

CITY OF TRACY

DETERMINATION OF THE DEVELOPMENT SERVICES DIRECTOR

Application Number D21-0008

A determination of the Development Services Director approving an amendment to approved Development Review Permit Application Number D20-0017 for additional and modified trailer parking and associated landscaping on the east side of the project site on approximately 86-acres of property located south of Grant Line Road, east of Skylark Way, and west of Chrisman Road (Assessor's Parcel Numbers 250-020-93, 250-020-80, 250-020-81, AND 250-020-95). - Applicant is HPA, Inc. and Owner is Prologis. L.P.

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

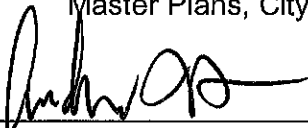
1. Northeast Industrial Specific Plan
2. Development Review Permit Application Number D20-0017
3. Visibility from public rights-of-way, including Grant Line Road and Chrisman Road

The Project is exempt from the California Environmental Quality Act per Section 15162(a) and 15168(c)(2), pertaining to projects with a certified Environmental Impact Report (EIR) where the Project does not propose substantial changes that will result in a major revision of the previous EIR. On May 8, 1996, the City of Tracy certified an Environmental Impact Report (EIR) for the Northeast Industrial (NEI) Planned Unit Development (SCH # 95102050), under which the subsequent rezoning of the NEI Planned Unit Development to NEI Specific Plan by the Tracy City Council in 2012 was found consistent. The Project does not propose new significant changes to the environment that was not analyzed in the NEI EIR, including the areas of traffic, air quality, utilities, and aesthetics. The determination pursuant Section 15162(a) of the CEQA Guidelines are demonstrated in an environmental analysis prepared by De Novo Planning Group dated October 2020.

THE DEVELOPMENT SERVICES DIRECTOR, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY APPROVES DEVELOPMENT REVIEW PERMIT FOR THE ADDITIONAL AND MODIFIED TRAILER PARKING AND ASSOCIATED SITE IMPROVEMENTS AT PROJECT BIG BIRD, APPLICATION NUMBER D21-0008, SUBJECT TO THE CONDITIONS CONTAINED IN EXHIBIT 1 AND BASED ON THE FOLLOWING FINDING:

- 1) The proposal increases the quality of the project site, and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy, because the proposed project would be designed to match the existing development review permit's site and landscaping design in a manner that is consistent with the Northeast Industrial Areas Specific Plan. According to the applicant, and proposed trailer parking area is proposed based on the business needs of the site's tenant and there are no additional trips proposed above what was previously proposed and analyzed by staff. The project has been conditioned to make improvements on Grant Line Road to accommodate the increased use of this driveway resulting from the closure of a previously-approved driveway on Chrisman Road.

- 2) The proposal conforms to the City of Tracy General Plan, the Northeast Industrial Specific Plan, the City's Design Goals and Standards, any applicable Infrastructure Master Plans, City Standard Plans, and other City regulations.



Andrew Malik
Assistant City Manager

5/11/21

Date of Action

City of Tracy
Conditions of Approval
Project Big Bird Additional Trailer Parking
Application Number D21-0008

A. General Provisions and Definitions.

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

The Project: An Amendment to Development Review Permit Application Number D20-0017 for additional and modified trailer parking and associated landscaping on the east side of the project site

The Property: An approximately 86-acre site located south of Grant Line Road, east of Skylark Way, and west of Chrisman Road, Assessor's Parcel Numbers 250-020-93, 250-020-80, 250-020-81, and 250-020-95

A.2. Definitions.

- a. "Applicant" means any person, or other legal entity, defined as a "Developer."
- b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed Engineer designated by the City Manager, or the Development Services Director, or the City Engineer to perform the duties set forth herein.
- c. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code ordinances, resolutions, policies, procedures, the Northeast Industrial Areas Specific Plan, and the City's Design Documents (including the Standard Plans, Standard Specifications, and relevant Public Facility Master Plans).
- d. "Development Services Director" means the Director of the City of Tracy Development Services Department, or any other person designated by the City Manager or the Development Services Director to perform the duties set forth herein.
- e. "Conditions of Approval" shall mean the conditions of approval applicable to the Project, Application Number D21-0008. The Conditions of Approval shall specifically include all conditions set forth herein.
- f. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.

A.3. Compliance with submitted plans. Except as otherwise modified herein, the project shall be constructed in substantial compliance with the site, civil, elevation, building section, line of sight, and landscape plans, including colors and materials, received by the Development Services Department on April 5, 2021 to the satisfaction of the Development Services Director.

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

B. Development Services Department, Planning Division Conditions

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

- B.1. Compliance with Mitigation Measures. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all mitigation measures identified in the General Plan Environmental Impact Report certified on February 1, 2011 and the Northeast Industrial Concept Development Plan Environmental Impact Report certified on May 8, 1996.
- B.2. Screening utilities and equipment. Before approval of a building permit, the applicant shall submit detailed plans that demonstrate that all above-ground utilities and equipment are substantially screened from view from the public right-of-way, which includes, but is not limited to, Grant Line Road, Chrisman Road, and future Paradise Road, with a substantial landscape screen or a screen wall to the satisfaction of the Development Services Director.

- B.3. Landscaping & irrigation. Prior to final inspection or certificate of occupancy, all landscaping and irrigation substantially conforming with the development review permit plans and the approved building permit construction plans shall be installed to the satisfaction of the Development Services Director. Before the approval of a building permit, the applicant shall provide detailed landscape and irrigation plans consistent with the following to the satisfaction of the Development Services Director:
- B.3.1. Trees shall be a minimum of 24" box size, shrubs shall be a minimum size of 5 gallon, and groundcover shall be a minimum size of 1 gallon at planting. Landscaping shall be continuously maintained to prevent incidence of wildfire.
 - B.3.2. Where trees are planted ten feet or less from a sidewalk or curb, root barriers dimensioned approximately 8 feet long by 24 inches deep are to be provided adjacent to such sidewalk and curb, centered on the tree.
 - B.3.3. Landscape & Irrigation Maintenance. Prior to the issuance of a building permit for each phase, the Developer shall execute a two-year landscape and irrigation maintenance agreement and submit financial security, such as a performance bond, to ensure the success of all on-site landscaping for the term of the agreement. The security amount shall be equal to \$2.50 per square foot of the landscaped area or equal to the actual labor and material installation cost of all on-site landscaping and irrigation for that phase.
- B.4. Fencing. No chain-link or vinyl fencing is permitted where visible from any public right-of-way, and no barbed wire, razor wire, or electric fence is permitted anywhere on site.
- B.5. Habitat conservation. Prior to issuance of any permits for ground disturbance, the applicant shall comply with the San Joaquin County Habitat Conservation Division and a signed copy of the Incidental Take Minimization Measures shall be submitted to the Engineering Division as verification of compliance.

C. Development Services Department, Engineering Division Conditions

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

Developer shall comply with the applicable sections of approved documents and/or recommendations of the technical analyses / reports prepared for the Project listed as follows:

- a) Conditions of Approval dated November 10, 2020 for Big Bird D20-0017.
- b) *Tracy NEI Phase 3 Supplemental Traffic Analysis – Site Plan Update*, dated March 31, 2021 prepared by Kimley-Horn. ("**Traffic Analysis**")

C.1. Grading Permit

All grading work shall be performed and completed in accordance with the recommendation(s) of the Project's Registered Geotechnical Engineer. The City will not accept a Grading Permit application for the Project until Developer provides all documents related to said Grading Permit required by the applicable City

Regulations and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:

- C.1.1. Grading and Drainage Plans prepared on a 24" x 36" size 4-mil thick polyester film (mylar). Grading and Drainage Plans shall be prepared under the supervision of and stamped and signed by a Registered Civil Engineer.
- C.1.2. Payment of the applicable Grading Permit fees which include grading plan checking and inspection fees, and other applicable fees as required by these Conditions of Approval.
- C.1.3. All existing on-site water well(s), septic system(s), and leech field(s), if any, shall be abandoned or removed in accordance with the City and San Joaquin County requirements. Developer shall be responsible for all costs associated with the abandonment or removal of the existing well(s), septic system(s), and leech field(s) including the cost of permit(s) and inspection. Developer shall submit a copy of written approval(s) or permit(s) obtained from San Joaquin County regarding the removal and abandonment of any existing well(s), prior to the issuance of the Grading Permit.
- C.1.4. If at any point during grading that the Developer, its contractor, its engineers, and their respective officials, employees, subcontractor, and/or subconsultant exposes/encounters/uncovers any archeological, historical, or other paleontological findings, the Developer shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and subsequent Cultural Resource Policy or mitigation in any applicable environmental document.
- C.1.5. Grading and Drainage

Plans Site Grading

- a. Include all proposed erosion control methods and construction details to be employed and specify materials to be used.
- b. All grading work shall be performed and completed in accordance with the recommendation(s) of the Project's Geotechnical Engineer. A copy of the Project's Geotechnical Report must be submitted with the Grading and Storm Drainage Plans.

Storm Drainage

- c. Grading for the site shall be designed such that the Project's storm water can overland release to a public street that has a functional storm drainage system with adequate capacity to drain storm water from the Project Site, in the event that the on-site storm drainage system fails or it is clogged. The storm drainage release point is recommended to be at least 0.70 foot lower than the building finish floor elevation and shall be improved to the satisfaction of the City Engineer.
- d. Developer shall submit hydrology and hydraulic narrative memorandum

and supporting calculations for this project.

C.1.6. Project Driveway and Grant Line Road Improvements:

The Developer shall revise improvement plans [ENG20-0016 *NEI Phase 3 Big Bird Street Improvement Plans*] to show closure of Driveway #6 and construct a westbound left-turn lane and bay at Grant Line Road/Driveway #4 for a total length of 450 feet as required by **Traffic Analysis**.

C.1.7. Special Conditions

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

D. Utilities Department, Water Resources Division Conditions

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

D.1. Prior to issuance of a construction or building permit, the applicant shall demonstrate compliance with the 2015 Post-Construction Stormwater Standards (PCSWS) Manual and obtain approval through the following:

D.1.1. Develop a Project Stormwater Plan (PSP) that identifies the methods to be employed to reduce or eliminate stormwater pollutant discharges through the construction, operation and maintenance of source control measures, low impact development design, site design measures, stormwater treatment control measures and hydromodification control measures.

D.1.1.a. Design and sizing requirements shall comply with PCSWS Manual.

D.1.1.b. Demand Management Areas must be clearly designated along with identification of pollutants of concern.

D.1.1.c. Calculations of the Stormwater Design Volume and/or Design Flow with results from the Post-Construction Stormwater Runoff Calculator must be submitted in the PSP for approval.

D.1.1.d. Per the PCSWS Manual, include a hydromodification management plan ensuring the post-project runoff flow rate shall not exceed estimated pre-project flow rate for the 2-year, 24 hour storm.

D.1.1.e. Submit one (1) hard copy of the PSP and an electronic copy to the Utilities Department (WaterResources@cityoftracy.org), include the project name, address and Project # and/or Permit # in the title or subject line.

D.1.2. A separate plan sheet(s) designated SW shall be submitted in the plan set that includes the identified methods for pollution prevention outlined in the submitted

PSP. You must include all standards, cross sections and design specifications such as landscape requirement in treatment areas including type of irrigation installation and/or height of drain inlet above the flow line, etc. in these SW plan sheets along with legend.

- D.1.3. Develop and electronically submit to the Utilities Department for approval (WaterResources@cityoftracy.org) a preliminary Operations and Maintenance (O & M) Plan that identifies the operation, maintenance, and inspection requirements for all stormwater treatment and baseline hydromodification control measures identified in the approved PSP.
- D.1.4. No later than two (2) months after approval notification of the submitted PSP, the applicant shall electronically submit the following information to the Utilities Department (WaterResources@cityoftracy.org) for development of a draft stormwater maintenance access agreement, in accordance with the MAPCSWS:
 - i. Property Owner(s) name and title report; or Corporate name(s) and binding documents (resolutions, etc) designating ability to sign agreement
 - ii. Property Address
 - iii. Exhibit A – legal property description
 - iv. Exhibit B – approved O & M Plan
- D.2. Prior to issuance of a grading permit, the applicant shall provide proof of permit coverage under the Construction General Permit and submittal of an electronic Stormwater Pollution Prevention Plan (SWPPP), to be submitted to WaterResources@cityoftracy.org.
- D.3. Prior to Certificate of Occupancy, the applicant shall complete the following to the satisfaction of the Utilities Director:
 - D.3.1. Return to the City Clerk, a legally signed and notarized copy of the final maintenance access agreement including all exhibits and approved O & M plan received from the Utilities Department.
 - D.3.2. Obtain final approval by the Utilities Department of the constructed and installed Stormwater pollution prevention methods outlined in the PSP. Frequent inspections of the Post-Construction treatment measures should occur during the construction phase by calling 209-831-6333.
 - D.3.3. The project shall be in full compliance with Construction General Permit including 70% stabilization of the project with Notice of Termination approval.
- D.4. Before the approval of a construction, grading or building permit, the applicant shall demonstrate compliance with Tracy Municipal Code Chapters 11.28 and 11.34 and Chapter 4 of the California Green Building Standards Code to the satisfaction of the Utilities Director.
- D.5. Prior to issuance of a construction or building permit, applicant shall demonstrate compliance with the 2015 Model Water Efficient Landscape Ordinance and obtain

approval by the Utilities Department through the following:

- D.5.1. Develop and submit electronically and by hard copy, a Landscape Document Package (LDP) that identifies the methods to be employed to reduce water usage through proper landscape design, installation and maintenance. This LDP shall consist of:
- i. A project information sheet that includes the checklist of all documents in the LDP;
 - ii. The Water Efficient Landscape Worksheets that include a hydrozone information table and the water budget calculations – Maximum Applied Water Allowance and Estimate Total Water Use;
 - iii. A soil management report, after compaction and from various locations throughout the project;
 - iv. A landscape design plan that includes the statement, "I agree to comply with the requirements of the 2015 water efficient landscape ordinance and shall submit for approval a complete Landscape Document Package:
 - v. An irrigation design plan with schedule; and
 - vi. A grading design plan.
- D.5.2. A Certificate of Completion must be completed, signed, and submitted to the Utilities Department prior to Final approval for Occupancy.

E. Development Services Department, Building Division Conditions

Contact: Chrystle Takehara (209) 831-6486 chrystle.takehara@cityoftracy.org

- E.1. The Applicant shall submit a building permit application along with all pertinent construction documents such as plans, specifications, and/or calculations to the Building Safety Division prior to the construction of guard building and fence for trailer parking. Construction documents shall conform to the Title 24 California Code of Regulations edition effective on the date of application for a building permit.
- E.2. At time of building permit submittal, applicant to provide construction documents such as plans, specifications, and/or calculations prior to the construction of the guard building. Construction documents shall conform to the Title 24 California code of regulations edition effective on the date of application for a building permit.
- E.3. At time of building permit submittal, applicant to provide plans, calculations, and specifications for proposed 8' fence and foundation design.
- E.4. At time of Building Permit Submittal, applicant to demonstrate a clear accessible path of travel to guard building as per CBC 11B.

F. South San Joaquin County Fire Authority (SSJCFA) Conditions

Contact: Courtney Wood (209) 831-6737 courtney.wood@sjcfire.org

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

- F.2. Construction documents shall be designed to the current edition of the California Code of Regulations, Title 24, as amended by the City of Tracy Municipal Code.
- F.3. Deferred submittals shall be listed on the coversheet of each page. Each deferred submittal shall be submitted, reviewed and approved by SSJCFA prior to installation.
- F.4. Hydrants are required to be placed throughout parking lot. Fire protection water supply must be submitted separately from construction permit. All piping and installation shall be in accordance with CFC §507 & NFPA standards. Approval of grading and/or on-site improvements does not grant installation of underground fire service.
- F.5. A request for fire flow shall be submitted to the South San Joaquin County Fire Authority and results shall be approved by the Fire Marshal prior to construction. Fire flow requirements shall be in accordance with CFC Appendix B.
- F.6. Engineering and building permit applications received by our offices are subject to the current fee schedule for South San Joaquin County Fire Authority. Contact our offices for additional information.
- F.7. Application processing fees and minimum plan review fees are due at time of submittal of construction documents.
- F.8. Additional plan review fees, minimum inspection fees and administrative fees are calculated on approval of project and shall be paid prior to issuance of permit.
- F.9. Permit holder is responsible for any additional inspection fees incurred, and shall be paid prior to final inspection.
- F.10. Prior to construction, all-weather fire apparatus access roads shall be installed. Fire apparatus access roads during construction shall have a minimum 20' unobstructed width in accordance with CFC §503.
- F.11. All hydrants shall be installed, inspected and tested prior to bringing combustible materials onsite, including storage.
- F.12. Double swinging gates shall be equipped with traffic preempting optical signal receivers compatible with the emitters used by the Fire Department, which will activate the gates and override all command functions of the gate controller. Electric gate operators shall be listed in accordance with UL 325 and ASTM F2200. Knox switches shall be provided on both sides of the gates unless an exit loop is provided at automatic gates. The automatic gates shall have a battery back-up or a manual mechanical disconnect readily accessible to emergency personnel in case of power failure.

Owner:

Project:
Project Big Bird
Tracy-NEI
PHASE 3 G+4.5
Yard Update

1500 E. Grant Line Road
Tracy, CA

Consultants:

CIVIL	K&W
STRUCTURAL	HSA
MECHANICAL	KRAEMER
PLUMBING	KRAEMER
ELECTRICAL	KRAEMER
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	HARRINGTON
SOILS ENGINEER	ENGEO

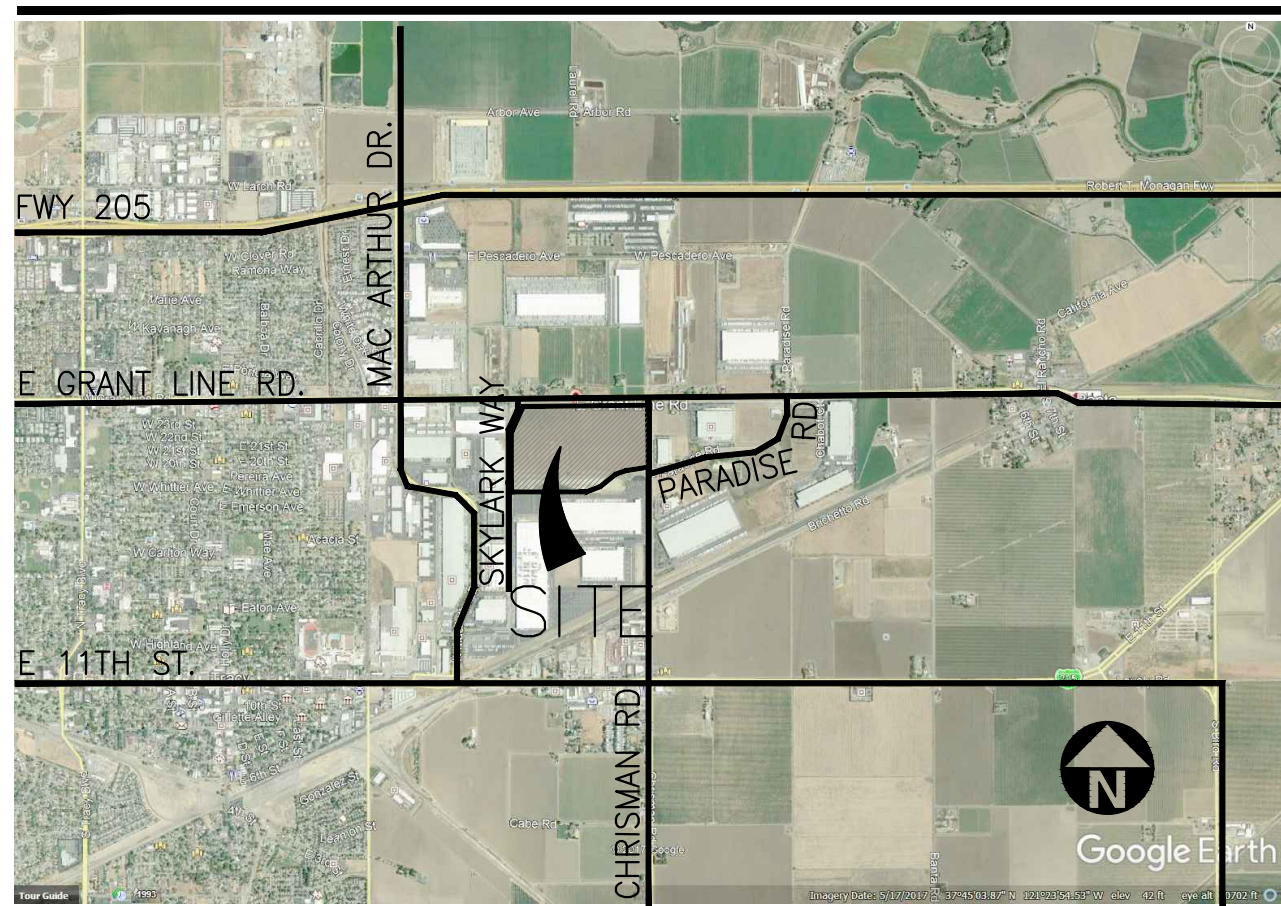
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Project Number: 20160.09
Drawn by: MD
Date: 2/01/21
Revision:

Sheet:

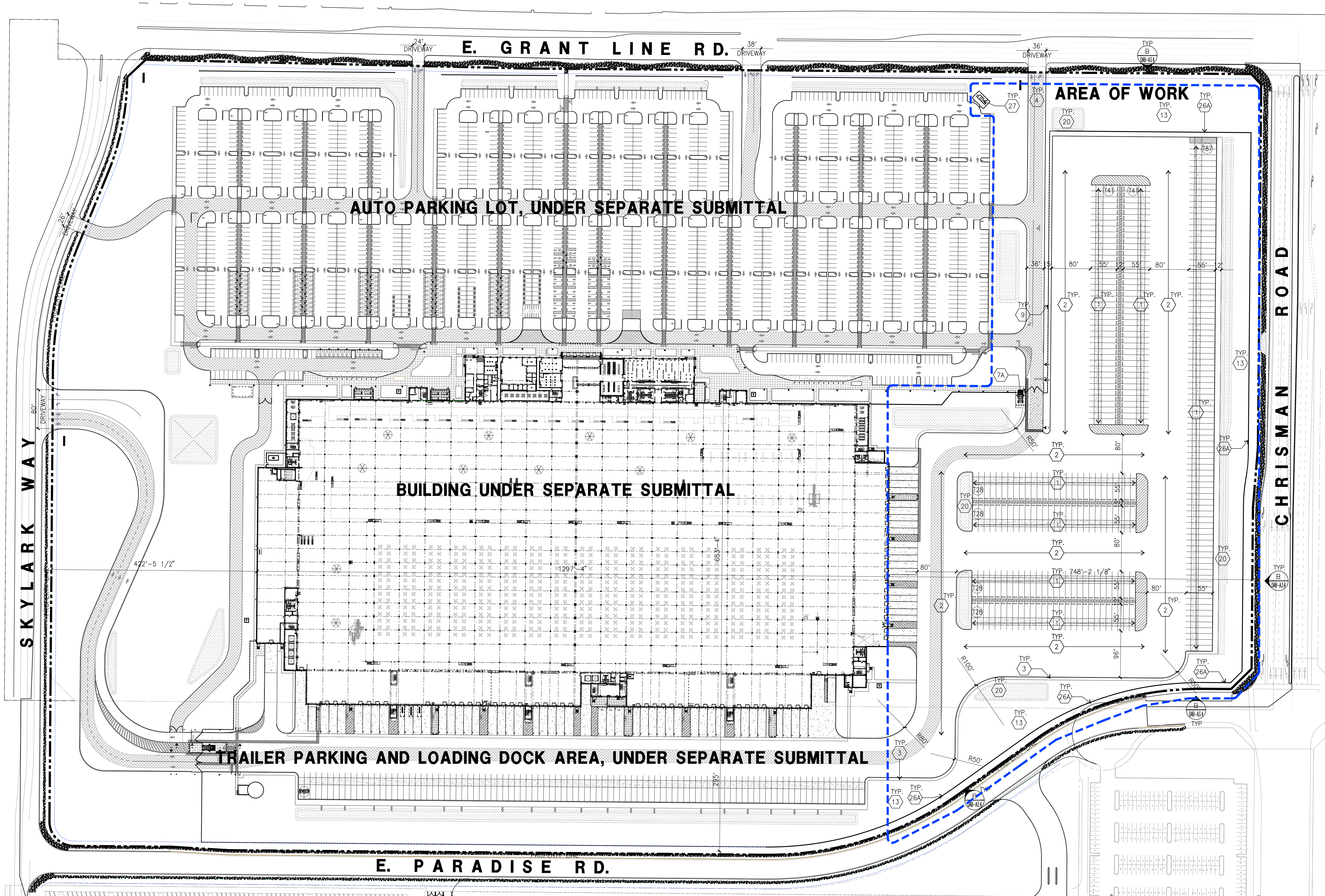
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AERIAL MAP



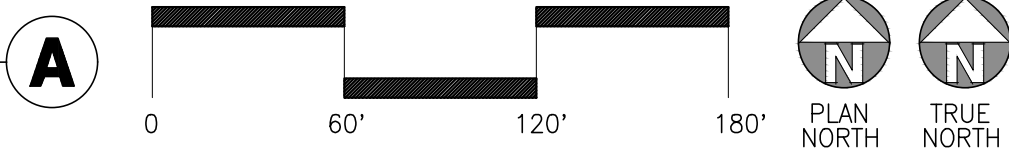
TABULATION

SITE AREA	
In s.f.	3,746,777 s.f.
In acres	86.0 ac
NO CHANGE TO AUTO PARKING - SEE PREVIOUS SUBMITTAL	
TRAILER PARKING PROVIDED	
Trailer (12' x 55') Previous	234 stalls
Trailer (12' x 55') New	144 stalls
TOTAL	378 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - Northeast Industrial	
LANDSCAPE REQUIREMENT	
Percentage - 10% of parking area	
SETBACKS	
Building	Landscape
Front - 25'	15'
Side / Rear - 15'	5'



OVERALL SITE PLAN

scale: 1"=60'-0"



SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONC. PAVEMENT.
- ASPHALT PAVING
- CONCRETE WALKWAY
- DRIVEWAY APRONS
- TILT-UP CONCRETE WALLED GUARD HOUSE
SEE A&B/DAB-A4.1 & A/DAB-A3.4
- 8' H TALL BLACK WROUGHT IRON FENCE.
- LANDSCAPE. SEE "L" DWGS.
- STORM DRAINAGE OR TREATMENT. SEE CIVIL
- 8' TALL SCREEN WALL. SEE B/A3.4
- SWITCH GEAR

SITE PLAN GENERAL NOTES

- THE SOILS REPORT WILL BE PREPARED BY ENGEO AND SUBMITTED WITH THE BUILDING PERMIT APPLICATION.
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, IF REQUIRED.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 8' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". SEE "L" DRAWINGS FOR FINISH.
- NOT USED
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- NOT USED
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- NOT USED
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB

SITE LEGEND

- LANDSCAPED AREA
- AC. PAVING - SEE "C" DRWGS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS

PROJECT INFORMATION

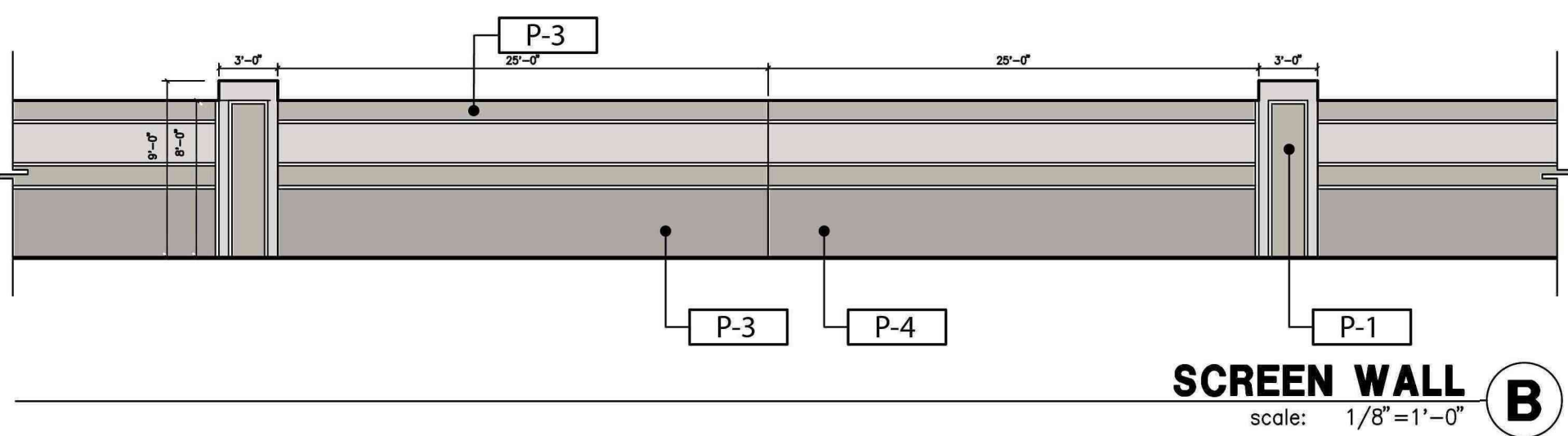
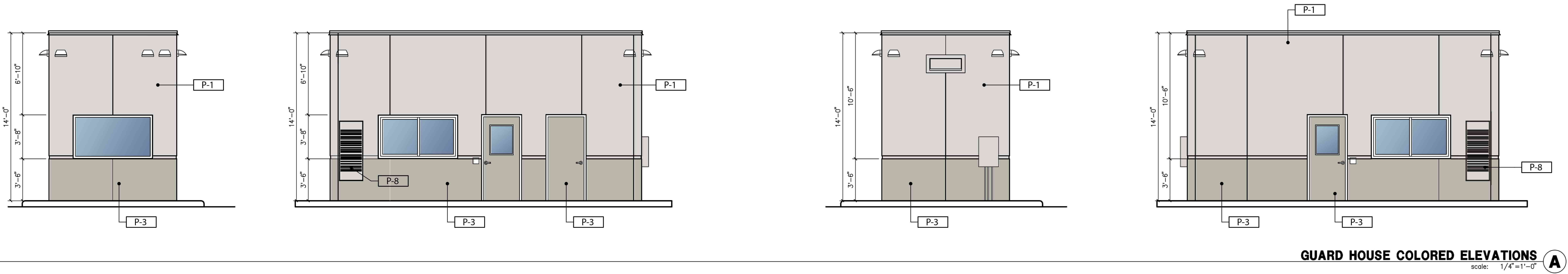
Project Address	Assessors Parcel Number
GRANT LINE ROAD, TRACY, CA	250-020-93
Owner/Applicant	Code
PROLOGIS INC. 815 INTERNATIONAL PKWY TRACY, CA 95377 CONTACT: MATT SIMS TEL: (510) 661-4012	CBC 2019 CPC 2019 CMC 2019 CEC 2019

Applicant's Representatives

HPA, INC.
600 GRAND AVE., SUITE 302
OAKLAND, CA 94610
CONTACT: TERESA GOODWIN
PHONE: (925) 413-6896

Zoning

SPECIFIC PLAN: NORTH EAST INDUSTRIAL SPECIFIC PLAN



EXTERIOR COLOR LEGEND	
P-1	TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH COLOR SW 1646 "FIRST STAR" (RGB 218 - 211 - 212)
P-2	TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH COLOR SW 1206 "MINDFUL GRAY" (RGB 188 - 183 - 173)
P-3	TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH COLOR SW 1201 "DORIAN GRAY" (RGB 172 - 167 - 158)
P-4	TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH COLOR SW 1208 "DOVETAIL" (RGB 144 - 138 - 131)
P-5	TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH COLOR SW 1214 "MOTH WING" (RGB 160 - 144 - 127)
P-6	TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH PANTONE COLOR 1995C (RGB 0 - 163 - 224) (CMYK 83 - 1 - 0 - 0)
P-8	SHERWIN WILLIAMS SEMI-GLOSS MATCH COLOR "BLACK" (RGB 0 - 0 - 0)



hpa, inc.
18831 Bardeen Avenue, Suite 100
Irvine, CA 92612
tel: 949-863-1770
email: hpa@hparchs.com



Owner:



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

Project:
Project Big Bird
Tracy-NEI
PHASE 3 G4+5

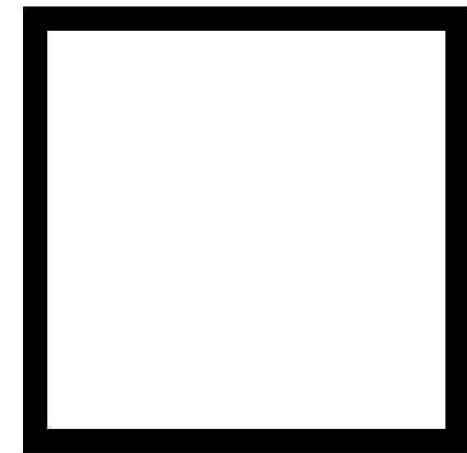
Tracy, CA

Consultants:

CIVIL	K&W
STRUCTURAL	HSA
MECHANICAL	KRAEMER
PLUMBING	KRAEMER
ELECTRICAL	KRAEMER
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	HARRINGTON
SOILS ENGINEER	ENGEO

Title: COLORED ELEVATIONS

Project Number: 20160
Drawn by: CG
Date: 7/01/20
Revision:

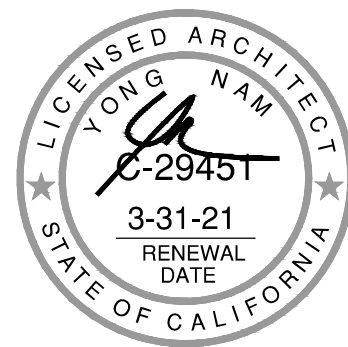


Sheet:

DAB-A3.4



hpa, inc.
18831 Bardeen Avenue, Suite 100
Irvine, CA 92612
tel: 949-863-1770
email: hpa@hparchs.com



Owner:



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

Project:

Project Big Bird
Tracy-NEI
PHASE 3 G4+5

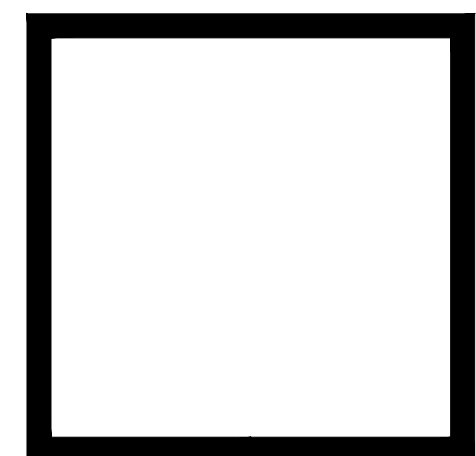
Tracy, CA

Consultants:

CIVIL	K&W
STRUCTURAL	HSA
MECHANICAL	KRAEMER
PLUMBING	KRAEMER
ELECTRICAL	KRAEMER
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	HARRINGTON
SOILS ENGINEER	ENGEO

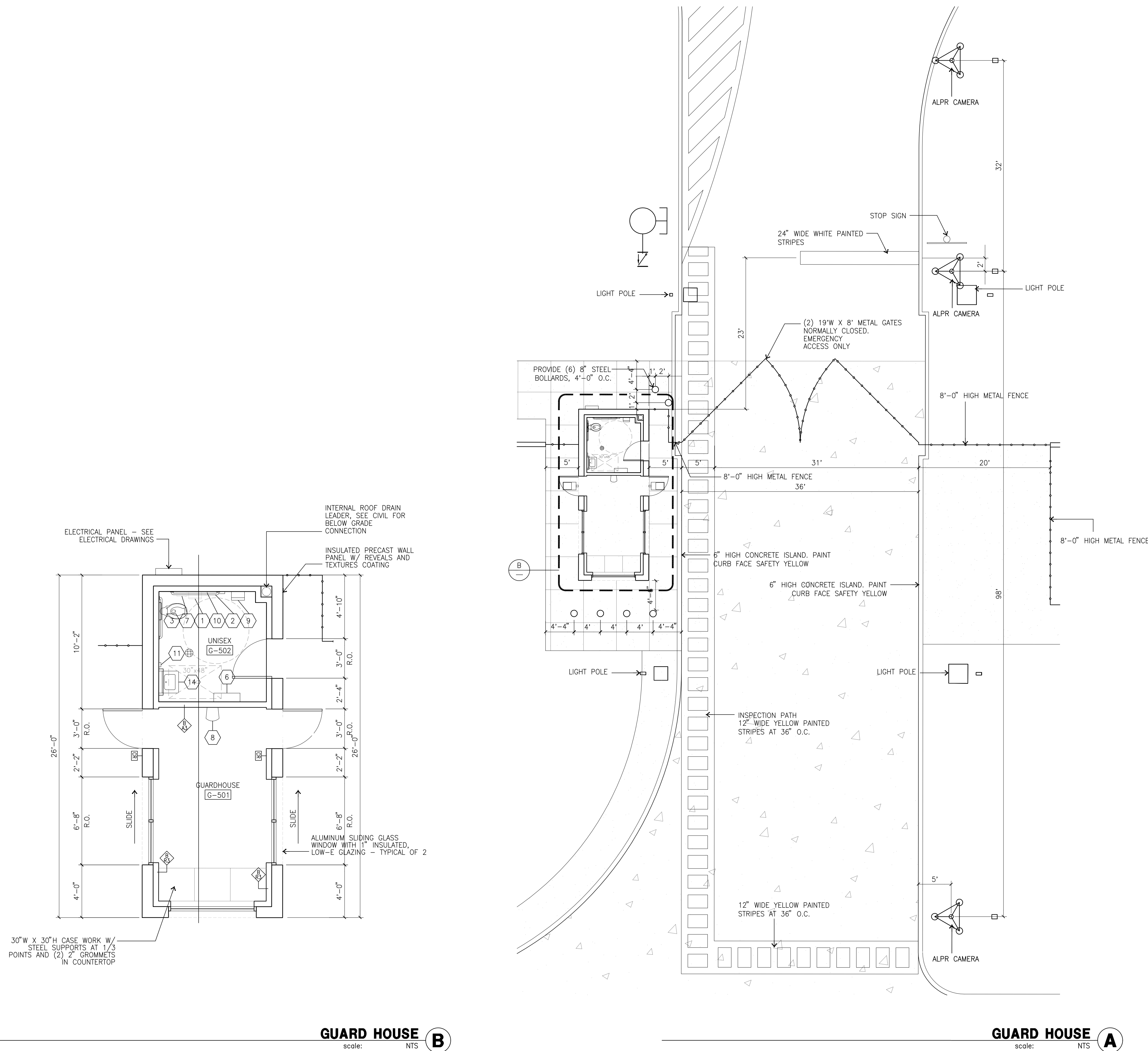
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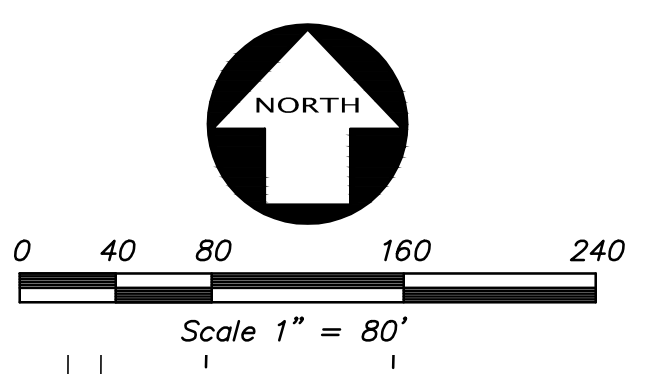
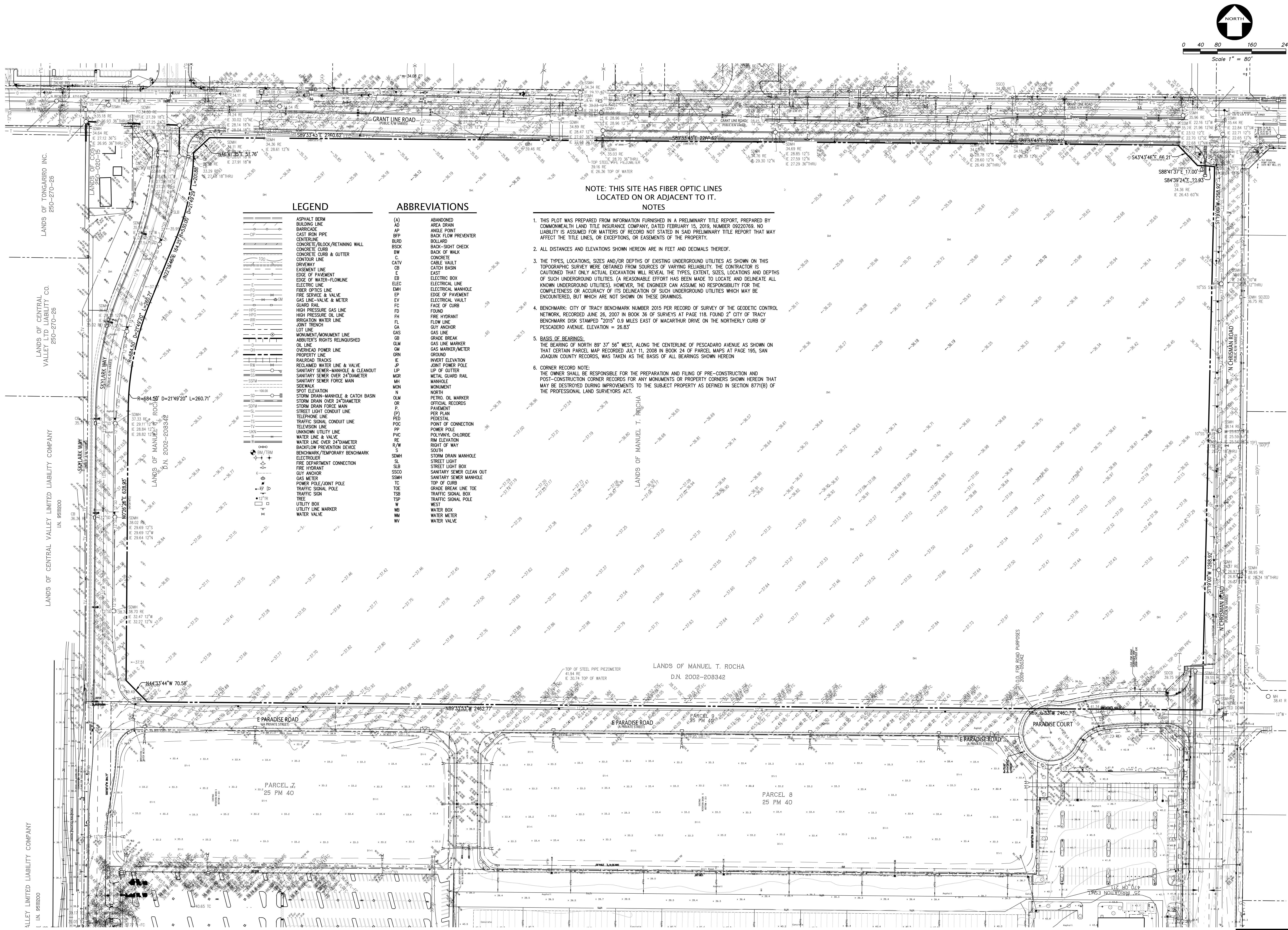
Project Number: 20160
Drawn by: CG
Date: 7/01/20
Revision:



Sheet:

DAB-A4.1





NOTE: THIS SITE HAS FIBER OPTIC LINES
LOCATED ON OR ADJACENT TO IT.

- NOTES**
1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED FEBRUARY 15, 2019, NUMBER 09220769. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
 2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
 3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
 4. BENCHMARK: CITY OF TRACY BENCHMARK NUMBER 2015 PER RECORD OF SURVEY OF THE GEODETIC CONTROL NETWORK, RECORDED JUNE 26, 2007 IN BOOK 36 OF SURVEYS AT PAGE 118, FOUND 2" CITY OF TRACY BENCHMARK DISK STAMPED "2015" 0.9 MILES EAST OF MACARTHUR DRIVE ON THE NORTHERLY CURB OF PISCADERO AVENUE. ELEVATION = 26.83
 5. BASIS OF BEARINGS:
THE BEARING OF NORTH 89° 37' 56" WEST, ALONG THE CENTERLINE OF PISCADERO AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED JULY 11, 2008 IN BOOK 24 OF PARCEL MAPS AT PAGE 195, SAN JOAQUIN COUNTY RECORDS, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON
 6. CORNER RECORD NOTE:
THE OWNER SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.

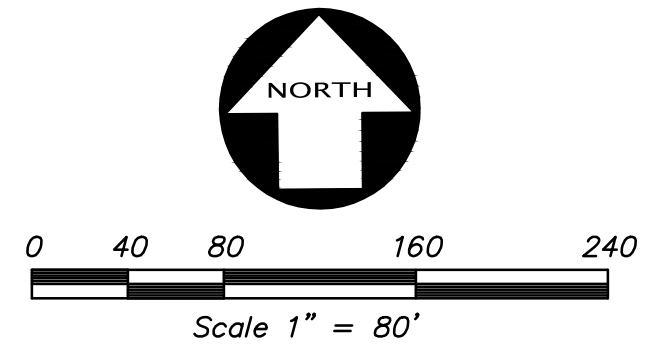
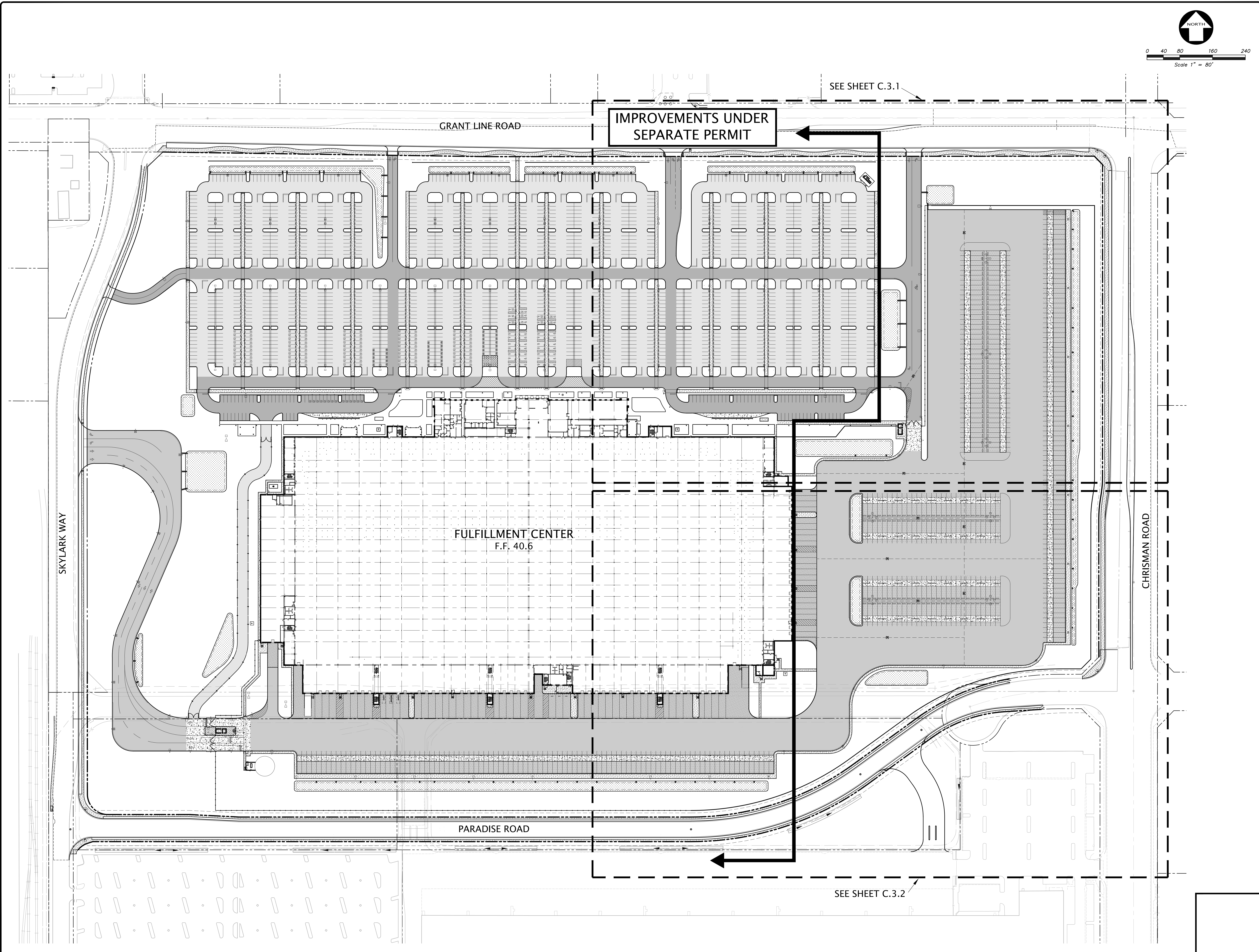
TOPOGRAPHIC SURVEY	
NEI PHASE 3	
PROJECT BIG BIRD	
DATE	3/26/2021
SCALE	1" = 80'
ENGINEER	M.F.B.
DRAFTER	-
JOB NO.	A05728-43
SHEET	C.1
OF	7 SHEETS

KIER+WRIGHT

3850 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-8788
www.kierwright.com

CALIFORNIA

TRACY



IMPROVEMENTS UNDER
SEPARATE PERMIT

GRANT LINE ROAD

SEE SHEET C.3.1

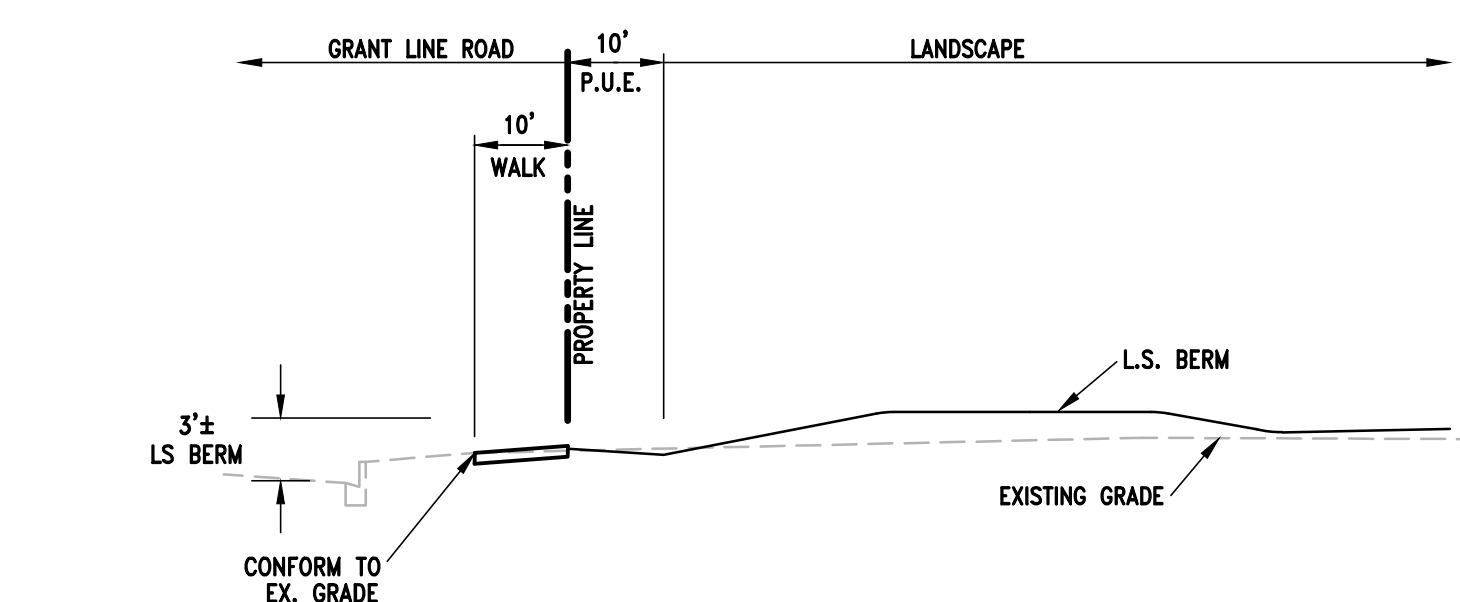
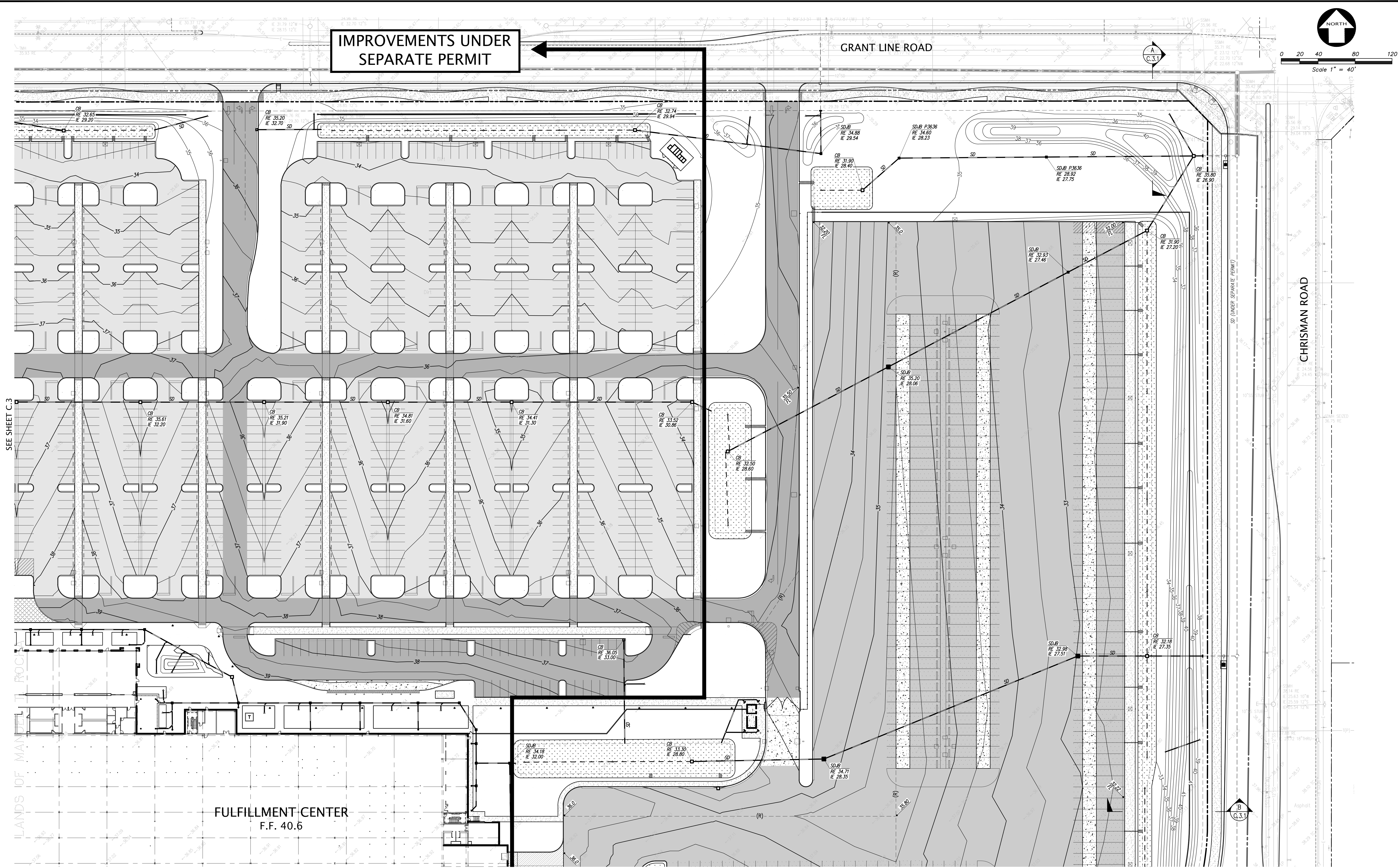
FULFILLMENT CENTER
F.F. 40.6

PARADISE ROAD

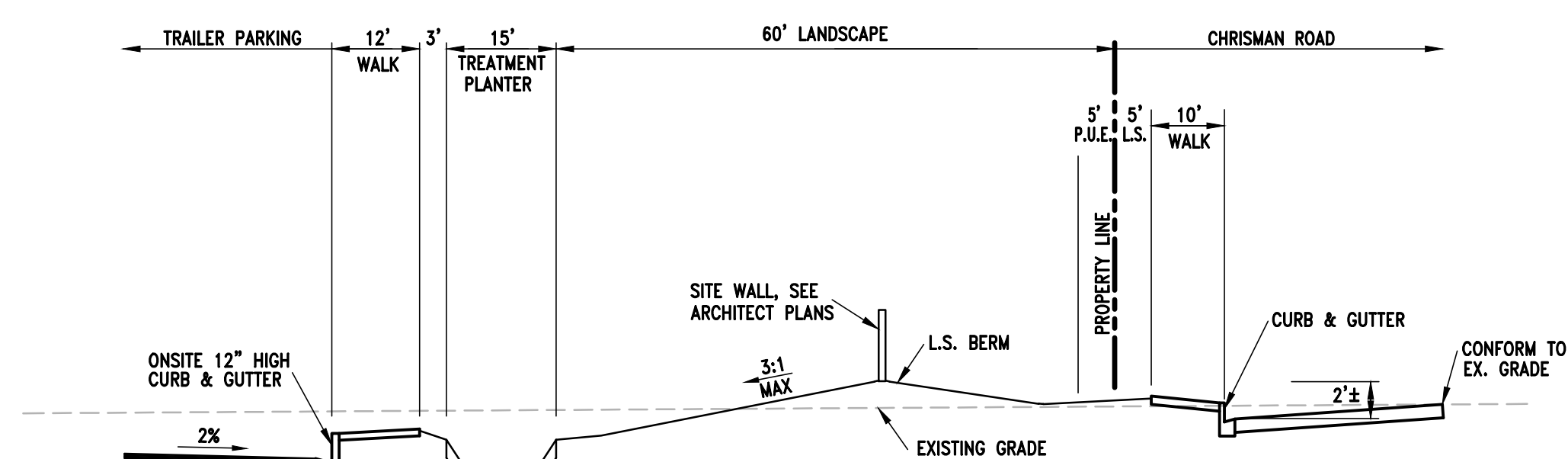
SEE SHEET C.3.2

CHRISMAN ROAD

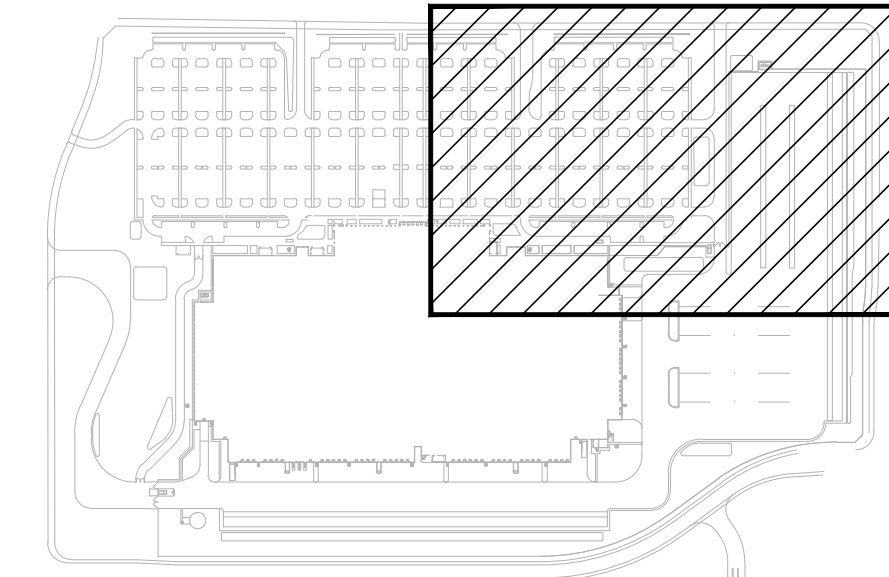
OVERALL SITE PLAN NEI PHASE 3 PROJECT BIG BIRD		CALIFORNIA	
TRACY			
2850 Collier Canyon Road Livermore, California 94551 Phone (925) 245-8788 www.kierwright.com			
NO.		NO.	
PLANNING SUBMITTAL		PLANNING SUBMITTAL	
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2	PLANNING SUBMITTAL	3/26/2021					
3	PLANNING SUBMITTAL						
4	PLANNING SUBMITTAL						

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Livermore, California 94551
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www.kierwright.com

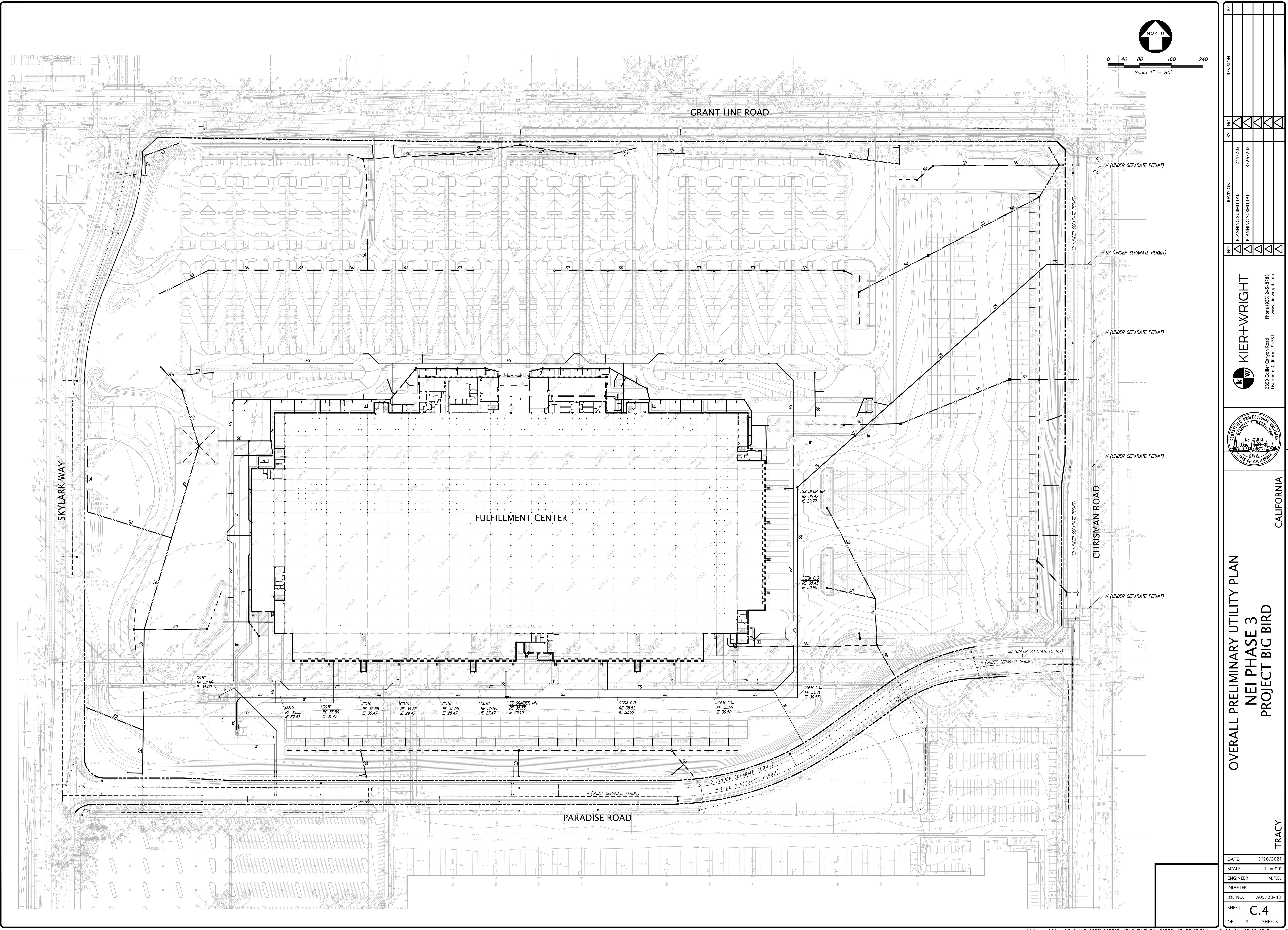
REGISTERED PROFESSIONAL ENGINEER
MICHAEL T. BASTIS
No. 21814
CIVIL
STATE OF CALIFORNIA

CALIFORNIA


PRELIMINARY GRADING & DRAINAGE PLAN
NEI PHASE 3
PROJECT BIG BIRD

TRACY


DATE 3/26/2021
SCALE 1" = 40'
ENGINEER M.F.B.
DRAFTER -
JOB NO. A05728-43
SHEET **C.3.1**
OF 7 SHEETS



NO.		REVISION		BY		NO.	
1		PLANNING SUBMITTAL		2/4/2021		1	
2		PLANNING SUBMITTAL		3/26/2021		2	

**KIER+WRIGHT**

3850 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-8788
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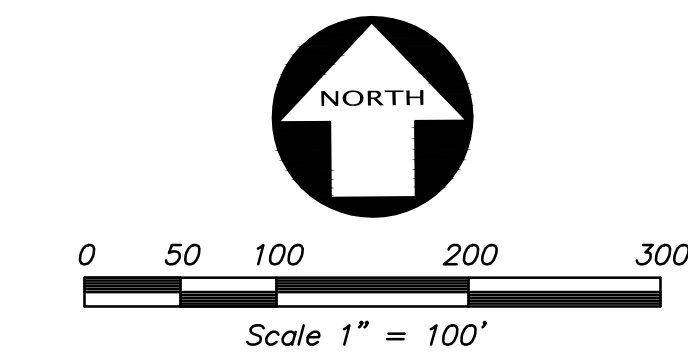
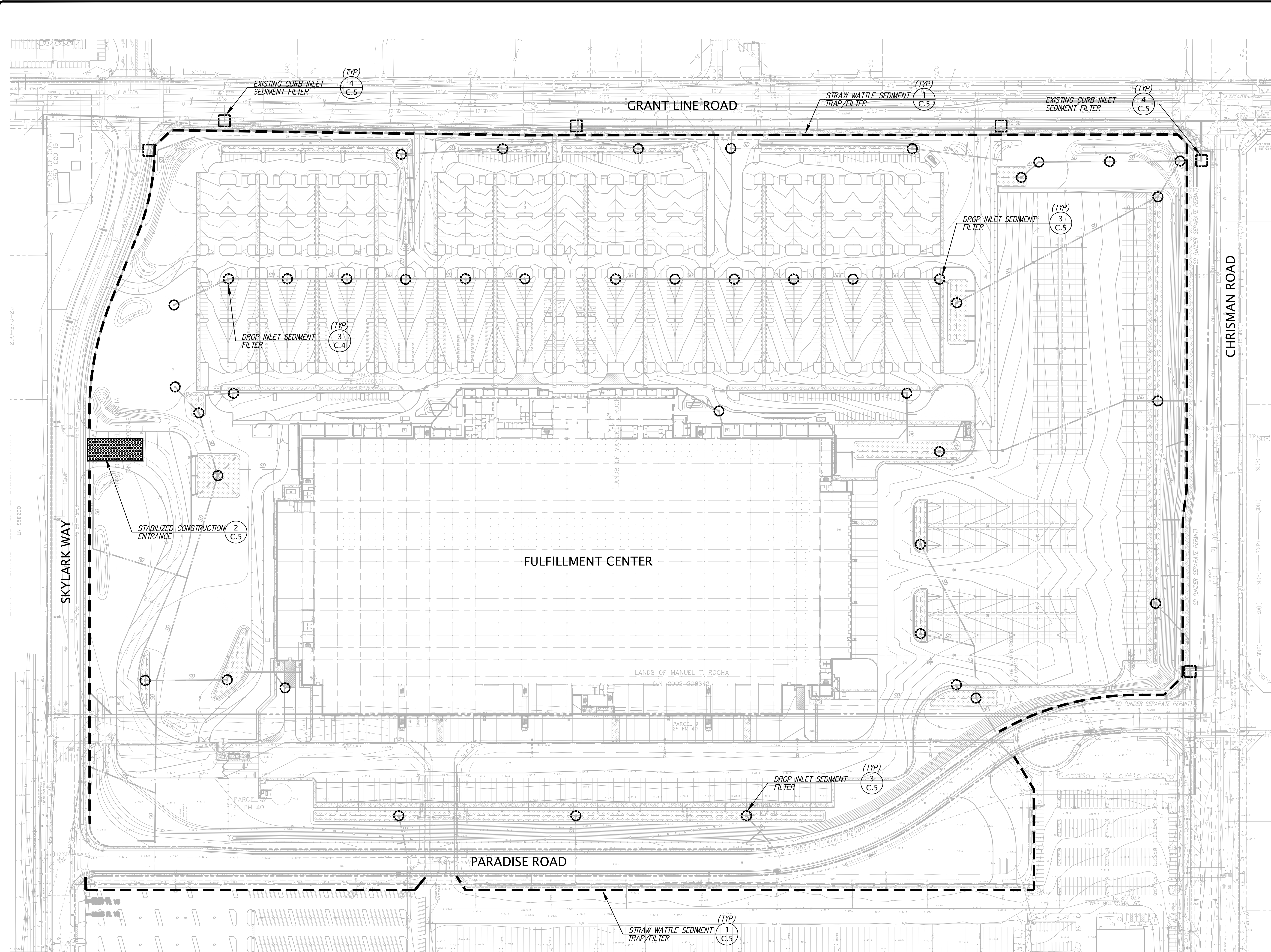
MICHAEL T. BASTIEN
No. 2184
CIVIL ENGINEER
STATE OF CALIFORNIA

OVERALL PRELIMINARY UTILITY PLAN
NEI PHASE 3
PROJECT BIG BIRD

CALIFORNIA

TRACY

DATE 3/26/2021
SCALE 1" = 80'
ENGINEER M.F.B.
DRAFTER -
JOB NO. A05728-43
SHEET C.4
OF 7 SHEETS

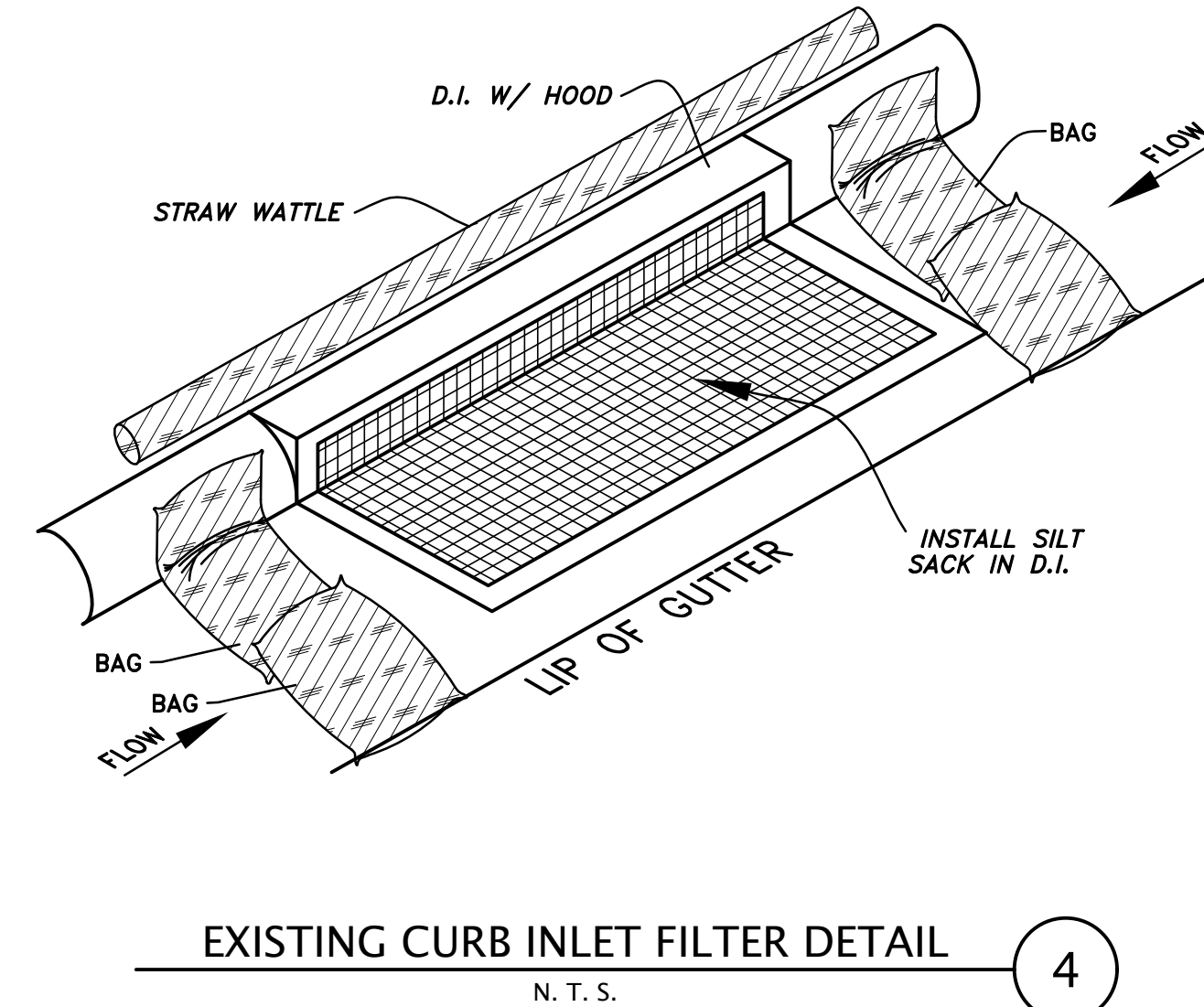
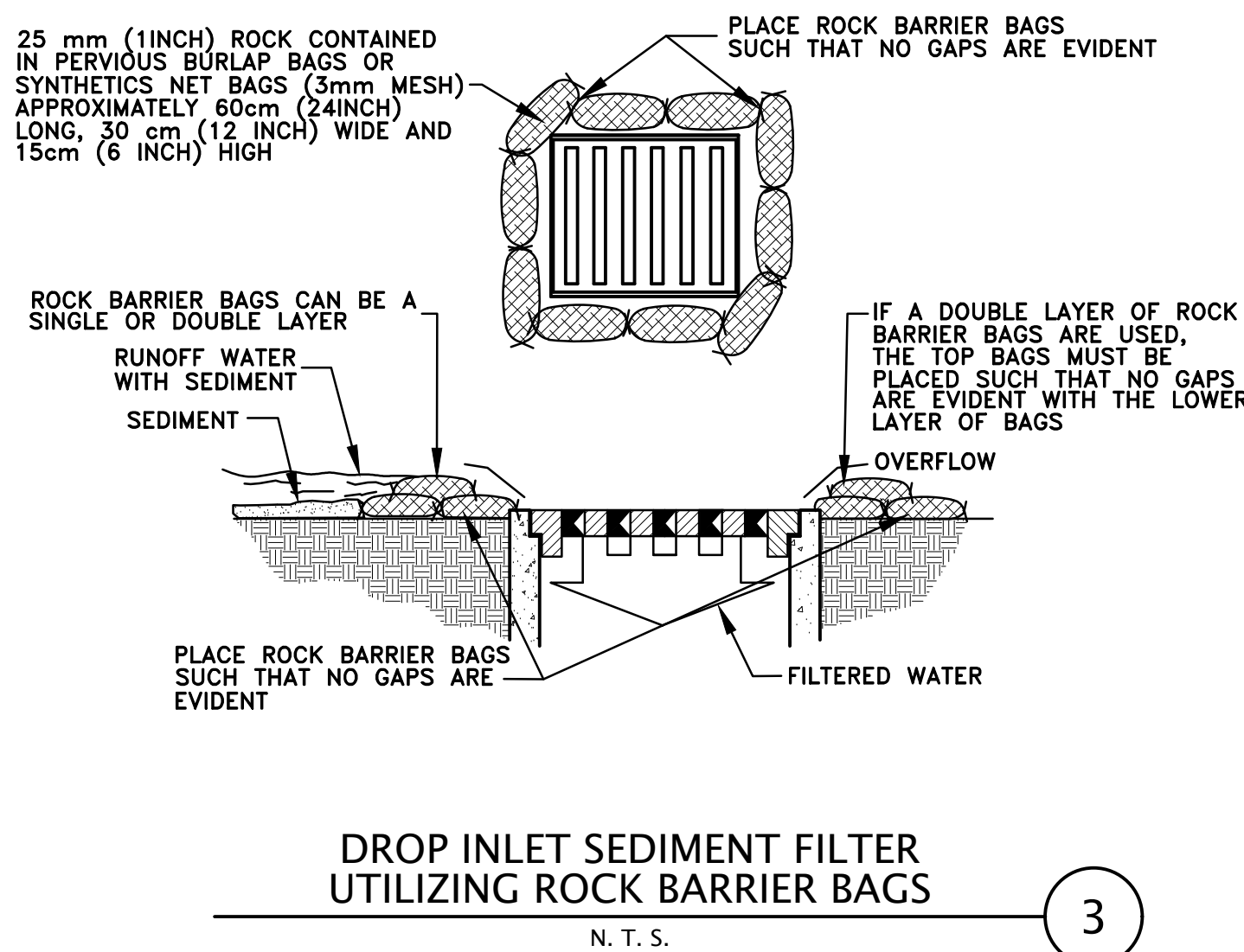
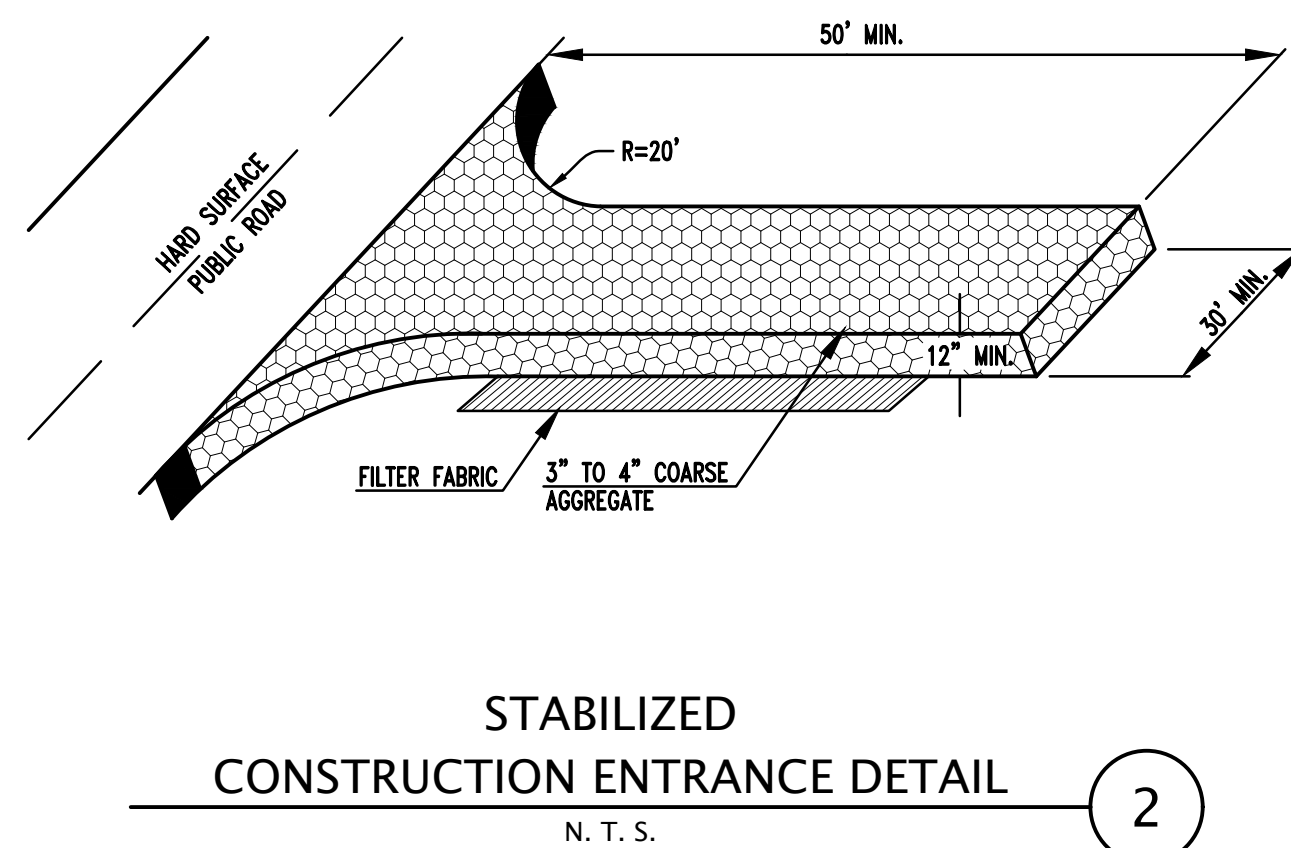
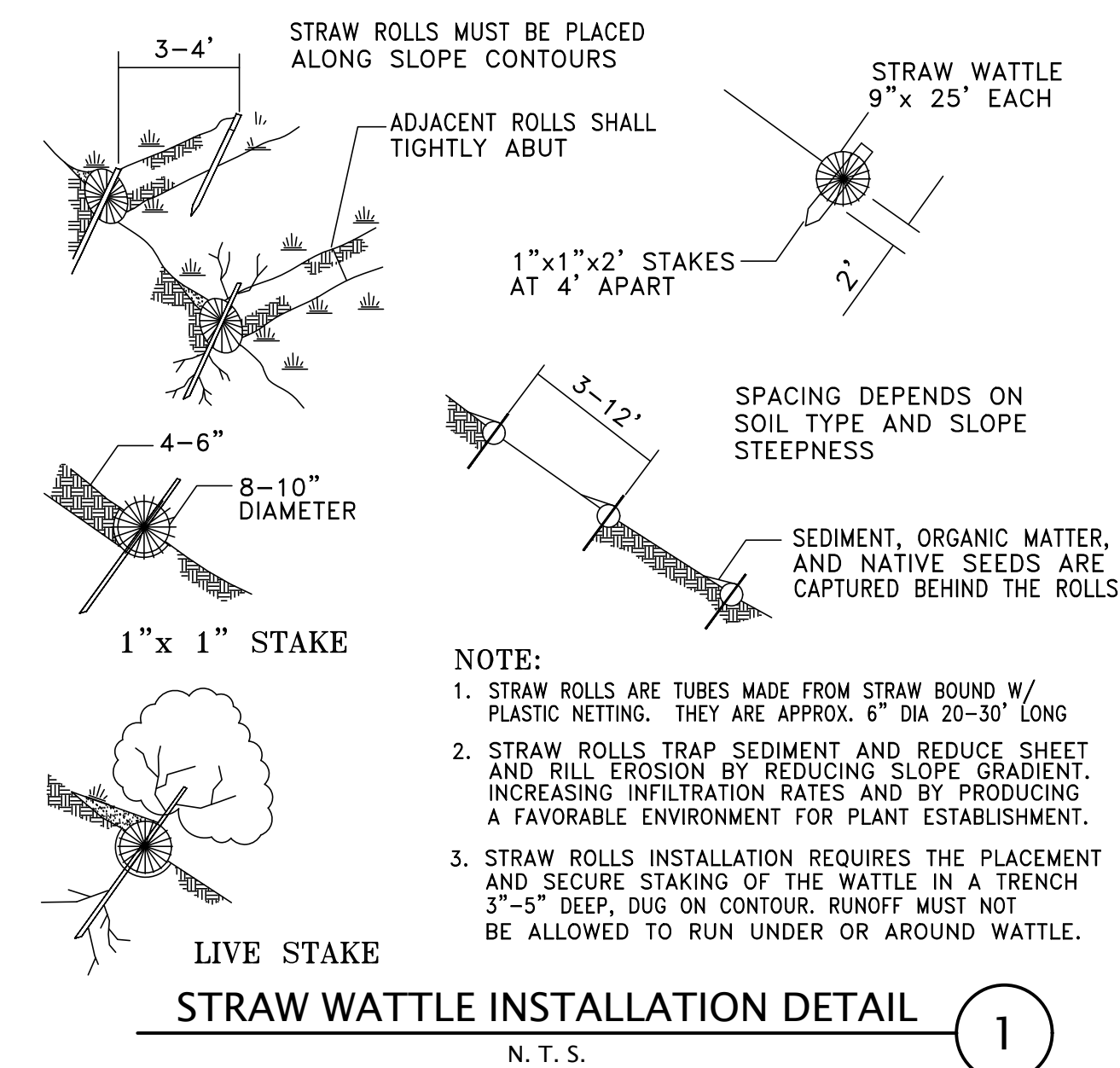


LEGEND	
	1 C.5 STRAW WATTLE SEDIMENT
	2 C.5 STABILIZED CONSTRUCTION ENTRANCE
	3 C.5 DROP INLET SEDIMENT FILTER
	4 C.5 EXISTING CURB INLET FILTER

EROSION & SEDIMENT CONTROL MEASURES:

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE EFFECTIVE FOR THE DURATION OF CONSTRUCTION.
2. AFTER THE UNDERGROUND STORM DRAIN SYSTEM IS INSTALLED, THE CATCH BASINS WILL BE INSTALLED (AS SOON AS PRACTICAL) AND ROCK BARRIER BAGS WILL BE PLACED AROUND THOSE CATCH BASINS AS SHOWN ON THIS PLAN UNTIL THIS SITE IS PAVED.
3. SHOULD THE ON-SITE STORM DRAINS NOT BE INSTALLED COMPLETELY BY OCTOBER 15, THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT BASINS AT THE EXISTING STORM PIPES STUBBED TO THE SITE.
4. PERSON RESPONSIBLE FOR IMPLEMENTATION OF EROSION AND SEDIMENTATION PLAN.

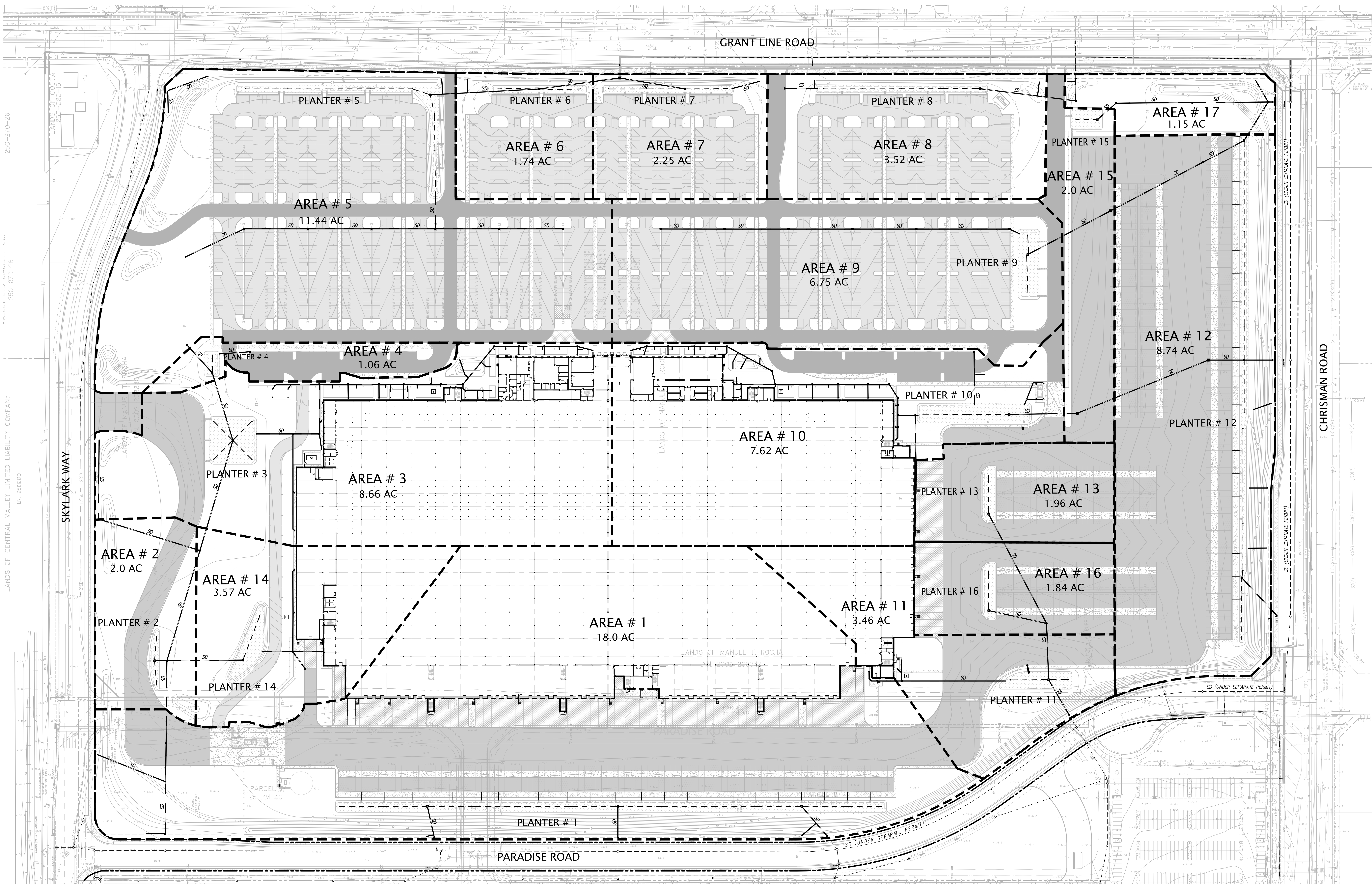
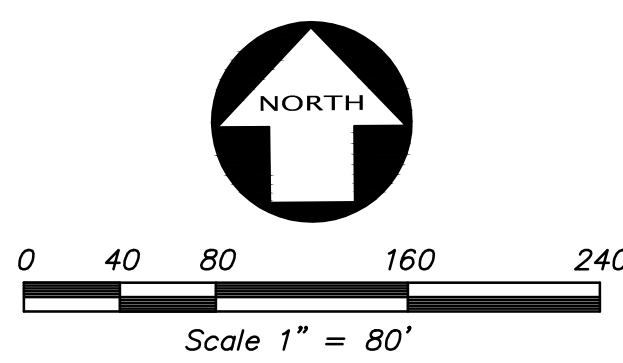
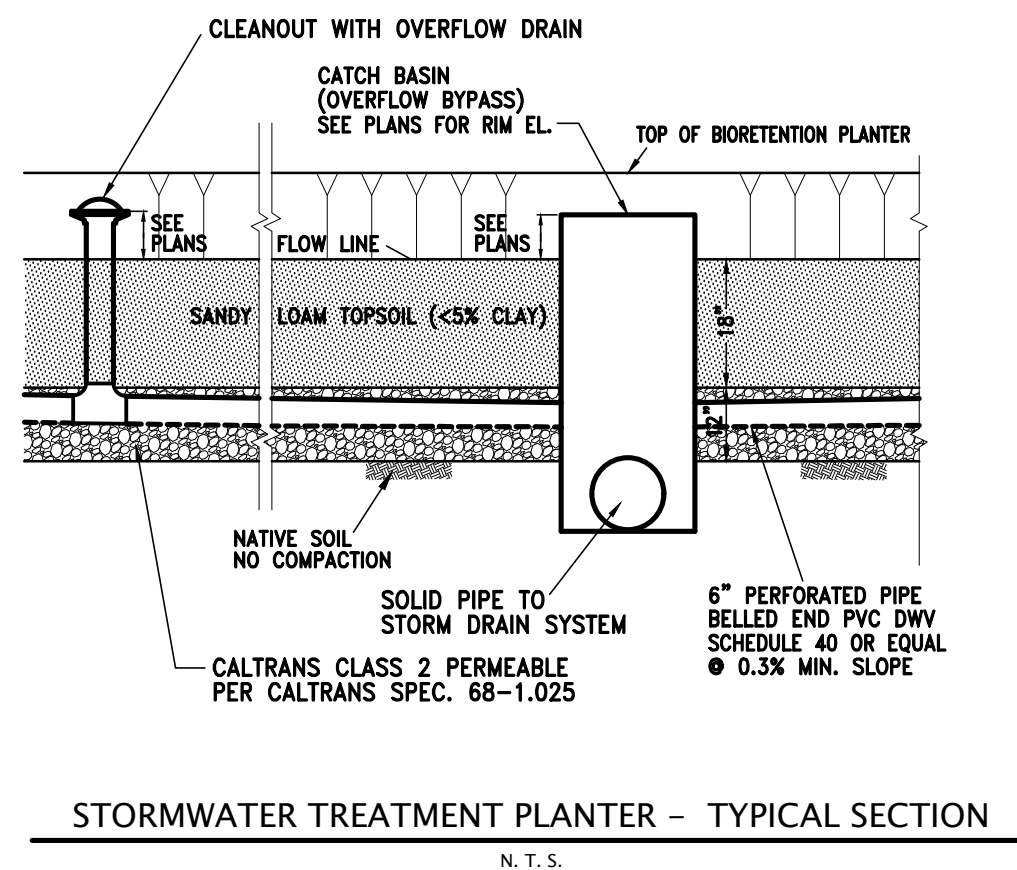
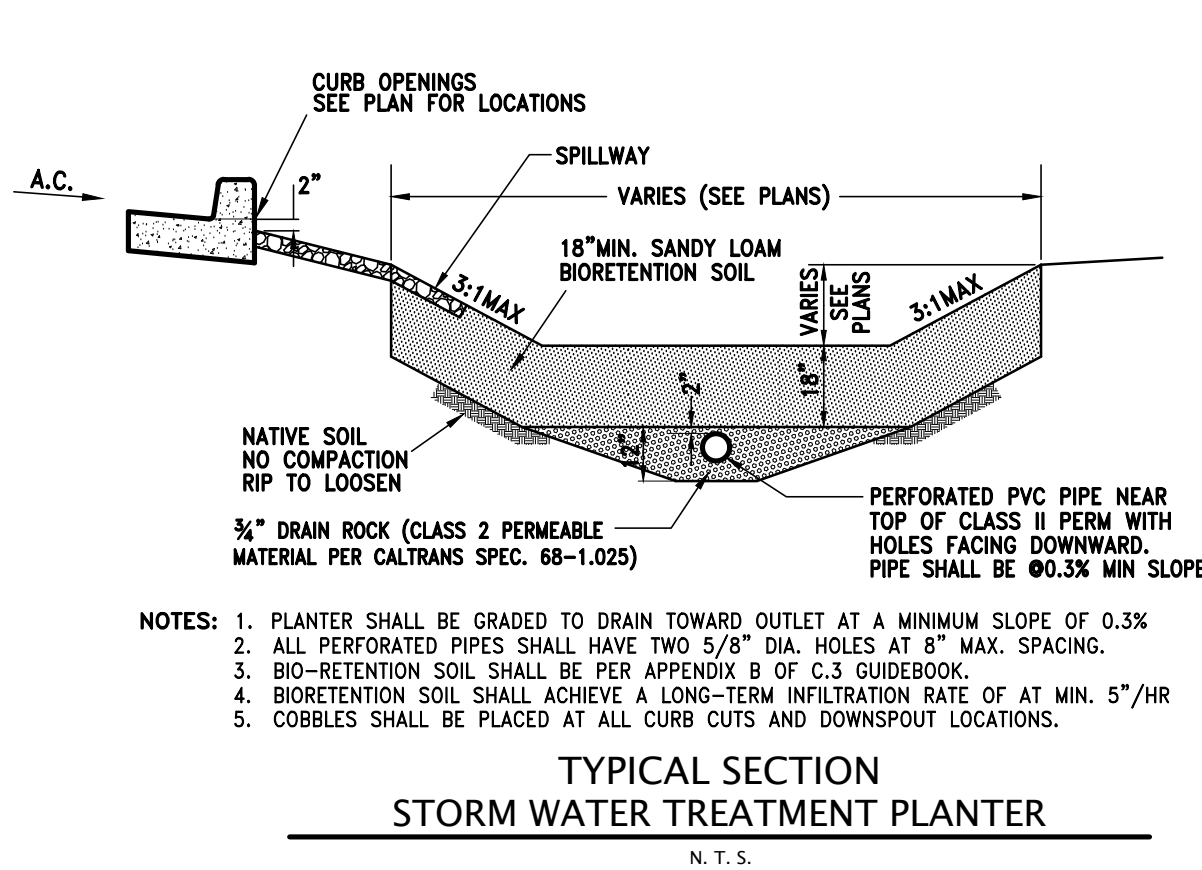
NAME: PROLOGIS - TOM MARTIN
ADDRESS: 815 INTERNATIONAL PKWY, TRACY, CA 95377
PHONE: 209-839-0209
5. THE CONTRACTOR SHALL PLACE 3"-6" COARSE AGGREGATE AS A GRAVEL ROADWAY (12" MIN. THICK FOR THE FULL WIDTH AND 50 FEET LONG) AT EACH D/W ENTRANCE TO SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THAT SAME DAY AND AS REQUIRED BY THE CITY OF TRACY.
6. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE QSP.
7. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUN-OFF TO ANY STORM DRAINAGE SYSTEM.
8. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO THE SEPTEMBER FIRST OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
9. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
10. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE QSP.
11. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBANK FLOW.
12. INLETS WHICH ARE NOT USED IN CONJUNCTION WITH ROCK BARRIER BAGS OR SEDIMENT BASINS SHOULD BE COVERED, OR OTHERWISE ADJUSTED TO PREVENT INFLOW, UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
13. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO ANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF THE ENGINEER.
14. DETAILS FOR THE CONSTRUCTION OF FACILITIES ARE SHOWN ON THESE PLANS.
15. MASS GRADED AREAS SHALL HAVE A SOIL BINDER APPLIED UPON COMPLETION OF GRADING AS SPECIFIED IN THE SWPPP.
16. A SWPPP WILL BE PREPARED SPECIFICALLY FOR THIS PROJECT. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING SWPPP INCLUDING QSP SERVICES.
17. CONTRACTOR SHALL HYDROSEED ALL DISTURBED AREAS NOT RECEIVING FINAL LANDSCAPING WITH A NATIVE NON-IRRIGATED MIX. USE VALLEY HABITAT - TRACY MIX BY PACIFIC COAST SEED.



PRELIMINARY EROSION CONTROL PLAN				DATE 3/26/2021			
NEI PHASE 3				SCALE 1" = 100'			
PROJECT BIG BIRD				ENGINEER M.F.B.			
TRACY				DRAFTER -			
				JOB NO. A05728-43			
SHEET C.5				OF 7 SHEETS			

STORMWATER TREATMENT PLANTER SIZING CALCULATIONS

DRAINAGE AREA	TOTAL TRIBUTARY AREA (AC)	IMPERVIOUS AREA ROOF (AC)	AC/CONC (AC)	PERVIOUS AREA LANDSCAPE (AC)	PERVIOUS AREA PLANTER (AC)	IMPERVIOUSNESS RATIO "I"	STORMWATER RUNOFF COEF. "C"	UNIT STORMWATER VOL. "P _u "	SDOV (CF) REQUIRED	SDOV (CF) PROVIDED	DEPTH OF SANDY LOAM PROVIDED (IN)
1	18.0	6.353	6.660	4.31	0.674	0.72	0.52	0.33	21,845	25,000	18
2	2.00	0.000	0.804	1.15	0.050	0.40	0.28	0.18	1,321	1,500	18
3	8.60	5.010	1.188	2.17	0.228	0.72	0.51	0.33	10,393	10,500	18
4	1.06	0.000	0.936	0.09	0.034	0.88	0.71	0.46	1,760	2,000	12
5	11.44	0.000	7.160	4.03	0.250	0.63	0.43	0.28	11,547	12,000	12
6	1.74	0.000	1.122	0.55	0.072	0.65	0.45	0.29	1,821	2,000	18
7	2.25	0.000	1.460	0.69	0.099	0.65	0.45	0.29	2,371	2,500	18
8	3.52	0.000	2.110	1.28	0.132	0.60	0.41	0.26	3,381	3,500	12
9	6.75	0.000	5.850	0.81	0.090	0.87	0.68	0.44	10,848	11,000	12
10	7.62	4.910	1.330	1.13	0.250	0.82	0.62	0.40	11,144	11,500	18
11	3.46	1.212	1.400	0.74	0.108	0.75	0.55	0.36	4,466	4,600	12
12	8.74	0.000	6.540	1.78	0.420	0.75	0.54	0.35	11,137	11,300	18
13	1.96	0.000	1.800	0.00	0.160	0.92	0.76	0.49	3,491	3,500	12
14	3.57	1.411	0.394	1.70	0.066	0.51	0.34	0.22	2,879	3,000	18
15	2.00	0.000	1.580	0.12	0.300	0.79	0.59	0.38	2,764	2,800	12
16	1.84	0.000	1.750	0.00	0.090	0.95	0.81	0.52	3,492	3,500	12
17	1.15	0.000	0.000	1.15	0.000						
TOTAL	85.70	18.90	42.09	21.70	3.02				104,661	110,200	



NO.	BY	NO.	REVISION	BY	NO.
1	2/4/2021	1	PLANNING SUBMITTAL	2/4/2021	1
2	3/26/2021	2	PLANNING SUBMITTAL	3/26/2021	2
3		3			3
4		4			4

DATE 3/26/2021

SCALE 1" = 80'

ENGINEER M.F.B.

DRAFTER

JOB NO. A05728-43

SHEET C.6

OF 7 SHEETS

TRACY

CALIFORNIA

PRELIMINARY STORMWATER QUALITY CONTROL PLAN

NEI PHASE 3

PROJECT BIG BIRD

KIER+WRIGHT

REGISTERED PROFESSIONAL ENGINEER

MICHAEL T. BASTIS

No. 21814

CIVIL

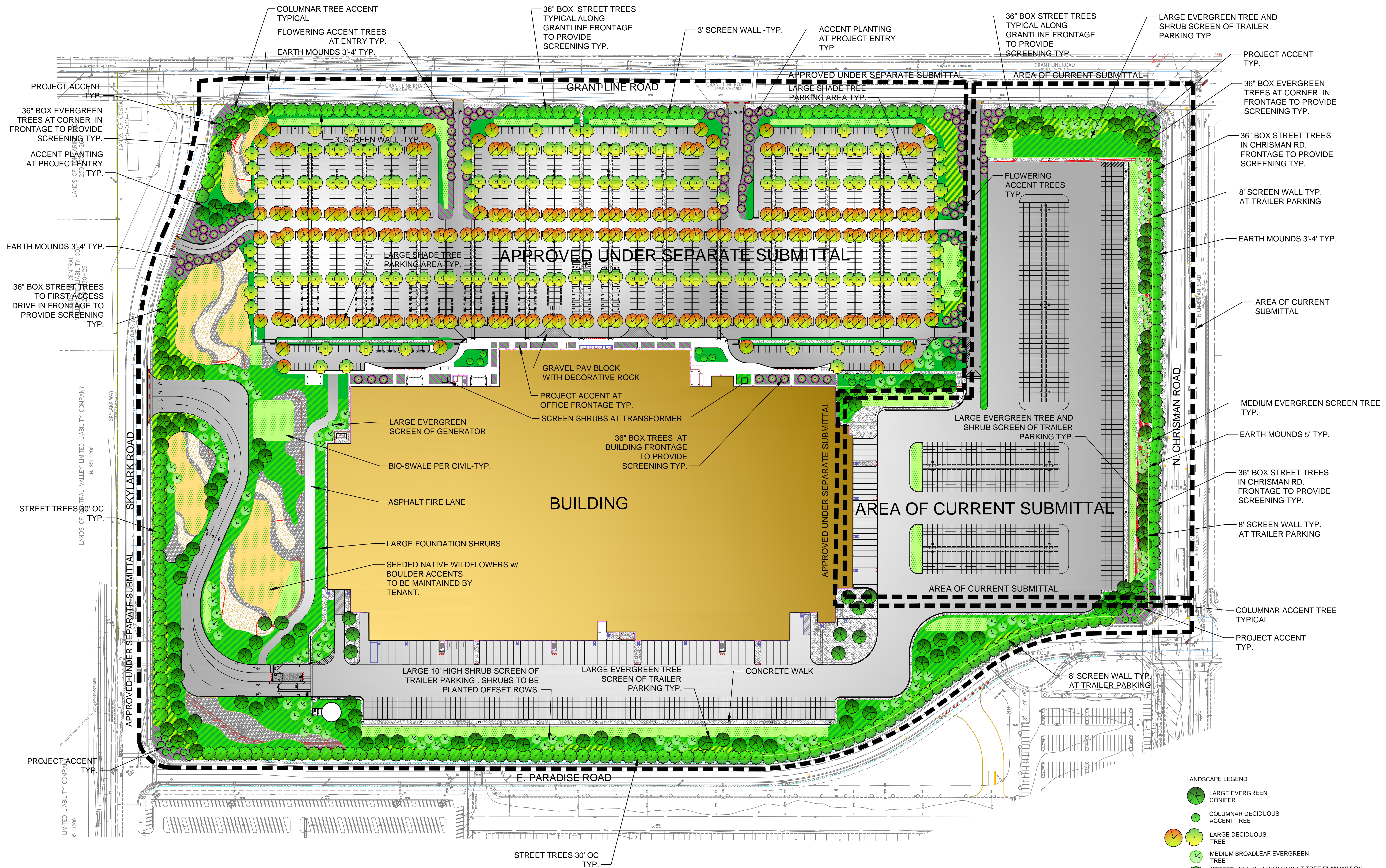
STATE OF CALIFORNIA

2850 Collier Canyon Road

Livermore, California 94551

Phone (925) 245-8788

www.kierwright.com



LANDSCAPE CALCULATIONS :

TOTAL SITE AREA: 86 AC
TOTAL PARKING AREA = 774,318 S.F.
PARKING AREA INCLUDES THE FOLLOWING:
1. PAVEMENT INCLUDING ISLANDS, STALLS, AISLES AND ACCESS DRIVES
2. ADJACENT BUILDING FRONTAGE LANDSCAPE AREA INC. WALKS
PARKING AREA LANDSCAPE REQUIRED = 77,431 S.F. (10% OF PARKING AREA)
PARKING AREA LANDSCAPE PROVIDED = 144,048 S.F. (18%)
NO. OF STANDARD PARKING SPACES = 1,867
TREES REQUIRED = 187 (1/10 SPACES)
TREES PROVIDED = 334
REQUIRED PARKING AREA SHADE = 309,727 S.F. (MIN. 40% OF PARKING AREA)
PARKING AREA SHADE PROVIDED AT MATURITY = 335,552 (43%)
200 TREES @ 100% 40' DIAMETER (1257 S.F.) = 251,400 S.F.
134 TREES @ 50% 40' DIAMETER (628 S.F.) = 84,152 S.F.
MINIMUM STREETScape LANDSCAPE REQUIRED:
SKYLARK WAY - 15' (PROVIDED)
GRANTLINE ROAD - 15' (PROVIDED)
N CHRISMAN ROAD - 15' (PROVIDED)
FRONTAGE AREA = 117,330 S.F. MIN TREE REQUIREMENT 1/400S.F.
TREES REQUIRED = 293
TREES PROVIDED = 359
THE LANDSCAPE PLAN MEETS THE REQUIREMENTS OF THE
NORTHEAST INDUSTRIAL DEVELOPMENT PLAN

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 100'



REFER TO PRELIMINARY PLANT LIST SHEET LC1.2

- LANDSCAPE LEGEND**
- LARGE EVERGREEN CONIFER
 - COLUMNAR DECIDUOUS ACCENT TREE
 - LARGE DECIDUOUS TREE
 - MEDIUM BROADLEAF EVERGREEN TREE
 - STREET TREE PER CITY STREET TREE PLAN 36" BOX TO BE INSTALLED ON GRANT LINE AND ON SIDE STREETS TO THE FIRST ACCESS DRIVE EITHER SIDE.
 - FLOWERING ACCENT TREE
 - LOW TO MEDIUM SHRUBS FLOWERING w/ ACCENT PERENNIALS & GRASSES
 - LOW PLANTING 1'-4' TALL
 - PROJECT ACCENT PLANTING FLOWERING SHRUBS & GROUND-COVERS, PERENNIAL ACCENT
 - SCREEN PLANTING TALL SCREEN SHRUBS 8' +
 - SEEDED PER NATIVE BIO-RETENTION GRASSES HYDROSEED MIX
 - ROCK MULCH IN TRUCK TRAILER ACCESS AREA
 - SEEDED WILDFLOWER MIX BOULDER ACCENTS
 - DECOMPOSED GRANITE ACCENT
 - LARGE ROCK MULCH ACCENT



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Project:
Prologis
Tracy-NEI
PHASE 3 G4+5

Tracy, CA

Consultants:

CIVIL K&W
STRUCTURAL HSA
MECHANICAL KRAEMER
PLUMBING KRAEMER
ELECTRICAL KRAEMER
LANDSCAPE GREEN DESIGN
FIRE PROTECTION HARRINGTON
SOILS ENGINEER

Title:
PRELIMINARY LANDSCAPE PLAN

Project Number: 20160
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LC1.1



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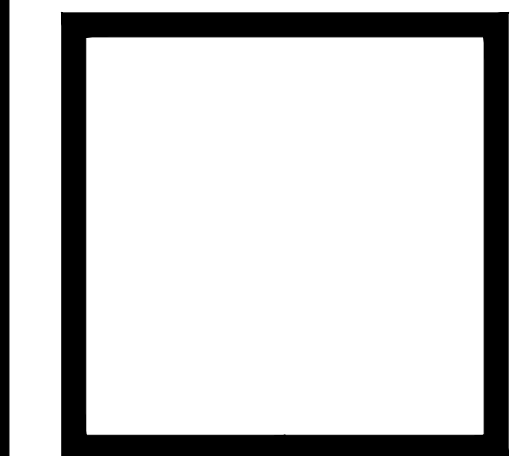
C I V I L	K&W
STRUCTURAL	HSA
MECHANICAL	KRAEMER
PLUMBING	KRAEMER
ELECTRICAL	KRAEMER
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	HARRINGTON
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Title:
PRELIMINARY LANDSCAPE PLAN

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Sheet:
LC1.2

PRELIMINARYPLANT LIST

N' CA NATIVE	BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME /ZONE	MATURE HABIT
N	LARGE DECIDUOUS PARKING LOT TREE				
	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	24" BOX	L	60' X 30'
	PISTACHIA SINENSIS	CHINESE PISTACHE	24" BOX or 36" BOX	L	50' X 40'
	ULMUS 'FRONTIER'	FRONTIER ELM	24" BOX or 36" BOX	M	50' X 60'
	COLUMNAR DECIDUOUS TREE (ACCENTS)				
	QUERCUS 'CRIMSON SPIRE'	COLUMNAR OAK	24" BOX.	M	40' X 15'
	MEDIUM EVERGREEN TREE				
	OLEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX.	L	20' X 20'
	LARGE EVERGREEN TREE				
	LAURUS N. 'SARATOGA'	SWEET BAY	24" BOX	L	25' X 20'
	CEDRUS DEODARA	DEODAR CEDAR	24" BOX. or 36" BOX	L	40' X 40'
	QUERCUS WISLIZENII	INTERIOR LIVE OAK	24" BOX	VL	50' X 50'
	FLOWERING TREE				
	LAGERSTROMIA INDICA	CRAPE MYRTLE	15 GAL OR 36" BOX.		L 15' X 10'
	EVERGREEN SCREENING SHRUBS				
	DODONAEA VISCOSA	HOPSEED	5 GAL.	L	10' X 10'
	NERIUM SPP.	OLEANDER	5 GAL.	L	VARIES
	ARCTOSTAPHYLOS SPECIES	MANZANITA	5 GAL.	L	VARIES
N	CEANOTHUS 'RAY HARTMAN'	CA. LILAC	5 GAL.	L	8' X 8'
	CEANOTHUS SPP.	CEANOTHUS	5 GAL.	L	VARIES
	SHRUBS				
	LANTANA M. 'GOLD RUSH'	GOLD RUSH LANTANA	5 GAL.	L	2' X 4'
	RHAMNUS CALIFORNICA	COFFEE BERRY	5 GAL.	L	1.5' X 3'
	NERIUM OLEANDER 'PETITE PINK'	PETITE PINK OLEANDER	5 GAL.	L	5' X 5'
N	PHORMIUM SPP.	NEW ZEALAND FLAX	5 GAL.	L	VARIES
	PEROVSKIA	RUSSIAN SAGE	1 GAL.	L	3' X 3'
	ESCALLONIA 'NEWPORT'	ESCALLONIA	5 GAL.	L	3' X 3'
	ROSA 'MEIGALOPID'	RED DRIFT ROSE	2 GAL.	M	3' X 3'
	GROUND COVER				
	ARBUTUS U 'ELFIN KING'	DW. STRAWBERRY TREE	5 GAL.	L	5' X 5'
	SALVIA GREGGII 'FURMAN'S RED'	SALVIA	1 GAL.	L	4' X 4'
	WESTRINGIA 'MORNING LIGHT'	ROCK ROSE	5 GAL.	L	1.5' X 4'
	OLEA 'LITTLE OLLIE'	DW. OLIVE	5GAL.	L	7'X5'
N	LEGEND				
	LANTANA	LANTANA	1 GAL.	L	2' X 4'
	ROSMARINUS OFFICINALIS	HUNTINGTON BLUE ROSEMARY	1 GAL.	L	1.5' X 3'
	LAVENDULA SPP.	LAVENDER	1 GAL.	L	6" X 8"
	CEANOTHUS SPP.	HORZ. CARMEL CEANOTHUS	1 GAL.	L	3' X 10'
	COTONEASTER D. 'LOWFAST'	BEARBERRY COTONEASTER	1 GAL.	L	1' X 6'
	PERENNIALS				
	DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	TULBAGHIA V. 'SILVERLACE'	SOCIETY GARLIC	1 GAL.	M	1' X 1'
	GRASSES				
	MULLENBERGIA RIGENS	DEER GRASS	1 GAL.	L	4' X 4'
	MULLENBERGIA LINDHEIMER	LINDHEIMER'S MUHLY GRASS	1 GAL.	L	2' X 2'
	PENNISTUM SETACEUM 'RUBRUM'	PINK FOUNTAIN GRASS	5 GAL.	L	3' X 2'