

## 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.

Development Services Director Determination

Application Number D21-0008

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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.

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Andrew Malik  
Assistant City Manager

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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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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@sicfire.org](mailto:courtney.wood@sicfire.org)

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

- 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:

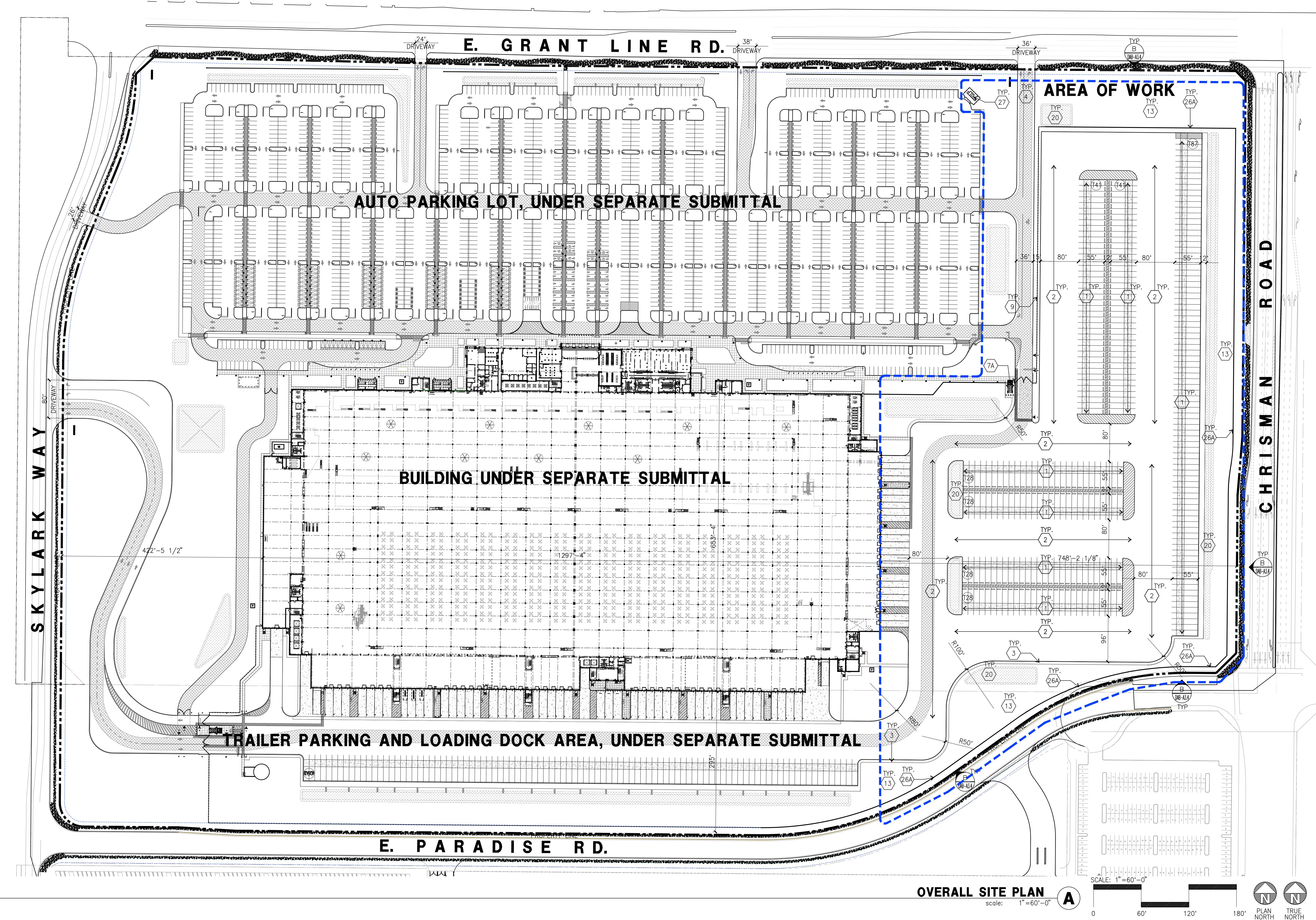
**PROLOGIS**  
Ahead of what's next

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

Project:  
Project Big Bird  
Tracy-NEI  
PHASE 3 G+4.5  
Yard Update  
1500 E. Grant Line Road  
Tracy, CA

Consultants:  
CIVIL  
STRUCTURAL  
MECHANICAL  
PLUMBING  
ELECTRICAL  
LANDSCAPE  
GREEN DESIGN  
FIRE PROTECTION  
HARRINGTON  
SOILS ENGINEER  
ENGEO

Title: Overall Site Plan



#### SITE PLAN KEYNOTES

- ① HEAVY BROOM FINISH CONC. PAVEMENT
- ② ASPHALT PAVING
- ③ CONCRETE WALKWAY
- ④ DRIVEWAY APRONS
- ⑤ TILT-UP CONCRETE WALLED GUARD HOUSE SEE A&B/DAB-A.1 & A/DAB-A.3.4
- ⑥ 8' H TALL BLACK WROUGHT IRON FENCE
- ⑦ LANDSCAPE. SEE "L" DWGS.
- ⑧ STORM DRAINAGE OR TREATMENT. SEE CIVIL
- ⑨ 8' TALL SCREEN WALL. SEE B/A.3.4
- ⑩ SWITCH GEAR

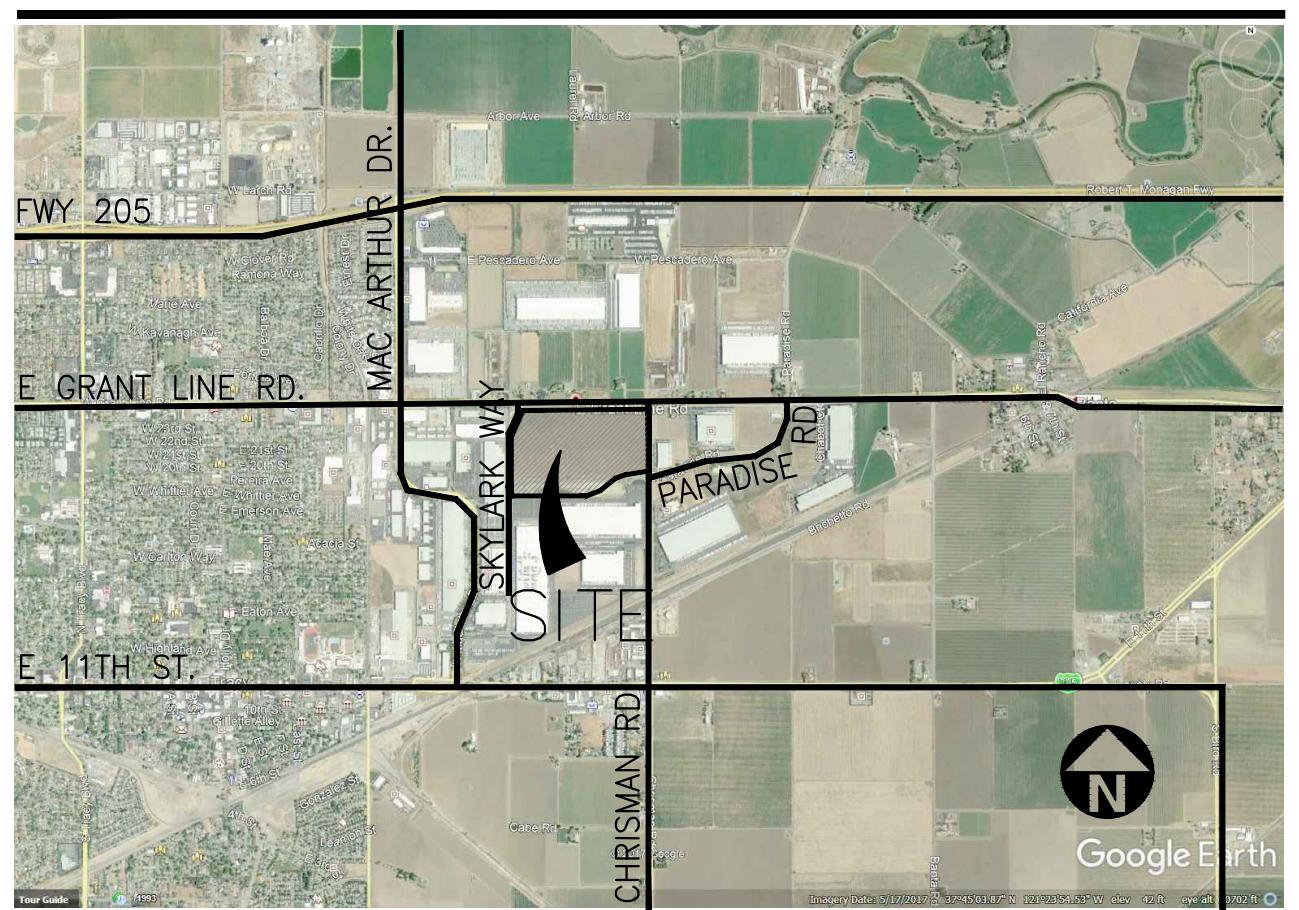
#### SITE PLAN GENERAL NOTES

1. THE SOILS REPORT WILL BE PREPARED BY ENGEO AND SUBMITTED WITH THE BUILDING PERMIT APPLICATION.
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, IF REQUIRED.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. DRAWDOWNS/POSITIONS DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' 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.

#### SITE LEGEND

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

#### AERIAL MAP



#### TABULATION

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

#### PROJECT INFORMATION

Project Address: GRANT LINE ROAD, TRACY, CA 250-020-93

Assessor's Parcel Number: 250-020-93

#### Owner/Applicant

Code

CBC 2019  
CPC 2019  
CMC 2019  
CEC 2019

#### Applicant's Representatives

HPA, INC.  
815 INTERNATIONAL PKWY  
OAKLAND, CA 94610  
CONTACT: MATT SIMS  
PHONE: (925) 413-6896

#### Zoning

SPECIFIC PLAN: NORTH EAST INDUSTRIAL SPECIFIC PLAN

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

Sheet:

**DAB-A1.1**



Owner:



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

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

Tracy, CA

Consultants:

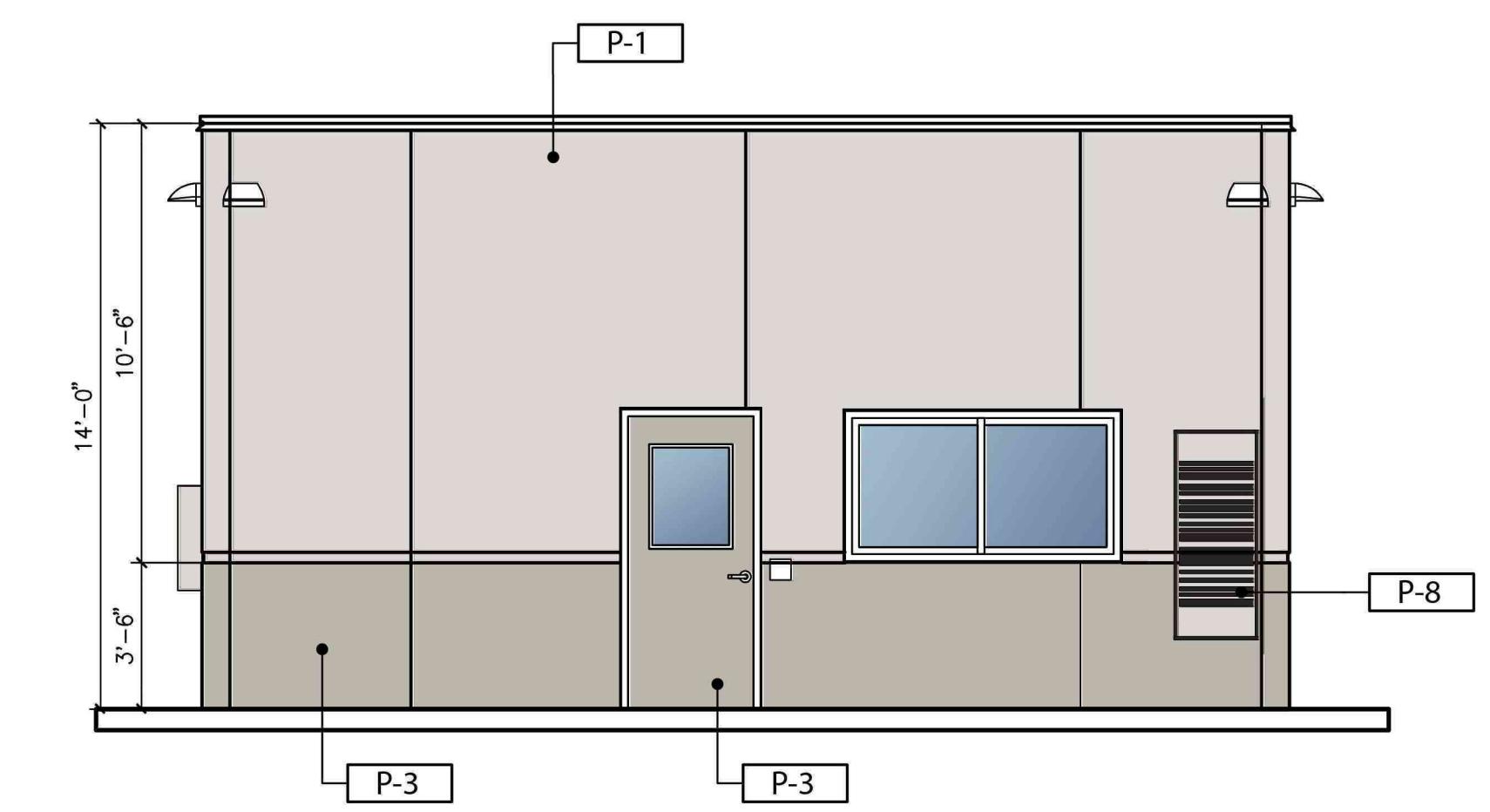
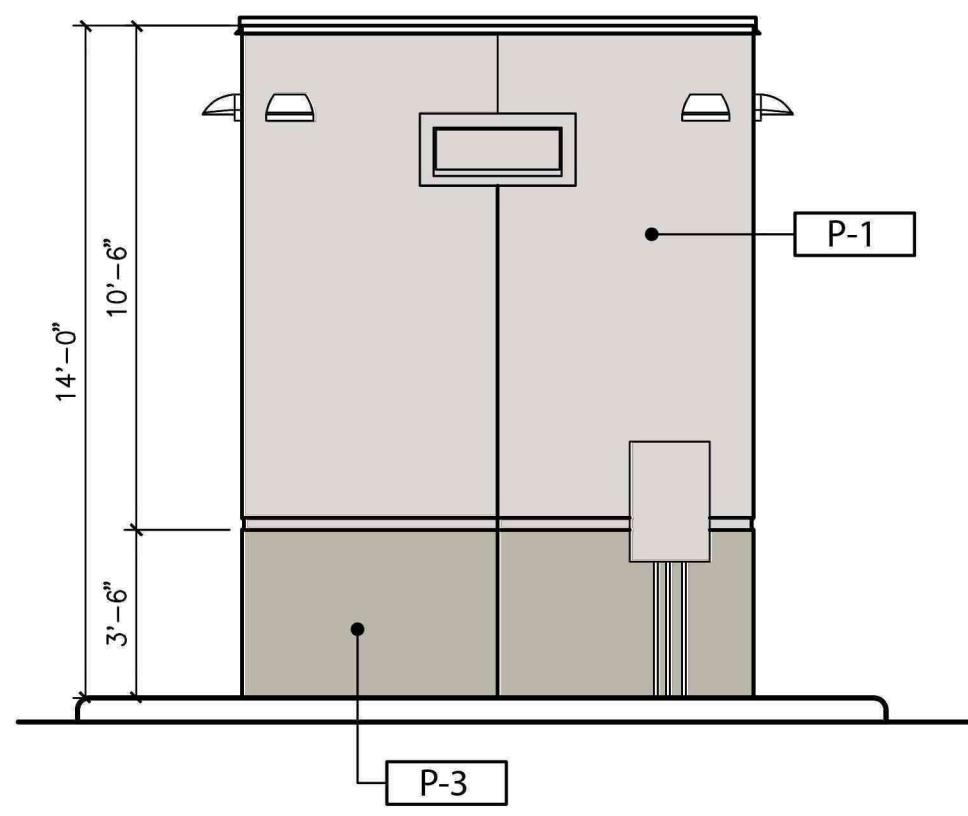
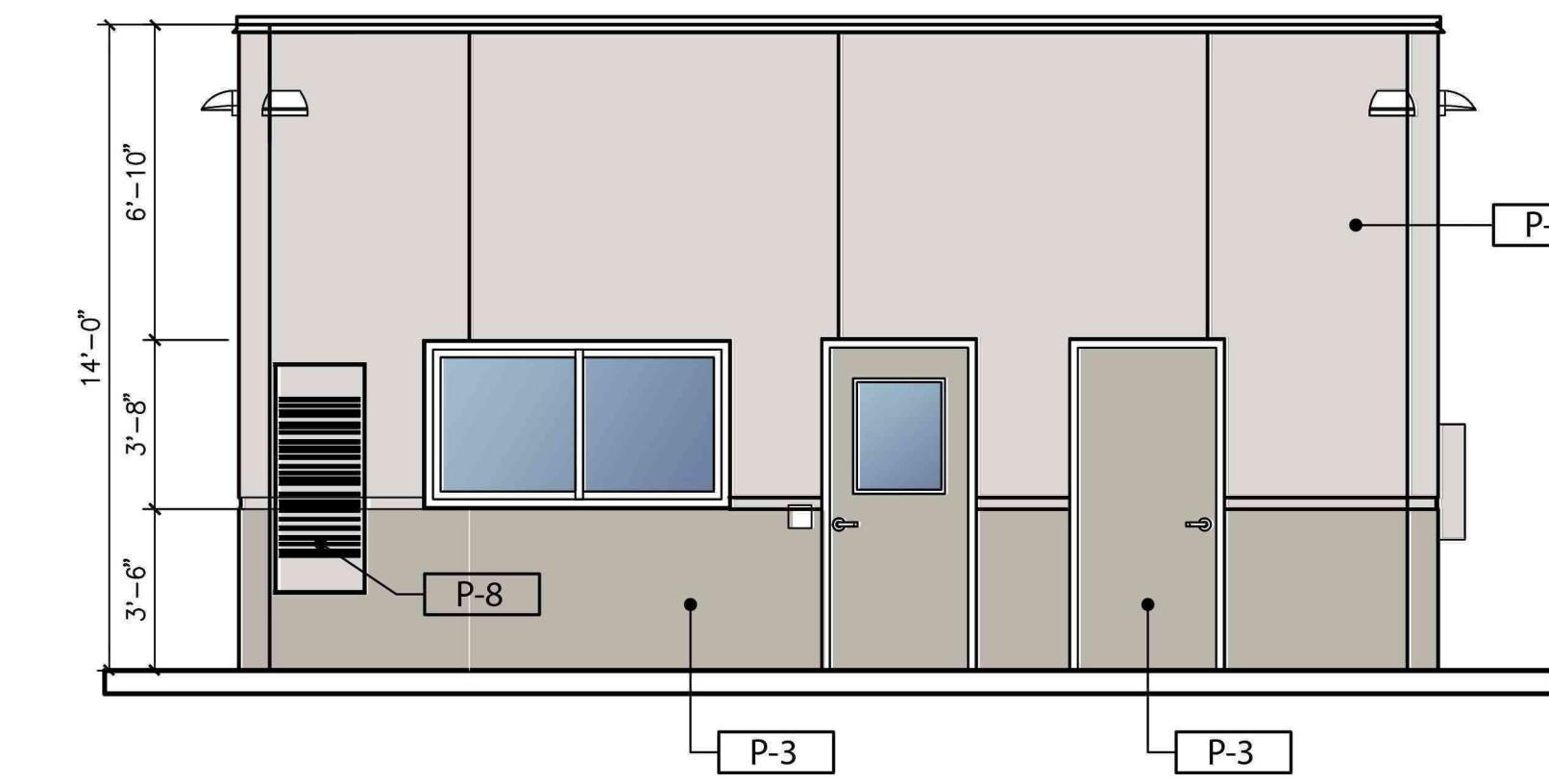
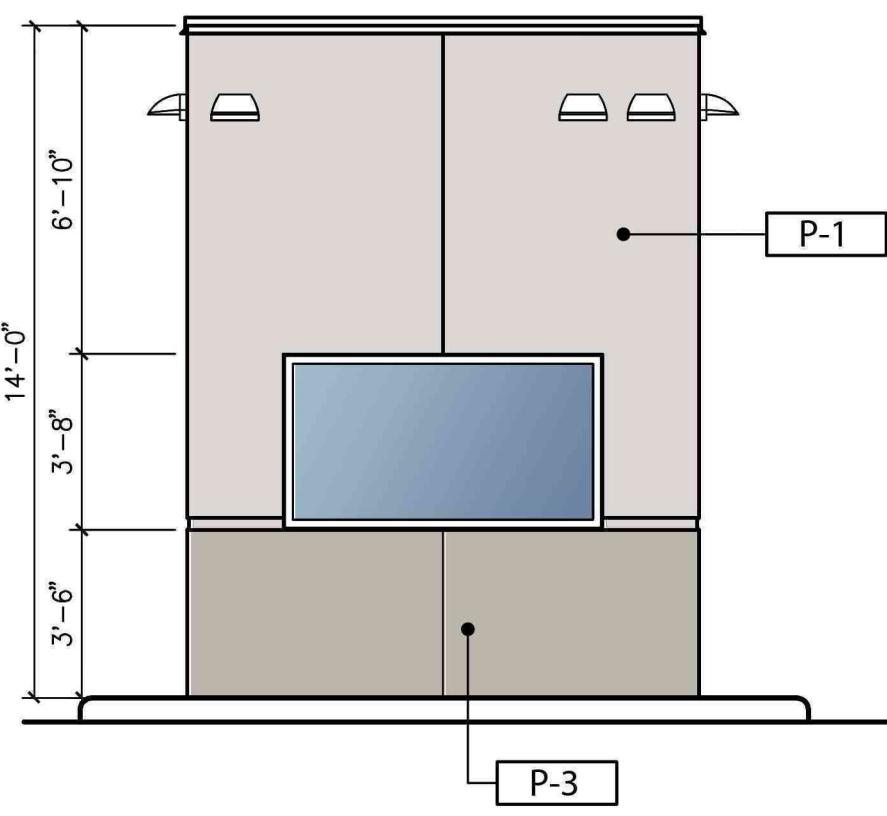
CIVIL HSA  
STRUCTURAL KRAEMER  
MECHANICAL KRAEMER  
PLUMBING KRAEMER  
ELECTRICAL KRAEMER  
LANDSCAPE GREEN DESIGN  
FIRE PROTECTION HARRINGTON  
SOILS ENGINEER ENGEO

Title: COLORED ELEVATIONS

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

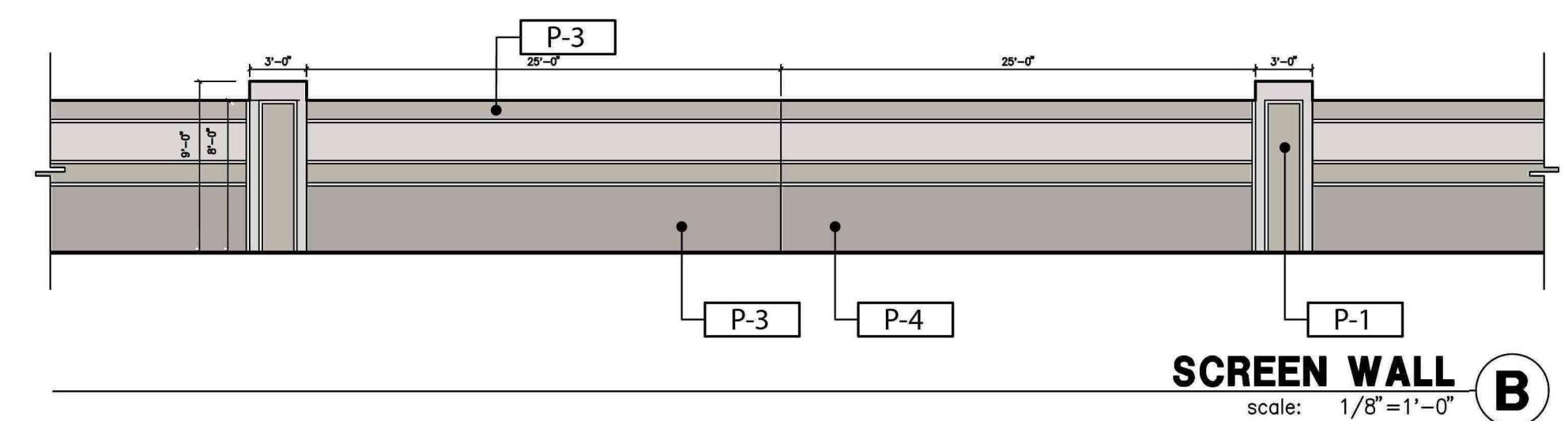
Sheet:

**DAB-A3.4**



**GUARD HOUSE COLORED ELEVATIONS A**

scale: 1/4"=1'-0"



**SCREEN WALL B**

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

**EXTERIOR COLOR LEGEND**

P-1	TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH COLOR SW 71646 "FIRST STAR" (RGB 218 - 211 - 212)
P-2	TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH COLOR SW 71016 "MINDFUL GRAY" (RGB 88 - 93 - 111)
P-3	TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH COLOR SW 71011 "DORIAN GRAY" (RGB 112 - 107 - 106)
P-4	TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH COLOR SW 71018 "DOVETAIL" (RGB 44 - 50 - 59)
P-5	TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH COLOR SW 71514 "MOTH WING" (RGB 160 - 144 - 127)
P-6	TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH PAINT COLOR 71985C (CMYK 83 - 169 - 224) (RGB 0 - 169 - 224)
P-8	SHERWIN WILLIAMS SEMI-GLOSS MATCH COLOR "BLACK" (RGB 0 - 0 - 0)



hpa, inc.  
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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:

WIL  
STRUCTURAL  
MECHANICAL  
PLUMBING  
ELECTRICAL  
SCAPE  
PROTECTION  
ENGINEER

K&W  
HSA  
KRAEMER  
KRAEMER  
KRAEMER  
GREEN DESIGN  
HARRINGTON  
ENGEQ

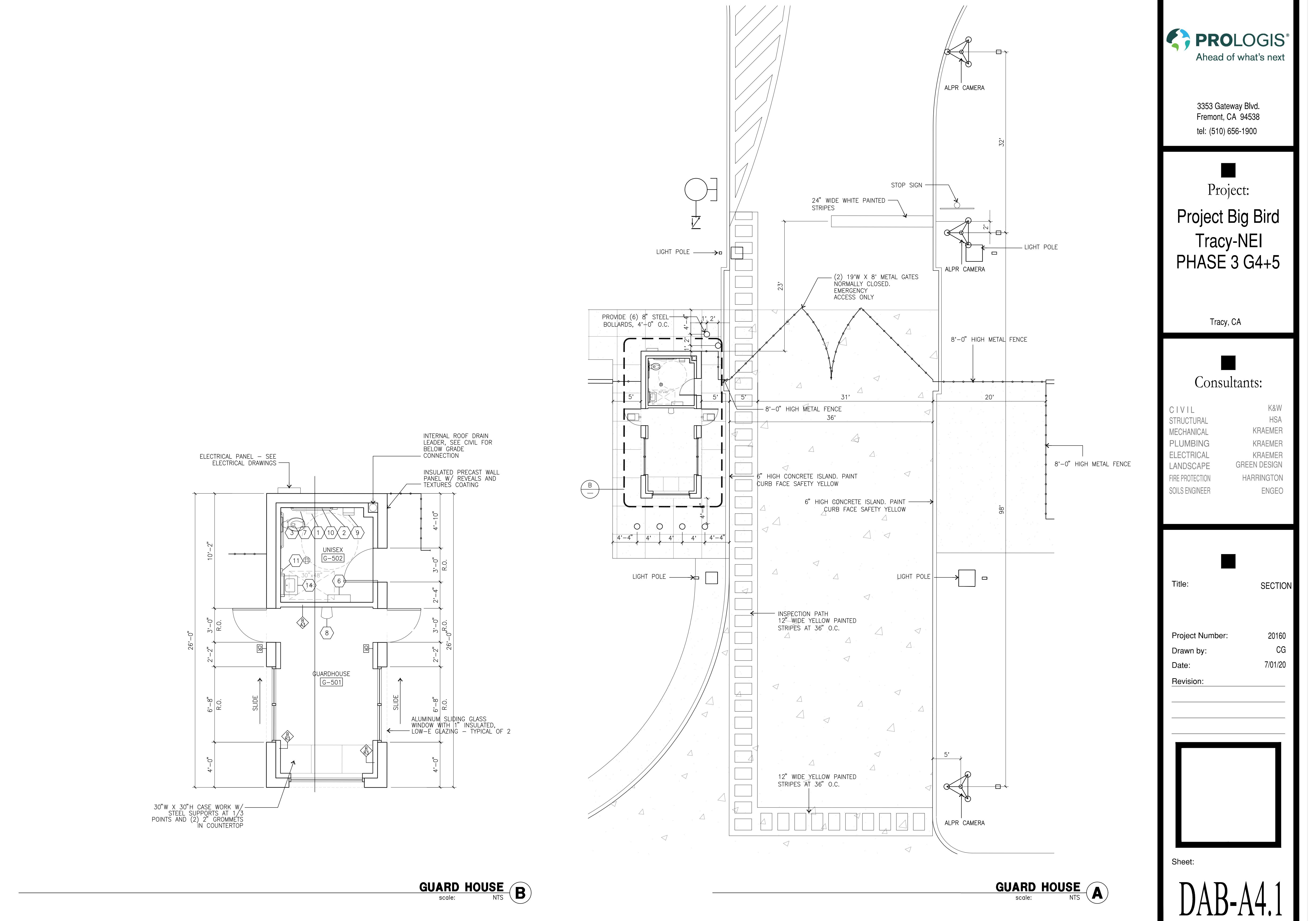
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
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re: 7/01/20


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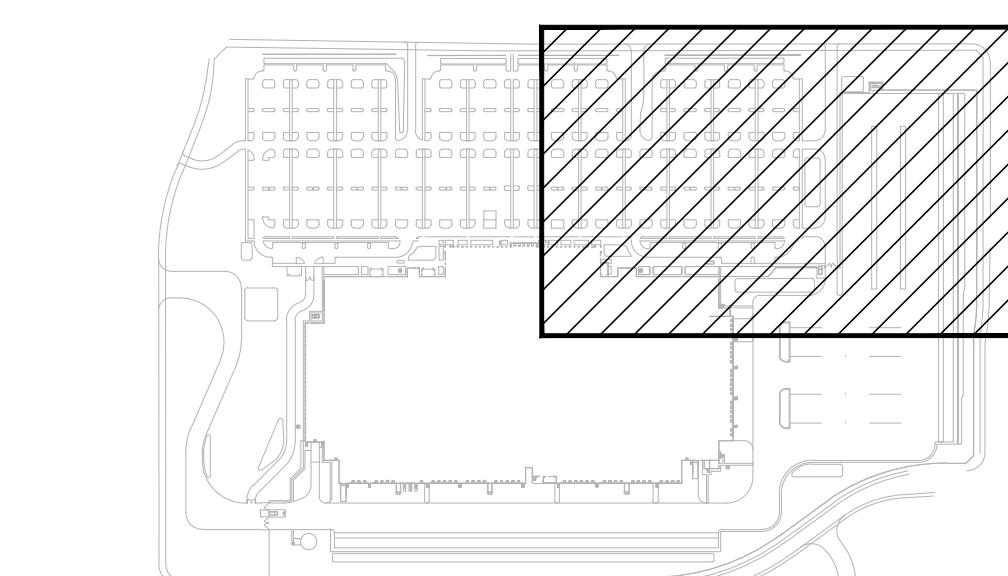
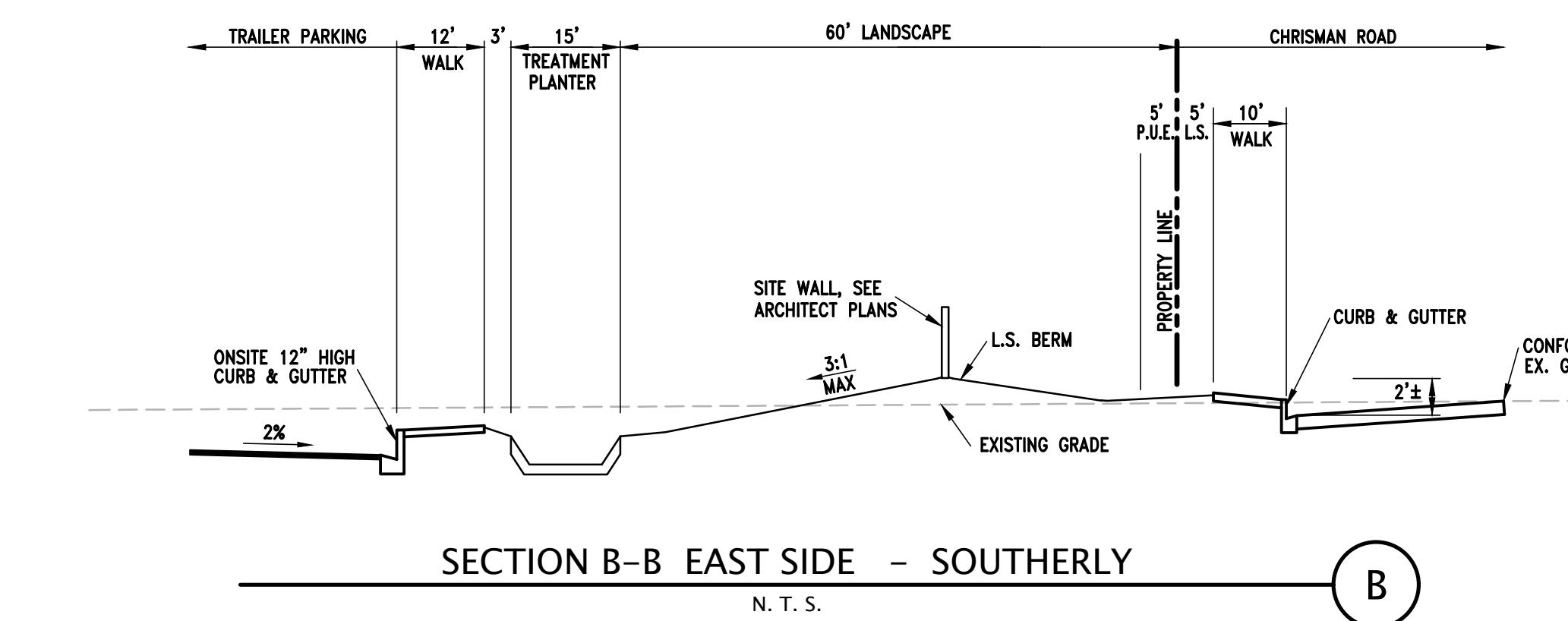
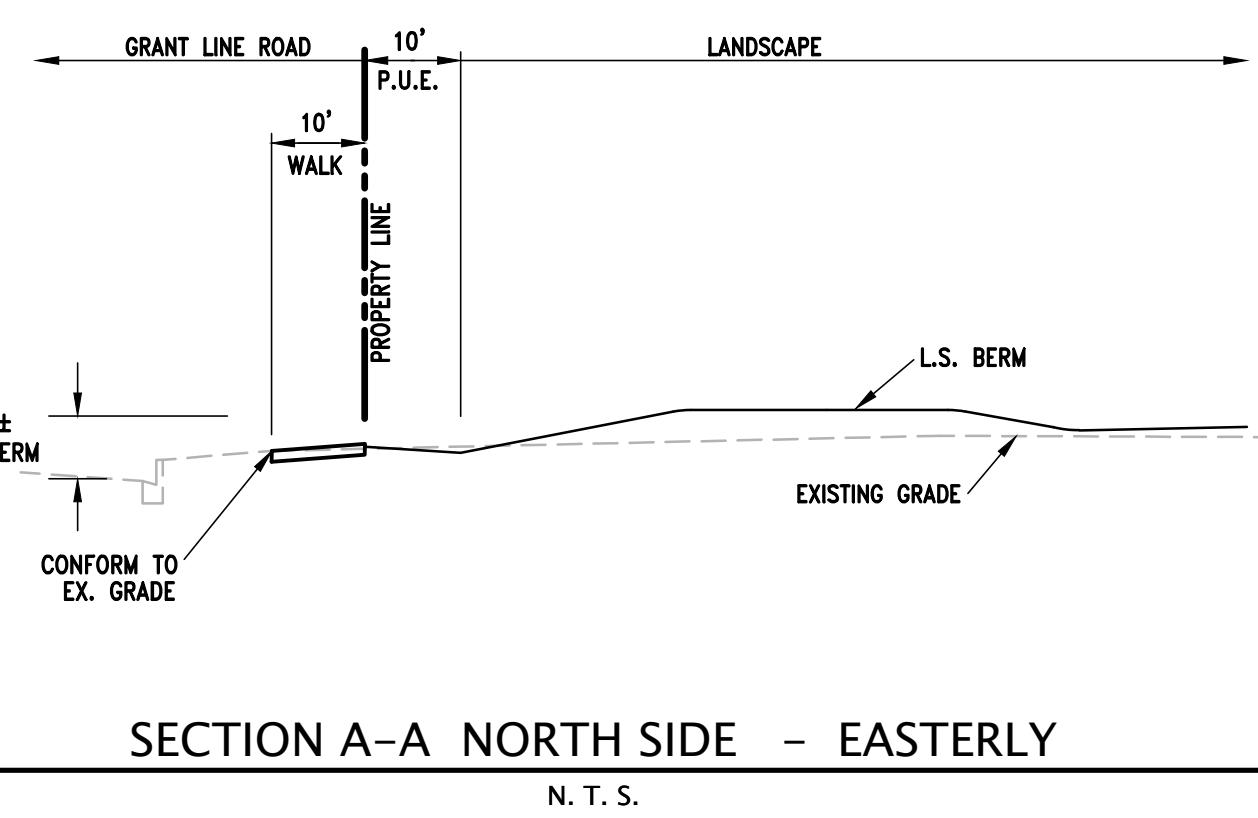
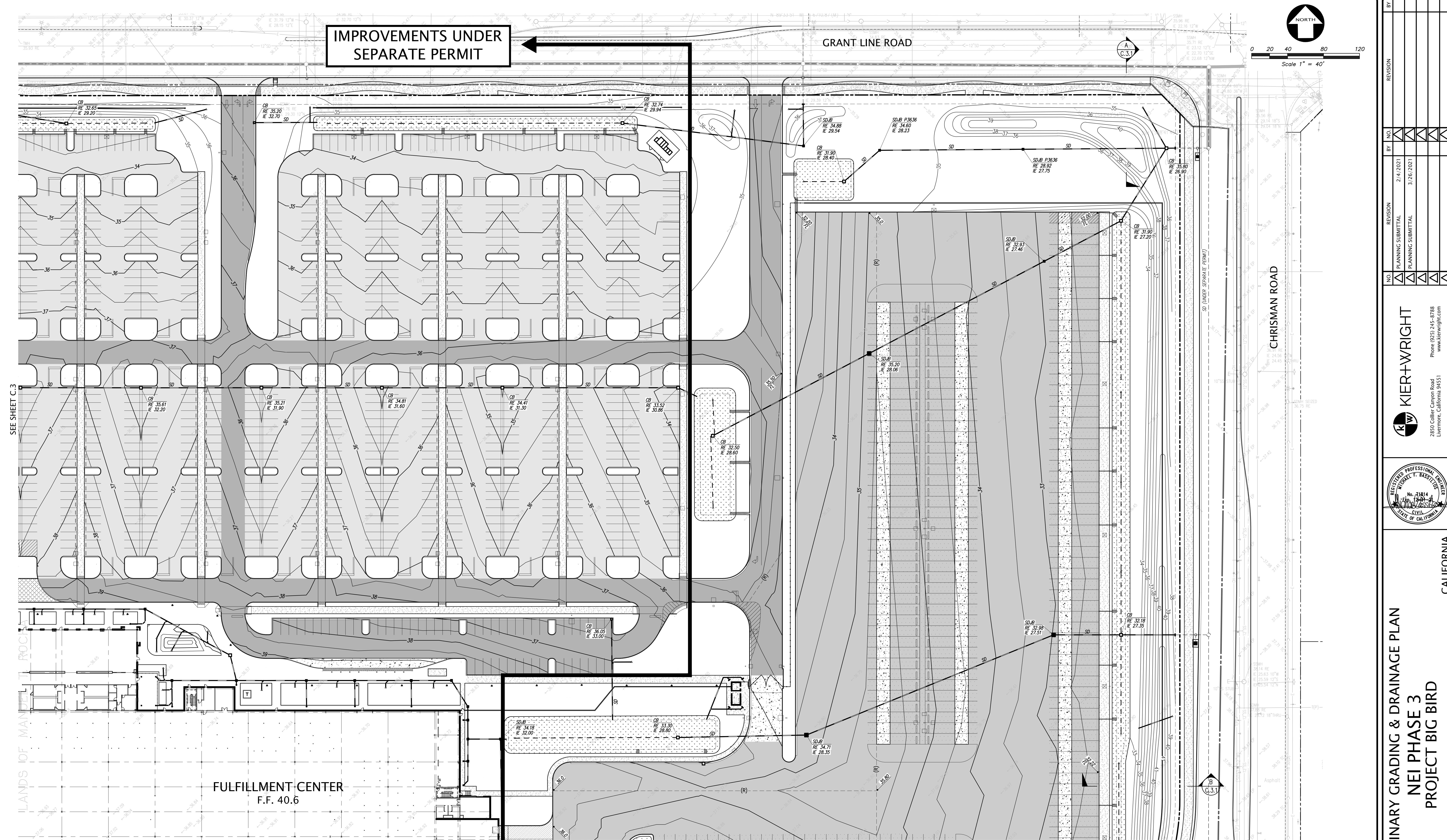
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# DAB-A4.1









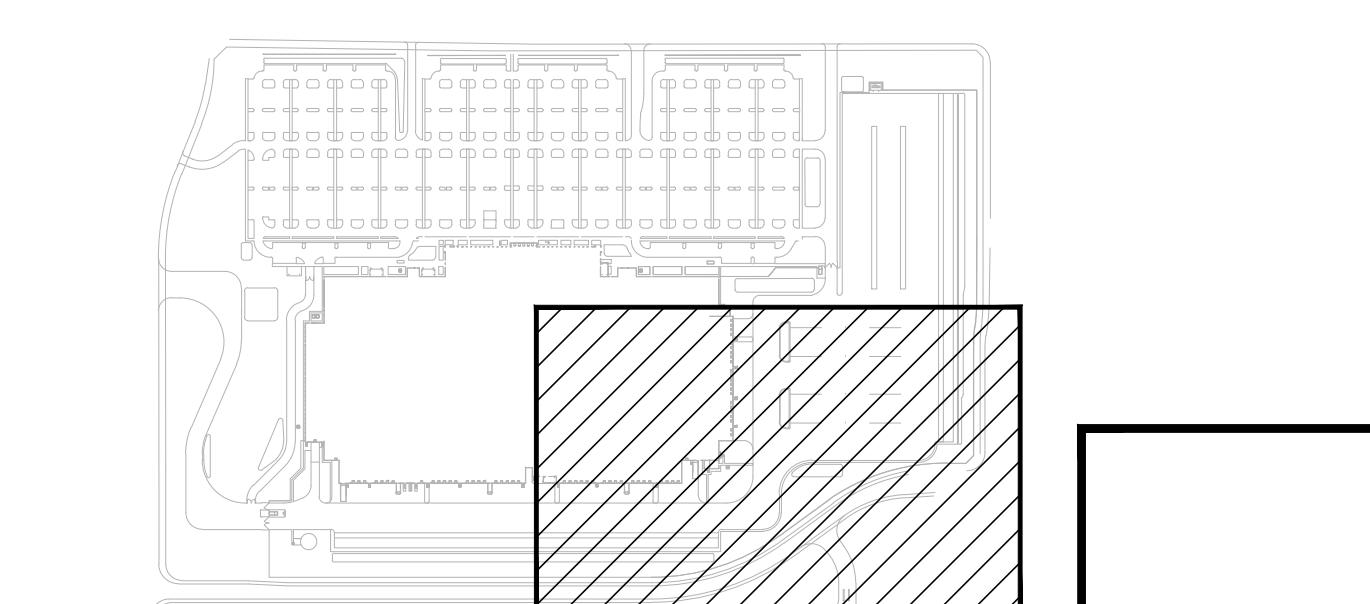
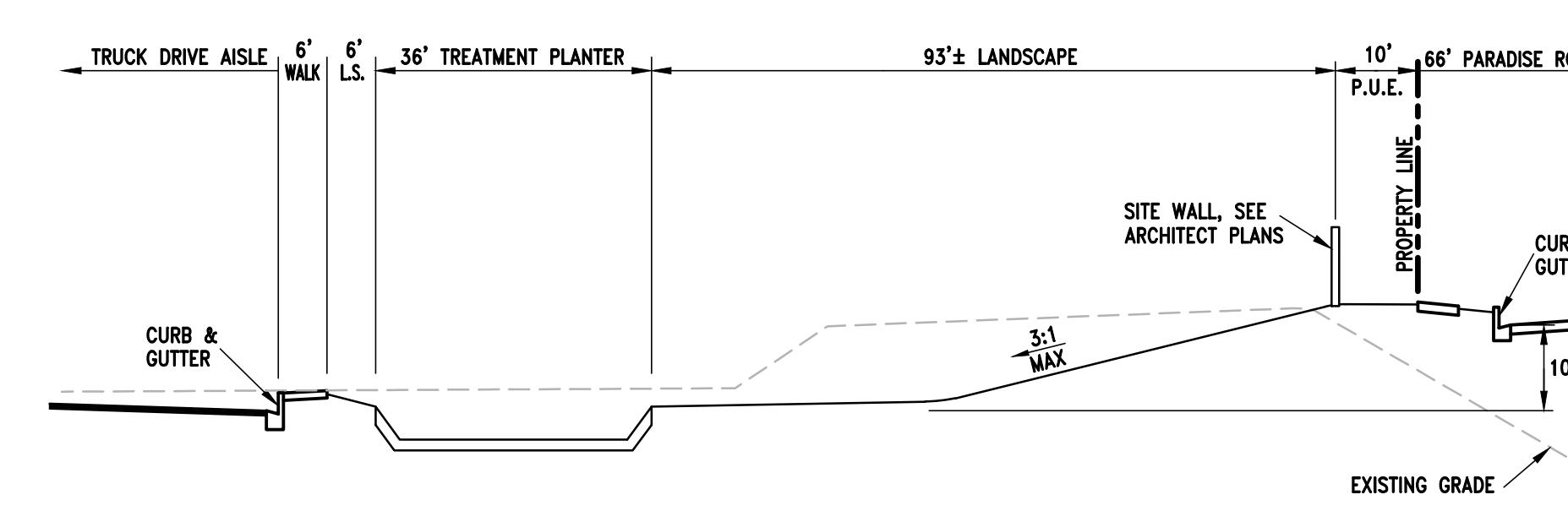
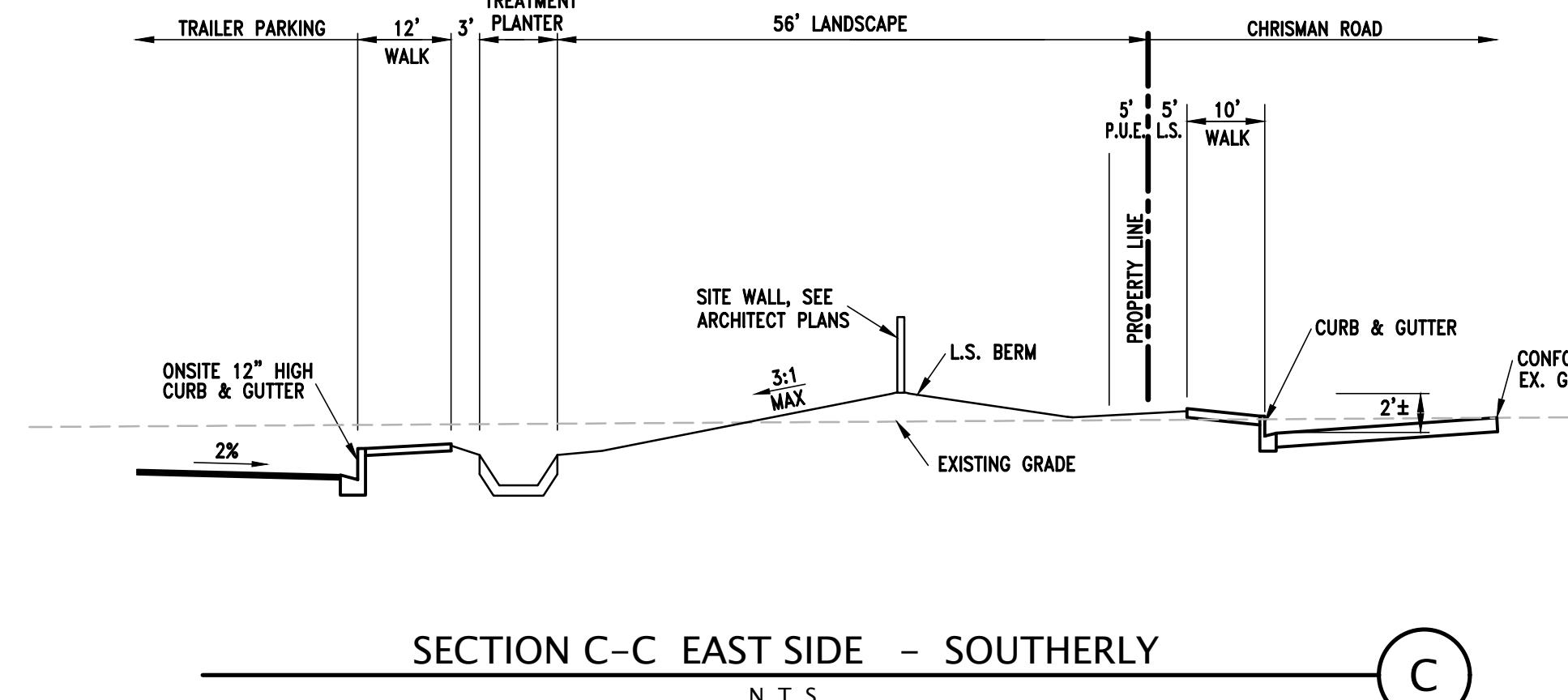
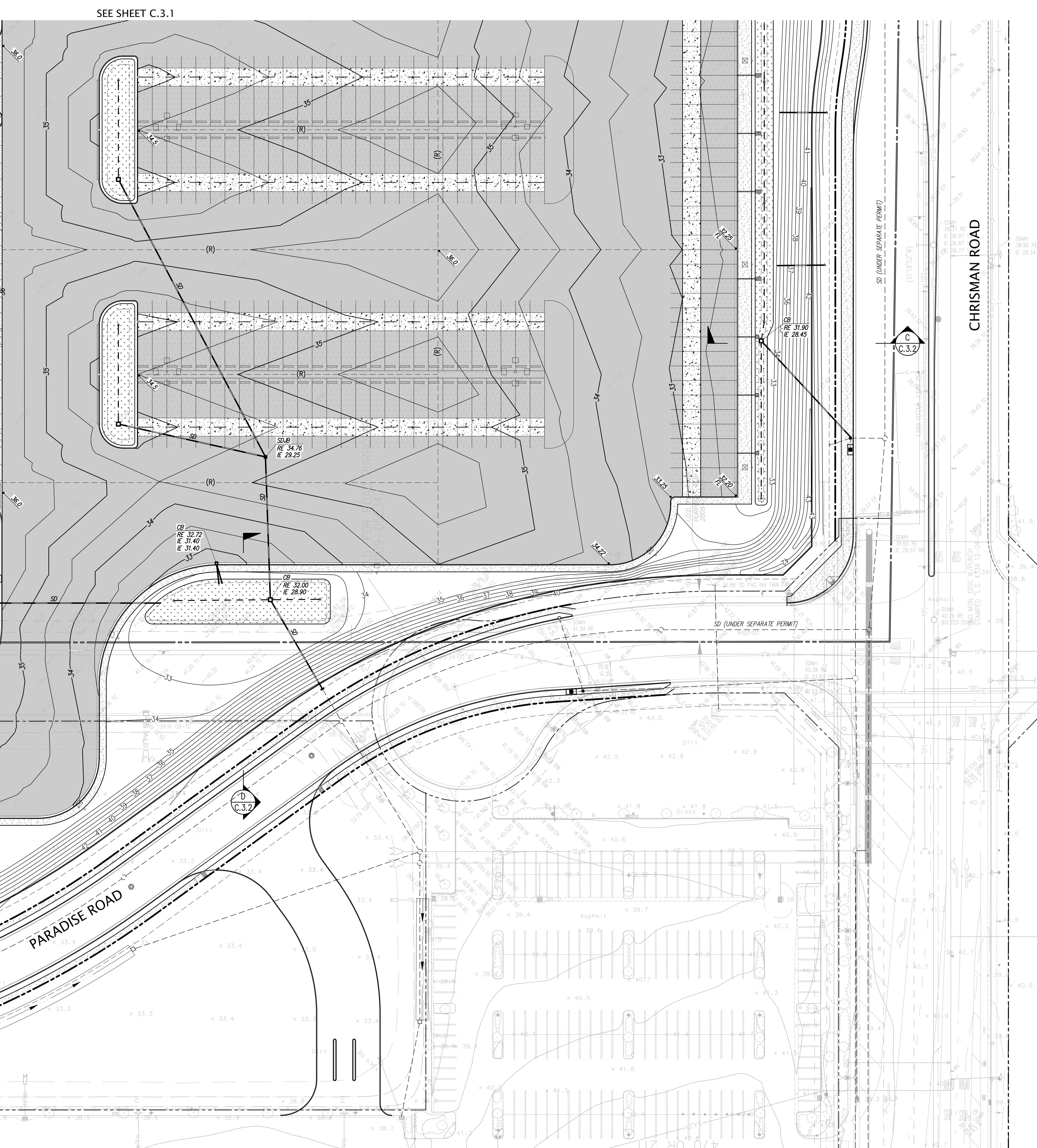
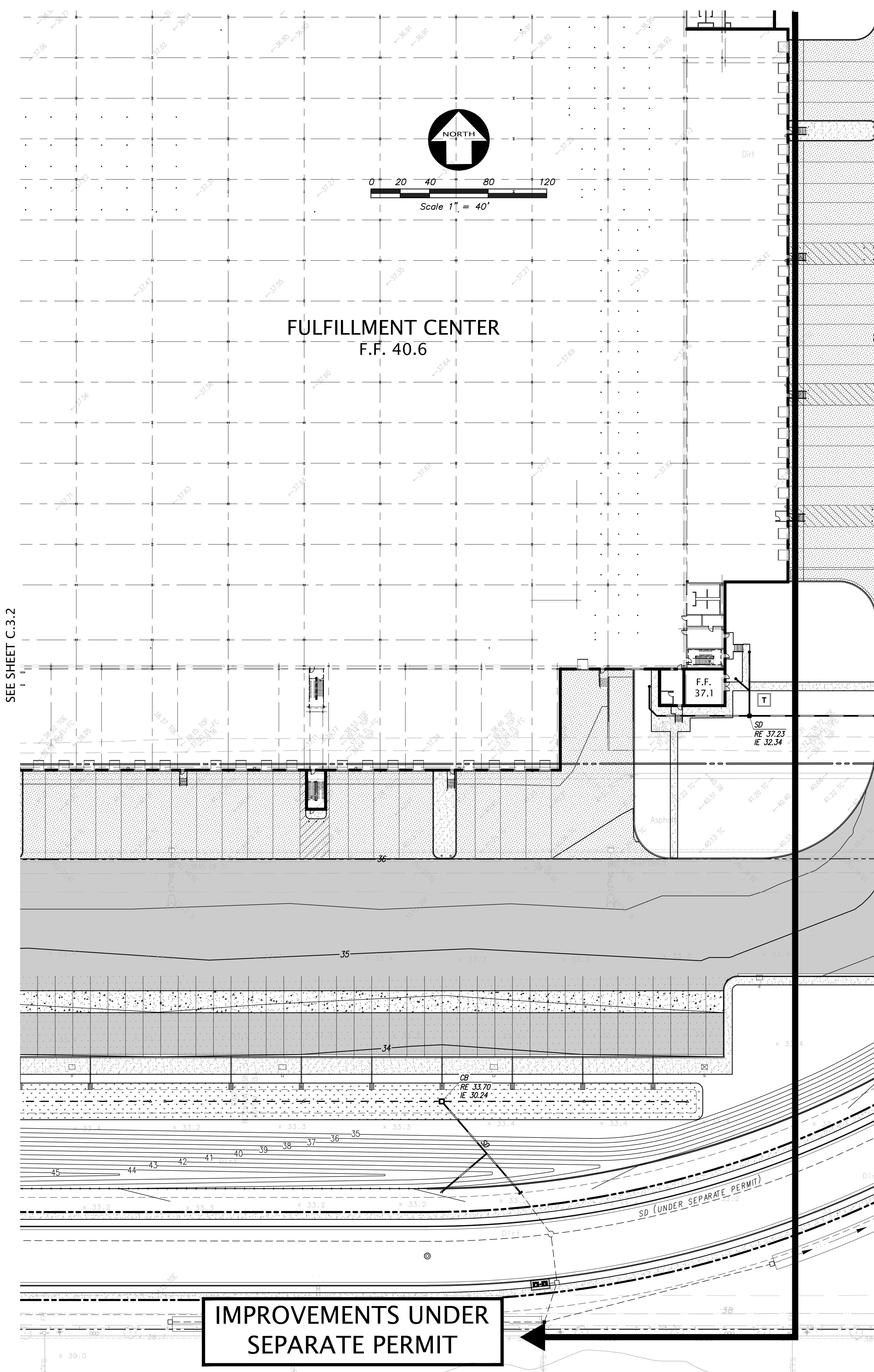
# PRELIMINARY GRADING & DRAINAGE PLAN

## NEI PHASE 3

## PROJECT BIG BIRD

OF 7 SHEETS

DATE 3/26/2021  
SCALE 1" = 40'  
ENGINEER M.F.B.  
DRAFTER -  
JOB NO. A05728-43  
SHEET C.3.1  
OF 7 SHEETS  
26-21 11:50:43 AM rsc



# PRELIMINARY GRADING & DRAINAGE PLAN

## NEI PHASE 3

## PROJECT BIG BIRD


REGISTERED PROFESSIONAL ENGINEER  
MICHAEL F. BASSILIOS  
No. 71814  
EXPIRED 12-31-21  
CIVIL  
STATE OF CALIFORNIA

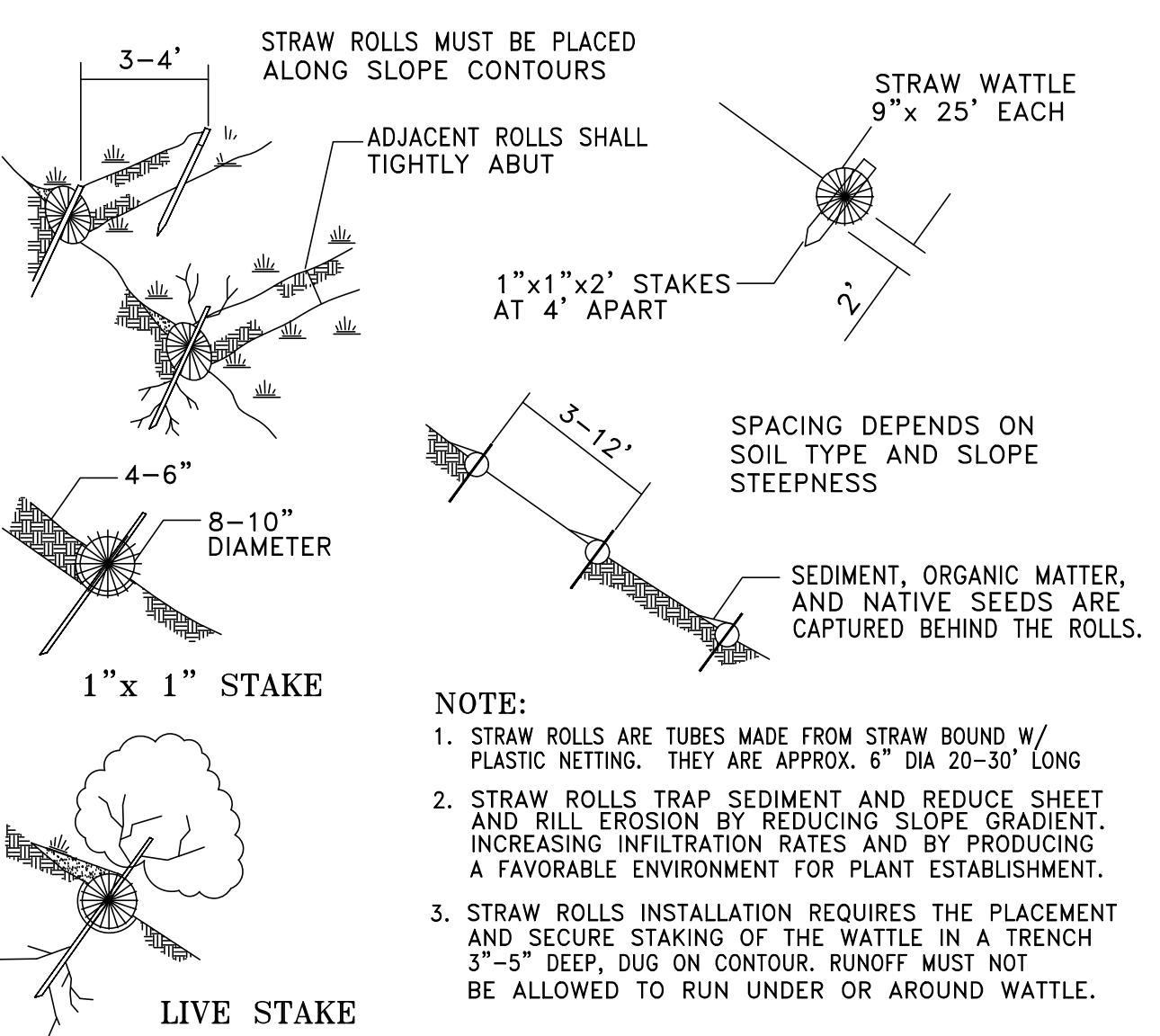
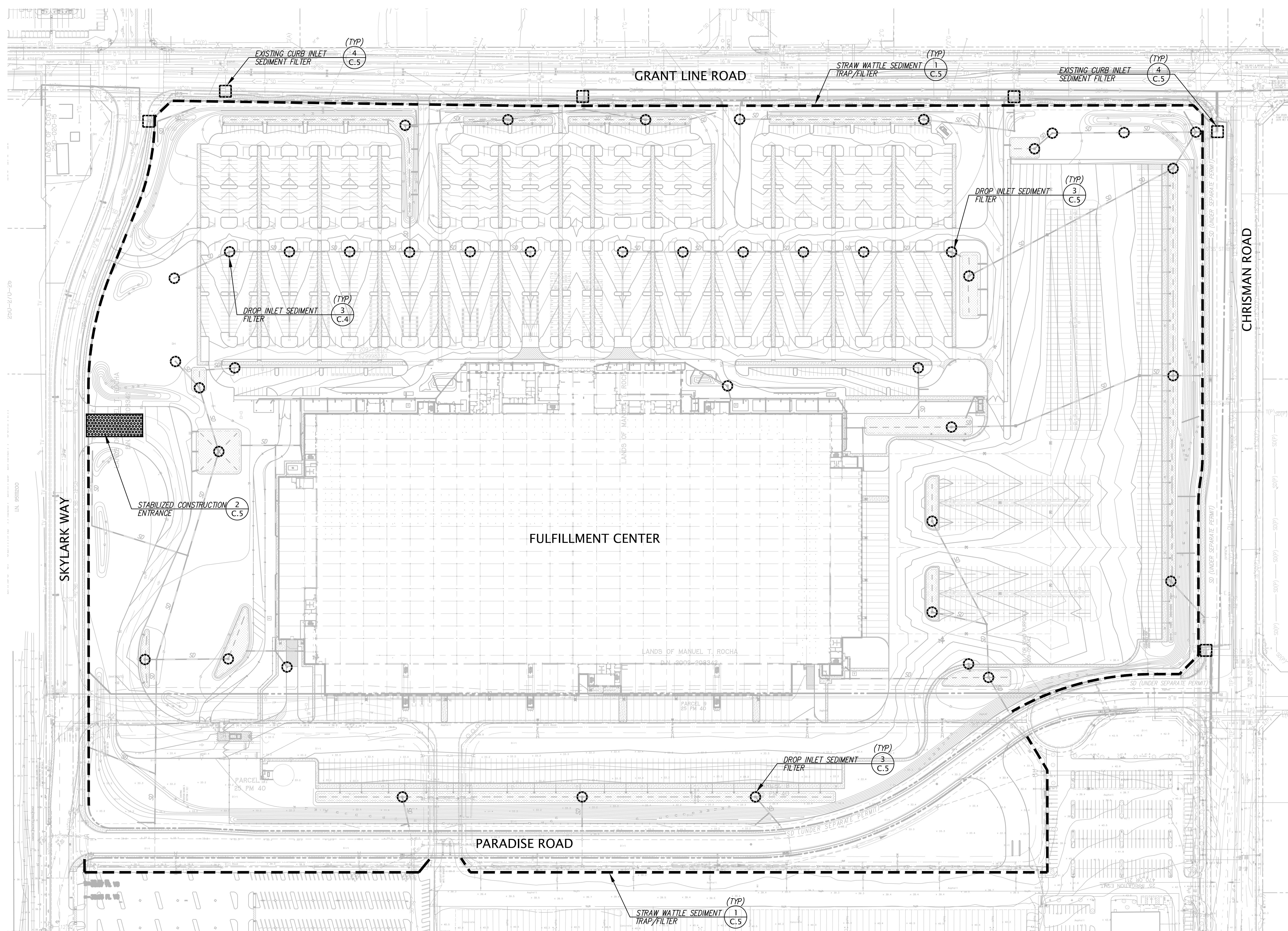
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Call: (925) 245-8788  
[www.kierwright.com](http://www.kierwright.com)

DATE	3/26/2021
SCALE	1" = 40'
ENGINEER	M.F.B.
DRAFTER	-
JOB NO.	A05728-43
SHEET	C.3.2
OF	7 SHEETS





**LIVE STAKE**

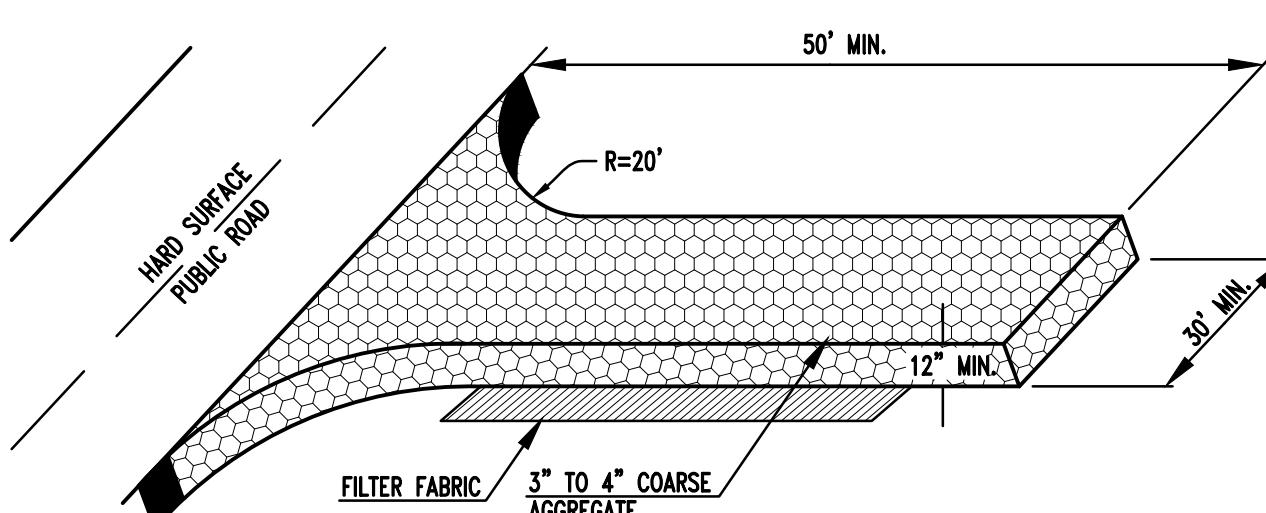
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# **STRAW WATTLE INSTALLATION DETAIL**

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**N. T. S.**

STABILIZED  
CONSTRUCTION ENTRANCE

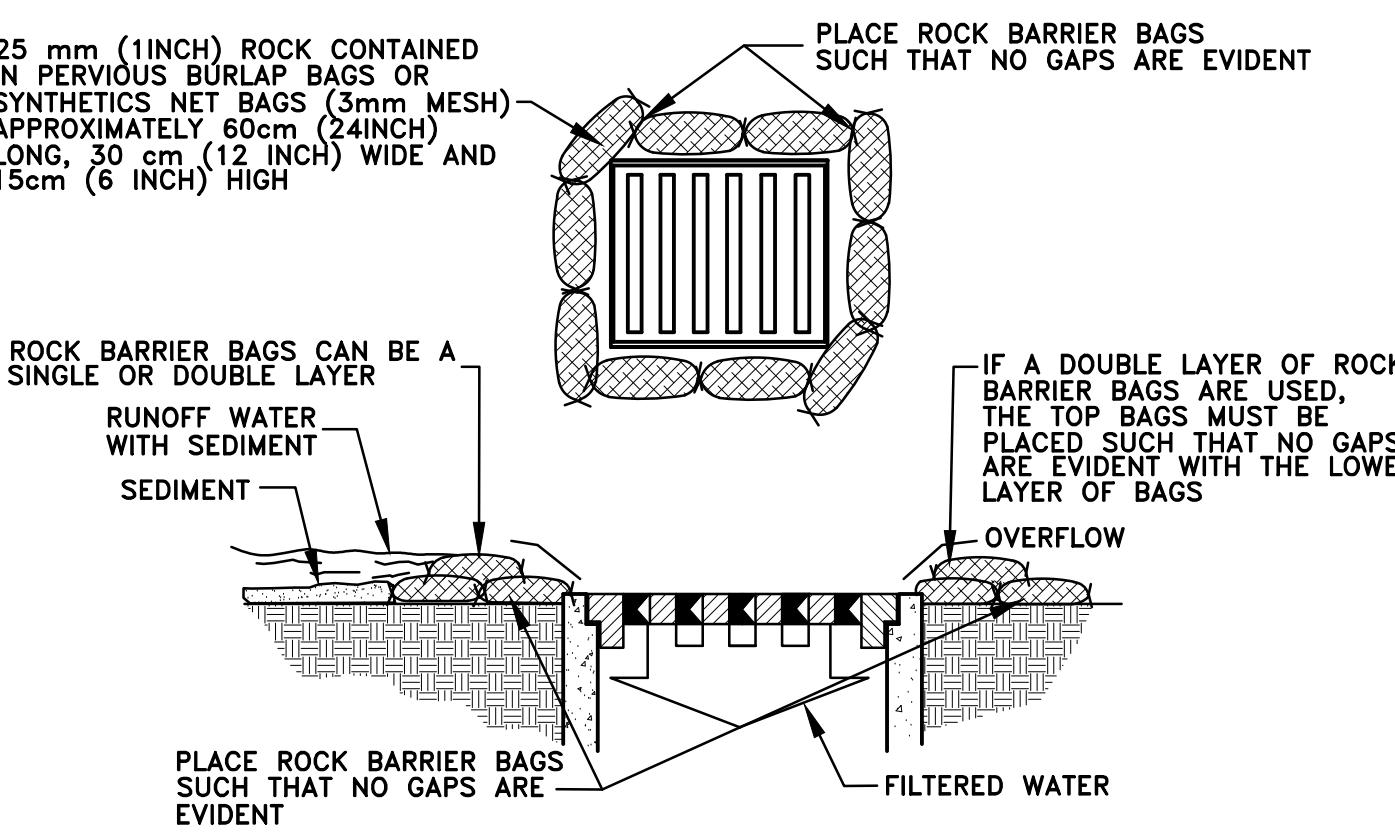


STABILIZED  
CONSTRUCTION ENTRANCE DETAIL

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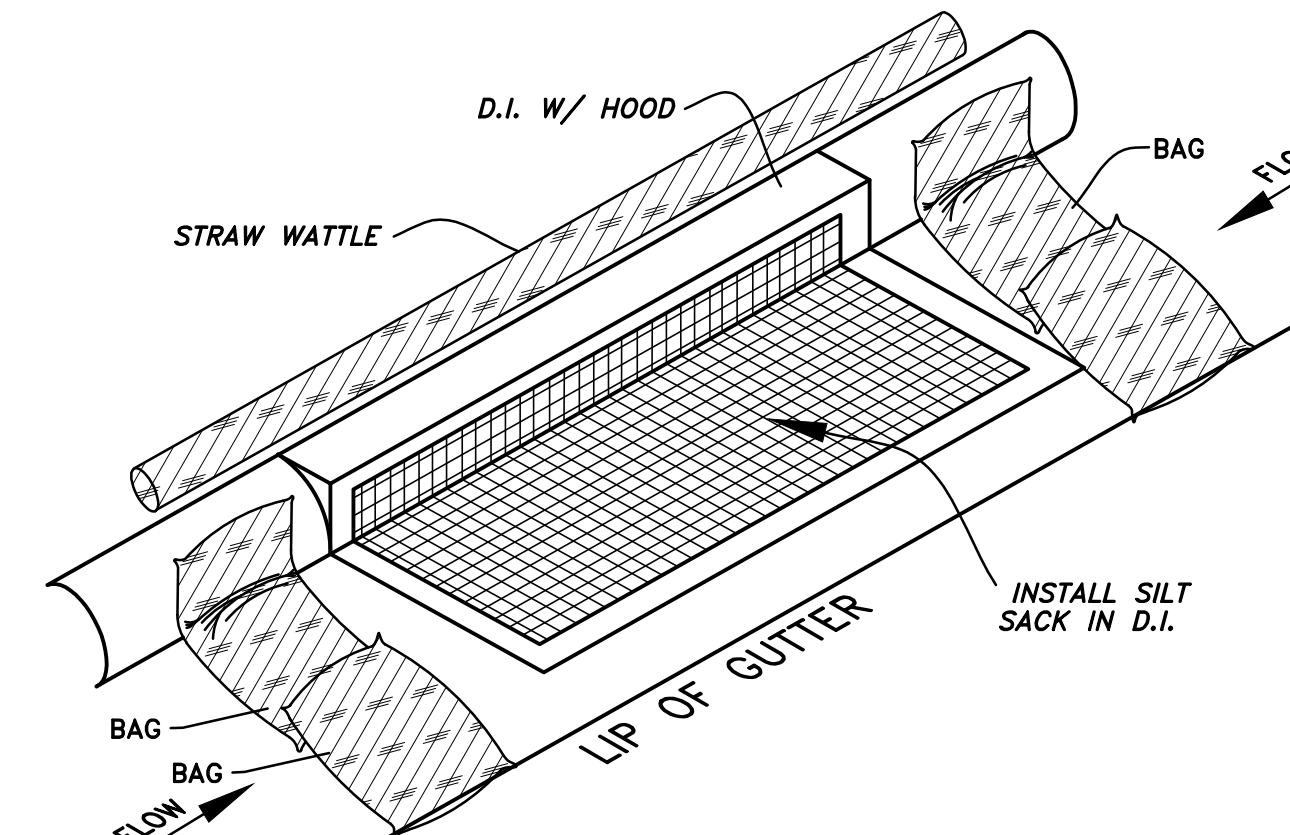
N. T. S.

2



# DROP INLET SEDIMENT FILTER UTILIZING ROCK BARRIER BAGS

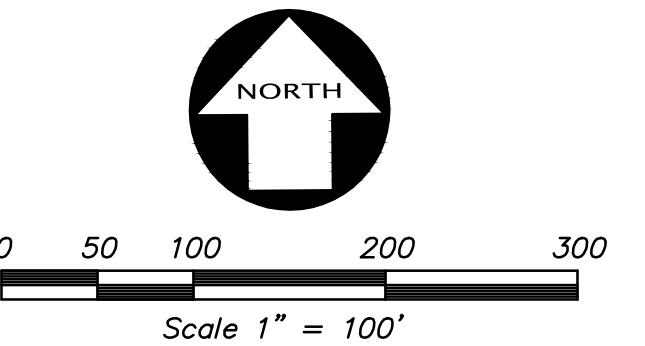
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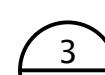
# EXISTING CURB INLET FILTER DETAIL

---

N. T. S.



## LEGEND

- 1  STRAW WATTLE SEDIMENT
- 2  STABILIZED CONSTRUCTION ENTRANCE
- 3  DROP INLET SEDIMENT FILTER
- 4  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

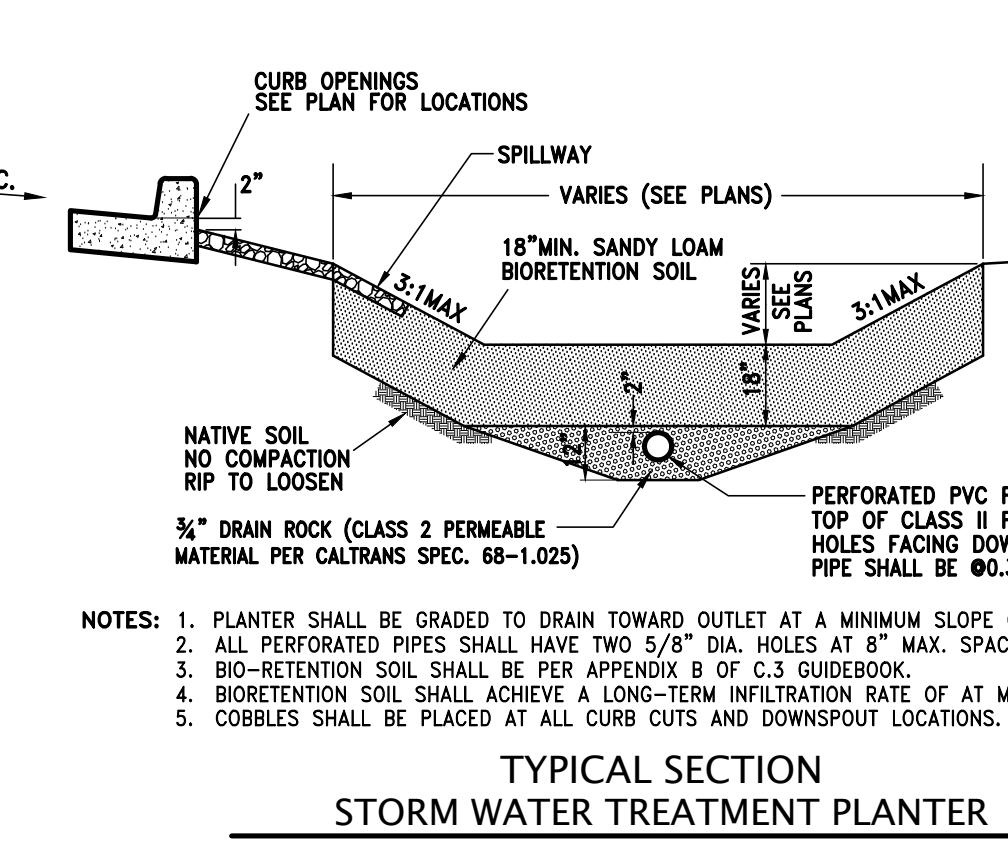
## NEI PHASE 3

## PROJECT BIG BIRD

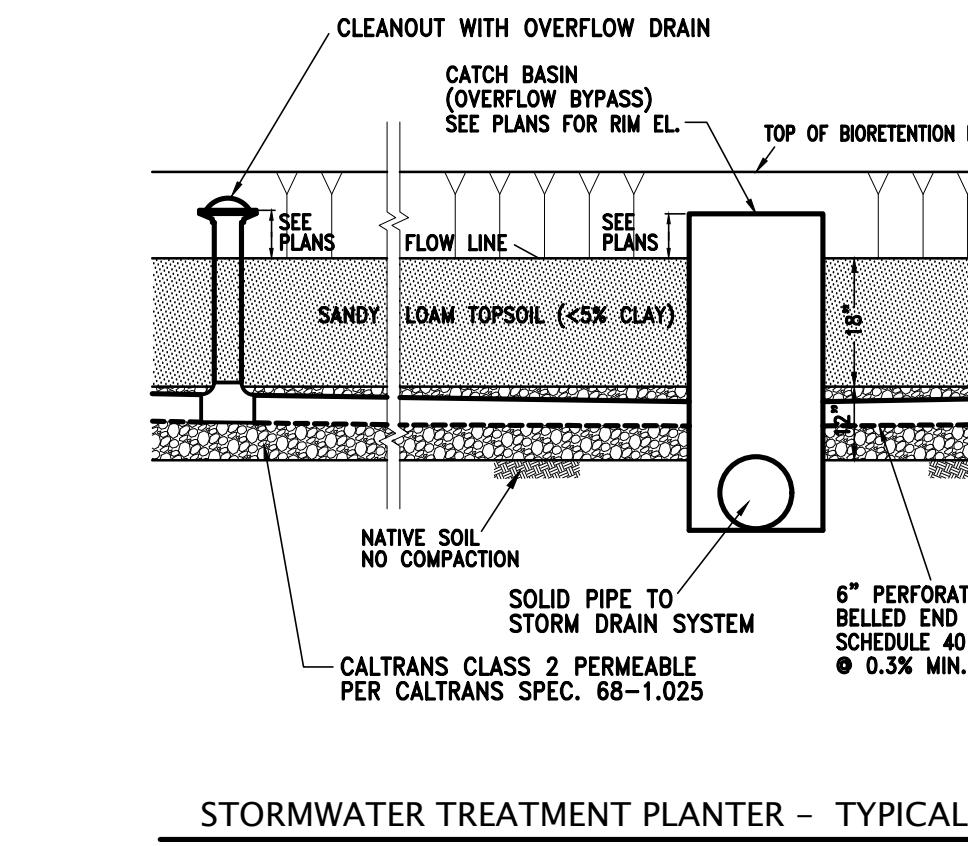
DATE	3/26/202
SCALE	1" = 100
ENGINEER	M.F.B
DRAFTER	-
JOB NO.	A05728-43
SHEET	C.5

# STORMWATER TREATMENT PLANTER SIZING CALCULATIONS

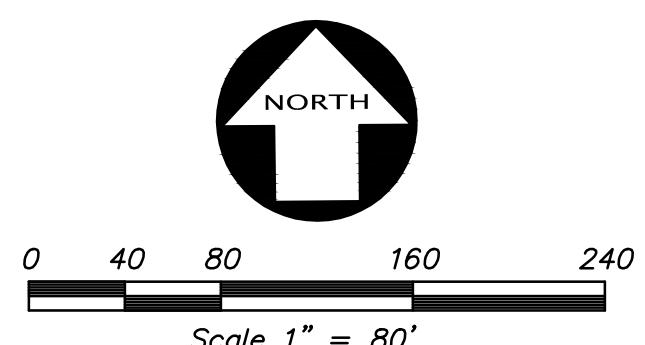
DRAINAGE AREA	TOTAL TRIBUTARY AREA (AC)	IMPERVIOUS AREA		Pervious Area		IMPERVIOUSNESS RATIO	STORMWATER RUNOFF COEF.	UNIT STORMWATER VOL. "P <sub>a</sub> "	SDV (CF) REQUIRED	SDV (CF) PROVIDED	DEPTH OF PROVIDED (IN)
		ROOF (AC)	AC/CONC	LANDSCAPE (AC)	PLANTER (AC)						
1	18.0	6.353	6.660	4.31	0.674	0.72	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	0.290	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	0.68	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	SELF-TREATING					
TOTAL	85.70	18.90	42.09	21.70	3.02			104,663	110,200		



TYPICAL SECTION  
STORM WATER TREATMENT PLANTER



STORMWATER TREATMENT PLANTER - TYPICAL SECTION



Scale 1" = 80'

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Scale 1" = 80'



hpa, inc.  
18831 Bardeen Avenue, Suite 100  
Irvine, CA  
92612  
tel: 949•863•1770

email: hpa@hparchs.com

**GreenDesign**  
Landscape Architects, Inc.  
1464 Popinjay Drive  
Reno, NV.  
p: 775 829 1364  
email: bhatch00@charter.net

Owner:

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

# Project: Prologis Tracy-NEI PHASE 3 G4+5

Tracy, CA

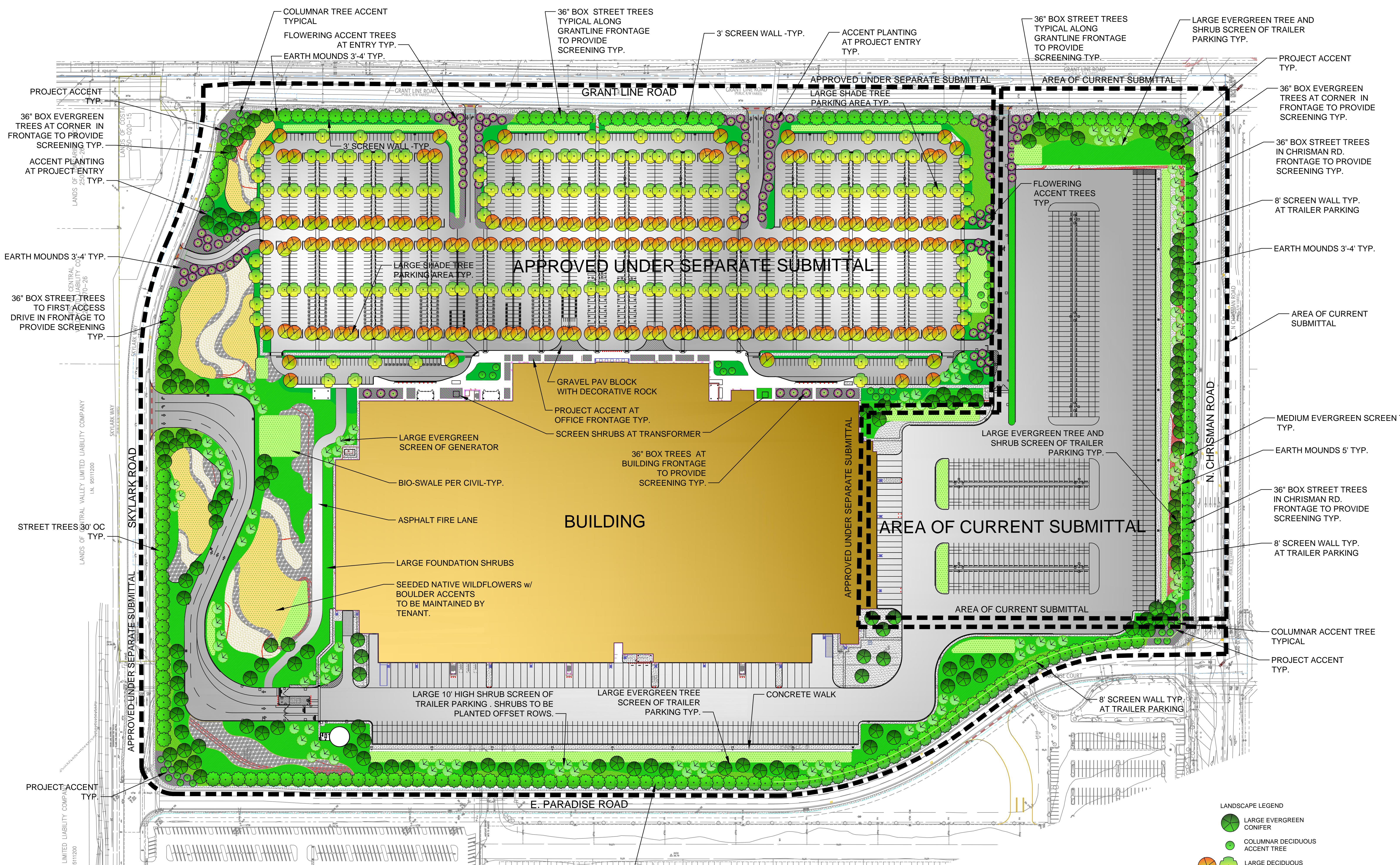
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CIVIL K&W  
STRUCTURAL HSA  
MECHANICAL KRAEMER  
PLUMBING KRAEMER  
ELECTRICAL KRAEMER  
LANDSCAPE GREEN DESIGN  
FIRE PROTECTION HARRINGTON  
HLS ENGINEERED

## Title: PRELIMINARY LANDSCAPE PLAN

Project Number: 20160  
Drawn by: BH  
Date: 7/01/20  
Revision:     
REVISED 4-2-21

shoot:



## LANDSCAPE CALCULATIONS

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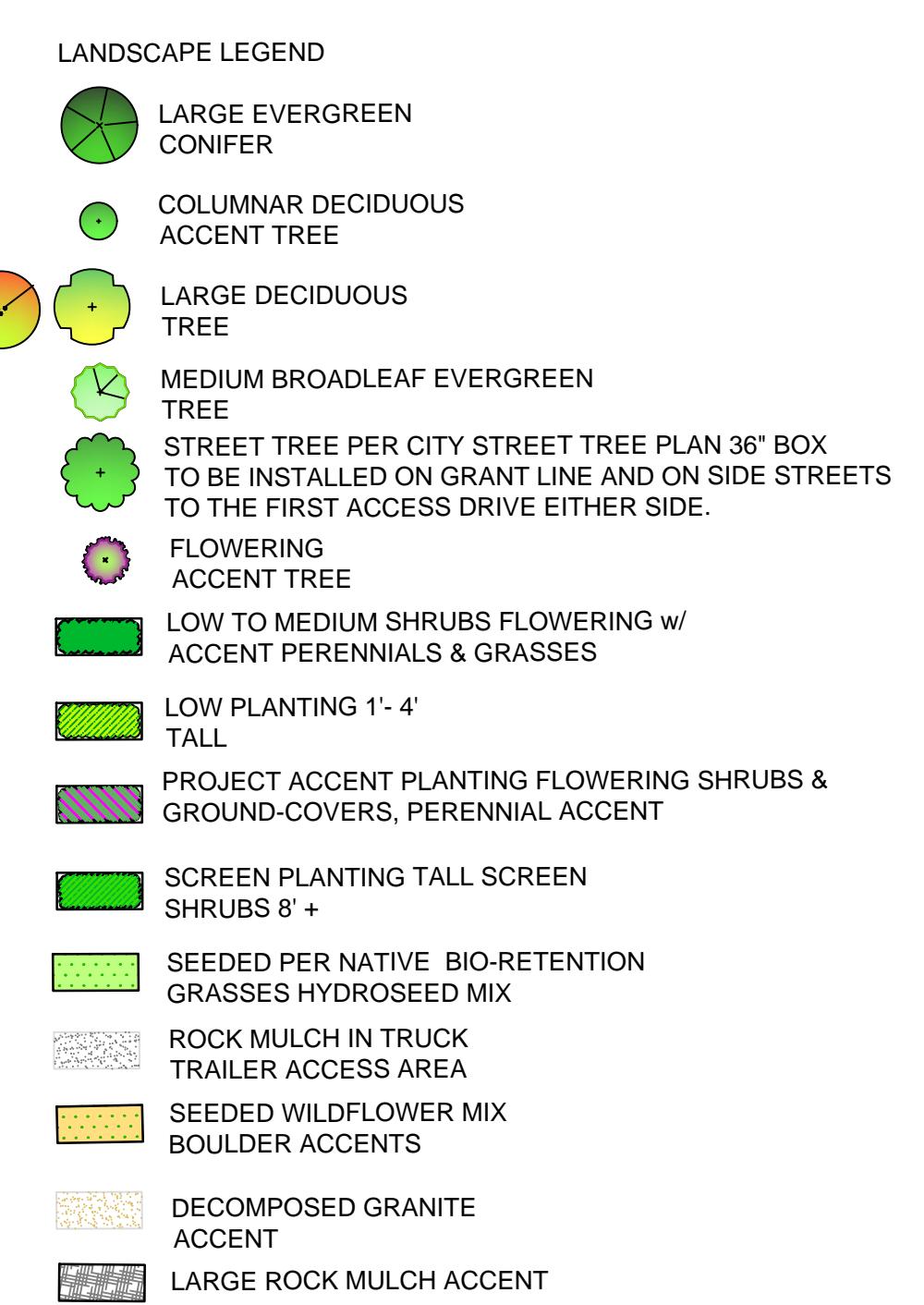
TOTAL SITE AREA: 86 AC  
TOTAL PARKING AREA = 774,318 S.F.  
PARKING AREA INCLUDES THE FOLLOWING:  
1. PAVEMENT INCLUDING ISLANDS, STALLS, AISLES AND ACCESS DRIVES  
2. ADJACENT BUILDING FRONTAGE LANDSCAPE AREA INC. WALKS  
PARKING AREA LANDSCAPE REQUIRED = 77,431 S.F. (10% OF PARKING AREA)  
PARKING 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

REFER TO PRELIMINARY PLANT LIST SHEET LC1.2

## PRELIMINARY LANDSCAPE PLAN

---

SCALE: 1" =



## LC1.1

Owner:



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

Project:

Prologis  
Tracy-NEI  
PHASE 3 G4+5

Tracy, CA

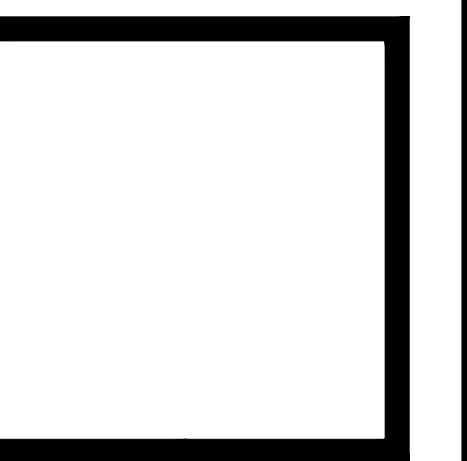
Consultants:

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  
Drawn by: BH  
Date: 7/01/20

Revision:  
REVISED 4-21



Sheet:

LC1.2

PRELIMINARY PLANT LIST

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

LEGEND



COMBINATION OF MULCHES TO BE UTILIZED IN FINAL DESIGN

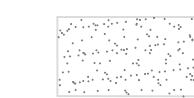
3' MINIMUM DEPTH OF DECOMPOSED GRANITE

3' MINIMUM DEPTH OF 1" MINUS MOCHA ROCK

3' MINIMUM BARK MULCH-ALL PLANTERS NOT DESIGNATED FOR ROCK, D.G.



2'-4" DIA. FRACTURED ROCK BOULDERS. BOULDER COLOR  
AND TEXTURE TO BLEND WITH ROCK MULCH.



3' MINIMUM DEPTH OF 1" FRACTURED GRAY ROCK (TRAILER PARKING AREA)

WATER EFFICIENT LANDSCAPE REQUIREMENTS

AUTOMATIC CONTROLLER W/ ET DATA, REPEAT CYCLING

IRRIGATION ZONES PER PLANT WATER REQUIREMENTS

RAIN SENSOR TO BE SPECIFIED

SOIL AMENDMENTS TO BE INCORPORATED

PLANTER SURFACE AREAS TO BE MULCHED

WATER USAGE TO MEET STATE WATER EFFICIENT LANDSCAPE STANDARD