



City of Tracy
333 Civic Center Plaza
Tracy, CA 95376

DEVELOPMENT SERVICES

**CITY OF TRACY
DETERMINATION OF THE
DEVELOPMENT SERVICES DEPARTMENT
DIRECTOR Application Number D20-0024**

MAIN 209.831.6400
FAX 209.831.6439
www.ci.tracy.ca.us

A determination of the Development Services Department Director approving Development Review Permit application number D20-0024 for build a four-story, 60,074 square foot hotel with outdoor pool and patio amenities and associated parking area improvements (Tracy Courtyard). This project is located on an approximately 2-acre portion of in the southeastern area of West Parkway Village (Assessor's Parcel Number 209-460-35), an area approximately 17.6 acres in size located on the southeast corner of Interstate 205 and International Parkway within the Cordes Ranch Specific Plan (CRSP). Applicant is Robert F. Tuttle Architects, Inc. and Owner is Gill Hospitality Inc.

The following considerations were relevant in evaluating this application:

1. Design of architecture, landscaping, parking, and circulation
2. Relationship with adjacent developments and properties
3. Visibility from Daylight Road, International Parkway, and I-205 Freeway

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

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

An Environmental Impact Report (EIR) was certified by the City Council on September 3, 2013 for the CRSP. The project is within the scope of the development program evaluated in the certified CRSP EIR and consistent with the land use designations and development densities and intensities assigned to the proposed Project site by the CRSP zoning. Cumulative and offsite impacts associated with development of the proposed Project site, as proposed, were fully addressed in the CRSP EIR (SCH# 2011122015). Since the proposed Project is within the scope of the development program evaluated in the CRSP EIR and no subsequent EIR is required pursuant to Section 15162 of the CEQA Guidelines, then under Section 15168(c) of the CEQA Guidelines, no further environmental review is required for the Project.

In addition, the City has determined, pursuant to Section 21083.3 of CEQA and Section 15183 of the CEQA Guidelines, that the Project is consistent with the land use designation and development intensity for the Project site established by the CRSP zoning, as analyzed in the previously certified CRSP EIR, and implementation of the proposed Project would not result in any new specific environmental effects that are peculiar to the Project or the Project site. Therefore, under Sections 21083.3 and 15183, no further environmental review is required for the Project.





DEVELOPMENT SERVICES


MAIN 209.831.6400
FAX 209.831.6439
www.ci.tracy.ca.us

THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY APPROVES A DEVELOPMENT REVIEW PERMIT FOR TRACY COURTYARD (APPLICATION NUMBER D20-0024), SUBJECT TO THE ATTACHED CONDITIONS (EXHIBIT "1") AND BASED ON THE FOLLOWING FINDINGS BELOW.

1. The proposal increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy. The proposed hotel is a permitted land use, and the project meets the development standards of the CRSP. The site provides the required onsite parking and landscaping as well as through-circulation around the building. The proposed building is architecturally interesting in that it has significant recesses and popouts, rather than a primarily rectangular shape common of hotel buildings, and it has incorporated a number of horizontal and vertical changes and material variety in the façade that give the building interest and dimension. The building has also been designed to complement the recently-approved adjacent commercial building by incorporating similar colors, a wood grain cement siding, and metal accents. The architectural theme is present on all four sides of the building, and rooftop equipment will be hidden behind a screen wall that matches the building.
2. The proposal, as conditioned, conforms to the Cordes Ranch Specific Plan, the Tracy Municipal Code, the City of Tracy General Plan, the Citywide Design Goals and Standards, applicable City Standards, California Building Codes, and California Fire Codes, including land use, building design, development standards, off-street parking and circulation, and landscaping design.



William Dean
Interim Development Services Department Director



Date of Action



August 24, 2021

DIRECTOR PUBLIC HEARING
AGENDA ITEM 1

REQUEST

PUBLIC HEARING TO CONSIDER A DEVELOPMENT REVIEW PERMIT FOR A FOUR-STORY HOTEL (TRACY COURTYARD) IN WEST PARKWAY VILLAGE. APPLICANT IS ROBERT F. TUTTLE ARCHITECTS, INC. AND OWNER IS GILL HOSPITALITY INC. APPLICATION NUMBER D20-0024.

Background and Project Description

The subject property is located in the Cordes Ranch Specific Plan (CRSP). In January 2020, the Planning Commission approved a Tentative Subdivision Map for West Parkway Village (Assessor's Parcel Number 209-460-35) consisting of 14 parcels on approximately 17.6 acres located on the southeast corner of Interstate 205 and International Parkway within the CRSP. In the following October, a development review permit (D19-0029) for development a multi-tenant commercial building was approved by the Director of Development Services Department on "Parcel 7" of the Tentative Subdivision Map.

The project site is noted on the West Parkway Village subdivision map as "Parcel 6," a proposed parcel a little less than 2 acres in size located in the southeastern area of West Parkway Village and adjacent to the east of "Parcel 7." A portion of "Parcel 5" adjacent to the north will be developed as an access drive to serve "Parcel 6" as shown in Attachment A. According to the applicant, the access road may be reconfigured when development of "Parcel 5" occurs in the future.

The proposal is to build a four-story, 60,074 square foot hotel with outdoor pool and patio amenities and associated parking area improvements (Tracy Courtyard). Hotels are a permitted use and need only a development review permit prior to obtaining a building permit. The site layout meets the development standards of the CRSP and provides the required onsite parking and landscaping as well as through-circulation around the building. The site has driveway accesses to Daylight Road and the internal ring road that will serve the West Parkway Village area. The proposed building is architecturally interesting in that it has significant recesses and popouts, rather than a primarily rectangular shape common of hotel buildings, and it has incorporated a number of horizontal and vertical changes and material variety in the façade that give the building interest and dimension. The building has also been designed to complement the recently-approved adjacent commercial building by incorporating similar colors, a wood grain cement siding, and metal accents. The architectural theme is present on all four sides of the building, and rooftop equipment will be hidden behind a screen wall that matches the building.

Environmental Document

An Environmental Impact Report (EIR) was certified by the City Council on September 3, 2013 for the CRSP. The project is within the scope of the development program

evaluated in the certified CRSP EIR and consistent with the land use designations and development densities and intensities assigned to the proposed Project site by the CRSP zoning. Cumulative and offsite impacts associated with development of the proposed Project site, as proposed, were fully addressed in the CRSP EIR (SCH# 2011122015). Since the proposed Project is within the scope of the development program evaluated in the CRSP EIR and no subsequent EIR is required pursuant to Section 15162 of the CEQA Guidelines, then under Section 15168(c) of the CEQA Guidelines, no further environmental review is required for the Project.

In addition, the City has determined, pursuant to Section 21083.3 of CEQA and Section 15183 of the CEQA Guidelines, that the Project is consistent with the land use designation and development intensity for the Project site established by the CRSP zoning, as analyzed in the previously certified CRSP EIR, and implementation of the proposed Project would not result in any new specific environmental effects that are peculiar to the Project or the Project site. Therefore, under Sections 21083.3 and 15183, no further environmental review is required for the Project.

RECOMMENDATION

Staff recommends that the Development Services Director approve a development review permit for the construction of a four-story, 60,074 square foot hotel with outdoor pool and patio amenities and associated parking area improvements on the southeastern 2-acre portion of Assessor's Parcel Number 209-460-35, Application Number D20-0024, based on the findings contained in the Director's Determination dated August 24, 2021 (Attachment B).

Prepared by Kimberly Matlock, Associate Planner

Approved by Bill Dean, Interim Development Services Director

ATTACHMENTS

- A: Development Plans
- B: Development Services Director Determination
Exhibit 1 – Conditions of Approval

City of Tracy
Conditions of Approval
Tracy Courtyard by Marriott
Application Number D20-0024

A. General Provisions and Definitions.

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

The Project: An approximately four-story, 60,074 sq ft hotel consisting of 101 guestrooms, an outdoor pool, spa, and lounge area, and associated parking and landscaping improvements (Tracy Courtyard by Marriott)

The Property: An approximately two-acre portion of a 17.6-acre site located on the southeast corner of I-205 and International Parkway, Assessor's Parcel Number 209-460-35

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 Cordes Ranch Specific Plan, and the City's Design Documents (including the Standard Plans, Standard Specifications, and relevant Public Facility Master Plans).
- d. "Development Services Director" means the Development Services Director of the City of Tracy, or any other person designated by the City Manager or the Development Services Director to perform the duties set forth herein.
- e. "Conditions of Approval" shall mean the conditions of approval applicable to the Project, Application Number D20-0024. The Conditions of Approval shall specifically include all conditions set forth herein.
- f. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.

A.3. Compliance with submitted plans. Except as otherwise modified herein, the project shall be constructed in substantial compliance with the plans received by the Development Services Department on February 24, 2021, which include the site, civil, floor, roof, elevations, and landscape plans, as well as color and material details.

A.4. Payment of applicable fees. The applicant shall pay all applicable fees for the project, including, but not limited to, development impact fees, building permit fees, plan check

fees, grading permit fees, encroachment permit fees, inspection fees, school fees, or any other City or other agency fees or deposits that may be applicable to the project.

- A.5. Compliance with laws. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to:
- the Planning and Zoning Law (Government Code sections 65000, et seq.)
 - the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"), and
 - the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines").
 - California State Title 24 and Title 19
- A.6. Compliance with City regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations, including, but not limited to, the Tracy Municipal Code (TMC), Standard Plans, the Cordes Ranch 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. Permit approval. No hotel project is approved for the adjacent area labeled "Parcel 5." Any development and establishment of land use on this parcel shall obtain City permits, as applicable, prior to construction and establishment of the use.
- B.2. Parking area. Before the approval of a building permit, the applicant shall submit the following to the satisfaction of the Development Services Director:
- B.2.1 Site plans and construction details that demonstrate 12-inch wide concrete curbs along the perimeter of landscape planters where such planters are parallel and adjacent to vehicular parking spaces to provide access to vehicles without stepping into the landscape planters.
 - B.2.2 Detailed plans that demonstrate the parking stalls are striped in accordance with Standard Plan 141.
 - B.2.3 Detailed plans that demonstrate sidewalk, landscape planters, and bio-retention areas perpendicular to parking stalls overhang up to 24 inches into the parking stall in place of wheel stops where feasible. Any landscape planter overhang may not be double-counted toward the required amount of parking area landscaping.

- B.2.4 Bicycle parking spaces shall be provided in accordance with Tracy Municipal Code Section 10.08.3510.
- B.3. Landscaping & irrigation plans. Before the approval of a building permit, the applicant shall provide detailed landscape and irrigation plans consistent with the following to the satisfaction of the Development Services Director:
 - B.3.1. Said plans shall demonstrate compliance with the Cordes Ranch Specific Plan and Tracy Municipal Code Section 10.08.3560 for parking area landscaping. Said plans shall include a planting legend indicating, at minimum, the quantity, planting size, and height and width at maturity and calculations for landscape and canopy tree shading areas.
 - B.3.2. Each planter shall contain a combination of trees, shrubs, and groundcover. Trees shall be a minimum of 24" box size, shrubs shall be a minimum size of 5 gallon, and groundcover shall be a minimum size of 1 gallon at planting.
 - B.3.3. Where trees are planted ten feet or less from a sidewalk or curb, root barriers dimensioned 8 feet long by 24 inches deep shall be provided adjacent to such sidewalk and curb, centered on the tree.
 - B.3.4. Landscape & Irrigation Maintenance. Prior to the issuance of a building permit, the Developer shall execute a two-year landscape and irrigation maintenance agreement and submit financial security, such as a performance bond, to ensure the success of all on-site landscaping for the term of the agreement. The security amount shall be equal to \$2.50 per square foot of the landscaped area or equal to the actual labor and material installation cost of all on-site landscaping and irrigation.
- B.4. Landscaping & irrigation installation. Prior to final inspection or certificate of occupancy, all landscaping and irrigation substantially conforming with the development review permit plans dated February 24, 2021 and the approved building permit construction plans shall be installed to the satisfaction of the Development Services Director.
- B.5. Lighting.
 - B.5.1. Before the issuance of a building permit, the applicant shall submit detailed plans that demonstrate a minimum of one foot candle throughout the parking area as defined in TMC Section 10.08.3450. Said plans shall provide details for the height and design of light poles in accordance with the Cordes Ranch Specific Plan.
 - B.5.2. Prior to final inspection or certificate of occupancy, all exterior and parking area lighting shall be directed downward or shielded, to prevent glare or spray of light into the public rights-of-way and onto any adjacent private property, to the satisfaction of the Development Services Director.
- B.6. Screening utilities and equipment. Before the approval of a building permit, the applicant shall submit detailed plans that demonstrate the following:
 - B.6.1. No roof mounted equipment, including, but not limited to, HVAC units, vents, fans, antennas, sky lights and dishes, whether proposed as part of this application,

potential future equipment, or any portion thereof, shall be readily visible. The plans shall demonstrate that such equipment is fully screened from view by the equipment screen designed to be equal to or higher than the height of the mounted equipment to the satisfaction of the Development Services Director.

- B.6.2. All vents, gutters, downspouts, flashing, and electrical conduits shall be internal to the structures and other ground-mounted, wall-mounted, or building-attached utilities, including bollards, shall be painted to match the color of the adjacent surfaces or otherwise designed in harmony with the building exterior to the satisfaction of the Development Services Director.
- B.6.3. All PG&E transformers, phone company boxes, Fire Department connections, backflow preventers, irrigation controllers, and other on-site utilities, shall be vaulted or substantially screened from view behind structures or landscaping, to the satisfaction of the Development Services Director.
- B.6.4. Trash enclosures shall be designed and appropriately sized for this project, including allowance for recycling collection. The trash and recycling collection enclosure shall include a solid roof structure, solid metal doors, and solid walls sufficiently sized to fully screen the dumpsters. The enclosure, including the roof, shall be architecturally compatible with the building, which includes but is not limited to, design, materials, and colors. A six-inch concrete curb and/or bollards may be installed on the interior of the enclosure for the protection and durability of the enclosure walls.
- B.7. Signs. No business identification signs are approved with this permit. Prior to the installation of any signs requiring a sign permit, the applicant shall obtain applicable sign and building permits in accordance with the Tracy Municipal Code.
- B.8. Fencing. No chain link fence is permitted on site where it would be visible from the public right-of-way. Electronically charged, razor wire, barbed wire, integrated corrugated metal, or plain exposed plastic concrete/PCC fences, vinyl slats, and woven fabric fences are not permitted anywhere on site.
- B.9. Prior to issuance of a building permit, the Developer shall comply with all applicable requirements of the San Joaquin Valley Air Pollution Control District (APCD), including District Rule 9510, Regulation VIII, and payment of all applicable fees, to the satisfaction of the APCD.

C. Development Services Department, Engineering Division Conditions

Contact: Nanda Gottiparthi (925) 251-0100 nanda.gottiparthi@sngassociates.com

C.1. General Conditions

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

- a. "Cordes Ranch Specific Plan" prepared by David Babcock & Associates, dated September 3, 2013 ("Specific Plan").

- b. "Cordes Ranch Specific Plan Final Environmental Impact Report", prepared by The Planning Center | DC&E, dated September 3, 2013 ("FEIR"), adopted by City Council on September 3, 2013 (Resolution No. 2013-143).
- c. "Mitigation Measures and Monitoring Program for the Cordes Ranch Specific Plan", adopted by the City Council September 3, 2013 (Resolution No. 2013-143).
- d. "Cordes Ranch Specific Plan – Storm Drainage Technical Report" prepared by Storm Water Consulting, Inc. and Stantec, Inc., dated December 2012, and any subsequent amendments or updates.
- e. "Cordes Ranch Specific Plan Tier 2 Infrastructure Evaluation of Potable and Recycled Water Systems" prepared by West Yost Associates, Inc. dated July 7, 2014, and any amendments or updates.
- f. "Wastewater Master Plan Tier 2 – Cordes Ranch Specific Plan Application Review" prepared by CH2MHill, Inc. dated January 2013, and any subsequent amendments or updates.
- g. "Traffic Study for Implementation of Cordes Ranch Scheme 100" Technical Memorandum prepared by Kimley Horn, dated January 12, 2016, and subsequent amendments, dated September 28, 2018 or updates.
- h. "West Parkway Village Traffic Study" Technical Memorandum prepared by Kimley Horn, dated August 30, 2019, and subsequent amendments or updates. ("Traffic Analysis").
- i. "Hydraulic Evaluation of West Parkway Village prepared by West Yost Associates, Inc., dated October 23, 2019 as approved by the City Engineer ("*Water System Analysis*"), and any subsequent amendments or updates.

C.2. Grading Permit

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.2.1. Grading and Drainage Plans prepared on a 24" x 36" size polyester film (mylar). Grading and Drainage Plans shall be prepared under the supervision of and stamped and signed by a Registered Civil Engineer.

C.2.2. Payment of the applicable Grading Permit fees which include grading plan checking and inspection fees, and other applicable fees as required by these Conditions of Approval.

C.2.3. Prior to the issuance of the Grading Permit, Developer shall submit to the Utilities Department (stephanie.hiestand@cityoftracy.org) one (1) electronic copy and one (1) hard copy of the Storm Water Pollution Prevention Plan (SWPPP) as submitted in Stormwater Multiple Applications and Reporting Tracker System (SMARTS) along with either a copy of the Notice of Intent (NOI) with the state-

issued Wastewater Discharge Identification number (WDID) or a copy of the receipt for the NOI. After the completion of the Project, the Developer is responsible for filing the Notice of Termination (NOT) required by SWQCB, and shall provide the City, a copy of the completed Notice of Termination. Cost of preparing the SWPPP, NOI and NOT including the annual storm drainage fees and the filing fees of the NOI and NOT shall be paid by the Developer. Developer shall comply with all the requirements of the SWPPP, applicable Best Management Practices (BMPs) and the Stormwater Post-Construction Standards adopted by the City in 2015 and any subsequent amendment(s).

- C.2.4. Two (2) sets of the Project's Geotechnical Report signed and stamped by a licensed Geo-technical Engineer licensed to practice in the State of California, as required in Condition C.4.4(a), below. The technical report must include relevant information related to soil types and characteristics, soil bearing capacity, percolation rate, and elevation of the highest observed groundwater level.
- C.2.5. Two (2) sets of Hydrologic and Storm Drainage Calculations for the design of the on-site storm drainage system.
- C.2.6. Developer shall provide a copy of the approved Incidental Take Minimization Measures (ITMM) habitat survey [San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)] from San Joaquin Council of Governments (SJCOG).
- C.2.7. A copy of the Approved Fugitive Dust and Emissions Control Plan that meets San Joaquin Valley Air Pollution Control District (SJVAPCD) as required in Mitigation Measure AQ-1 and AQ-2 of the Mitigation Monitoring and Reporting Program of the Cordes Ranch Specific Plan Final Environmental Impact Report (CRSP EIR).
- C.2.8. Documentation of any necessary authorizations from Regional Water Quality Control Board (RWQCB) as required in the applicable mitigation measures identified in the Cordes Ranch Specific Plan EIR.
- C.2.9. Documentation of Lot Line Adjustment between Parcel 5 and Parcel 6 prior to issuance of Grading Permit will be required as the Site Plan shows grading and construction work on adjacent parcel.
- C.2.10. Documentation of joint access easement(s), parking and utility easements(s) or agreement(s) from owners of adjacent properties for access, parking and other utilities within their parcels.
- C.2.11. Documentation of construction easement(s) or agreement(s) from owners of adjacent properties for any grading work within their parcels, or for grading work impacting their property.
- C.2.12. Permit(s), agreement(s) and approval of other public agencies that have jurisdiction over the required public facilities, if applicable.
- C.2.13. Utilities located in Daylight Road and all downstream facilities that are required to serve this Parcel 6 Tracy Courtyard by Marriott shall be completed prior to

issuance of occupancy permits.

- C.3. Encroachment Permit - No applications for encroachment permit will be accepted by the City as complete until the Developer provides all relevant documents related to said encroachment permit required by the applicable City Regulations and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:
- C.3.1. Improvement Plans prepared on a 24" x 36" size 4-mil thick polyester film (mylar) and these Conditions of Approval. Improvement Plans shall be prepared under the supervision of, and stamped and signed by a Registered Civil, Traffic, Electrical, Mechanical Engineer, and Registered Landscape Architect for the relevant work.
 - a. Developer shall obtain all applicable signatures by City departments (where applicable) on the mylars including signatures by Building Official and Fire Marshal prior to Developer submitting the mylars to Engineering Division for City Engineer's approval.
 - C.3.2. Signed and stamped Engineer's Estimate that summarizes the cost of constructing all the public improvements shown on the Improvement Plans.
 - C.3.3. If required by the City, signed and notarized Offsite Improvement Agreement (OIA) and Improvement Security, to guarantee completion of the identified public improvements that are necessary to serve the Project as required by these Conditions of Approval. The form and amount of Improvement Security shall be in accordance with Section 12.36.080 of the Tracy Municipal Code (TMC), and the OIA.
 - C.3.4. If required, signed and notarized Deferred Improvement Agreement (DIA) and Improvement Security, to allow deferment of completion of improvements as required by these Conditions of Approval. The form and amount of Improvement Security shall be in accordance with the DIA and Section 12.36.080 of the TMC. The Developer's obligations in the DIA shall be deemed to be satisfied upon the release of the Improvement Security.
 - C.3.5. Check payment for the applicable engineering review fees which include plan checking, permit and agreement processing, testing, construction inspection, and other applicable fees as required by these Conditions of Approval. The engineering review fees will be calculated based on the fee rate adopted by the City Council on May 16, 2017, per Resolution 2017-098.
 - C.3.6. Traffic Control Plan signed and stamped by a Registered Civil Engineer or Traffic Engineer licensed in the State of California.
 - C.3.7. South San Joaquin County Fire Authority's Fire Marshal's signature, if applicable, on the Improvement Plans indicating their approval for the fire service connection and fire and emergency vehicle access for the Project.
- C.4. Improvement Plans - Improvement Plans shall contain the design, construction details and specifications of public improvements that are necessary to serve the Project. The Improvement Plans shall be drawn on a 24" x 36" size 4-mil thick polyester film (mylar) and shall be prepared under the supervision of, and stamped and signed by a

Registered Civil, Traffic, Electrical, Mechanical Engineer, and Registered Landscape Architect for the relevant work. The Improvement Plans shall be completed to comply with City Regulations, these Conditions of Approval, and the following requirements:

- C.4.1. The Improvement Plans shall be prepared in mylar with the City of Tracy standard title and signature block.
- C.4.2. Obtain all applicable signatures by City departments and from outside agencies (where applicable) on the mylar including signatures by the Fire Marshal, prior to the Developer submitting the mylars to Engineering Division for City Engineer's approval.
- C.4.3. The improvement plans shall be prepared to specifically include, but not be limited to, the following items:
 - a. All existing and proposed utilities such as domestic water line, irrigation service, storm drain, and sanitary sewer, including the size and location of the pipes.
 - b. All supporting engineering calculations, materials information or technical specifications, cost estimate, and technical reports.
 - c. Two (2) copies of the Project's Geotechnical /Soils Report, prepared or signed and stamped by a Geotechnical Engineer.
 - d. Three (3) sets of the Project's Storm Water Pollution Prevention Plan (SWPPP), Best Management Practices (BMPs) and a copy of the Notice of Intent (NOI) with the State-issued Wastewater Discharge Identification number (WDID#).
- C.4.4. Grading and Storm Drainage Plans
Site Grading
 - a. Include all proposed erosion control methods and construction details to be employed and specify materials to be used. All grading work shall be performed and completed in accordance with the recommendation(s) of the Project's Geotechnical Engineer. A copy of the Project's Geotechnical Report must be submitted with the Grading and Storm Drainage Plans.
 - b. When the grade differential between the Project Site and adjacent property(s) exceeds 12 inches, a reinforced concrete or masonry block, or engineered retaining wall is required for retaining soil. The Grading Plan shall show construction detail(s) of the retaining wall or masonry wall. The entire retaining wall and footing shall be constructed within the Project Site. A structural calculation shall be submitted with the Grading and Storm Drainage Plans.
 - c. An engineered fill may be accepted as a substitute of a retaining wall, if any, subject to approval by the City Engineer. The Grading and Storm Drainage Plans must show the extent of the slope easement(s). The Developer shall be responsible for obtaining permission from owner(s) of the adjacent and affected property(s). The slope easement must be recorded, prior to the issuance of the final building certificate of occupancy.
 - d. Grading for the site shall be designed such that the Project's storm water can

overland release to either a public street or to a public storm drainage facility.

- e. Prior to approval of a grading permit for the Project, the Developer shall submit a drainage report and drainage calculations for the project site based on the Master Plan criteria and starting water surface elevation for review by City's consultant. The Developer shall be responsible to pay for the review.
- f. If applicable, show all existing irrigation structure(s), channel(s) and pipe(s) that are to remain or to be relocated or to be removed, if any, after coordinating with the irrigation district or owner of the irrigation facilities. If there are irrigation facilities including tile drains, that are required to remain to serve existing adjacent agricultural uses, the Developer shall design, coordinate and construct required modifications to the improvements, if required, to the reasonable satisfaction of the City.

Storm Drainage

Permanent Storm Drainage Connection

- g. The Developer shall design all the required downstream utilities located in Daylight Road and east side of the project prior to the issuance of permits.
- h. The Project's permanent storm drainage connection(s) shall be designed and constructed to meet City Standards and the recommendations in the Storm Drainage Technical Report.
- i. The Developer shall provide a Stormwater Quality Control Plan (SWQCP) detailing the methods in which the development will address compliance with

the applicable City's Multi-Agency Post-Construction Stormwater Standards Manual (Manual). Prior to the issuance of the grading permit for the project, the SWQCP shall be approved by the City Engineer.

Temporary Drainage System – Retention Basin

- j. The Project will utilize DET LW8 to satisfy the requirements for temporary retention set forth in the City Design Standards. Developer shall provide calculations to demonstrate that adequate capacity DET LW8 is available to serve the Project. All costs of design and construction of improvements required for temporary storage shall be paid for by the Developer. No fee credits or reimbursements will be applicable for these improvements.
- k. In order to convey storm drainage from the Project to DET LW8, the storm drain line from Daylight Road to DET LW8 shall be designed and constructed per City standards. This storm drain shall be located within the easement to be dedicated to the City. Improvements to the maintenance/access road within the easement shall be constructed per approved plans by the City Engineer, and as acceptable to Public Works Department.
- l. Acceptance of the DET LW8 basin parcel by the City will be upon completion of the downstream facilities, and upon the determination by the City Engineer that the basin is constructed and operational per the Storm Drainage Master Plan.
- m. The Developer shall be responsible for maintenance of the Retention Basin at LW8 until the downstream drainage facilities are installed and accepted by the City. The Developer shall sign an improvement agreement (Deferred Improvement Agreement), to assure completion of the Developer's obligation to repair and maintain said basin while the storm drainage retention basin is in service and then, if required, to modify storm drainage retention basin to conform to Master Plan requirements at such time they are no longer needed due to the construction of the permanent facilities per the Storm Drainage Master Plan. Prior to the final inspection of the first building to be constructed on the Property, the Developer shall submit a signed and notarized Maintenance Agreement as a guarantee for the performance of Developer's responsibilities towards the repair and maintenance of the retention basin at future DET LW8.
- n. The design and construction details of the Project's storm drainage system and treatment facilities shall meet City Regulations and shall comply with the applicable requirements of the Multi-Agency Post-Construction Stormwater Standards Manual, dated June 2015, and any subsequent amendments.
- o. Prior to the final inspection of the building to be constructed on the Property, the Developer shall submit a signed and notarized Stormwater Treatment Facilities Maintenance Agreement (STFMA) as a guarantee for the performance of Developer's responsibility towards the repair and maintenance of on-site storm water treatment facilities.

C.4.5. Sanitary Sewer Improvement Plans

- a. Prior to the issuance of Building Permit for the Project, Developer shall submit improvement plans and secure approval of plans from the City's Building Division, for the design of on-site sewer improvements. The Developer shall design and install sanitary sewer facilities including the Project's sewer connection in accordance with City Regulations and utility improvement plans approved by the City Engineer.

C.4.6. Water Distribution System

- a. Developer shall comply with the recommendations for on-site and off-site infrastructure as identified in the Water System Analysis. If additional improvements beyond the proposed improvements shown on the preliminary plans submitted with the Development Review Application are identified in the Water System Analysis and approved by the City Engineer, the Developer shall comply with the recommendations in the Water System Analysis. Developer shall prepare improvement plans and construct required improvements identified in the Water System Analysis.
- b. During the construction phases of the Project, the Developer is responsible for providing water infrastructure (temporary or permanent) capable of delivering adequate fire flows and pressure appropriate to the various stages of construction and as approved by the South San Joaquin County Fire Authority's Fire Marshal.
- c. The Developer shall design and install fire hydrants at the locations approved by the South San Joaquin County Fire Authority's Fire Marshal. Prior to the issuance of a Building Permit, the Developer shall submit calculations and plans as required by the Fire Department and obtain written approvals for the proposed fire system for the design, location and construction details of the fire service connection to the Project, and for the location and spacing of fire hydrants that are to be installed to serve the Project.
- d. Prior to issuance of temporary certificate of occupancy (or final certificate of occupancy, if TCO is not requested), the Developer shall demonstrate to the satisfaction of the Fire Marshal that all applicable fire flow parameters are met.
- e. All costs associated with the installation of the Project's permanent water connection(s) as identified in the Water System Analysis including the cost of removing and replacing asphalt concrete pavement, pavement marking and striping such as crosswalk lines and lane line markings, replacing traffic detecting loops, conduits, and wires, relocating existing utilities that may be in conflict with the water connection(s), and other improvements shall be paid by the Developer.
- f. Interruption to the water supply to the existing businesses and other users within International Park of Commerce or Patterson Pass

Business Park will not be allowed to facilitate construction of on-site or off-site improvements related to the Project. The Developer shall be responsible for notifying business owner(s) and users, regarding construction work that involves traffic rerouting or other traffic related and access impacts to the existing businesses. The written notice, as approved by the City Engineer, shall be delivered to the affected residents or business owner(s) at least 72 hours before start of work. Prior to starting the work described in this section, the Developer shall submit a Work Plan acceptable to the City that demonstrates no interruptions to the water supply, and Traffic Control Plan to be used during the installation of the offsite water mains and connections.

- g. The Developer shall design and install domestic and irrigation water service connection, including a remote-read master water meter (the water meter to be located within City's right-of-way) and a Reduced Pressure Type back-flow protection device in accordance with City Regulations. The domestic and irrigation water service connection(s) must be completed before the final inspection of the building. Repair and maintenance of all on-site water lines, laterals, sub-meters, valves, fittings, fire hydrant and appurtenances shall be the responsibility of the Developer.
- h. Water main in the loop road shall be designed and constructed per City Standards and dedicated to the City within a 30-foot-wide easement. The Developer shall enter into a Maintenance Agreement with the City prior to issuance of Final Certificate of Occupancy for the first building within the Project.
- i. The domestic and irrigation water service connection(s) must be completed before issuance of the final certificate of occupancy of buildings. Sub-metering will be allowed within private property. The City will not perform water consumption reading on sub-meters. The City shall maintain water lines within easements from the master water meter to the point of connection with the water distribution main (inclusive) only. Repair and maintenance of all on-site water lines, laterals, sub-meters, valves, fittings, fire hydrant and appurtenances shall be the responsibility of the Developer.

C.4.7. Project Driveways and Private Road

- a. All recommended improvements for driveways and improvements on International Parkway and Daylight Road recommended in the Traffic Analysis shall be completed prior to issuance of Certificate of Occupancy.
- b. Developer shall complete construction of the Private Drive from Daylight Road to north of the proposed driveway between Parcel 6 and Parcel 5.
- c. The Developer shall construct full driveway between Parcel 6 & Parcel 5.

The developer shall also construct access shown on the Site Plan as "Temporary Road" on Parcel 5. Developer shall obtain easements or demonstrate ownership of the area shown as "Temporary Road".

C.4.8. Street Improvements

If not completed at the time of submittal of improvement plans for review, the Developer shall prepare and submit improvement plans for frontage improvements on International Parkway and Daylight Road in compliance with the Specific Plan, City of Tracy Master Plans and Design Standards. The frontage improvements shall include curb, gutter, sidewalk, driveways, landscape with automatic irrigation, streetlights, fire hydrants and associated improvements between the curb and the street right-of-way.

- a. A turnaround as acceptable to Fire Marshall shall be installed at the east end of Daylight Road.
- b. Developer shall submit improvement plans for the Private Drive (where water and sewer line easements will be dedicated to the City) to the City for review and approval. The Private Drive shall be privately owned and maintained by the Developer/owner. Public Access Easement, Emergency Vehicle Access Easement, and utility easements for the Private Drive shall be dedicated prior to issuance of final certificate of occupancy.
- c. Prior to issuance of temporary/ final certificate of occupancy, acceptance of street improvements and rights-of-way dedication on International Parkway and Daylight Road as identified in the improvement plans titled "International Park of Commerce – Street Improvement Plans – Phase 1G, 1J, prepared by Kier & Wright, Inc., shall be completed.

C.4.9. The Developer shall submit a Traffic Control Plan for each phase of work, to show the method and type of construction signs to be used for regulating traffic at the work areas within these streets. The Traffic Control Plan shall be prepared by a Civil Engineer or Traffic Engineer licensed to practice in the State of California.

C.4.10. The Developer shall prepare joint trench plans in compliance with utility companies' requirements and City regulations and obtain approval of the plans. All private utility services to serve Project such as electric, telephone and cable TV to the building must be installed underground, and to be installed at the location approved by the respective owner(s) of the utilities.

C.4.11. The Developer shall submit Joint Utility Trench Plans for the installation of electric, gas, telephone and TV cable main and service lines that are necessary to be installed to serve the Project. These utilities shall be installed within the 10- foot wide Public Utility Easement (PUE) that will be offered for dedication to the City. The Developer shall coordinate, as feasible, with the respective owner(s) of the utilities for the design of these

underground utilities to ensure they can be installed within the 10-foot wide PUE to the extent feasible (and except in the event, that additional space beyond the 10-foot PUE is required, as determined by the utilities owner(s)).

- C.4.12. Pavement cuts or utility trench(s) on existing street(s) for the installation of water distribution main, storm drain, sewer line, electric, gas, cable TV, and telephone will require the application of 2" asphalt concrete overlay and replacement of pavement striping and marking that are disturbed during construction. The limits of asphalt concrete overlay shall be 25 feet from both sides of the trench and shall extend over the entire width of the adjacent travel lane(s) if pavement excavation encroaches to the adjacent travel lane or up to the street centerline or the median curb. If the utility trench extends beyond the street centerline, the asphalt concrete overlay shall be applied over the entire width of the street (to the lip of gutter or edge of pavement, whichever applies).
- C.5. Building Permit - No building permit will be approved by the City until the Developer demonstrates, to the satisfaction of the City Engineer, compliance with all required Conditions of Approval, including, but not limited to, the following:
- C.5.1. Check payment of the applicable City Wide Roadway and Traffic, Water, Recycled Water, Wastewater, Storm Drainage, Public Safety, Public Facilities, and Park Development Impact Fees (adopted by Resolution 2017-098) as these relate to the Project, and as otherwise required by the Cordes Ranch Development Agreement and these Conditions of Approval.
- C.5.2. Payment of the San Joaquin County Facilities Fees as required in Chapter 13.24 of the TMC, and these Conditions of Approval.
- C.5.3. Check payment of any applicable Regional Transportation Impact Fees (RTIF) as required in Mitigation Measure TRANS-7 of the Mitigation Monitoring and Reporting Program of the Cordes Ranch Final Environmental Impact Report and these Conditions of Approval.
- C.5.4. Check payment of any applicable Agricultural Conversion or Mitigation Fee as required in Chapter 13.28 of the Tracy Municipal Code and Mitigation Measure AG-1 of the Mitigation Monitoring and Reporting Program of the Cordes Ranch Final Environmental Impact Report and these Conditions of Approval.
- C.6. Acceptance of Public Improvements - Public improvements, Public Right-of-Way dedications, and Public Easements will not be accepted by the City Council until after the Developer completes construction of the relevant public improvements, and also demonstrates to the City Engineer satisfactory completion of the following:
- C.6.1. Correction of all items listed in the deficiency report prepared by the assigned Engineering Inspector relating to public improvements subject to

City Council's acceptance.

- C.6.2. Certified "As-Built" Improvement Plans (or Record Drawings). Upon completion of the construction by the Developer, the City shall temporarily release the originals of the Improvement Plans to the Developer so that the Developer will be able to document revisions to show the "As Built" configuration of all improvements.
- C.6.3. Reasonable written permission from irrigation district or affected owner(s), if applicable, as required in Condition C.10.4, below. The cost of relocating and/or removing irrigation facilities and/or tile drains is the sole responsibility of the Developer.
- C.6.4. Completion of off-site water, storm drainage and wastewater facilities required to serve the Project. If the off-site improvements are to be constructed by others, it shall be the Developer's responsibility to coordinate timing of completion of improvements with the responsible party to ensure timely completion.
- C.7. Final Building Certificate of Occupancy - No Final Building Certificate of Occupancy will be issued by the City until after the Developer provides reasonable documentation which demonstrates, to the satisfaction of the City Engineer, that:
 - C.7.1. The Developer has satisfied all the requirements set forth in Condition C.5 above.
 - C.7.2. The Developer has completed construction of all required public facilities for the building for which a certificate of occupancy is requested and all the improvements required in these Conditions of Approval. Unless specifically provided in these Conditions of Approval, or some other applicable City Regulations, the Developer shall use diligent and good faith efforts in taking all actions necessary to construct all public facilities required to serve the Project, and the Developer shall bear all costs related to construction of the public facilities (including all costs of design, construction, construction management, plan check, inspection, land acquisition, program implementation, and contingency).
- C.8. Improvement Security – If applicable, the Developer shall provide improvement security for all public facilities, as required by the OIA, and these Conditions of Approval. The form of the improvement security may be a surety bond, letter of credit or other form in accordance with section 12.36.080 of the TMC and the Development Agreement. The amount of improvement security shall be as follows:
 - C.8.1. Faithful Performance (100% of the estimated cost of constructing the public facilities),
 - C.8.2. Labor & Materials (100% of the estimated cost of constructing the public facilities), and

C.8.3. Warranty (10% of the estimated cost of constructing the public facilities)

C.9. Release of Improvement Security - Improvement Security(s) described herein shall be released to the Developer after City Council's acceptance of public improvements, and after the Developer demonstrates, to the satisfaction of the City Engineer, compliance of these Conditions of Approval, and completion of the following:

C.9.1. Improvement Security for Faithful Performance, Labor & Materials, and Warranty shall be released to the Developer in accordance with Section 12.36.080 of the TMC.

C.9.2. Written request from the Developer and a copy of the recorded Notice of Completion.

C.9.3. Monumentation Bond will be released to the Developer after City Council's acceptance of the public improvements and all monumentation shown on the Final Map is installed and tagged by a Land Surveyor licensed to practice in the State of California.

C.10. Special Conditions

C.10.1. All streets and utilities improvements within City's right-of-way shall be designed and constructed in accordance with City Design Standards and the City's Facilities Master Plan for storm drainage, roadway, wastewater and water adopted by the City, or as otherwise specifically approved by the City.

C.10.2. Prior to beginning of construction, the Developer shall be responsible to obtain any easements, rights-of-way and/or agreements with property owners as applicable for all improvements.

C.10.3. All existing on-site wells, if any, shall be abandoned or removed in accordance with the City and San Joaquin County requirements. The Developer shall be responsible for all costs associated with the abandonment or removal of the existing well(s) including the cost of permit(s) and inspection. The Developer shall submit a copy of written approval(s) or permit(s) obtained from San Joaquin County regarding the removal and abandonment of any existing well(s), prior to the issuance of the Grading Permit.

C.10.4. The Developer shall abandon or remove all existing irrigation structures, channels and pipes, if any, as directed by the City after coordination with the irrigation district, if the facilities are no longer required for irrigation purposes. The Developer shall submit report for a site sub-surface investigation for determining the presence of irrigation and drainage tile drains within and around the Project Site, if any, and submit a report prepared and signed by a Geo-technical Engineer. In the event that tile drains exist within and around the Project Site, the Developer has the option to either relocate or abandon

the on-site tile drains as required for the proposed development. All existing tile drains and proposed improvements for the relocation or removal of tile drains must be shown on the Grading and Storm Drainage Plans. Any tile drains under the proposed buildings shall be abandoned or relocated as may be required, to the satisfaction of the City. The Developer or the property owner(s) will be responsible for maintenance of tile drains to remain or the relocated tile drains and associated improvements. Additionally, the Developer will be responsible for monitoring the groundwater levels, and for the mitigations, if any, that may be required, by any applicable laws and regulations.

C.10.5. Any damages to existing improvements within the street right-of-way due to construction related activities shall be repaired or replaced as directed by the City at Developer's cost.

C.10.6. All improvement plans shall contain a note stating that the Developer (or Contractor) will be responsible to preserve and protect all existing survey monuments and other survey markers. Any damaged, displaced, obliterated or lost monuments or survey markers shall be re-established or replaced by a licensed Land Surveyor at the Developer's (or Contractor's) sole expense. A corner record must be filed in accordance with the State law for any reset monuments (California Business and Professions Code Section 8871).

C.10.7. Developer shall comply with the requirements relating to Fire Apparatus Access Roads and other Fire Code requirements to the satisfaction of the Fire Department.

C.10.8. Nothing contained herein shall be construed to permit any violation of relevant ordinances and regulations of the City of Tracy, or other public agency having jurisdiction. This Condition of Approval does not preclude the City from requiring pertinent revisions and additional requirements to the Grading Permit, Encroachment Permit, Building Permit, Improvement Plans, OIA, and DIA, if the City Engineer finds it necessary due to public health and safety reasons, and it is in the best interest of the City. The Developer shall bear all the cost for the inclusion, design, and implementations of such additions and requirements, without reimbursement or any payment from the City.

D. Utilities Department, Water Resources Division Conditions

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

D.1. Compliance with Codes. Before the approval of a grading or building permit, the applicant shall demonstrate compliance with Tracy Municipal Code Chapter 11.34 Stormwater Management and Discharge Control and Chapter 11.28 Water Management and with the California Green Building Standards Code Chapter 4 for Residential occupancies. A Stormwater Pollution Prevention Plan (SWPPP) and WDID

number will be required prior to a grading permit issuance.

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

E. Development Services Department, Building & Fire Safety Conditions

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

- E.1. Based on occupancy classification and construction type, California Building Code (CBC) Table 504.4 height is 4 stories, which requires a NFPA13 sprinkler system. Therefore at, building permit application submittal applicant shall provide plans that comply with allowable areas, and heights as set out in CBC Chapter 5. An option to show compliance would be to change the type of construction as set forth in CBC Chapter 6.
- E.2. At time of building permit application submittal applicant shall show compliance with 2019 CBC 11B502.7.1.1. Currently, shown, a portion of the accessible stall passes behind the accessible stall.
- E.3. At time of building permit application submittal, applicant shall provide plans, specifications, calculation etc. that comply with the current Title 24 California Code of Regulations at the time application date, as applicable.

F. South San Joaquin County Fire Authority Conditions

Contact: Courtney Wood

(209) 831-6700

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.1.1. 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.

- a. Porte-cochere shall have a minimum height clear height of 13'-6" clearance.
- b. Class 1 standpipes are required within the stairwells.
- c. Elevators shall be sized to accommodate a gurney.
- d. Building shall be provided with approved address identification in accordance with CFC §505.
- e. Knox boxes shall be required. Operator of the building shall immediately notify the Fire Authority and provide the new key where a lock is changed or rekeyed. The key to such shall be secured in the key box.
- f. Fire control room shall be shown and constructed as 1-hour fire rated enclosure accessible from the exterior. A Knox box shall be placed in this location for access.

F.1.2. 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.

- a. Fire sprinklers shall be designed by a licensed fire protection contractor or engineer. Construction plans, hydraulic calculations, specifications and shall be submitted prior to installation.
- b. 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.
- c. Fire alarm plans shall be designed by a licensed fire protection contractor or engineer. Construction plans, and specifications shall be submitted prior to installation.
- d. Underground fire service shall be designed by a licensed fire protection contractor or engineer. Approval of civil, grading or onsite improvement plans is not an approval for installation.

- e. Hydrants shall be placed outside of the collapse zone which is measured at 1.5 times the building height or 40 ft, whichever is greater.
- F.2. Applications received by our offices are subject to the current fee schedule for South San Joaquin County Fire Authority.
 - F.2.1. Application processing fees and minimum plan review fees are due at time of submittal of construction documents.
 - F.2.2. 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.2.3. Permit holder is responsible for any additional inspection fees incurred, and shall be paid prior to final inspection.
- F.3. Prior to occupancy, the tenant shall contact South San Joaquin County Fire Authority for a new business inspection. Additional fees may be required for New Business, Annual and Operational Fire Permits. All fees shall be paid prior to approval of inspections.
- F.4. Prior to final inspection, emergency radio responder coverage shall be tested to confirm coverage areas. If inadequate coverage is reported, installation may be required and separate permits will need to be obtained.

G. Public Works and Finance Departments Conditions of Approval

Contact: Karin Schnaider (209) 831-6841 karin.schnaider@cityoftracy.org

Street/Streetlight/Landscaping Replacement and Maintenance. (For Industrial/Commercial development)

No later than October 31, 2021, the applicant shall make a written election, in a form approved by the City, of the funding mechanism by which the applicant will fund, in perpetuity, the costs of the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights and signals that will serve the Project (collectively, the "Infrastructure"), and the costs related to public landscaping maintenance costs. Developer must prepare its improvement plans and fund a landscaping budget analysis (to be performed by a consultant to the City) to establish the scope and cost estimates of the public landscaping maintenance costs. Prior to October 31, 2021, the City and the applicant may negotiate additional details of the Infrastructure and the funding mechanism, which details may include, without limitation, (a) the scope of the Infrastructure; (b) the geographical scope of the applicant's funding obligation; (c) the costs; (d) the inclusion of third-party owners or developers in such funding mechanism; and (e) any other issues that arise during such negotiations.

The ultimate funding mechanism may include the following options or other options that may arise during the negotiations:

a. Community Facilities District (CFD) or other funding mechanism. An agreement with the City, to be signed by the Finance Director, which may, at the City's option, be recorded against the geographical scope negotiated in the agreement ("Project Site") which stipulates that prior to the City's acceptance of the Infrastructure, the Developer will either (i) form a CFD that includes the Project Site, (ii) annex the Project Site into an existing CFD or (iii) establish another lawful funding mechanism that is reasonably acceptable to the City. If a CFD is used, formation of the CFD must include, but not be limited to, compliance with the Mello – Roos Community Facilities Act of 1982 (Gov. Code, § 53311 et seq.), affirmative votes, and the recordation of a Notice of Special Tax Lien. Developer shall be responsible for all costs associated with the CFD proceedings or the implementation of the other lawful funding mechanism.

Or

b. Direct funding. An agreement with the City, which shall be recorded against the Project Site, which stipulates that prior to the City's acceptance of the Infrastructure, Developer will deposit with the City such funds as are necessary to fund in perpetuity the long-term on-going costs of operation, maintenance and replacement of the Infrastructure, including all costs required to operate the streetlights and signals.

Or

c. POA. Developer shall, at its expense, form a Property Owner's Association (POA) for the entire Project Site that will fund the on-going operation, maintenance and replacement costs of the agreed-upon Infrastructure serving the Project Site, with CC&Rs reasonably acceptable to the City Attorney. If the POA is the chosen funding mechanism, Developer must also annex into an existing CFD in a "dormant" capacity, with the required funding to be triggered if the POA is not created prior to the City's acceptance of any Infrastructure, or if the POA becomes, in the City's reasonable determination, unable to continue to fund the on-going operation, maintenance and replacement of the Infrastructure. If a POA and dormant CFD are the chosen funding mechanism, the CFD tax or assessment must be disclosed to all prospective buyers of all or any portion of the Project Site.



landscape architect

Schack & Company, Inc.
1025 Central Avenue
Tracy, CA 95376
Dan Schack
209 835-2178
dan@schackandco.com

civil engineer:

Schack & Company, Inc.
1025 Central Avenue
Tracy, CA 95376
Dan Schack
209 835-2178
dan@schackandco.com

architect:

Robert F. Tuttle Architect, Inc.
33533 Pebble Brook Circle
Temecula, CA 92592
Bob Tuttle
951 302-5444
robert.tuttle@rftarch.com

owner:

Gill Hospitality, Inc.
8657 Ranch Road
Tracy CA 95304
Jivtesh Gill
209-481-7445
j2gill@aol.com

VICINITY MAP:



| Area Schedule (Gross Building) | | |
|--------------------------------|--------------------------|-----------|
| Level | Area | Perimeter |
| Level 1 | 15,496 SF 724' - 0 1/32" | |
| Level 2 | 15,039 SF 688' - 10 5/8" | |
| Level 3 | 15,202 SF 682' - 10 5/8" | |
| Level 4 | 15,202 SF 682' - 10 5/8" | |
| 60,939 SF | | |

PARCEL 7
PROPOSED SHOP BUILDING
10,465+/- SF

PARCEL 4
PROPOSED RESTAURANT
7,500 +/- SF

SITE STATISTICS

PROJECT ADDRESS:
International Parkway
Tracy, California

ASSESSOR'S PARCEL NUMBER:
209-460-34 / 209-460-35

LEGAL DESCRIPTION:

GOVERNING CODE:
This project shall comply with the 2019 edition of the California building code (title 24)

ZONE:
GC
General Plan - Commercial

USE:
Existing:
Proposed:

Vacant
4-story 101 guestroom
hotel with pool,spa,
outdoor amenity area
and surface parking

CONSTRUCTION TYPE:
TYPE V-A sprinklered

OCCUPANCY:
R-1

LOT SIZE:
Parcel 6: current 78,724.04 s.f (1.81 ACRES)
proposed: 86,596.97 s.f (1.98 ACRES)

Parcel 5: current 46,624.11 s.f (1.07 ACRES)
proposed 60,161.56 s.f (1.38 ACRES)

TOTAL 146,758.54 s.f (3.37 ACRES)

BLDG. FOOTPRINT:
15,677.72 s.f

F.A.R.:
allowed: 30%
Proposed: 60,074/85,541.02=.70

UNIT COUNT:
FIRST FLOOR 8 rooms
SECOND FLOOR 31 rooms
THIRD FLOOR 31 rooms
FOURTH FLOOR 31 rooms

TOTAL ROOMS 101 rooms

REQUIRED HOTEL PARKING:
1:1/room 101 stalls

PARKING PROVIDED:
Regular- Parcel 6 101 stalls (5 ADA)
Clean Air / Van Pool 9 stalls

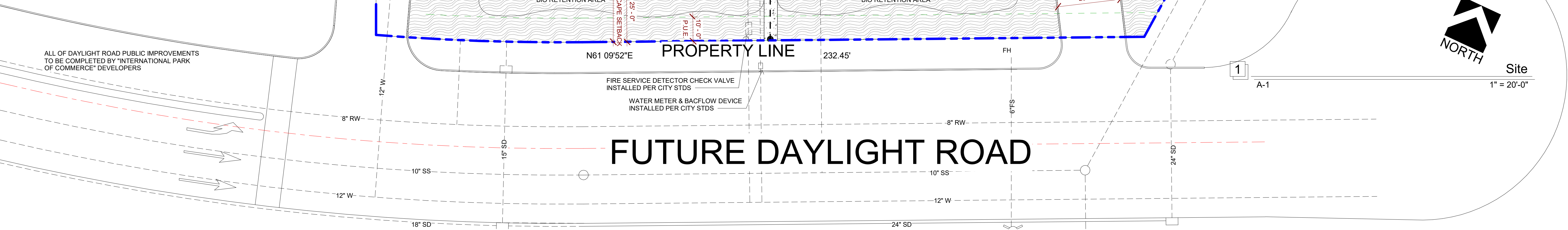
STRUCTURAL HEIGHT:
Maximum structural height allowed: 80'-0"
Proposed structural height 51'-0"

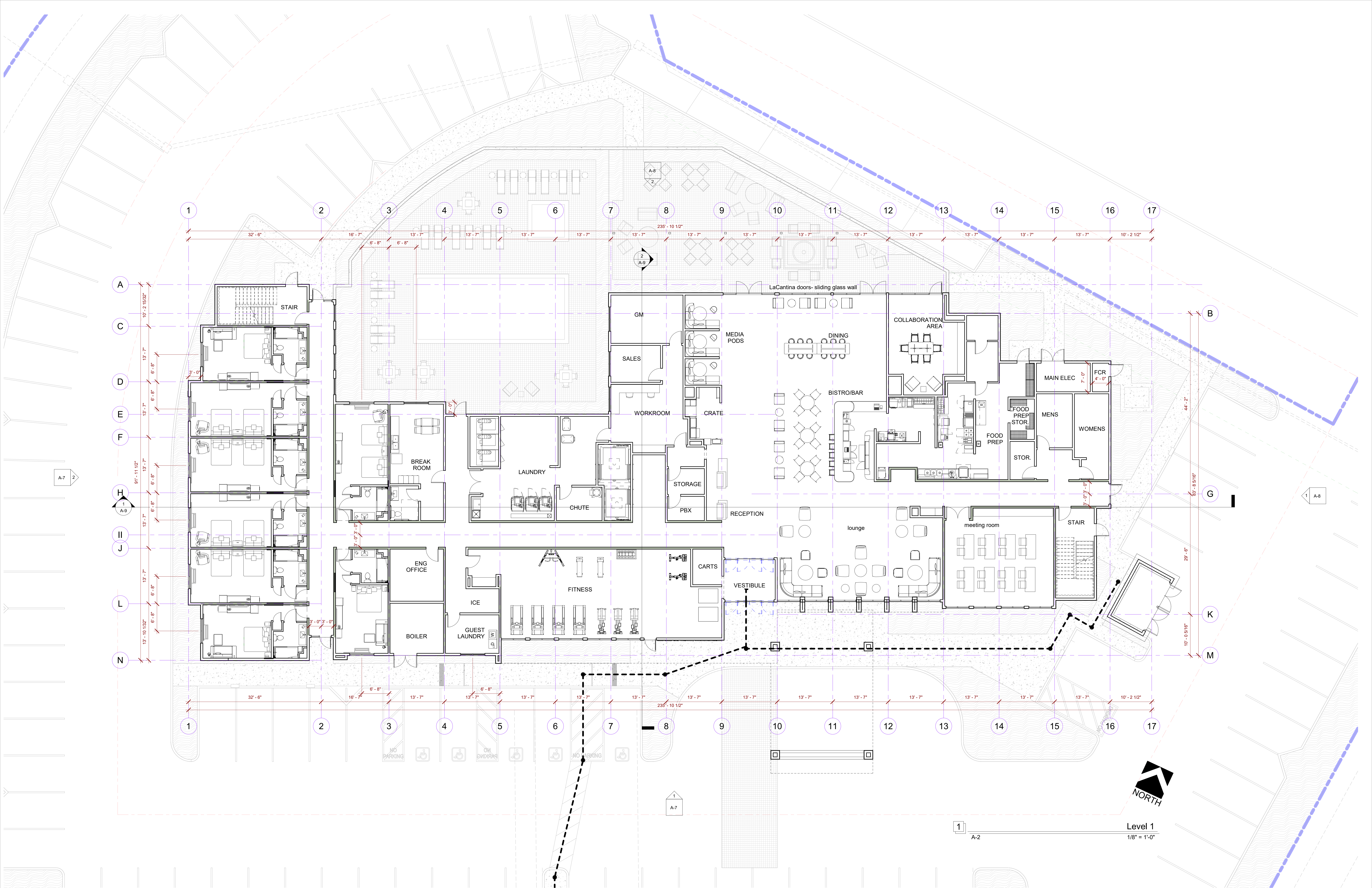
SETBACKS:
Required/proposed:

Front: 25'-0"
Side: 10'-0"
Rear: 10'-0"

COVERAGE:
Site area: 85,541.02 s.f
Bldg. footprint: 15,742.85 s.f (18%)
Landscape: 18,399.93 s.f (21.5%)
Open space: 1,744.90 s.f (2.0%)
Pavement: 41,024.63 s.f (48%)
Enhanced pavement: 4,632.64 s.f (5.4%)
Sidewalk: 3,996.07 s.f (4.6%)

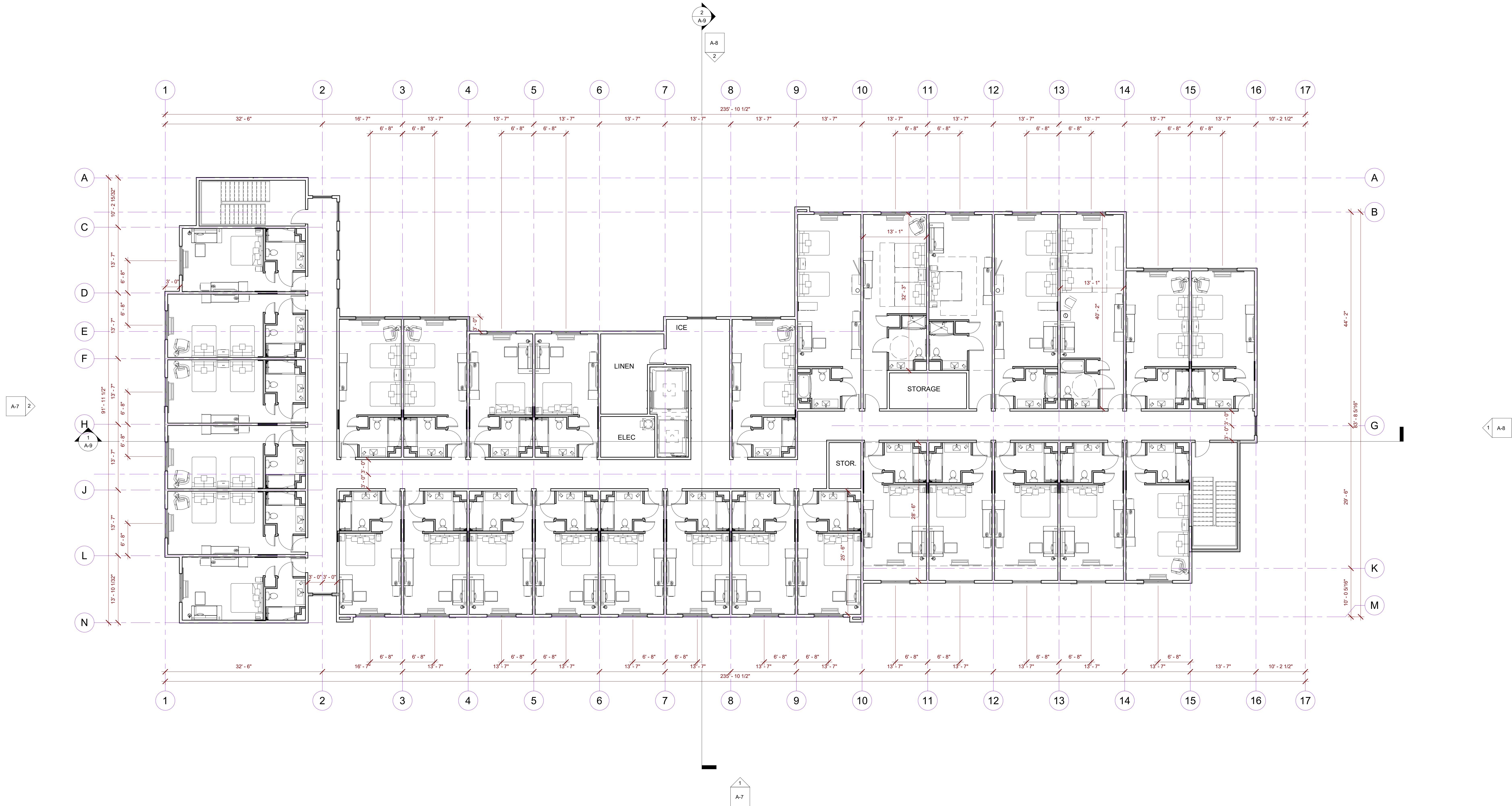
ALL OF DAYLIGHT ROAD PUBLIC IMPROVEMENTS
TO BE COMPLETED BY "INTERNATIONAL PARK
OF COMMERCE" DEVELOPERS

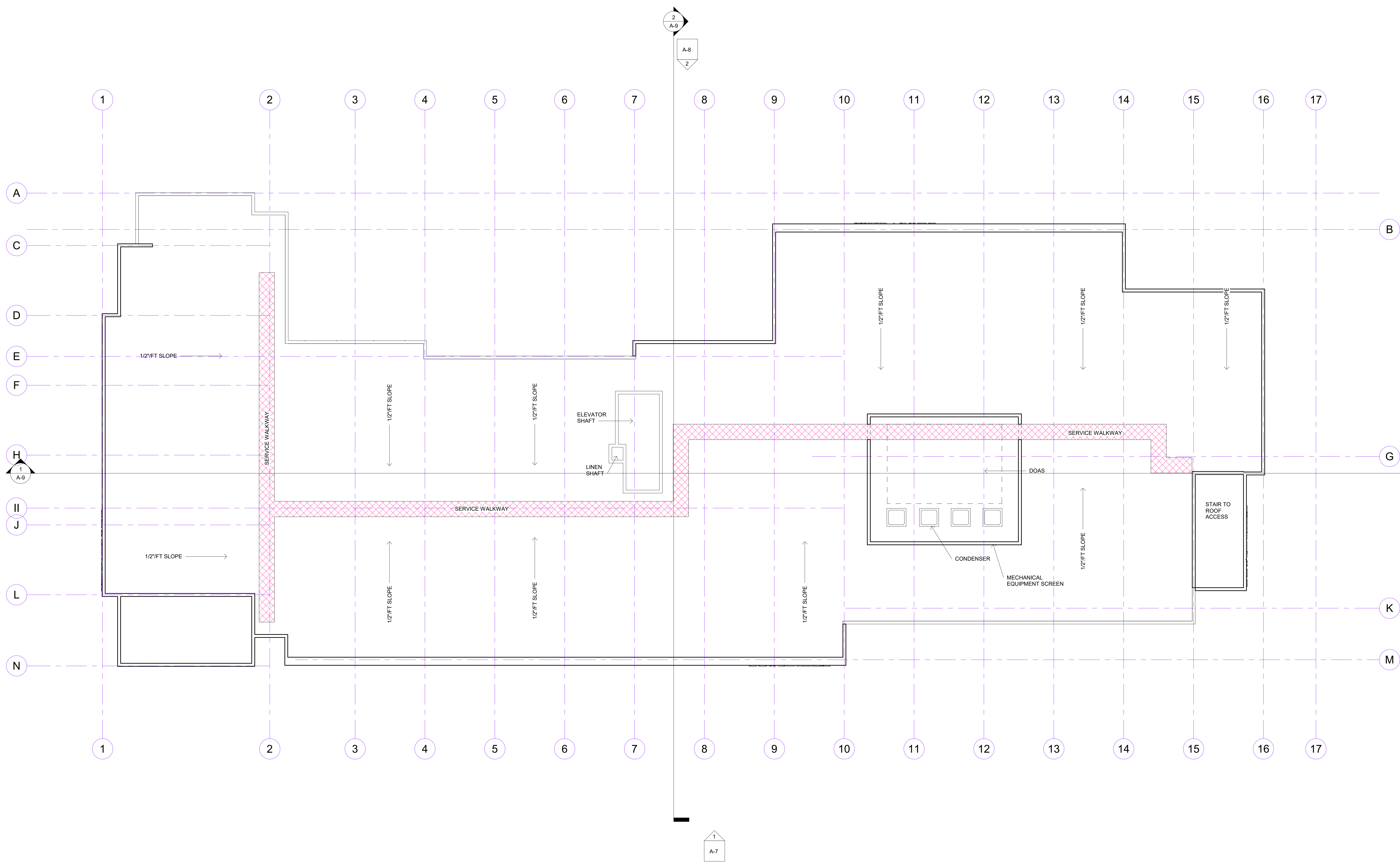












1 A-6 Roof 1/8" = 1'-0"

| Keynote Legend | |
|----------------|---|
| Key Value | Keynote Text |
| A | STUCCO FIELD: 3 COAT STUCCO, FINE FINISH, MATCH DUNN EDWARDS DE6274 "FROSTBITE" |
| B | STUCCO FIELD: 3 COAT STUCCO, FINE FINISH, MATCH DUNN EDWARDS "CHARCOAL" |
| C | PAINTED STEEL ACCENT: MATCH DUNN EDWARDS DE6274 "FROSTBITE" |
| E | SIGNAGE: REFER TO COURTYARD BY MARRIOTT EXTERIOR SIGNAGE SPECIFICATIONS |
| G | WINDOW FRAMES: ALUMINUM, ANODIZED FINISH, BLACK |
| H | GLAZING: LOW E DOUBLE GLAZING CLEAR |
| J | DOORS AND CANOPY: MATCH DUNN EDWARDS DE6384 "IRON FIXTURE" |
| K | SIDING: FIBER-CEMENT SIDING PANELS |
| L | SIDING: FIBER-CEMENT LAP SIDING WOOD HORIZONTAL |



1 South Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"

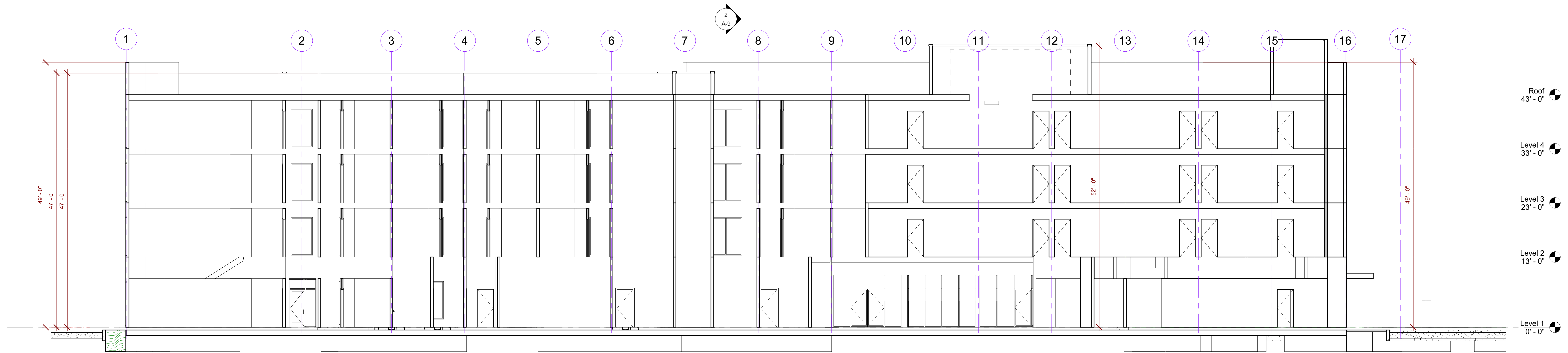
| Keynote Legend | |
|----------------|---|
| Key Value | Keynote Text |
| A | STUCCO FIELD: 3 COAT STUCCO, FINE FINISH, MATCH DUNN EDWARDS DE6274 "FROSTBITE" |
| B | STUCCO FIELD: 3 COAT STUCCO, FINE FINISH, MATCH DUNN EDWARDS "CHARCOAL" |
| D | PAINTED STEEL ACCENT: MATCH WOOD SIDING |
| E | SIGNAGE: REFER TO COURTYARD BY MARRIOTT EXTERIOR SIGNAGE SPECIFICATIONS |
| G | WINDOW FRAMES: ALUMINUM, ANODIZED FINISH, BLACK |
| H | GLAZING: LOW E DOUBLE GLAZING CLEAR |
| J | DOORS AND CANOPY: MATCH DUNN EDWARDS DE6384 "IRON FIXTURE" |
| K | SIDING: FIBER-CEMENT SIDING PANELS |
| L | SIDING: FIBER-CEMENT LAP SIDING WOOD HORIZONTAL |



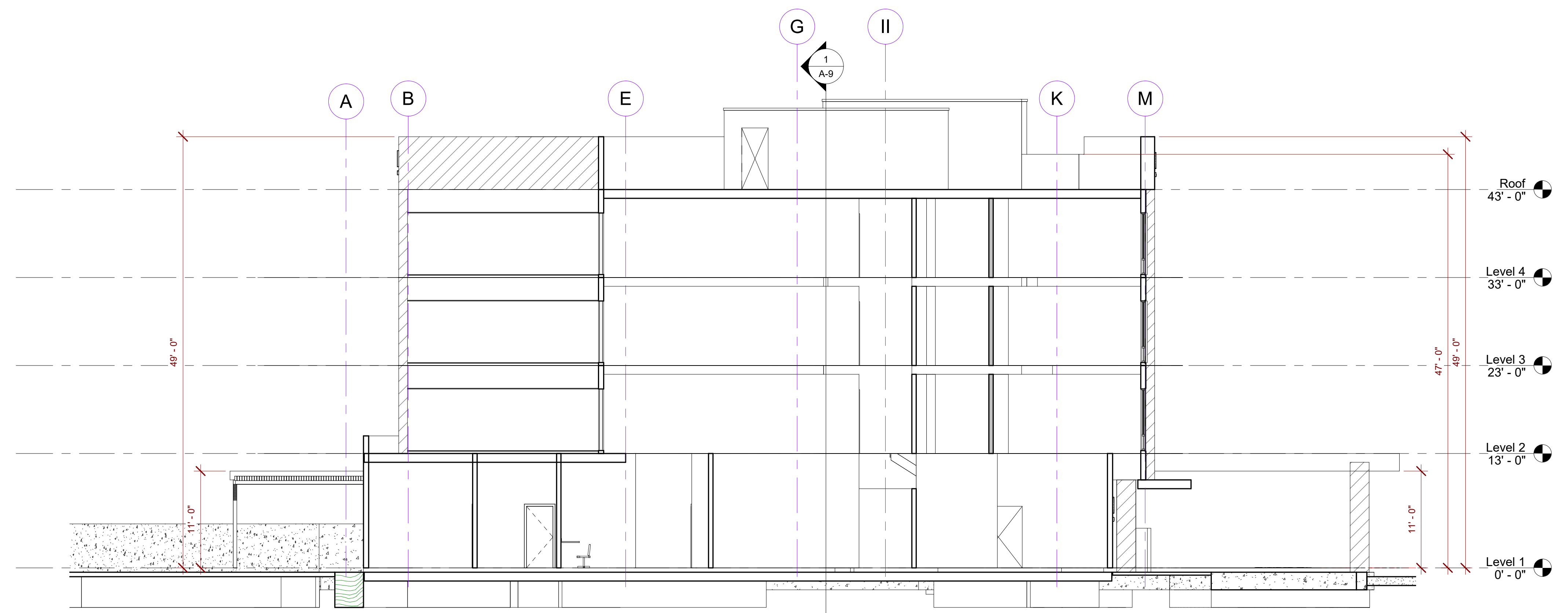
2 North Elevation
A-8 1/8" = 1'-0"



1 East Elevation
A-8 1/8" = 1'-0"



1 Section 1
A-9 1/8" = 1'-0"



2 Section 2
A-9 1/8" = 1'-0"





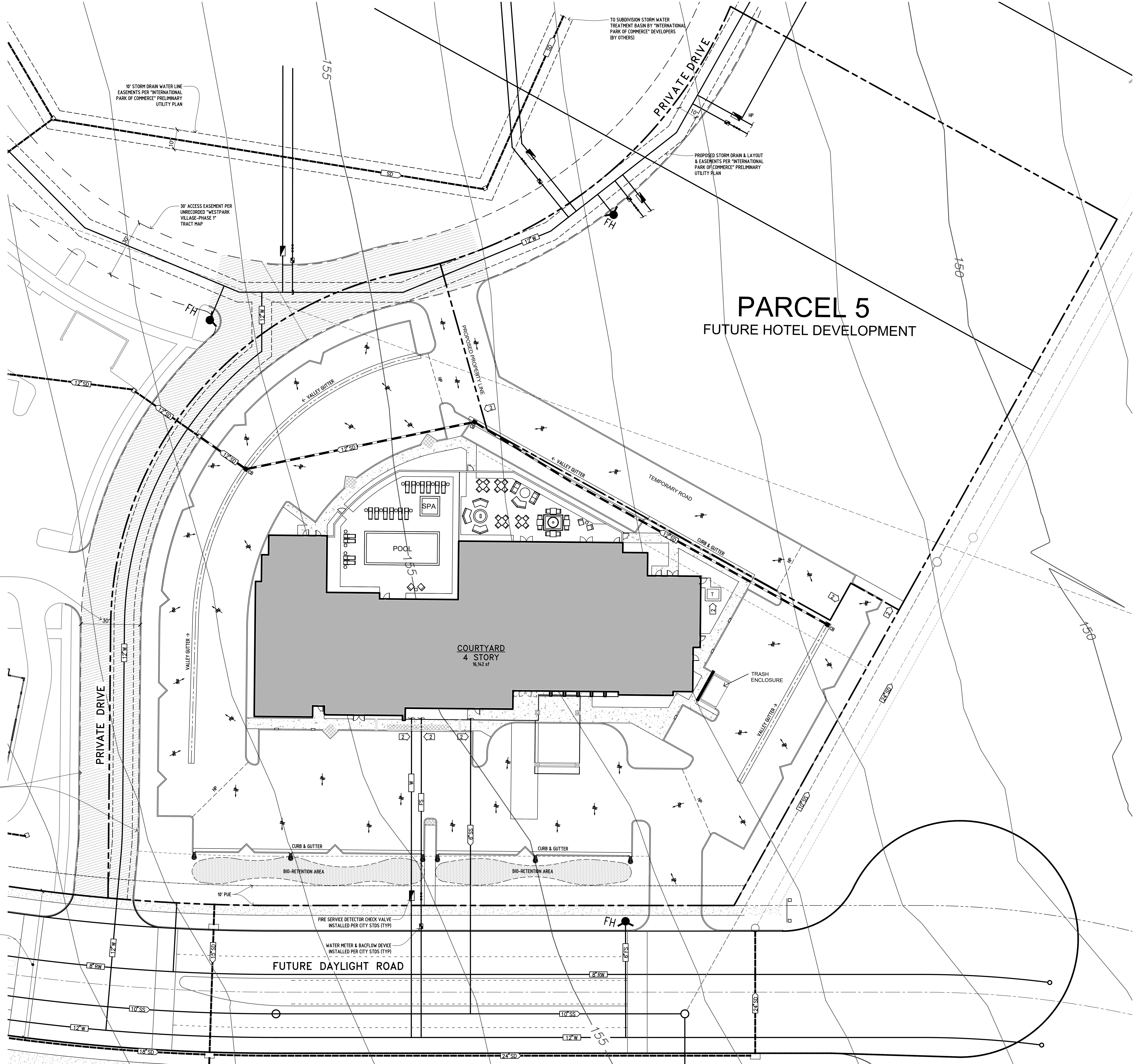
| SYMBOL LEGEND | | |
|---------------|-------|--|
| NEW | EXIST | SYMBOL DESCRIPTION |
| | | STORM DRAIN W/ LINE SIZE (18" OR GREATER) |
| | | STORM DRAIN CATCH BASIN |
| | | STORM DRAIN DROP INLET |
| | | STORM DRAIN MANHOLE |
| | | STORM DRAIN W/ LINE SIZE (SMALLER THAN 8") |
| | | STORM AREA DRAIN |
| | | STORM DRAIN CLEAN-OUT |
| | | STORM DRAIN OVERFLOW |
| | | SANITARY SEWER W/ LINE SIZE |
| | | SANITARY SEWER MANHOLE |
| | | SANITARY SEWER CLEAN-OUT |
| | | SANITARY SEWER WYE/SWEEP TO SEWER MAIN |
| | | WATER W/ LINE SIZE |
| | | WATER VALVE |
| | | WATER METER |
| | | FIRE SERVICE W/ LINE SIZE |
| | | FIRE HYDRANT |
| | | FIRE DEPARTMENT CONNECTION |
| | | FIRE SERVICE BACKFLOW PREVENTION DEVICE |
| | | FIRE SERVICE SINGLE CHECK VALVE |
| | | JOINT TRENCH UNDERGROUND UTILITIES |
| | | JOINT OVERHEAD UTILITIES |
| | | ELECTRIC UNDERGROUND LINES |
| | | ELECTRIC OVERHEAD LINES |
| | | TELEPHONE UNDERGROUND LINES |
| | | TELEPHONE OVERHEAD LINES |
| | | CABLE TELEVISION UNDERGROUND LINES |
| | | CABLE TELEVISION OVERHEAD LINES |
| | | GAS LINES |
| | | POWER POLE, TELEPHONE POLE OR JOINT POLE |
| | | STREET LIGHTS (PUBLIC) |
| | | SITE LIGHTS (PRIVATE) |
| | | GRADE SLOPE DIRECTION |

- GENERAL NOTES
- UTILITIES SHOWN OUTSIDE OF THE SUBJECT PROPERTY HAVE BEEN PLOTTED FROM PRELIMINARY PLANS BY OTHERS, INCLUDING:
 - OFF-SITE (DAYLIGHT ROAD): INTERNATIONAL PARK OF COMMERCE STREET IMPROVEMENT PLANS, BY "KIER & WRIGHT", DATED 06/07/19
 - ON-SITE (PRIVATE DRIVE & MORE): WEST PARKWAY VILLAGE, TENTATIVE SUBDIVISION MAP 3996, BY "KIER & WRIGHT", DATED 12/19/19
 - RE MAIN ELECTRIC PANEL & METERS ARE INSTALLED INSIDE THE BUILDING. GAS SERVICE & METER WILL BE SCREENED BY LANDSCAPING OR ARCHITECTURAL FEATURE, IF REQ'D
 - REFER TO THE OVERALL PRELIMINARY GRADING & DRAINAGE PLAN FOR "PARCEL 1 - WESTPARK VILLAGE" AT THE "INTERNATIONAL PARK OF COMMERCE", SHEET C-5, FOR SUBDIVISION STORM DRAINAGE AND PRELIMINARY STORM WATER TREATMENT CALCULATIONS, AS PREPARED BY "KIER & WRIGHT - CIVIL ENGINEERS & SURVEYORS, INC.", DATED 03/09/20

30' ACCESS EASEMENT PER UNRECORDED "WESTPARK VILLAGE-PHASE 1" TRACT MAP

UNITS OF PRIVATE DRIVE TO BE COMPLETED WITH THIS DEVELOPMENT

ALL OF DAYLIGHT ROAD PUBLIC IMPROVEMENTS TO BE COMPLETED BY "INTERNATIONAL PARK OF COMMERCE" DEVELOPERS (BY OTHERS)



DEVELOPMENT REVIEW
GRADING & UTILITY PLAN
SCALE: 1"=20'



| REVISIONS | |
|-----------|--------------------------------|
| DATE | SYMBOL |
| 11/03/20 | CITY OF TRACY COMMENT RESPONSE |
| 01/06/21 | BUILDING PLAN REVIEW RESPONSE |

| DRAWING RELEASE | |
|------------------------|----------|
| DESCRIPTION | DATE |
| PRELIMINARY REVIEW | 07/15/20 |
| INITIAL PLAN REVIEW | 07/16/20 |
| ADDITIONAL PLAN REVIEW | 11/03/20 |
| FINAL CONSTRUCTION | |

DEVELOPMENT REVIEW
Tracy Courtyard
Sethi Management, Inc.
6158 Innovation Way, Carlsbad, California
INTERNATIONAL PARKWAY
TRACY, CALIFORNIA

Schack & Company, Inc.
Civil Engineering • Building Design • Surveying
(909) 855-6178 • P.O. Box 339 • Tracy, California 95378 • FAX (909) 855-1488
ALL DRAWINGS AND WRITTEN MATERIAL, APPEARING HEREIN, CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ENGINEER AND THE SAME MAY NOT BE USED, REPRODUCED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

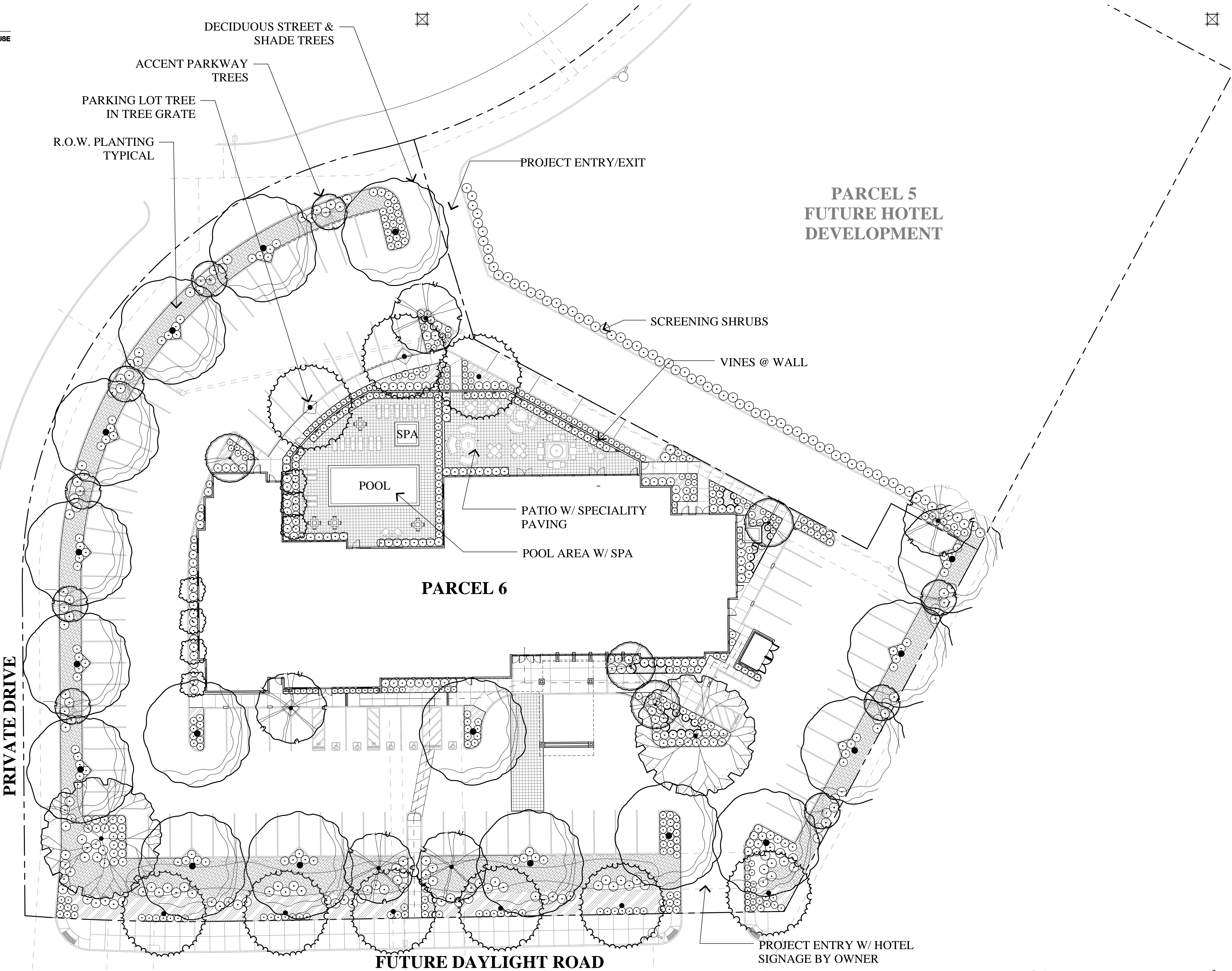
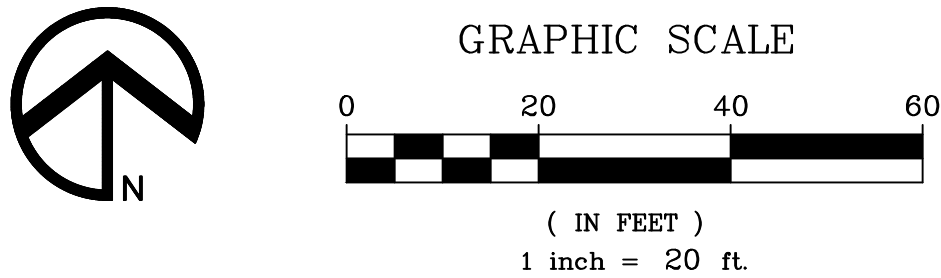
| | |
|--------------|----------|
| DATE | 07/13/20 |
| DRAWN BY | SFS |
| CHECKED BY | SFS |
| JOB NO. | 20.035 |
| DR-C1 | |
| OF | 1 SHEETS |

| PRELIMINARY PROPOSED TREE PALETTE | | | | | |
|-----------------------------------|------------------|---------|----------|-----------|--|
| BOTANICAL NAME | COMMON NAME | SIZE | WIDTH | WATER USE | |
| TREES | | | | | |
| ACER R. 'OCTOBER GLORY' | RED MAPLE | 24" BOX | 35' WIDE | MED | |
| CINNAMOMUM CAMPHORA | CAMPHOR TREE | 24" BOX | 50' WIDE | MED | |
| LAGERSTOEMIA L. 'ZUNI' | CRAPE MYRTLE | 24" BOX | 10' WIDE | LOW | |
| LAURUS 'SARATOGA' | SARATOGA LAUREL | 24" BOX | 20' WIDE | LOW | |
| MAGNOLIA 'LITTLE GEM' | DWARF MAGNOLIA | 24" BOX | 15' WIDE | MED | |
| PISTACIA CHINENSIS | CHINESE PISTACHE | 24" BOX | 30' WIDE | LOW | |
| ULMUS P. 'DRAKE' | CHINESE ELM | 24" BOX | 45' WIDE | MED | |

PRELIMINARY PROPOSED PLANT PALETTE

| BOTANICAL NAME | COMMON NAME | WATER USE | SIZE |
|-------------------------------------|-----------------------|-----------|-------|
| SHRUBS | | | |
| ACACIA REDOLENS | PROSTRATE ACACIA | LOW | 5 GAL |
| ACACIA COGNATA 'COUSIN ITT' | LITTLE RIVER WATTLE | LOW | 5 GAL |
| BUDDLEJA DAVIDII 'BLACK KNIGHT' | BUTTERFLY BUSH | MED | 5 GAL |
| CALLISTEMON 'LITTLE JOHN' | DWARF BOTTLE BRUSH | LOW | 5 GAL |
| CAREX TUMULICOLA | FOOTHILL SEDGE | LOW | 5 GAL |
| CISTUS X 'SKANBERGII' | PINK ROCKROSE | LOW | 5 GAL |
| DIETES BICOLOR | FORTNIGHT LILY | LOW | 5 GAL |
| DIETES IRIDIODES | FORTNIGHT LILY | LOW | 5 GAL |
| ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY | LOW | 5 GAL |
| EUONYMUS J. 'GREEN SPIRE' | GREEN SPIRE EUONYMUS | LOW | 5 GAL |
| FESTUCA GLAUCA | BLUE FESCUE | LOW | 5 GAL |
| FESTUCA MAIREI | ATLAS FESCUE | LOW | 5 GAL |
| GREVILLEA 'NOELLI' | WOOLY GREVILLEA | LOW | 5 GAL |
| LANTANA MONTEVIDENSIS | TRAILING LANTANA | LOW | 5 GAL |
| LAVATERA MARTIMA | SEA MALLOW | LOW | 5 GAL |
| LOROPETALUM CHINENSE | CHINESE FRINGE FLOWER | MED | 5 GAL |
| MIMULUS 'JELLY BEAN WHITE' | MONKEY FLOWER | LOW | 5 GAL |
| MIMULUS 'VALENTINE' | MONKEY FLOWER | LOW | 5 GAL |
| MUHLENBERGIA RIGENS | DEER GRASS | LOW | 5 GAL |
| MYRTUS COMMUNIS 'COMPACTA' | MYRTLE | LOW | 5 GAL |
| OLEA E. 'LITTLE OLLIE' | DWARF OLIVE | LOW | 5 GAL |
| PENSTEMON HET. 'MARGARITA BOP' | FOOTHILL PENSTEMON | LOW | 5 GAL |
| PHORMIUM TENOX | NEW ZEALAND FLAX | MED | 5 GAL |
| RHAMNUS CALIFORNICA | COFFEEBERRY | LOW | 5 GAL |
| RHAPHIOLEPIS UMBELLATA 'MINOR | DWARF YEDDO HAWTHORN | LOW | 5 GAL |
| ROSMARINUS OFFICINALIS | ROSEMARY | LOW | 5 GAL |
| ROSMARINUS O. 'TUSCAN BLUE' | ROSEMARY | LOW | 5 GAL |
| SALVIA GREGGII 'ALBA' | AUTUMN SAGE | LOW | 5 GAL |
| WESTRINGIA F. 'WYNYABBIE HIGHLIGHT' | COAST ROSEMARY | LOW | 5 GAL |
| XYLOSMA C. 'COMPACTA' | COMPACT XYLOSMA | LOW | 5 GAL |
| GROUNDCOVERS | | | |
| ROSMARINUS O. 'PROSTRATUS' | ROSEMARY | LOW | 1 GAL |
| MYOPORUM PARVIFOLIUM | MYOPORUM | LOW | 1 GAL |
| ARCTOSTAPHYLOS D. 'EMERALD CARPET' | BEARBERRY | LOW | 1 GAL |
| VINES | | | |
| FICUS P. 'MINIMA' | CREeping FIG | MED | 5 GAL |
| PARTHENOCISSUS TRICUSPIDATA | BOSTON IVY | MED | 5 GAL |

- NOTES:
- ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
 - TREES BE PLANTED WITHIN 3" OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
 - LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
 - ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
 - ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".



SETHI MANAGEMENT, INC.

Tracy Courtyard
Tracy, California

GROUP

DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.9387436

Preliminary Landscape Plan

December 23, 2020

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

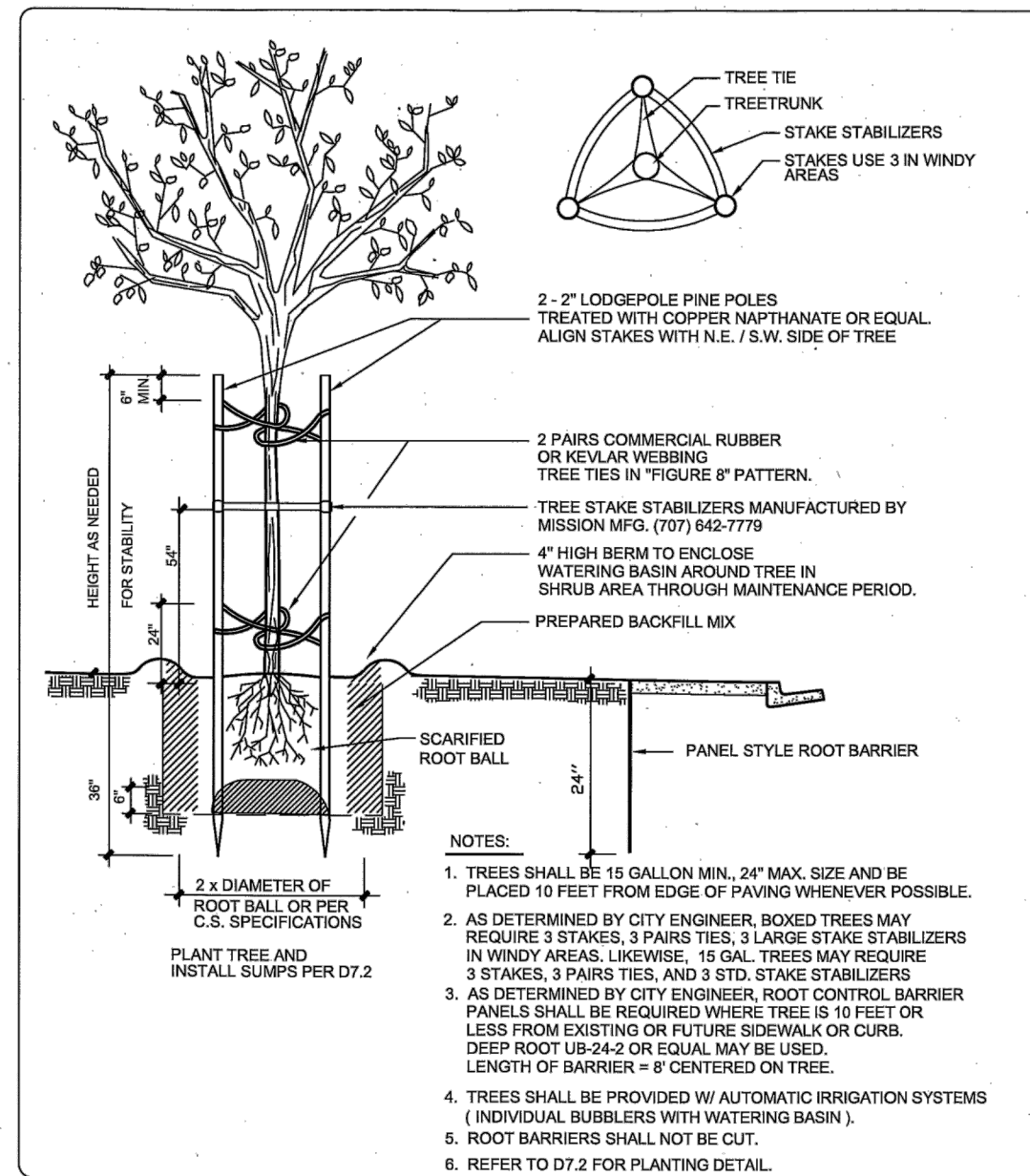
PARKING LOT AREA = 40,840 SF


TREE SHADE AREA = 18,716 SF

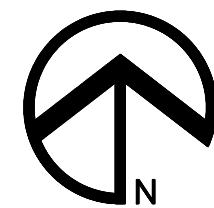
18,716 / 40,840 = 45.8%

SHADE LEGEND

- PARKING ARE REQUIRED FOR SHADING
- PARKING AREA SHADED BY PROPOSED TREES



| | | | |
|---|------------------------------|------------|--------------|
| CITY OF TRACY | | | |
|  Think Inside the Triangle. | REVIEWED BY: <i>W. H. H.</i> | DETAIL No. | D 7.4.1 |
| | CITY ENGINEER | RCE 37186 | Sheet 1 of 1 |
| | Res. No. 2008-255 | DATE: | |
| | Rev: | Rev: | |
| | Rev: | Rev: | |
| PLANTING Tree Staking & Planting | | | |
| PARKS AND STREETSCAPE STANDARD PLANS | | | |



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

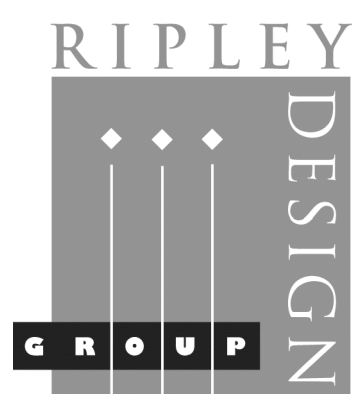
PRIVATE DRIVE

PARCEL 6

PARCEL 5
FUTURE HOTEL
DEVELOPMENT

FUTURE DAYLIGHT ROAD

SETHI MANAGEMENT, INC.



LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.938.7436

Preliminary Tree Shade Plan

Tracy Courtyard
Tracy, California

December 23, 2020

L2



ACER RUBRUM
OCTOBER GLORY



MAGNOLIA 'LITTLE GEM'
COMPACT SOUTHERN MAGNOLIA



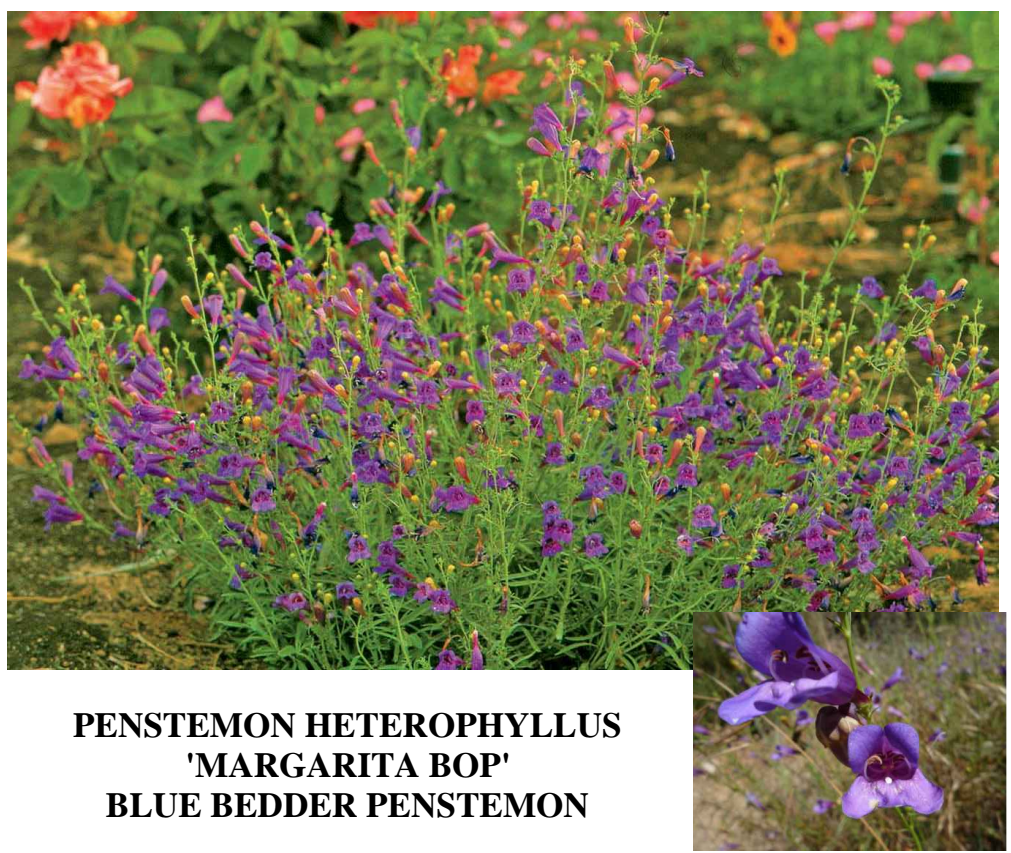
PISTACIA CHINENSIS
CHINESE PISTCHE



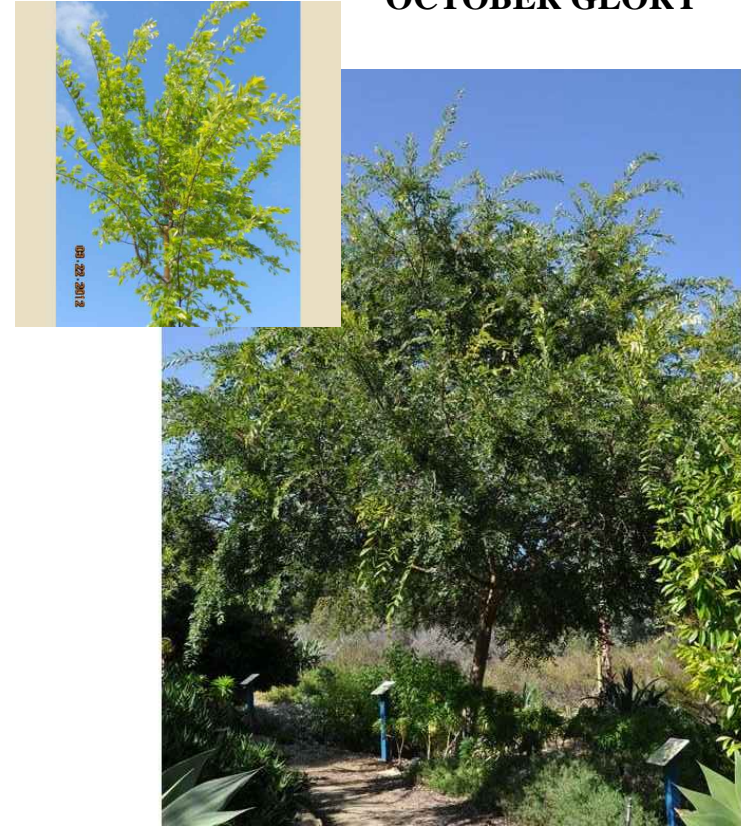
LARUS NOBILIS 'SARATOGA'
SARATOGA LAUREL



ACACIA 'COUSIN ITT'
LITTLE RIVER WATTLE



PENSTEMON HETEROPHYLLUS
'MARGARITA BOP'
BLUE BEDDER PENSTEMON



ULMUS PARVIFOLIA DRAKE
DRAKE CHINESE EVERGREEN ELM



CINNAMOMUM CAMPHORA
CAMPHOR TREE



LAGERSTROEMIA 'ZUNI'
CRAPE MYRTLE



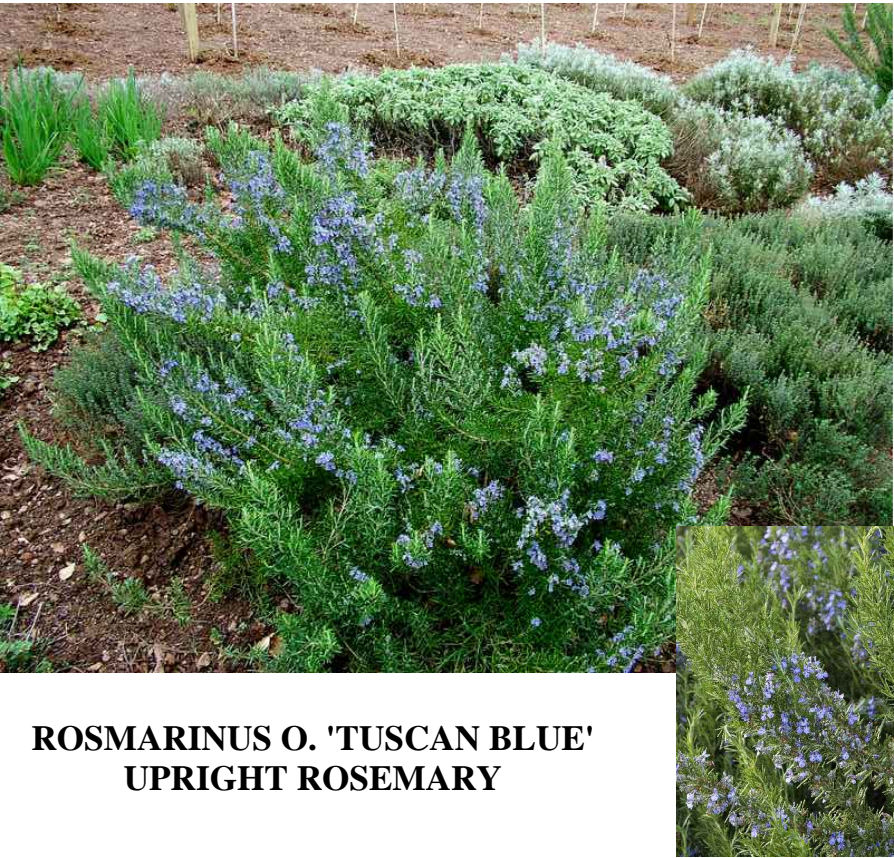
MYRTUS C. 'COMPACTA'
DWARF MYRTLE



BUDDLEJA DAVIDII 'BLACK KNIGHT'
PRUPLE BUTTERFLY BUSH



CISTUS X SKANBERGHII
PINK CORAL ROCKROSE



ROSMARINUS O. 'TUSCAN BLUE'
UPRIGHT ROSEMARY



OLEA E. 'LITTLE OLLIE'
DWARF OLIVE



FESTUCA GLAUCA
BLUE FESCUE



MUHLENBERFIA RIGENS
DEERGRASS



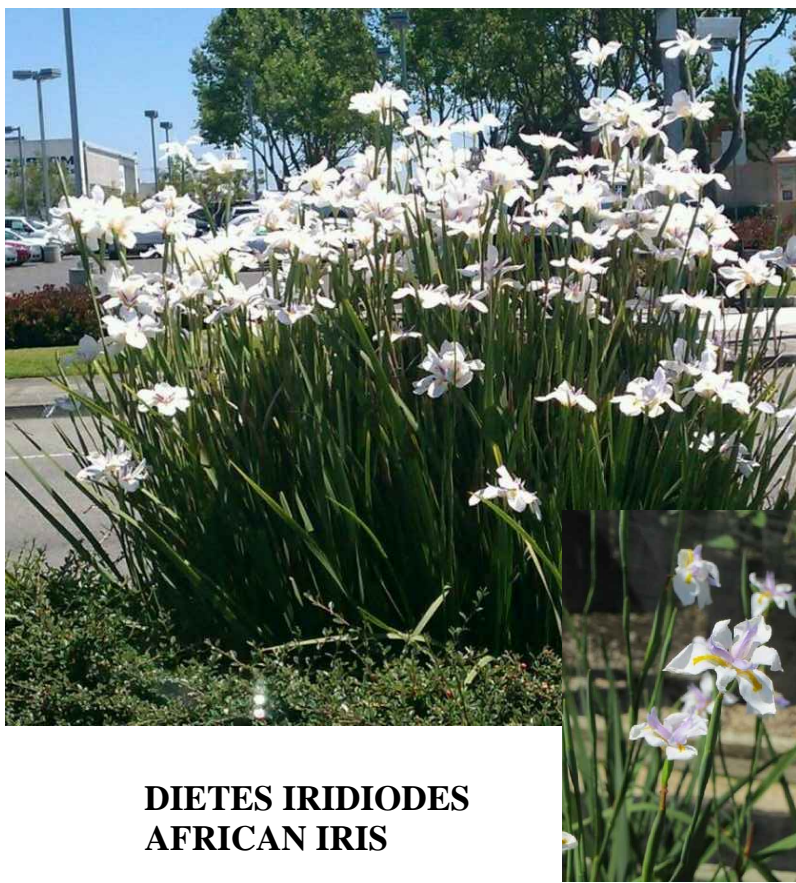
LOROPETALUM CHINENSIS
CHINESE FRINGE FLOWER



GREVILLEA 'NOELLI'
NOEL'S GREVILLEA



DIETES BICOLOR
FORTNIGHT LILY



DIETES IRIDIODES
AFRICAN IRIS



XYLOSMA C. 'COMPACTA'
COMPACT SHINY XYLOSMA



WESTRINGIA 'WYNNABBIE HIGHLIGHT'
AUSTRALIAN ROSEMARY



FESTUCA MAIREI
MAIRE'S FESCUE



ACACIA REDOLENS
PROSTRATE ACACIA



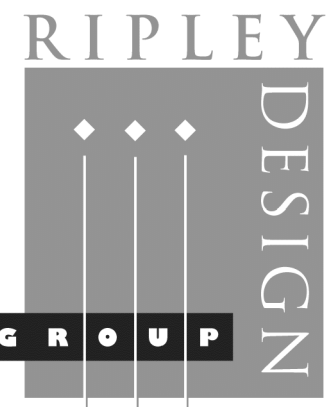
LAVATERA MARITIMA
TREE MALLOW



RHAMNUS CALIFORNICA
COFFEEBERRY



ERIGERON KARVINSKIANUS
SANTA BARBARA DAISY



LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.9387436



SETHI MANAGEMENT, INC.



Tracy Courtyard
Tracy, California

Preliminary Planting Palette

December 23, 2020