the masonry screen walls, and the architectural compatibility with the neighborhood, contribute to the meritorious design of the project to justify approval of the use of metal on a portion of the building's exterior.
3. The project will not be detrimental to the public health, safety, or welfare or materially injurious to or inharmonious with properties in the vicinity because the proposed industrial buildings, setbacks, and frontage landscaping are consistent with the buildings in the

project vicinity; and the subject property is in a location where the permitted land uses will not generate traffic, noise, light and glare, or other potential negative effects on nearby businesses or properties.

* * * * *

The foregoing Resolution 2016-_____ of the Planning Commission was adopted by the Planning Commission on the 13th day of July, 2016, by the following vote:

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

CHAIR

ATTEST:

STAFF LIAISON

Shamrock Business Center Conditions of Approval
Application Number D16-0015
Planning Commission
July 13, 2016

These Conditions of Approval shall apply to the real property described as the Shamrock Business Center Project, Development Review Application Number D16-0015. The approximately 4.76-acre subject property is located at 3508, 3608, and 3708 Shamrock Way, Tracy (Assessor's Parcel Numbers 248-470-07, 08, and 09).

- 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 Shamrock Business Center Project, Development Review Application Number D16-0015.
 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. "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.
- B. General Conditions of Approval:
1. Unless specifically modified by these Conditions of Approval, the Project shall comply with all City Regulations.
 2. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all mitigation measures identified in the General Plan Environmental Impact Report, dated February 1, 2011.
 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 by these Conditions of Approval, all construction shall be consistent with the plans received by the Development Services Department (DR.1 through DR.9 and color renderings) on July 7, 2016.
5. Prior to the issuance of a building permit, the applicant shall provide a detailed landscape and irrigation plan consistent with City landscape and irrigation standards, including, but not limited to Tracy Municipal Code Section 10.08.3560, the City's Design Goals and Standards, and the Parks and Parkways Design Manual for public property, to the satisfaction of the Development Services Director, and consistent with the applicable Department of Water Resources Model Efficient Landscape Ordinance on private property to the satisfaction of the Utilities Director. Said landscape plans shall include documentation which demonstrates there is no less than 20 percent of the parking area in landscaping, and 40 percent canopy tree coverage at tree maturity in accordance with City Regulations. Newly planted, on-site trees shall be a minimum size of 24-inch box and shrubs shall be a minimum size of five gallons. Root barriers (two-feet deep by eight feet long) shall be installed along all buildings or edge of planter where a tree is within ten feet of building or edge of planter.
6. 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.
7. 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.
8. Roof-mounted equipment or utilities (roof penetrations) including, but not limited to HVAC units, fans, vents, antennas, and dishes, whether proposed as part of this application or future improvements, shall be located behind the entry feature parapets or located on the back (east) side of the roof ridge line to minimize their view from the public right-of-way, unless otherwise required in order to comply with the California Code of Regulations, Title 24 (CBC and related codes) as dictated by the tenant floor plans to the satisfaction of the Development Services Director.
9. All vents, gutters, downspouts, flashing, electrical conduit, gas meters, electrical

panels and doors, and other wall-mounted or building-attached utilities shall be painted to match the color of the adjacent surface or otherwise designed in harmony with the building exterior to the satisfaction of the Development Services Director.

10. 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, 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. Trash enclosures and access doors shall be designed in accordance with stormwater quality standards (covered, connection to sanitary sewer, as applicable), be at least six feet tall as measured from the grade outside of the trash enclosure, at least eight feet tall as measured from the street curb level, and compatible in materials and color with the adjacent or connected building to the satisfaction of the Development Services Director.
13. No specific signs are approved with this Development Review permit. Prior to 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. All signs shall be designed and constructed in accordance with the size, height, and other standards of the Industrial Areas Specific Plan.
14. Prior to the issuance of a building permit, the developer shall document compliance with the City of Tracy Multi-Agency Post-Construction Stormwater Standards manual (Manual) to the satisfaction of the Utilities Director, which includes the requirement for Site Design Control Measures, Source Control Measures and Treatment Control Measures under the guidelines in a project Stormwater Quality Control Plan (SWQCP). Compliance with the Manual includes, but is not limited to, addressing outdoor storage areas, loading and unloading areas, trash enclosures, parking areas, any wash areas and maintenance areas. The SWQCP must conform to the content and format requirements indicated in Appendix D of the Manual and must be approved by the Utilities Director prior to issuance of grading or building permits.
15. 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.
16. The project site is located within Tracy Municipal Airport Influence Area 8. According to the San Joaquin County Airport Land Use Commission, land uses that may cause visual, electronic, or increased bird strike hazards to aircraft in flight shall not be permitted. Specific characteristics to avoid, to the satisfaction of the San Joaquin

County Airport Land Use Commission, include the following:

- Glare or distracting lights, which could be mistaken for airport lights. Reflective materials are not permitted to be used in structures or signs (excluding traffic directing signs);
- Sources of dust, steam, or smoke which may impair pilot visibility;
- Sources of electrical interference with aircraft communications or navigation. No transmissions, which would interfere with aircraft radio communications or navigational signals are permitted.

17. Prior to the issuance of a building permit, the developer shall provide emergency responder radio coverage system in accordance with section 510 of the 2013 California Fire Code to the satisfaction of the Chief Building and Fire Code Official.
18. Prior to occupancy or final inspection, fire sprinkler risers shall be fully contained within the buildings to the satisfaction of the Development Services Director.
19. Prior to issuance of a building permit, the developer shall initiate proceedings to cause an addressing scheme to identify each tenant space from both the front and rear of the building in accordance with the 2013 California Fire Code to the satisfaction of the Building Official/Fire Marshall.
20. Prior to the issuance of a building permit, the applicant shall provide detailed plans that demonstrate all exits terminate at a public way, in accordance with the 2013 California Building Code, to the satisfaction of the Building Official.
21. Prior to the issuance of a building permit, the applicant shall provide detailed plans that demonstrate that where two exits are required from each tenant space and where the rear exit is not to be used for emergency exiting that there are provided two exits at the front of each tenant space that are separated by at least one-third the overall diagonal of the space protected by automatic sprinklers, in accordance with the 2013 California Building Code, to the satisfaction of the Building Official.
22. Prior to the issuance of a building permit, the applicant shall provide detailed plans that demonstrate that the automatic gates will require strobe and infrared receivers compatible with Fire Department and Knox Switches on each side of both gates, in accordance with the 2013 California Fire Code and the City of Tracy Fire Prevention Standards, to the satisfaction of the Building Official/Fire Marshall.
23. Prior to the issuance of a building permit, the applicant shall provide detailed plans that demonstrate that the manual gates accessing the rear yards will require Knox Boxes or Knox Padlocks, in accordance with the 2013 California Fire Code and the City of Tracy Fire Prevention Standards, to the satisfaction of the Building Official/Fire Marshall.
24. Prior to the issuance of a building permit, the applicant shall provide detailed plans that demonstrate the appropriate location of the Knox Box for access to the main entry doors of each tenant space, in accordance with the 2013 California Fire Code, to the satisfaction of the Building Official/Fire Marshall.

25. Prior to the issuance of a building permit, the applicant shall cause to be recorded a reciprocal easement or other agreement between the lots of the subject property to allow unencumbered access and parking across the lots for customers, employees, deliveries, utilities, and other service and functional items to the satisfaction of the Development Services Director.
26. Prior to the issuance of a building permit, the developer shall demonstrate compliance with San Joaquin Valley Air Pollution Control District (APCD) Rule 9510 (Indirect Source Rule) to the satisfaction of the APCD.

C. Engineering Division Conditions of Approval:

Contact: Criseldo Mina, PE (209) 831-6425 cris.mina@ci.tracy.ca.us

C.1. General Conditions

- C.1.1. Developer shall comply with the requirements of the South Tracy Industrial Areas Specific Plan (South Tracy ISP), approved by City Council on June 1988, pursuant to Resolution Number 88-213, and any amendments thereto.
- C.1.2. Developer shall comply with the requirements of the South Tracy ISP Finance Implementation Plan (FIP) that was approved by the City Council on December 2008, pursuant to Resolution 2008-_____.

C.2. 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.2.1. 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.2.2. Payment of the applicable Grading Permit fees which include grading plan checking and inspection fees, and other applicable fees as required by these Conditions of Approval.
- C.2.3. 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#).
 - a. 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.

- b. 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. 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.2.4. Two (2) sets of the Project's Geotechnical Report signed and stamped by a licensed Geo-technical Engineer licensed to practice in the State of California. The technical report must include relevant information related to soil types and characteristics, soil bearing capacity, pavement design recommendations, percolation rate, and elevation of the highest observed groundwater.
- C.2.5. Two (2) sets of Hydrologic and Storm Drainage Calculations for the design of the on-site storm drainage system, for determining the size of the project's storm drainage connection, and for sizing and designing the proposed on-site storm water treatment facilities bio-retention areas.
- C.2.6. A copy of the Approved Fugitive Dust and Emissions Control Plan that meets San Joaquin Valley Air Pollution Control District (SJVAPCD).
- C.2.7. Documentation of any necessary authorizations from Regional Water Quality Control Board (RWQCB) such as NOI and WDID and documents such as SWPPP.
- C.3. Encroachment Permit
- No applications for encroachment permit will be accepted by the City as complete until the Developer provides all relevant documents related to said encroachment permit required by the applicable City Regulations and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:
- C.3.1. Improvement Plans prepared on a 24" x 36" size 4-mil thick polyester film (mylar) that incorporates all the requirements described in these Conditions of Approval. Improvement Plans shall be prepared under the supervision of, and stamped and signed by a Registered Civil, Traffic, Electrical, Mechanical Engineer, and Registered Landscape Architect for the relevant work.
 - C.3.2. Signed and stamped Engineer's Estimate that summarizes the cost of constructing all the public improvements shown on the Improvement Plans.
 - C.3.3. 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 April 15, 2014, per Resolution 2014-059.
 - C.3.4. Traffic Control Plan signed and stamped by a Registered Civil Engineer or Traffic Engineer licensed in the State of California.

C.4. 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.4.1. Site Grading

Grading and Drainage Plans shall contain the design and grading details of the Project and the following requirements:

C.4.1.1 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.

C.4.1.2 When the finish grade difference between the Project Site and the adjacent property(s) exceeds 12 inches, a reinforced or masonry block, or an engineered retaining wall is required for retaining soil. The Grading Plan shall show construction detail(s) and structural calculations of the retaining wall or masonry wall for City's review and approval. The entire retaining wall and footing shall be constructed within the Project Site. A structural calculation shall be submitted with the Grading and Storm Drainage Plans.

C.4.1.3 An engineered fill may be accepted as a substitute of a retaining wall, subject to approval by the City Engineer. The Grading and Storm Drainage Plans must show the extent of the slope easement(s). The Developer shall be responsible for obtaining permission from owner(s) of the adjacent and affected property(s). The slope easement must be recorded, prior to the issuance of the final building certificate of occupancy.

C.4.1.4 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.4.2. Storm Drainage Connection(s)

C.4.2.1 The Developer shall design and install Project's drainage connection(s) to City's existing storm facilities on Gandy Dancer Drive, Shamrock Way, and Murrieta Way per City Regulations. Storm drainage calculations for sizing of the on-site storm drainage system and storm drainage connection must be submitted with the improvement plans.

C.4.2.2 The Developer is hereby notified that the City will be responsible for repairing and maintaining the portion of the Project's storm drainage connections that are located within public right-of-way. The City's responsibility to maintain the storm drainage connection is from the the property line or right-of-way line to the point of connection with the storm drainage main.

C.4.3. Storm Water Treatment

C.4.3.1 The design and construction details of the project's storm drainage connection shall meet City Regulations, including Storm Drainage Master Plan (including all supplements thereto), and shall comply with the applicable requirements of the *Multi-Agency Post-Construction Stormwater Standards Manual* and storm water regulations that were adopted by the City Council in July 2015 and any subsequent amendments.

C.4.3.2 Calculations related to the design and sizing of on-site storm water treatment facilities, Bio-retention Area, must be submitted with the Grading and Storm Drainage Plans, and approved by City's Stormwater Coordinator, prior to the issuance of the Grading Permit for the Project.

C.4.3.3 Prior to final building inspection, the Developer shall submit a signed and notarized Stormwater Treatment Facilities Maintenance Agreement (STFMA) as a guarantee for the performance of Developer's responsibility towards the repair and maintenance of the on-site storm water treatment facilities.

C.4.4. Sanitary Sewer Connection(s)

C.4.4.1 All new sewer lines and associated appurtenances shall meet the City of Tracy Design Standards including horizontal separation with water service and slope and minimum flow velocity requirements.

C.4.4.2 The Developer shall design and install sanitary sewer facilities including the Project's sewer connection in accordance with City Regulations and improvement plans approved by the City Engineer. The Developer is responsible for the cost of installing the Project's permanent sewer connection to the existing sewer line on Gandy Dancer Drive, Shamrock Way, and Murrieta Way, including but not limited to, replacing asphalt concrete pavement, application of 2" thick asphalt concrete overlay (25 feet on both sides of the utility trench) over a reinforcing fabric where required, restoring pavement markings and striping, and other improvements that are disturbed as a result of installing the Project's sewer connection. If the spacing between asphalt concrete overlay is less than 25 feet, the asphalt concrete overlay shall include the gap.

C.4.4.3 The Developer is hereby notified that the City has limited wastewater treatment capacity in the City's Wastewater Treatment Plant until current and future expansion capital improvement projects are completed and operational. As of January 2015, the City had an unused capacity of approximately 4200 Equivalent Dwelling Units (EDU's) within its wastewater treatment plant available to new development within the City on a first come-first served basis. These EDU's are currently available to serve the proposed project, but as other development projects within the City come forward and building permits are issued, this remaining capacity will be reduced.

C.4.4.4 Prior to the issuance of Building Permit for the Project, Developer shall submit improvement plans and secure approval of plans from the City's Building Division, for design of on-site sewer improvements. The Developer shall design and construct all offsite sewer improvements in accordance with City Regulations.

C.4.4.5 The Developer is hereby notified that the City will not provide maintenance of the sewer lateral within public right-of-way unless the sewer cleanout is located and constructed in conformance with Standard Plan No. 203. The City's responsibility to maintain the sewer lateral is from the wye fitting to the point of connection with sewer main.

C.4.5. Domestic, Irrigation, and Fire Service Water Connections

C.4.5.1 The Developer shall design and install domestic and irrigation water service connection, including a remote-read master water meter (the water meter to be located within City's right-of-way) and a Reduced Pressure Type back-flow protection device in accordance with City Regulations. The domestic and irrigation water service connection(s) must be completed before the final inspection of the building. The City shall maintain water lines from the master 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 (if any), valves, fittings, and fire hydrants and appurtenances shall be the responsibility of the Developer.

C.4.5.2 Interruption water service to the existing businesses and other users during the construction of the onsite water services shall be kept to a minimum. Prior to starting the work described in this section, the Developer shall submit a Work Plan acceptable to the City that demonstrates no interruptions to the water supply, and Traffic Control Plan to be used during the installation of the onsite water mains and connections. The Developer shall be responsible for notifying business owner(s) and users regarding construction work. The written notice, as approved by the City Engineer, shall be delivered to the affected residents or business owner(s) at least 72 hours before start of work.

C.4.5.3 The Developer shall design and install fire service connection including fire hydrants at the locations approved by the City's Fire Code Official. Prior to the approval of the Improvement Plans, the Developer shall

obtain written approval from the City's Fire Safety Officer and Chief Building Official, for the design, location and construction details of the fire service connection to the Project, and for the location and spacing of fire hydrants that are to be installed to serve the Project.

C.4.5.4 During the construction phase of the Project, the Developer is responsible for providing water infrastructure (temporary or permanent) capable of delivering adequate fire flows and pressure appropriate to the various stages of construction and as required by the City of Tracy Fire Code Official.

C.4.6. Street Improvements

C.4.6.1 Project Access - The Developer shall construct the commercial driveways on Gandy Dancer Drive, Shamrock Way, and Murrieta Way at the final location approved by the City Engineer. The design and construction details of the proposed commercial driveways shall be in accordance with City of Tracy Standard Plan No. 133/134, and shall be submitted with the Improvement Plans for approval by the City Engineer.

The proposed driveway on either Gandy Dancer Drive or Murrieta Way shall not be closer than 33 feet to an existing driveway that may exist to the neighboring property to the East.

C.4.6.2 Pavement cuts or utility trench(s) on existing street(s) for the installation of fire service loop, storm drain, sewer line, electric, gas, cable TV, and telephone will require the application of 2" asphalt concrete overlay and replacement of pavement striping and marking that are disturbed during construction. The limits of asphalt concrete overlay shall be 25 feet from both sides of the trench, and shall extend over the entire width of the adjacent travel lane(s) if pavement excavation encroaches to the adjacent travel lane or up to the street centerline or the median curb. If the utility trench extends beyond the street centerline, the asphalt concrete overlay shall be applied over the entire width of the street (to the lip of gutter or edge of pavement, whichever applies). This pavement repair requirement is applicable when cuts or trenches are perpendicular to the street direction; when the new joint trench is placed in the street parallel to the street direction; the width of overlay is to be the width of the affected lane.

C.4.6.3 Location of street trees to be planted on Gandy Dancer, Shamrock Way, and Murrieta Way shall be as approved by the City Engineer. The type and planting detail of the street trees shall be per City Regulations and as approved by the City Engineer and Public Works Director.

C.4.7. Joint Utility Trench

C.4.7.1 The Developer shall prepare joint trench plans in compliance with utility companies' requirements and City regulations, and obtain approval of the plans. All private utility services to serve Project such as electric, telephone and cable TV to the building must be installed underground,

and to be installed at the location approved by the respective owner(s) of the utilities.

C.4.7.2 The Developer shall submit Joint Utility Trench Plans for the installation of electric, gas, telephone and TV cable main and service lines that are necessary to be installed to serve the Project. These utilities shall be installed within the 10-foot wide Public Utility Easement (PUE) that will be offered for dedication to the City. The Developer shall coordinate, as feasible, with the respective owner(s) of the utilities for the design of these underground utilities to ensure they can be installed within the 10-foot wide PUE to the extent feasible (and except in the event, that additional space beyond the 10-foot PUE is required, as determined by the utilities owner(s)).

C.5. 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.5.1. Check payment of the applicable development impact fees for Roadway and Traffic, Water, Recycled Water, Wastewater, Storm Drainage, Public Safety, and Public Facilities per the South Tracy ISP FIP.

C.5.2. Check payment of the County Facilities Fees (CFF) as required in Chapter 13.24 of the Tracy Municipal Code.

C.5.3. Check payment of the Regional Transportation Impact Fees (RTIF) as required in Chapter 13.32 of the Tracy Municipal Code.

C.5.4. Check payment of the Agricultural Conversion or Agricultural Mitigation Fee as required in Chapter 13.28 of the Tracy Municipal Code.

C.6. Acceptance of Public Improvements - Public improvements will not be accepted by the City until after the Developer completes construction of the relevant public improvements, and also demonstrates to the City Engineer satisfactory completion of the following:

C.6.1. Completed all the requirements specified in Conditions C.2 and C.3, above.

C.6.2. Correction of all items listed in the deficiency report prepared by the assigned Engineering Inspector relating to public improvements subject to City's acceptance.

C.6.3. Certified "As-Built" Improvement Plans (or Record Drawings). Upon completion of the construction by the Developer, the City shall temporarily release the originals of the Improvement Plans to the Developer so that the Developer will be able to document revisions to show the "As Built" configuration of all improvements.

C.7. 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:

- C.7.1. The Developer has satisfied all the requirements set forth in Conditions C.2, C.3, C.4, C.5 and C.6 above.
- C.7.2. The Developer has completed construction of all required public facilities for the building for which a certificate of occupancy is requested and all the improvements required in these Conditions of Approval. Unless specifically provided in these Conditions of Approval, or some other applicable City Regulations, the Developer shall use diligent and good faith efforts in taking all actions necessary to construct all public facilities required to serve the Project, and the Developer shall bear all costs related to construction of the public facilities (including all costs of design, construction, construction management, plan check, inspection, land acquisition, program implementation, and contingency).

C.8. Special Conditions

- C.8.1. All streets and utilities improvements within City's right-of-way shall be designed and constructed in accordance with City Regulations, and City's Design documents including the City's Facilities Master Plan for storm drainage, roadway, wastewater and water adopted by the City, or as otherwise specifically approved by the City.
- C.8.2. All existing on-site wells, if any, shall be abandoned or removed in accordance with the City and San Joaquin County requirements. The Developer shall be responsible for all costs associated with the abandonment or removal of the existing well(s) including the cost of permit(s) and inspection. The 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.8.3. The 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.8.4. The Developer shall perform field survey and conduct research work to locate and identify existing survey monuments. All improvement plans shall contain a note stating that the Developer (or Contractor) will be responsible to preserve and protect all existing survey monuments and other survey markers. Any damaged, displaced, obliterated or lost monuments or survey markers shall be re-established or replaced by a licensed Land Surveyor at the Developer's (or Contractor's) sole cost and expense. A corner record must be filed in

accordance with the State law for any reset monuments (California Business and Professions Code Section 8871).

- C.8.5. Nothing contained herein shall be construed to permit any violation of relevant ordinances and regulations of the City of Tracy, or other public agency having jurisdiction. This Condition of Approval does not preclude the City from requiring pertinent revisions and additional requirements to the Grading Permit, Encroachment Permit, Building Permit, and Improvement Plans, if the City Engineer finds it is necessary due to public health and safety reasons, and it is in the best interest of the City. The Developer shall bear all cost for the inclusion, design, and implementations of such additions, revisions, and requirements, without reimbursement or any payment from the City.