

CITY OF TRACY

DETERMINATION OF
THE DEVELOPMENT SERVICES DIRECTOR

Application Numbers EXT21-0002 and D19-0010

A determination of the Development Services Director approving a three-year extension to the Development Review permit to construct a new 60-unit apartment complex, known as Byron Apartments, consisting of six eight-unit two-story buildings, one 12-unit two-story building, a leasing office/community room, a pool area, parking area, carports, and landscaping, located on approximately five acres at 2660 W. Byron Road, Assessor's Parcel Number 238-050-13, Application Numbers EXT21-0002 and D19-0010. The applicant is Schack & Company, Inc. The property owner is Rashed Elham, Inc.

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

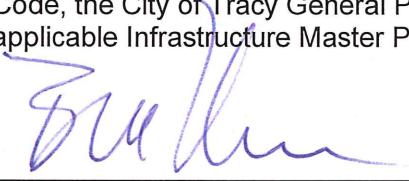
1. Medium Density Residential Zone (TMC Chapter 10.08, Article 9)
2. Development Review (TMC Chapter 10.08, Article 30)
3. City of Tracy Design Goals and Standards

The Development Services Director has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 because the project is characterized as in-fill development and (1) is consistent with the General Plan designation of Residential Medium and all applicable General Plan policies as well as with the Medium Density Residential (MDR) Zone and with all applicable zoning regulations, (2) occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses, (3) has no value as habitat for endangered, rare or threatened species, (4) would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (5) can be adequately served by all required utilities and public services. Therefore, no further environmental assessment is necessary.

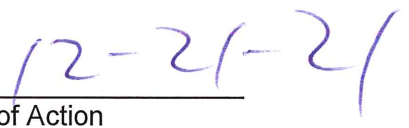
THE DEVELOPMENT SERVICES DIRECTOR, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY APPROVES A THREE-YEAR EXTENSION (APPLICATION NUMBER EXT21-0002) TO DEVELOPMENT REVIEW PERMIT APPLICATION NUMBER D19-0010, SUBJECT TO CONDITIONS CONTAINED IN EXHIBIT 1 AND BASED ON THE FOLLOWING FINDINGS:

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 building architecture includes an attractive design featuring a high-level of detailing and articulation on all four sides of each building, a well-designed hip roof with variation between multiple roof elements to create visual interest and appeal, use of multiple building materials, variation in the building façade depth, ample use of windows, and other onsite amenities such as a swimming pool and usable open space areas with landscaping.

2. The proposal conforms to Chapter 10.08, Zoning Regulations, of the Tracy Municipal Code, the City of Tracy General Plan, the Citywide Design Goals and Standards, applicable Infrastructure Master Plans, and other City regulations.



Bill Dean
Interim Development Services Director



Date of Action

**City of Tracy
Development Review
Conditions of Approval**

Byron Apartments at 2660 W. Byron Road
Assessor's Parcel Number 238-050-13
Application Numbers D19-0010 and EXT21-0002
December 20, 2021

These Conditions of Approval shall apply to the Development Review permit to construct a new 60-unit apartment complex, known as Byron Apartments, consisting of six 8-unit two-story buildings, one 12-unit two-story building, a leasing office/community room, a pool area, parking area, carports, and landscaping, located on approximately five acres at 2660 W. Byron Road, Assessor's Parcel Number 238-050-13, Application Numbers D19-0010 and EXT21-0002 (hereinafter "Project"), proposed by Schack & Company, Inc. (hereinafter "Applicant").

A. Definitions.

The following definitions shall apply to these Conditions of Approval:

1. "Applicant" means any person, or other legal entity, defined as a "Developer".
2. "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.
3. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed engineer designated by the City Manager, the Development Services Director, or the City Engineer, to perform the duties set forth herein.
4. "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.
5. "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 Hills Specific Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, and the City's Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans).
6. "Conditions of Approval" means these conditions of approval applicable to the Development Review permit to construct a new 60-unit apartment complex, known as Byron Apartments, consisting of six 8-unit two-story buildings, one 12-unit two-story building, a leasing office/community room, a pool area, parking area, carports, and landscaping, located on approximately five acres at 2660 W. Byron Road, Assessor's Parcel Number 238-050-13, Application Numbers D19-0010 and EXT21-0002.

7. "Property" means the subject property of the Development Review permit to construct a new 60-unit apartment complex, known as Byron Apartments, consisting of six 8-unit two-story buildings, one 12-unit two-story building, a leasing office/community room, a pool area, parking area, carports, and landscaping, located on approximately five acres at 2660 W. Byron Road, Assessor's Parcel Number 238-050-13, Application Numbers D19-0010 and EXT21-0002.

B. Planning Division Conditions of Approval

1. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project boundaries, including, but not limited to: the Planning and Zoning Law (Government Code sections 65000, et seq.), the Subdivision Map Act (Government Code sections 66410, et seq.), the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"), and the Guidelines for the California Environmental Quality Act (California Administrative Code, title 14, sections 15000, et seq., "CEQA Guidelines").
2. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City Regulations.
3. Pursuant to Government Code Section 66020, including Section 66020 (d)(1), the City HEREBY NOTIFIES the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions that are within the purview of the Mitigation Fee Act [Government Code section 66000 et seq.] ("Exactions") and imposed on this Project by these Conditions of Approval) shall commence on the date of the conditional approval of this Project. If the Developer fails to file a protest of the Exactions 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 of the Exactions. The terms of this paragraph shall not affect any other deadlines or statutes of limitations set forth in the Mitigation Fee Act or other applicable law, or constitute a waiver of any affirmative defenses available to the City.
4. Except as modified herein, the project shall be developed in substantial compliance with the plans received by the Development Services Department on August 23, 2019, to the satisfaction of the Development Services Director, including but not limited to the following:
 - a. Prior to issuance of a building permit, the Developer shall submit construction plans that show the air conditioning units to be ground mounted near the base of each building and screened by low-height walls and landscaping, to the satisfaction of the Development Services Director. No air conditioning units shall be located on a building roof.
 - b. Prior to issuance of a building permit, the Developer shall submit construction plans that show a vehicular turn-around area at the termination point of the drive aisle located along the eastern property line in the vicinity of Building 8 and

Building 1, as shown in the exhibit which was included as part of the Development Review plans submitted on August 23, 2019, to the satisfaction of the Development Services Director.

- c. Prior to issuance of a building permit, the Developer shall submit construction plans that show Building 7 to be divided into two smaller buildings and located adjacent to the public right-of-way, as shown in the exhibit (Scheme 1 or Scheme 2) which was included as part of the Development Review plans submitted on August 23, 2019, to the satisfaction of the Development Services Director and the South County Fire Authority.
 - d. Prior to issuance of a building permit, the Developer shall submit construction plans that show a 20-foot wide access at the south gate with no median or other obstructions, as shown in the exhibit which was included as part of the Development Review plans submitted on August 23, 2019, to the satisfaction of the Development Services Director and the South County Fire Authority.
5. Prior to the issuance of a building permit, the developer shall submit a detailed landscape and irrigation plan consistent with City landscape and irrigation standards, including, but not limited to Tracy Municipal Code Section 10.08.3560, the City's Design Goals and Standards, the City's Water Efficient Landscape Ordinance, and all other applicable City regulations, to the satisfaction of the Development Services Director.
6. Prior to the issuance of a building permit, an Agreement for the Maintenance of Landscape and Irrigation Improvements, installed in compliance with the plans referenced in Condition of Approval Number B.5., above, shall be executed and financial security submitted to the Development Services Department. The Agreement shall ensure maintenance of the landscape and irrigation improvements for a period of two years. Said security shall be equal to the actual material and labor costs for installation of the landscape and irrigation improvements, or \$2.50 per square foot of landscape area.
7. Prior to issuance of a building permit, the construction documents shall comply with California Building Standards Commission (Cal Green Code Emergency Standards; Title 24, Part 11) regarding landscaping and irrigation water efficiency to the satisfaction of the Utilities Director.
8. Prior to issuance of a building permit or grading permit, the developer shall demonstrate compliance with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) and the Incidental Take Minimization Measures prepared by San Joaquin Council of Government (SJCOG), to the satisfaction of the Development Services Director.
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), to the satisfaction of the APCD.

10. All PG&E transformers, phone company boxes, Fire Department connections, back flow prevention devices, irrigation controllers, and other on-site utilities, shall be vaulted or screened from view from any public right-of-way, behind structures or landscaping, or painted to match the adjacent building or landscaping, to the satisfaction of the Development Services Director.
11. All vents, gutters, downspouts, flashing, electrical conduit, etc. shall be painted to match the color of the adjacent surface or otherwise designed in harmony with the building exterior, to the satisfaction of the Development Services Director.
12. Prior to the issuance of a building permit, the developer shall design the trash enclosure to include the following, to the satisfaction of the Development Services Director: a masonry enclosure with a minimum height of seven feet, exterior materials and colors to match the proposed building, solid metal screen doors painted to match the proposed building colors, a roof designed with complementary materials and design, and a concrete apron in front of the enclosure where the dumpsters and loading/transport equipment or vehicles will maneuver.
13. Prior to the issuance of a building permit, the developer shall comply with all applicable Stormwater Quality Regulations and the Water Efficient Landscape Ordinance, to the satisfaction of the Water Resources Division of the Utilities Department.
14. Prior to final inspection or certificate of occupancy, parking area lighting shall be designed and installed so that it is directed downward onto the parking surface and away from the public right-of-way.
15. No signs are approved as part of this development application. Approval of a separate sign permit application by the Development Services Department is necessary prior to the installation of any signs.
16. Prior to issuance of a building permit, the Developer shall provide plans to show that where landscape planters are parallel and adjacent to the side of a vehicular parking space, a 12-inch wide concrete curb shall be provided to allow for pedestrian access to vehicles without damage to landscape areas.
17. Prior to issuance of a building permit, the Developer shall comply with all requirements of the California Fire Code, to the satisfaction of the South County Fire Authority, including but not limited to the following:
 - a. Provide a minimum 20-foot wide access at the south gate with no median or other obstructions.
 - b. Comply with any applicable requirements related to automatic sprinkler systems and fire hydrant locations.
 - c. Provide a fire sprinkler line and ASR location for Building 7.
 - d. Landscaping shall be maintained and provide unobstructed vertical clearance of 13' 6" at all fire apparatus access roads.
 - e. Obtain a fire flow test which results in a minimum value of 2,450 gpm at 20 psi.
 - f. Provide locations of fire control rooms for each building and appropriate signage.

- g. Provide construction documents and hydraulic calculations for an automatic sprinkler system which meets the requirements of NFPA 13R.
 - h. Demonstrate that all 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.
 - i. Maintain the minimum 26-foot wide aerial access drive aisle through both parcels.
- 18. Prior to issuance of a building permit, the Developer shall submit plans that comply with all requirements of the California Building Code, to the satisfaction of the Chief Building Official, including but not limited to the following:
 - a. At time of building permit application submittal, applicant shall clearly depict an accessible route travel to all portions of buildings, buildings that have an accessible entrance, and to the public way per California Building Code (CBC) 1110A.1.
 - b. At time of building permit application submittal, applicant shall submit plans that demonstrate compliance with requirements of CBC 705 for exterior walls, protected and unprotected openings, and projections, among other requirements of CBC Chapter 7.
 - c. Prior to the issuance of a demolition permit for the existing residential structure on site, applicant must submit and receive approval for the Asbestos Survey Report, Asbestos Notification Form, Demolition Permit Release Form, and pay all appropriate fees per San Joaquin County Air Pollution District.
 - d. NOTES:
 - i. Accessible parking spaces shall be provided at a minimum rate of 2 percent of the covered multifamily dwelling units. Additionally, at least one space of each type of parking facility shall be made accessible even if the total number exceeds 2 percent. Therefore, at time of building permit application submittal, applicant shall provide the necessary amount of accessible parking stalls for each type of parking facility, as per CBC 1109A.3.
 - ii. At time of building permit application submittal, applicant shall submit plans that demonstrate compliance with requirements of CBC 11A.
 - iii. Prior to construction of the project, applicant shall submit construction documents, plans, specifications and/or calculations to the Building Safety Division, which meet all requirements of Title 24 California Code of Regulations and City of Tracy Municipal Codes, as applicable.

C. Engineering Division Conditions of Approval

C.1. General Conditions

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:

- 1) Traffic Memorandum prepared by Kimley Horn and Associates dated August 23, 2019.
- 2) Storm Drain Memorandum by Storm Water Consultants dated July 26, 2019.
- 3) Water Supply Memorandum by Black Water Consulting Engineers yet to be completed.
- 4) Sanitary Sewer Memorandum by Black Water Consulting Engineers yet to be completed.

C.2. RESERVED

C.3. RESERVED

C.4. Grading Permit

All grading work (on-site and off-site) shall require a Grading Plan. 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.4.1 Developer has completed all requirements set forth in this section.
- C.4.2 Developer has obtained the approval (i.e. recorded easements for slopes, drainage, utilities, access, parking, etc.) of all other public agencies and/or private entities with jurisdiction over the required public and/or private facilities and/or property. Written permission from affected owner(s) will be required to be submitted to the City prior to the issuance of the Grading Permit.
- C.4.3 Developer has obtained a demolition permit to remove any existing structure located within the project's limits.
- C.4.4 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.4.5 The Improvement Plans for all improvements to serve the Project (on-site and off-site) including the Grading and Drainage Plans shall be prepared in accordance with the City's Subdivision Ordinance (TMC Chapter 12.36), City Design Documents as defined in Title 12 of the TMC, and these Conditions of Approval.
- C.4.6 On-site Grading/Drainage Plans and Improvement Plans shall be prepared on a twenty-four (24) inch x thirty-six (36) inch size four (4) millimeter thick polyester

film (mylar). These plans shall use the City's Title Block. Improvement Plans shall be prepared under the supervision of, stamped and signed by a Registered Civil Engineer and Registered Geotechnical Engineer. Developer shall obtain all applicable signatures by City departments and outside agencies (where applicable) on the mylars including signatures by the Fire Marshal prior to submitting the mylars to Engineering Division for City Engineer's signature. Erosion control measures shall be implemented in accordance with the Improvement Plans approved by the City Engineer for all grading work. All grading work not completed before October 15 may be subject to additional requirements as applicable. Improvement Plans shall specify all proposed erosion control methods and construction details to be employed and specify materials to be used during and after the construction.

- C.4.7 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.4.8 For Projects on property larger than one (1) acre: 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).

For Projects on property smaller than one (1) acre: Prior to the issuance of the Grading Permit, the Developer shall submit to the Utilities Department (stephanie.hiestand@cityoftracy.org) one (1) electronic copy and 1 hard copy of the City of Tracy Erosion and Sediment Control Plan (ESCP) for approval. Cost of preparing the ESCP including any annual storm drainage fees shall be paid by the Developer. Developer shall comply with all the requirements of the ESCP, applicable BMPs and the Post-Construction Stormwater Standards adopted by the City in 2015 and any subsequent amendment(s).

C.4.9 Developer shall provide a PDF copy of the Project's Geotechnical Report signed and stamped by a Registered Geotechnical Engineer. The technical report must include relevant information related to soil types and characteristics, soil bearing capacity, compaction recommendations, retaining wall recommendations, if necessary, paving recommendations, paving calculations such as gravel factors, gravel equivalence, etc., slope recommendations, and elevation of the highest observed groundwater level.

C.4.10 Minor Retaining – Developer shall use reinforced or engineered masonry blocks for retaining soil at property lines when the grade differential among the in-tract lots exceeds twelve (12) inches. Developer will include construction details of these minor retaining walls with the on-site Grading and Drainage Plan. Developer may use slopes among the lots to address the grade differential but said slope shall not exceed a slope gradient of 3 (horizontal) to 1 (vertical) unless a California licensed geotechnical engineer signs and stamps a geotechnical report letter that supports a steeper slope gradient. Slope easements may be required and will be subject to approval by the City Engineer.

Minor Retaining along Project Perimeter – Developer shall use reinforced or engineered masonry blocks for retaining soil along the Project boundary and adjacent property(s) when the grade differential exceeds 12-inches. Developer will include construction details for these minor retaining walls with the on-site Grading and Drainage Plan. Developer may use slopes to address the grade differential but said slope shall not exceed a slope gradient of 3 (horizontal) to 1 (vertical). Slope easements may be subject to approval by the City Engineer and if adjacent and affected property(s) owner(s) grants said easements.

Slopes are an acceptable option as a substitute to engineered retaining walls, where cuts or fills do not match existing ground or final grade with the adjacent property or public right of way, up to a maximum grade differential of two (2) feet, subject to approval by the City Engineer.

Slope easements will be recorded, prior to the issuance of the Grading Permit. The Developer shall be responsible to obtain and record slope easement(s) on private properties, where it is needed to protect private improvements constructed within and outside the Project, and a copy of the recorded easement document must be provided to the City, prior to the issuance of the Grading Permit.

Walls - Developer shall show proposed retaining walls and masonry walls on the on-site Grading and Drainage Plan. The Developer is required to submit improvement plans, construction details, and structural calculations for retaining walls and masonry walls to Building and Safety. Retaining wall and masonry wall design parameters will be included in the geotechnical report.

C.4.11 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.4.12 Developer shall provide a copy of the approved Air Impact Assessment (AIA) with an Indirect Source Review (ISR) from San Joaquin Valley Air Pollution Control District (SJVAPCD).
- C.4.13 Developer shall abandon or remove all existing irrigation structures, channels and pipes, if any, as directed by the City after coordination with the irrigation district, if the facilities are no longer required for irrigation purposes. If irrigation facilities including tile drains, if any, are required to remain to serve existing adjacent agricultural uses, the Developer will design, coordinate and construct required modifications to the facilities to the satisfaction of the affected agency and the City. Written permission from irrigation district or affected owner(s) will be required to be submitted to the City prior to the issuance of the Grading Permit. The cost of relocating and/or removing irrigation facilities and/or tile drains is the sole responsibility of the Developer.
- C.4.14 If the Project contains overhead utilities, the Developer shall underground existing overhead utilities such as electric, TV cable, telephone, and others. Each dry utility shall be installed at the location approved by the respective owner(s) of dry utility and the Developer shall coordinate such activities with each utility owner. All costs associated with the undergrounding shall be the sole responsibility of the Developer and no reimbursement will be due from the City. Developer shall submit undergrounding plans. Exempt from this condition are high voltage power lines along the Project's northerly property line, if any.
- C.4.15 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.4.16 Due to new flood hazard data, Developer shall generally increase the elevation of the parcel unless Developer provides a storm water report prepared and sealed by a California licensed civil engineer stating that the parcel will not experience standing water. Said report shall be reviewed and vetted by the City to the satisfaction of the City Engineer. The report's cost and City's review shall be at Developer's sole expense.

C.5. Improvement Agreements (s)

All construction activity involving public improvements will require a fully executed improvement agreement (Off-site, Subdivision, and/or Inspection). Any construction activity involving public improvements without a fully executed improvement agreement is prohibited. All public improvements shall be performed and completed

in accordance with the recommendation(s) of the Project's Registered Civil Engineer. The City will not start writing any improvement agreement or schedule any improvement agreement to be approved by City Council for the Project until the Developer provides all documents related to said improvements 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.5.1. Off-site and/or Public Infrastructure Improvement Plans prepared on a 24-inch x 36-inch size 4-millimeter thick mylar that incorporate all requirements described in the documents described in these Conditions of Approval, the City's Design Documents as defined in Title 12 of the Tracy Municipal Code. Developer shall use the latest title block and, if necessary, contain a signature block for the Fire Marshal. 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. Developer shall obtain all applicable signatures by City departments and outside agencies (where applicable) on the mylars including signatures by Fire Marshal to submitting the mylars to Engineering Division for City Engineer's signature. The improvement plans shall be prepared to specifically include, but not be limited to, the following items:
- C.5.1.a. All existing and proposed utilities such as domestic water line, irrigation service, fire service line, storm drain, and sanitary sewer, including the size and location of the pipes.
 - C.5.1.b. All supporting engineering calculations, materials information or technical specifications, cost estimate, and technical reports. 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 such as benchmarks.
 - C.5.1.c. A PDF copy of the Project's Geotechnical/Soils Report, prepared or signed and stamped by a Registered Geotechnical Engineer. The technical report must include relevant information related to street pavement thickness, materials, compaction and other pertinent information.
 - C.5.1.d. Storm Water - The Project's on-site storm water drainage connection to the City's storm water system shall be approved by the City Engineer. Drainage calculations for the sizing of the on-site storm drainage system. Improvement Plans to be submitted with the hydrology and storm water.

Storm drainage release point is a location at the boundary of the Project adjacent public right-of-way where storm water leaves the Property, in a storm event and that the Property's on-site storm drainage system fails to function or it is clogged. Site grading shall

be designed such that the Project's storm drainage overland release point will be directly to an adjacent public right-of-way with a functional storm drainage system and the existing storm drainage line has adequate capacity to drain storm water from the Property. The storm drainage release point is recommended to be at least 0.70-feet lower than the building finish floor elevation and shall be designed and improved to the satisfaction of the City Engineer.

The Project's permanent storm drainage connection(s) shall be designed and constructed in accordance with City Regulations. The design of the permanent storm drainage connection shall be shown on the Grading and Drainage Plans with calculations for the sizing of the storm drain pipe(s), and shall comply with the applicable requirements of the City's storm water regulations adopted by the City Council in 2012 and any subsequent amendments.

Developer shall construct a storm water quality treatment basin.

Developer and its heirs (i.e. apartment complex owner) shall be responsible for repairing and maintaining the on-site storm water system and treatment basin at the Developer's (and heirs') sole cost and expense.

- C.5.1.e. Sanitary Sewer - It is the Developer's responsibility to design and construct the Project's permanent on-site sanitary sewer (sewer) improvements including the Project's sewer connection in accordance with the City's Design Standards, City Regulations and Standard Specifications. Sewer improvements shall include but not limited to, replacing asphalt concrete pavement, reconstructing curb, gutter and sidewalk, restoring pavement marking and striping, and other improvements that are disturbed as a result of installing the Project's permanent sewer connection. Developer shall submit improvement plans that include the design of the sewer line from the Property to the point of connection.

Developer is hereby notified that the City will not provide maintenance of the sewer lateral within the public right-of-way unless the sewer cleanout is located and constructed in conformance with Standard Plans. The City's responsibility to maintain on the sewer lateral is from the wye/onsite sewer manhole at the right-of-way line/property line/wye fitting to the point of connection with the sewer main.

Developer is hereby notified that the City has limited wastewater treatment capacity in the City's Wastewater Treatment Plant until current and future expansion capital improvement projects are completed and operational. As of January 2015, the City had an unused capacity of approximately 4200 EDU's within its wastewater treatment plant available to new development within

the City on a first come-first served basis via building permit issuances. These EDU's are currently available to serve the proposed project, but as other development projects within the City come forward and building permits are issued, this remaining capacity will be reduced. Only the issuance of building permits will guarantee sewer capacity.

- C.5.1.g. Water Distribution - Developer shall design and construct domestic and irrigation water service that comply with the City Regulations. Water line sizing, layout and looping requirements for this Project shall comply with City Regulations. During the construction 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 Fire Marshal.

Interruption to the water supply to the existing businesses and other users will not be allowed to facilitate construction of improvements related to the Project. Developer shall be responsible for notifying business owner(s) and users, regarding construction work. The written notice, as approved by the City Engineer, shall be delivered to the affected residents or business owner(s) at least 72 hours before start of work. 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 off-site water mains and connections.

The Project's water service connections shall use a remote-read (radio-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 inspection of the building. The location of the meters shall be approved by the City Engineer.

After improvement acceptance, repair and maintenance of the water service from the water meter to the point of connection with the water distribution main in the street shall be the responsibility of the City. Water service repairs after the water meter is the responsibility of the Developer or individual lot owner(s).

Prior to improvement acceptance, repair and maintenance of all on-site water lines, laterals, sub-water meters, valves, fittings, fire hydrant and appurtenances shall be the responsibility of the Developer or the individual lot owner(s).

All costs associated with the installation of the Project's water connection(s) including the cost of removing and replacing asphalt concrete pavement, pavement marking and striping such as crosswalk lines and lane line markings on existing street or parking area(s) that may be disturbed with the installation of the permanent water connection(s), or domestic water service, and other improvements shall be paid by the Developer.

Fire Service Line – Location and construction details of fire service line including fire hydrant(s) that are to serve the Project shall be approved by the Fire Marshal. Prior to the approval of the Improvement Plans by the City Engineer, the Developer shall obtain written approval from the Fire Marshal, 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 or planned to serve the Project.

- C.5.1.h. Streets – Developer shall construct their frontage improvements. Frontage improvements include but are not limited to the following: curb, gutter, sidewalk, street widening, landscaping, street lighting, undergrounding of overhead utilities and other improvements. All streets and utilities improvements within City right-of-way shall be designed and constructed in accordance with City Regulations, and City's Design Standards including the City's Facilities Master Plan for storm drainage, roadways, wastewater, and water as adopted, amended, and updated by the City, or as otherwise specifically approved by the City.

All proposed public street widths and cross sections shall conform to the 2012 Transportation Master Plan (TMP).

Remy Javier Street

Developer shall extend Remy Javier Street from Tract 3781 - Lyons Crossroads Unit 9. Remy Javier Street shall conform to TMP Figure 4.15e and shall have a right-of-way width of fifty-five (55) feet, excluding the Public Utility Easements (PUE). The sidewalk shall be five (5) feet wide and be located immediately behind the landscaped parkway. Immediately behind the sidewalk will be the ten (10) feet wide PUE. Developer will construct the new commercial driveways per Standard Detail 133. Developer shall dedicate a ten (10) feet wide Public Utility Easement on all public streets.

Developer shall construct driveways that conform to Section 3.09(F) of the 2008 Design Standards. Driveways shall have one and half (1.5) feet of full-height (i.e. six (6) inches) of vertical curb from the driveway's edge. Driveways shall be fire truck accessible to the satisfaction of the City Engineer.

Byron Road

Developer shall widen Byron Road and shall conform to TMP Figure 4.15b and shall have a right-of-way width of seventy-four (74) feet, including the PUE. Developer shall construct the twenty-two (22) feet wide landscape and Class I bikeway on the south side of Byron Road. Developer shall dedicate fourteen (14) feet of Developer's frontage to the City to allow the aforementioned right-of-way width. As required by Section 3.09(E) of the 2008 Design Standards, Project's driveway will be located 150-feet away from Berg Road. Developer shall stripe a two-way left turn lane, Detail 31, as per Figure 12 of Kimley-Horn's report.

Developer shall use existing utility stubs. If the stubs are not present or unusable or additional utility connections are required, the pavement restoration shall conform to C.8.1 of these Conditions.

Developer shall relocate the existing fire hydrant on Byron Road in a way that conforms to the California Fire Code.

Developer shall work with AT&T to vacate an existing ten (10) feet wide easement.

On the south side of Byron Road, Developer shall landscape and irrigate the existing area as per current adopted City landscape standards. Landscape and irrigation plans shall be prepared on a 24-inch x 36-inch size 4-millimeter thick mylar that incorporate all requirements described in the documents described in these Conditions of Approval, the City's Design Documents as defined in Title 12 of the Tracy Municipal Code. Developer shall use the latest title block. Said landscape and irrigation plan shall be prepared by a California licensed landscape architect. Developer can either protect-in-place the existing sidewalk and repair any cracked, settled, and/or damaged sidewalk or remove and replace the sidewalk so long as the replacement sidewalk is similar to the current sidewalk, i.e. similar width, meanders, etc. Developer shall also install street trees in the landscaped area between the existing meandering sidewalk and the curb and gutter. On the opposite side of the sidewalk, Developer shall install additional street trees, shrubs, ground cover, and other landscaping as required. The landscaping and irrigation shall conform to MWEL standards. If recommended, Developer shall use structural soil if the street trees' well is narrower than five (5) feet wide. Developer shall also remove existing sign monument and its appurtenances, and any other existing items such as bollards, mailboxes, etc.

- C.5.2. Joint Trench Plans and Composite Utility Plans, prepared on a twenty-four (24) inch x thirty-six (36) inch size four (4) millimeter thick mylar for the

installation of dry utilities such as electric, gas, TV cable, telephone, and others that will be located within the twenty-four (24) feet wide to forty-six (46) feet wide [the width varies) PUE to be installed to serve the Project. All private utility services to serve Project must be installed underground or relocated to be underground, and to be installed at the location approved by the respective owner(s) of the utilities from the street or an existing or proposed utility easement to the building(s). If necessary, the Developer shall dedicate twenty-two (22) feet wide PUE for access to these new utilities for re-installation, replacement, repair, and maintenance work to be performed by the respective utility owner(s) in the future.

- C.5.3. Signed and stamped Engineer's Estimate that summarizes the cost of constructing all the public improvements shown on the Improvement Plans. The cost estimate shall show the cost of designing the public improvements.

Payment of applicable fees required by these Conditions of Approval and City Regulations, including but not limited to, plan checking, grading and encroachment permits and agreement processing, construction inspection, and testing fees. The engineering review fees will be calculated based on the fee rate adopted by the City Council on September 2, 2014, per Resolution 2014-141 and on May 16, 2017, per Resolution 2017-098. Developer shall submit payment in the form of a check for the aforementioned fees.

- C.5.5. Traffic Control Plan - Prior to starting the work for any work within City's right-of-way, the Developer shall submit a Traffic Control Plan (TCP). TCP can be split among the different construction phases. TCP will show the method and type of construction signs to be used for regulating traffic at the work areas within these streets. TCP shall conform to the Manual on Uniform Traffic Control Devices as amended by the State of California, latest edition (MUTCD-CA). TCP shall be prepared under the supervision of, signed and stamped by a Registered Civil Engineer or Registered Traffic Engineer.

Access and Traffic Circulation to Existing Businesses/Residents - Developer shall take all steps necessary to plan and construct site improvements such that construction operations do not impact safety and access (including emergency vehicles) to the existing businesses and residents throughout the duration of construction. Developer shall coordinate with the owners and cooperate to minimize impacts on existing businesses. All costs of measures needed to provide safe and functional access shall be borne by the Developer.

- C.5.6. No street trench shall be left open, uncovered, and/or unprotected during night hours and when the Developer's contractor is not performing construction activities. Appropriate signs and barricades shall be installed on the street and on all trenches during such times. If the Developer or its contractor elects to use steel plates to cover street trenches, said steel plates will be skid-resistance, and shall be ramped on all sides. Ramps will be a minimum two-foot wide and will run the entire length of each side.

C.5.7. If at any point during utility installation or construction in general 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.5.8 None

C.5.9 Off-site Public Improvements - Prior to the Developer commencing construction of off-site public improvements, Developer shall possess a fully executed Off-site Improvement Agreement (OIA). Developer shall also complete all of the following requirements to the satisfaction of the City Engineer:

Developer has received City signed improvement plans.

Developer has paid all required processing fees including plan check and inspection fees.

Improvement Security - Developer shall provide improvement security for all public facilities, as required by the Improvement Agreement. The form of the improvement security may be a bond, or other form in accordance with the Government Code, and the TMC. The amount of the improvement security shall be in accordance with Title 12 of the TMC.

Insurance – Developer shall provide written evidence of insurance coverage that meets the terms of the Improvement Agreement.

C.6. Building Permit

No building permit within the Project boundaries 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.6.1 Developer has completed all requirements set forth in Condition C.1, through C.5, above.

C.6.2 Developer pays the applicable development impact fees as required in the TMC, these Conditions of Approval, and City Regulations. Furthermore, the payment of all development impact fees related to water and wastewater treatment capacity for all buildings in the Project shall be paid at the time of the first building permit.

C.7 Acceptance of Public Improvements

Public improvements will not be considered for City Council's acceptance until after the Developer demonstrates to the reasonable satisfaction of the City Engineer, completion of the following:

- C.7.1 Developer has satisfied all the requirements set forth in these Conditions of Approval.
- C.7.2 Developer submitted the Storm Water Treatment Facilities Maintenance Agreement (STFMA) to the Utilities Department.
- C.7.3 Developer has satisfactory completed construction of all required/conditioned improvements. 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.7.4 Certified "As-Built" Improvement Plans (or Record Drawings). Upon completion of the construction by the Developer, the City, at its sole discretion, temporarily release the original mylars 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. Developer shall also provide the Project's CADD files to the City.
- C.7.5 Developer shall be responsible for any repairs or reconstruction of street pavement, curb, gutter and sidewalk and other public improvements along the frontage of the Project, if determined by the City Engineer to be in poor condition or damaged by construction activities related to the Project.
- C.7.6 Developer has completed the ninety (90) day public landscaping maintenance period.
- C.7.7 Per Section 21107.5 of the California Vehicle Code, Developer shall install signs at all entrance(s) of the Project stating that the streets are privately owned and maintained and are not subject to the public traffic regulations or control. Said signs must be conspicuously placed, plainly visible, and legible during daylight hours from a distance of one hundred (100) feet.
- C.7.8 Release of Security – Release of improvement security shall be in accordance with the requirements of Title 12 of the TMC. Monumentation Bond will be released to the Developer after City Council's acceptance of the public improvements and if the Developer meets the terms set in Section 66497(c) of the Subdivision Map Act. All survey monuments shown on the Final Map must be installed. Any altered, damaged, or destroyed survey monuments and/or benchmarks shall be re-established. Developer shall

submit centerline tie sheets or a record of survey for the following: new public streets; re-established survey monuments, and/or benchmarks. If the Developer destroyed, altered, and/or reconstructed any existing curb returns, Developer shall also submit corner records. Any survey document will be submitted the City and to the San Joaquin County Surveyor to comply with California Business and Professions Code Section 8771(c). Said work shall be executed by a California licensed Land Surveyor at the Developer's sole expense.

C.8 Special Conditions

- C.8.1 When street cuts are made for the installation of utilities, the Developer shall conform to Section 3.14 of the 2008 Design Standards and is required install a two (2) inch thick asphalt concrete (AC) overlay with reinforcing fabric at least twenty-five (25) feet from all sides of each utility trench. A two (2) inch deep grind on the existing AC pavement will be required where the AC overlay will be applied and shall be uniform thickness in order to maintain current pavement grades, cross and longitudinal slopes. This pavement repair requirement is when cuts/trenches are perpendicular and parallel to the street's direction.
- C.8.2 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 improvement plans, prior to the City Engineer's signature on the improvement plans, and prior to issuance of Grading Permit, Encroachment Permit, Building Permit, 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.
- C.8.3 If water is required for the project, the Developer shall obtain an account for the water service and register the water meter with the Finance Department. Developer shall pay all fees associated with obtaining the account number for the water service.
- C.8.4 Developer shall obtain an account for the water service to the Project and register the water meter with the Finance Department. Developer shall prepare and submit a map depicting the location of the water meter on a 8.5-inch X 11-inch sheet to Finance Department.
- C.8.5 Project Entrance: As stipulated by Section 5.17 of the 2008 Design Standards, a PCC valley gutter is prohibited in the City's right-of-way.

D. Finance Department and Public Works Department Conditions of Approval

D.1. Streets, Streetlights and Sidewalks

Before issuance of any building permit for the Property, Developer shall provide for perpetual funding of the on-going costs of operation, maintenance and replacement for the traffic signals, streetlights, and street sweeping on the Property (including all costs required by PG&E), by doing one of the following, subject to the approval of the City's Finance Director:

- a. Community Facilities District. Developer shall enter into an agreement with the City, to be signed by the Finance Director, which shall be recorded against the Property, which requires that prior to the issuance of a certificate of occupancy, Developer shall complete the annexation of the Property to City of Tracy Community Facilities District in compliance with the requirements of the Mello – Roos Community Facilities Act of 1982 (Gov. Code § 53311 et seq.) including, without limitation, 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

- b. Direct funding. Developer shall enter into an agreement with the City, which shall be recorded against the Property, which requires that prior to issuance of a certificate of occupancy, Developer shall deposit with the City an amount necessary, as reasonably determined by the City, to fund in perpetuity the on-going costs of operation, maintenance and replacement for the traffic signals, streetlights, and street sweeping on the Property (including all costs required PG&E).

If the provisions for adequate funding of the on-going costs of operation, maintenance and replacement for the traffic signals, streetlights, and street sweeping on the Property (including all costs required PG&E) are met prior to issuance of the first building permit for the Property, subject to the Finance Director's review and approval, the terms of this condition shall be considered to have been met and this condition shall become null and void.

D.2. Police/Public Safety & Public Works

Before issuance of any building permit for the Property, Developer shall provide for perpetual funding of the on-going costs of providing Police and public safety and Public Works services for the Property, by doing one of the following, subject to the approval of the City's Finance Director:

- a. Community Facilities District. Developer shall enter into an agreement with the City, to be signed by the Finance Director, which shall be recorded against the Property, which requires that prior to the issuance of a certificate of occupancy, Developer shall complete the annexation of the Property to City of Tracy Community

Facilities District in compliance with the requirements of the Mello – Roos Community Facilities Act of 1982 (Gov. Code § 53311 et seq.) including, without limitation, 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

- b. Direct funding. Developer shall enter into an agreement with the City, which shall be recorded against the Property, which requires that prior to issuance of a certificate of occupancy, Developer shall deposit with the City an amount necessary, as reasonably determined by the City, to fund in perpetuity the on-going costs of providing Police and public safety and Public Works services for the Property.

If the provisions for adequate funding of the on-going costs of providing Police and public safety and Public Works services for the Property are met prior to issuance of the first building permit for the Property, subject to the Finance Director's review and approval, the terms of this condition shall be considered to have been met and this condition shall become null and void.

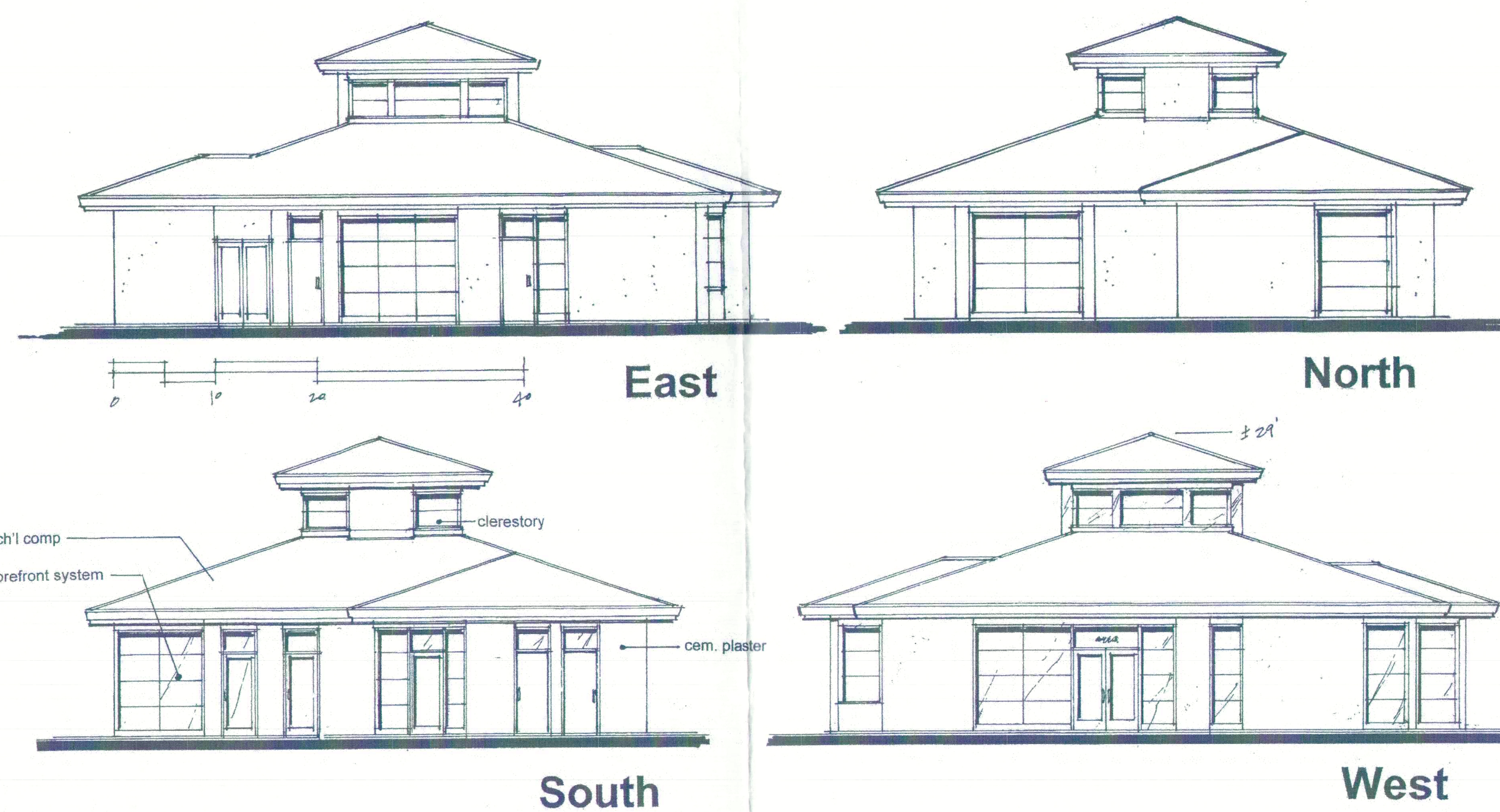
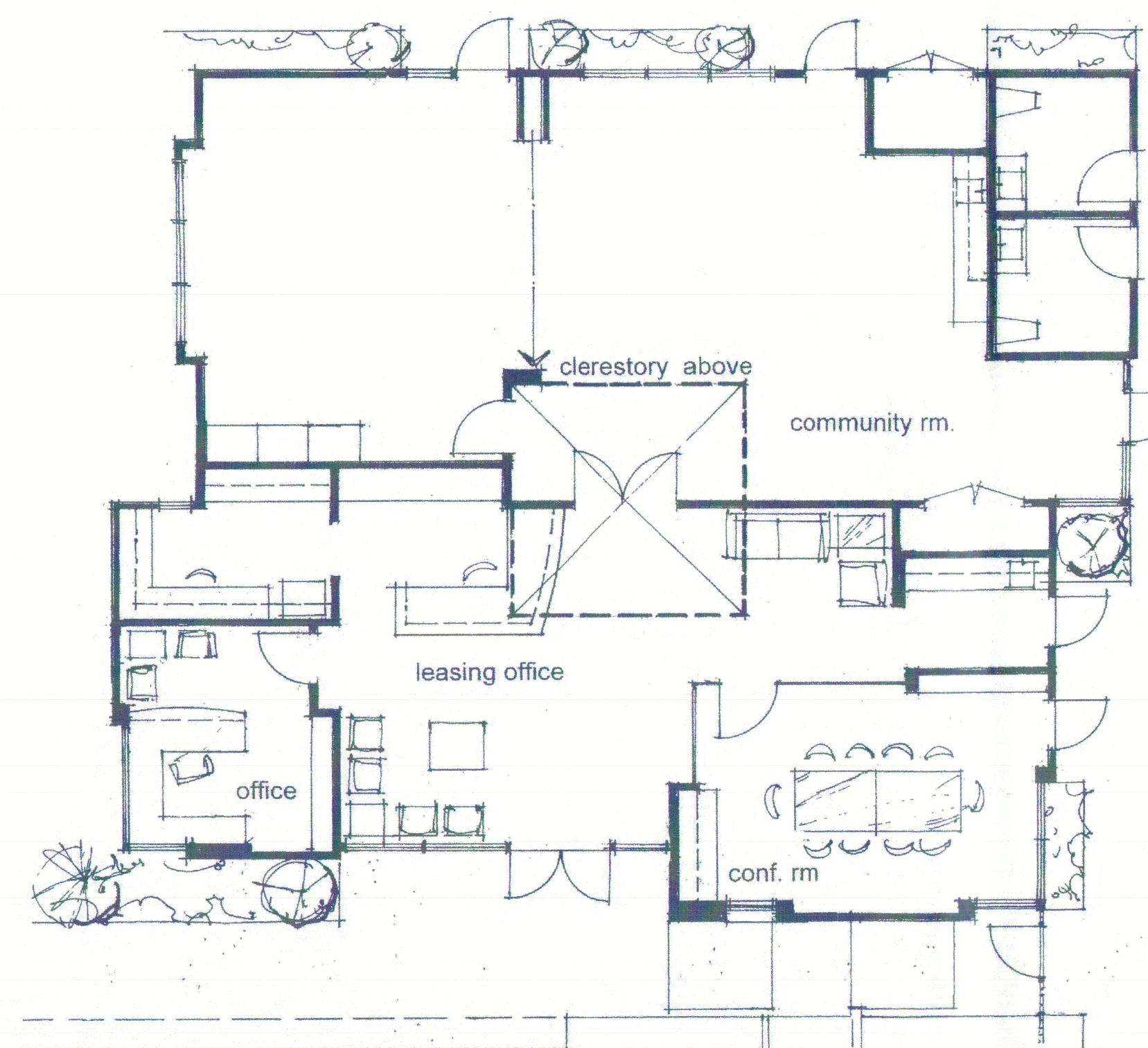
D.3. Landscaping Maintenance

Before issuance of any building permit for the Property, Developer shall provide for perpetual funding of the on-going costs of maintenance and replacement for public landscaping for the Property, by doing one of the following, subject to the approval of the City's Finance Director:

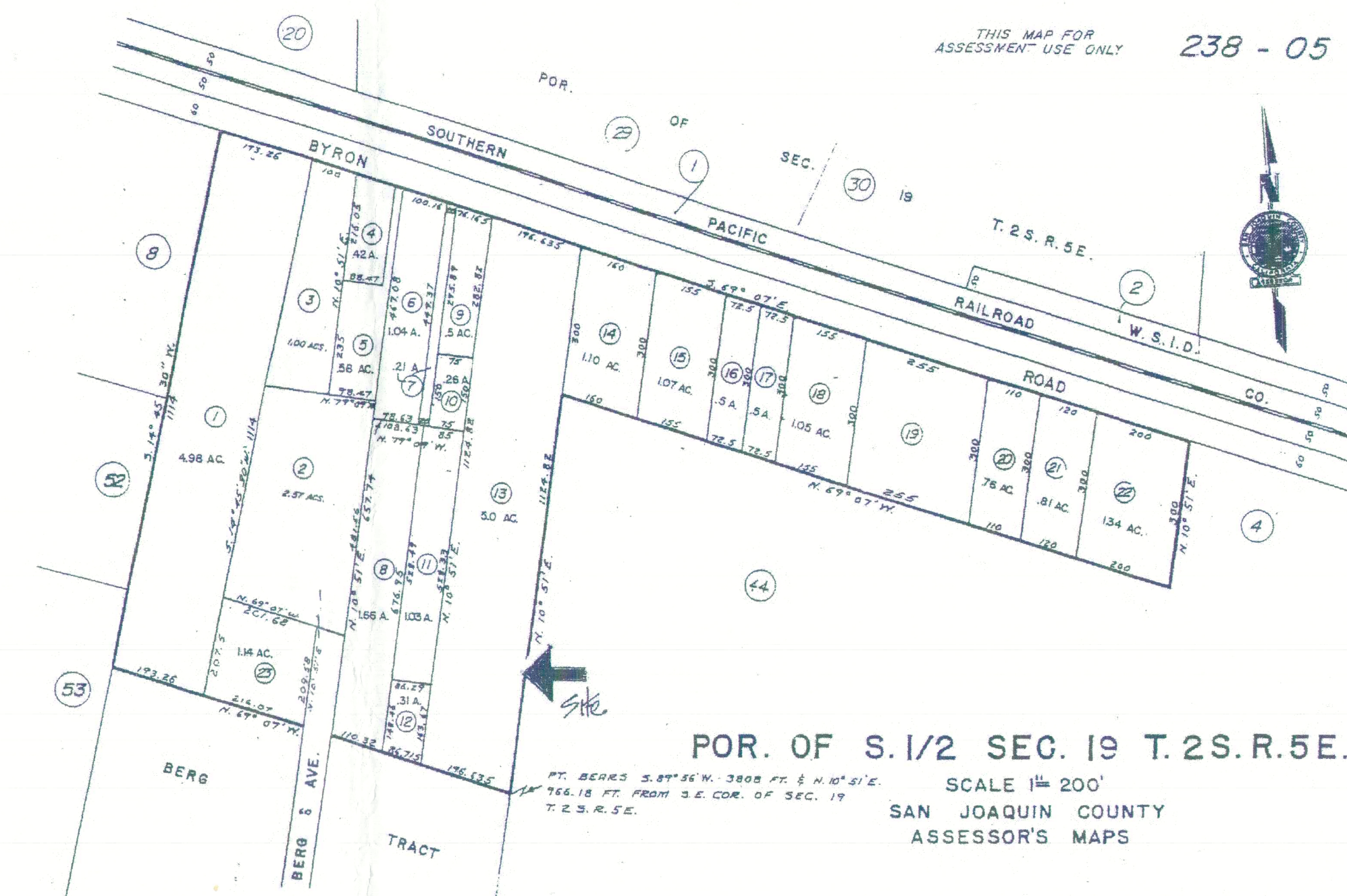
- a. CFD or other funding mechanism. The Developer shall enter into an agreement with the City, which shall be recorded against the Property, which stipulates the following: (1) prior to issuance of a building permit, the Developer shall form a Community Facilities District (CFD) for funding the on-going maintenance costs related to maintenance, operation, repair and replacement of public landscaping, public walls and any public amenities included in the Project, and ongoing public landscaping maintenance costs associated with major program roadways identified in the Citywide Roadway and Transportation Master Plan; (2) the items to be maintained include but are not limited to the following: ground cover, turf, shrubs, trees, irrigation systems, drainage and electrical systems; masonry walls or other fencing, entryway monuments, or other ornamental structures, furniture, recreation equipment, hardscape and any associated appurtenances within medians, parkways, dedicated easements, channel-ways, public parks and public open space areas; (3) formation of the CFD shall include, but not be limited to, affirmative votes and the recordation of a Notice of Special Tax Lien; (4) upon successful formation, the parcels will be subject to the maximum special tax rates as outlined in the Rate and Method of Apportionment; (5) prior to issuance of a building permit, the Developer shall deposit an amount equal to the first year's taxes; and (6) the Developer shall be responsible for all costs associated with formation of the CFD.

Or

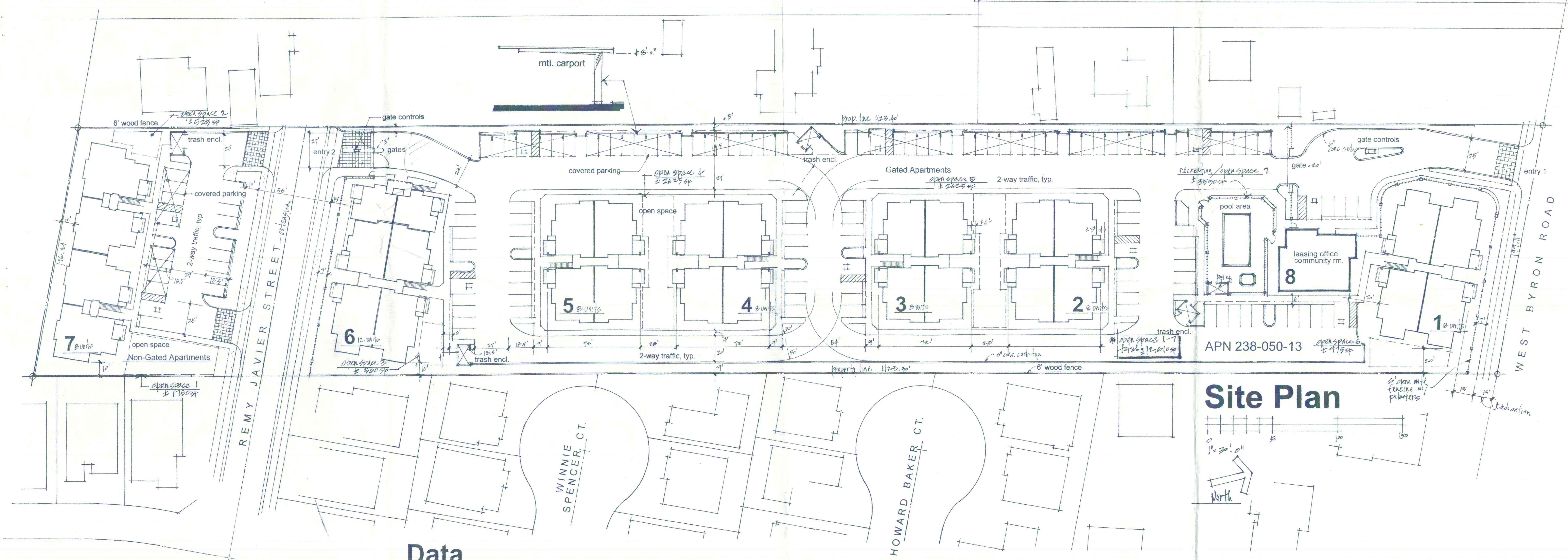
- b. Direct funding. The Developer shall enter into an agreement with the City, which shall be recorded against the Property, which stipulates that prior to issuance of a building permit, the Developer shall deposit with the City an amount necessary, as reasonably determined by the City, to fund in perpetuity the full on-going maintenance costs related to maintenance, operation, repair and replacement of public landscaping, public walls and any public amenities included in the Project, and ongoing public landscaping maintenance costs associated with major program roadways identified in the Citywide Roadway and Transportation Master Plan. The items to be maintained include but are not limited to the following: ground cover, turf, shrubs, trees, irrigation systems, drainage and electrical systems, masonry walls or other fencing, entryway monuments or other ornamental structures, furniture, recreation equipment, hardscape and any associated appurtenances within medians, parkways, dedicated easements, channel-ways, public parks and public open space areas.



Bldg 8 2100 SF
community rm / leasing office
1250 SF



Vicinity Map



Site Plan

Data

BYRON APARTMENTS

OWNER RASHED ELHAM INC.
2484 LOTUS WAY
TRACY, CA 95376

PROJECT ADDRESS 2660 W. BYRON ROAD
TRACY, CA 95377

APN 238-050-13

ZONING MDR - MEDIUM DENSITY RESIDENTIAL

AREA 5.0 GROSS AC.

PROJECT SCOPE 60 APARTMENT UNITS,
GATED & NON-GATED DESIGN
LEASING OFFICE, COMMUNITY ROOM
SITE IMPROVEMENTS

GATED: 52 UNITS

4 - 1 BDRM UNITS

36 - 2 BDRM UNITS

12 - 3 BDRM UNITS

NON-GATED (SOUTH OF REMY JAVIER ST.)

8 - 3 BDRM UNITS

PROPOSED BLDG AREAS

TOTAL BLDG FOOTPRINT 47,375 SF

TOTAL CONDITIONED SPACE 82,392 SF

PARKING GATED APARTMENTS

4 - 1 BDRM UNITS @ 1.5/UNIT

48 - 2 & 3 BDRM UNITS

@ 2 SPACES/UNIT

GUEST PARKING @ 1.5 UNITS

52 COVERED SPACES REQ'D/PROVIDED

7 ACCESSIBLE SPACES PROVIDED

NON-GATED APARTMENTS

8 - 3 BDRM UNITS @ 2/UNIT

GUEST PARKING @ 1.5 UNITS

16 SPACES

1.6 SPACES

18 SPACES REQ'D

20 PROVIDED

PARKING CONT.

4 COVERED SPACES REQ'D/PROVIDED

2 ACCESSIBLE SPACES PROVIDED

LEASING OFFICE

1250 SF @ 1 SPACE/250 SF

(1 ACCESSIBLE SPACE)

TOTAL SITE PARKING PROVIDED 145 SPACES

Approved Plans

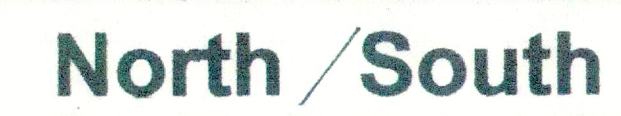
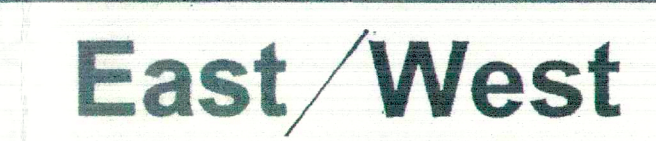
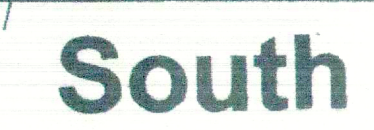
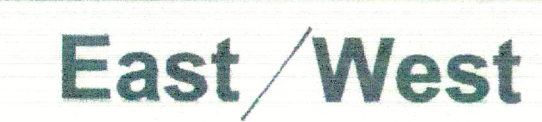
Approved by Andrew Malik on 9/11/19
development Review Permit
Application # D19-0010



BYRON APARTMENTS

Multi-Family Complex

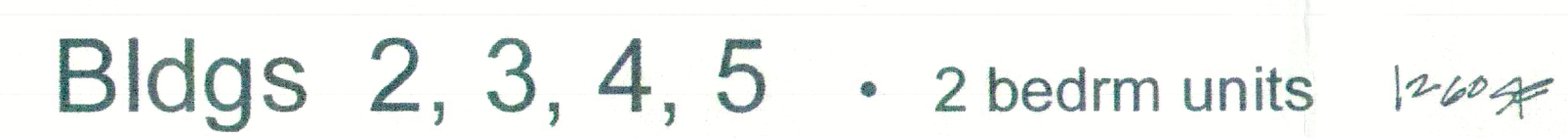
2660 W. Byron Road • Tracy, CA 95377



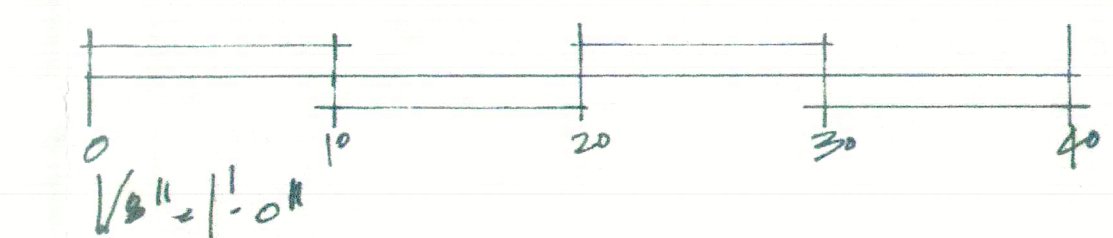
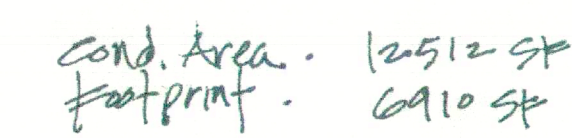
Elevations



Floor Plans



Conditioned area. 10,080 sq
Footprint. 5692 sq

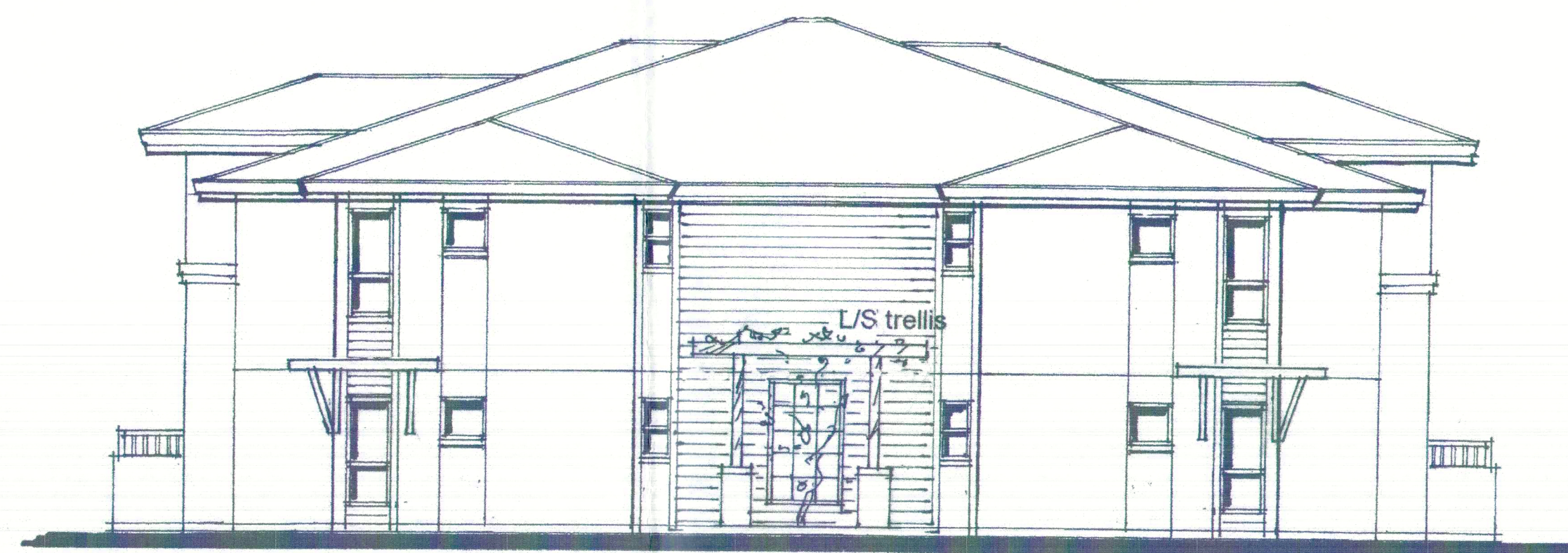


BYRON APARTMENTS

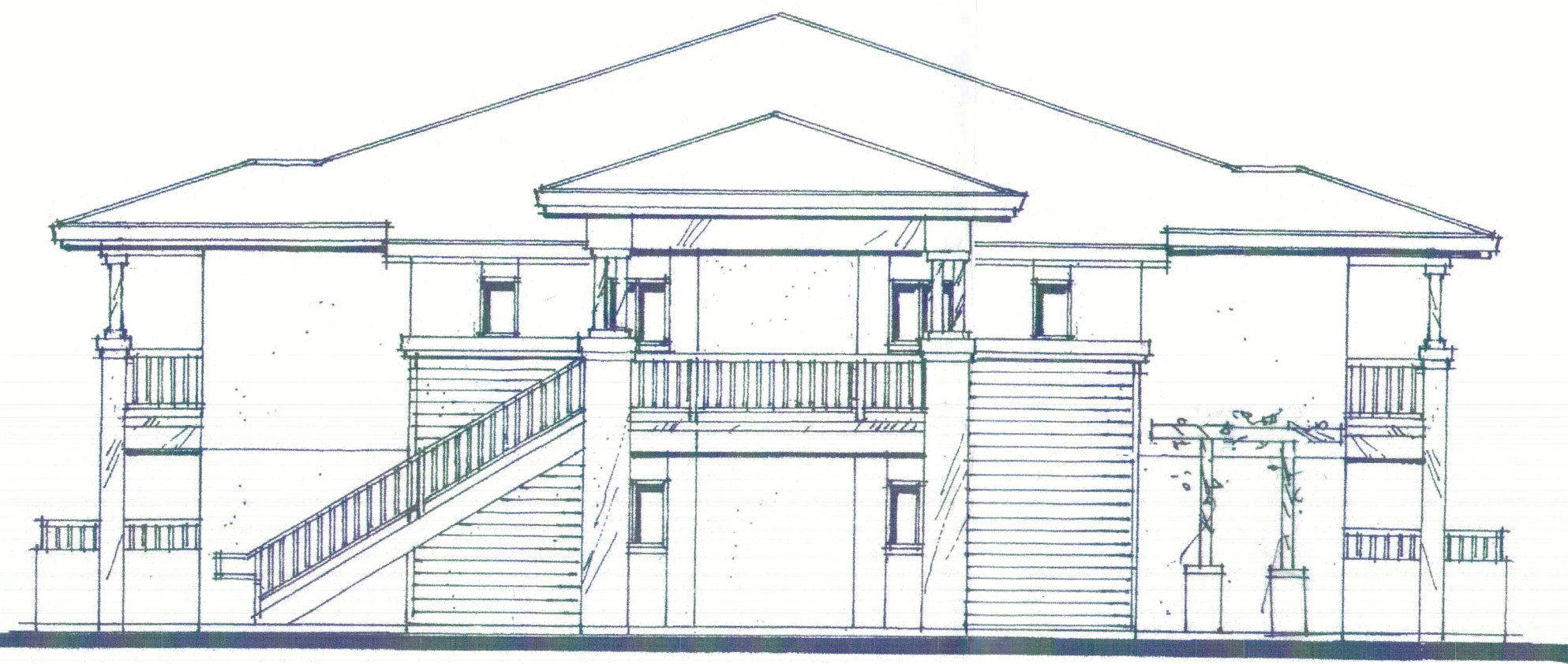
Multi-Family Complex

2660 W. Byron Road · Tracy, CA 95377





East / West



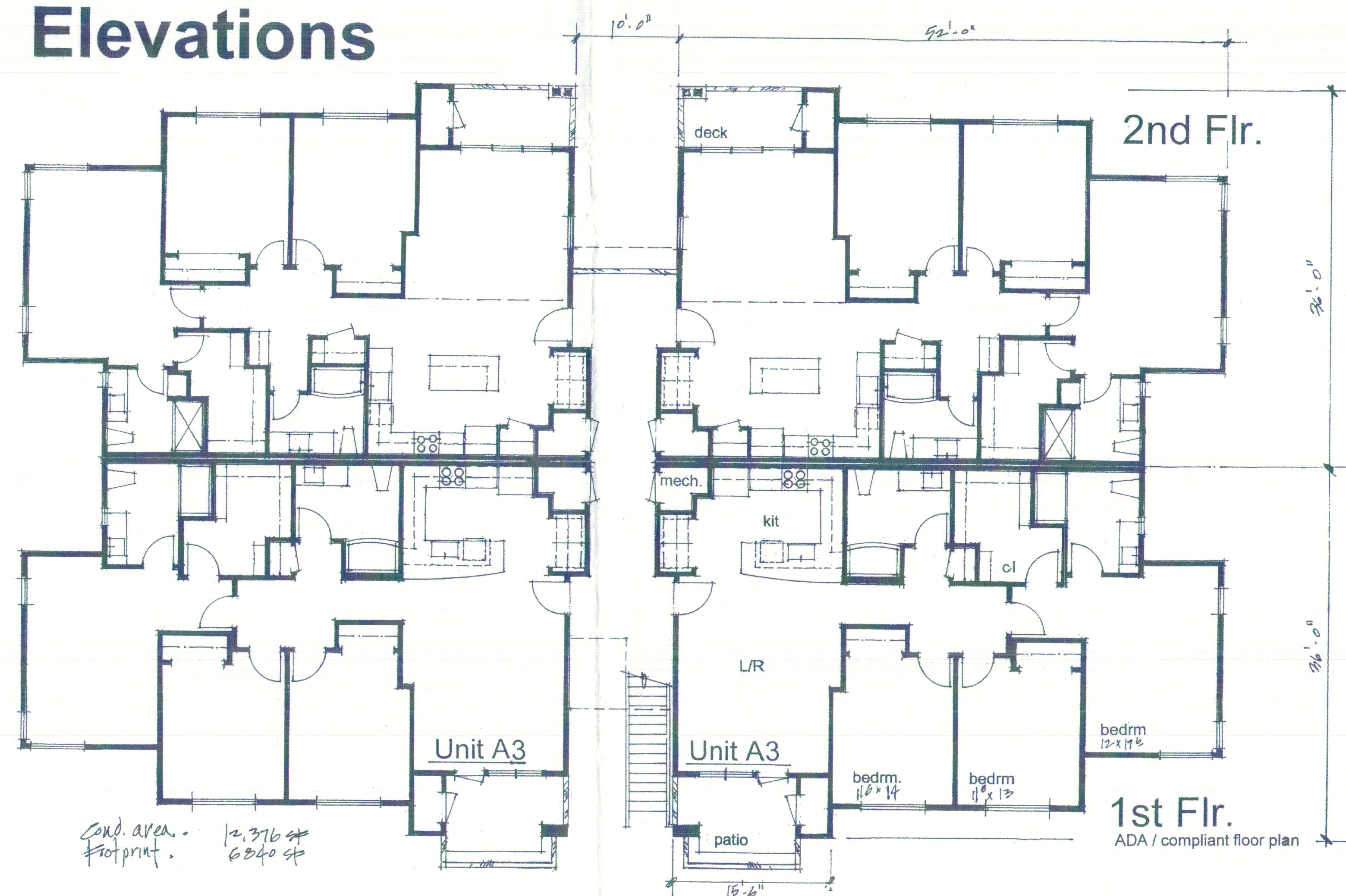
West (east sim. to Bld 1, east)



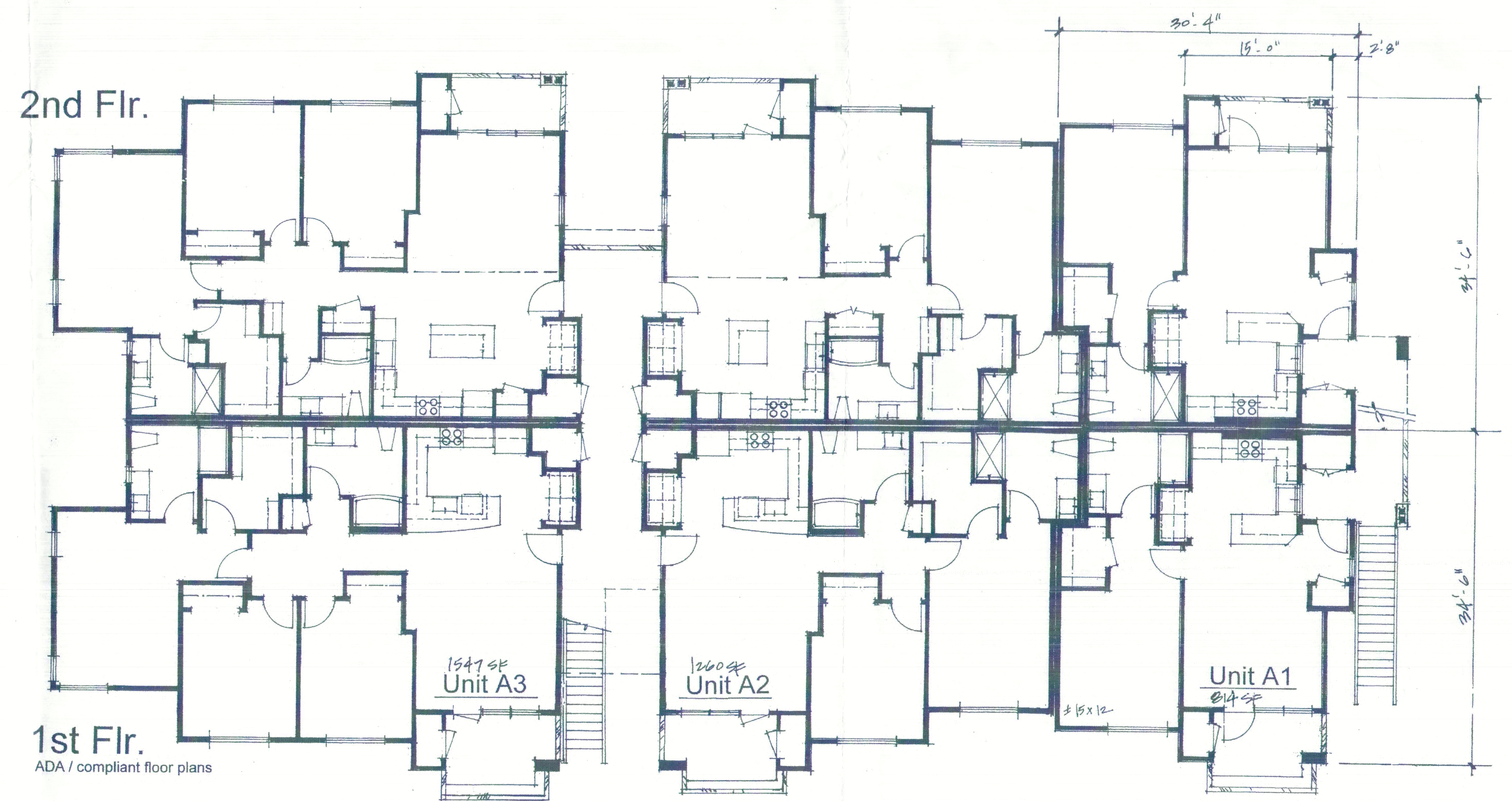
North / South
Elevations



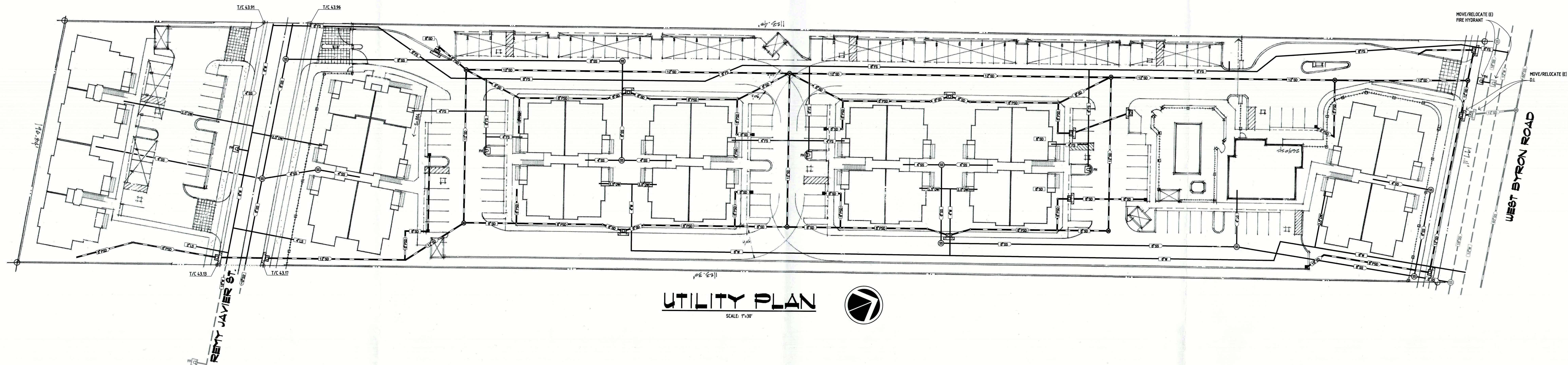
North / South



Bldg 1 • 3 bedrms
Floor Plans

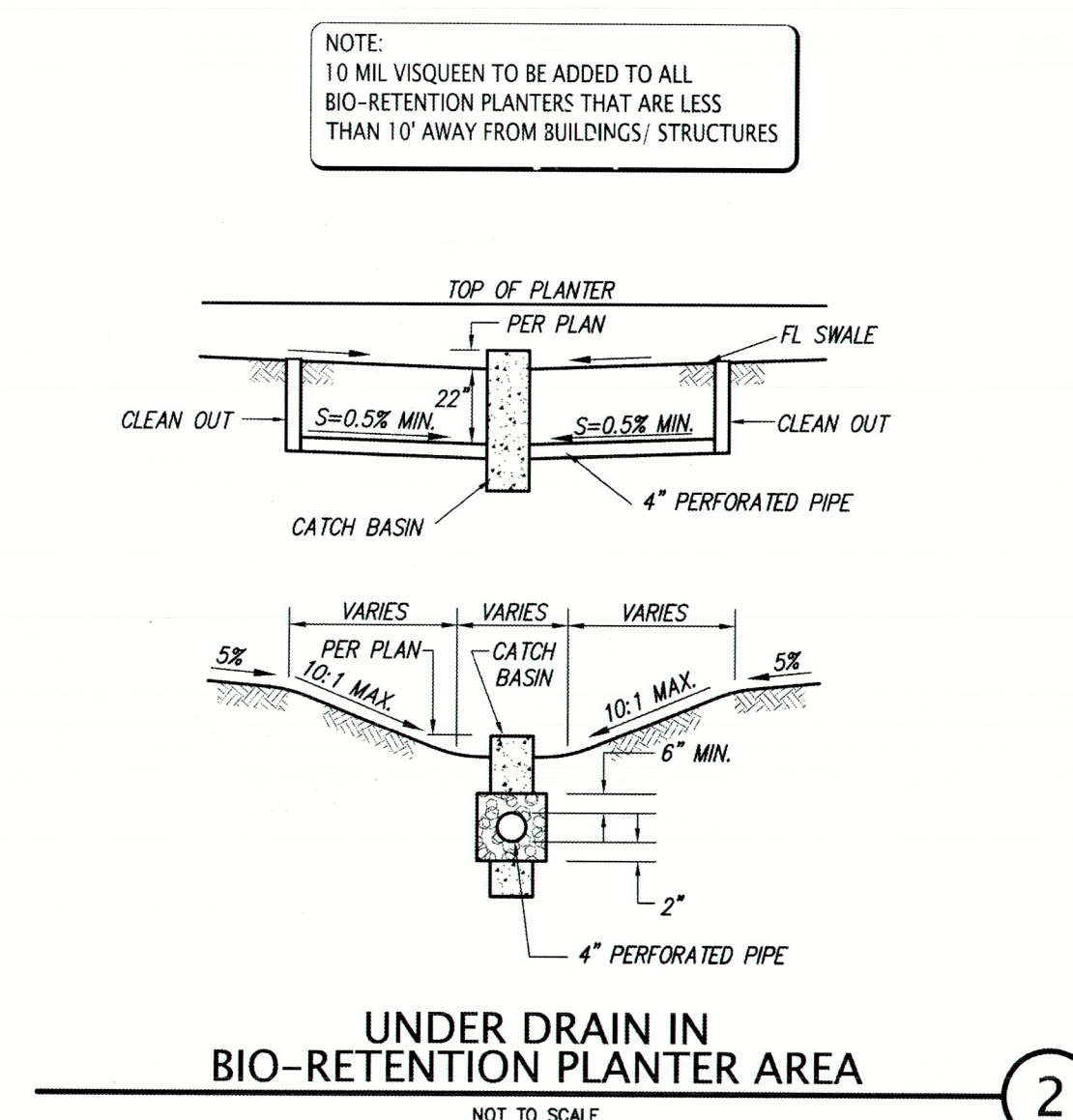
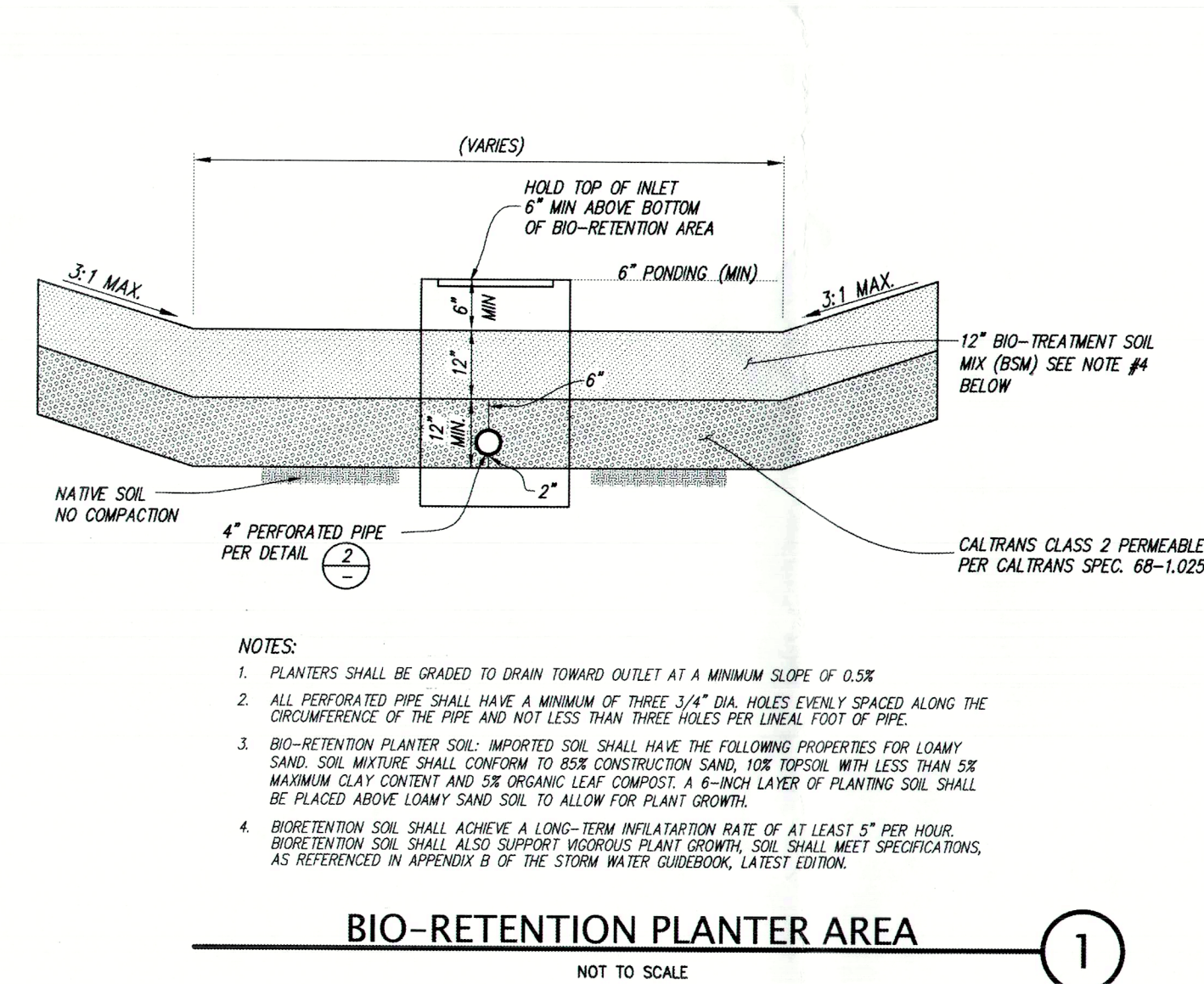
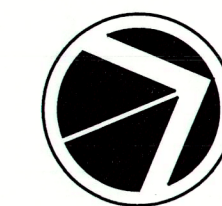


Bldg 6 • 1, 2 & 3 bedrm units
Floor Plans



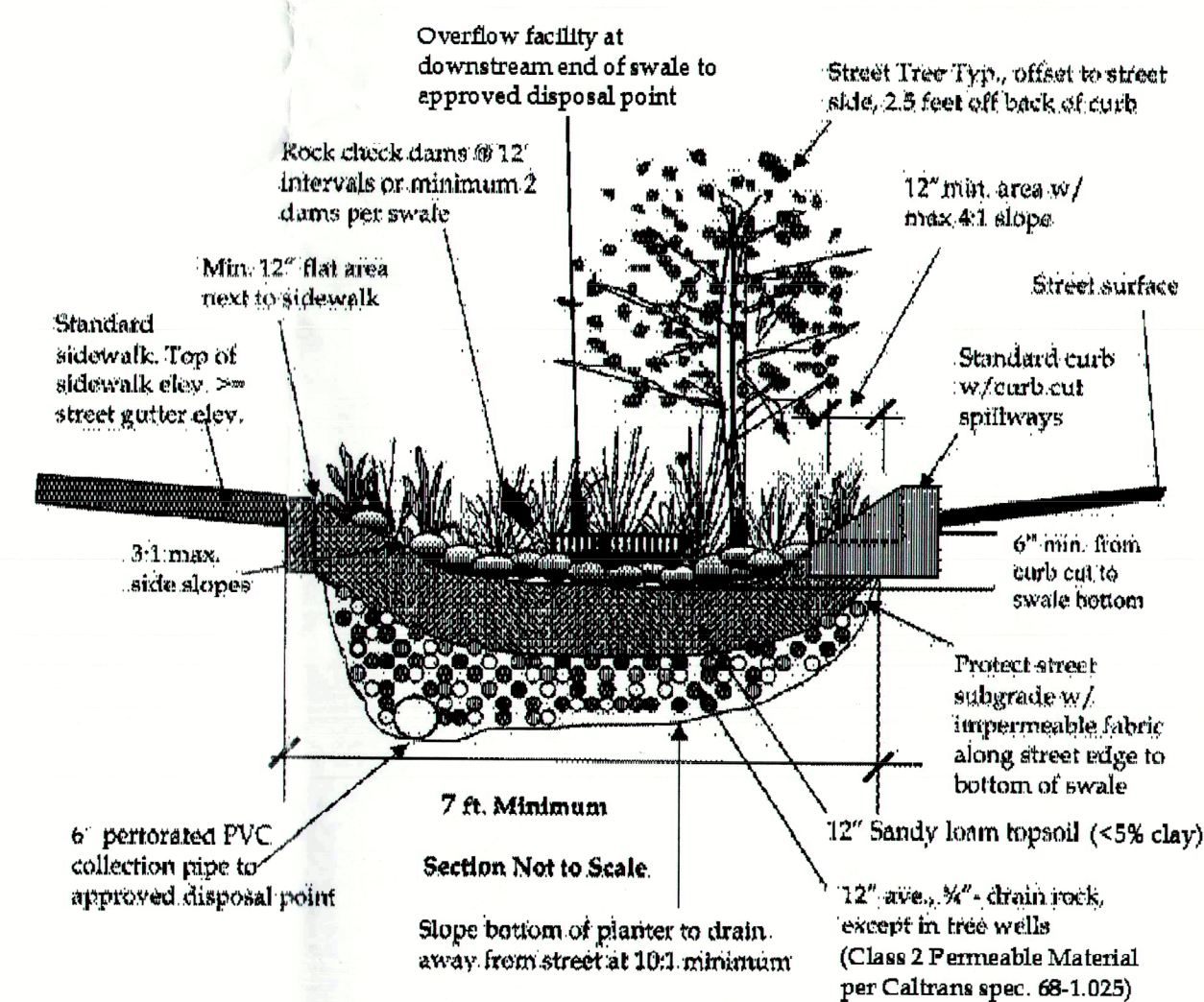
UTILITY PLAN

SCALE: 1"=30'



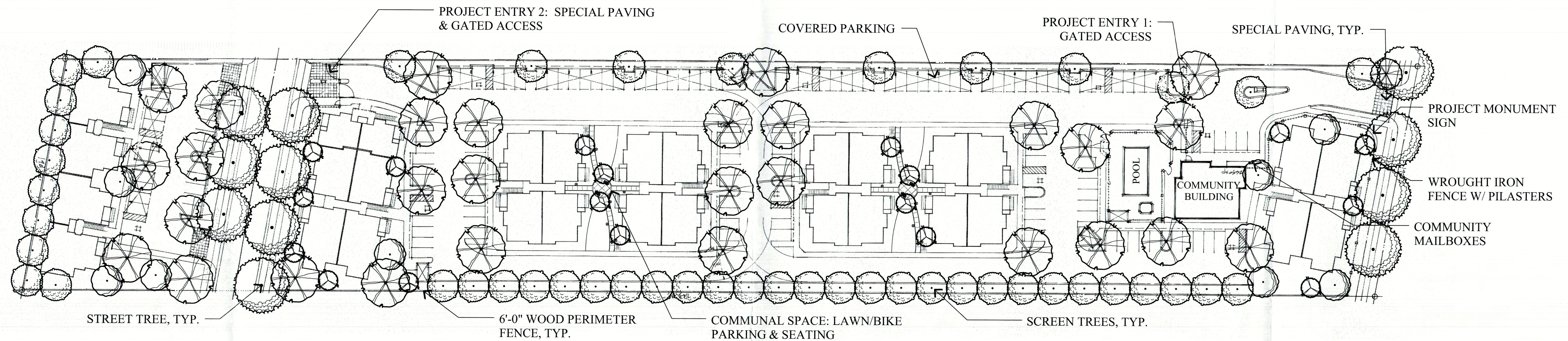
Treatment Control Measure Fact Sheet

T-8: Vegetated Swale



SYMBOL LEGEND

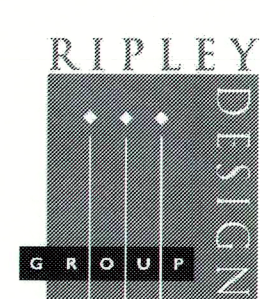
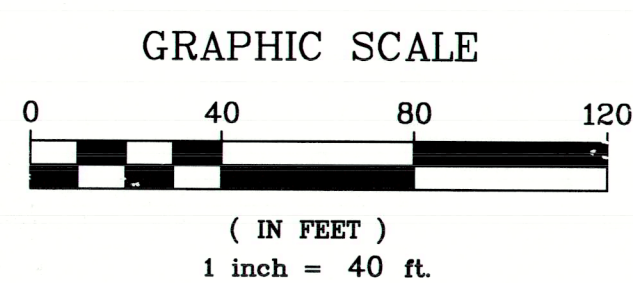
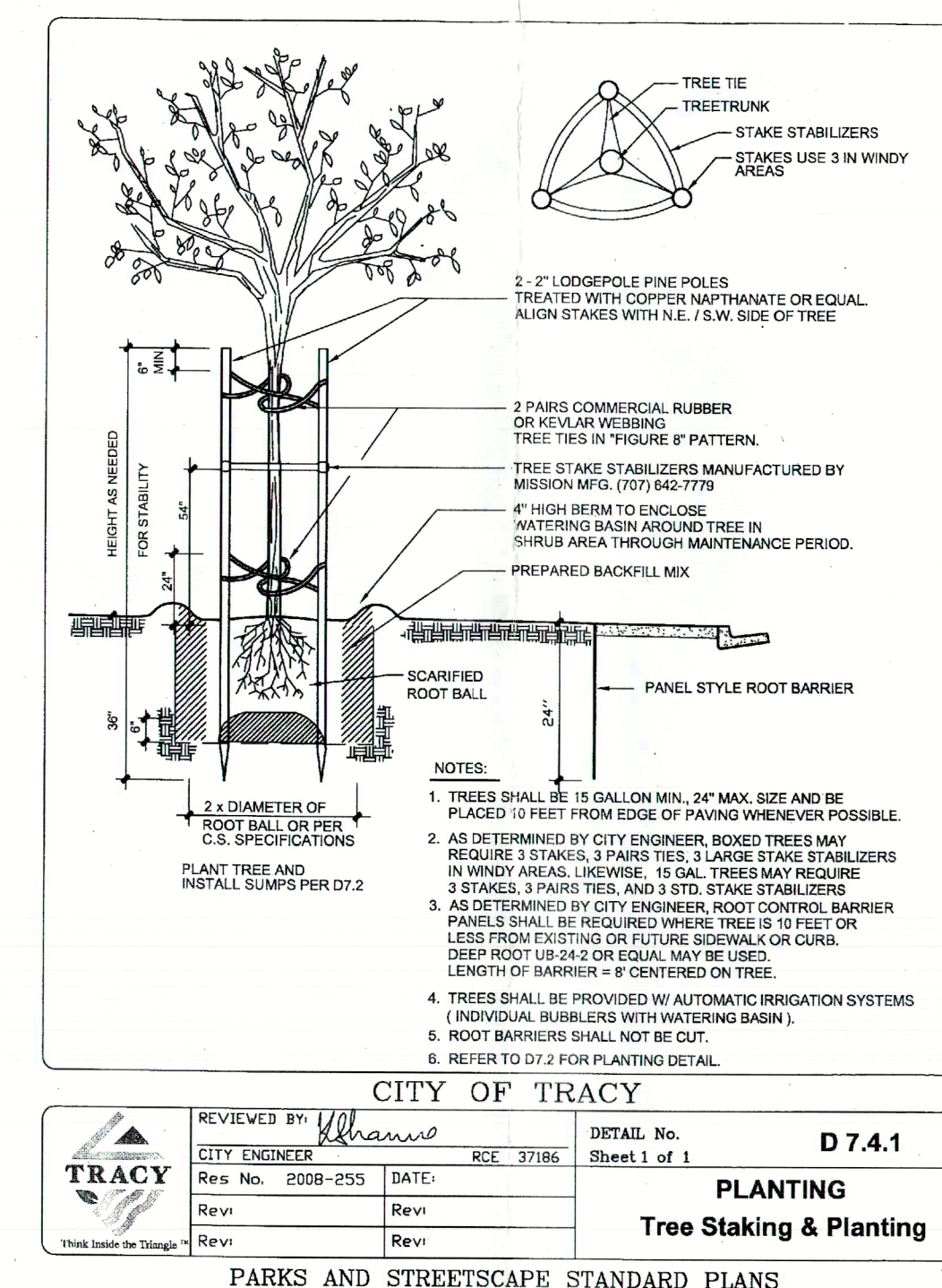
NEW	EXIST	SYMBOL DESCRIPTION
		STORM DRAIN W/ LINE SIZE (8" OR GREATER)
		STORM DRAIN CATCH BASIN
		STORM DRAIN DROP INLET
		STORM DRAIN MANHOLE
		STORM DRAIN W/ LINE SIZE (SMALLER THAN 8")
		STORM AREA DRAIN
		STORM DRAIN CLEAN-OUT
		STORM DRAIN OVERFLOW
		SANITARY SEWER W/ LINE SIZE
		SANITARY SEWER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



PRELIMINARY TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
STREET TREES				SCREEN TREES			
ACER R. 'OCTOBER GLORY'	CHINESE PISTACHE	36" BOX	LOW	LAURUS 'SARATOGA'	SARATOGA LAUREL	24" BOX	LOW
SOPHORA J. 'REGENT'	PAGODA TREE	36" BOX	LOW	MAGNOLIA G. 'SAINT MARY'S'	SOUTHERN MAGNOLIA	24" BOX	MED
TREES				PYRUS C. 'ARISTOCAT'	FLOWERING PEAR	24" BOX	LOW
PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW	TILIA CORDATA	LITTLELEAF LINDEN	24" BOX	LOW
ZELKOVA S. 'VILLAGE GREEN'	JAPANESE ZELKOVA	24" BOX	MED	TRISTANIA LAURINA	WATER GUM	24" BOX	MED
ACCENT TREES				SMALL ACCENT TREES			
ARBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX	LOW	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	LOW
CERCIS C. 'FOREST PANSY'	EASTERN REDBUD	24" BOX	MED	LAGERSTROEMIA INDICA	GRAPE MYRTLE	24" BOX	LOW
OLEA E. 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	LOW	PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	24" BOX	LOW

- 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".



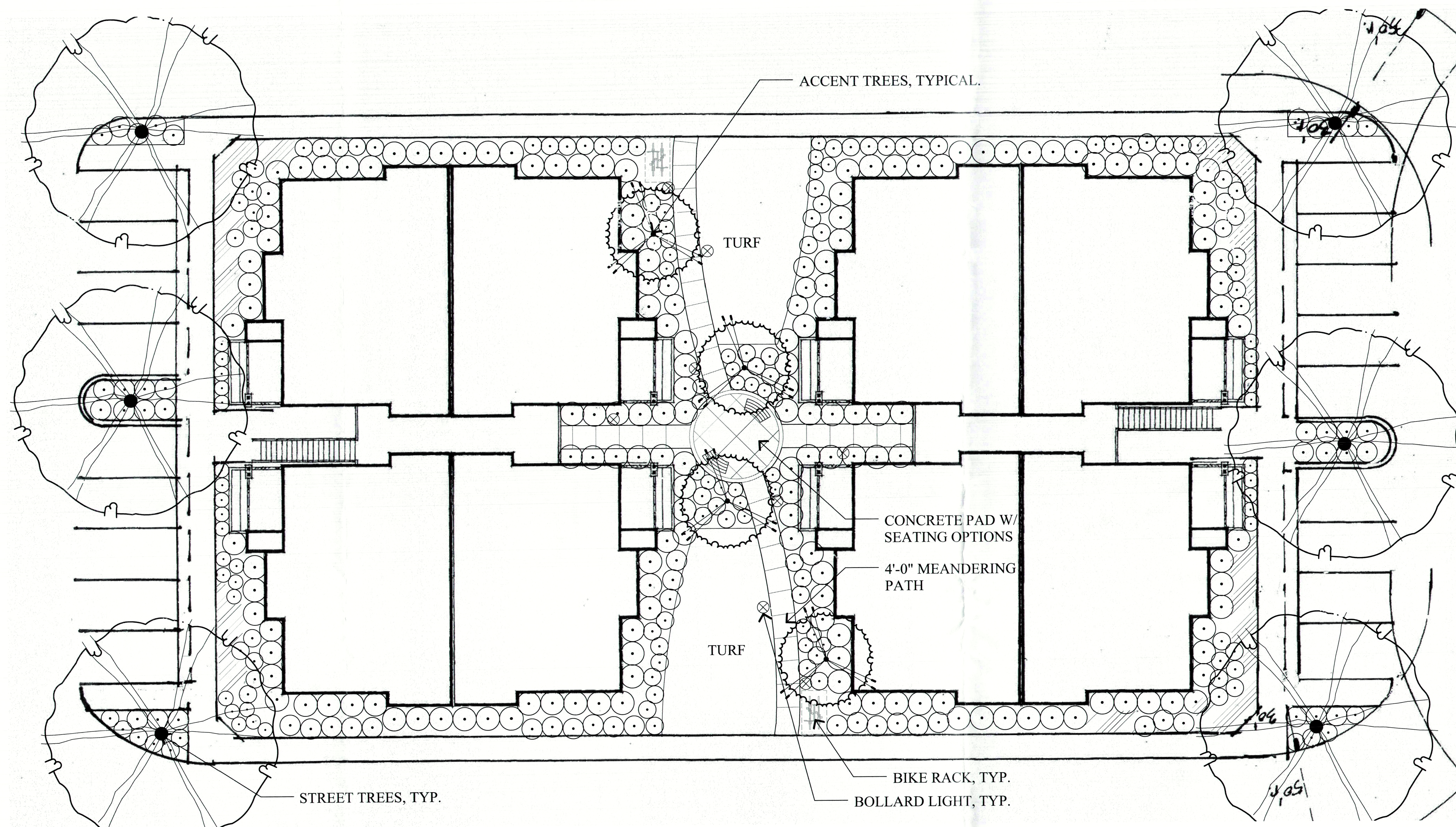
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LAND PLANNING**
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WALNUT CREEK, CA 94596
TEL: 925.938.7377
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BYRON APARTMENTS Multi-Family Complex

Preliminary Landscape Plan Site Plan

L1

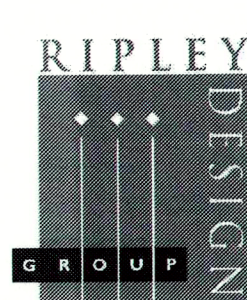
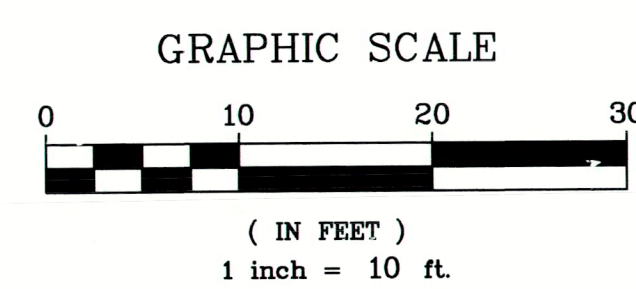


PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS			
ACACIA C. 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GALLON	LOW
ACACIA REDOLENS	PROSTRATE ACACIA	5 GALLON	LOW
BOUTALOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA GRASS	5 GALLON	LOW
CAREX TUMULICOLA	FOOTHILL SEDGE	1 GALLON	LOW
CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	1 GALLON	LOW
CHORONDOPELALUM TECTORUM	CAPE RUSH	5 GALLON	MEDIUM
DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	LOW
DIETES IRIDIODES	FORTNIGHT LILY	1 GALLON	LOW
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GALLON	LOW
EUONYMUS J. 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	1 GALLON	LOW
EUONYMUS J. 'MICROPHYLLUS'	BOXLEAF EUONYMUS	5 GALLON	LOW
FESTUCA GLAUCA	BLUE FESCUE	1 GALLON	LOW
GREVILLEA 'NOELI'	WOOLLY GREVILLEA	5 GALLON	LOW
JUNIPERUS S. 'SKYROCKET'	SKYROCKET JUNIPER	5 GALLON	LOW
LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GALLON	LOW
LAVANDULA A. 'MUNSTEAD'	ENGLISH LAVANDER	1 GALLON	LOW
LAVANDULA A. 'STOCHES'	SPANISH LAVANDER	1 GALLON	LOW
LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW
MULBERRERIA RIGENS	DEER GRASS	5 GALLON	LOW
MYRTUS C. 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW
NANDINA D. 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GALLON	LOW
NEPETA FASSENII	CATMINT	1 GALLON	LOW
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW
PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	5 GALLON	MEDIUM
PENSTEMON H. 'MARGARITA BOY'	FOOTHILLS PENSTEMON	1 GALLON	LOW
PITTOSPORUM 'WHEELER'S DWARF'	DWARF TOBIRA	1 GALLON	MEDIUM
PRUNUS 'BRIGHT & TIGHT'	BRIGHT & TIGHT LAUREL	5 GALLON	LOW
RHAMNUS CALIFORNICA	COFFEEBERRY	5 GALLON	LOW
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GALLON	LOW
RHAPHIOLEPIS U. 'MINOR'	DWARF YEDDO HAWTHORN	5 GALLON	LOW
ROSA 'CECILE BRUNNER'	CECILE BRUNNER ROSE	5 GALLON	LOW
ROSMARINUS OFFICINALIS	ROSEMARY	5 GALLON	LOW
ROSMARINUS O. 'TUSCAN BLUE'	ROSEMARY	5 GALLON	LOW
SALVIA GREGGII 'ALBA'	AUTUMN SAGE	1 GALLON	LOW
STACHYS BYZANTINA	LAMB'S EAR	1 GALLON	LOW
TEUCRIUM CHAMAEDRYS	GERMANDER	1 GALLON	LOW
WESTRINGIA F. 'GREY BOX'	DWARF WESTRINGIA	1 GALLON	LOW
WESTRINGIA WYTABIE HIGHLIGHT	WESTRINGIA	1 GALLON	LOW
XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	5 GALLON	LOW

GROUNDCOVERS

ARCTOSTAPHYLOS D. 'EMERALD CARPET'	BEARBERRY	LOW
1 GALLON • 36" O.C.		
MYOPORUM PARVIFOLIUM	MYOPORUM	LOW
1 GALLON • 36" O.C.		
ROSMARINUS 'PROSTRATUS'	ROSEMARY	LOW
1 GALLON • 36" O.C.		
TALL FESCUE TURF		HIGH
BOLERO - SODDED		
SODDED		
AVAILABLE FROM DELTA BLUE GRASS		
NATIVE FESCUES		LOW
NO MOW TURF - SODDED		
AVAILABLE FROM DELTA BLUE GRASS		



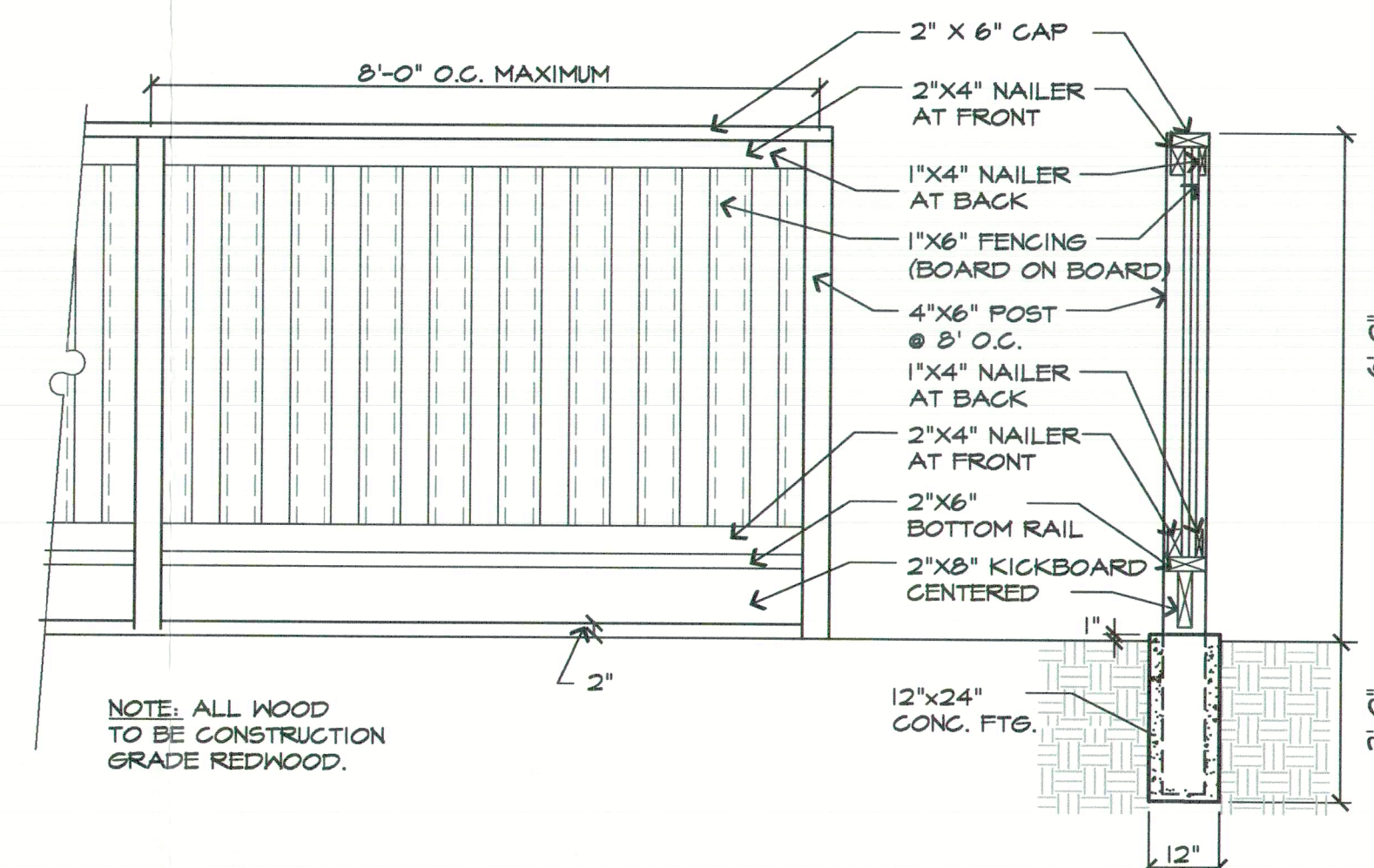
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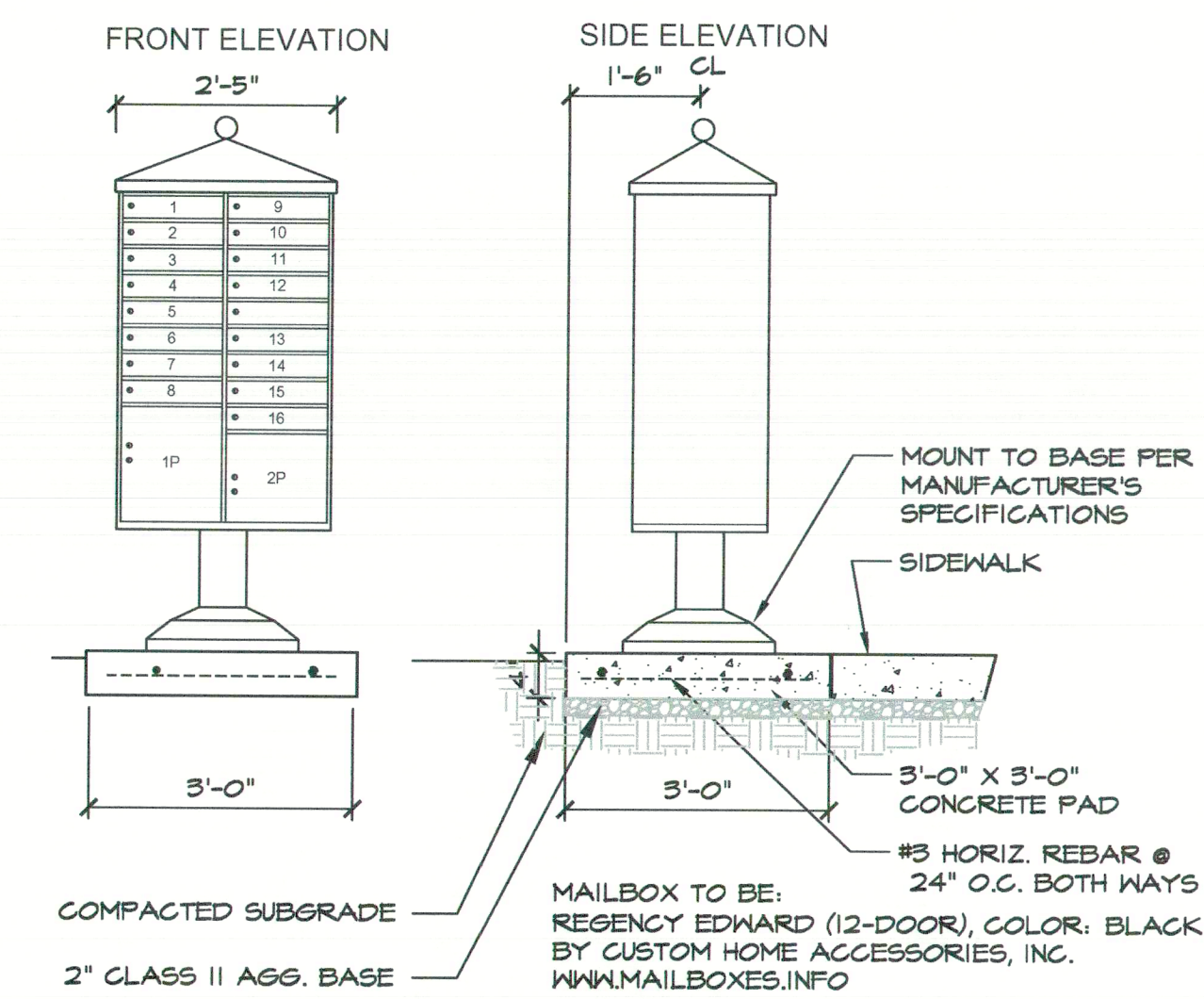
BYRON APARTMENTS Multi-Family Complex

Preliminary Landscape Plan Communal Space

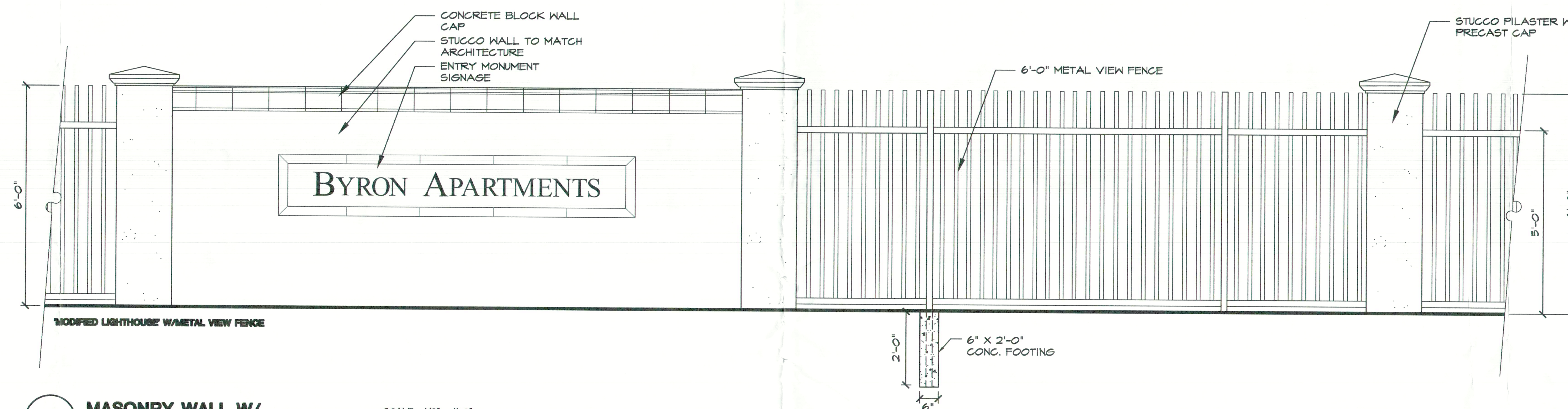
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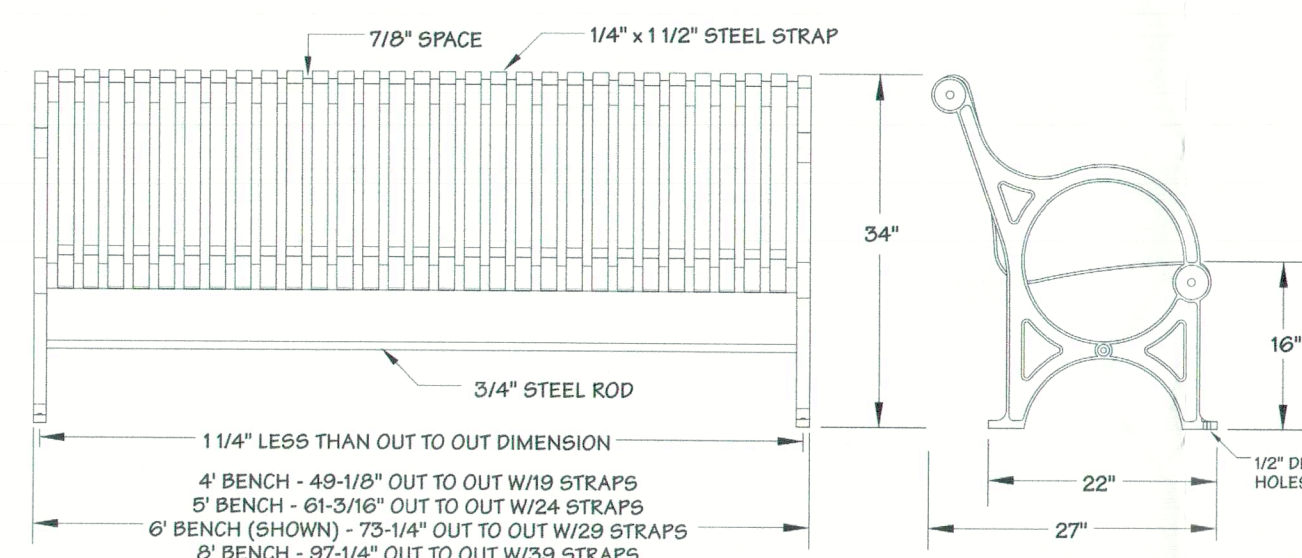
A WOOD FENCE W/KICKBOARD SCALE: 1/2" = 1'-0"
024 - FENCE



B COMMUNITY MAILBOXES



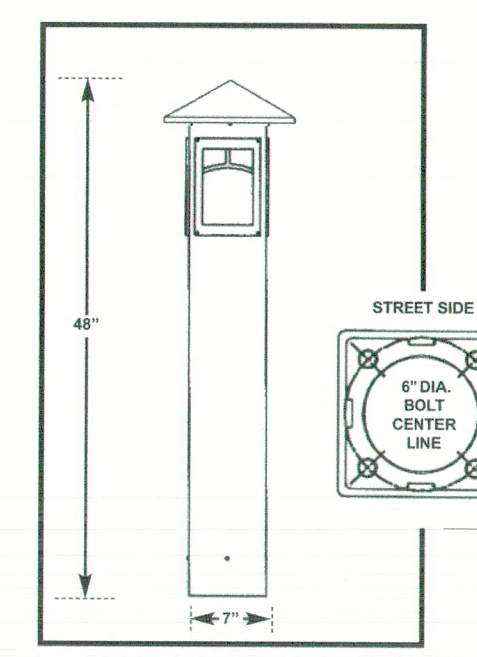
C MASONRY WALL W/ METAL VIEW FENCE SCALE: 1/2" = 1'-0"
024 -



Plaza Series, Model PL-5 Bench

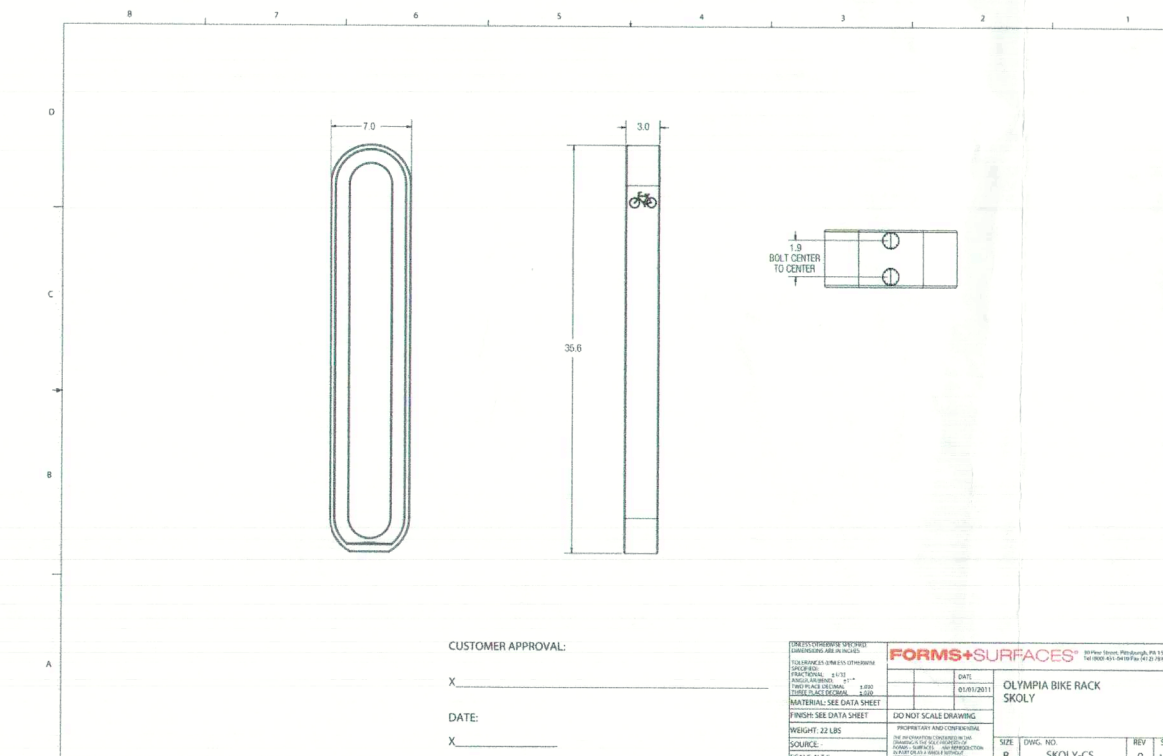
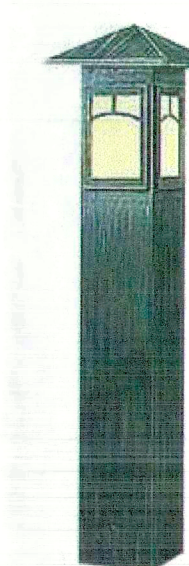
- NOTES:
1. CUSTOM MODEL PL-5 BENCH
2. FINISH TO BE SELECTED
3. AVAILABLE FROM FAIR WEATHER SF
WWW.FAIRWEATHERSF.COM
4. INSTALL PER MANUFACTURER'S INSTRUCTIONS

D BENCH



- NOTES:
1. 'TINLEY' LIGHT BOLLARD
2. FINISH TO BE TO BE SELECTED
3. AVAILABLE FROM STERNBERG LIGHTING
WWW.STERNBERGLIGHTING.COM
4. INSTALL PER MANUFACTURER'S INSTRUCTIONS

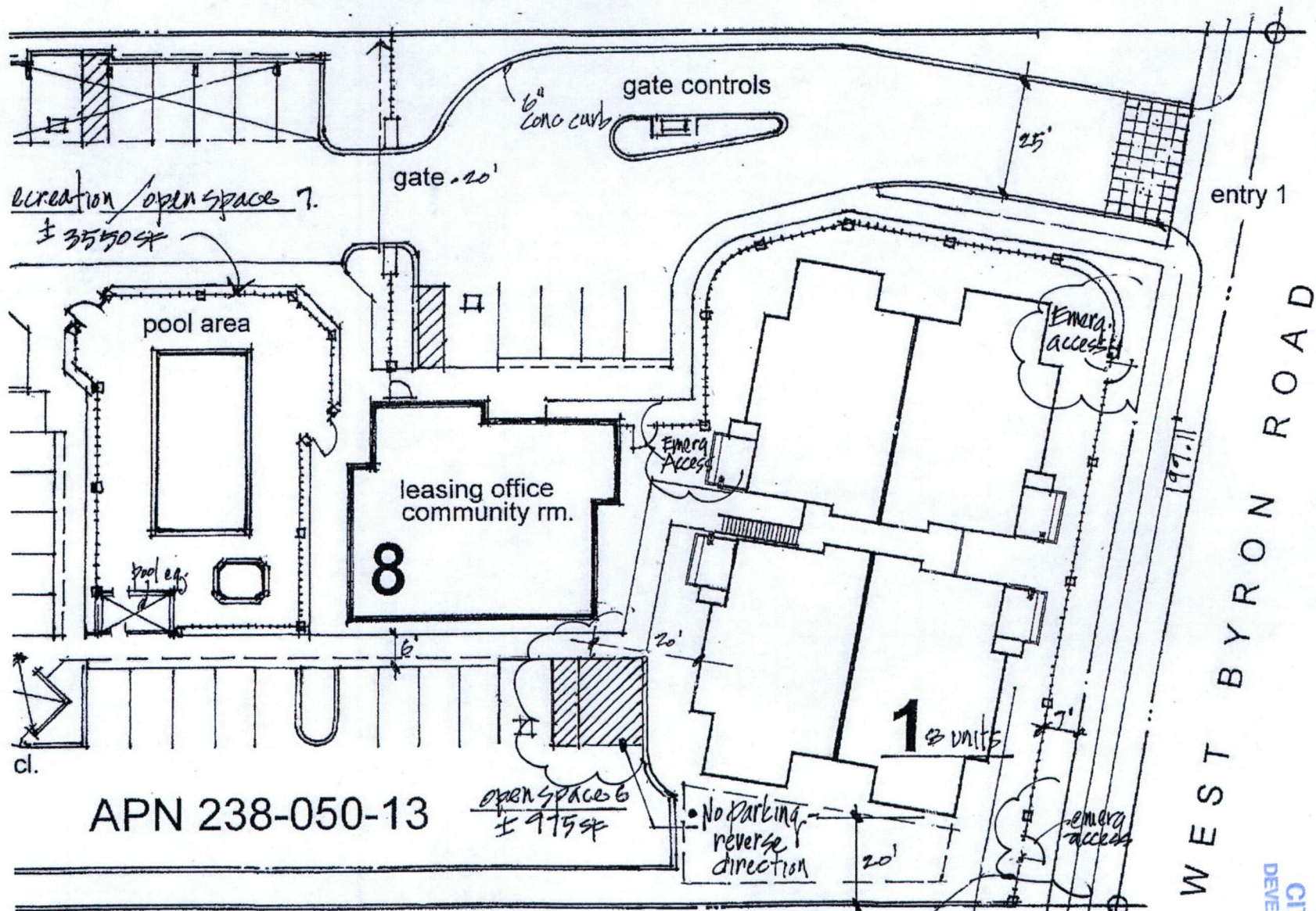
E BOLLARD LIGHTING



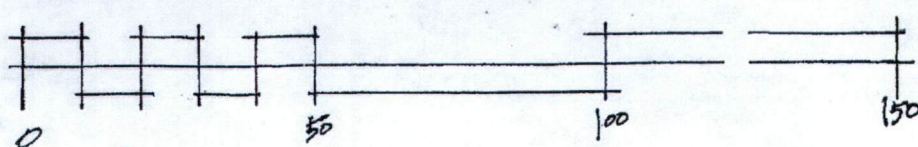
- NOTES:
1. OLYMPIA BIKE RACK
2. POWDERCOAT COLOR TO BE 'SILVER TEXTURE'
3. AVAILABLE FROM FORMS+SURFACE
WWW.FORMS-SURFACE.COM
4. INSTALL PER MANUFACTURER'S INSTRUCTIONS

F BICYCLE RACK





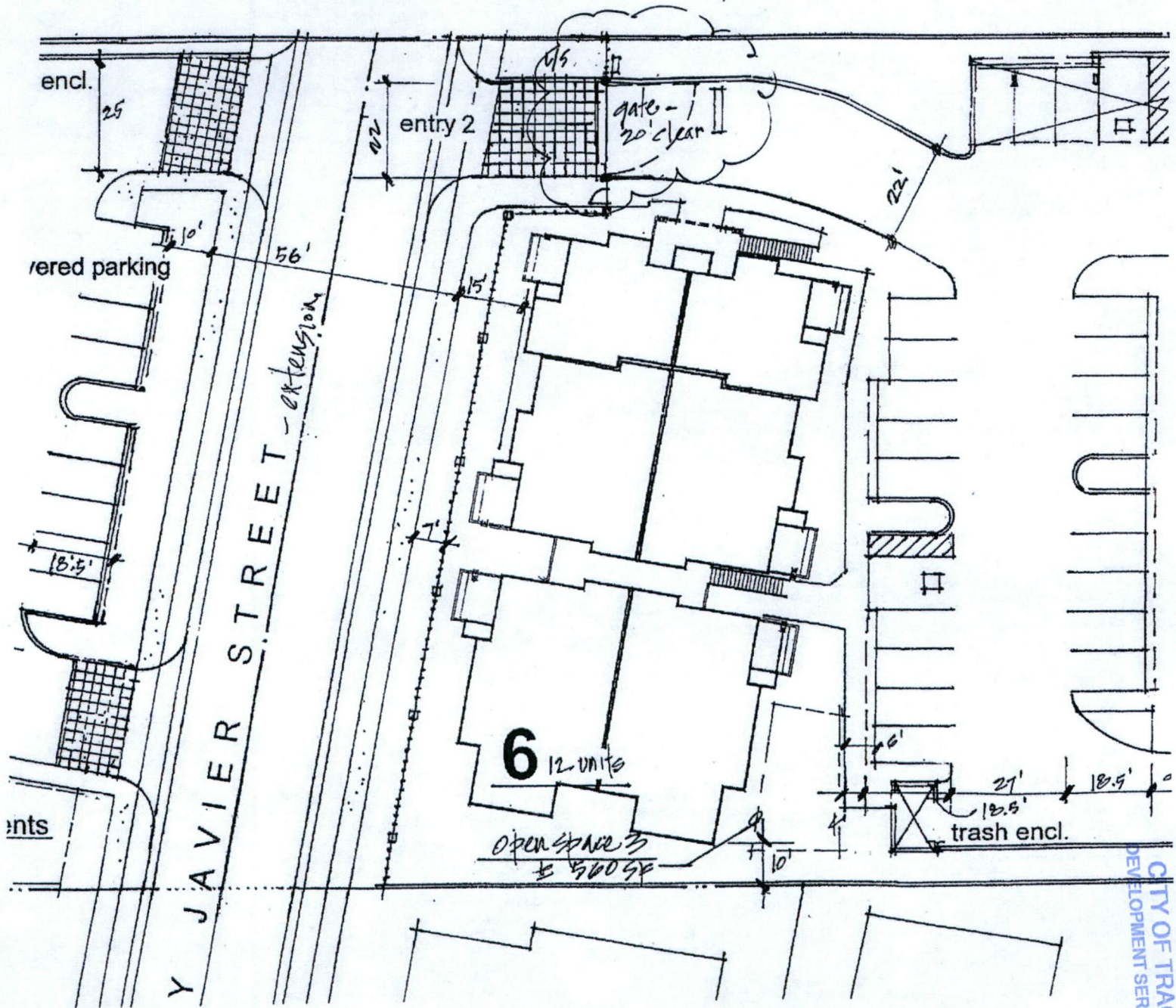
Site Plan



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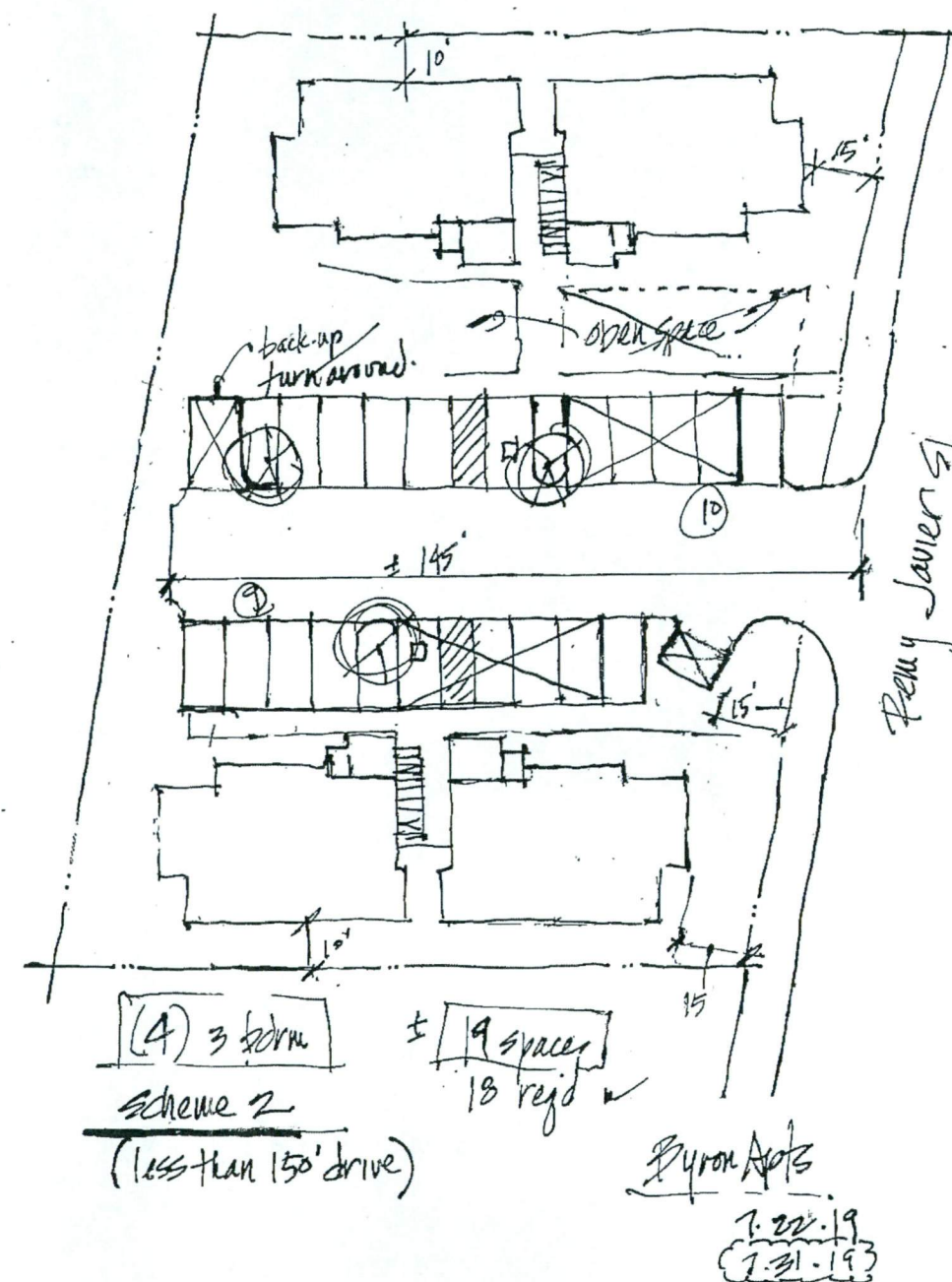
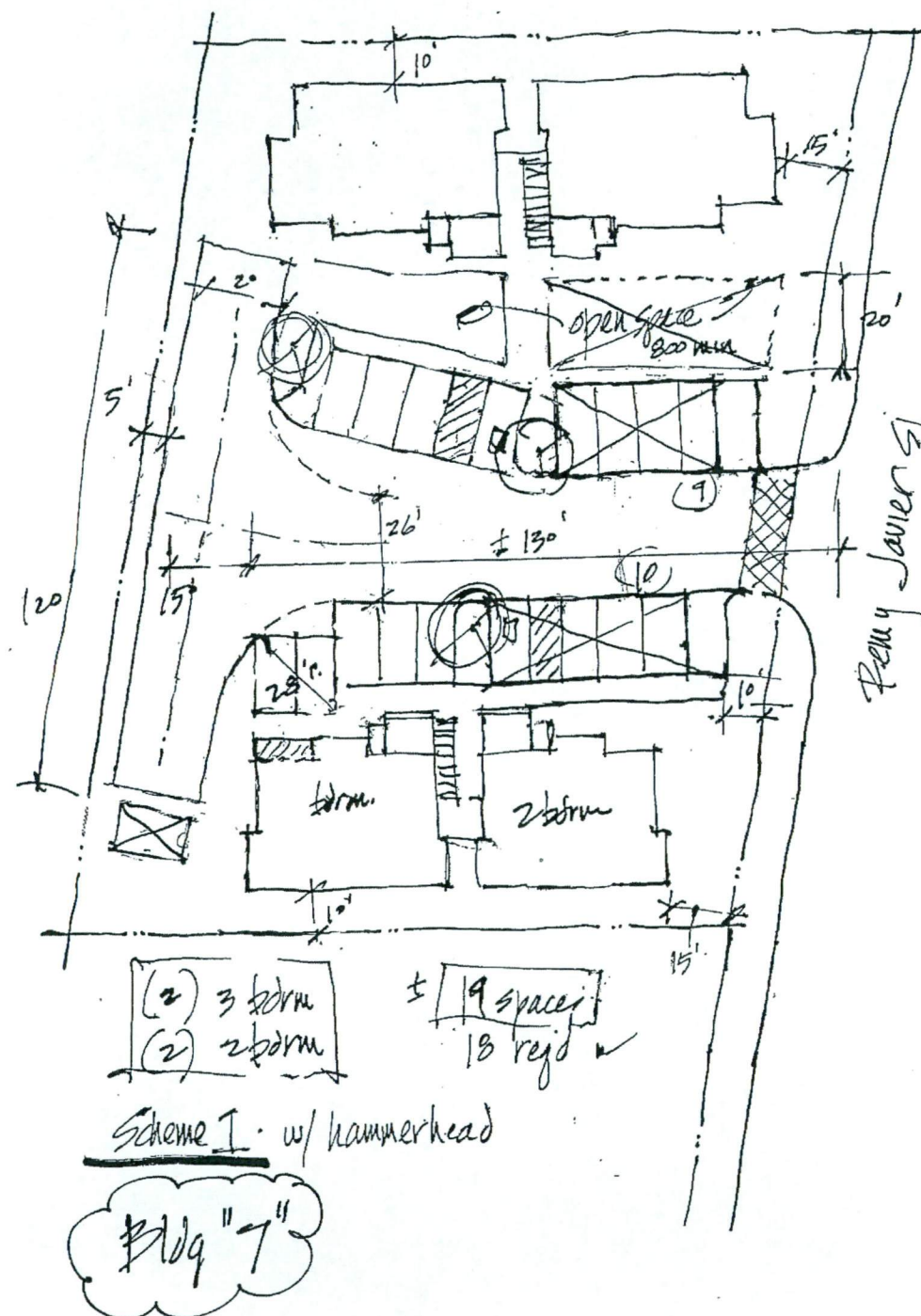
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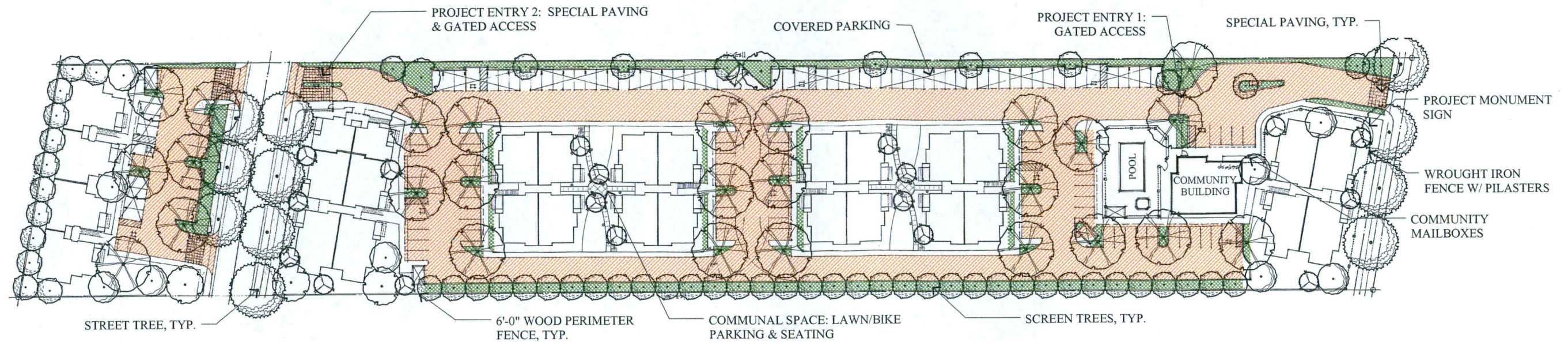
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PRELIMINARY TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH	WATER USE	BOTANICAL NAME	COMMON NAME	SIZE	WIDTH	WATER USE
STREET TREES					SCREEN TREES				
ACER R. 'OCTOBER GLORY'	CHINESE PISTACHE	36" BOX	35'	LOW	LAURUS 'SARATOGA'	SARATOGA LAUREL	24" BOX	20'	LOW
SOPHORA J. 'REGENCY'	PAGODA TREE	36" BOX	45'	LOW	MAGNOLIA G. 'SAINT MARYS'	SOUTHERN MAGNOLIA	24" BOX	20'	MED
TREES					PYRUS C. 'ARISTOCAT'	FLOWERING PEAR	24" BOX	20'	LOW
PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	30'	LOW	TILIA CORDATA	LITTLELEAF LINDEN	24" BOX	40'	LOW
ZELKOVA S. 'VILLAGE GREEN'	JAPANESE ZELKOVA	24" BOX	45'	MED	TRISTANIA LAURINA	WATER GUM	24" BOX	20'	MED
ACCENT TREES					SMALL ACCENT TREES				
ARBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX		LOW	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX		LOW
CERCIS C. 'FOREST PANSY'	EASTERN REDBUD	24" BOX		MED	LAGERSTROEMIA INDICA	CRABE MYRTLE	24" BOX	15'	LOW
OLEA E. 'SWAN HILL'	FRUITLESS OLIVE	24" BOX		LOW	PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	24" BOX		LOW

NOTES:

- ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS, SEE SHEET L3.
- 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".

PARKING AREA CALCULATIONS

REQUIRED PLANTING AREA FOR PARKING AREA	=	17,021 SQ. FT.
PARKING AREA	=	69,268 SQ. FT.
PERCENTAGE OF PLANTED PARKING AREA	=	24.6%

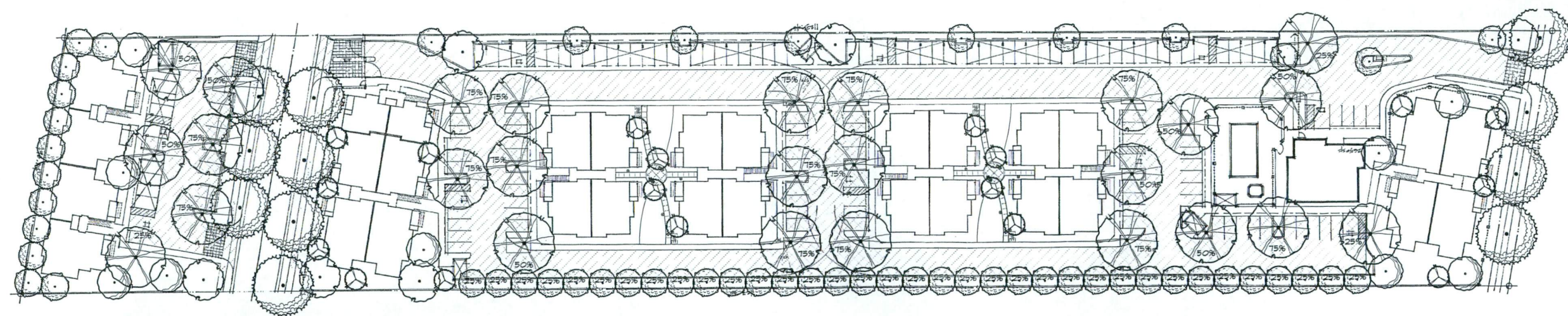
REQUIRED CANOPY TREE COVERAGE TO PARKING AREA RATIO (40%)

PARKING LOT AREA = 62,712 SF

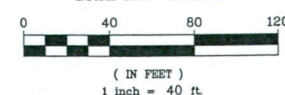
TREE SHADE AREA = 28,214 SF

$$28,214 / 62,712 = 45\%$$

TREE SHADING TABLE		100% SHADE			75% SHADE			50% SHADE			25% SHADE			TOTAL	
TREE DESCRIPTION	DIA	QTY	SQFT	AREA	QTY	SQFT	AREA	QTY	SQFT	AREA	QTY	SQFT	AREA	QTY	AREA
LAURUS 'SARATOGA'	20'	0	314	0	0	236	0	0	158	0	35	79	2,765	35	2,765
ZELKOVA S. 'VILLAGE GREEN'	45'	0	1,590	0	15	1,193	17,895	8	795	6,360	3	398	1,194	26	25,449
TOTALS (SF)				0			17,895			6,360			3,959	61	28,214



GRAPHIC SCALE



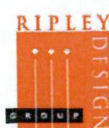
SHADE LEGEND

	PARKING ARE REQUIRED FOR SHADING
	PARKING AREA SHADED BY PROPOSED TREES

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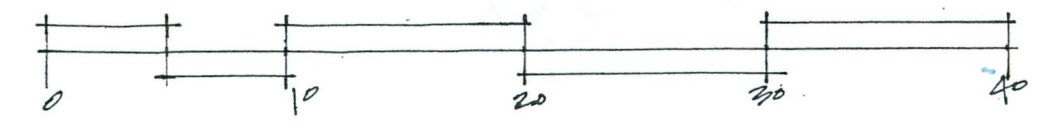
Preliminary Landscape Plan
Parking & Shade Study

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Units A2