TRACY

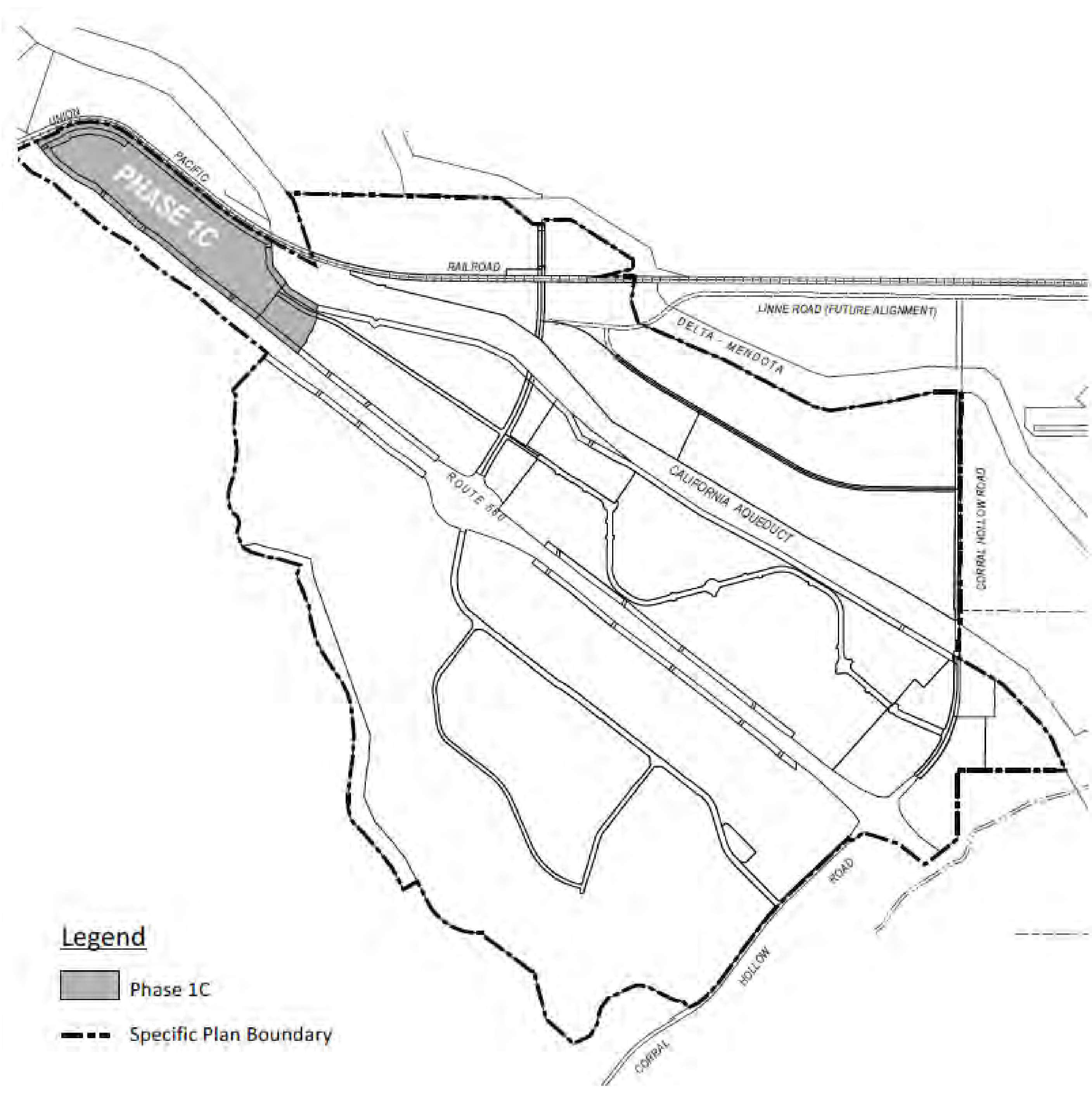
September 2, 2025

Regular City Council Meeting

Attachments for Agenda Item 3.B

Please contact the City Clerk's Office at (209) 831-6105 with any questions.

Attachment A – Location Map



APPROVED AS TO FORM AND LEGALITY

____
CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

ORDINANCE NO. ________

AN ORDINANCE OF THE CITY OF TRACY APPROVING AN AMENDMENT TO THE TRACY HILLS SPECIFIC PLAN MODIFYING APPENDIX D, ADDING APPENDIX F AND MODIFYING SECTION 2 OF THE SPECIFIC PLAN FOR THE RESIDENTIAL ZONING AND DEVELOPMENT STANDARDS FOR THE TRACY HILLS PHASE 1C PROJECT APPLICATION NUMBER SPA22-0001

WHEREAS, The Tracy Hills Specific Plan Area consists of approximately 2,767 acres located in the vicinity of the existing Corral Hollow Road interchange and the proposed Lammers Road interchange on Interstate 580; and

WHEREAS, On April 5, 2016, City Council certified an Environmental Impact Report and approved a General Plan Amendment and a comprehensive update to the Tracy Hills Specific Plan; and

WHEREAS, On November 10, 2020, the City Council approved a General Plan Amendment and a Tracy Hills Specific Plan Amendment to change the land use designations on Tracy Hills Phase 1B and Phase 1C from non-residential to residential; and

WHEREAS, On January 12, 2022, an application was submitted for a proposed amendment to the Tracy Hills Specific Plan for the Tracy Hills Phase 1C Project, which consists of approximately 121.5 acres located south of I-580, west of Corral Hollow Road, Application Number SPA22-0001; and

WHEREAS, the proposed Tracy Hills Specific Plan Amendment (SPA) does not include any changes in land use designations; and

WHEREAS, The proposed SPA includes adding Appendix F, the Phase 1C Design Guidelines, which lays out the overall conceptual development plan and implementation details for the Phase 1C development; and

WHEREAS, The proposed SPA includes modifications to Section 2 of the specific plan for the residential zoning and development standards; and

WHEREAS, The proposed SPA includes modifications to Appendix D, the Phase 2 Design Guidelines to allow for roundabout public art and wall monumentation and identification signage; and

WHEREAS, Modifications to Section 2 include updates to Table 2-3 to better define small and medium lot development and Figure 2-2 to better depict the development standards for small lot housing product and introduces new housing product types to the specific plan area; and

WHEREAS, The SPA will allow the developers to offer a diverse housing mix by introducing various small lot housing products; and

WHEREAS, The SPA is consistent with direction from the State of California to offer more affordable housing options; and

WHEREAS, The proposed SPA is consistent with the General Plan; and

WHEREAS, An Environmental Impact Report (EIR) was certified by the City Council on April 5, 2016, for the Tracy Hills Specific Plan in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. An Initial Study and EIR consistency analysis was prepared for the General Plan Amendment and Tracy Hills Specific Plan Amendment to change the land use designations on Tracy Hills Phase 1B and Phase 1C from non-residential to residential, which was approved by the City Council on November 10, 2020. No new significant environmental impacts were identified for the project. The Tracy Hills Phase 1C project is consistent with the EIR for the Tracy Hills Specific Plan and therefore, pursuant to CEQA Guidelines Sections 15162 and 15168(c)(2), no further environmental review is necessary; and

WHEREAS, On July 23, 2025, the Planning Commission conducted a duly noticed public hearing to consider the proposed amendment to the Tracy Hills Specific Plan for the Tracy Hills Phase 1C Project; and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on September 2, 2025;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TRACY DOES ORDAIN AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein as findings.

SECTION 2. The City Council determines that the Tracy Hills Phase 1C project is consistent with the Environmental Impact Report (EIR) that was certified by the City Council on April 5, 2016 for the Tracy Hills Specific Plan in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, and therefore, pursuant to CEQA Guidelines Sections 15162 and 15168(c)(2), no further environmental review is necessary.

SECTION 3. The City Council hereby approves the Tracy Hills Specific Plan Amendment for the Tracy Hills Phase 1C Project, Application Number SPA22-0001, as attached to this Ordinance as **Exhibit 1**.

SECTION 4. This Ordinance shall take effect 30 days after its final passage and adoption.

SECTION 5. This Ordinance shall either (1) be published once in a newspaper of general circulation, within 15 days after its final adoption, or (2) be published in summary form and posted in the City Clerk's office at least five days before the ordinance is adopted and within 15 days after adoption, with the names of the Council Members voting for and against the ordinance. (Gov't. Code §36933.)

SECTION 6. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, clause or phrase thereof irrespective of the fact that one or more other sections, subsections, clauses or phrases may be declared invalid or unconstitutional.

* *

The foregoing Ordinance __________ was introduced at a regular meeting of the Tracy City Council on the 2nd day of September 2025, and finally adopted on the ____ day of _______________, 2025, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

____
MAYOR

ATTEST:

____
CITY CLERK

EXHIBIT 1

REDLINE

Tracy Hills Specific Plan

Approved April 5, 2016 (Tracy Resolution 2016-063)

Amended June 18, 2019, incorporated herein (Tracy Ordinance 1270)

Amended May 19, 2020, incorporated herein (Tracy Ordinance 1286)

Amended July 21, 2020, incorporated herein (Tracy Ordinance 1294)

Amended November 10, 2020, incorporated herein (Tracy Ordinances 1298, 1301, 1302)

Amended June 15, 2021, incorporated herein (Tracy Ordinance 1312)

Amended October 19, 2021, incorporated herein (Tracy Ordinance 1319)

Draft Amendment June 2025, Phase 1C - REDLINE

TRACY HILLS

TRACY HILLS

Tracy Hills Specific Plan
Approved - April 5, 2016
Tracy City Council Resolution 2016-063

City of Tracy
333 Civic Center Plaza
Tracy, California, 95376

TRACY HILLS

<u>Developer and Applicant:</u>

INTEGRAL Communities
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Newport Beach, CA 92660

Land Planning and Entitlement

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24 W. 10th Street
Tracy, CA 95376

Mike Souza
Souza Realty & Development
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Tracy, CA 95376

Consultants:

<u>Land Planning and Landscape Architecture</u>

FORMA Design, Inc.
151 Kalmus Drive, Suite H5
Costa Mesa, CA 92626
Tel: (714) 673-6200

<u>Project Engineers</u>

Ruggeri-Jensen-Azar
2541 Warren Drive, Suite 100
Rocklin, CA 95677
Tel: (916) 630-8900

<u>Architecture</u>

KTGY Group, Inc.
580 Second Street, Suite 200
Oakland, CA 94607
Tel: (510) 463-2038

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(No Table References)

1 INTRODUCTION

1.1 PURPOSE AND SCOPE OF THE TRACY HILLS SPECIFIC PLAN

The Tracy Hills Specific Plan is the detailed plan and regulatory document for the development of the entire Specific Plan area. This Specific Plan document is intended to implement the General Plan and direct all facets of the development of the property including, but not necessarily limited to, the distribution of land uses, the location and sizing of the existing and proposed supporting infrastructure, and an overview of the financial vehicles that are intended to be used to plan, construct, and operate these facilities. This Specific Plan is a regulatory document, is incorporated into the City's Zoning Ordinance, and serves as the zoning for all properties within the Specific Plan area.

The Tracy Hills Specific Plan was originally adopted in 1998 (the 1998 THSP). Since then, City policies and developer plans have changed. Due to these changes, the developer submitted and the City approved this new THSP to replace the former 1998 THSP.

1.2 PROJECT OVERVIEW

The Tracy Hills Specific Plan area encompasses approximately 2,761.3 acres within the southern portion of the City of Tracy surrounding the existing interchange at Corral Hollow Road and the proposed Lammers Road interchange on Interstate 580 (I-580). (Refer to **Figure 1-1, Regional Context Map;** and **Figure 1-2, Vicinity Map.)**

The Specific Plan consists of three areas defined by the physical characteristics of the site. (Refer to **Figure 1-3, Land Use Concept.)**

1. The northern portion of the Specific Plan between the Delta-Mendota Canal and the California Aqueduct is zoned for medium density residential and light industrial uses.
2. The central portion of the Specific Plan, south of the California Aqueduct and north of I-580, is planned predominately for single-family homes, open space conservation easements, mixed use business park, and commercial retail areas. These uses will provide employment opportunities and daily needs and services for residents. Multi-use trails will connect residential neighborhoods, integrated with public park amenities that are within walking distance. Additionally, an elementary school site is planned to serve the neighborhood residents of this area.
3. The southern portion of the Specific Plan area, with rolling and steeper slopes on the southern side of I-580, will be primarily residential neighborhoods with parks and school sites. Consistent with the General Plan, 180 to 185 acres of open space, (originally shown as a golf course in the 1998 THSP), will be integrated into the low density residential areas. A mixed use business park area will be located southwest of the planned Lammers interchange. Two elementary schools are planned and a visitor and recreation center is also planned in the southeastern portion of the site. This area abuts approximately 3,500 acres of open space under a conservation easement.

Table 1-1, Land Use Plan Buildout Example summarizes the various proposed land uses, and provides the approximate developable acreages, development ranges, and the projected buildout of residential dwelling units and non-residential development square footage. The approximate gross acres for the Zoning designations for the Tracy Hills Specific Plan are also summarized.

Figure 1-1
Regional Context Map

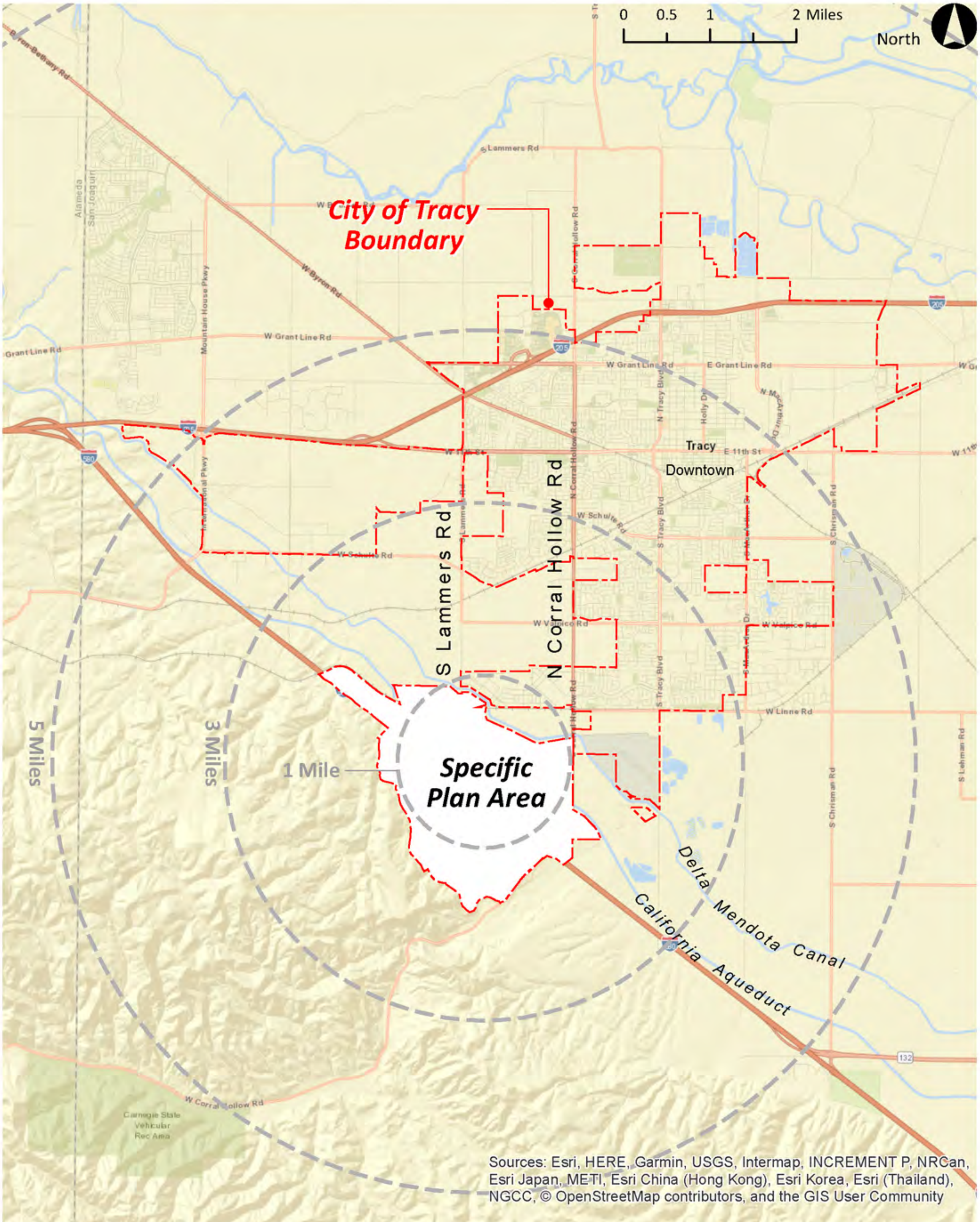
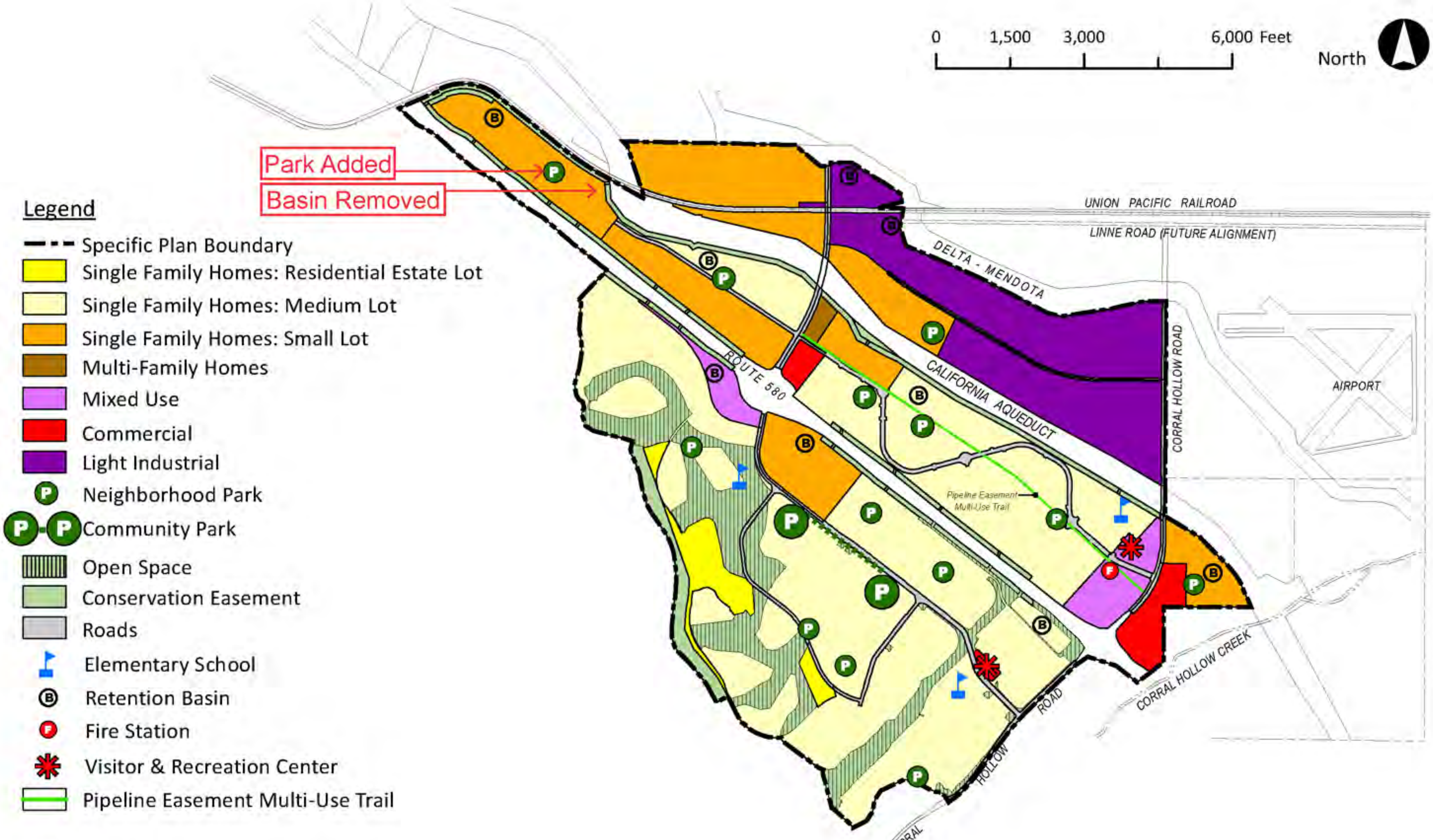


Figure 1-2
Vicinity Map



NOTES:
1. The locations, numbers, and configurations of public schools, park sites, and public utilities are conceptual and subject to change.
2. This exhibit is for conceptual purposes to show approximate locations.

Figure 1-3

Land Use Concept

TABLE 1-1
LAND USE PLAN BUILDOUT EXAMPLE

Zoning District or Land Use	Approximate Gross Acres[1]	Approximate Adjusted Developable Acres[1, 2, 3]	Target Density Range or F.A.R.	Projected Dwelling Units or Square Feet[1]
Residential Estate	55.7	47.3	(0.5 – 2.0 DU's/ac.)	54 DU's
Low Density Residential	1,346.7	1,144.7	(2.1-5.8 DU's/ac.)	4,112 DU's
Medium Density Residential	459.7	390.7	(5.9-12.0 DU's/ac.)	2,974 DU's
High Density Residential	9.3	7.9	(12.1-25.0 DU's/ac.)	125 DU's
Mixed Use Business Park	74.2	63.1	0.20 F.A.R.	549,727 s.f.
General Highway Commercial	53.0	45.0	0.20 F.A.R.	406,945 s.f.
Light Industrial	336.7	286.2	0.25 F.A.R.	3,116,663 s.f.
Conservation Easements	133.3		n/a	
Subtotal:	**2,468.6**	**1,984.9**		
Interstate 580 Interchange and ROW	142.9			
California Aqueduct ROW	143.0			
Union Pacific Rail Road	12.2			
TOTAL:	**2,766.7**	**1,984.9**		7,265 DU's 4.1 mil s.f.

1 All Acreages, dwelling units, and square footage examples shown herein are approximate.

2 Adjusted Developable Acres - Residential, Mixed Use Business Park, General Highway Commercial, and Light Industrial acreages have been adjusted to show that an estimated 15% of the land area is used for infrastructure such as roads and utilities, and/or public facilities such as neighborhood parks/amenities, schools, and/or public facilities such as retention basins as noted in the General Plan. Actual numbers will vary depending on site specific characteristics.

3 180 acres minimum of General Plan mandated Open Space taken out of Low Density Residential land use category.

1.3 EXISTING CONDITIONS

The Specific Plan area has ground elevations that begin at approximately 195 feet above sea level on the north east side of the site, and rise to over 1,200 feet in the south west corner. The area southwest of the California Aqueduct is primarily used for grazing. Other uses include row crop agriculture and orchards, with open space on the steep upland portions. Vegetation that occurs on site is primarily grassland dominated by non-native species and contains little undisturbed habitat in the flatter lowland areas. The riparian woodland along Corral Hollow Creek has been degraded by historical grazing. Scrub grows in areas of rock outcrops and shallow soil. The area between I-580 and the Union Pacific Railroad/California Aqueduct is vacant with an abandoned structure formerly used in relation with the livestock operation. The portion of the site bound by the California Aqueduct, Union Pacific Rail Road, Delta-Mendota Canal and Corral Hollow Road is utilized as agriculture with three existing residences. (Refer to **Figure 1-4, Existing Conditions Map.)**

1.3.1 Conservation Easement(s) and Protected Open Space

The Specific Plan contains approximately 133 acres of open space in 100-foot wide conservation easements that are located adjacent to I-580 and the southern side of the California Aqueduct. These open space conservation easement areas provide perpetual habitat.

Approximately 35 acres of additional open space within a conservation easement is located along the Specific Plan's western boundary.

Adjacent to the Specific Plan's western boundary and outside of the City limits, over 3,500 acres of open space has been set aside for the conservation of wildlife habitat. A conservation easement was recorded on the open space in July 2012 and ensures that the lands will be preserved for habitat in perpetuity.

1.3.2 Interstate 580 and Pipeline Easements

Interstate 580 is a four-lane, limited-access interstate highway that bisects the property on a northwest to southeast axis. Interstate 580 connects to I-205 and the western extension of I-580 to the north and to I-5 to the south. The freeway is also fronted by the 100-foot wide, open space conservation easements.

Paralleling and adjacent to the freeway right-of-way are two easements that contain pipelines. A third pipeline easement transects the northeastern corner of the Specific Plan. Refer to **Figure 1-4, Existing Conditions Map**, for the general locations of pipeline easements.

1.3.3 California Aqueduct and the Delta-Mendota Canal

The California Aqueduct bisects the Specific Plan area north of I-580 in a general northwest-to-southeast direction. Located outside the northern Specific Plan boundary, the Delta-Mendota Canal (DMC), also runs in a northwest to southeast direction and abuts the northern Specific Plan boundary. This segment of the DMC is also located outside of City limits. The two aqueducts carry water south for agricultural use and further south into the Los Angeles basin.

1.3.4 Union Pacific Railroad Line

A segment of the Union Pacific Railroad line crosses the northwest corner of the Specific Plan area in an east-west direction and is an active railway.

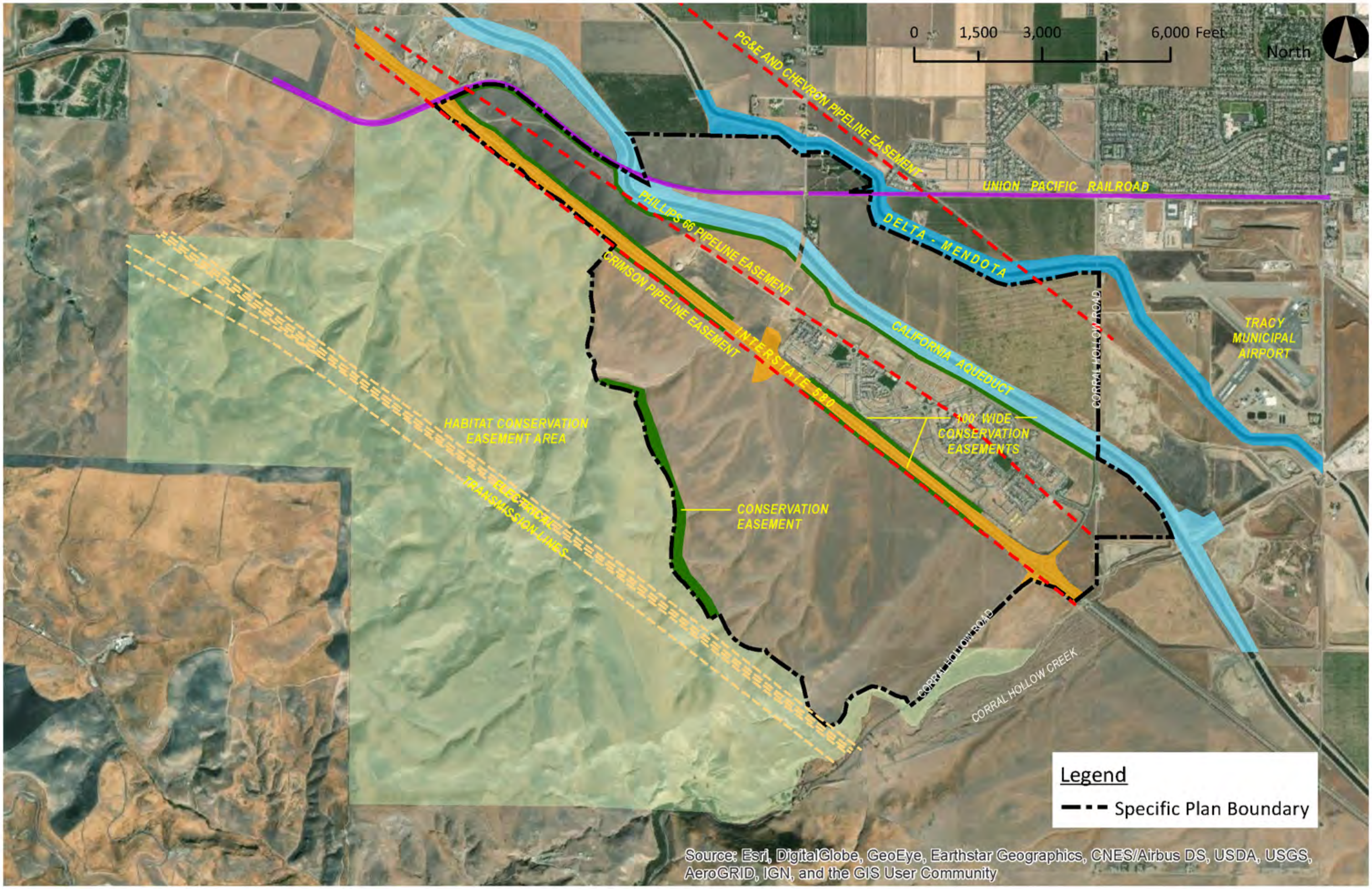


Figure 1-4

Existing Conditions

1.4 PROJECT GOALS

The goals of the Tracy Hills Specific Plan are to:

1. Implement the City's General Plan Area of Special Consideration Number 8: Tracy Hills Specific Plan Area.
2. Create a master planned community that has a unique character and quality with a commitment to exemplary living, working, and recreational environments.
3. Protect and enhance environmental features and wildlife habitats within and near the Specific Plan Area through the preservation of large tracts of contiguous open space lands.
4. Facilitate development of infrastructure needed to serve the project through efficient and phased infrastructure design.
5. Provide a range of housing opportunities to support a diverse population, lifestyles and family groups.
6. Develop residential neighborhoods that respect natural landforms and scenic valley views with a commitment to quality site design, architecture, and landscape design.
7. Provide public parks, open space, and an integrated trails network with pedestrian and bicycle amenities, to create passive and active recreational opportunities to serve its residents.
8. Provide a comprehensive circulation network with integrated mobility options including pedestrian and bicycle amenities, with enhanced connectivity and safety, as alternatives to automobile use.
9. Provide mixed use business park land uses for commercial retail, office, institutional and other services that meet local, community, and regional needs.
10. Create opportunities for quality employment-generating uses and economic development opportunities that meet local, community and regional needs.
11. Establish a planning/zoning concept that is responsive to the market.
12. Enhance the character and quality of I-580 freeway corridor and edge.
13. Implement the Circulation Element of the City's General Plan which envisions transportation infrastructure improvements such as the Lammers/580 interchange.
14. Implement the City's General Plan which envisions that the geographical area governed by the Tracy Hills Specific Plan will be developed into a mixed use master planned community consisting of a variety of interconnected uses.
15. Implement a comprehensive Specific Plan that contains a variety of housing and jobs-producing land uses to achieve a relatively strong jobs to housing balance within the Specific Plan boundaries so as to reduce the vehicle miles traveled in the region.
16. Implement a Specific Plan that would provide adequate funding levels necessary to adequately manage and maintain the 3,500 acres of open space adjacent to the Tracy Hills Specific Plan Area.
17. Implement the City's Infrastructure Master Plans.

1.5 HOW TO USE THIS DOCUMENT

This Specific Plan describes the proposed master planned development, establishes project development standards, describes how public improvements may be financed and maintained, and summarizes processes to administer the Plan. This Specific Plan document is divided into five chapters, the content of each is as follows:

Chapter 1 – Introduction provides an overview of the project, including the Project's location and setting, a land use summary of the Project's projected buildout, and the Project's goals.

Chapter 2 – Zoning and Development Standards details the Specific Plan's Land Use Zoning designations, permitted and conditional uses, and development standards.

Chapter 3 – Design Guidelines provides architectural guidelines for residential and non-residential development and landscape guidelines that aim to achieve the design vision and goals for the community. The Design Guidelines provide the landscape standards to establish and maintain the visual identity and character of the Tracy Hills community.

Chapter 4 – Infrastructure and Services provides a comprehensive description of the roadway system, water and recycled water supply, sanitary sewer, storm drainage, and utilities systems. A brief description of the Project's conceptual phasing plan and a financing and maintenance plan is also presented.

Chapter 5 – Administration identifies and describes the permit processes required. A permit process flow diagram is incorporated to illustrate the City's development application review process.

2 ZONING AND DEVELOPMENT STANDARDS

The Tracy Hills Specific Plan is a regulatory document, is incorporated into the City's Zoning Ordinance, and serves as the zoning for all properties within the Specific Plan area. In addition to the development standards and design guidelines (together referred to as zoning regulations or regulations) contained in this Specific Plan, properties within the Specific Plan area are subject to applicable regulations of the Tracy Municipal Code, such as parking requirements, sign regulations, and general provisions. All definitions shall be the same as in the Tracy Municipal Code. To the extent any regulation in this Specific Plan conflicts with the Tracy Municipal Code, the regulation set forth herein shall prevail.

The Tracy Hills Specific Plan applies zoning districts to each parcel, as shown in **Figure 2-1, Zoning Districts**. These zoning districts serve as the basis for all of the land use and development standards contained in the Tracy Hills Specific Plan. **Table 2-1, Permitted and Conditionally Permitted Uses**, identifies the permitted and conditionally permitted uses for each zoning district. In addition, accessory uses and temporary uses shall be allowed as provided in the Tracy Municipal Code.

Non-conforming agricultural uses existing and operating at the date of the adoption of the Tracy Hills Specific Plan shall be broadly interpreted to allow continued agricultural operations on that site until development in conformance with this Specific Plan occurs. Agricultural crops or operations may change to another, such as row crops to orchards, and properties that are temporarily left fallow can be put back into production without the property losing its non-conforming status.

In addition to the zoning and development standards contained in this chapter, the Tracy Hills Design Guidelines shall apply to all residential and non-residential projects that are subject to Development Review or Improvement Plans (see Chapter 3, Design Guidelines). However, this Tracy Hills Specific Plan only shows detailed plans for Phase 1A, as specified in Section 3.4, Landscape Design Guidelines. Therefore, prior to development of any non-agricultural use in areas other than Phase 1A, a Specific Plan Amendment shall be required, which shall include, but not be limited to the following elements (as it relates to design and location~~)::~~):

- Circulation
- Community Monumentation
- Streetscape and Trails
- Edge Conditions / Easements
- Conceptual Overall Illustrative Parks and Landscape Plan
- Lighting
- Walls and Fences
- Landscape Master Tree Plan

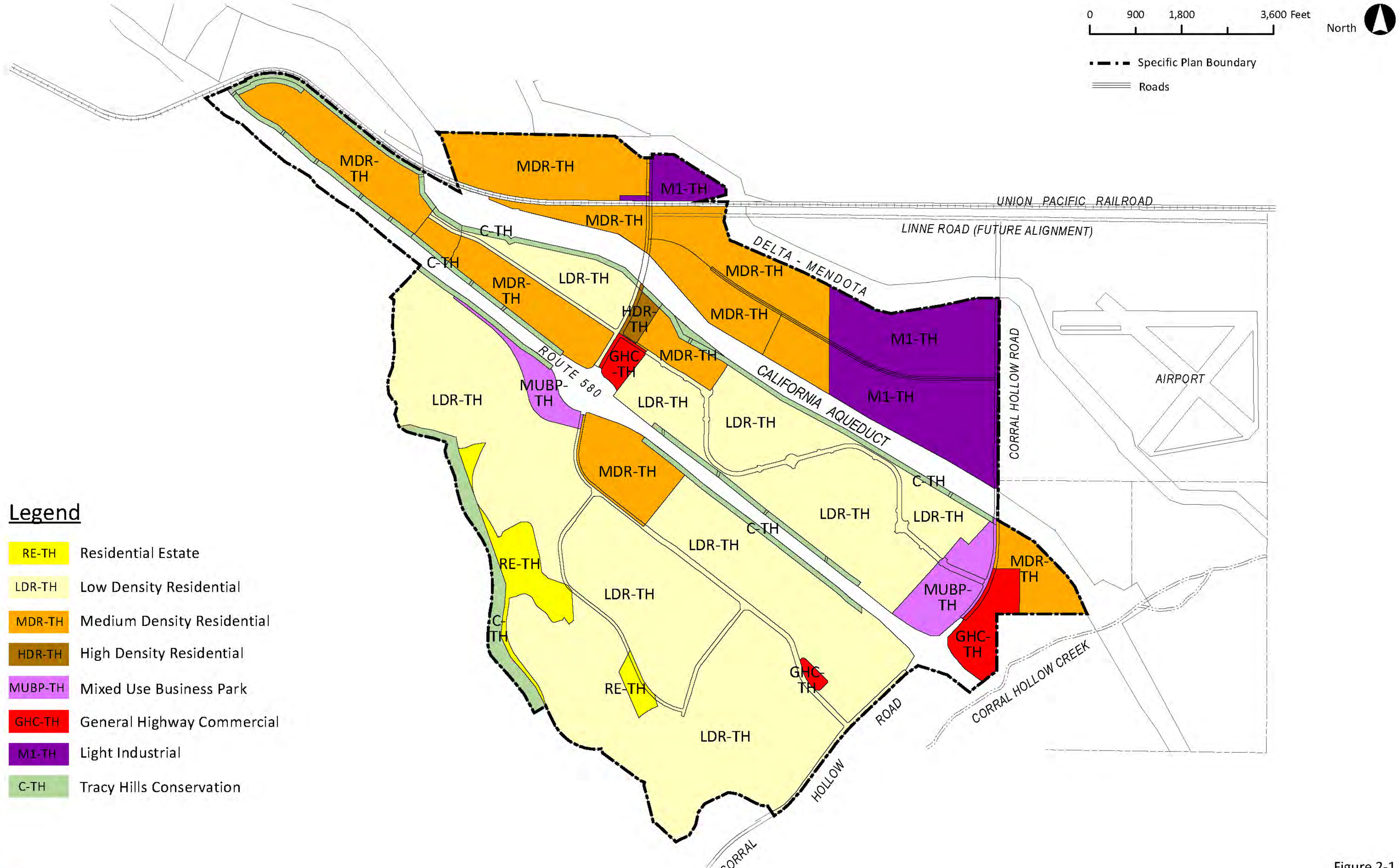


Figure 2-1

Zoning Districts

TABLE 2-1
PERMITTED AND CONDITIONALLY PERMITTED USES

USES	RE-TH	LDR-TH	MDR-TH	HDR-TH	MUBP-TH	GHC-TH	M1-TH
Public Utilities	P	P	P	P	P	P	P
Crop and tree farming (the raising of tree, vine, field forage, and other plant life crops of all kinds), specialty crops (primarily conducted within structures), and community gardens	P	P	P	P	P	P	P
Single-family dwellings	P	P	P	P	NP	NP	NP
Duet (Two attached dwelling units on separate lots. See Figure 2-~~6~~2, Medium Density Residential Setback Exhibits for illustration)	NP	P	P	P	NP	NP	NP
Duplex (Two attached dwelling units on one lot. See Figure 2-~~6~~2, Medium Density Residential Setback Exhibits for illustration)	NP	P	P	P	NP	NP	NP
Multi-family dwellings:	NP	NP	P	P	C	C	NP
Boarding and Rooming Houses	NP	NP	NP	P	NP	NP	NP
Institutional uses with residential accommodations (occupancy load of six or less), such as: • Foster homes • Homes for the aged	P	P	P	P	C	NP	NP
Educational and institutional uses with residential accommodations (occupancy load of over six), including but not limited to: • Hospitals • Nursing homes	C	C	C	C	C	C	NP
Public Facilities such as: • Fire stations • Park and neighborhood recreation (playgrounds) • Schools • Art galleries and museums • Court house and public agency administrative offices • Libraries • Meeting halls • Recreational centers • Athletic fields	P	P	P	P	P	P	P
Educational, cultural, institutional, and recreational uses, such as: • Private Schools and day care centers • Places of assembly • Golf course (private or public • Private recreation facilities, such as fitness clubs • Private meeting halls • Private museums	C	C	C	C	P	P	C
Specialized recreational and instructional uses such as: • Arts • Athletics • Dance • Self-defense	NP	NP	NP	NP	C	P	C

TABLE 2-1
PERMITTED AND CONDITIONALLY PERMITTED USES

USES	RE-TH	LDR-TH	MDR-TH	HDR-TH	MUBP-TH	GHC-TH	M1-TH
Mobile home parks	NP	NP	NP	P	C	NP	NP
Lodging, such as: • Hotels • Motels	NP	NP	NP	NP	P	P	C
Business Offices and professional offices and laboratories, such as: • Administrative Offices • Ambulance services (when not part of hospital) • Banks • Dental laboratories, offices, and clinics • Medical laboratories, offices, and clinics • Pharmacies	NP	NP	NP	NP	P	P	C
Consumer services and retail trade such as: • Department stores • Food stores (including supermarkets) • Auto service stations, not including repair work • Hardware stores • Miscellaneous retail, excluding boats, automobiles, and other motorized vehicles • Personal services • Veterinary clinics	NP	NP	NP	NP	P(1)	P	C
Eating and/or drinking establishment without a bar	NP	NP	NP	NP	P(1)	P	C
Eating and/or drinking establishment (with or without entertainment), without serving alcohol and providing entertainment after 11:00 p.m.	NP	NP	NP	NP	P(1)	P	NP
Eating and/or drinking establishment that serves alcohol and provides entertainment after 11:00 p.m.	NP	NP	NP	NP	C(1)	C	NP
Vehicle sales service and rental	NP	NP	NP	NP	NP	NP	C
Special business, consumer, and miscellaneous repair services (serving a large area; dangerous or objectionable elements inherent because of processes employed or materials used or handled): • Animal hospitals and shelters • Miscellaneous repair shops, such as lawn mowers, chainsaws, etc. • Delivery services	NP	NP	NP	NP	NP	NP	P

TABLE 2-1
PERMITTED AND CONDITIONALLY PERMITTED USES

USES	RE-TH	LDR-TH	MDR-TH	HDR-TH	MUBP-TH	GHC-TH	M1-TH
Commercial amusement and entertainment establishments (requiring large sites and/or generating large traffic volumes): • Amusement parks • Arenas, auditoriums, and stadiums • Cinemas • Miniature Golf courses • Skating rinks • Tennis courts, commercial	NP	NP	NP	NP	C	C	C
Farm equipment sales and services	NP	NP	NP	NP	NP	NP	C
Contract construction	NP	NP	NP	NP	NP	NP	P
Warehousing and storage	NP	NP	NP	NP	NP	NP	P
Recycling collection facilities	NP	NP	NP	NP	NP	NP	P
Manufacturing uses, light, including: • Assembly of electrical appliances, electronic instruments and devices • Carpentry shops, custom wood working, and cabinet manufacturing • Laboratories • Manufacturing, compounding, processing, packaging, or treatment of such products as candy, cosmetics, drugs, perfumes, pharmaceuticals, soap, and toiletries, excluding the refining and rendering of fats and oils	NP	NP	NP	NP	C	NP	P
Manufacturing uses, intermediate: • Any production, processing, cleaning, servicing, testing, repair, or storage of materials such as food processing and canning, wineries, distilleries, and breweries, and paper products manufacturing	NP	NP	NP	NP	NP	NP	C
Manufacturing uses, including heavy and very heavy	NP	NP	NP	NP	NP	NP	NP

(1) Consumer services and retail trade, including eating and/or drinking establishments, are limited to a maximum of 25% of the MUBP-TH zoning district because the MUBP-TH zoning district is intended to primarily consist of job-generating land uses, such as administrative and corporate offices. A current inventory of land use types and specific floor areas of each tenant in the MUBP-TH zoning district shall be maintained by the Developer and provided whenever a new use or change of use is proposed.

P =		Permitted
C =		Conditionally Permitted
NP =		Not Permitted

2.1 RESIDENTIAL ZONING DISTRICTS

2.1.1 Purpose

Tracy Hills will provide a variety of housing types that accommodate a range of housing objectives, buyer needs, and affordability. It is expected that, once fully developed, Tracy Hills will accommodate approximately 7,265 dwelling units and an estimated population of approximately 20,791 (the California State Department of Finance estimates an average of 3.21 persons per household, as cited in the City's General Plan).

Figure 2-1, Zoning Districts, identifies four residential zoning districts. These zoning districts are Residential Estate (RE-TH, 0.5 to 2.0 dwelling units per acre), Low Density Residential (LDR-TH, 2.1 to 5.8 dwelling units per acre), Medium Density Residential (MDR-TH, 5.9 to 12.0 dwelling units per acre), and High Density Residential (HDR-TH, 12.1 to 25.0 dwelling units per acre).

The land use and development standards for the residential zoning districts of the Tracy Hills Specific Plan shall comply with all requirements that apply to the corresponding residential zoning districts in the Tracy Municipal Code, except as modified within this Specific Plan. (Refer to **Table 2-2, Residential Zoning Districts**).

TABLE 2-2
RESIDENTIAL ZONING DISTRICTS

Tracy Hills Specific Plan Residential Zoning Districts	Tracy Municipal Code Corresponding Zoning Districts
RE-TH	RE
LDR-TH	LDR
MDR-TH	MDR
HDR-TH	HDR

2.1.2 Permitted and Conditionally Permitted Uses Within Residential Zoning Districts

Table 2-1, Permitted and Conditionally Permitted Uses, indicates uses permitted within each residential zoning district of the Tracy Hills Specific Plan. The table also lists conditional uses that are subject to the granting of a Conditional Use Permit.

2.1.3 Development Standards for RE-TH, LDR-TH, MDR-TH, and HDR-TH

TABLE 2-3
DEVELOPMENT STANDARDS - RESIDENTIAL ZONING DISTRICTS

Development Standard	RE-TH	LDR-TH	MDR-TH[12]							HDR-TH
	BUILDING/LOT TYPES									
	Single Family Estates	Single Family	Small Lot (Public St.)	Small Lot (Private Ln.)	Duet (Public St.)	Duet (Private Ln.)	Duplex (Public St.)	Duplex (Private Ln.)	Townhome	Multi-Family
Allowable Density Range	0.5 to 2.0 DU/AC	2.1 to 5.8 DU/AC[14]	5.9 to 12.0 DU/AC	5.9 to 12.0 DU/AC	5.9 to 12.0 DU/AC	5.9 to 12.0 DU/AC	5.9 to 12.0 DU/AC	5.9 to 12.0 DU/AC	5.9 to 12.0 DU/AC	12.1 to 25.0 DU/AC
Maximum Lot Coverage	45%	45%[8]	70%	70%	70%	70%	70%	70%	70%	45%
Minimum Lot Size	15,000 s.f.	3,200 s.f.	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Minimum Lot Width	45' minimum at street frontage[15]	45' minimum at street frontage[15]	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Minimum Front Yard Setback[2][3][4]	30 feet	10 feet	5 feet[11]	5 feet[11]	5 feet[11]	5 feet[11]	5 feet[11]	5 feet[11]	10 feet[11][16]	15 feet
Minimum Front Yard Setback[2][3][4] Garage	30 feet	20 feet[10]	18 feet[10]	5 feet[10]	18 feet[10]	5 feet	18 feet[10]	5 feet	18 feet	
Minimum Side Yard Setback[2][3][6][9]	10 feet	5 feet	3'-~~4~~6" opposite garage side~~[13]~~ ~~3'-8"~~4' on garage side~~[13]~~	3'-6" opposite garage side 4" on garage side	4 feet[13]	4 feet[13]	4 feet	4 feet	15 feet[13]	15 feet, street side; 10 feet interior side
Minimum Rear Yard Setback[2][3]	30 feet	10 feet	~~7~~5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	3 feet	10 feet
Maximum Building Height[7]	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet

(1) To be determined upon approval of the Tentative Subdivision Map: The developer shall demonstrate that every lot has size and dimensions capable of meeting the land use, public utilities, and development standards of this Specific Plan.

(2) Any building / structure shall maintain minimum setbacks from the following pipelines:
~~(refer to figure 1-4, Existing Conditions, for general location of pipeline easements)~~
Phillips 66: minimum 16.25 feet from the edge of the pipeline easement; Shell: minimum 10 feet from the edge of the pipeline easement; PG&E and Chevron: minimum 15 feet from the edge of northeast side the pipeline easement and minimum 20 feet from the edge of the southwest side of the pipeline easement~~.~~ (refer to Figure 1-4, Existing Conditions, for general location of pipeline easements).

(3) All setbacks measured from property line.

(4) There shall be no parking in the front yard between the house and the public right-of-way, except in the driveway.

(5) For rear yard, minimum setback is 5 feet for detached garage.

(6) For all corner lots, the minimum street side yard setback is 10 feet.

(7) Detached accessory structures that encroach into the rear or side yard setbacks shall have a maximum height of 10 feet.

(8) Maximum Lot Coverage up to 55% shall be permitted for single story elevation.

(9) AC condenser units may encroach into the minimum rear or side yard setback. At least one side yard of the lot shall maintain the minimum setback.

(10) The minimum front yard setback to a side swing garage is 10 feet, if the garage door does not face a street.

(11) Front porches, balconies, and bay windows may encroach up to ~~5~~3 feet into the minimum front setback

(12) Refer to Figure 2-2 for examples of the Building/Lot Types. In the MDR-TH zoning district, lots may be created with access provided by a private court or lane~~, as shown by the examples in Figure 2-6~~. For such cases where the front of a house faces a private court or lane, the property line dividing the lot from the private court or lane shall be the front lot line.

(13) The minimum side yard setback may be reduced to zero on the side of an attached duet or townhome residential unit.

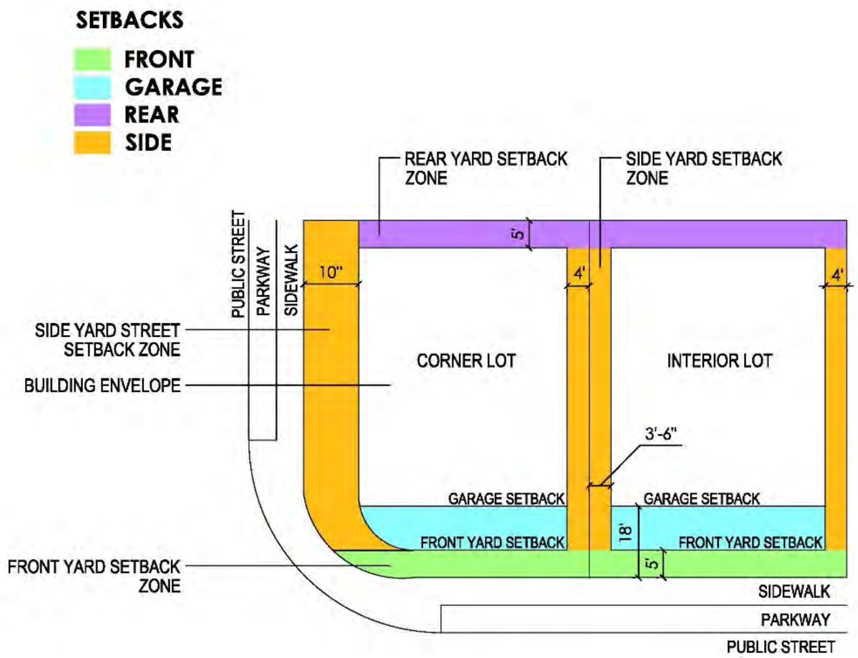
(14) Density shall be calculated using the gross area of the overall subdivision.

(15) Lots on cul-de-sacs or knuckles shall have a minimum lot width of 35 feet at the front property line.

(16) Minimum 5-foot setback to private lane/motor court.

FIGURE 2-2

MEDIUM DENSITY RESIDENTIAL SETBACK EXHIBITS

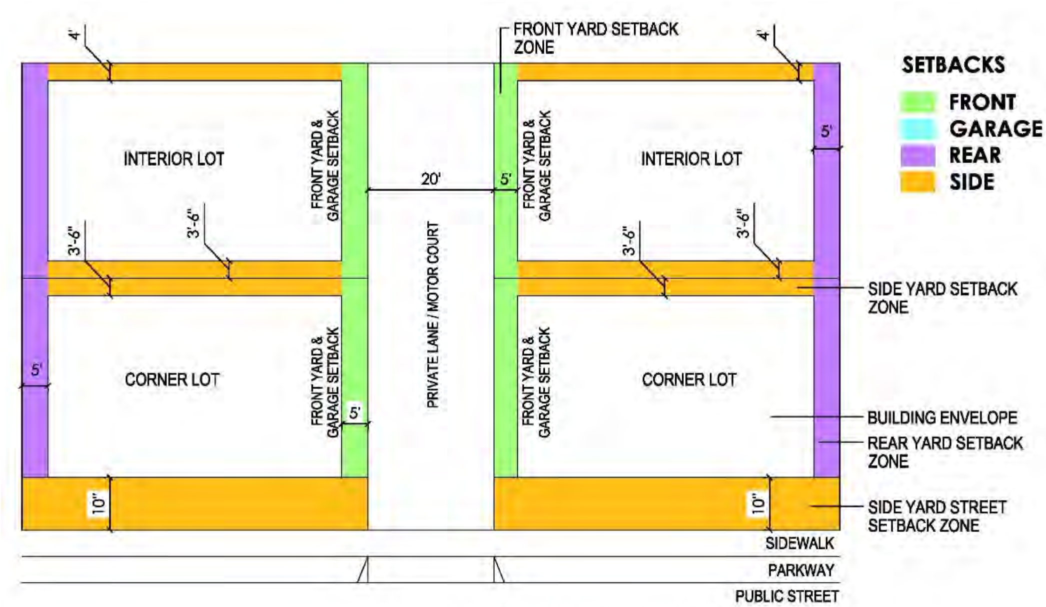


SEE TABLE 2-6 DEVELOPMENT STANDARDS FOR SETBACK REQUIREMENTS.

Small Lot (Public Street) - These Building/Lot types are traditional single family detached homes on small lots with densities of 5.9-12 dwelling units an acre. These units front on a public street and have minimum 18-foot driveways to accommodate parking.

FIGURE 2-2

MEDIUM DENSITY RESIDENTIAL SETBACK EXHIBITS



SEE TABLE 2-6 DEVELOPMENT STANDARDS FOR SETBACK REQUIREMENTS.

Small Lot (Private Lane) - These Building/Lot types are traditional single family detached homes on small lots with densities of 5.9-12 dwelling units an acre. These units front on a private lane and have minimum 5-foot driveways.

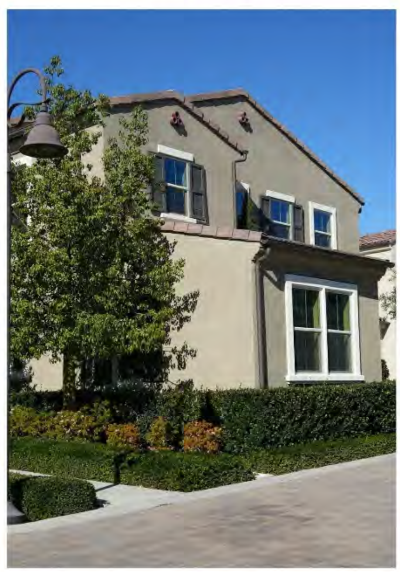
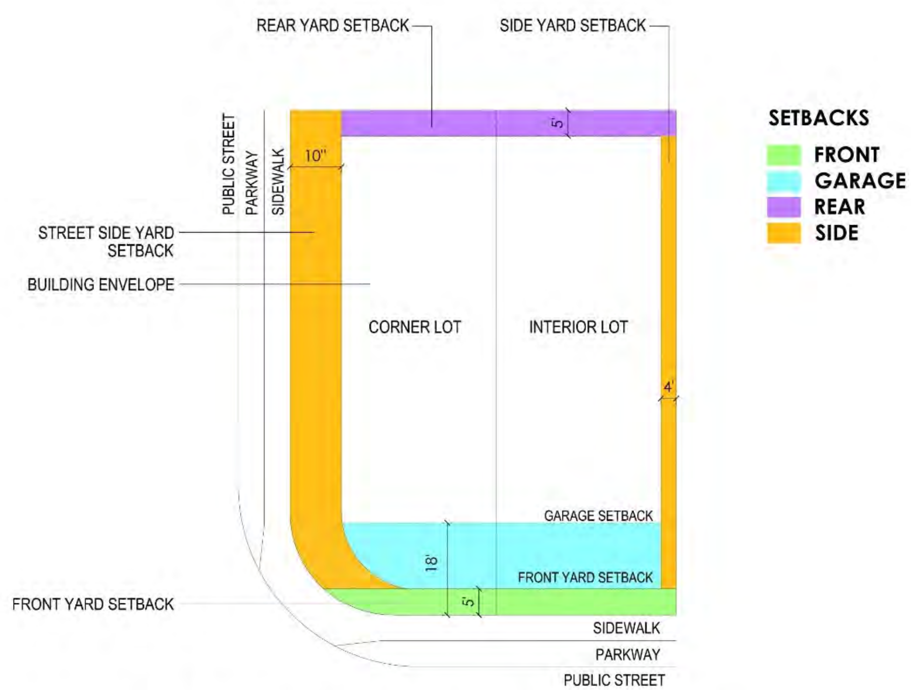


FIGURE 2-2

MEDIUM DENSITY RESIDENTIAL SETBACK EXHIBITS

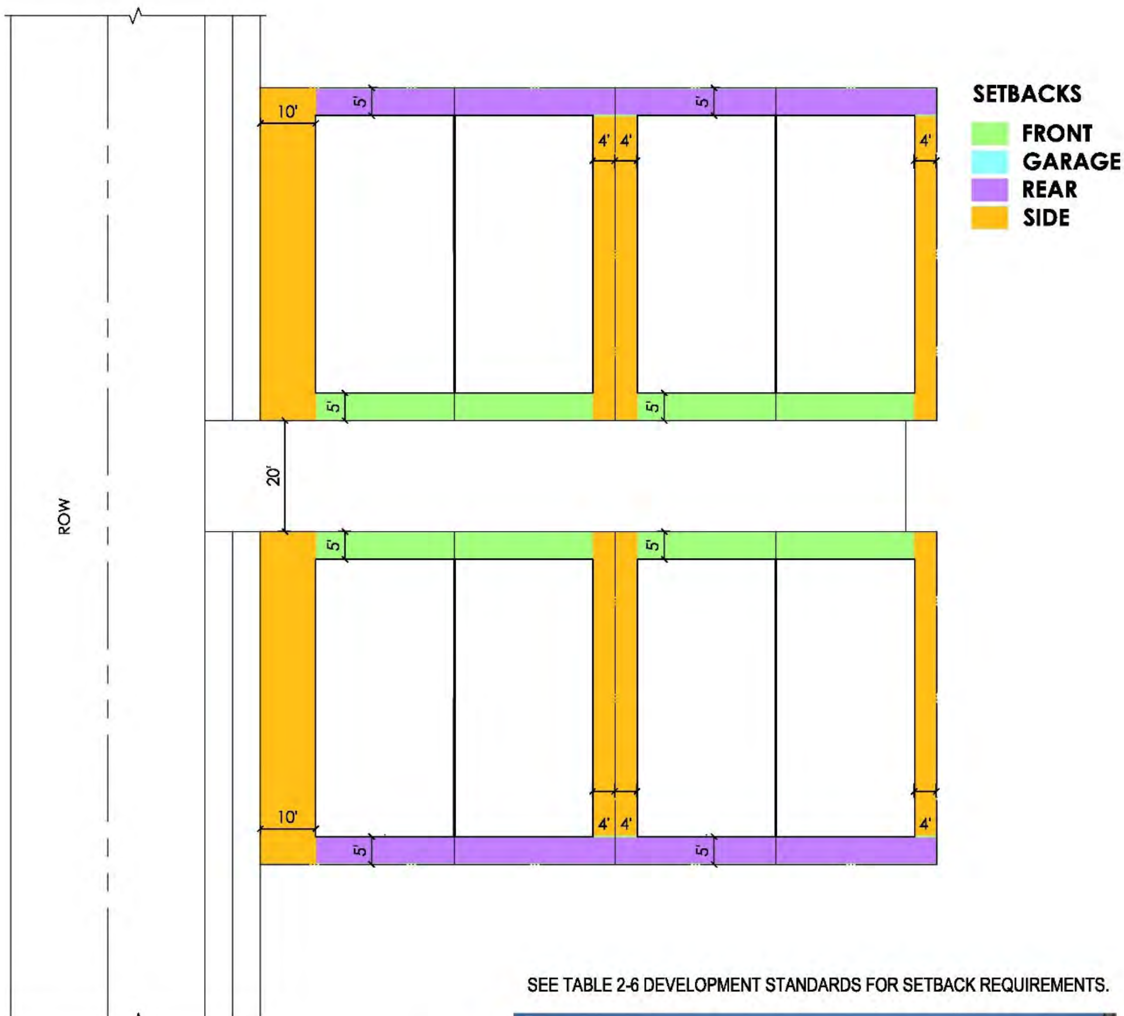


DIAGRAMS ARE EXAMPLES ONLY. SEE TABLE 2-3 DEVELOPMENT STANDARDS FOR SETBACK REQUIREMENTS.

Duet (Public Street) - These Building/Lot types are two dwelling units on two separate lots attached along one side. These units front on a public street and have minimum 18-foot driveways to accommodate parking.

FIGURE 2-2

MEDIUM DENSITY RESIDENTIAL SETBACK EXHIBITS

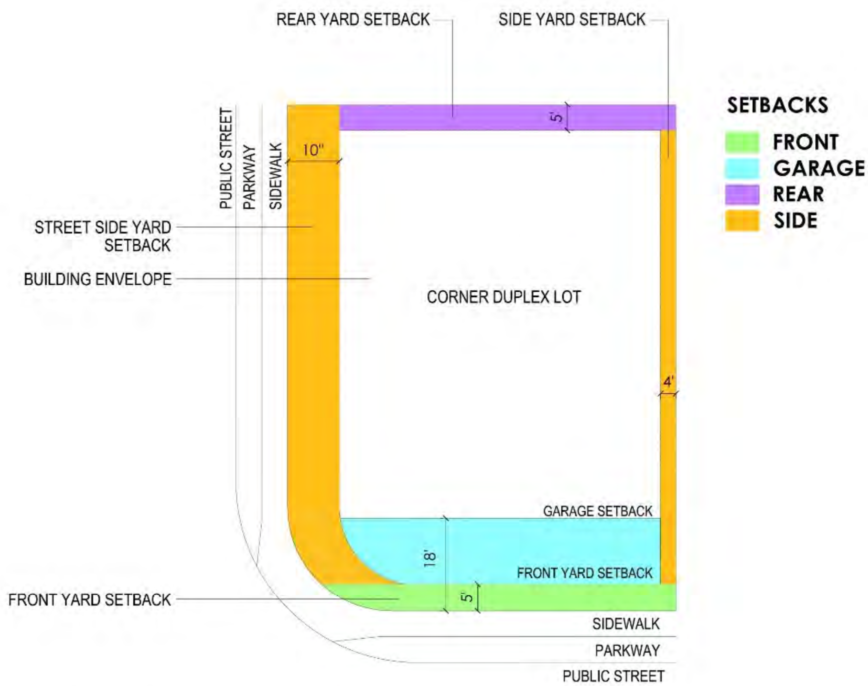


SEE TABLE 2-6 DEVELOPMENT STANDARDS FOR SETBACK REQUIREMENTS.

Duet (Private Lane) - These Building/Lot types are two dwelling units on two separate lots attached along one side. These units front on a private lane and have minimum 5-foot driveways.

FIGURE 2-2

MEDIUM DENSITY RESIDENTIAL SETBACK EXHIBITS

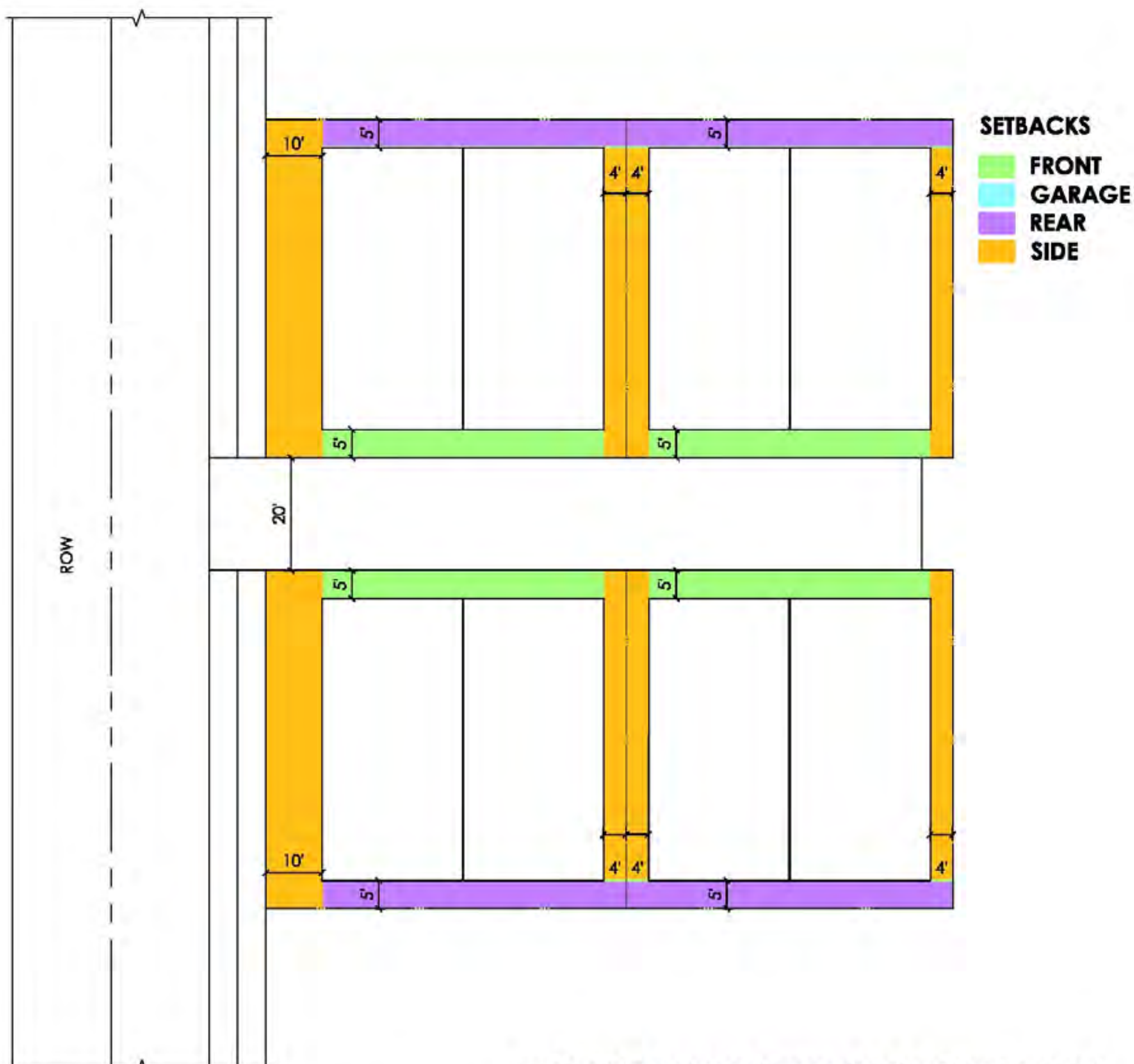


DIAGRAMS ARE EXAMPLES ONLY. SEE TABLE 2-3 DEVELOPMENT STANDARDS FOR SETBACK REQUIREMENTS.

Duplex (Public Street) - These Building/Lot types are two dwelling units on a single lot attached along one side. These units front on a public street and have minimum 18-foot driveways to accommodate parking.

FIGURE 2-2

MEDIUM DENSITY RESIDENTIAL SETBACK EXHIBITS

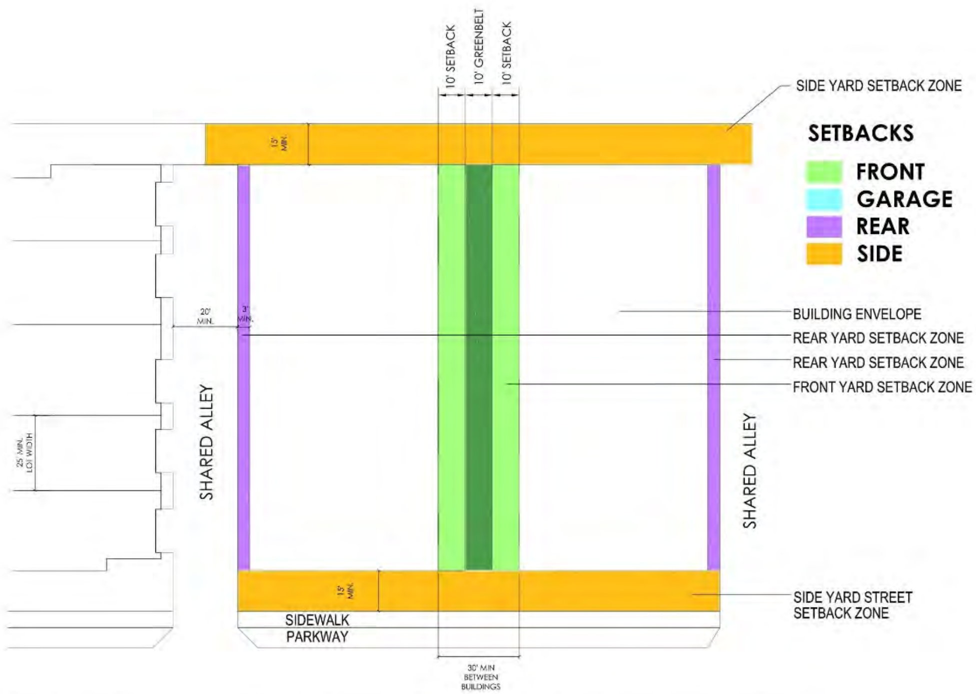


SEE TABLE 2-6 DEVELOPMENT STANDARDS FOR SETBACK REQUIREMENTS.

Duplex (Private Lane) - These Building/Lot types are two dwelling units on a single lot attached along one side. These units front on a private lane and have minimum 5-foot driveways.

FIGURE 2-2

MEDIUM DENSITY RESIDENTIAL SETBACK EXHIBITS



DIAGRAMS ARE EXAMPLES ONLY. SEE TABLE 2-3 DEVELOPMENT STANDARDS FOR SETBACK REQUIREMENTS.

Townhome - A townhome or townhouse is a multi-level home that shares walls on one or both sides, and typically has ground-level entry. These units primarily back up to a private lane or alley and front onto a street or private greenbelt.

2.2 GENERAL HIGHWAY COMMERCIAL ZONING DISTRICT

2.2.1 Purpose

The purpose of the General Highway Commercial (GHC-TH) Zone is to provide a mix of retail and services for local residents and travelers.

2.2.2 Permitted and Conditionally Permitted Uses Within GHC-TH

Table 2-1, Permitted and Conditionally Permitted Uses, indicates uses permitted within the General Highway Commercial zoning district of the Tracy Hills Specific Plan. The table also lists conditional uses that are subject to the granting of a Conditional Use Permit.

2.2.3 Development Standards for GHC-TH

Development Standards shall be in accordance with the Tracy Municipal Code Chapter 10.08, Zoning Regulations, Article 19, General Highway Commercial Zone (GHC), except as modified within this Specific Plan.

Site design for commercial development shall ensure vehicular and pedestrian connectivity between adjacent commercial parcels and a reciprocal parking and access agreement shall be recorded at the County Recorder's Office prior to issuance of a building permit.

TABLE 2-4
DEVELOPMENT STANDARDS – GENERAL HIGHWAY COMMERCIAL ZONING DISTRICT

Development Standard	General Highway Commercial Zoning District
Maximum Lot Coverage	No Requirement
Minimum Lot Size	(1)
Minimum Lot Width	(1)
Minimum Front Yard Setback(2)	No Requirement
Minimum Interior Side Yard Setback (2)(3)	No Requirement
Minimum Street Side Yard Setback(2)	No Requirement
Minimum Rear Yard Setback (2)(3)	No Requirement
Maximum Building Height	45 feet

(1) No subdivision or lot line adjustment shall be approved or lots otherwise created with size or dimensions rendering it incapable of meeting the land use, public utilities, or development standards of this Specific Plan.

(2) Any building / structure shall maintain minimum setbacks from the following pipelines:
(refer to Figure 1-4, Existing Conditions, for general location of pipeline easements)

- Phillips 66: minimum 16.25feet from the edge of the pipeline easement
- Shell: minimum 10 feet from the edge of the pipeline easement
- PG&E and Chevron: minimum 15 feet from the edge of northeast side the pipeline easement and minimum 20 feet from the edge of the southwest side of the pipeline easement.

(3) No Requirement, except when adjacent to a residential zoning district, in which case 15 feet shall be required. Such yards shall be increased by 4 feet for every story above the ground floor or 10 feet in height above 25 feet, whichever is less.

2.3 MIXED USE BUSINESS PARK ZONING DISTRICT

2.3.1 Purpose

The Mixed Use Business Park (MUBP-TH) zoning district allows a broad range of commercial, institutional and business uses to serve the community and provide employment opportunities. The primary land uses are intended to be focused on job-generating land uses such as administrative and corporate offices.

2.3.2 Permitted and Conditionally Permitted Uses Within MUBP-TH

Table 2-1, Permitted and Conditionally Permitted Uses, indicates uses permitted within the Mixed Use Business Park zoning district of the Tracy Hills Specific Plan. The table also lists conditional uses that are subject to the granting of a Conditional Use Permit.

Consumer services and retail trade, including eating and/or drinking establishments, are limited to a maximum of 25% of the MUBP-TH zoning district because the MUBP-TH zoning district is intended to primarily consist of job-generating uses, such as administrative and corporate offices. A current inventory of land use types and specific floor areas of each tenant in the MUBP-TH zoning district shall be maintained by the Developer and provided whenever a new use or change of use is proposed.

2.3.3 Development Standards for MUBP-TH

Development standards shall be in accordance with Tracy Municipal Code Chapter 10.08, Zoning Regulations, Article 19, General Highway Commercial Zone (GHC), except as modified within this Specific Plan. Development Review for all buildings, structures, and site development in the MUBP-TH zoning district shall be required as provided in the Tracy Municipal Code. A development plan for undeveloped areas adjacent to the MUBP-TH site being developed, shall be submitted and approved as part of the Development Review process. The development plan shall be prepared and submitted containing a traffic circulation plan showing the adequacy of circulation including the streets, access ways, pedestrian connections between the buildings and between the buildings and the public sidewalks, and parking, and a unified and organized arrangement of the buildings and service facilities which are feasible for the site. The development plan shall contain information showing compliance with the requirements of the Tracy Hills Specific Plan. The development plan concept that is submitted for Development Review shall demonstrate compatibility with adjacent land uses and/or structures. All improvements shall be consistent with the approved development plan.

TABLE 2-5
DEVELOPMENT STANDARDS – MIXED USE BUSINESS PARK ZONING DISTRICT

Development Standard	Mixed Use Business Park Zoning District
Maximum Lot Coverage	No Requirement
Minimum Lot Size	(1)
Minimum Lot Width	(1)
Minimum Front Yard Setback(2)	No Requirement
Minimum Interior Side Yard Setback (2)(3)	No Requirement
Minimum Street Side Yard Setback(2)	No Requirement
Minimum Rear Yard Setback (2)(3)	No Requirement
Maximum Building Height(4)	45 feet

(1) No subdivision or lot line adjustment shall be approved or lots otherwise created with size or dimensions rendering it incapable of meeting the land use, public utilities, or development standards of this Specific Plan.

(2) Any building / structure shall maintain minimum setbacks from the following pipelines:
(refer to Figure 1-4, Existing Conditions, for general location of pipeline easements)

- Phillips 66: minimum 16.25 feet from the edge of the pipeline easement
- Shell: minimum 10 feet from the edge of the pipeline easement
- PG&E and Chevron: minimum 15 feet from the edge of northeast side the pipeline easement and minimum 20 feet from the edge of the southwest side of the pipeline easement.

(3) No Requirement, except when adjacent to a residential Zoning District, in which case 15 feet shall be required. Such yards shall be increased by 4 feet for every story above the ground floor or 10 feet in height above 25 feet, whichever is less.

(4) The Community Gateway Icon, which is conceptually described and depicted in Section 3.4.5, Community Monumentation, shall have a maximum height of 50 feet.

2.4 LIGHT INDUSTRIAL ZONING DISTRICT

2.4.1 Purpose

The Light Industrial (M1-TH) zoning district allows for manufacturing and other industrial facilities.

2.4.2 Permitted and Conditionally Permitted Uses Within M1-TH

Table 2-1, Permitted and Conditionally Permitted Uses, indicates uses permitted within the Light Industrial zoning district of the Tracy Hills Specific Plan. The table also lists conditional uses that are subject to the granting of a Conditional Use Permit.

2.4.3 Development Standards for M1-TH

Development Standards shall be in accordance with the Tracy Municipal Code Chapter 10.08, Zoning Regulations, Article 20, Light Industrial Zone (M-1), except as specified herein.

TABLE 2-6
DEVELOPMENT STANDARDS - LIGHT INDUSTRIAL ZONING DISTRICT

Development Standard	Light Industrial Zoning District
Maximum Lot Coverage	No Requirement
Minimum Lot Size	(1)
Minimum Lot Width	(1)
Minimum Front Yard Setback (2)	No Requirement
Minimum Interior Side Yard Setback (2)(3)	No Requirement
Minimum Street Side Yard Setback (2)	No Requirement
Minimum Rear Yard Setback (2)(3)	No Requirement
Maximum Building Height	45 feet

(1) No subdivision or lot line adjustment shall be approved or lots otherwise created with size or dimensions rendering it incapable of meeting the land use, public utilities, or development standards of this Specific Plan.

(2) Any building / structure shall maintain minimum setbacks from the following pipelines: (refer to Figure 1-4, Existing Conditions, for general location of pipeline easements)

- Phillips 66: minimum 16.25 feet from the edge of the pipeline easement
- Shell: minimum 10 feet from the edge of the pipeline easement
- PG&E and Chevron: minimum 15 feet from the edge of northeast side the pipeline easement and minimum 20 feet from the edge of the southwest side of the pipeline easement.

(3) No Requirement, except when adjacent to a residential zone, in which case 15 feet shall be required. Such yards shall be increased by 4 feet for every story above the ground floor, or 10 feet in height above 25 feet, whichever is less.

2.5 TRACY HILLS CONSERVATION ZONING DISTRICT

2.5.1 Purpose

The purpose of the Tracy Hills Conservation (C-TH) zoning district is to restrict development on areas adjacent to the California Aqueduct and Interstate 580.

2.5.2 Permitted and Conditionally Permitted Uses Within C-TH

No development within these areas will be allowed except for installation of landscape materials, irrigation, and protective fencing. Refer to Chapter 3, Design Guidelines, for the typical enhancements and treatment of edge conditions for the C-TH zoning district.

2.5.3 Development Standards for C-TH

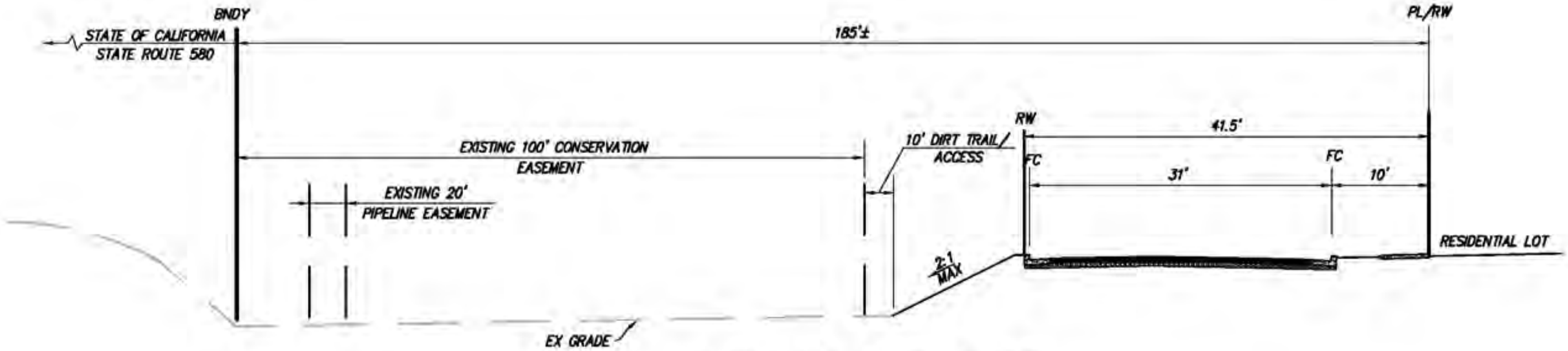
Design of areas in the C-TH zoning district will be in accordance with Chapter 3, Design Guidelines.

TRACY HILLS

Figure 2-3
Conservation Lands

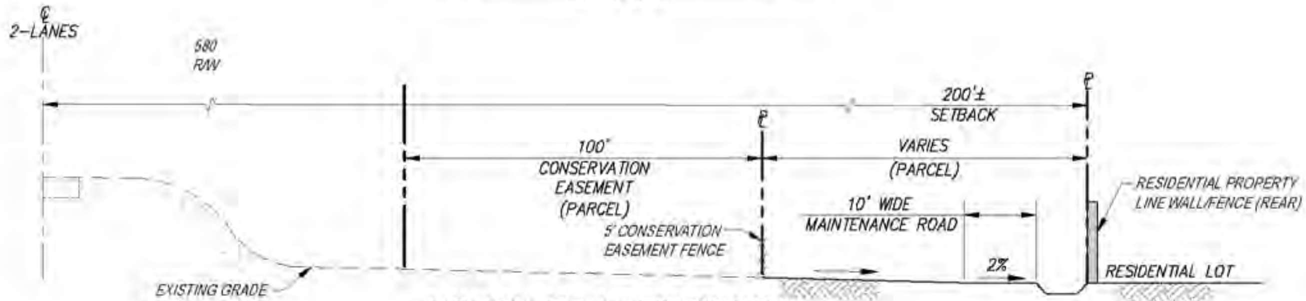
Specific Plan

May 2022



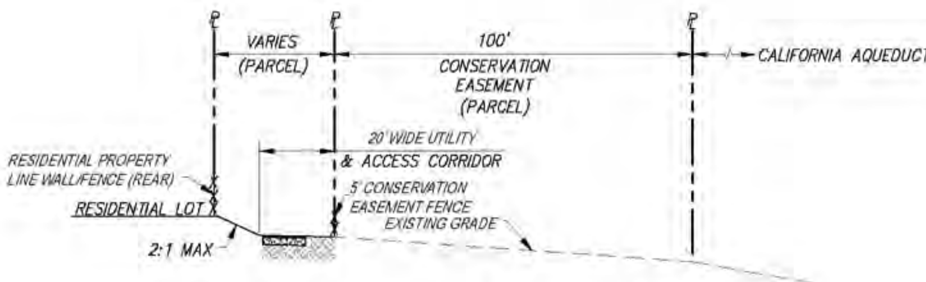
SOUTH OF I-580 TYPICAL

NOT TO SCALE



NORTH OF I-580 TYPICAL

NOT TO SCALE



CALIFORNIA AQUEDUCT TYPICAL

NOT TO SCALE

NOTE: SEE CHAPTER 3, DESIGN GUIDELINES, SECTION 3.4.7, EDGE CONDITIONS, FOR ADDITIONAL DETAILS

Figure 2-4

Conservation Easement Typical Cross Sections

2.6 OTHER LAND USES

2.6.1 Parks/Recreation

Active and passive park and recreation facilities will be provided within the Specific Plan area in a variety of forms at a minimum rate of three acres of neighborhood park land and one acre of community park land per 1,000 population, in accordance with the City of Tracy Parks Master Plan. The tentative subdivision maps within the Specific Plan may have less than three acres of neighborhood park land per 1,000 residents or one acre of community park land per 1,000 residents, due to the size, shape, location, accessibility, or other characteristics of any single tentative map. The community park will be located as otherwise described in the Specific Plan. The Specific Plan also provides for HOA maintained park and recreation facilities, open space and joint use facilities, in addition to the neighborhood and community park land.

Therefore, prior to each residential tentative subdivision map approval, an analysis shall be required of the amount of neighborhood and community park land provided within the entire Specific Plan area. Each tentative subdivision map shall either include adequate neighborhood park land to bring the total neighborhood park land within the tentative-map-approved portion of the Specific Plan to three acres per 1,000 population, or the developer shall demonstrate how future tentative map areas of the Specific Plan will include park land to achieve the minimum three acres per 1,000 population requirement, and otherwise comply with the Parks Master Plan.

After dedication to the City, most park and recreation facilities will be under the jurisdiction of the City Public Works Department and will be operated and maintained by the City for the enjoyment of all residents of Tracy. The Park sites shown on **Figure 1-3, Land Use Concept**, and **Figure 2-~~4~~5, Public Facilities Plan**, indicate conceptual park locations. Parks may include community or neighborhood parks with active and passive recreation. These parks may feature play fields, ball fields, children play areas, picnic areas, tennis courts, open lawn areas, or other amenities including a park located at an elevated location to provide a “view park”. All parks in Tracy Hills are envisioned to be interconnected by trails and bikeways within parkways, public streets, open space, and utility corridors. Community and neighborhood park design shall comply with the City of Tracy Parks Master Plan with final design approved by the City.

It is envisioned that the Community / Open Space Park will be designed and improved for scenic and visual enjoyment, provide outdoor recreation opportunities, improve public health and safety, preserve natural resources and control the urban form. The Community /Open Space Park area is subject to final design approval by the City and at a minimum could include both passive and active features such as a nature trail system and pathways that can be used for hiking, walking, biking and jogging, picnic and sitting areas, lawn areas, nature viewing areas, and/or disc golf. In specific areas of the open space, enhancements may be incorporated into the final design through the planting of native landscape as passive open space and for habitat improvement. The conceptual design of the minimum 180 acres, including a minimum of 30 acres of community park, will occur with the first subdivision map south of I-580. The Community / Open Space Park will be improved in phases with development of Tracy Hills south of I-580.

2.6.2 School Sites

Three public school sites are shown on **Figure 1-3, Land Use Concept,** and **Figure 2-~~4~~5, Public Facilities Plan**. Final locations, numbers, size and configurations of school sites will be determined in consultation with the appropriate School District. In the event the School District does not use, purchase and/or develop a school site, these sites may be developed consistent with zoning development standards.

2.6.3 Public Infrastructure

Public infrastructure includes such items as water tanks, pump stations, drainage basins, and/or dry utility facilities, both interim and permanent. Final locations, numbers, size and configurations of these facilities will be constructed pursuant to the master infrastructure plans. Refer to **Figure 2-~~4~~5, Public Facilities Plan** for conceptual locations and to Chapter 4, Infrastructure and Services, for more detailed discussion.

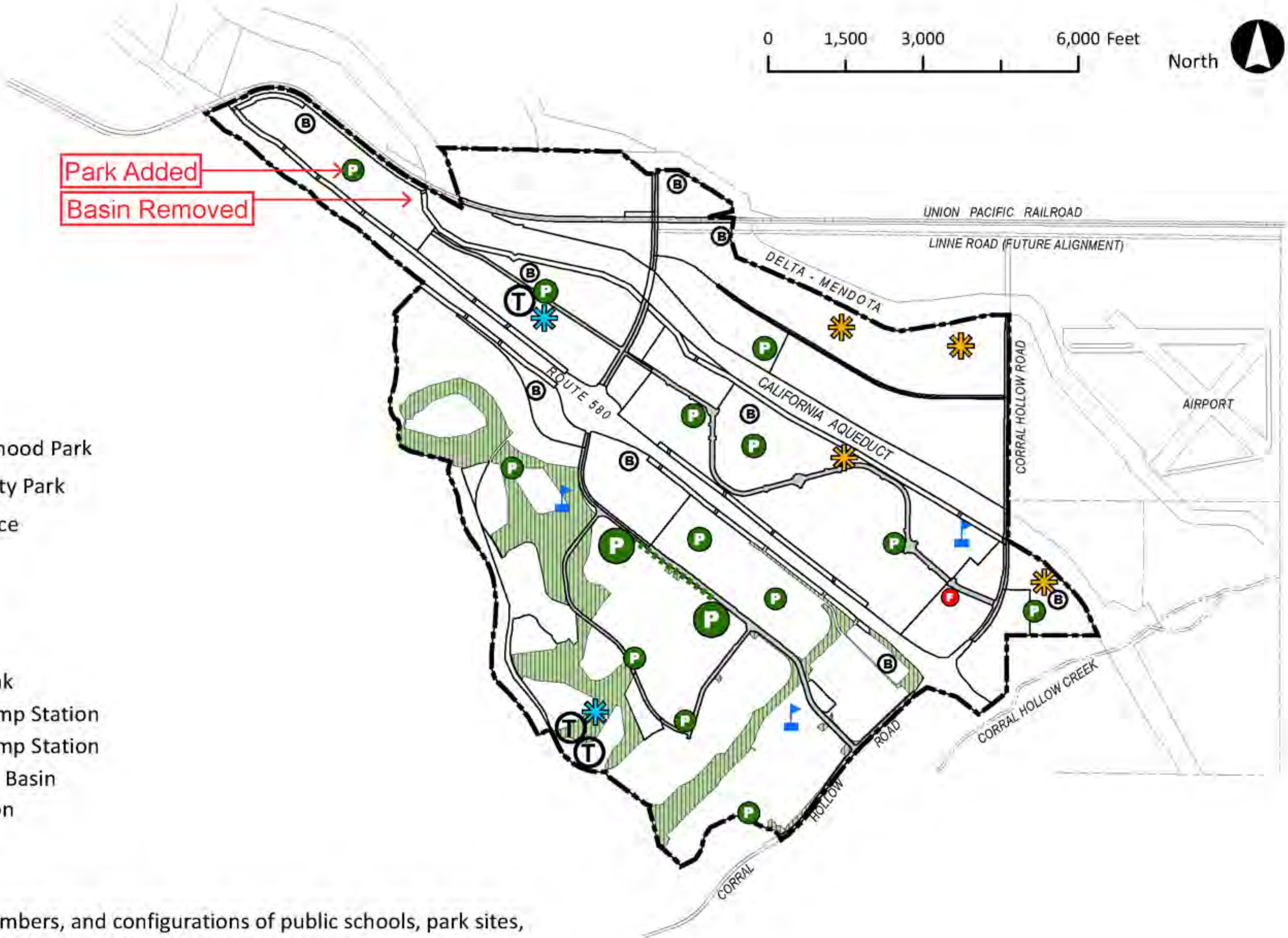
2.7 OTHER STANDARDS

2.7.1 Noise

Residential land uses may be sited where noise from I-580 falls within the Conditionally Acceptable range, identified in Figure 9-3 of the City of Tracy General Plan. Such determination shall be made by the City at the time of Tentative Map (or other discretionary application) approval. In making such determination, the City shall take into account the effect of feasible noise reduction measures on the anticipated noise levels at the proposed residential uses, as well as the project's conformance with other General Plan goals, objectives, and policies.

2.8 AIRPORT LAND USE COMPATIBILITY

The Tracy Municipal Airport is located to the east of the Specific Plan area. A portion of the Specific Plan area is located within the Tracy Municipal Airport's Area of Influence (AIA). Land uses within certain zones in the vicinity of the airport are regulated by the San Joaquin County Airport Land Use Commission (ALUC). The San Joaquin Council of Governments serves as the ALUC and has adopted the San Joaquin County Airport Land Use Commission Plan (ALUCP) in 2009. The area of the Specific Plan located along Corral Hollow Road directly south of the Delta-Mendota Canal is designated as Light Industrial (M-1) and lies in the Inner Approach/Departure Zone and Inner Turning Zone as specified in the 2009 ALUCP for the Tracy Municipal Airport (Refer to **Figure 2-~~5~~6, Tracy Municipal Airport Land Use Compatibility Zones**). Land uses in these zones are regulated by the ALUC and shall comply with the adopted ALUCP.



Legend

- Neighborhood Park
- Community Park
- Open Space
- School
- Road

Public Utilities

- Water Tank
- Water Pump Station
- Sewer Pump Station
- Retention Basin
- Fire Station

NOTES:

1. The locations, numbers, and configurations of public schools, park sites, and public utilities are conceptual and subject to change.
2. This exhibit is for conceptual purposes to show approximate locations.

Figure 2-5

Public Facilities

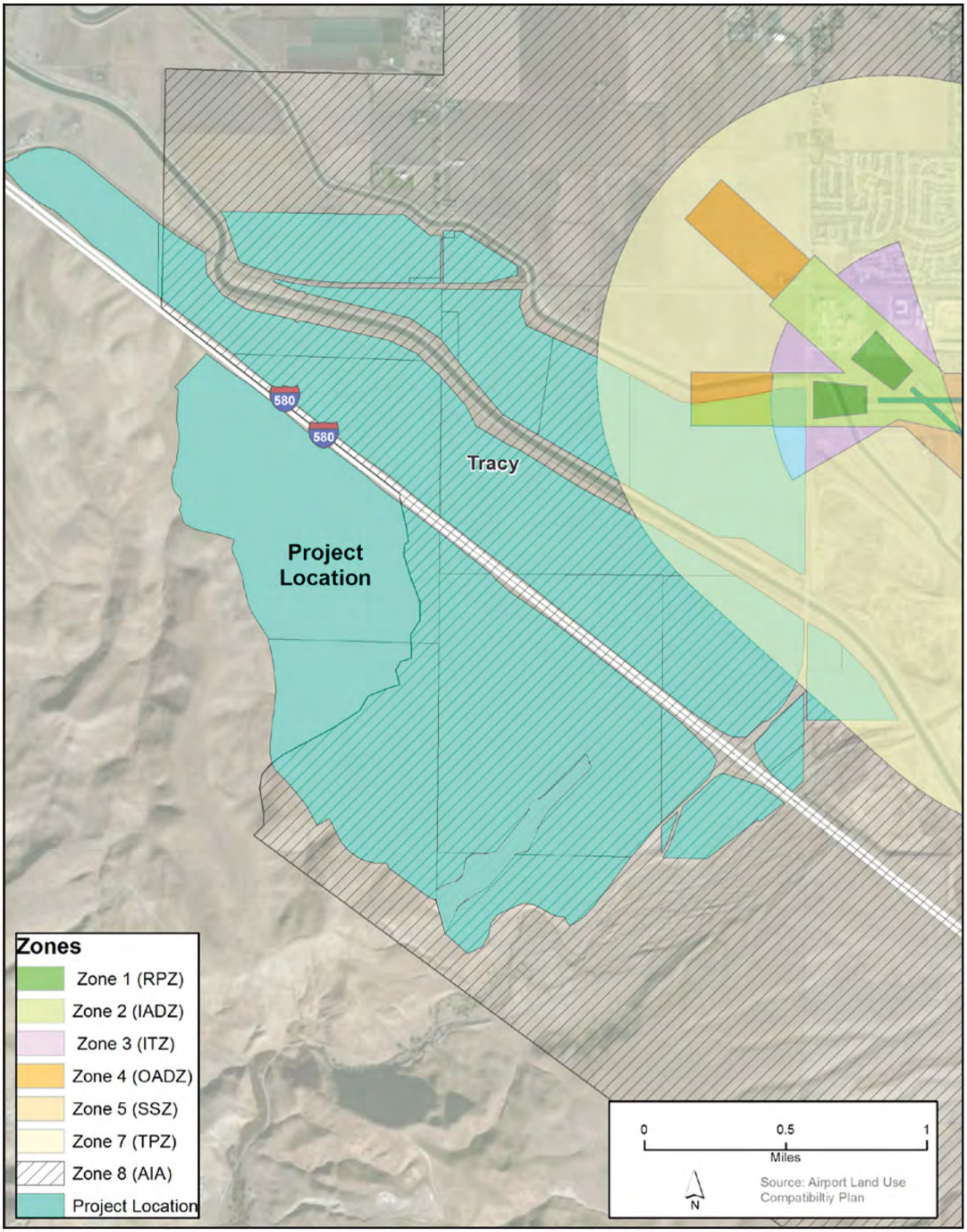


Figure 2-6
Tracy Municipal Airport Land Use Compatibility Zones

May 2022

3 DESIGN GUIDELINES

3.1 INTRODUCTION

3.1.1 Purpose & Objective

The Tracy Hills Design Guidelines are a vital part of the Tracy Hills Specific Plan. These guidelines are an implementation tool for the development of Tracy Hills.

As a regulatory tool, these guidelines will assist applicants in creating neighborhoods that reflect the City's history, reinforce the sense of community, and utilize sustainable best practices. These guidelines will be the framework for the design of Tracy Hills. Flexibility of these guidelines is permitted to allow design options that may be different from the guidelines to fulfill the intent of the guidelines.

The Design Guidelines are structured into three main parts: Residential, Mixed Use Business Park Zone District, and Landscape. Each of these three sections contains sub-sections that are identified in the City of Tracy General Plan and City of Tracy Design Goals and Standards as integral components to the development and maintenance of neighborhoods with character and quality.

The Residential and Mixed Use Business Park Design Guidelines shall apply Specific Plan-wide. The Landscaping Guidelines shall also apply Specific Plan-wide.

In addition to these Tracy Hills Design Guidelines, the City of Tracy Design Goals and Standards shall apply Specific Plan-wide for all types of development.

3.2 RESIDENTIAL DESIGN GUIDELINES

The Tracy Hills Residential Design Guidelines contains five sections that aim to achieve the vision for Tracy Hills. These guidelines build on the City's Design Goals and Standards for residential design and apply to single family residential buildings in Tracy Hills. Multi-family residential buildings in Tracy Hills shall refer to the City of Tracy's Design Goals and Standards.

At the end of these Residential Design Guidelines is a checklist that provides a quick reference of the desired residential development for Tracy Hills.

How to Use these Guidelines Effectively

1. *Conduct Document Review of the Following:*

- Tracy Hills Specific Plan
- Vesting Tentative Map
- City of Tracy Design Goals and Standards

2. *Review these Residential Guidelines Which Contain the Following Five Sections:*

- Scale: roofs, massing, and proportions
- Architectural Streetscape: windows, garages, materials and colors
- Variation: plans and elevations
- Architectural Character and Styles
- Residential Design Guidelines Checklist

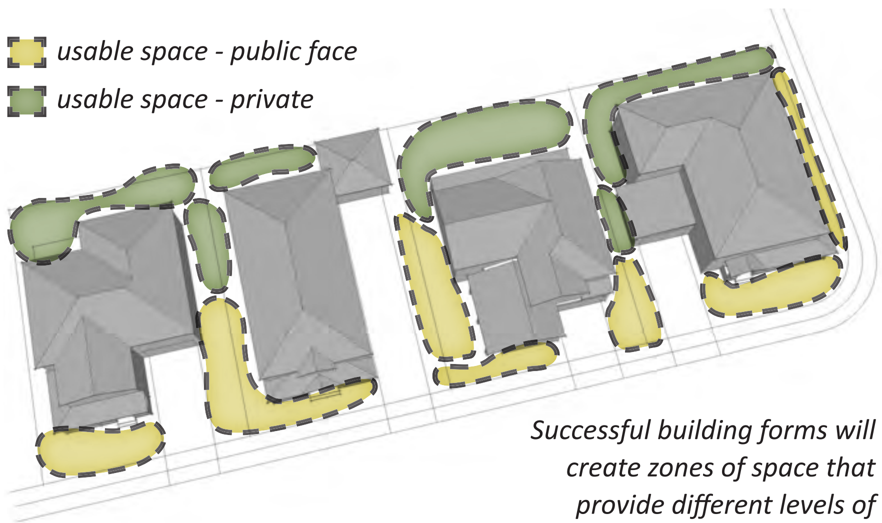
3.2.1 Scale

Scale refers to the massing and form of a building and includes elements such as building height and footprint. Depending on how a building is designed, it can either positively or negatively affect the character of a neighborhood and quality of the streetscape experience.

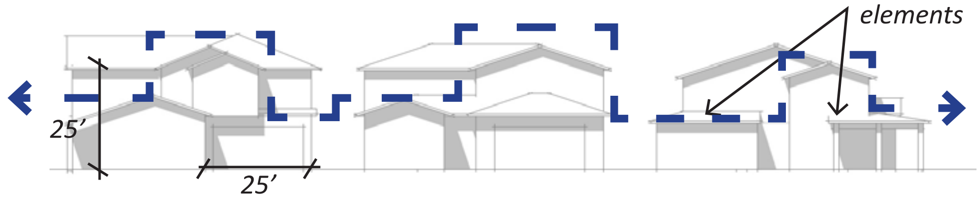
The guidelines below provide for the ability to create an inviting environment that considers the pedestrian and motorist experience throughout the neighborhood as it relates to visual interest and comfort in a space.

1. Massing and Building Form

- In general, building form shall allow for the creation of multiple usable zones that offer private and public spaces for residents.
- To create interest along the streetscape, building massing shall be varied through the staggering of horizontal and vertical planes. To this end, in the Residential Estate and Low Density Residential Zones, no building wall shall extend more than 25’ vertically or horizontally without a visual break created by a 2’ minimum offset or architectural detail.
- In the Residential Estate and Low Density Residential Zones, at least 25% of buildings within a neighborhood shall have a building mass which combines single and two story forms. Examples of forms include, but are not limited to a one story porch and a second level pop-out.
- In low density subdivisions, there shall be at least one single-story floor plan designed within a subdivision used on approximately



Successful building forms will create zones of space that provide different levels of privacy.

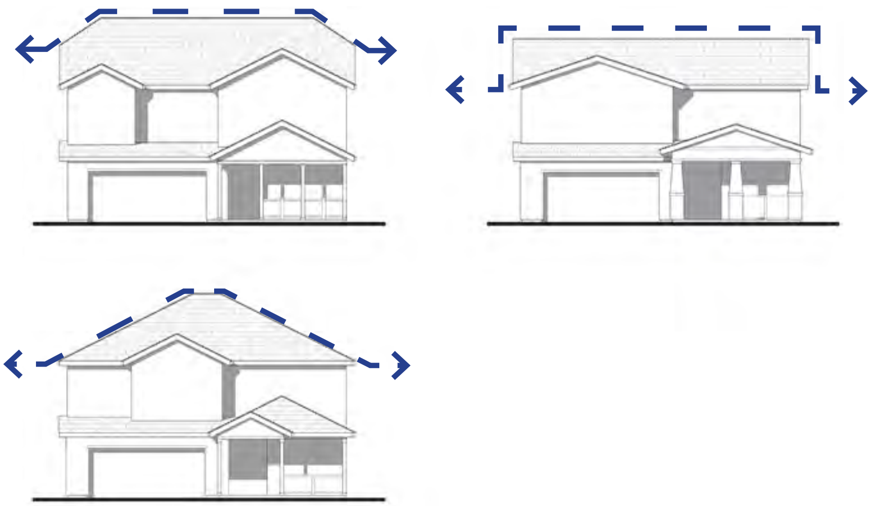


Breaks in massing along vertical and horizontal planes provide interest along the streetscape.

25% of the lots. There is no single-story requirement for medium and high density subdivisions.

2. Roof Forms, Materials, and Colors

- Create a diversity of roof forms for an articulated streetscape by providing at a minimum three different roof plans~~/~~per floor plan~~s~~. ~~per building plan.~~ Flat roofs are not allowed. Gable, hip, and shed roof types are allowed.
- Variety of roof colors and materials are encouraged between homes to promote diversity and interest.
- Roof materials shall be of high quality and complementary to the overall design of the building. Roof materials can include concrete or clay tile or architectural grade composition shingle.
- Additionally, materials shall not produce glare and should consider environmental benefits (i.e. lighter color roofs to reflect heat).
- Photovoltaic (PV) electricity generation (solar) is encouraged in all residential neighborhoods. PV panels and their component parts should be designed to be as aesthetically compatible as possible, but are not subject to Development Review. If solar is required, roof design will be dictated to maximize solar efficiency.



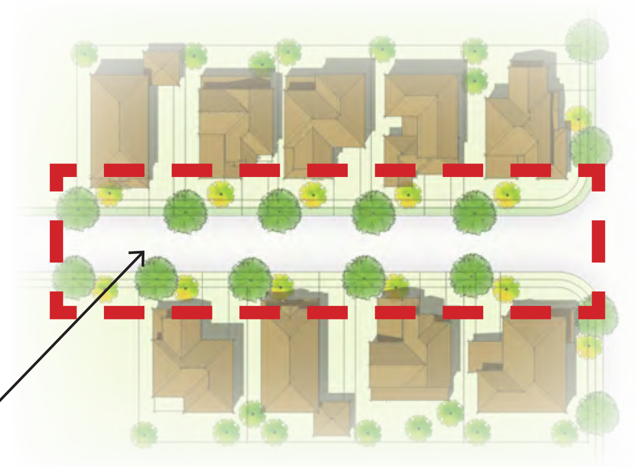
Example of the same building plan with different roof form options.

Variety of roof forms can include gable, hip, and shed types.

Roof design and materials that reflect the architectural style of a building help enhance the overall streetscape.

3.2.2 Architectural Streetscape

The streetscape is an important component of the public realm that helps define a neighborhood's character and experience. In the broadest sense, the streetscape encompasses the area between building fronts around a public space, such as a public street or ~~alley~~ private lanes, and includes, but is not limited to, the elements of windows, garages, building materials and colors, and building details.



The streetscape is the area bounded by building fronts.

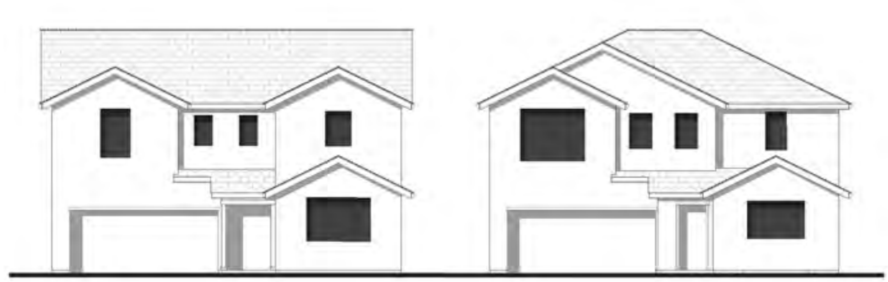
1. Windows

- Window size and patterns shall be based on the architectural style of the building.
- All windows shall have trim surrounds, headers, or sills.
- Buildings with the same window locations~~, regardless of different~~ and elevation style, shall not be located next to each other (see graphic example).

NOT ALLOWED

Buildings with the same window location are not allowed next to each other.

ALLOWED



Buildings next to each other with different window ~~locations~~ planes avoid monotony.

Garages are setback and designed to complement overall design.

Variation in garage locations provides interest in the streetscape.

2. Garages

- Within a neighborhood (defined as up to 200 dwelling units) there shall be a minimum of three garage door designs provided to avoid monotony along the streetscape. Each garage door design shall be used in at least 25% of the neighborhood.

- To minimize building bulk and the focus on vehicular elements, a maximum of two car garage bays shall front to the street on single-family dwellings that have a front elevation width of less than 60 feet. For single-family dwellings that have a front elevation width of 60 feet or greater, a maximum of three car garage bays shall front to the street.

- Garages shall be designed so they are not the primary focus in the streetscape and will be complementary to the rest of the home.

- Driveways shall have a maximum width of 18' for two car garages and 30' for three car garages, if applicable, (measured at property line) so that it will not negatively impact the streetscape and walkability of the neighborhood.

- Driveways for duet and duplex buildings shall have reduced separation from each other (4' minimum separation but may be reduced to 0' at cul-de-sacs, knuckles, and other street curves).

- Driveway approaches measured at curb face shall have a maximum width of 18' for two car garages and 30' for three car garages, if applicable. ~~For duet and duplex buildings, the maximum permitted driveway approach width may be 38'.~~ Maximum widths do not include approach flares.

- Exterior lighting for private lanes and courtyards shall be provided above garages.

3. Building Materials and Colors

- Buildings shall use high quality, durable materials such as textured/finished stucco siding, ~~textured/finished stucco~~, accent brick ~~and~~ or stone. Other materials indicated in the Architectural Character section are allowed.
- Materials and colors shall be varied to add texture and depth to the overall character of the neighborhood.
- Materials and colors palette should be comprised of three or more complementary options that cover a base color, trim color, and accent color.
- Use of flashy materials or colors that will not integrate with the overall character of neighborhood is not allowed.
- Material and color blocking shall not terminate at outside corners of buildings and shall wrap to appropriate transition points.

4. Details

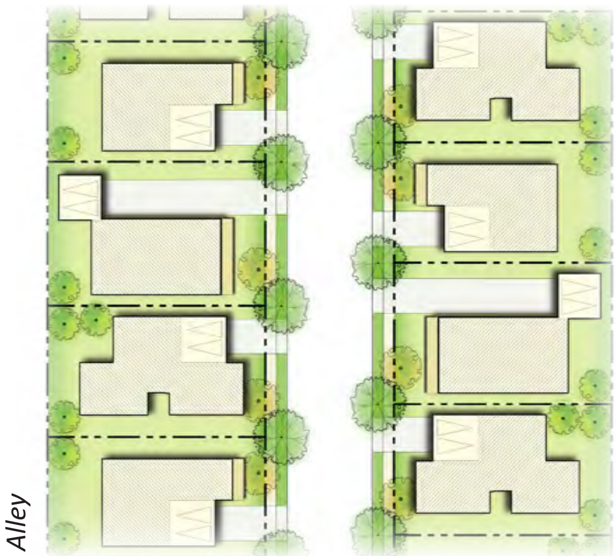
- Building details shall be consistent with the architectural style and overall building design. To this respect, detail elements such as shutters, planter boxes, and trim shall be proportional in size to the element they are enhancing.
- To create visual interest, details/ architectural articulations shall occur wherever the building is visible from the public street.
- Wrap details around corners of buildings where appropriate to ensure that they do not look "tacked on".

A balanced palette of textures and colors enhances the streetscape experience.

Colors and materials that complement each other elevate the design of a home.

These shutter details are proportional to the window ~~and are also functional~~.

~~Chimneys or other a~~ Architectural breaks make good material transition areas.



Diversity of floor plans provides interest to the streetscape.

Different elevations along the streetscape make for a more interesting experience.

A successful combination of different building plans and elevations offer each home an individuality that harmonizes with other homes at the neighborhood scale.

3.2.3 Variation

Diversity and variation in building plans and elevations is important in the development and maintenance of an overall neighborhood character and the creation of place. Successfully executed, diversity and variation of buildings offers a neighborhood a distinct yet cohesive built pattern that can extend to the larger community fabric.

The variation requirements below help to promote a visually interesting and balanced streetscape that can expand on and integrate into the larger context.

1. Plans and Elevations

- ~~Refer to building plans and elevation requirements in the Residential Design section of The City of Tracy Design Goals and Standards regarding a minimum mix of floor plans and elevations. The minimum standards for housing variation shall be achieved and calculated by reviewing the mix of house designs across an entire tentative subdivision map area.~~
- Each subdivision shall offer a variety of floor plans and elevations to provide sufficient variation of houses within a subdivision based on the number of lots within that final map at the Village level, as shown in the table to the right.
- In addition to the variation requirements of The City of Tracy Design Goals and Standards, in general, the following shall apply:
  - » Maximum of three houses of the same architectural style may be located next to each other.
  - » Elevations may be repeated on the same block ~~or facing each other on the other side of the street~~ only if they contain ~~a~~ different materials ~~and~~ or color palette.
  - » No two houses of the same elevation~~,~~ and floor plan shall be next to each other or facing each other across the street.

Number of Lots	Minimum Number of ~~House~~ Elevation Designs (derived from various combinations of different floor plans ~~and elevations~~)
Under 50 lots	12
50 - 100 lots	16
101 - 150 lots	20
151 - 200 lots	24
201 - 300 lots	28
301 - 400 lots	32
401 - 500 lots	36

3.2.4 Architectural Character and Styles

Drawing from its Californian and agrarian roots, Tracy Hill's architecture will reflect architectural vernaculars native to California, and styles that have emerged from European inspired aesthetics, while respecting the history of the City of Tracy, California and its heritage.

Derived from architectural vernaculars inherent to California, Tracy Hills has distilled specific architectural styles from Arts and Crafts, Colonial, Farmhouse, European-agrarian, Mediterranean, and Spanish aesthetics to express the eclectic beauty of its surrounding influences. Within these overarching vernaculars, any of their inspired styles and interpretations thereof are allowable for the community of Tracy Hills, provided that they maintain the essential characteristics of their parent vernacular and meet the community's standard for high-quality design.

The specified style character palette of Tracy Hills may include~~s~~ one or more of the following styles: Country European, Colonial, Early California, ~~Victorian Revival,~~ Western Farmhouse, Craftsman Bungalow, Italianate, and Mediterranean Revival, as these styles most embody the surrounding architecture and its locale. Each of these specified styles embodies one of the parent vernaculars, its intrinsic character, and essential elements. However, while the styles specified for the character palette provide the typical characteristics and imagery to guide design and to aid overall direction, they are intended to be descriptive, rather than prescriptive, or limiting to the design process. Additionally, modern and contemporary interpretations of the Tracy Hills' character palette and parent vernaculars are encouraged, to allow the community to reflect the tastes of today and offer flexibility to evolve with those of tomorrow.

Altogether, with its diverse and dynamic character palette and parent vernaculars, the architecture of Tracy Hills will provide the community with an aesthetic that truly reflects its land and unique architectural heritage.

Former Tracy High School- Mediterranean Revival

~~*Historic Tracy Homes- Victorian Revival*~~

Tracy Historical Museum- Early California

First Presbyterian Church- Early California

COUNTRY EUROPEAN

IDENTIFYING CHARACTERISTICS	
-Asymmetrical massing -Medium to steeply pitched hip or gable roofs -Enhanced entry ways	
TYPICAL CHARACTERISTICS	
Roof Form	-Typical ~~6~~5:12 to 8:12 roof pitch -12” to 14” eaves -Tight to 12” rakes -Often punctuated with small dormers
Roof Materials	-40-year ~~dimensional~~ composition shingles or ~~smooth~~ flat concrete tile
Entry Ways	-~~Decorative stone veneer~~ -~~Pitch break~~ Enhanced entry
Windows	~~-Casement windows~~ -Symmetrical -Tall and narrow
Exterior Materials	-Stucco finish -Brick and/or stone veneer
Trim Detail	-6” to 8” fascia -Wood or smooth foam trim
Ornamentation	-Decorative wood grain~~half-timbering~~ -Decorative stone veneer

Representative Two Story Elevation

~~Entry Way Pitch Break~~

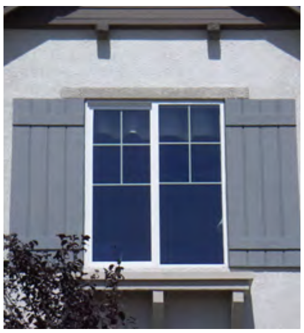
Stone Veneer

~~Casement Windows~~

Narrow Windows

Representative Single Story Elevation


Representative Single Story Elevation


Wood Window Shutters


Board and Batten Siding


Shingle Roofing with Standing Seam Accents Where Applicable


Wood Beams and Brackets


Representative Two Story Elevation

WESTERN FARMHOUSE

IDENTIFYING CHARACTERISTICS	
-Asymmetrical massing -Shed and gable roofs -Porch fronts	
TYPICAL CHARACTERISTICS	
Roof Form	-Typical 4:12 to 6:12 roof pitch -12" to 24" eaves -6" to 12" rakes
Roof Materials	-40-year ~~dimensional~~ composition shingles -Standing seam metal roofing
Entry Ways	-~~Broad f~~ Front porch supported by square posts or columns with decorative brackets -Wood grain beams and brackets
Windows	-Single hung windows -Fixed accent windows
Exterior Materials	-Board and batten accent siding -Stucco finish -~~Lap s~~Siding accent ~~with 6" exposure~~ -Brick and/or stone veneer
Trim Detail	-Wood brackets and/or kickers -Wood or smooth foam trim
Ornamentation	-Wood grain window shutters

PAGE DELETED

~~VICTORIAN REVIVAL~~

IDENTIFYING CHARACTERISTICS	
-Eclectic, asymmetrical massing -Steeply pitched gable roofs -Detailed trim	
TYPICAL CHARACTERISTICS	
Roof Form	-Typical 6:12 to 8:12 roof pitch -12” to 14” eaves -3” to 12” rakes -Variety with gables, dormers, and turrets or towers
Roof Materials	-40-year dimensional composition shingles
Entry Ways	-Occasional pediment over porches -Decorative wood porch posts
Windows	-Single hung windows -Bay windows and/or oriels
Exterior Materials	-Clap board siding -Brick and/or stone veneer -Occasional stucco finish
Trim Detail	-6” to 8” fascia -Decorative brackets
Ornamentation	-Patterned brick and/or stone veneer -Ornamental spindles -Boxed eaves or decorative cornice


Representative Two Story Elevation


Clap Board Siding


Bay Window


Gable Roof Forms


Pediment Over the Porch


Representative Single Story Elevation


Representative Single Story Elevation


Fixed Accent Windows


~~Square~~ Porch Posts


~~Lap~~ Siding Accents


Decorative Knee Braces


Representative Two Story Elevation

CRAFTSMAN BUNGALOW

IDENTIFYING CHARACTERISTICS	
-Asymmetrical massing -Low-pitched gable and/or hip roofs -Projecting eaves	
TYPICAL CHARACTERISTICS	
Roof Form	-Typical 3:12 to 4:12 roof pitch -12” to ~~14~~ 34” eaves -~~3~~ 12” to ~~12~~ 18” rakes -Accent roofs
Roof Materials	-40-year ~~dimensional~~ composition shingles
Entry Ways	-Wood grain or stucco square porch posts
Windows	-Single hung windows -Fixed accent windows -Vertically proportioned windows
Exterior Materials	-Stucco finish -~~Lap s~~Siding accent ~~with 4” to 8” exposure~~ -Brick and/or stone veneer
Trim Detail	-Thickened stucco wainscots -Battered walls at select elements -Decorative knee braces
Ornamentation	-Wood brackets and/or kickers

ITALIANATE

IDENTIFYING CHARACTERISTICS	
-Asymmetrical massing -Low-pitched gable and/or hip roofs -Eaves supported by decorative brackets -Accentuated, centrally located entry door -Use of wrought iron for accent	
TYPICAL CHARACTERISTICS	
Roof Form	-Typical 3:12 to 4:12 roof pitch -12” eaves -12” to 18” rakes
Roof Materials	-Flat or low-profile “S” tile
Entry Ways	-Defined by arch elements or stone banding
Windows	-Symmetrical -Tall and narrow
Exterior Materials	-Stucco finish -Brick and/or stone veneer
Trim Detail	-Brackets under the eaves -Deep band of trim
Ornamentation	-Quoins -Cornices -Decorative wrought iron on front facade

Representative Two Story Elevation

Tile Roof

Arch Entryway

Tall Narrow Window

Decorative Wrought Iron

Representative Single Story Elevation


Representative Single Story Elevation


Symmetrical Massing


Pediment ~~Over Porch~~Details


~~Transom Over Front Door~~
Shutter Accent


Dormers


Representative Two Story Elevation

COLONIAL

IDENTIFYING CHARACTERISTICS	
-Symmetrical or square massing -Hip or gable roof with dormers -Accentuated, centrally located entry door	
TYPICAL CHARACTERISTICS	
Roof Form	-Typical 5:12 to 6:12 roof pitch -12” to 18” eaves -6” to 12” rakes
Roof Materials	-40-year ~~dimensional~~ composition shingles or flat tile
Entry Ways	-Defined center entry ~~-Pediment over porches~~ ~~-Transom over front door~~ -Front porch with posts and beams
Windows	~~-Casement windows~~ -Single hung windows -Symmetrical window placement on front elevations -Window shutters -Widows in arch features may be rectangular.
Exterior Materials	-Stucco finish -~~Clapboard s~~Siding accent -Brick and/or wood veneer
Trim Detail	-Brackets under the eaves
Ornamentation	-Trusses or decorative shingles -Cornice

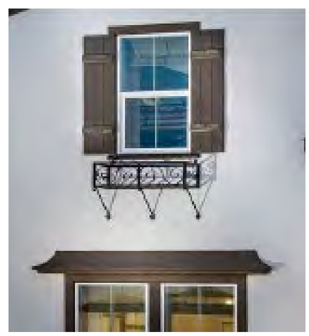
EARLY CALIFORNIA

IDENTIFYING CHARACTERISTICS	
-Asymmetrical massing -Hip and gable roofs -Fully rounded arched elements -Use of wrought iron for accent	
TYPICAL CHARACTERISTICS	
Roof Form	-Typical 4:12 to 6:12 roof pitch -12” to 24” eaves -Tight to 12” rakes
Roof Materials	-~~40-year dimensional composition shingles~~ -Barrel or “S” tile roofing
Entry Ways	-Front porches with pre-cast columns ~~and wood beams~~ -Strong arch elements
Windows	-Should have tall, narrow appearance -Grid or horizontal mullion patterns ~~-Recessed primary window, minimum 12” recess~~ -Widows in arch features may be rectangular.
Exterior Materials	-Stucco exterior walls~~, light lace or smooth~~ -Stone veneer accent
Trim Detail	-Corbels, beams, or rafter tail details
Ornamentation	-Wood grain ~~P~~plank shutters proportional to window opening -Decorative iron use on front facade -Front elevations feature decorative ~~clay~~ pipe vents or grid designs ~~-Courtyard, turret, loggia, or balcony element (one of these)~~

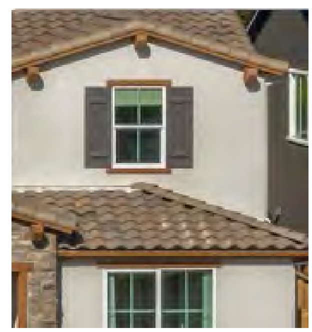
Representative Single Story Elevation

~~Clay~~ Decorative Pipe Vents

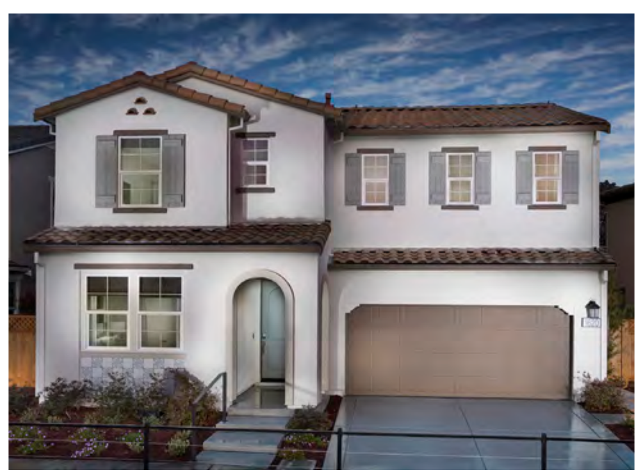
Stucco Finish, Strong Arches



Wrought Iron



“S” Tile Roofing

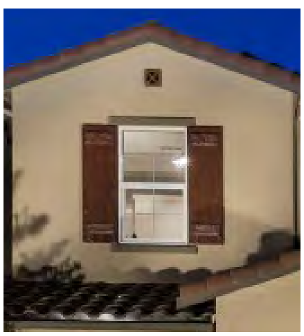


Representative Two Story Elevation

MEDITERRANEAN REVIVAL

IDENTIFYING CHARACTERISTICS	
-Asymmetrical massing -Low pitched gable and occasional hip roof -Use of arch elements at doors or feature window	
TYPICAL CHARACTERISTICS	
Roof Form	-Typical ~~4~~ 3:12 to 5:12 roof pitch -12” to 14” eaves -Tight to 12” rakes -Combination of hip and gable roofing with proportional overhangs
Roof Materials	-Low profile ”S” tile roofing
Entry Ways	-Strong arch or rectangular elements
Windows	~~-Recessed feature window~~ -Windows should be grouped to achieve rhythm -Widows in arch features may be rectangular.
Exterior Materials	-Stucco exterior walls, ~~smooth to light~~ sand finish -Stone and/or brick ~~veneer~~ accent
Trim Detail	-Stucco eave details, sand ~~or smooth~~ finish
Ornamentation	~~-Turret or tower element with separate roof~~ ~~-Decorative wrought iron railing or decorative grille work~~ -Wood grain ~~P~~panel or plank shutters -Pronounced Corner Trim

Representative Two Story Elevation



“S” Tile Roofing

~~Tower Element Arch~~ Entryway

Strong Arch Elements

~~Decorative Wrought Iron~~
Stucco Exterior Walls

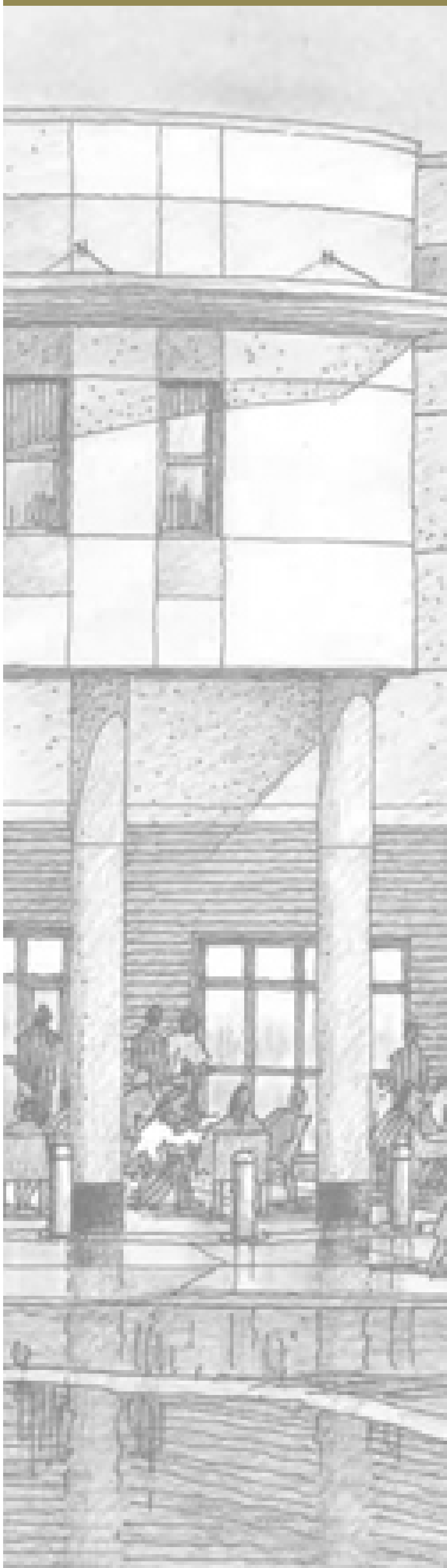
Representative Single Story Elevation

3.2.5 Residential Design Guidelines Checklist

This checklist is intended to be used as quick reference of the Residential Design Guidelines for designers, developers, builders, and City Staff.

SCALE	
Massing and Building Form	• In the Residential Estate and Low Density Residential Zones, ~~N~~ no building wall shall extend more than 25’ vertically or horizontally without a visual break created by a 2’ minimum offset or architectural detail. • In Residential Estate and Low Density subdivisions, at least 25% of buildings within a subdivision shall have a building mass which combines single and two story forms. • In low density subdivisions, approximately 25% of the lots shall be a single-story floor plan.
Roof Forms, Materials, and Colors	• Create a diversity of roof forms for an articulated streetscape by providing at a minimum three different roof plans~~/~~ per floor plan~~s per building plan~~. • Flat roofs are not allowed. Gable, hip, and shed roof types are allowed. • Roof materials can include concrete or clay tile or architectural grade composition shingle.
ARCHITECTURAL STREETSCAPE	
Windows	• All windows shall have trim surrounds, headers, or sills. • Buildings with the same window locations~~, regardless of different~~ and elevation style, shall not be located next to each other.
Garages	• Within a neighborhood, there shall be a minimum of three garage door designs provided to avoid monotony along the streetscape. Each garage door design shall be used in at least 25% of the neighborhood. • A maximum of two car garage bays shall front to the street on single-family dwellings that have a front elevation width of less than 60 feet. For single-family dwellings that have a front elevation width of 60 feet or greater, a maximum of three car garage bays shall front to the street. • Driveways shall have a maximum width of 18’ for two car garages and 30’ for three car garages~~.~~ if applicable. Driveways for duet and duplex buildings shall have reduced separation from each other (4’ minimum separation but may be reduced to 0’ at cul-de-sacs, knuckles, and other street curves). • Driveway approaches measured at curb face shall have a maximum width of 18’ for two car garages and 30’ for three car garages, if applicable. For duet and duplex buildings, the maximum permitted driveway approach width may be 38’. Maximum widths do not include approach flares.

Building Materials and Colors	• Materials and colors palette shall be comprised of three or more complementary options that cover a base color, trim color, and accent color. • Material and color blocking shall not terminate at outside corners of buildings and shall wrap to appropriate transition points.
Details	• Building details shall be consistent with the architectural style and overall building design.
VARIATION	
Plans and Elevations	• ~~Refer to building plans and elevation requirements in the Residential Design section of The City of Tracy Design Goals and Standards.~~ • Maximum of three houses of the same architectural style may be located next to each other. • Elevations may be repeated on the same block ~~or facing each other on the other side of the street~~ only if they contain a different materials and color palette. • No two houses of the same elevation and floor plan shall be next to each other or facing each other on the other side of the street.
ARCHITECTURAL CHARACTER AND STYLES	
Styles	• All residential architecture in Tracy Hills shall exemplify the characteristics of one of the following architectural styles: Country European, Western Farmhouse, ~~Victorian Revival,~~ Craftsman Bungalow, Colonial, Italianate, Early California, and Mediterranean Revival.



3.3 MIXED USE BUSINESS PARK ZONING DISTRICT DESIGN GUIDELINES

The Mixed Use Business Park (MUBP) Zoning District focuses on providing job generating and commercial opportunities to the City of Tracy. Permitted uses within the MUBP Zoning District include office, retail, limited industrial, and other commercial uses.

The following design guidelines build on the City's Design Goals and Standards for commercial and industrial buildings with the goal to create a Mixed Use Business Park with high quality architecture, walkable and pedestrian-friendly linkages, and development that is complementary to nearby residential neighborhoods.

All development within the Tracy Hills Specific Plan Area that is subject to Development Review shall be consistent with the City of Tracy Design Goals and Standards. In addition to those standards, development within the MUBP Zoning District shall be consistent with the design guidelines contained in this section.

At the end of these MUBP Zoning District Design Guidelines is a checklist for quick reference.

How to Use these Guidelines Effectively

1. *Conduct Document Review of the Following:*

» Tracy Hills Specific Plan

» Vesting Tentative Map

» City of Tracy Design Goals and Standards

2. *Review these MUBP Zoning District Design Guidelines, which contain the following sections:*

» Site Design: circulation and parking

» Scale: building mass and form, and roof forms

» Architectural Streetscape: building character, facade, entrances, screening, and utilities

3.3.1 Site Design

Building location, orientation, and parking layout in the MUBP Zoning District will have a large impact on the overall character and quality of experience of its users. The following guidelines aim to promote an accessible and pedestrian friendly Tracy Hills Mixed Use Business Park.

1. Pedestrian Circulation

- Clearly defined pedestrian pathways shall be provided between parking lots and building entrances.
- Multi-building complexes shall provide accessible pedestrian linkages for easy connectivity and walkability between building entrances and to public sidewalk(s).

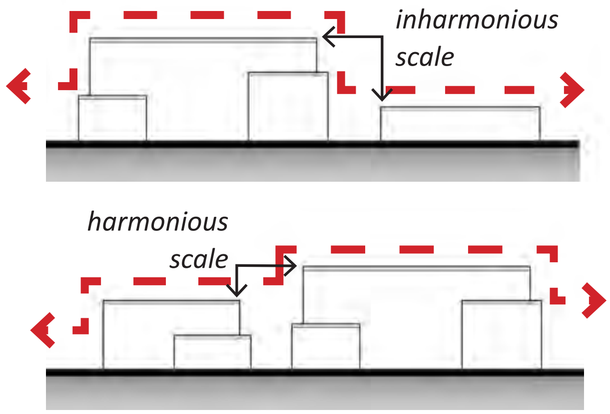
Defined pedestrian pathways provide connections from the car to the buildings.

Parking lots that are located behind buildings create a welcoming and more pedestrian-oriented streetscape.

2. Vehicular Circulation and Parking

- Main vehicle entries and lot corners shall be framed by buildings to create a sense of arrival into the MUBP Zone District and provide for easier pedestrian connections from the buildings to the street.
- Parking lots are encouraged to be located behind buildings to de-emphasize the car and promote architecture forward buildings that help activate the streetscapes.
- Loading dock areas shall be screened with landscaping, berming, or screen walls when facing public streets or residential zones.

3.3.2 Scale

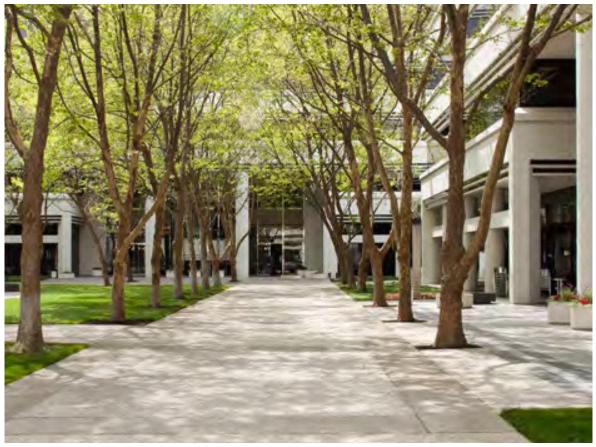


Scale refers to the massing and form of a building and includes elements such as building height and footprint. Depending on how a building is designed, it can either positively or negatively affect the character of a space and quality of the streetscape experience.

The guidelines below provide for the ability to create an organized Mixed Use Business Park environment that considers the visual interest and comfort of the space for its users.

1. Building Mass and Form

- Building mass shall be appropriate to the site and its surroundings so that no building dominates and creates an inharmonious space.
- Building form shall allow for the creation of multiple usable zones that offer private and public spaces for Mixed Use Business Park tenants and guest users. These spaces include but are not limited to courtyards, plazas, and pocket gardens.
- Building proportions should be oriented toward the main public street or entry corners to articulate street interface.

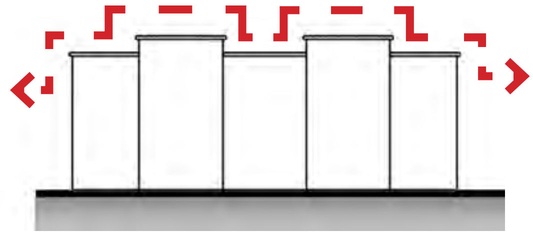


Public space between buildings.

2. Roof Forms

- Roof forms shall be complementary to the building style.
- Roof parapets shall be varied and articulated to help provide interesting roofscapes.
- Flat roofed buildings shall include a minimum of two parapet heights.
- HVAC and other rooftop utilities and equipment shall be screened from public view.

Flat roof line creates monotony and lacks visual interest.



Roof line variation avoids monotony and creates visual interest and staggering planes.

Attractive and functional Mixed Use Business Park entry.

Example of building addressing the public street and incorporating architectural details to create a visually interesting design.

3.3.3 Architectural Streetscape

The architectural character and design of the buildings in the MUBP Zoning District shall achieve high quality of architecture.

1. **Building Style**
   - Buildings within the MUBP Zone District shall be in context with the overall character of Tracy Hills. To this end, buildings in the MUBP Zone District shall draw on the roots of Americana architecture.
   - Americana architecture for buildings in the MUBP Zone District can be defined as more simplistic than Americana architecture for residential buildings.
   - Americana themes in buildings can be expressed through a variety of elements such as building materials, colors, and details.
   - Buildings located on the same site shall have consistent architectural detail and design elements to ensure a cohesive and strong identity.
2. **Building Facade**
   - Architectural details such as awnings, trellises, and canopies shall be incorporated to offer building articulation and visually interesting design.
   - Main building facades should be oriented in a way that creates optimal visibility from the main public street and freeway.

Building Facade Continued

- Break up large surfaces and add interest to a building with architectural detailing: cornices, reveals, awnings, score lines, colors, and shapes. These elements can be repeated in a fashion that creates an architectural rhythm that offers visual interest.
- All building sides shall be designed with a high level of detailing and quality of materials that are durable and graffiti resistant.
- Materials and colors palette should be comprised of three or more complementary options that cover a base, trim, and accent.
- Prefabricated metal or sheet metal sided buildings are not permitted.
- Building materials shall be appropriate to the architectural style of the building.

3. Entrances

- Building entrances shall be easily identifiable within the overall building design to give a clear visual cue for pedestrians seeking access.
- The primary entrance of the building shall provide protection from weather and may be articulated with a combination of architectural techniques such as projections, awnings, canopies, overhangs, and enhanced landscaping.

Example of breaking up a large surface with cornices and eaves.

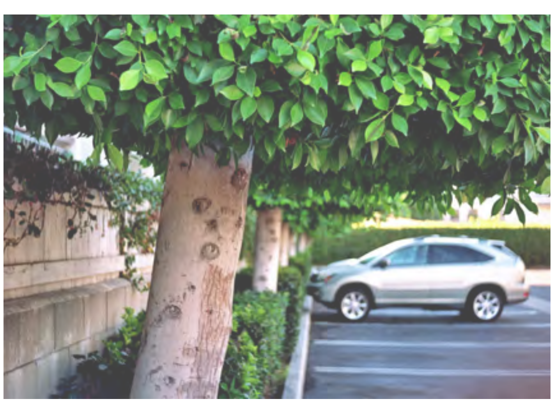
Clear, protected pedestrian walkway to the front entrance.

Buildings should be broken up with colors, materials, and massing to avoid monotony.

An appropriately designed trash enclosure integrates with the overall design of the MUBP Zone District.

Example of screened utility boxes with landscaping.

Landscaped buffers between parking and pedestrian walkways provide screening and visual interest.



Example of a wall de-emphasizing the visual impact of a parking lot.

4. Screening and Utilities

- Service doors, loading docks, and parking areas shall be screened by landscaping, and designed screening elements.
- Apply screen walls, fences, berming, and landscaping consistent with the MUBP Zone District's architecture to provide proper screening of utilities from public streets. This includes, but is not limited to: trash, service loading and storage areas, and at grade mechanical and/or electrical equipment such as gas and electric meters, backflow preventers, Fire Department connections, and post indicator valves.
- Trash enclosures shall be designed to complement the MUBP Zone District's overall architectural style.
- Enclosure walls and fence material shall be opaque to obstruct views of the waste management receptacles.
- Trash enclosures shall be a minimum of 7' in height to cover waste management receptacles.

3.3.4 Mixed Use Business Park Zoning District Design Guidelines Checklist

This checklist is intended to be used as quick reference of the Mixed Use Business Park Zoning District Design Guidelines for designers, developers, builders, and City Staff.

SITE DESIGN	
Pedestrian Circulation	• Multi-building complexes shall provide pedestrian linkages between buildings and to the public sidewalk(s).
Vehicular Circulation and Parking	• Main vehicle entries and lot corners shall be framed by buildings to create a sense of arrival. • Parking lots are encouraged to be located behind buildings.
SCALE	
Building Mass and Form	• Building form shall allow for the creation of multiple usable zones that offer private and public spaces. • Building proportions should be oriented towards the main public street or entry corners.
Roof Forms	• Roof forms shall be complementary to the building style. • HVAC and other rooftop utilities and equipment shall be screened from public view.
ARCHITECTURAL STREETSCAPE	
Style	• Buildings within the MUBP Zone District shall be designed to complement the Americana architectural character of the residential development of Tracy Hills.
Building Facade	• Facades shall incorporate visual interest and variety. • Main building facades should be oriented in a way that creates optimal visibility from the main public street and freeway. • All building sides shall be designed with a high level of detailing and quality of materials.
Entrances	• Building entries shall be easily identifiable.
Screening and Utilities	• Service doors, loading docks, and parking areas shall be screened by landscaping, or other appropriate design elements. • Trash enclosures shall be designed to complement the MUBP Zone District's overall architectural style. • Trash enclosures shall be a minimum of 7' in height to cover waste management receptacles.

3.4 LANDSCAPE DESIGN GUIDELINES

3.4.1 Introduction

Landscaping plays an important role in establishing the visual identity and character of the Tracy Hills Community. Consistency in theme and the application of major community-level design elements, such as Community Monumentation, hardscape and master landscape, arterial street parkways, walls, fences and pilasters, edge conditions and plant materials, are designed to be maintained throughout the Tracy Hills community to communicate and enhance its identity.

These Landscape Design Guidelines are an aesthetically vital part of the Tracy Specific Plan. These guidelines are a guiding tool for the aesthetic development and aesthetic cohesiveness of Tracy Hills. These Landscape Guidelines shall apply Specific Plan-wide, however implementation details are only illustrated herein for Phase 1A. Therefore, prior to development of any non-agricultural use in areas other than Phase 1A, a Specific Plan Amendment shall be required, as specified in Chapter 2, Zoning and Development Standards, on page 2-1, and Section 5.1.7, Development Phases other than Phase 1A, on page 5-2.

These Landscape Design Guidelines contain the following sections:

- Community Theming and Character
- Landscape Guiding Principles
- Community Monumentation Identity Plan
- Community Monumentation
- Streetscape and Trails
- Edge conditions/Easements
- Conceptual Overall Illustrative Parks and Landscape Plan
- Lighting
- Furniture
- Walls and Fences
- Landscape Master Tree Plan
- Landscape Irrigation
- Utility and Equipment Screening
- Landscape Plant Matrix
- Landscape Design Guidelines Checklist

All public right-of-way landscaping and other improvements, such as monumentation, walls and fences, furniture and accessories, and lighting, shall be reviewed by the City through the Improvement Plans. All landscaping and other improvements which are located on private property shall be subject to Development Review, as specified in the Tracy Municipal Code.

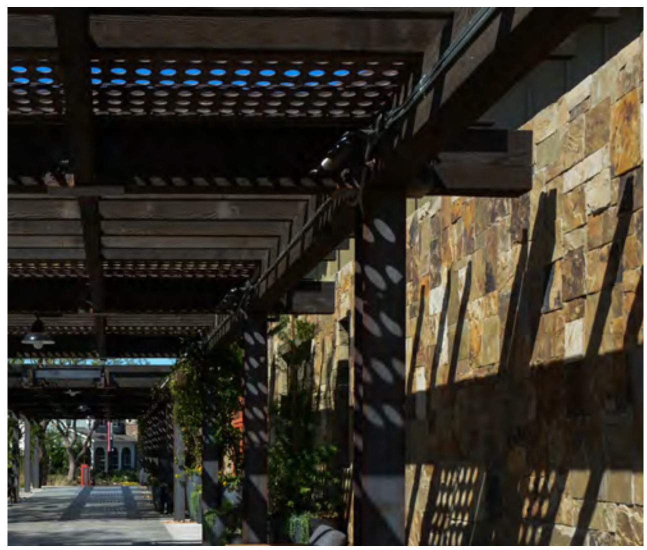
3.4.2 Community Theming and Character

Tracy Hills is a planned community that captures and enhances the unique character of the City of Tracy. The project offers its residents an environment where pedestrian circulation, recreational activity, and social interaction is encouraged. The residential neighborhoods within Tracy Hills focus on these aspects by providing generous landscaped setbacks, street-oriented residences, widened pathways and trails, public gathering areas, and several parks with recreational amenities.

1. Thematic Elements

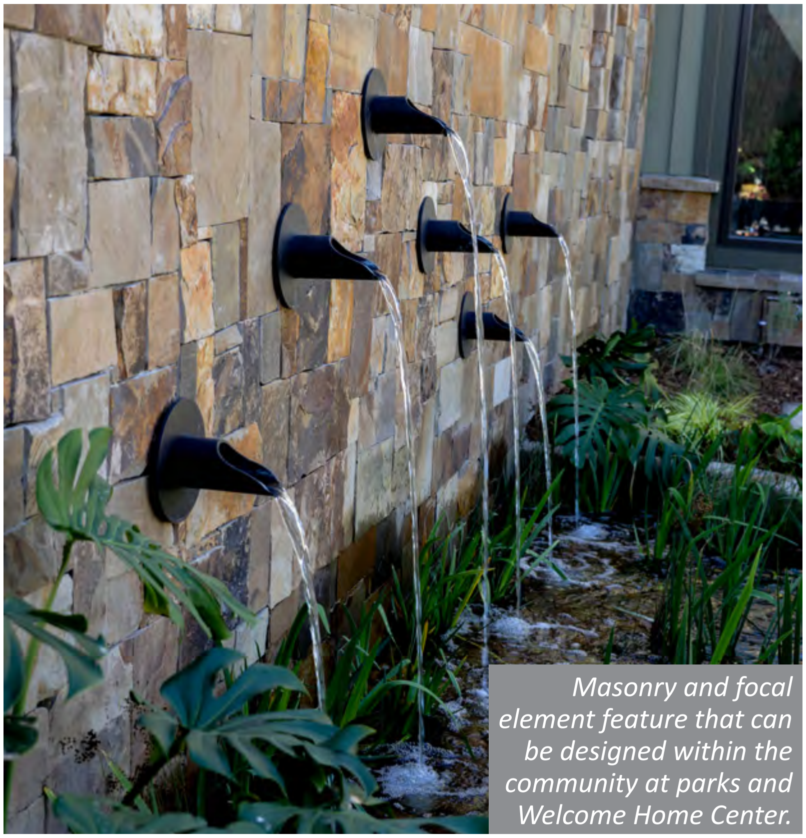
- In general, thematic elements are major project improvements that occur at the community or neighborhood level, and assist in establishing the overall design theme for the Tracy Hills community.
- Major thematic components of the HOA maintained areas will be reinforced within the following:
    - » Monumentation
    - » Streetscape Landscape
    - » Enhanced Hardscape, such as concrete pavers to be used in a 10' wide strip around the roundabouts
    - » Community Edge Conditions
    - » Public Park/HOA Parks and Trails
    - » Lighting/Street Furniture
    - » Walls and Fences
    - » Landscaping/Plant Palette
- Thematic elements will commonly occur throughout the community and will unite Tracy Hills under a common design vocabulary.
- General design guidelines and design criteria for thematic elements are contained in the following sections.

~~Conceptual~~ Community Icon ~~proposed to be~~ located at off-ramp on I-580 to the project



Stone and Woodwork applications that can be used throughout the community. Stone and Woodwork are proposed in the parks and the Business Park.

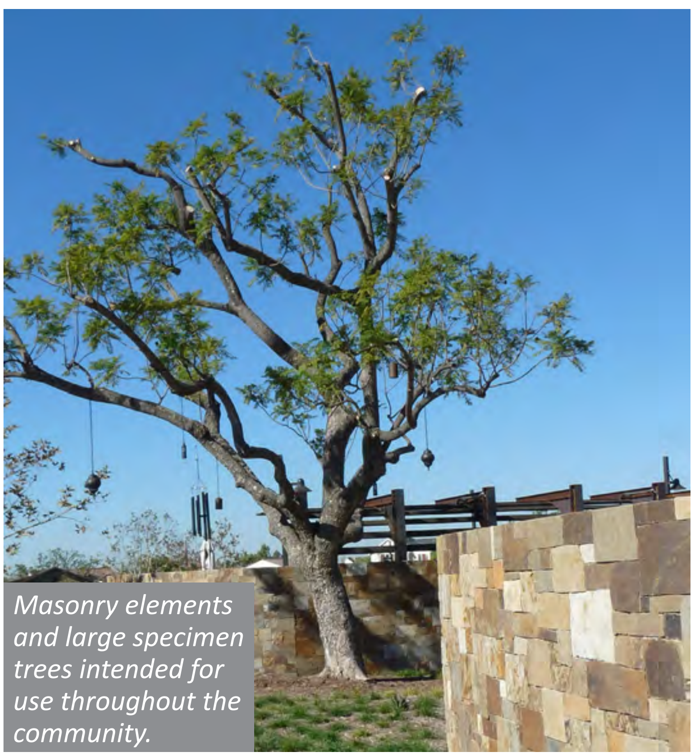
~~Gabion Wall structure and stone form~~ ~~p~~Proposed stone for the central theming of the community and can be used throughout the community. ~~Gabion base wall structures are optional.~~



Masonry and focal element feature that can be designed within the community at parks and Welcome Home Center.

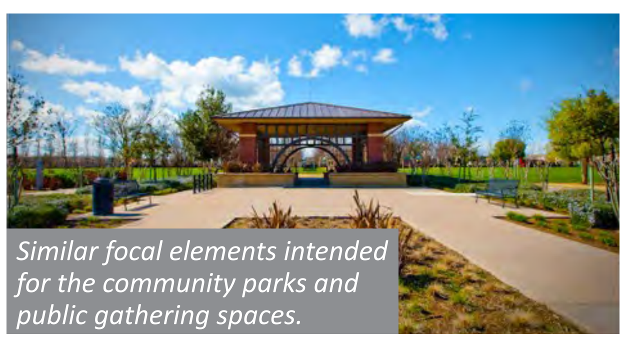
Several identifying design and landscape elements will be incorporated throughout the community at parks, passive open space areas, neighborhood entries, the Welcome Home Center, and commercial areas, and will generally include:

- Timeless stone and corten steel look/ finish for monumentation, wayfinding, and accessory structures.
- Natural landscaped areas blended with manicured landscaping.
- Low water, drought tolerant and native tree and shrub materials, such as California Sycamores and Oaks.
- Natural materials such as stone and wood.
- Varied paving materials, including stone, concrete, wood, decomposed granite, and concrete pavers. (Path of travel shall meet the requirements of California Building Code (CBC) 11B Division 4 for accessible routes)



Masonry elements and large specimen trees intended for use throughout the community.

Park structures depicting the design intent for the community.



Similar focal elements intended for the community parks and public gathering spaces.

3.4.3 Landscape Guiding Principles

Through thoughtful, sensitive design, each of the residential, commercial, and industrial areas can be designed to conserve valuable resources and create a noteworthy community within the City of Tracy. Landscape Architects are encouraged to research alternative sustainable possibilities and incorporate them into the model home and common area landscape design. The following is a list of various 'sustainable' features to be used and/or considered for the Tracy Hills Development at the improvement plan phase/ level.

- Incorporate a state of the art water management system that allows groundwater to recharge.
- Encourage the use of low toxic wood preservatives (no CCA), or naturally rot-resistant wood for landscaping.
- Choose low water, drought tolerant, and/or native plants that match the micro climate, and soil conditions.
- Select plants that are "non-invasive" according to the current California Invasive Plant Inventory, published by the California Invasive Plant Council.
- Design landscape and plant spacing to allow for plants to reach mature size. Using appropriate sizes and the thoughtful placing of plants prevents overgrowth and future thinning, reducing the amount of material sent to the landfill.
- Locate plants to ensure proper drainage and to reduce potential damage to buildings.
- Reuse soils from the site, if appropriate, as horticultural soils.
- Maintain and/or improve soil health through responsible management including nurturing soil with organic matter, reducing synthetic fertilizer use, and restoration to sustain protected and future ecosystems.
- Use integrated pest management to control or eliminate pesticide and toxic chemical use.
- Increase tree cover to provide shade in developed areas to reduce energy demand, mitigate solar heat gain into buildings, and to reduce the amount of heat absorbed by paved areas.

- Plant deciduous trees on the south side of buildings to allow for increased solar heat gain in winter months (thereby reducing energy needed for heating interiors) and shading in summer months (thereby reducing energy needed for cooling interiors).
- Minimize the use of large turf areas (except within parks) or inefficient small turf areas (those under 10'-0" in width) in landscaping by incorporating water-conserving groundcovers or perennial grasses, shrubs, and trees.
- Utilize weather and climate-smart irrigation controllers.
- Design irrigation zones to suit plant requirements and incorporate high-efficiency nozzles.
- Use sustainable materials in landscape construction and site furnishing selections including, but not limited to, recycled materials, permeable paving, environmentally preferable/ responsible products, materials that can be recycled, certified "green" products, and locally available or locally manufactured products.

Example of sustainable landscape palette materials within drainage swales

Example of sustainable landscape plant material

Example of permeable paving

3.4.4 Community Monumentation Identity Plan

Appropriate thematic identification is important in establishing a new community and maintaining the overall Tracy Hills theme, as well as providing a system for identifying community development and giving directional information to residents and visitors. A Community Identity Signage/Monumentation Key Map is provided below, Figure 3-1.

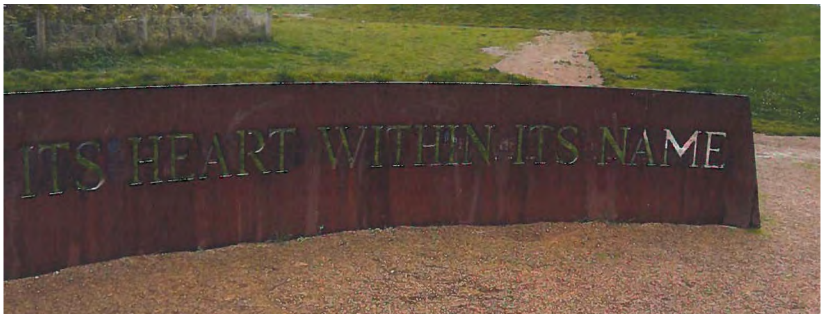
Community monumentation, through signage with decorative typefaces and symbolic graphics, will inform the visitor that they are entering a planned community. Monumentation will direct visitors who have entered Tracy Hills towards the distinct community components and amenities. Monumentation will be consistent with the character of the project, but flexible enough to respond to individual project contexts. Logos, type styles, color schemes, and architectural features should be consistent throughout the area being identified. Monumentation may vary in size and detail in a manner that reflects their relative importance within the signage hierarchy, but will incorporate all the materials proposed within the monumentation.

Legend

Symbol	Description/Location
	Community Gateway Icon - Develop a vertical icon to create a unifying community identity and statement of community commitment and quality that is visible from the I-580.
	Primary Community Monumentation - Identifies overall community of Tracy Hills for current and future phases
	Secondary Community Monumentation - Identifies residential community entrance on a vertical architecture wall/monument
	Primary Neighborhood Entry Signage- Identifies entries of the neighborhoods off main arterial roads
	Park Signage- Simlar to Neighborhood Entries but at a smaller scale and identifies main park entry.
	Trailhead Marker- Signage at a smaller scale to blend into surroundings. It identifies location of a trail access where it connects to a roadway.

Figure 3-1 Community Identity Signage/Monumentation Key Map - Phase 1A

**These are 'proposed' locations and will be modified based on actual builder entries and necessity for entry identification. A detail plan for each phase shall be reviewed and approved by the City of Tracy prior to installation of any signs. Monument design and application will be consistent with monument design and location shown herein for Phase 1A.*



Corten steel look example of material only

Example for community buildings such as the Welcome Home community building referenced herein.

The photos herein represent the proposed materials and general design intent of the Community Monumentation.

- All community monumentation to be consistent with these proposed designs and materials.
- Metal Panels - panels shall have a corten steel look/finish with laser-cut or water-cut lettering.
- ~~Gabion~~ Stone Wall - Dry Stacked Stone.~~, with optional metal mesh cage and steel rebar structure, metal to allow to rust.~~
- Community Icon - with corten steel or other. ~~possible Windmill - wood, steel, painted.~~
- Logo within the metal panel - water/laser-cut panel or accent painted steel.
- Drystack Ledgestone Panel Standard ~~within the optional rebar steel cage~~ for the base of all monumentation.

Stone form for base of proposed monumentation and other vertical hardscape community elements.

Corten Steel look example of material and panel inset on monumentation.

3.4.5 Community Monumentation

1. Community Gateway Icon

The Community Gateway Icon will be the landmark of the new community and establish a unifying community identity while providing a strong statement of community, commitment, and quality. ~~A potential idea is proposed for a modern barn-like building coupled with an updated windmill sculpture that will comprise the Community Gateway Icon, conveying the agricultural heritage of the project site and serve as a "Welcome Home" center. Following use by the developer for marketing purposes, this building can serve as a potential neighborhood market and mail center for the community, or be used for any other community use that is permitted by this Specific Plan.~~ The Community Gateway Icon shall be privately maintained. The Community Gateway Icon shall be subject to Development Review approval by City Council, as specified in Section 5.1.2 of this Tracy Hills Specific Plan. The design and location of the Community Gateway Icon or second Community Gateway Icon may be approved as part of this Specific Plan, without requiring a Development Review permit, if the proposal matches design and location details shown in the Specific Plan or Appendix to the Specific Plan.

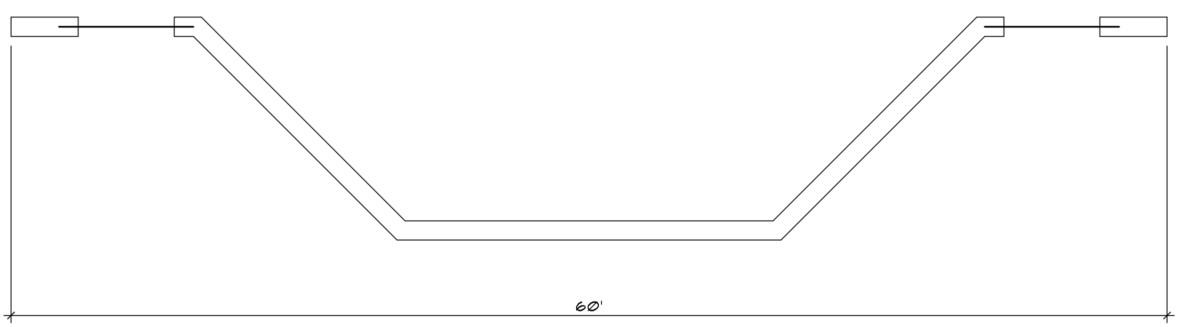
All public right-of-way landscaping and other improvements, such as monumentation, walls and fences, furniture and accessories, and lighting, shall be reviewed by the City through the Improvement Plans. All landscaping and other improvements which are located on private property shall be subject to Development Review, as specified in the Tracy Municipal Code.

~~Conceptual~~ I-580 sign design provided for thematic purposes. ~~Dimensions provided for proportion scale only.~~

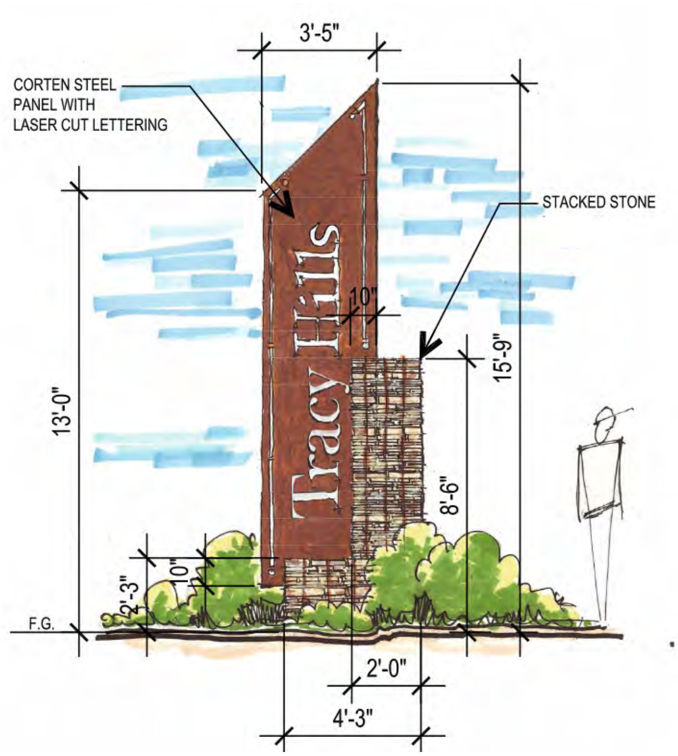
2. Primary Community Monumentation

Primary Community Monumentation will be located at the main entrance to the Tracy Hills development, at the community access point off of Corral Hollow Road. These signs will be the largest of the community monumentation and will incorporate natural stone wall elements with corten steel laser-cut/water-cut accent panels. The Tracy Hills Community name is proposed to resemble corten steel raised lettering. (Font style per Branding Consultant.) The Primary Community Monumentation will be anchored with three specimen Oak trees nestled amongst low-water shrubs and grasses.

Primary Community Monumentation

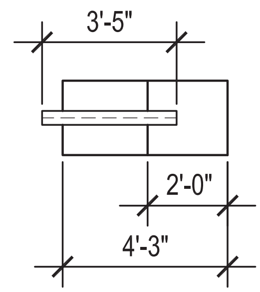


Primary Community Monumentation - Plan View

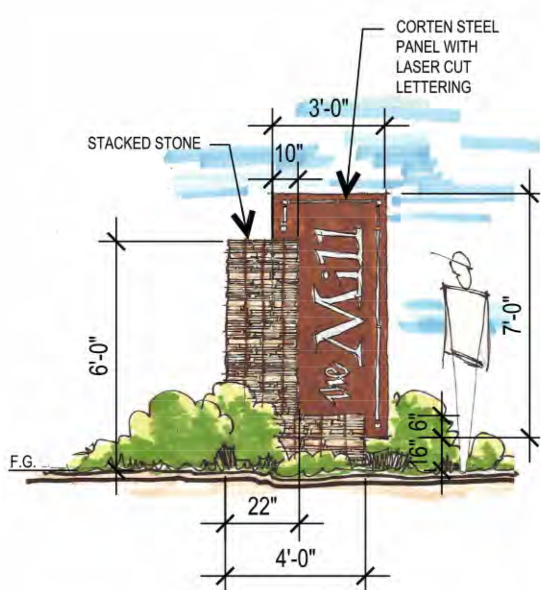


3. Secondary Community Monumentation

Secondary Community Monumentation will be located on the main Spine Road announcing the entry to the residential community of the Tracy Hills development. These signs will be the most vertical of the community monumentation and will incorporate a large vertical corten steel laser-cut/water-cut panel with a stone base. ~~that can opt to add a gabion mesh over the natural stone. The Tracy Hills Community Logo will be incorporated into the corten steel, and m~~ Medium to low-growing shrub material will soften the base.



SECONDARY COMMUNITY MONUMENTATION

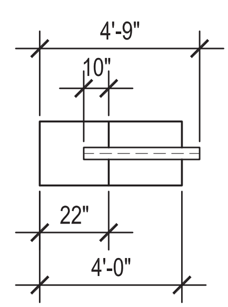


4. Primary Neighborhood Monumentation

Primary Neighborhood Monumentation will be used to identify the various residential neighborhood entry points within the Tracy Hills community. The entry monumentation incorporates the design elements of the ~~natural~~ stacked stone walls ~~with optional gabion mesh over the natural stone~~, corten steel panel with laser-cut/ water-cut typeface. ~~and the Tracy Hills Community Logo, surrounded by m~~Medium to low growing shrub material.

*(“The Mill” is not an actual name but a conceptual placeholder for builder neighborhood names.)

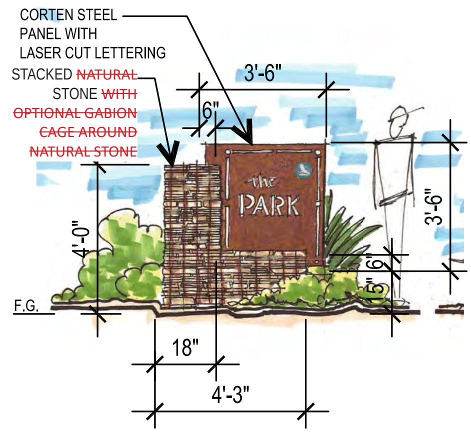
Community Monumentation and Primary Neighborhood Monumentation shall be located outside of City sightline setbacks.



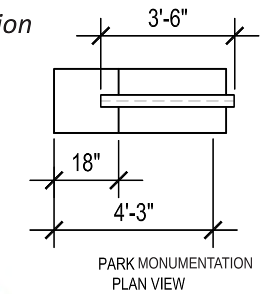
PRIMARY NEIGHBORHOOD MONUMENTATION
PLAN VIEW

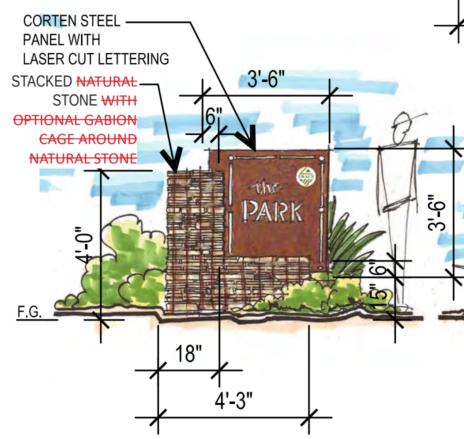
5. Park Monumentation

Park Monumentation will identify park and recreation spaces throughout the Tracy Hills development. The design of the monumentation is similar to the Primary Neighborhood Monumentation, but will be constructed at a smaller scale. A laser-cut/water-cut corten steel panel with the park name and the Tracy Hills Community Logo nestled into a stacked ~~natural~~ stone will identify the park space. ~~wall with optional gabion mesh over natural stone will identify the park spaces.~~ Park monumentation will be located where most visible and always a minimum of 5’-0” from back of walkway and hardscape. Park monumentation at City-owned Public Parks ~~will~~ may incorporate the City of Tracy logo. ~~Park monumentation at HOA-owned Private Parks will incorporate the Tracy Hills Community logo.~~



Private Park Monumentation

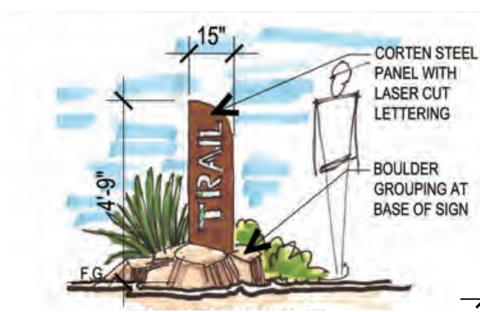




Public Park Monumentation

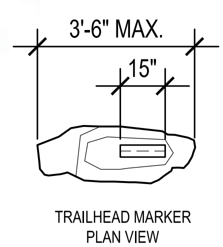
6. Trailhead Marker

Trailhead Markers are located at points where a trail connects to a roadway or intersection. These wayfinding indicators have accent design elements that match the community monumentation and are nestled within a boulder grouping. The Trailhead Markers are a simpler design at a smaller scale. They are compatible with their surroundings and aesthetically pleasing. Trailhead markers will be located at key trailhead areas for directional purposes and located a minimum of 3’- 0” from any hardscape/walkways.



7. Font/Branding/Details for Community Monumentation

The details conceptually illustrate how each of the materials can be applied and connected to create a seamless transition from one element to another. Community logo, typeface, and font style are conceptual only.



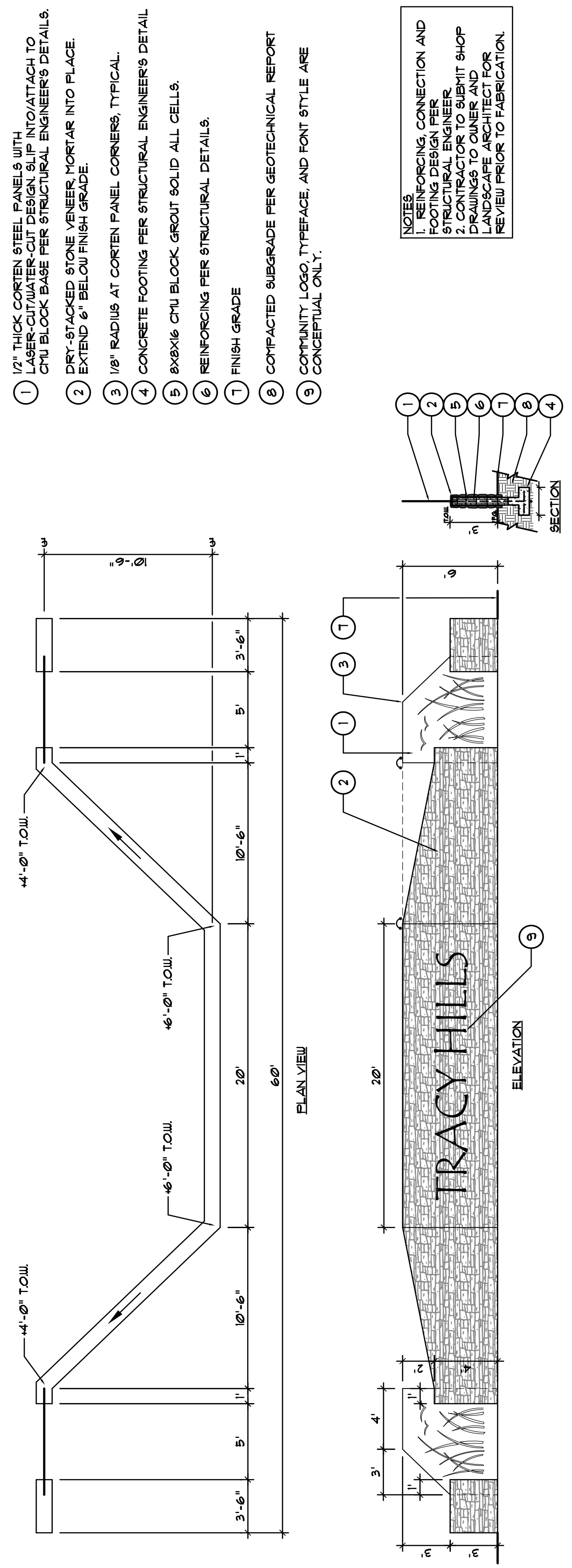


Figure 3-2a Primary Community Monumentation

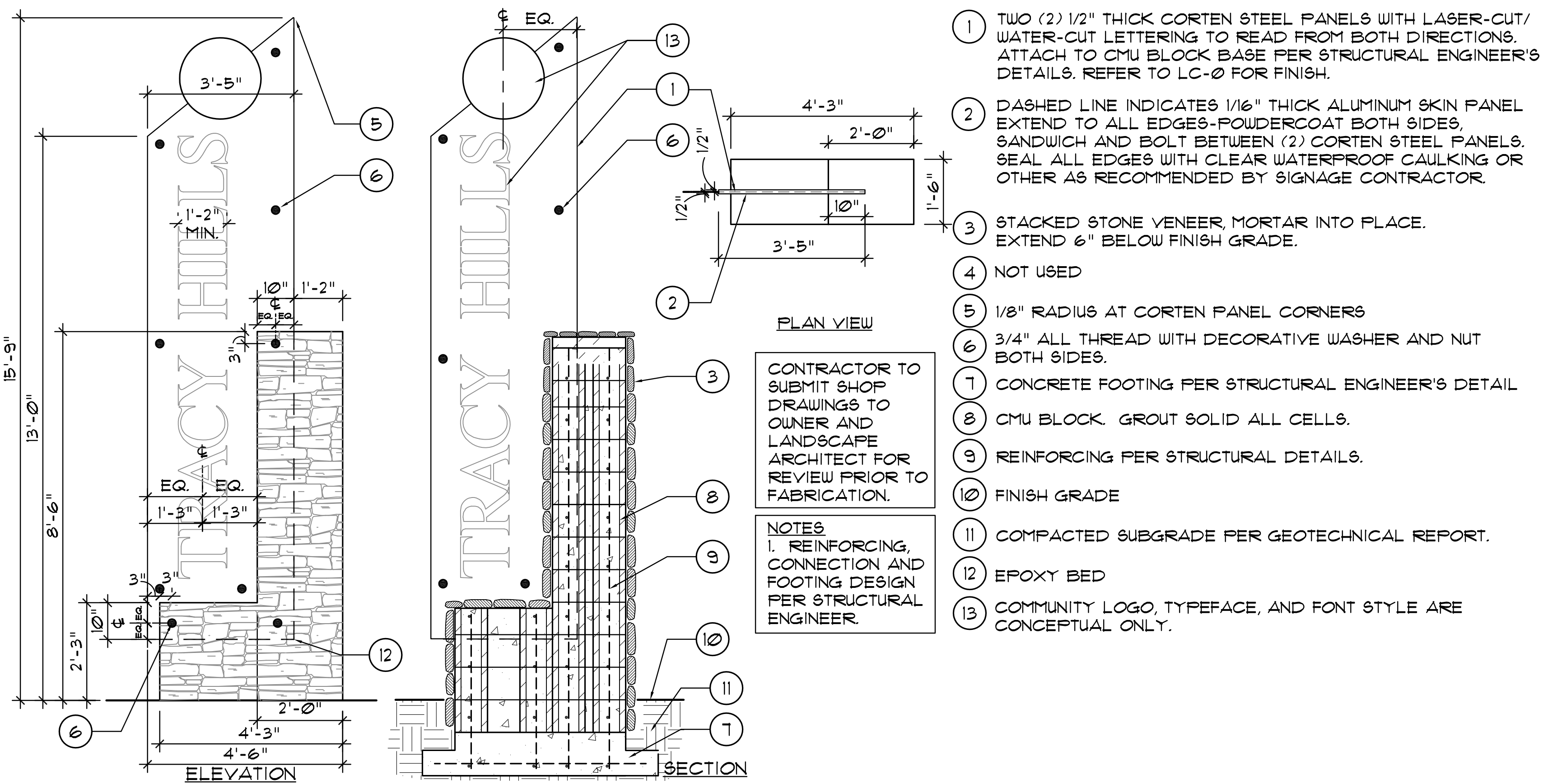
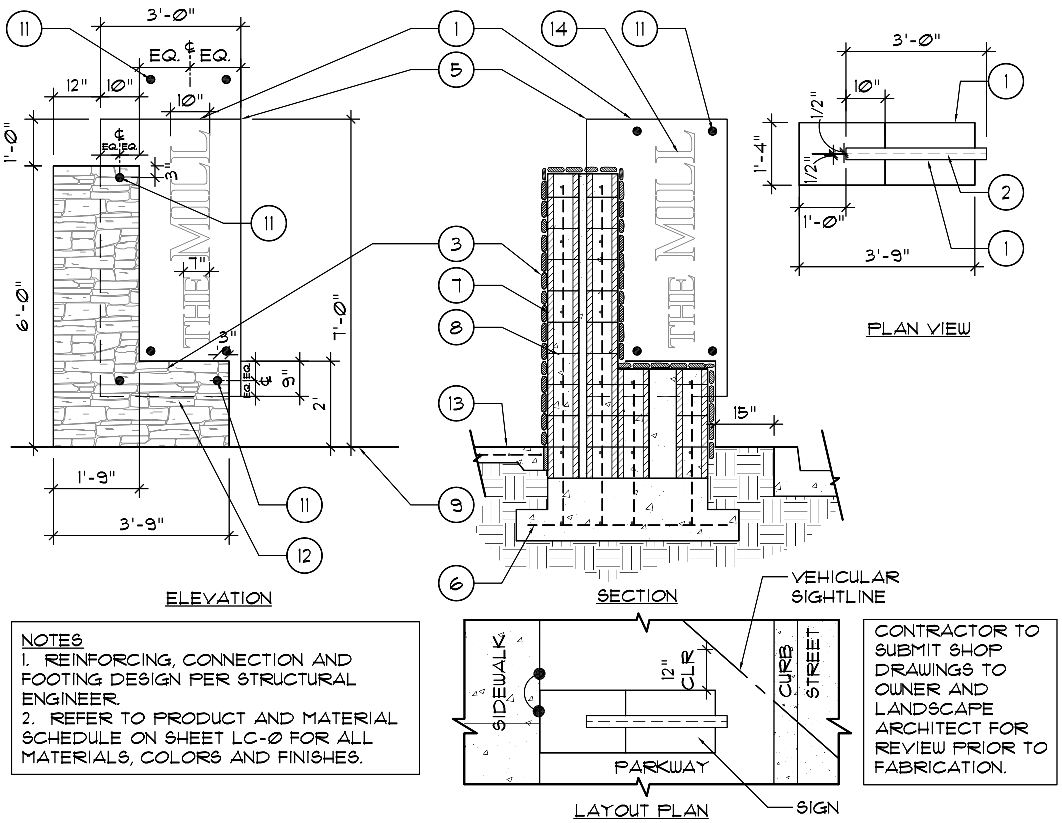


Figure 3-2b Secondary Community Monumentation

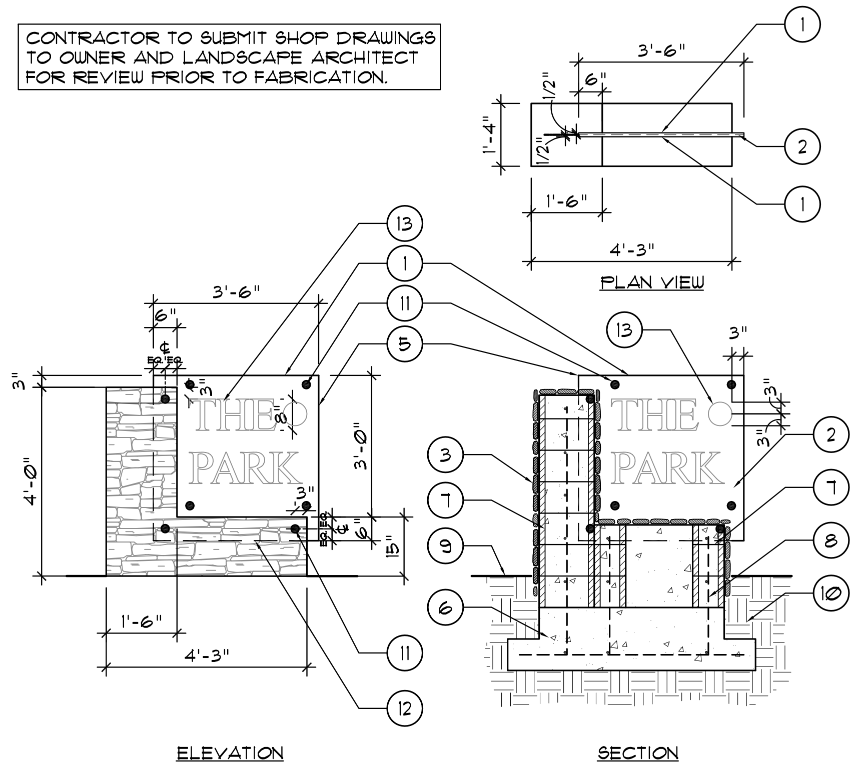
NOTE: Construction specifications/ detailing herein are subject to change based on structural calculations.



1. TWO (2) 1/2" THICK CORTEN STEEL PANELS WITH LASER-CUT/ WATER-CUT LETTERING TO READ FROM BOTH DIRECTIONS. ATTACH TO CMU BLOCK BASE PER STRUCTURAL ENGINEER'S DETAILS. REFER TO LC-0 FOR FINISH.
2. DASHED LINE INDICATES 1/16" THICK ALUMINUM SKIN PANEL EXTEND TO ALL EDGES-POWDERCOAT BOTH SIDES, SANDWICH AND BOLT BETWEEN (2) CORTEN STEEL PANELS. SEAL ALL EDGES WITH CLEAR WATERPROOF CAULKING OR OTHER AS RECOMMENDED BY SIGNAGE CONTRACTOR.
3. STACKED STONE VENEER, MORTAR INTO PLACE. EXTEND 6" BELOW FINISH GRADE - NO GROUT.
4. NOT USED
5. 1/8" RADIUS AT CORTEN PANEL CORNERS
6. CONCRETE FOOTING PER STRUCTURAL ENGINEER'S DETAIL
7. CMU BLOCK. GROUT SOLID ALL CELLS.
8. REINFORCING PER STRUCTURAL DETAILS.
9. FINISH GRADE
10. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
11. 3/4" ALL THREAD WITH DECORATIVE WASHER AND NUT BOTH SIDES.
12. EPOXY BED
13. ADJACENT CONCRETE PAVING,
14. COMMUNITY LOGO, TYPEFACE, AND FONT STYLE ARE CONCEPTUAL ONLY.

Figure 3-3 Primary Neighborhood Monumentation

NOTE: Construction specifications/ detailing herein are subject to change based on structural calculations.

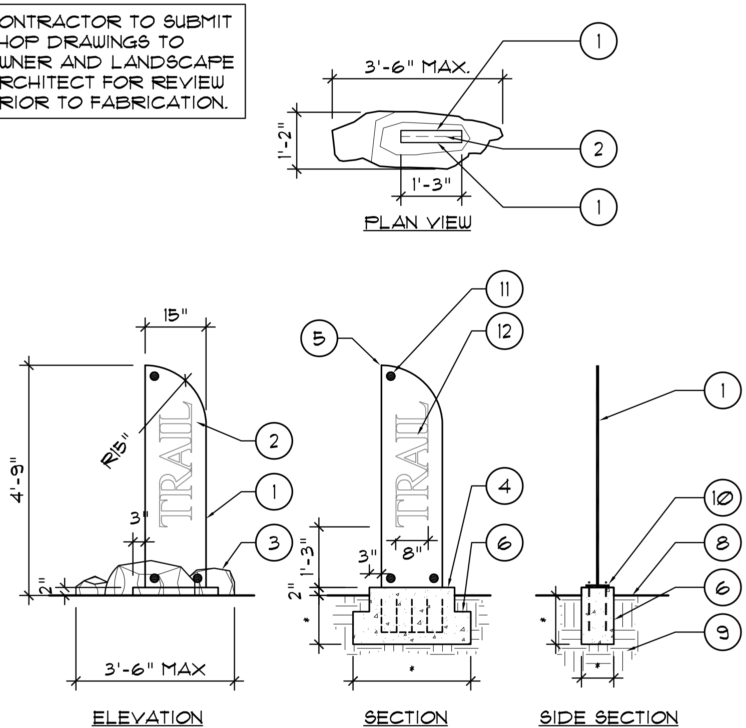


1. TWO (2) 1/2" THICK CORTEN STEEL PANELS WITH LASER-CUT/ WATER-CUT LETTERING TO READ FROM BOTH DIRECTIONS. ATTACH TO CMU BLOCK BASE PER STRUCTURAL ENGINEER'S DETAILS. REFER TO LC-0 FOR FINISH.
2. DASHED LINE INDICATES 1/16" THICK ALUMINUM SKIN PANEL EXTEND TO ALL EDGES-POWDERCOAT BOTH SIDES, SANDWICH AND BOLT BETWEEN (2) CORTEN STEEL PANELS. SEAL ALL EDGES WITH CLEAR WATERPROOF CAULKING OR OTHER AS RECOMMENDED BY SIGNAGE CONTRACTOR.
3. STACKED STONE VENEER, MORTAR INTO PLACE. EXTEND 6" BELOW FINISH GRADE - NO GROUT.
4. NOT USED
5. 1/8" RADIUS AT CORTEN PANEL CORNERS AND OUTSIDE CORNERS.
6. CONCRETE FOOTING PER STRUCTURAL ENGINEER'S DETAIL
7. CMU BLOCK. GROUT SOLID ALL CELLS.
8. REINFORCING PER STRUCTURAL DETAILS.
9. FINISH GRADE
10. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
11. 3/4" ALL THREAD BOLT WITH DECORATIVE WASHER AND NUT BOTH SIDES.
12. EPOXY BED
13. COMMUNITY LOGO, TYPEFACE, AND FONT STYLE ARE CONCEPTUAL ONLY.

Figure 3-4 Park Monumentation

NOTE: Construction specifications/ detailing herein are subject to change based on structural calculations.

CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.



1. TWO (2) 1/2" THICK CORTEN STEEL PANELS WITH LASER-CUT/ WATER-CUT LETTERING TO READ FROM BOTH DIRECTIONS. ATTACH TO CMU BLOCK BASE PER STRUCTURAL ENGINEER'S DETAILS. REFER TO LC-0 FOR FINISH.
2. DASHED LINE INDICATES 1/16" THICK ALUMINUM SKIN PANEL EXTEND TO ALL EDGES-POWDERCOAT BOTH SIDES, SANDWICH AND BOLT BETWEEN (2) CORTEN STEEL PANELS. SEAL ALL EDGES WITH CLEAR WATERPROOF CAULKING OR OTHER AS RECOMMENDED BY SIGNAGE CONTRACTOR.
3. BOULDER GROUPING AT BASE OF SIGN. PLACE BOULDERS ON ALL SIDES TO COVER BASE.
4. POURED-IN-PLACE CONCRETE CURB WITH 1/2" RADIUS EASED EDGES.
5. 1/8" RADIUS AT CORTEN PANEL CORNERS AND OUTSIDE EDGES.
6. CONCRETE FOOTING PER STRUCTURAL ENGINEER'S DETAIL
7. REINFORCING PER STRUCTURAL DETAILS.
8. FINISH GRADE
9. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
10. CORTEN MOUNTING PLATE TO MATCH SIGN PANEL. WELD TO SIGN PANEL. MOUNT TO CONCRETE CURB PER STRUCTURAL ENGINEER'S DETAILS.
11. 3/4" ALL THREAD BOLT WITH DECORATIVE WASHER AND NUT BOTH SIDES.
12. COMMUNITY LOGO, TYPEFACE, AND FONT STYLE ARE CONCEPTUAL ONLY.

Figure 3-5 Trailhead Marker

NOTE: Construction specifications/ detailing herein are subject to change based on structural calculations.

3.4.6 Streetscape and Trails

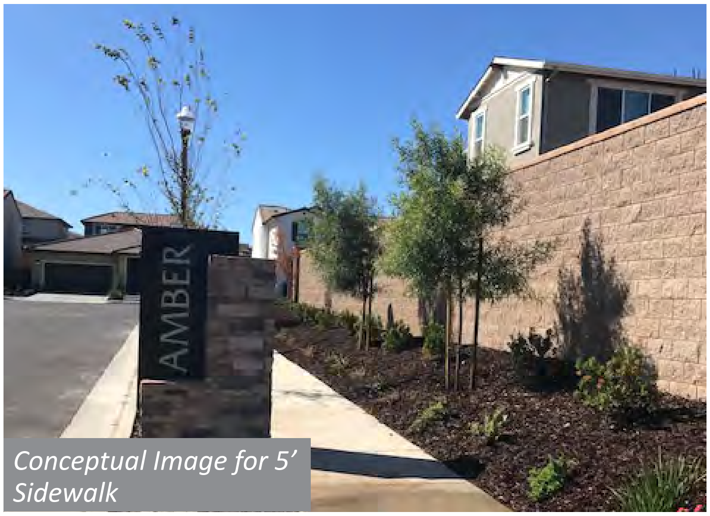
Several streetscapes applications are proposed within the Tracy Hills development, as shown within this section, Streetscape and Trails. As illustrated in the ~~following~~ exhibits, a hierarchy of streetscapes is provided and distinctive landscape treatments are planned for each type of roadway. Landscape and hardscape treatments include ~~elements~~ a multitude of varying applications, such as landscaped medians, sidewalks, enhanced ~~paving (painted crossings and stamped asphalt) at~~ pedestrian crossings ~~and primary/secondary entries,~~ bike trails, native soil trails and Decomposed Granite trails where applicable providing a myriad of visitor experiences. Trailhead markers and mile markers will be strategically placed at trailheads and along the hardscape and native soil trails to enhance walking and hiking activities. ~~and p~~ Parkway trees with evergreen backdrops are designed to enhance roadways. Enhanced paving ~~used~~ mentioned herein is defined as any paving other than natural gray concrete or asphaltic concrete. The use of enhanced paving is strongly encouraged. The ~~main Spine Road~~ major arterials will feature such landscape elements as monumentation, street furniture, and a predominant plant palette consisting of Oak Tree focal elements, Sycamore trees and vertical tree backdrops (appropriate species to be used, taking into account the width of the landscape area behind the sidewalk). Streetscapes and Trails are provided as shown in the following pages (Figures 3-6 to 3-14.) These street sections are depicting landscape applications for each section. Refer to Section 4 for engineered street sections.


Conceptual Image for Multi-use/Bike Trail


Conceptual Spine Road Streetscape Image


Conceptual Image for Class I Bike Trail

Note: Renderings assume full growth vegetation to illustrate design intent.



Conceptual Image for 5’ Sidewalk


Conceptual Image for Native Soil Trail


Conceptual Image for Decomposed Granite Trail


Conceptual Image for Enhanced Pedestrian Crosswalk


Conceptual Image for Basin Trail


Conceptual Image for Enhanced Pedestrian Crosswalk

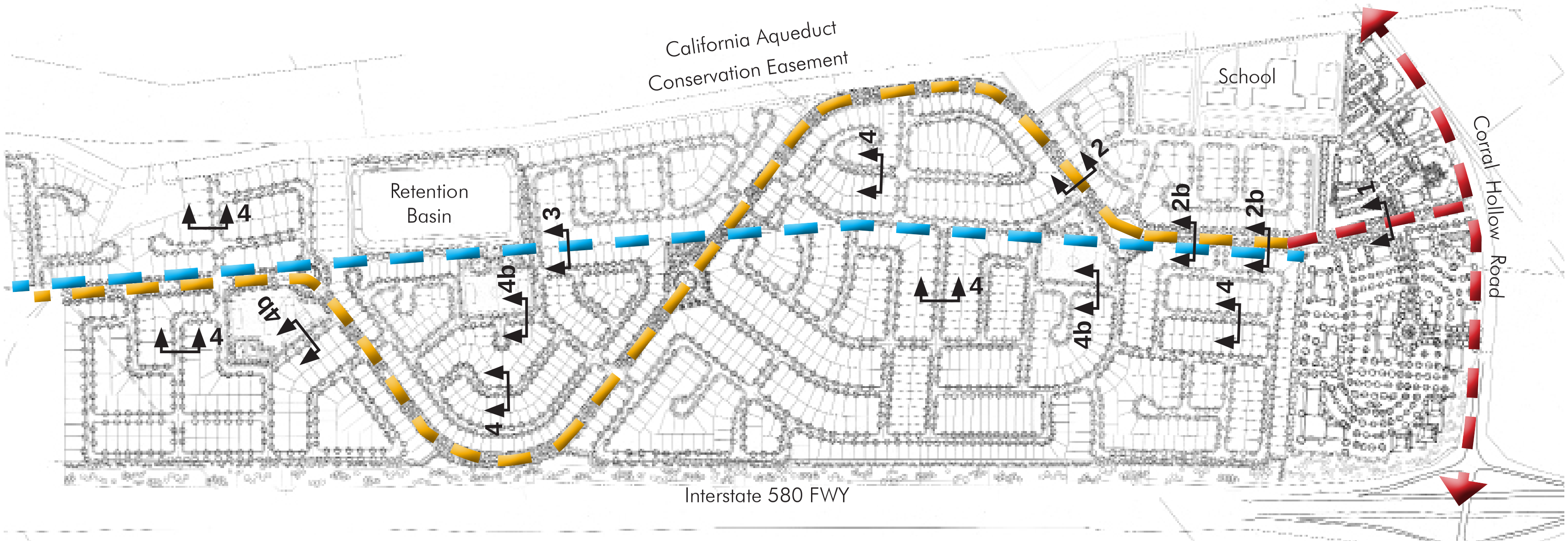
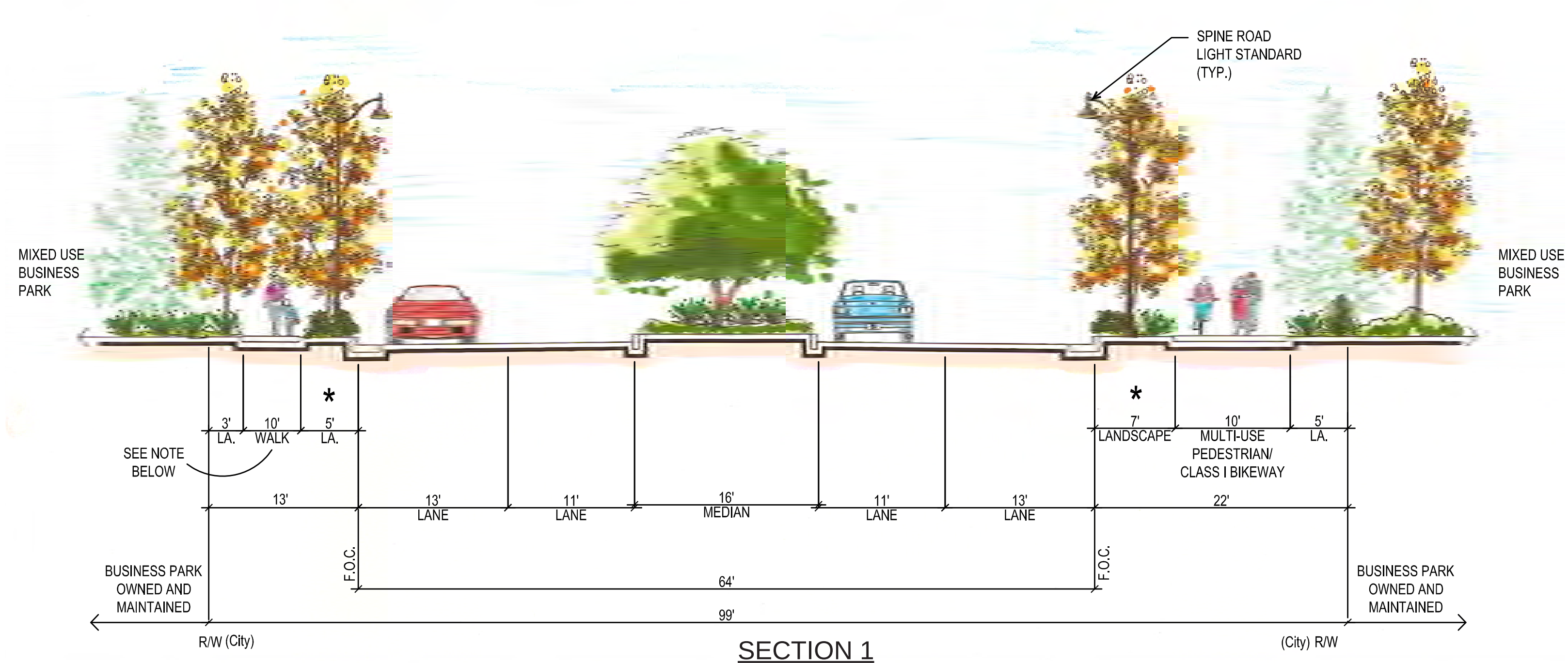


Figure 3-6 Streetscape and Trails Key Map - Phase 1A

Legend

Section	Symbol	Description/Location
1	red dashes	Class 1 Bikeway
2, 2b	orange dashes	10' Multi-Use Pedestrain/Class 1 Bikeway on both sides (Spine Road)
3	blue dashes	16.5' Pipeline Easement/Passive Trail
4, 4b	open box	Internal Residential Streets



SECTION 1

Figure 3-7 FOUR LANE MAJOR ARTERIAL WITH MEDIAN (99' R/W)

Note: Sidewalk is 5'-0" where adjacent to 16.5' Pipeline Easement.

** Tree species in narrow parkways will be carefully specified, allowing for proper root growth and details for mulch circles will be specified to allow for mowing.*

The main Spine Road will feature such landscape elements as monumentation, street furniture, and a predominant plant palette consisting of Oak Tree focal elements, Sycamore trees and vertical tree backdrops (appropriate species to be used, taking into account the width of the landscape area behind the sidewalk).

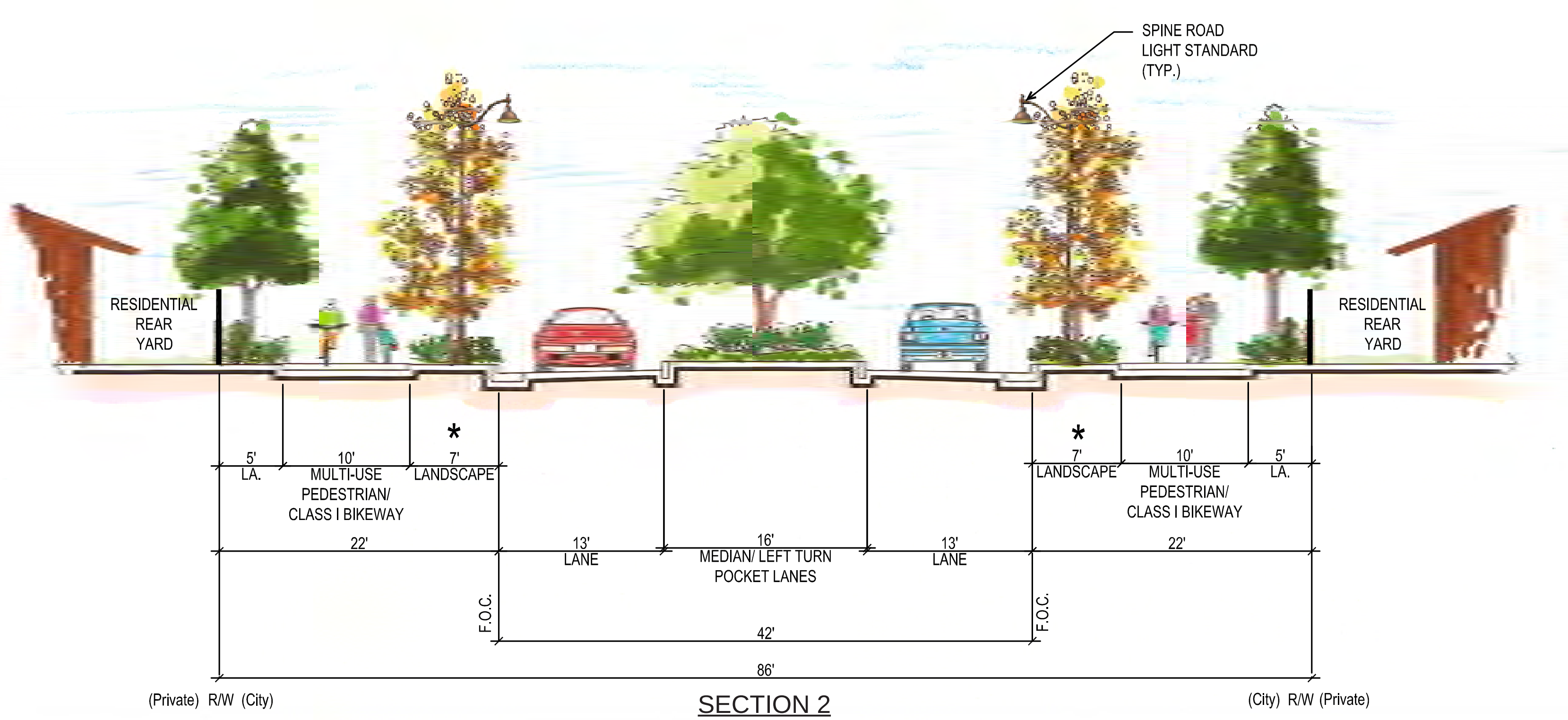


Figure 3-8 SPINE ROAD (86' R/W)

** Tree species in narrow parkways will be carefully specified, allowing for proper root growth and details for mulch circles will be specified to allow for mowing.*

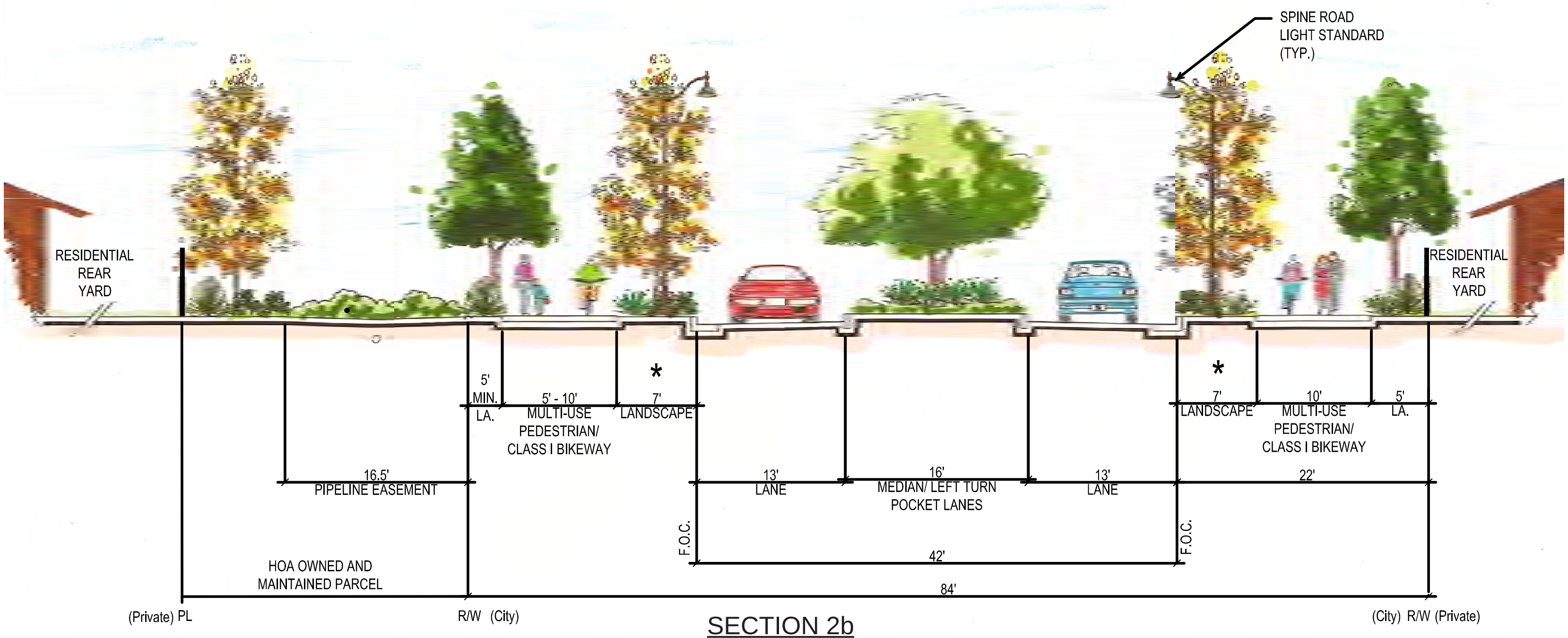


Figure 3-9 SPINE ROAD AND 16.5 ' PIPELINE EASEMENT

** Tree species in narrow parkways will be carefully specified, allowing for proper root growth and details for mulch circles will be specified to allow for mowing.*

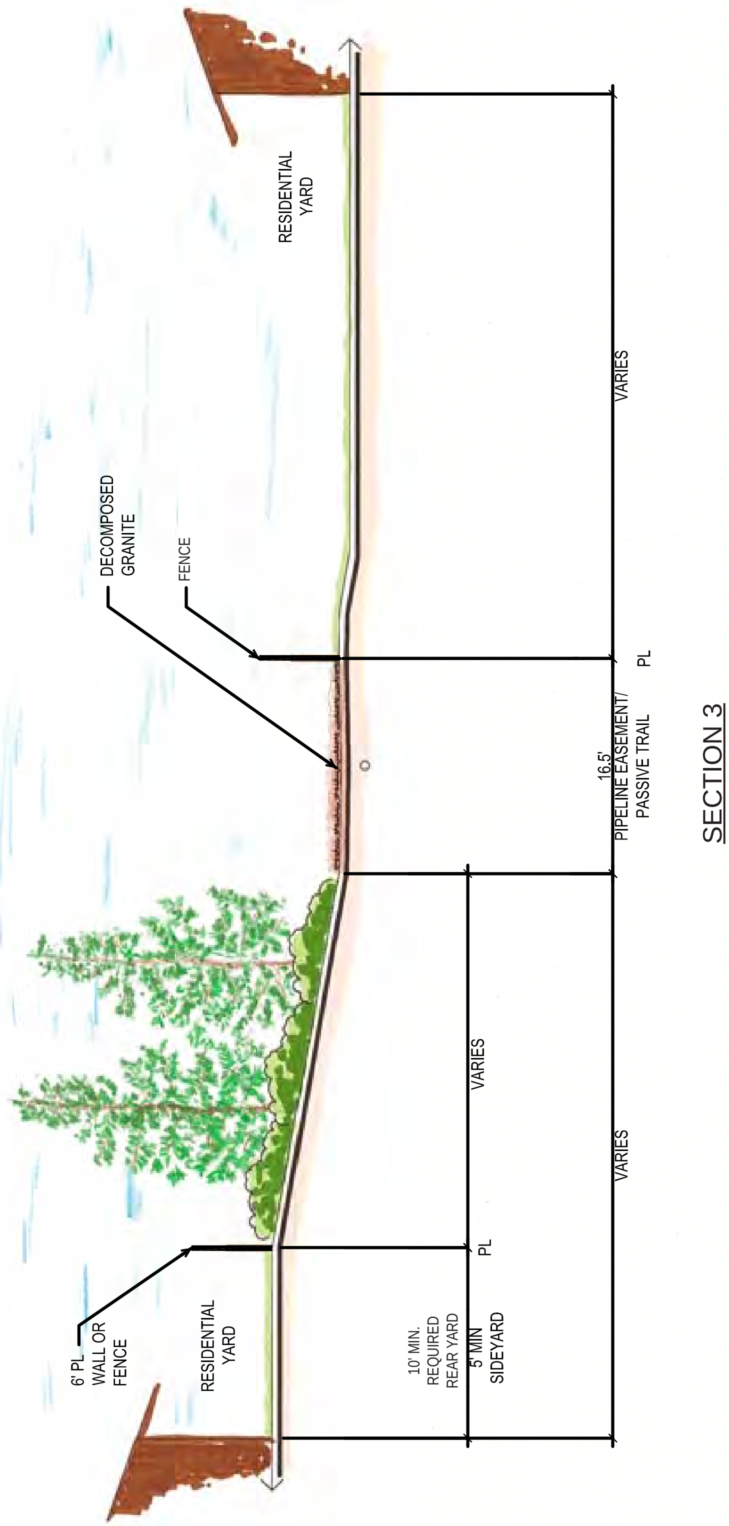
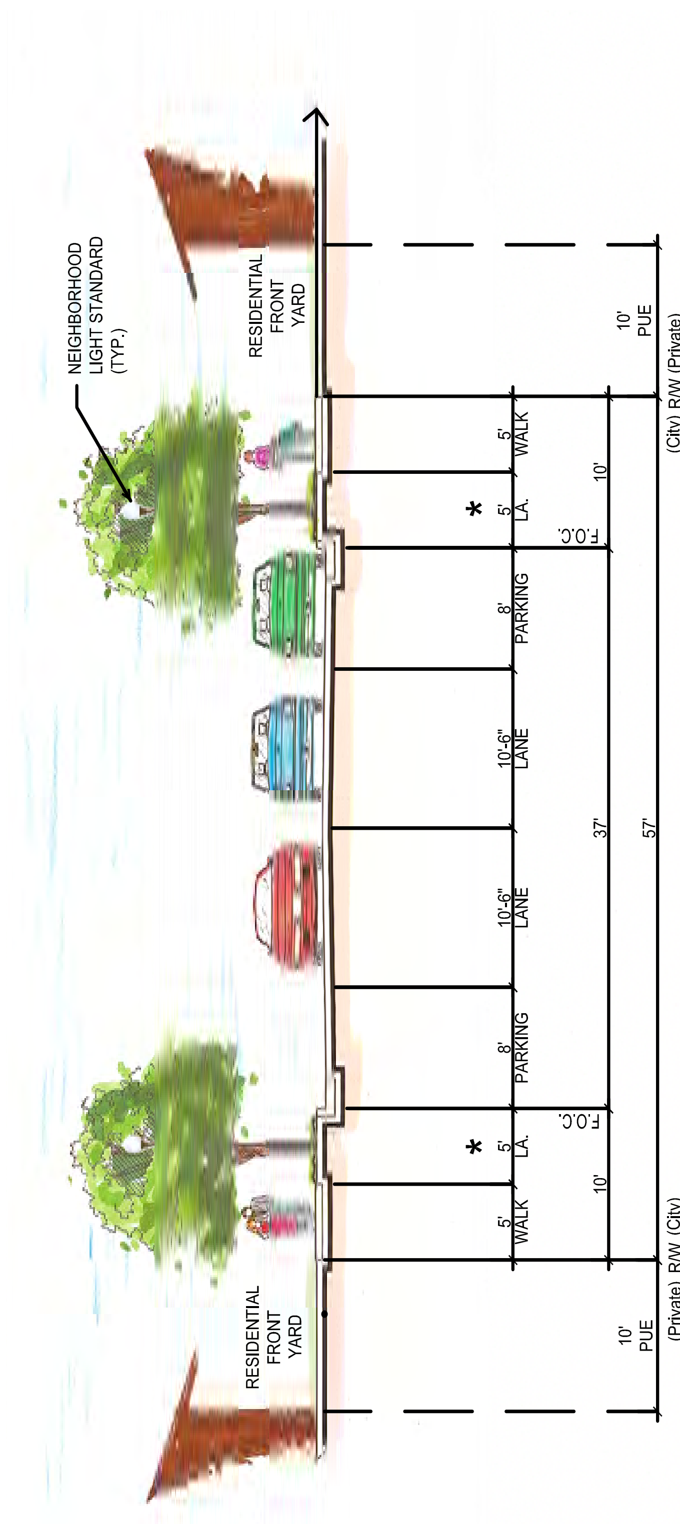


Figure 3-10 PIPELINE EASEMENT WITH RESIDENTIAL ON BOTH SIDES



SECTION 4

Figure 3-11 RESIDENTIAL STREET (57' R/W)

** Tree species in narrow parkways will be carefully specified, allowing for proper root growth and details for mulch circles will be specified to allow for mowing.*

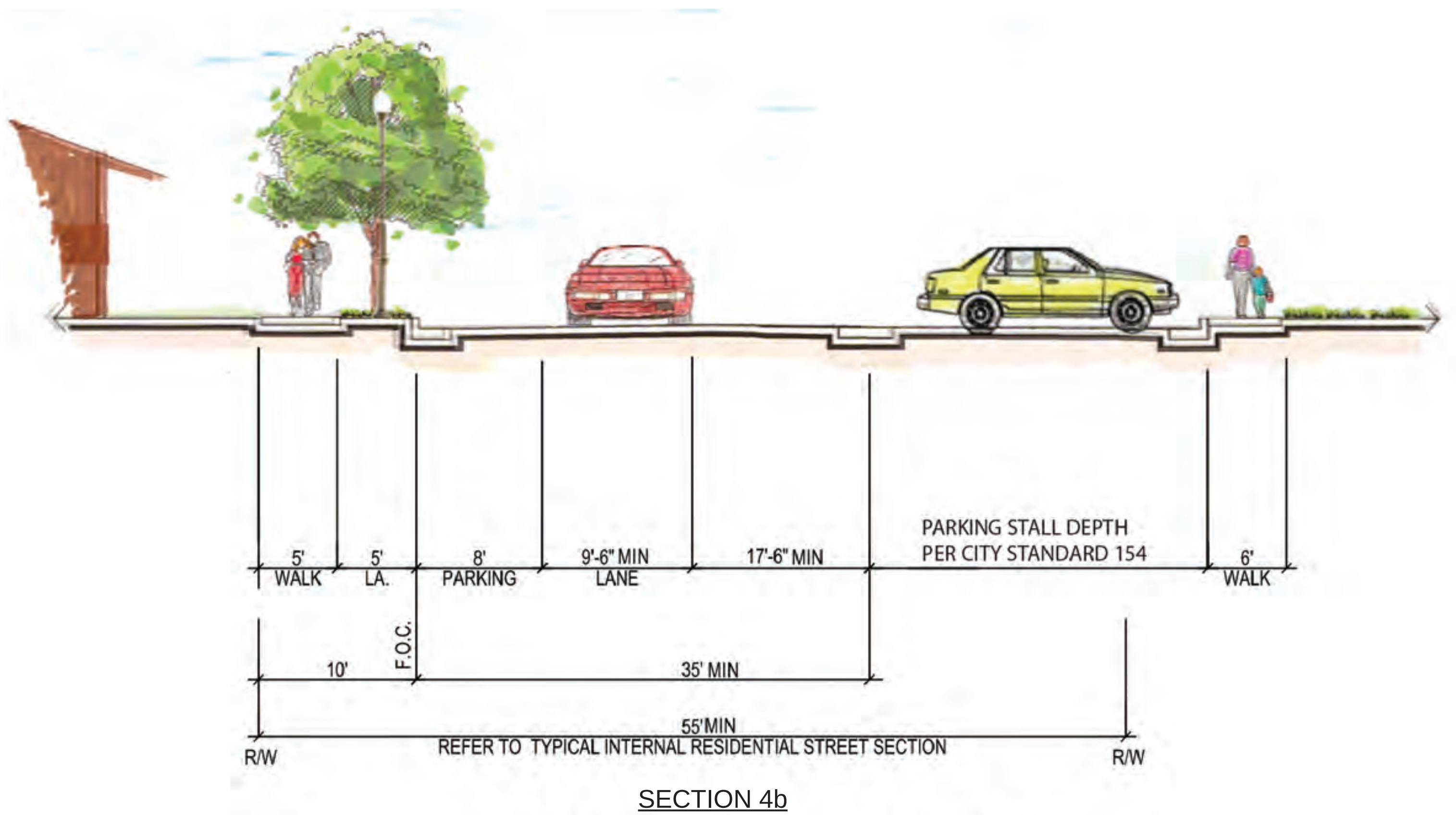


Figure 3-12 RESIDENTIAL STREET ADJACENT TO PARK

Parking Stall Note: The measurement of a parking stall will include the full length as measured at the angle of the parking space as per CBC 11B-502.2. Parking spaces and access aisles shall not exceed a slope of 1:48 as per CBC 11B-502.4.

3.4.7 Edge Conditions/Easements

One hundred foot wide conservation easements are recorded within the Specific Plan along most of both sides of I-580 and the south side of the California Aqueduct.~~, totaling approximately 120 acres. These easements were dedicated to San Joaquin Council of Governments in 2012.~~ The purpose of these conservations easements is to provide permanent wildlife habitat. These conservation easements will be owned and maintained by the project's HOA and zoned Tracy Hills Conservation (C-TH). No development within these areas will be allowed except for installation of landscape materials, irrigation, and protective fencing. Signs will be attached to the fencing advising the public to "stay out of the conservation easement areas."

1. Conservation Easement - Interstate 580

Residential development will interface with the I-580 conservation easement and a landscape buffer zone. An 8' high sound wall is planned at portions of the residential development boundary for sound attenuation from the nearby Interstate 580 Freeway. (Refer to Wall and Fence Section 3.4.11, for identification of those specific locations). The sound wall will be screened from the Interstate by groupings of evergreen and deciduous trees. The buffer zone between the sound wall and the conservation easement will include a 10' wide maintenance access road, a drainage swale, and landscape area. A 4'-7" high, easement barrier fence on the property line in between the conservation easement and the Tracy Hills development is proposed. The fence will act as a barrier between the conservation easement and the buffer zone with the intent to keep wildlife out of the community, keep larger domestic animals from entering the conservation easement and will serve as a barrier to people in the interest of public safety and integrity of the easement for wildlife.

2. Conservation Easement - California Aqueduct

The California Aqueduct Conservation Easement will have the existing native landscape "protected-in-place" and no additional landscape or irrigation improvements are proposed.

Figure 3-13 Edge Conditions/Easements Key Map

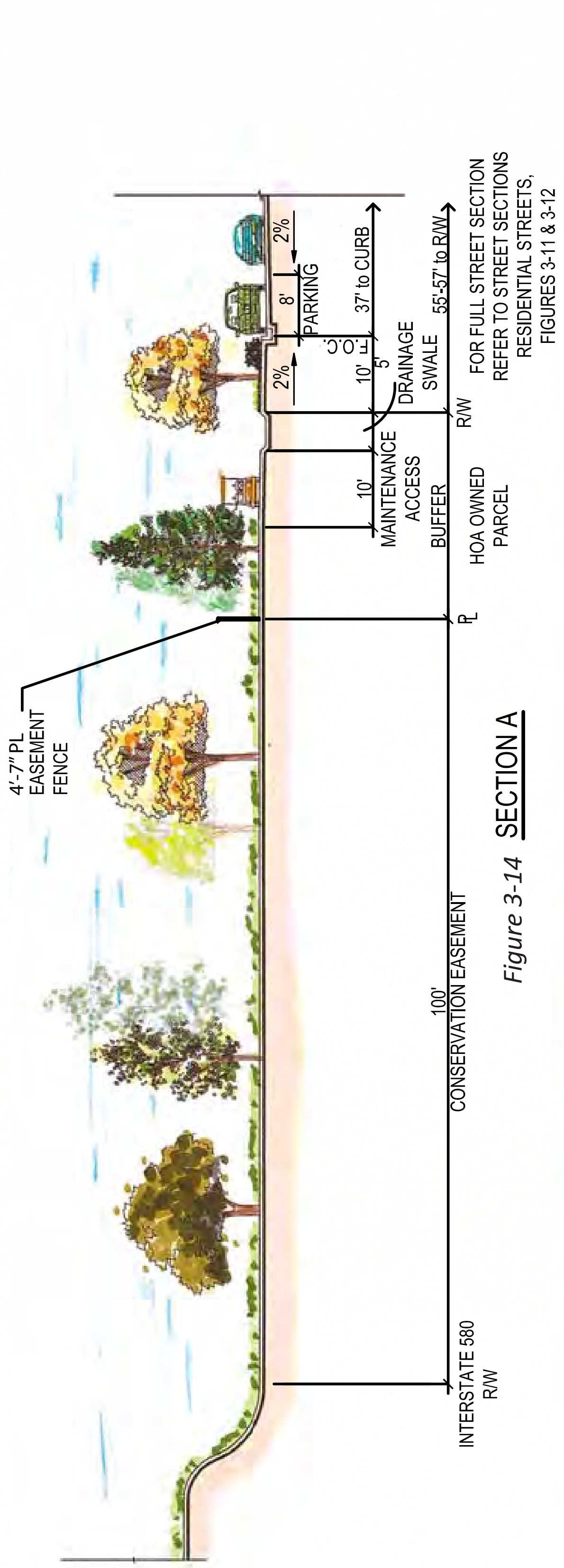


Figure 3-14 SECTION A

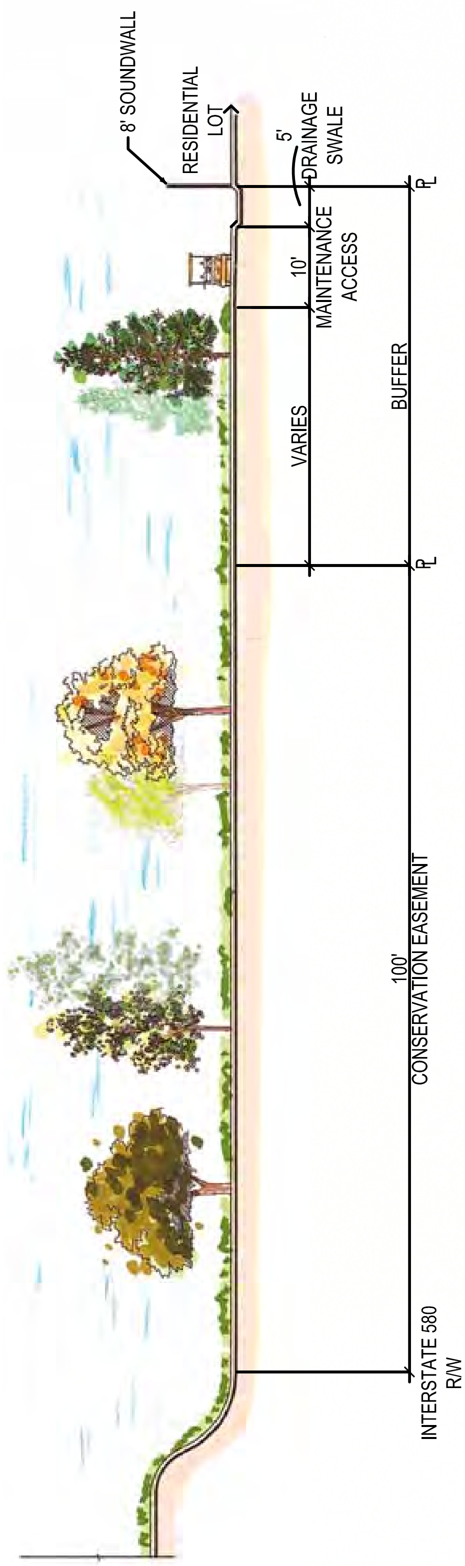


Figure 3-15 SECTION B

Typical aesthetic flavor of the design and/or maintenance of Conservation Easement area and buffer along the 580 Interstate Fwy corridor with Quercus agrifolia.

4'-7" Easement Fence acts as a barrier to wildlife, domestic animals and pedestrians.

8'-0" Sound barrier/Sound wall acts as a sound barrier, as well as a physical barrier to wildlife, domestic animals and pedestrians.

Photo represents block wall material finish and texture. Color of wall to be as specified in the wall and fence section 3.4.11 within this document.

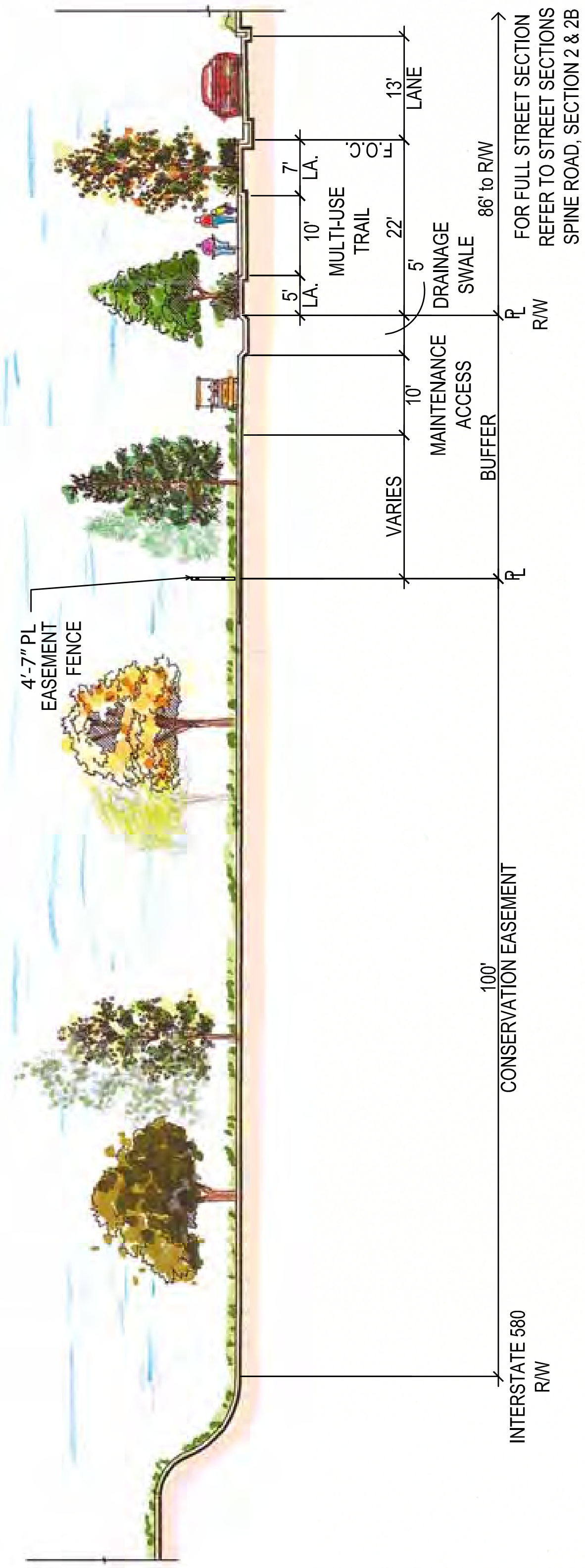


Figure 3-16 SECTION C

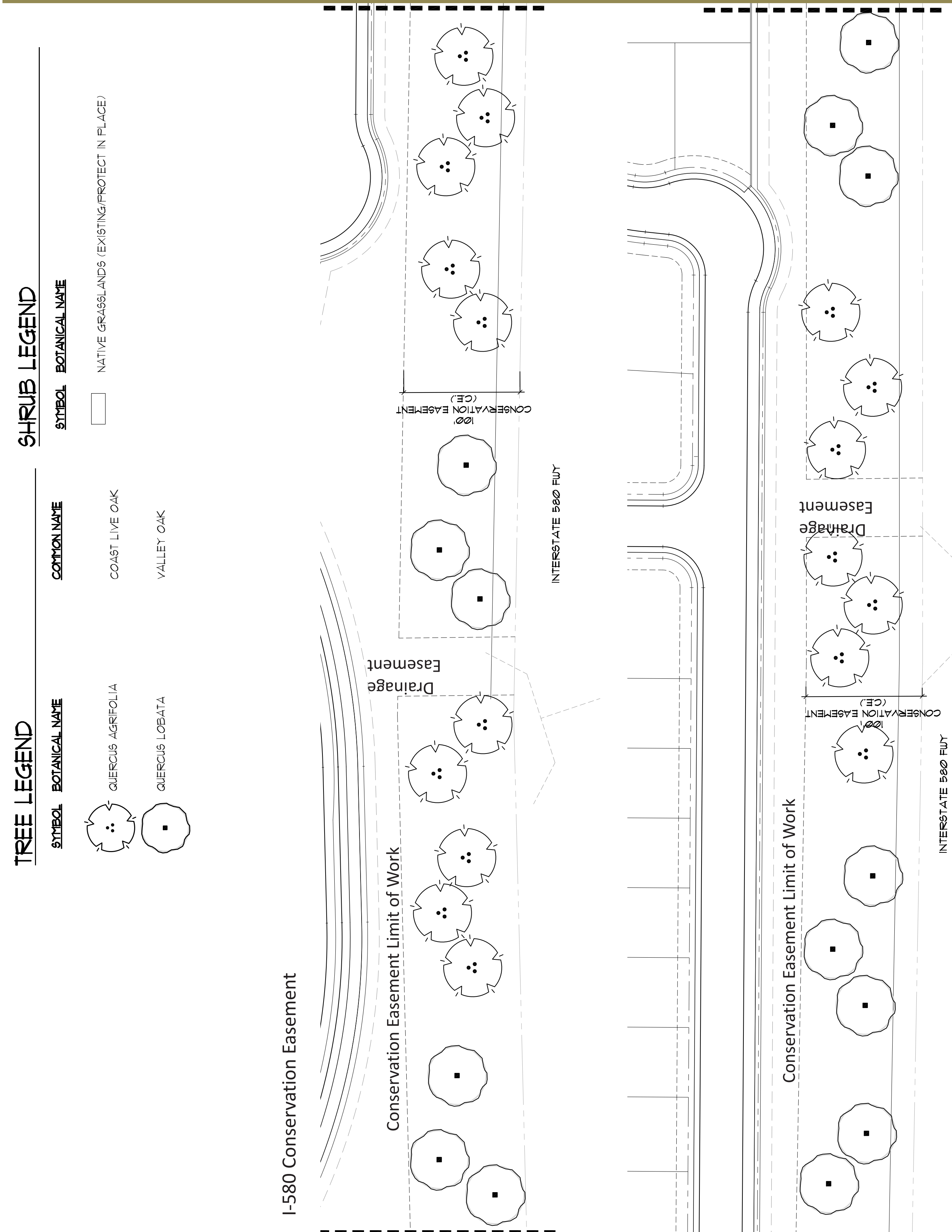


Figure 3-17 SAMPLE of Planting Scheme

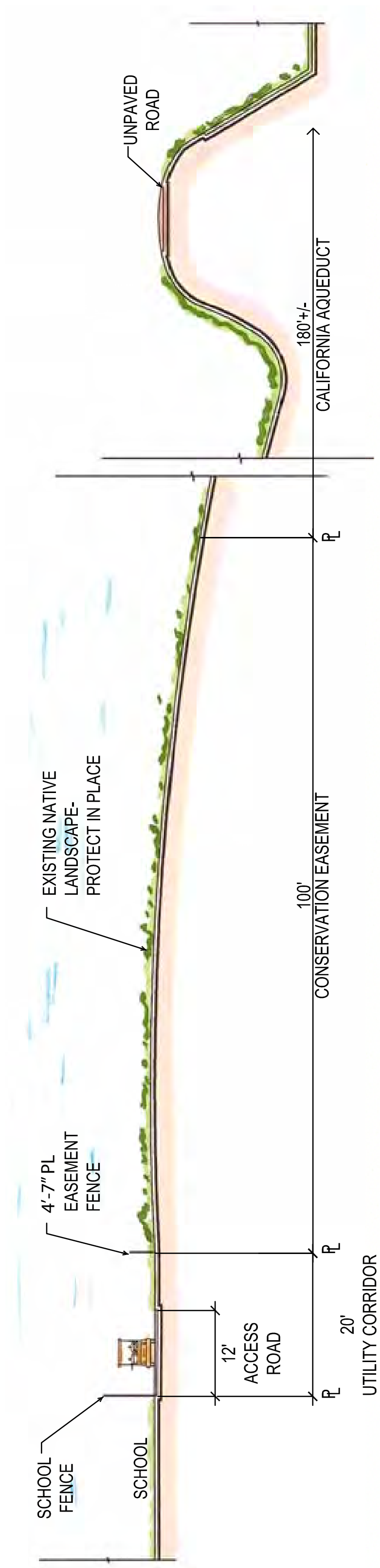


Figure 3-18 SECTION D

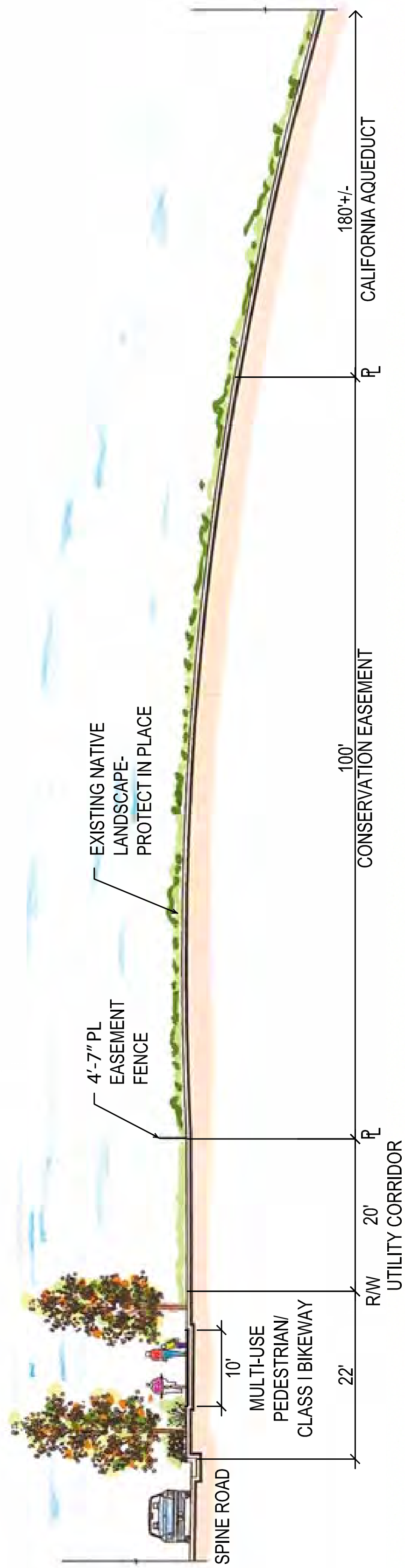


Figure 3-19 SECTION E

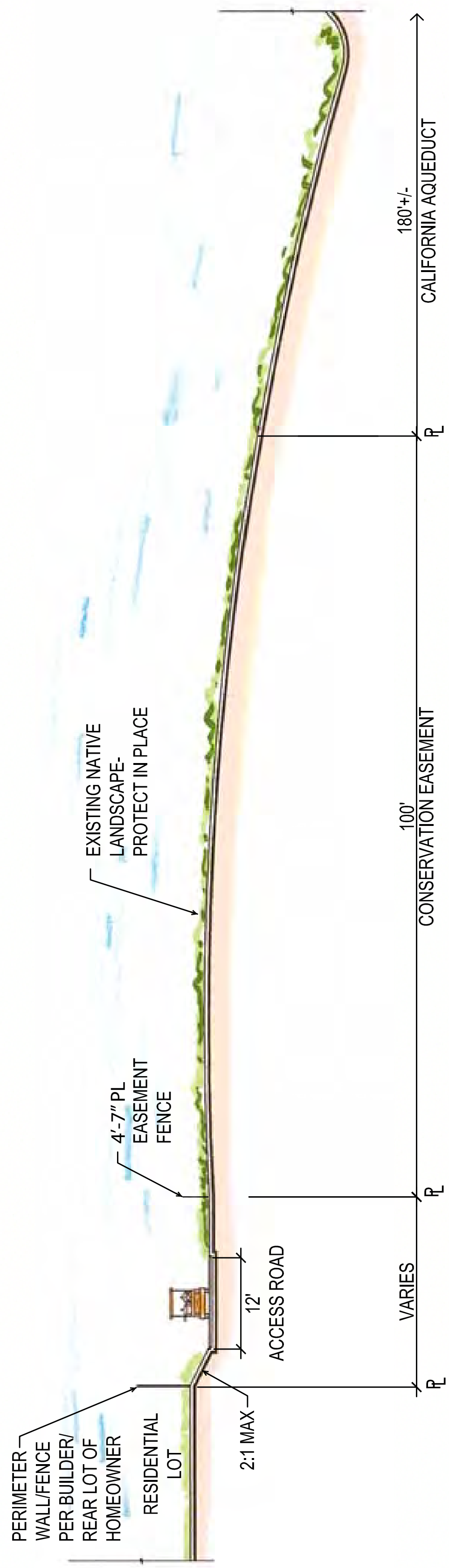


Figure 3-20 SECTION F

3.4.8 Conceptual Overall Illustrative Parks and Landscape Plan

Within the residential neighborhood areas, a variety of parks and trail systems with both passive and active recreational elements are planned as centers for recreational and social activities. Public parks shown herein are conceptual in nature. Parks will be designed and improved by the Developer in accordance with the Citywide Parks Master Plan and take into consideration City guidelines and goals for park maintenance, recreation programming, sustainability, ADA accessibility, connectivity, parking, resource conservation, and community development.

Activity nodes, such as trailheads and centrally located pocket parks, are planned at various locations along the Spine Road and will provide additional active and passive recreational elements which may provide picnicking and barbecue amenities including group use opportunities, tot lots, open play areas and court activities. The additional activity nodes will also occur in certain residential neighborhood planning areas, however the final program for each node will be provided by the individual builders.

The parks within the community shall incorporate the following design elements:

- Clearly delineated crosswalks should be provided to connect each park with the surrounding residential neighborhoods where appropriate.
- Landscaping should consider the use of drought tolerant species and be planted to conserve water and reduce irrigation needs. Use of reclaimed water or other water conserving strategies is encouraged.
- Use appropriate lighting in high use areas for safety purposes.
- The use of drought-tolerant landscaping and hydrozoning irrigation systems should be designed effectively.
- A variety of hard surface and soft surface trails shall be provided to expand the trail experience.

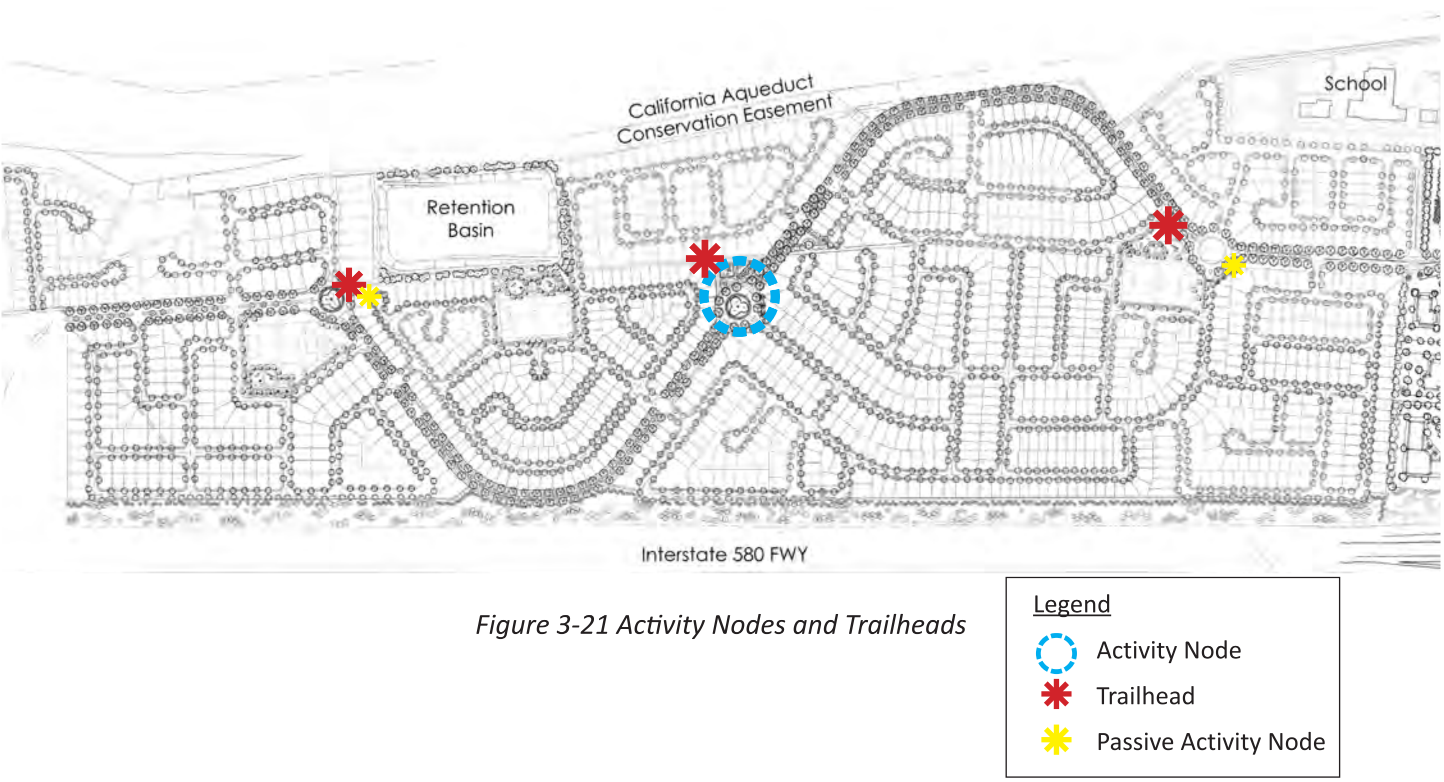


Figure 3-21 Activity Nodes and Trailheads

Figure 3-22 Conceptual, Overall Illustrative, Parks and Landscape Plan - Phase 1A

Public Parks shown herein are conceptual in nature. Parks will be designed and improved by the Developer in accordance with the Citywide Parks Master Plan.

- Tracy Hills Park is located by the east entrance planned roundabout from the Multi Use Business Park. The recreation program for this park includes sufficient parking, a soccer field overlay, a large age separated tot lot area, several picnic opportunities, shade structures, a large plaza area with bench seating, a restroom facility and an enclosed trash container area. Expansive open space areas for passive recreation use are planned as well as a trail system connection to the main loop road.

Figure 3-23   Tracy Hills Park

- Starcross Park is centrally located in the project south of the Retention Basin. A Retention Basin is adjacent to Starcross Park, as shown in Figure 3-24, and it will serve as a full functioning retention basin. Access to the retention basin will be restricted to service vehicles only and will be encircled by a maintenance road and screen trees. The recreation program for this park includes sufficient parking, a soccer field, a large age-separated tot lot area, several picnic opportunities, shade structures, areas with bench seating, a restroom facility and an enclosed trash container area. The park also provides a connection to the west and east areas of the project by the Pipeline Easement Trail system.

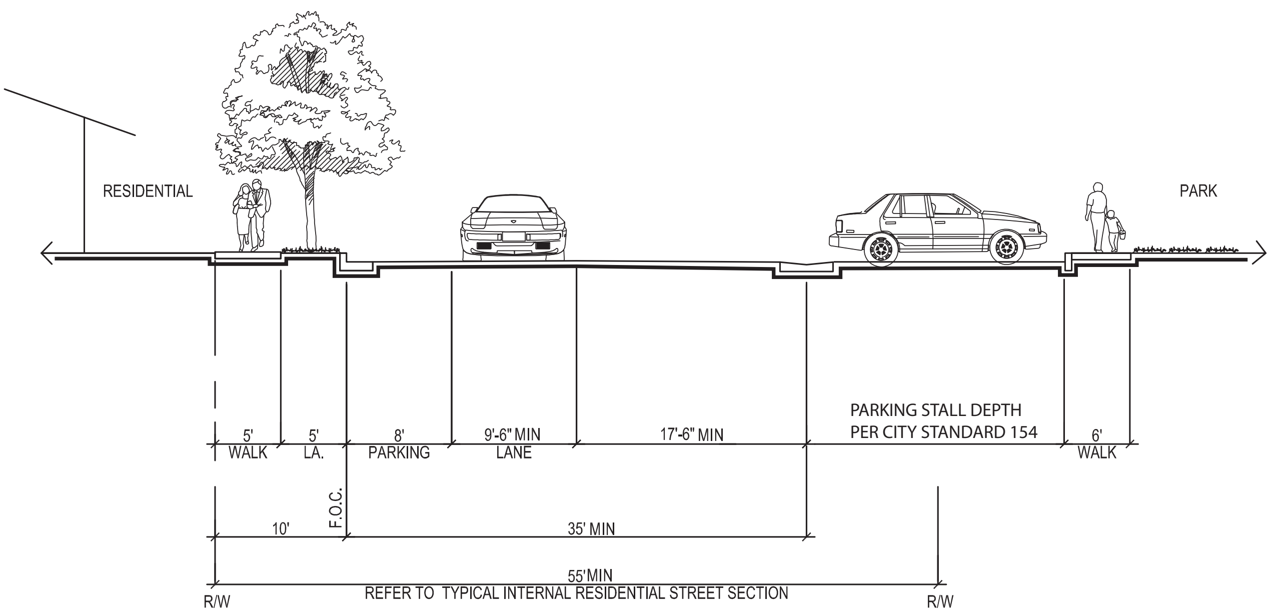
Figure 3-24 Starcross Park

- Greymont Park is located by the planned roundabout west of the project. The recreation program for this park includes sufficient parking, a soccer field, a baseball field overlay, a large age separated tot lot area, several picnic opportunities with barbecues, shade structures, areas with bench seating, a restroom facility, and an enclosed trash container area. There will be a trail system connection to Pipeline trail easement and Spine Road.

Figure 3-25   Greymont Park

Images and graphics represent conceptual programming design for spatial reference only and are subject to change- Public Park Program will be the responsibility of the City.

Typical section of proposed angled parking located at the Public Parks.



Angled Parking (Typ.)

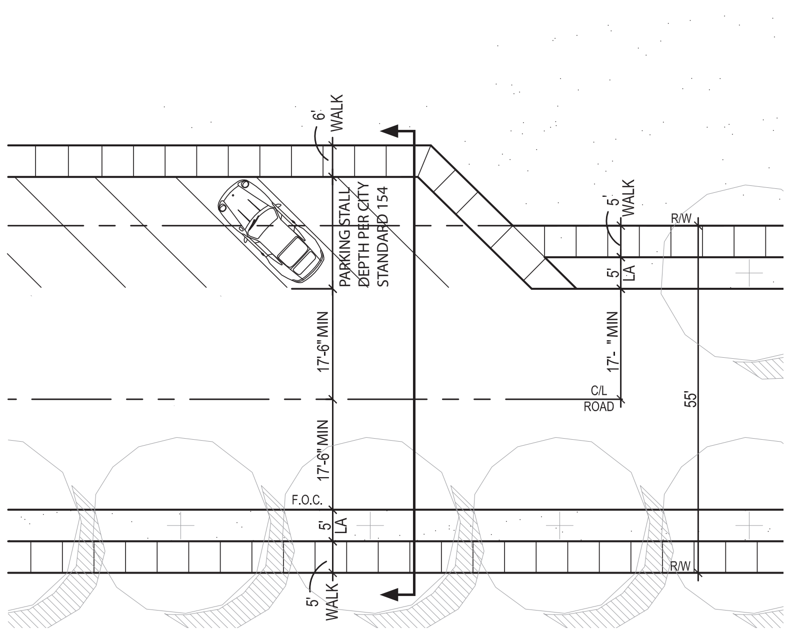


Figure 3-26 Public Park Angled Parking Street Section and Plan View

Parking Stall Note: The measurement of a parking stall will include the full length as measured at the angle of the parking space as per CBC 11B-502.2. Parking spaces and access aisles shall not exceed a slope of 1:48 as per CBC 11B-502.4.

This Village Green Landscape area serves as a connecting point to the Pipeline Easement Trail and softens the edge of the roundabout. This passive open space area includes a themed gazebo with picnic and seating opportunities, open lawn area and pedestrian pathways. The landscape design will include a mixture of canopy and vertical trees for shade.

Figure 3-27 Village Green

The HOA parks shown herein are conceptual in nature and may change over time based on City requirements and approvals.

There are three HOA Park areas surrounding the Phase 1A central roundabout. The largest of the three areas includes programatically an active age-separated tot lot, two picnic shelters, picnic tables, ash/trash urns, and bike racks. The park also provides a connection to the north and south areas of the project by the Pipeline Easement Trail system. Ornamental landscaping adjacent to the pipeline easement includes a decomposed granite groundcover with native plantings providing a garden design element. The two smaller HOA passive park areas both include open lawn areas, pedestrian pathways and shade structures with benches and unique architectural design elements to soften the edges of the roundabout. The landscape design will include a mixture of canopy and vertical trees for shade.

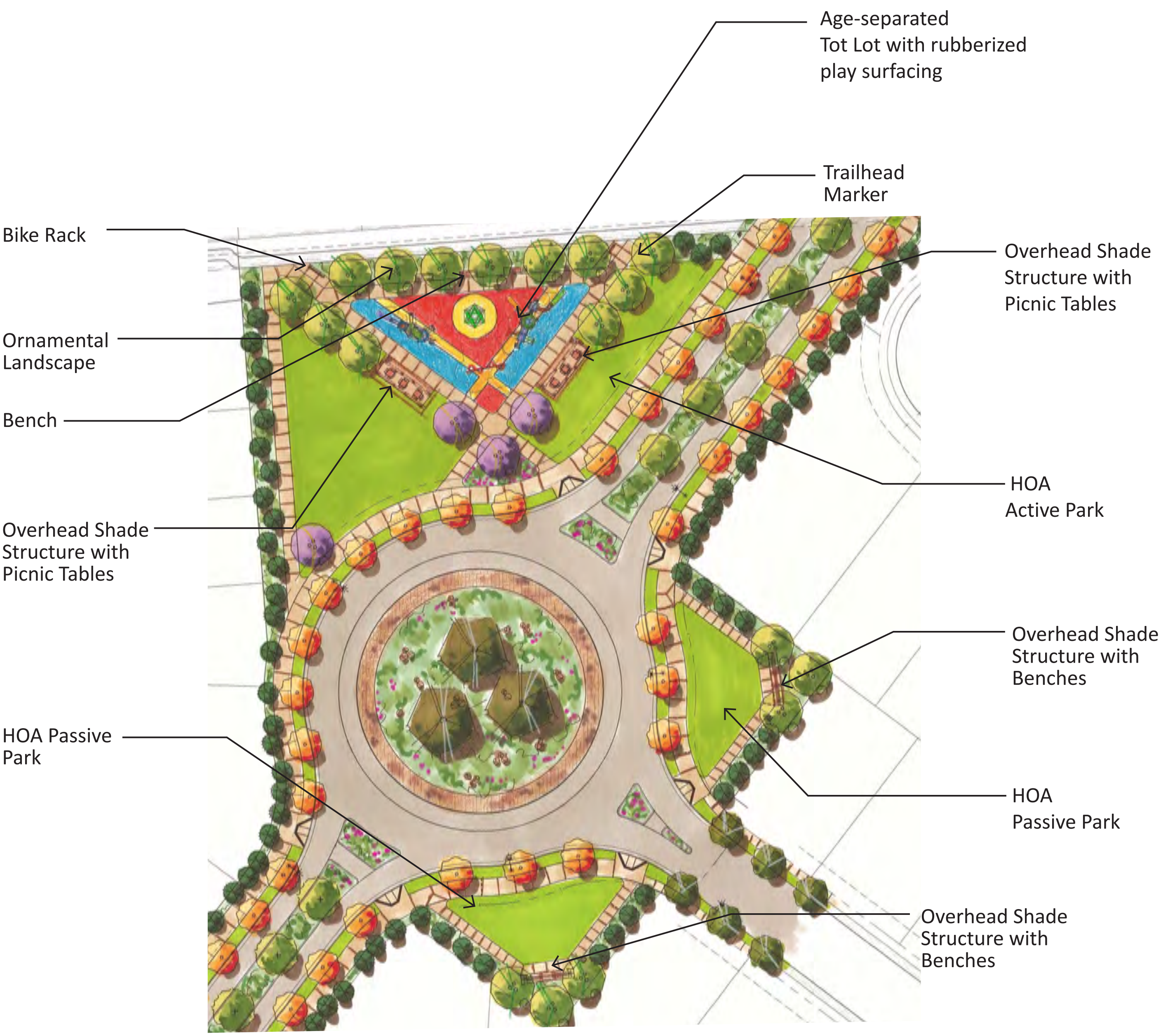


Figure 3-28 HOA Parks

The HOA parks shown herein are conceptual in nature and may change over time based on City requirements and approvals.

Example of HOA Active Park Area

Example of a passive park focal trellis/ overhead structure

Example of an Oak Tree focal element with a roundabout

Example of an active park area/ site furniture and plant material

Example of an active open play area field within a public park

3.4.9 Lighting

The site furnishings and lighting will be used to enhance, unify and reinforce the character of the overall site design. The site furnishings and lighting shall be made of natural materials/elements that can be tied to the color and texture of the proposed monuments, walls/fences and architecture.

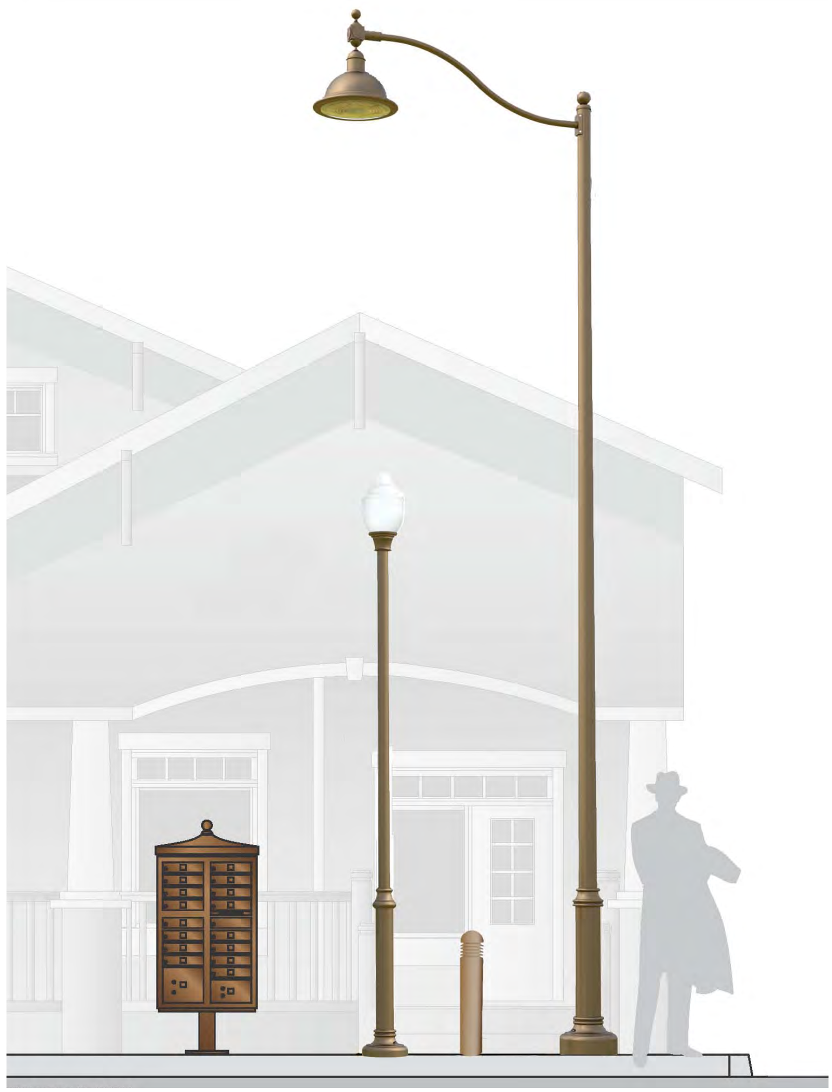
Lighting and Barriers

Lighting and barriers are critical to keep trail users safe and provide clear delineation between trails and adjacent properties. Lighting should be placed at trail entrances and along trail segments where significant early morning and late evening use is expected. Safety lighting should be:

- Oriented to Trail Users. Create an evenly lit environment that is inviting and reinforces the human scale.
- Focused. Illuminate the trail while avoiding overspill into ecologically sensitive areas or into adjacent properties where light could be considered a nuisance.
- Sustainable. Minimize energy use.
- Identity-Creating. Contribute to the unique identity of the trail system and trail.

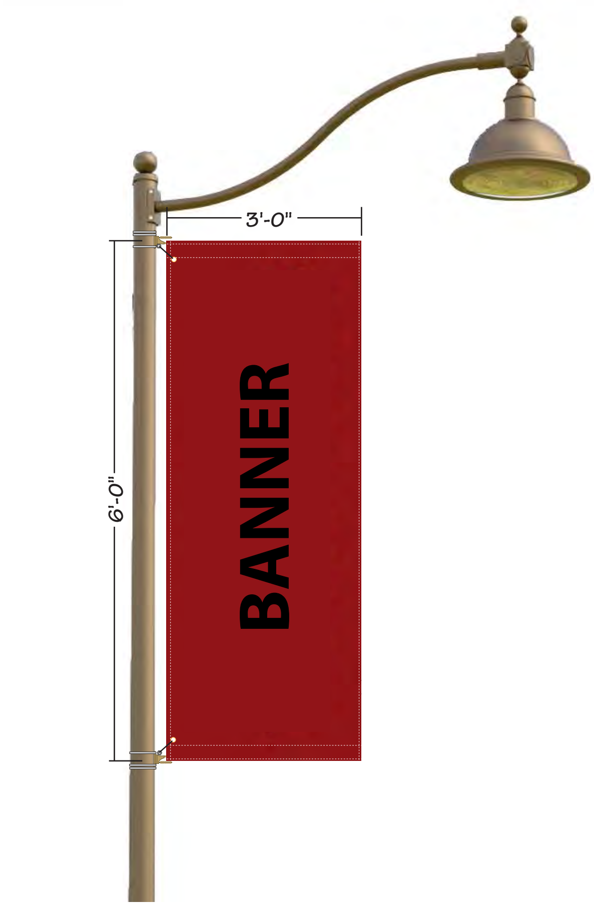
Lighting shall incorporate the following:

- All exterior light fixtures and fixture placement shall comply with the standards specified in the City's design documents. Use of energy-efficient technology is encouraged.
- Streets and intersections should be well-lit in accordance with the City standard illumination levels. Low-level lighting for pedestrian safety should be installed where appropriate. Intersections should have increased light levels for definition and to mitigate automobile/pedestrian conflicts.
- Accent lights should be installed at all community monumentation locations.



- Street lights shall conform to the overall project theme and City standards.
- All exterior lighting for project identification, water features, and landscaping should be subdued and indirect to prevent spill over onto adjacent lots and streets.
- Lit bollards are proposed for pedestrian safety and should be provided in public open spaces.
- Removable bollards are proposed to provide a barrier at the driveway aprons to access easements.
- The type and location of building lighting should prevent direct glare onto adjacent property, streets and skyward by the use and application of shields.
- Pedestrian scale fixtures are encouraged over "high mast" poles, especially within neighborhoods.

Lighting Family shown as conceptual design intent. Available through Associated Lighting Reps., Inc. (510) 638-3800, South Coast Lighting (714) 931-4597, or equivalent

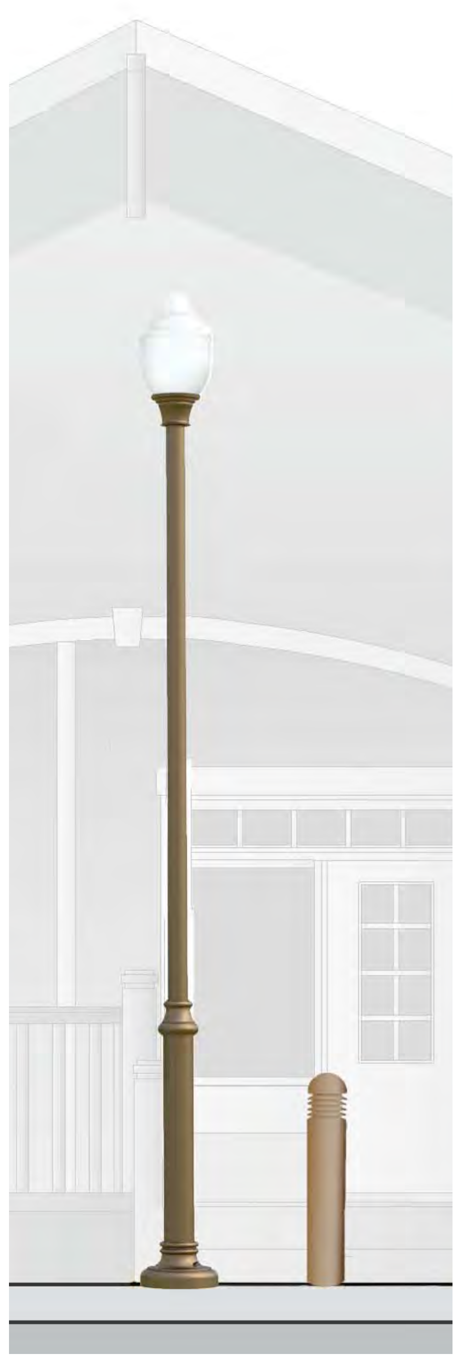


Banner shown as conceptual design intent.

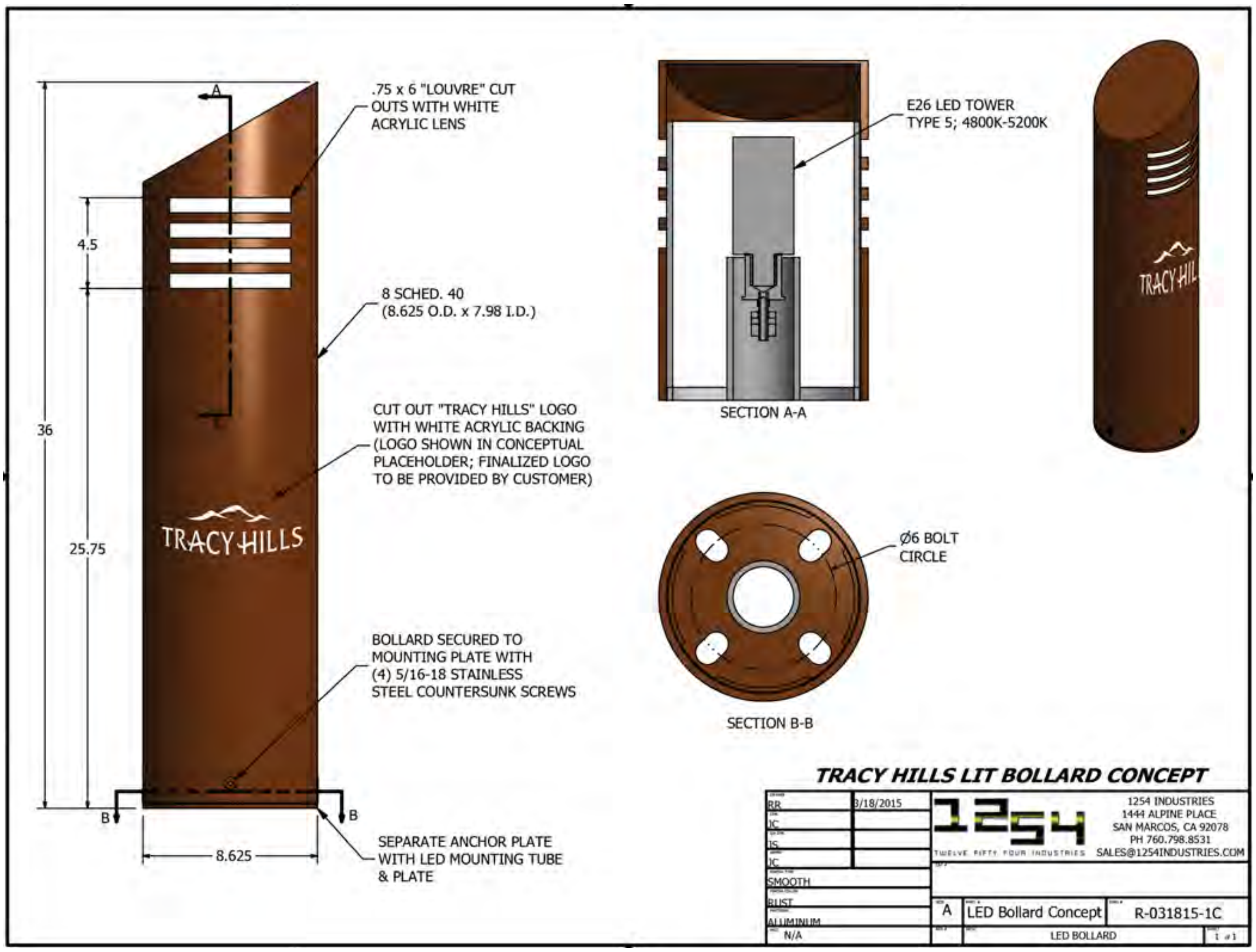
- Consistent lighting fixtures shall be used throughout the Specific Plan Area to enhance community character.
- Light shall be confined on-site through orientation, the use of shading/directional controls, and/or landscape treatment.
- Light standard banners are encouraged to promote community awareness and activities. Banners may be located along Tracy Hills Drive.
- Pedestrian scale fixtures are encouraged over “high mast” poles, especially within neighborhoods.
- Consistent lighting fixtures shall be used throughout the Specific Plan Area to enhance community character.
- House-side shields shall be utilized where applicable to prevent light source glare onto adjacent property.

3.4.10 Furniture

Site furnishings shall include, but is not limited to, lighting, tables, benches, dog bag dispensers, and trash receptacles. Site furnishings shall be located throughout the community in the public parks, right-of-way, HOA/private areas, open space, and commercial areas.



Lighting Family shown as conceptual design intent. Available through Associated Lighting Reps., Inc. (510) 638-3800, South Coast Lighting (714) 931-4597, or equivalent



Lighting Family shown as conceptual design intent.

3.4.11 Walls and Fences

Maintaining quality and character of all aspects of the public realm is a key place making principle. The wall and fence design criteria is intended to provide variety and privacy for each lot while providing continuity and unity within the community.

Walls and fencing will be used throughout the community to complement the overall design theme, establish community identity, provide protection from roadway and other noise, and allow privacy and security in residential areas. The use of walls and fences can also serve to accentuate neighborhood features and support park theming in addition to screening streets and adjacent uses.

The following types of walls (solid and opaque could include~~s~~ masonry, wood and vinyl fencing) and view fences (open and largely transparent) have been selected for use within different areas of the project site. All wall and fence heights are measured from the higher grade elevation on either side of the wall or fence. Figure 3-29 Master Wall and Fence Plan Phase 1A is provided to help unify and reinforce community character.

- Decorative walls and/or screen walls shall be integrated with the community design intent, as well as the overall landscape design.
- All community theme walls and fences shall be consistent in design as outlined herein.
- Additional theme fencing, not outlined herein, is encouraged and permitted to support open space and park theming with approval from the Community and Economic Development Director.
- View fencing of full height tubular steel may be used~~, and pilasters incorporated into steel fencing~~.
- Shrubs are encouraged to be planted along community walls to soften the visual character.
- ~~The~~ Spine Road or any major roadway block walls will be permitted up to an 8’ height. In some instances where the Pipeline Easement is adjacent to the Spine Road or any major roadway, split face block walls are proposed.
- Continuous fencing or walls shall have pilasters located at corners, at change in wall/fencing materials and at wall ends ~~significant redirections in the fence line~~.

LEGEND

Symbol	Description of Community Theme Walls/Locations
(light blue line)	6'-0" Min. Proto II Block Decorative Wall- Split face Block w/cap.
(light green line)	8'-0" SimTek Fence with 1' buried - 7'-0" Overall. OR Split face Block w/ cap.
(red line)	6'-0" Block Wall - Split face Block w/ cap
(yellow line)	8'-0" Sound Wall- Split face Block w/cap.
(purple line)	4'-7" Conservation Easement Fence- No Finish- allow to rust naturally
(dark green line)	3'-3" Concrete Split Rail Fence

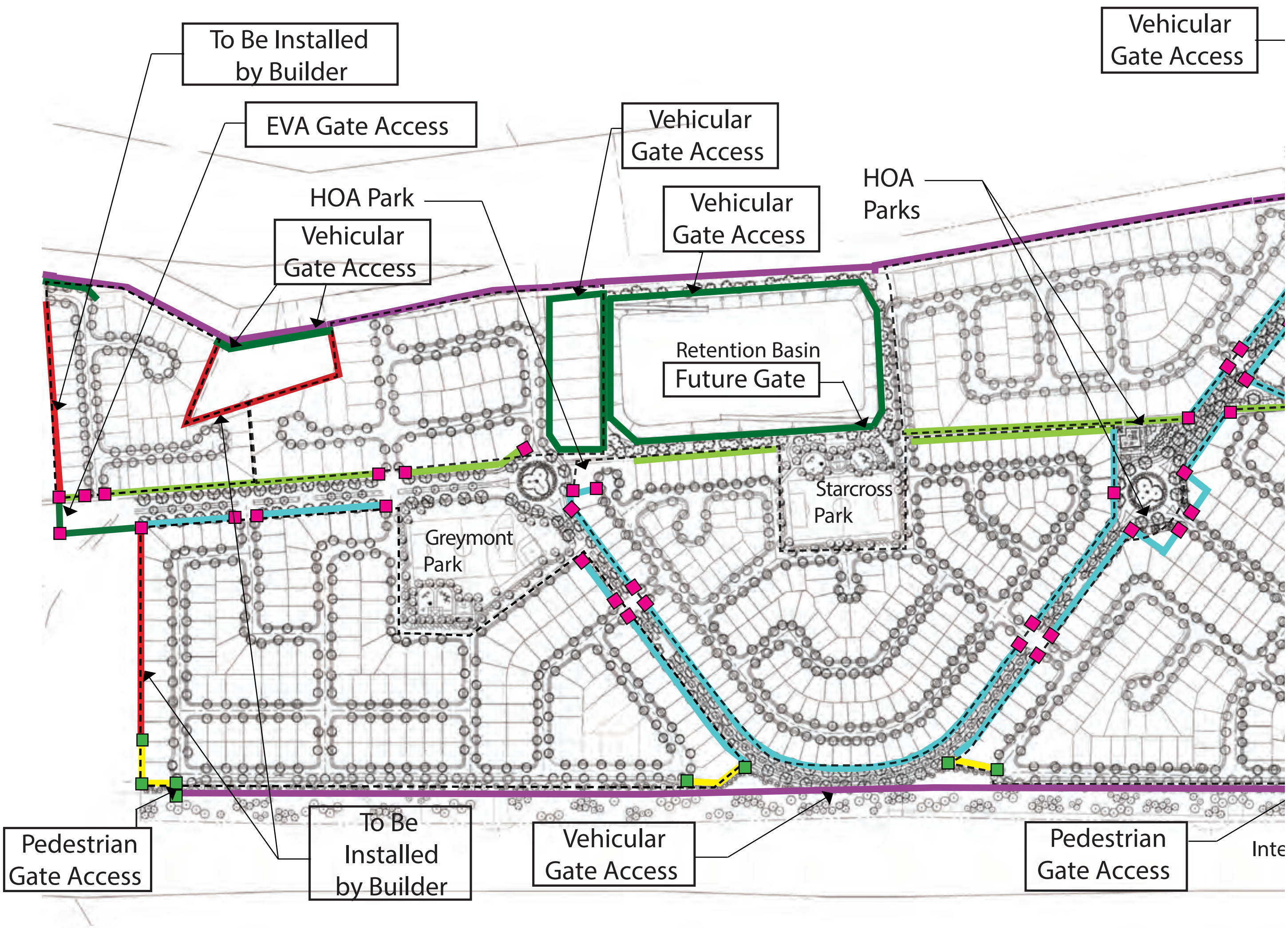


Figure 3-29 Master Wall and Fence Plan - Phase 1A

LEGEND

Symbol	Description of Community Theme Walls/Locations
Pink line	4'-0" Black Vinyl-clad Chain Link Fence on mowcurb at Dog Park (Height specification per the City of Tracy)
Orange line	Low Block Wall at Entry Monument Signage
Dark blue line	*8'-0" Block Wall- Split face Block w/cap. (By others)*
Green square	8'-6" Pilaster- Split face Block w/cap.
Magenta square	6'-6" Min. Pilaster- Split face Block w/cap.
Purple square	6'-6" Pilaster- Split face Block w/cap.

Approximate Pilaster location shown

Figure 3-29 Master Wall and Fence Plan - Phase 1A

The following photos should not be construed as the exact wall and fence height, color and material, but should be used as preferred examples. The sketches and graphic representations contained within these Design Guidelines are for conceptual purposes and are provided as visual aids in understanding the basic intent of the Guidelines and to present examples of their potential implementation.

** All Wall and Fencing materials and colors specified are for design intent. Should materials and/or colors not be available at time of installation, alternative materials and/or colors may be substituted as specified "or equal" and shall be approved by City staff. Design intent is for Walls and Fences to be consistent community-wide.*

Pilaster: Split Face Column block w/precision cap
Wall: Split Face block w/precision cap
Color: #113 beigey-brown Basalite product or equal

Tubular Steel Fence (Dog Park/View Fence)

Conservation Easement Fence
No finish - allow to rust naturally

~~4'-0" high~~ Black Vinyl-clad Chain Link Fence (Dog Park or other)

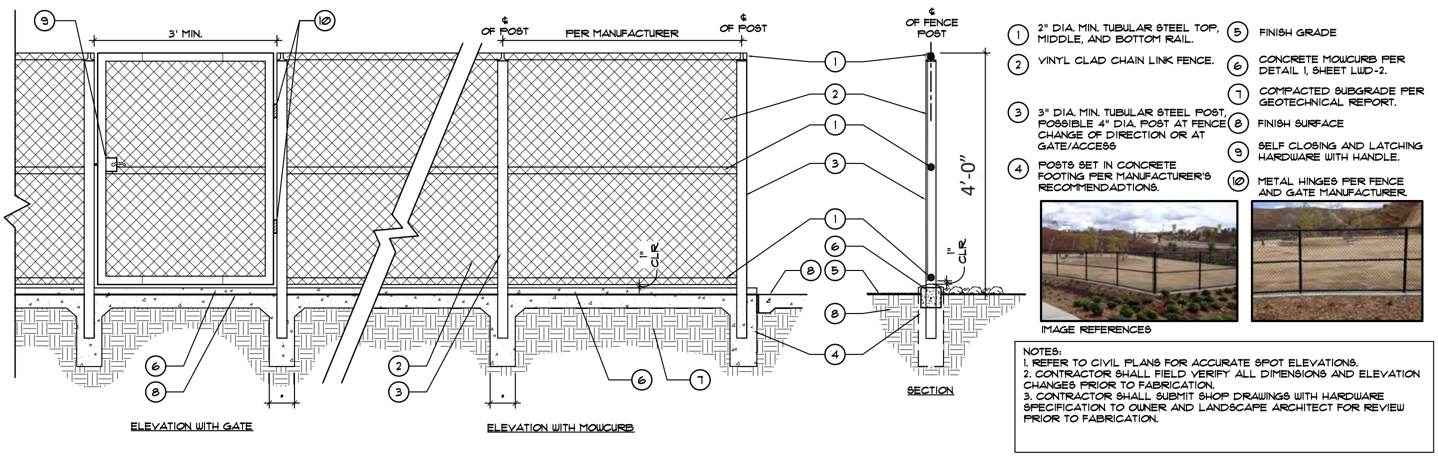
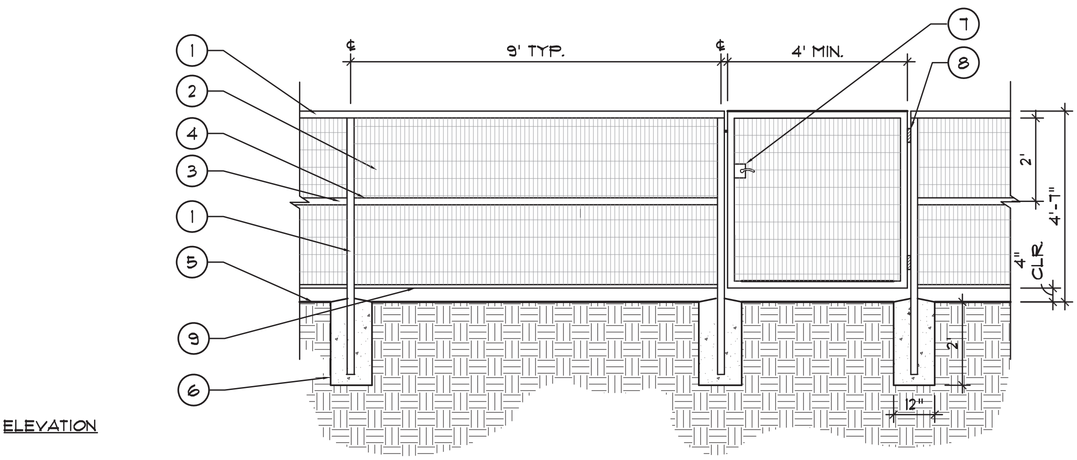


Fig. 3-30 4'-0" Black Vinyl-coated Chain Link Fence



1. 2" DIAMETER USED OIL FIELD PIPE
2. 2"X4" NO CLIMB FENCE
3. 2" DIAMETER USED OIL FIELD PIPE MID RAIL
4. SECURE NO CLIMB FENCE PER MANUFACTURER'S SPECIFICATION
5. FINISH GRADE
6. CONCRETE FOOTING PER FENCE CONTRACTOR (HAMMER FENCE)
7. SELF-LATCHING AND LOCKING HARDWARE WITH HANDLE. CONTRACTOR TO SUBMIT SPECIFICATIONS FOR OWNER APPROVAL.
8. TWO (2) HEAVY DUTY, SELF-CLOSING METAL HINGES EQUALLY SPACED.
9. 1" SOLID STEEL BAR

FINISH NOTE: THIS IS AN AGRICULTURAL FENCE USING MATERIALS TYPICALLY USED FOR AGRICULTURAL FENCING. THE USED OIL FIELD PIPE FOR THIS FENCE IS INTENDED TO NATURALLY RUST AND, AS A RESULT, WILL NEED TO BE REPAIRED AND REPLACED OVER TIME. THE RUST IS AN INTENTIONAL AESTHETIC AND NOT A DEFECT IN FENCE QUALITY.

Fig. 3-31 4'-7" Easement Fence

Gate Note: Gate locations that are publicly accessible shall meet accessibility requirements as per CBC 11B for the hardware and operable parts of the gate.

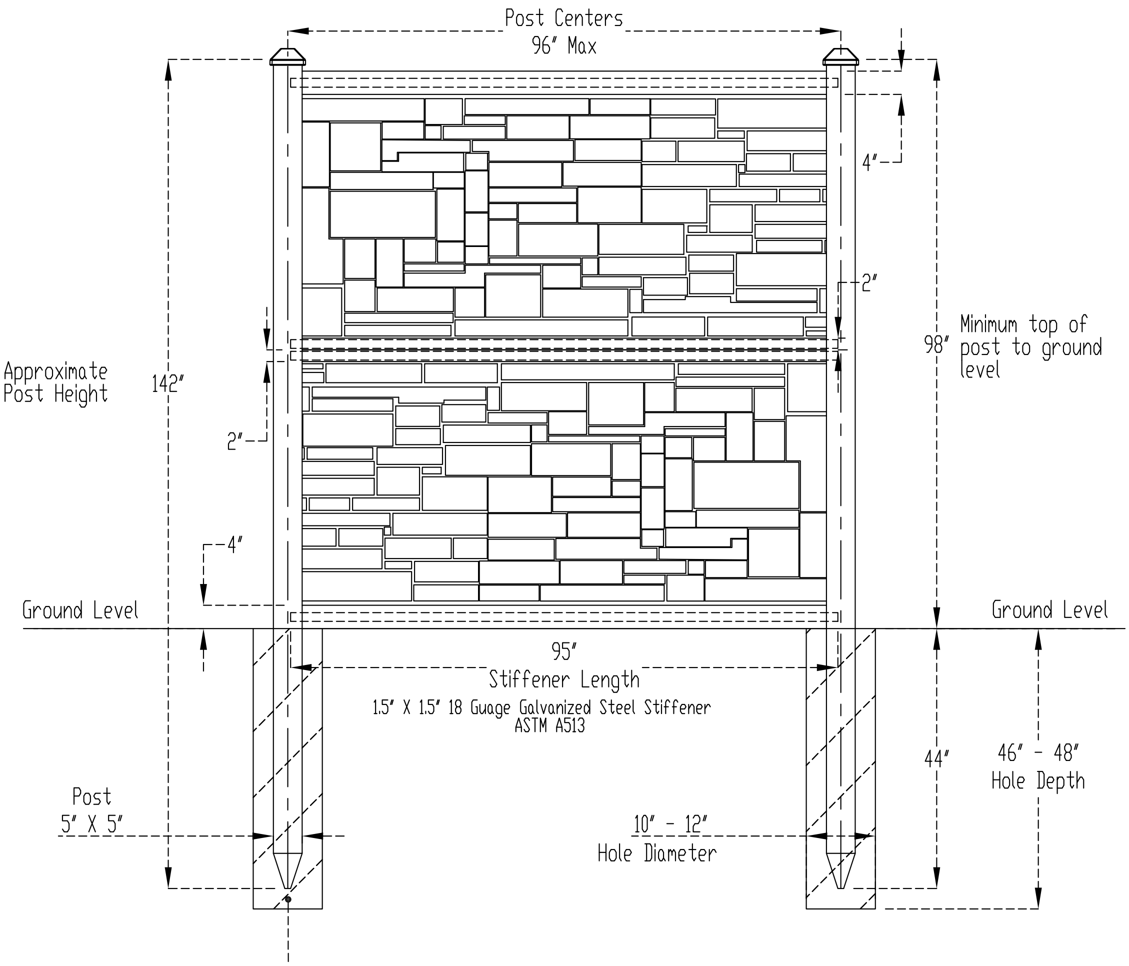


Fig. 3-32 8'-0" Simtek Fence
Color: Eco Brown or equal

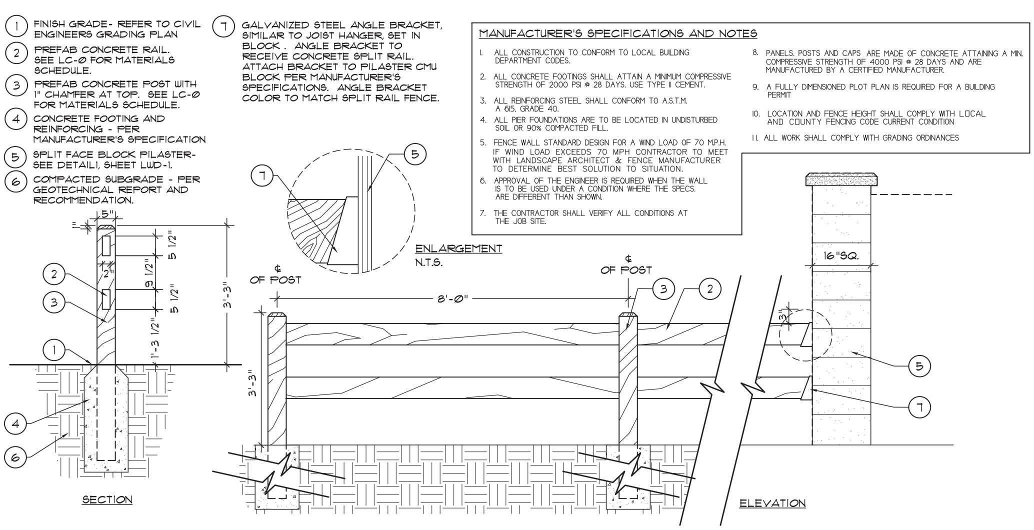


Fig. 3-33 3'-3" Concrete Split Rail Fence

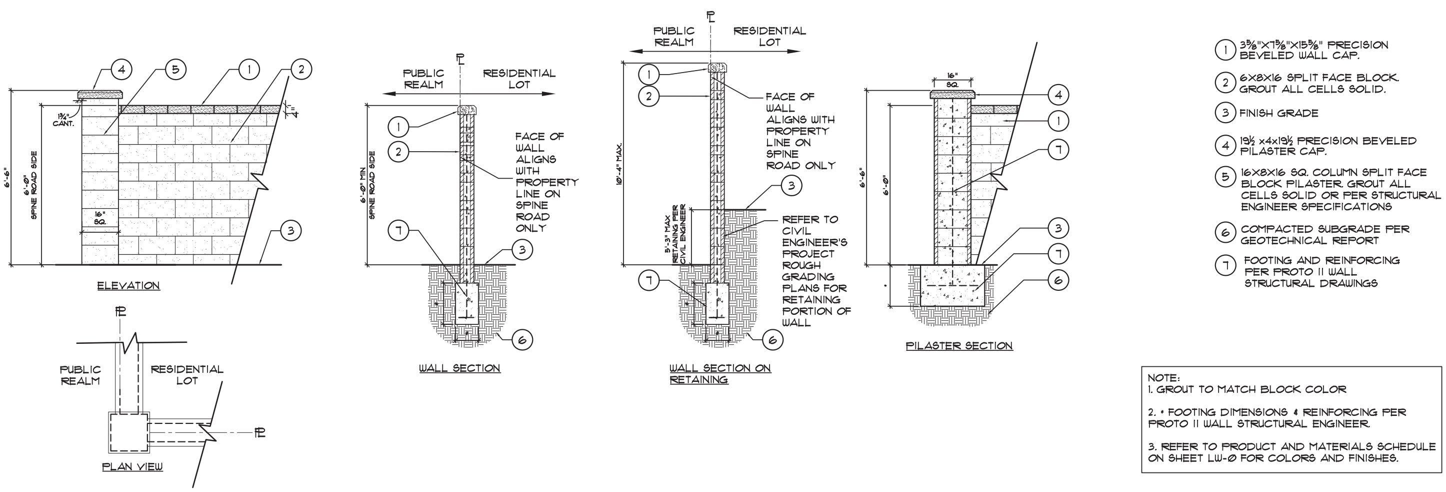


Fig. 3-34 6'-0" Min. Proto II Block Wall or Equal

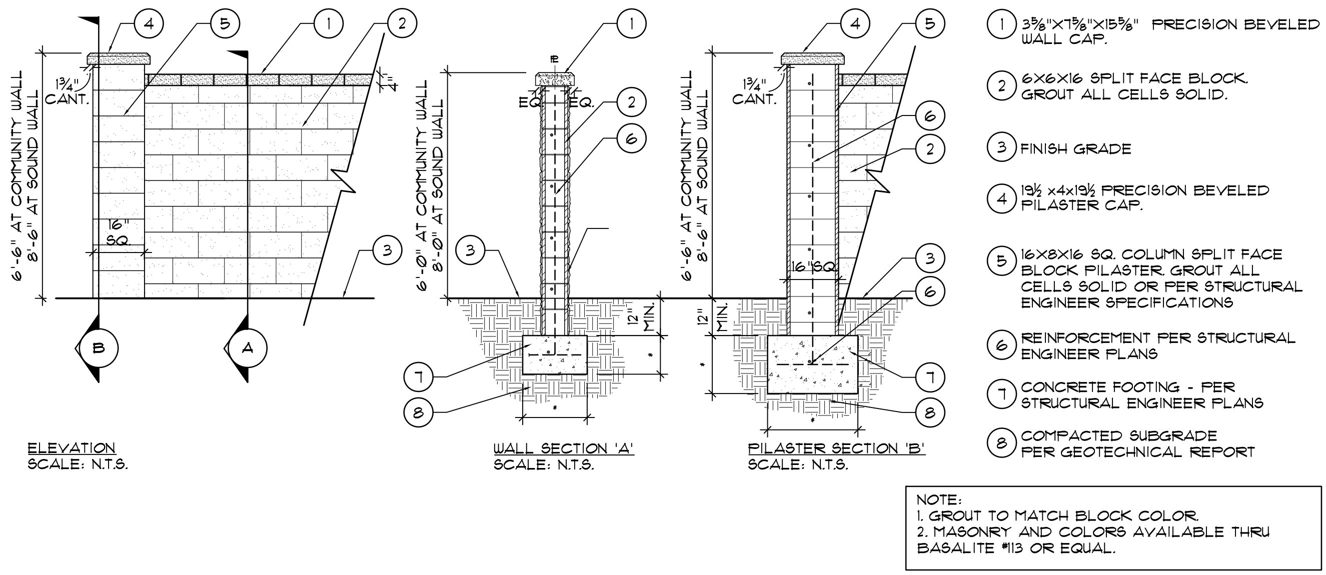


Fig. 3-35 6'-0" Builder Block Wall or 8'-0" Sound Wall

3.4.12 Landscape Master Tree Plan

The plant list for this project was developed to reinforce the community theme and to create some seasonal change with a mixture of deciduous and evergreen plants while maintaining a well-balanced landscape. Many plants on this list are considered low water and drought tolerant species and were chosen based on their specific growth characteristics, including flowering and foliage color, texture and form.

The following items should be considered in the community landscape design process:

- Consistent street tree themes should be related to the hierarchy of the street system.
- Extensive use of trees, vines and shrubs to soften community theme wall and fencing.
- Recognition of existing natural conditions and situations.
- Use of both “formal” and “informal” planting arrangements, depending upon the particular condition.
- “Layering” of the shrub understory to create depth, variety and interest.
- Refer to local codes for spacing distance from utilities, light poles, etc.

Fig. 3-36 Master Tree Plan - Phase 1A

Symbol	Description/Location
(orange line)	Spine Road (Refer to Construction Document set prepared by FORMA) Parkway Tree (both sides) - *Platanus acerfolia* 'Columbia' at 35' O.C. Backdrop Tree - *Pinus eldarica* (informal massing) Median Tree - *Ulmus parvifolia 'Drake'* at 35' O.C. Roundabout Tree - *Quercus wislizenii* (3 per Roundabout) and *Cedrus deodara* (3 per Roundabout at HOA Park)
(blue dashed line)	Mixed Use Business Park Refer to Section 3.4.15 for Landscape Plant Matrix, "Mixed Use Business Park" column

Frontyard Trees- Each lot is required to receive (1) 24" box tree in addition to the street trees/ parkway trees shown in the Master Tree Plan. Tree species to be determined by the builders' Landscape Architects in accordance with the enclosed Plant Matrix and will be associated with the various architectural elevations.

Symbol	Description/Location	
	Neighborhoods 1, 3, and 8 Parkway Trees	
(light green line)	Primary Tree -	*Ulmus parvifolia* 'Drake'- (Drake Chinese Elm) Minimum 24" Box at 30' O.C.
(purple line)	Secondary Tree -	*Quercus rubra* (Red Oak)
(magenta line)	Secondary Tree -	*Chionanthus retusus* (Chinese Fringe Tree)
	Neighborhoods 4, 7, and 6 West (W) Parkway Trees	
(yellow line)	Primary Tree -	*Zelkova* 'Village Green' (Village Green Zelkova) Minimum 24" Box at 30' O.C.
(dark blue line)	Secondary Tree -	*Ginkgo biloba* 'Autumn Gold' (Autumn Gold Ginkgo-male)
(red line)	Secondary Tree -	*Acer rubrum* 'Redpointe' (Redpointe Red Maple)
	Neighborhoods 2, 5, and 6 East (E) Parkway Trees	
(teal line)	Primary Tree -	*Pistacia chinensis* 'Keith Davey' (Chinese Pistache-male) Minimum 24" Box at 30' O.C.
(pink line)	Secondary Tree -	*Koelreuteria bipinnata* (Chinese Flame Tree)
(dark green line)	Secondary Tree -	*Carpinus betulus* (Hornbeam)

NOTE: If, during the City's review of improvement plans or subsequent tree replacements, there is a conflict between a tree species shown in the Tracy Hills Specific Plan and a later adopted Urban Forestry Management Plan (UFMP), then the tree species shown in the UFMP shall prevail, subject to the review and approval of the City Urban Forestry Supervisor/Arborist or other designee of the Public Works Director.

Fig. 3-36 Master Tree Plan - Phase 1A

3.4.13 Landscape Irrigation

All landscaped areas will be permanently irrigated using an automatic, underground irrigation system or bubbler low-flow systems. The irrigation system will be separated into several systems based on water requirements of each hydrozone. Hydrozone separations will be based on sun orientation and water requirements of the plant material.

Irrigation of required landscaped areas shall be either by automatic overhead high efficiency spray nozzle or drip irrigation and matched precipitation rate, low gallonage sprinkler heads, bubblers, and timing devices. Timing devices shall include soil moisture sensors and rain sensing override devices. Sprinkler pop-up heights shall range from 6" in turf areas and 12" high in shrub/groundcover beds, where a drip system may not be applicable. The irrigation system shall be capable of operating automatically by incorporating an electric weather based and climate-smart irrigation controller or advanced solar technology components and low voltage electric remote control valves. Quick coupling valves, as required, shall be strategically located to provide supplemental water to plant material and for wash down purposes. All remote control and quick coupling valves shall be located and installed within the shrub beds wherever possible.

The irrigation system shall be compliant with the State's (Department of Water Resources) Model Water Efficient Landscape Ordinance. Irrigation water use shall comply with water allotments defined in the State's Model Ordinance.

3.4.14 Utility and Equipment Screening

All utilities above/below ground, including water tanks and other equipment providing service to the residential neighborhoods and the commercial and industrial areas shall be screened to prevent unsightly conditions that detract from the overall aesthetics.

- Above ground utility equipment should be screened from view by the use of hedge, tree or larger screening plant material and/or vines where feasible, subject to utility provider requirements or restrictions.
- Above ground utility equipment, vents, access doors to underground utility shall be located with sufficient space to allow clearance between the screening for the utility equipment and any paved surface including streets, driveways, and walkways.
- Electrical transformers ~~shall~~ should be located within vaults. In the case that subsurface transformers are not available, or experience extreme manufacturing lead times (e.g. lack of available supply) surface (pad-mounted) transformers may be used, with approval from the Community and Economic Development Director.
- All proposed water storage tanks shall be screened from view to the extent practical through the use of natural terrain, earthen berms, and landscaping.
- The developer shall prepare preliminary plans for each proposed water storage tank and submit the plans for review and approval in conjunction with the Tentative Map or Development Review Permit.
- The applicant shall geologically evaluate and certify each proposed water storage tank as suitable prior to construction of any water storage tank.
- Pump House shall be designed to minimize maintenance and to be compatible with surrounding uses.

3.4.15 Landscape Plant Matrix


Arbutus unedo


Cercis occidentalis


Chilopsis linearis


Ginkgo biloba 'Autumn Gold'

Botanical Name	**Common Name**	**Entries**	**Main Road Streetscape**	**Residential Streetscape/ Front Yards**	**Neighborhood Parks**	**School**	**Mixed Used Business Park**	**100'Conservation Easement**
TREES								
Acer buergeranum	Trident Maple		•	•	•		•	
Acer rubrum 'Redpointe'	Redpointe Red Maple			•	•	•	•	
Alnus cordata	Italian Alder		•		•	•	•	
Alnus rhombifolia	White Alder		•		•	•	•	
*Arbutus 'Marina'**	NCN	•	•	•	•	•	•	
*Arbutus unedo**	Strawberry Tree	•	•	•	•	•	•	
Carpinus betulus	European Hornbeam			•	•	•	•	
Catalpa speciosa	Western Catalpa			•	•	•	•	
Cedrus atlantica	Atlantic Cedar	•	•		•	•	•	
*Cedrus deodara**	Deodar Cedar	•	•		•	•	•	
*Cercis occidentalis**	Western Redbud	•	•	•	•	•	•	
*Chilopsis linearis**	Desert Willow	•	•	•	•	•	•	
Chionanthus retusus	Chinese Fringe Tree	•	•	•	•			
Cinnamomum camphora	Camphor Tree	•	•	•	•	•	•	
Citrus spp.	Citrus	•	•	•	•	•	•	
Cupressus sempervirens	Italian Cypress	•	•	•	•	•	•	
Elaeocarpus decipiens	Japanese Blueberry	•	•	•	•	•	•	
Eriobotrya deflexa	Bronze Loquat	•	•	•	•	•	•	
*Eriobotrya japonica**	Loquat	•	•	•	•	•	•	
Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash	•	•	•	•	•	•	
Fraxinus holotricha 'Moraine'	Moraine Ash	•	•	•	•	•	•	
Fraxinus pennsylvanica 'Urbanite'	Urbanite Ash	•	•	•	•	•	•	
Fraxinus sp. 'Leprechaun'	Leprechaun Ash	•	•	•	•	•	•	
Fraxinus sp. 'Centerpointe'	Centerpointe Ash	•	•	•	•	•	•	
Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	•	•	•	•	•	•	
Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	•	•	•	•	•	•	
*Juniperus scopulorum 'Skyrocket'**	Skyrocket Juniper	•	•	•	•	•	•	
Koelreuteria bipinnata	Chinese Flame Tree	•	•	•	•	•	•	
Koelreuteria paniculata	Goldenrain Tree	•	•	•	•	•	•	
*Lagerstroemia spp.**	Crape Myrtle	•	•	•	•	•	•	
*Laurus nobilis**	Sweet Bay				•	•	•	
Liquidambar styraciflua 'Rotundiloba'	Rotundiloba Sweet Gum	•	•	•	•	•	•	

*Indicates drought-tolerant species
**Indicates that designer must select a low water or drought-tolerant variety only
***Indicates that designer must select a zone-appropriate species


Magnolia grandiflora


Liriodendron tulipifera


Pinus eldarica


Pistacia chinensis

Botanical Name	**Common Name**	**Entries**	**Main Road Streetscape**	**Residential Streetscape/ Front Yards**	**Neighborhood Parks**	**School**	**Mixed Used Business Park**	**100'Conservation Easement**
Liriodendron tulipifera	Tulip Tree	●	●	●	●	●	●	
Lophostemon confertus	Brisbane Box	●	●	●	●	●	●	
Magnolia spp.	Magnolia	●	●	●	●	●	●	
Nyssa sylvatica	Sour Gum			●	●	●	●	
*Olea europaea 'Swan Hill'**	Swan Hill Olive	●	●	●	●	●	●	
*Olea europaea 'Wilsoni'**	Wilson Fruitless Olive	●	●	●	●	●	●	
*Pinus canariensis**	Canary Island Pine	●	●	●	●	●	●	
*Pinus edulis**	Pinon Pine	●	●		●	●	●	
*Pinus eldarica**	Afghan Pine	●	●	●	●	●	●	
Pinus flexilis	Limber Pine	●	●		●	●	●	
*Pinus halepensis**	Allepo Pine	●	●	●	●	●	●	
*Pinus mugo mugo**	Mugho Pine	●	●		●	●	●	
Pinus nigra	Austrian Black Pine	●	●		●	●	●	
*Pinus sabiniana**	Foothill Pine	●	●		●	●	●	
Pinus sylvestris	Scotch Pine	●	●		●	●	●	
Pinus thunbergii	Japanese Black Pine	●	●	●	●	●	●	
*Pistacia chinensis 'Keith Davey'**	Chinese Pistache	●	●	●	●	●	●	
Platanus x acerifolia	London Plane Tree	●	●	●	●	●	●	
Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	●	●	●	●	●	●	
Platanus x acerifolia 'Columbia'	Columbia London Plane Tree	●	●	●	●	●	●	
Platanus x acerifolia 'Yarwood'	Yarwood Plane Tree	●	●	●	●	●	●	
Platanus racemosa	California Sycamore	●	●	●	●	●	●	
Podocarpus gracilior	Fern Pine	●	●	●	●	●	●	
Podocarpus henkelii	Long-leafed Yellowwood	●	●	●	●	●	●	
Podocarpus macrophyllus	Yew Pine	●	●	●	●	●	●	
Populus fremontii	Fremont or Western Cottonwood	●	●		●			.
Populus nigra 'Italica'	Lombardy Poplar	●	●		●			
Pyrus calleryana 'Aristocrat'	Aristocrat Flowering Pear	●	●	●	●	●	●	
Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	●	●	●	●	●	●	
Pyrus calleryana 'Redspire'	Redspire Flowering Pear	●	●	●	●	●	●	
Pyrus kawakamii	Evergreen Pear	●	●	●	●	●	●	
*Quercus agrifolia**	Coast Live Oak	●	●	●	●	●	●	●
Quercus coccinea	Scarlet Oak			●	●	●	●	

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Rhus lancea


Ulmus parvifolia


Zelkova serrata


Chamaerops humilis

Botanical Name	**Common Name**	**Entries**	**Main Road Streetscape**	**Residential Streetscape/ Front Yards**	**Neighborhood Parks**	**School**	**Mixed Used Business Park**	**100'Conservation Easement**
*Quercus ilex**	Holly Oak	•	•	•	•	•	•	
*Quercus lobata**	Valley Oak	•	•	•	•	•	•	•
Quercus palustris	Pin Oak		•	•	•	•	••	
Quercus rubra	Red Oak	•	•	•	•	•	•	
*Quercus suber**	Cork Oak	•	•	•	•	•	•	
Quercus virginiana	Southern Live Oak	•	•	•	•	•		
*Quercus wislizenii**	Interior Live Oak	•	•	•	•	•		
*Rhus lancea**	African Sumac	•	•	•	•	•	•	
Sapium sebiferum	Chinese Tallow Tree			•	•	•	•	
Sequoia sempervirens	Coast Redwood	•			•			
Ulmus parvifolia var.	Chinese or Evergreen Elm	•	•	•	•	•	•	
Ulmus sp. 'Frontier'	Frontier Elm	•	•	•	•	•	•	
Ulmus sp. 'Homestead'	Homestead Elm	•	•	•	•	•	•	
Ulmus sp. 'Liberty'	Liberty Elm	•	•	•	•	•	•	
*Ulmus sp.'Prospector'**	Prospector Elm	•	•	•	•	•	•	
Umbellularia californica	California Bay	•	•	•	•	•	•	
Zelkova serrata	Sawleaf Zelkova	•	•	•	•	•	•	
Zelkova serrata 'Green Vase'	Green Vase Zelokova	•	•	•	•	•	•	
Zelkova serrata 'Village Green'	Village Green Zelkova	•	•	•	•	•	•	
PALMS (not allowed on any city or city maintained property)								
*Butia capitata**	Pindo Palm			•	•	•	•	
*Chamaerops humilis**	Mediterranean Fan Palm			•	•	•	•	
Cycas revoluta	Sago Palm			•	•	•	•	
*Phoenix dactylifera**	Edible Date Palm				•	•	•	
Washingtonia filfera	California Fan Palm			•	•	•	•	
Washingtonia robusta	Mexican Fan Palm			•	•	•	•	

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Abelia x grandifolia


Acanthus mollis


Buddleja davidii


Dendromecon harfordii

Botanical Name	**Common Name**	**Entries**	**Main Road Streetscape**	**Residential Streetscape/ Front Yards**	**Neighborhood Parks**	**School**	**Mixed Used Business Park**	**100' Conservation Easement**
SHRUBS								
Abelia x grandiflora	Glossy Abelia	●	●	●	●	●	●	
*Acacia spp.**,****	Acacia	●	●	●	●	●	●	
Acanthus mollis	Bear's Breech	●		●	●	●	●	
Agapanthus spp.	Lily of the Nile	●	●	●	●	●	●	
*Arctostaphylos spp.***	Manzanita	●	●	●	●	●	●	
Artemisia 'Powis Castle'	Powis Castle Wormwood	●	●	●	●	●	●	
Aucuba japonica	Japanese Aucuba	●	●	●	●	●	●	
*Azalea spp.****	Azalea	●	●	●	●	●	●	
*Baccharis 'Centennial'**	Centennial Coyote Brush	●	●	●	●	●	●	
*Bambusa multiplex 'Alphonse Karr'**	Alphonse Karr Bamboo	●	●	●	●	●	●	
Berberis thunbergii var.	Japanese Barberry	●	●	●	●	●	●	
Buddleia davidii	Butterfly Bush	●	●	●	●	●	●	
Buxus microphylla japonica	Boxwood	●	●	●	●	●	●	
*Callistemon 'Little John'**	NCN	●	●	●	●	●	●	
Camellia spp.	Camellia	●	●	●	●	●	●	
*Ceanothus spp.***	Lilac	●	●	●	●	●	●	
*Cistus spp.**	Rockrose	●	●	●	●	●	●	
Coleonema pulchellum var.	Breath of Heaven	●	●	●	●	●	●	
*Convolvulus cneorum**	Bush Morning Glory	●	●	●	●	●	●	
*Coprosma x 'kirkii'**	Creeping Coprosma	●	●	●	●	●	●	
Cordyline australis var.	Australian Dracaena	●	●	●	●	●	●	
*Cotinus coggygria**	Smoke Tree	●	●	●	●	●	●	
*Dendromecon harfordii**	Island Bush Poppy	●	●	●	●	●	●	
Dianella species	NCN	●	●	●	●	●	●	
*Dietes bicolor**	Fortnight Lily	●	●	●	●	●	●	
*Dietes vegeta**	African Iris	●	●	●	●	●	●	
*Dodonaea viscosa 'Purpurea'**	Purple Hopseed Bush	●	●	●	●	●	●	
*Eleagnus pungens**	Silverberry	●	●	●	●	●	●	
*Epilobium canum**	California Fuschia	●	●	●	●	●	●	
*Erigeron karvinskianus**	Santa Barbara Daisy	●	●	●	●	●	●	
*Euonymus japonicus var.**	Euonymus	●	●	●	●	●	●	
x Fatshedera lizei	Botanical Wonder	●	●	●	●	●	●	

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Dodonaea viscosa 'Purpurea'


Hydrangea macrophylla


Lantana camara


Lobelia laxiflora

Botanical Name	**Common Name**	**Entries**	**Main Road Streetscape**	**Residential Streetscape/ Front Yards**	**Neighborhood Parks**	**School**	**Mixed Used Business Park**	**100'Conservation Easement**
Fatsia japonica	Japanese Aralia	•	•	•	•	•	•	
*Feijoa sellowiana**	Pineapple Guava, Feijoa	•	•	•	•	•	•	
Gaura lindheimeri	Gaura	•	•	•	•	•	•	
Grevillea spp., ****	Grevillea	•	•	•	•	•	•	
Grewia occidentalis	Lavender Starflower	•	•	•	•	•	•	
*Hemerocallis spp.***	Daylily	•	•	•	•	•	•	
*Heteromeles arbutifolia**	Toyon	•	•	•	•	•	•	
Heuchera sanguinea	Coral Bells	•	•	•	•	•	•	
Hydrangea spp.	Hydrangea	•	•	•	•	•	•	
Hypericum calycinum	Creeping St. Johnswort, Goldflower	•	•	•	•	•	•	
Ilex spp.	Holly	•	•	•	•		•	
*Juniperus spp.**	Juniper	•	•	•	•	•	•	
*Lantana spp.***	Lantana	•	•	•	•	•	•	
*Lavandula spp.**	Lavender	•	•	•	•	•	•	
Lavatera maritima	Tree Mallow	•	•	•	•	•	•	
Ligustrum japonicum 'Texanum'	Waxleaf Ligustrum	•	•	•	•	•	•	
Liriope muscari	Big Blue Lily Turf	•	•	•	•	•	•	
*Lobelia laxiflora**	Red Mexican Lobelia	•	•	•	•	•		
Mahonia 'Golden Abundance'	Golden Abundance Mahonia	•	•	•	•	•	•	
Mahonia aquifolium	Oregon Grape	•	•	•	•	•	•	
*Mimulus aurantiacus**	Sticky Monkey Flower	•	•	•	•			
Myoporum laetum	Myoporum	•	•	•	•	•	•	
*Myrsine africana**	African Boxwood	•	•	•	•	•	•	
*Myrtus communis var.**	Myrtle	•	•	•	•	•	•	
Nandina domestica var.	Nandina, Heavenly Bamboo	•	•	•	•	•	•	
Osmanthus fragrans	Sweet Olive	•	•	•	•	•	•	
*Pelargonium x hortorum**	Garden Geranium	•	•	•	•	•	•	
*Penstemon spp.****	Penstemon	•	•	•	•			
*Phormium spp.***	Flax	•	•	•	•	•	•	
Photinia x fraseri	Fraser's Photinia	•	•	•	•	•	•	
*Phyllostachys viridis 'Robert Young'**	Robert Young Bamboo	•		•	•	•	•	
*Pittosporum spp.****	Pittosporum	•	•	•	•	•	•	
*Pyracantha coccinea var.**	Pyracantha	•	•	•	•	•	•	

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Penstemon spectabilis


Pyracantha coccinea


Romneya coulteri


Salvia leucantha

Botanical Name	**Common Name**	**Entries**	**Main Road Streetscape**	**Residential Streetscape/ Front Yards**	**Neighborhood Parks**	**School**	**Mixed Used Business Park**	**100' Conservation Easement**
*Rhamnus californica var.**	California Coffeeberry			●	●	●		
Rhaphiolepis spp.	Indian Hawthorne	●	●	●	●	●	●	
*Rhus ovata**	Sugar Bush	●	●	●	●	●	●	
*Romneya coulteri**	Matilija Poppy	●	●	●	●			
Rosa spp.	Rose	●	●	●	●	●	●	
*Rosmarinus spp.**	Rosemary	●	●	●	●	●	●	
*Salvia spp.**, ****	Sage	●	●	●	●	●	●	
*Sambucus mexicana **	Mexican Elderberry							●
*Santolina chamaecyparissus**	Lavender Cotton			●	●	●	●	
*Sisyrinchium bellum**	Blue-eyed Grass	●	●	●	●	●	●	●
Spiraea spp.		●	●	●	●	●	●	
Viburnum spp.	Viburnum	●	●	●	●	●	●	
*Westringia spp.**	Coast Rosemary	●	●	●	●	●	●	
*Xylosma congestum**	Xylosma, Glossy Xylosma	●	●	●	●	●	●	
*Yucca spp.***	Yucca	●	●	●	●		●	
SUCCULENTS (not allowed on any city or city maintained property)								
*Agave parryi**	Artichoke Agave	●	●	●	●	●	●	
*Aloe spp.***	Aloe	●	●	●	●	●	●	
*Bulbine frutescens**	Yellow Stalked Bulbine	●	●	●	●	●	●	
*Bulbine frutescens 'Hallmark'**	Orange Hallmark Bulbine	●	●	●	●	●	●	
*Bulbine frutescens 'Yellow'**	Yellow Bulbine	●	●	●	●	●	●	
*Cephalophyllum 'Red Spike'**	Red Spike Iceplant	●	●	●	●	●	●	
*Echeveria spp.**	Hen and Chicks	●	●	●	●	●	●	
*Euphorbia rigida**	Blue Euphorbia	●	●	●	●	●	●	
*Ferocactus wislizenii**	Fish Hook Barrel Cactus	●	●	●	●	●	●	
*Hesperaloe parviflora var.**	Hesperaloe	●	●	●	●	●	●	
Opuntia spp., ****	Prickly Pear	●	●	●	●		●	
*Portulacaria afra**	Elephant's Food, Elephant Bush	●	●	●	●	●	●	
*Sedum spp.**	Sedum	●	●	●	●	●	●	
Yucca spp.	Yucca	●	●	●	●		●	

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Echeveria x imbricata


Sedum rubrotinctum


Achellia millefolium


Ceanothus 'Centennial'

Botanical Name	**Common Name**	**Entries**	**Main Road Streetscape**	**Residential Streetscape/ Front Yards**	**Neighborhood Parks**	**School**	**Mixed Used Business Park**	**100'Conservation Easement**
GROUNDCOVER								
*Acacia redolens var.**	Spreading Acacia	●	●	●	●	●	●	
*Achillea spp.***	Yarrow	●	●	●	●	●	●	
Armeria maritima	Sea Pink	●	●	●	●	●	●	
Bergenia cordifolia	Heartleaf Bergenia	●	●	●	●	●	●	
Campanula muralis	Dalmatian Bellflower	●	●	●	●	●	●	
Campanula poscharskyana	Serbian Bellflower	●	●	●	●	●	●	
*Ceanothus griseus var.**	Carmel Creeper	●	●	●	●	●	●	
Cerastium tomentosum	Snow-in-Summer	●	●	●	●	●	●	
*Convolvulus mauritanicus**	Ground Morning Glory	●	●	●	●	●	●	
*Coprosma petrei**	Creeping Mirror Plant	●	●	●	●	●	●	
Festuca californica 'Serpentine Blue'	California Fescue selection	●	●	●	●	●	●	
*Festuca glauca**	Blue Fescue	●	●	●	●	●	●	
Fragaria chiloensis	Ornamental Strawberry	●	●	●	●	●	●	
Fragaria 'Pink Panda'	Pink Panda Ornamental Strawberry	●	●	●	●	●	●	
Gazania hybrids	Hybrid Gazanias	●	●	●	●	●	●	
Hedera helix	English Ivy	●	●	●	●	●	●	
*Heuchera spp.***	Coral Bells	●	●	●	●	●	●	
Hypericum calycinum	Creeping St. John's Wort	●	●	●	●	●	●	
*Juniperus chinensis 'Parsonii'**	Parson's Juniper	●	●	●	●	●	●	
Lonicera japonica 'Halliana'	Hall's Honeysuckle	●	●	●	●	●	●	
*Myoporum parvifolium**	Ground Cover Myoporum	●	●	●	●	●	●	
Ophiopogon spp.	Mondo Grass	●	●	●	●	●	●	
*Osteospermum spp.**	Freeway Daisy	●	●	●	●	●	●	
Pelargonium peltatum	Ivy Geranium	●	●	●	●	●	●	
Rosa Ground Cover varieties	Ground Cover Rose	●	●	●	●	●	●	
Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	●	●	●	●	●	●	
*Stachys byzantina**	Lamb's Ears	●	●	●	●	●	●	
Thymus spp.	Thyme	●	●	●	●	●	●	
Trachelospermum asiaticum	Yellow Star Jasmine	●	●	●	●	●	●	
Trachelospermum jasminoides	Star Jasmine	●	●	●	●	●	●	
*Verbena spp.***	Verbena	●	●	●	●	●	●	
*Vinca minor**	Dwarf Periwinkle	●	●	●	●	●	●	

*Indicates drought-tolerant species
**Indicates that designer must select a low water or drought-tolerant variety only
***Indicates that designer must select a zone-appropriate species


Clytostoma callistegiodes


Gelsemium sempervirens


Jasminum polyanthum


Aristida purpurea

Botanical Name	**Common Name**	**Entries**	**Main Road Streetscape**	**Residential Streetscape/ Front Yards**	**Neighborhood Parks**	**School**	**Mixed Used Business Park**	**100'Conservation Easement**
*Zoysia tenuifolia**	Korean Grass	•	•	•	•	•	•	
VINES								
Cissus antarctica	Kangaroo Vine	•	•	•	•	•	•	
Clematis armandii	Evergreen Clematis	•	•	•	•	•	•	
Clematis cultivars	Clematis	•	•	•	•	•	•	
Clytostoma callistegioides	Violet Trumpet Vine	•	•	•	•	•	•	
Distictus buccinatoria	Scarlet Trumpet Vine	•	•	•	•	•	•	
*Gelsemium sempervirens**	Carolina Jessamine	•	•	•	•	•	•	
Hardenbergia violacea	Lilac Vine, Coral Pea	•	•	•	•	•	•	
Hardenbergia violacea 'Rosea'	Pink Lilac Vine	•	•	•	•	•	•	
Hedera helix	English Ivy	•	•	•	•	•	•	
Jasminum polyanthum	Pink Jasmine	•	•	•	•	•	•	
Parthenocissus quinquefolia	Virginia Creeper	•	•	•	•	•	•	
Parthenocissus tricuspidata	Boston Ivy	•	•	•	•	•	•	
Passiflora spp.	Passion Vine	•	•	•	•	•	•	
*Rosa 'Cecile Brunner'**	Cecile Brunner Rose (polyantha)	•	•	•	•	•	•	
*Rosa banksiae 'Alba Plena'**	Dbl. White Lady Banks' Rose	•	•	•	•	•	•	
*Rosa banksiae 'Lutea'**	Yellow Lady Banks' Rose	•	•	•	•	•	•	
Solanum jasminoides	Potato Vine	•	•	•	•	•	•	
Trachelospermum jasminoides	Star Jasmine	•	•	•	•	•	•	
GRASSES								
*Aristida purpurea**	Purple Three Awn Grass	•	•	•	•	•	•	
*Bouteloua curtipendula**	Sideoats Grama Grass	•	•	•	•	•	•	
*Bouteloua gracilis**	Blue Grama Grass	•	•	•	•	•	•	
*Calamagrotis x acutifolia**	Feather Reed Grass	•	•	•	•	•	•	
Calamagrotis foliosus	Mendecino Reed Grass	•	•	•	•	•	•	
Calamagrotis nutkaensis	Pacific Reed Grass	•	•	•	•	•	•	
*Carex elata 'Aurea'**	Golden Variegated Sedge	•	•	•	•	•	•	
Carex flagellifera	Weeping Brown Sedge	•	•	•	•	•	•	
*Carex oshimensis 'Evergold'**	Variegated Japanese Sedge	•	•	•	•	•	•	
Carex pansa	California Meadow Sedge	•	•	•	•	•	•	
Carex praegracilis	Clustered Field Sedge	•	•	•	•	•	•	
Carex stricta	Tussock Sedge	•	•	•	•	•	•	

*Indicates drought-tolerant species
**Indicates that designer must select a low water or drought-tolerant variety only
***Indicates that designer must select a zone-appropriate species


Carex pansa


Miscanthus sinensis


Muhlenbergia rigens


Nassella tenuissima

Botanical Name	**Common Name**	**Entries**	**Main Road Streetscape**	**Residential Streetscape/ Front Yards**	**Neighborhood Parks**	**School**	**Mixed Used Business Park**	**100'Conservation Easement**
Carex testacea	Brown Sedge	•	•	•	•	•	•	
Festuca californica 'Serpentine Blue'	California Fescue selection	•	•	•	•	•	•	
*Festuca glauca**	Blue Fescue	•	•	•	•	•	•	
*Festuca idahoensis 'Siskyou Blue'**	Siskyou Blue Fescue	•	•	•	•	•	•	
*Festuca mairei**	Atlas Fescue	•	•	•	•	•	•	
Festuca rubra	Red Fescue	•	•	•	•	•	•	
*Helictotrichon sempervirens**	Blue Oat Grass	•	•	•	•	•	•	
Juncus effusus pacificus 'Quartz Creek'	Quartz Creek Soft Rush	•	•	•	•	•	•	
Leymus arenaris	Blue Lyme Grass	•	•	•	•	•	•	
*Leymus condensatus**	Wild Rye	•	•	•	•	•	•	
*Leymus condensatus 'Canyon Prince'**	Canyon Prince Wild Rye	•	•	•	•	•	•	
*Leymus triticoides**	Creeping Wild Rye	•	•	•	•	•	•	
Miscanthus spp.	Miscanthus	•	•	•	•	•	•	
Muhlenbergia spp.	Muhlenbergia	•	•	•	•	•	•	
*Nassella pulchra**	Needle Grass	•	•	•	•	•	•	
*Nolina bigelovii**	Desert Bigelov Nolina	•	•	•	•	•	•	
*Pennisetum alopecuroides 'Little Bunny'**	Little Bunny Fountain Grass	•	•	•	•	•	•	
Pennisetum spathiolatum	Slender Veldt Grass	•	•	•	•	•	•	
*Zoysia 'De Anza'**	Turf Zoysia De Anza	•	•	•	•	•	•	
Existing Grasses to Protect in Place								•

General Notes:

1. Landscape Developer to take into consideration plant culture requirements (sun/shade, soil, etc.) when designing a final landscape plan for individual neighborhoods
2. Plants used on school site shall be reviewed and approved by the Tracy/Jefferson Unified School District during construction document phase.

*Indicates drought-tolerant species
**Indicates that designer must select a low water or drought-tolerant variety only
***Indicates that designer must select a zone-appropriate species

3.4.16 Landscape Design Guidelines Checklist

This checklist is intended to be used as quick reference of the Landscape Design Guidelines for designers, developers, builders, and City Staff.

COMMUNITY IDENTITY/MONUMENTATION	
Monument Signage	• Community Gateway Icon visible from the freeway. • Major Community Monumentation. • Primary Neighborhood Monumentation - secondary to Community Monumentation, this identifies the individual neighborhoods. • Park Monumentation - park identification. • Trail head marker - sign denotes trail access points.
Materials	• Ledgestone dry - stacked ~~in a Gabion wall fashion~~. • Corten steel look/finish signage. • ~~Rebar cage structure.~~ • ~~Refer to the Landscape Master Tree Plan and Plant Matrix.~~
STREETSCAPE AND TRAILS	
Trails/Roads	• 16.5’ wide pipeline easement/passive trail • 10’ wide multi-use pedestrian trails on each side of the main Spine Road. • Class 1 bikeway along Corral Hollow Road into the community. • Residential streets with parkways, sidewalk, and landscape lot planting adjacent to perimeter walls.
Materials	• Decomposed granite passive trail. • Concrete and/or asphalt multi-use trails and Class 1 bikeway. • Neighborhood concrete walks. • Permeable concrete or pavers where feasible. • Refer to the Landscape Master Tree Plan and Plant Matrix.
EDGE CONDITIONS	
Easement Areas	• Easement Areas: Interstate 580 and California Aqueduct.
Wall and Fences	• Intermittent 8’ sound wall coupled with ~~5’~~ 4’-7” easement fence along Interstate 580. • 6’ CMU block wall coupled with a ~~5’~~ 4’-7” easement fence along the California Aqueduct.
Materials	• CMU split face block sound wall and perimeter wall. • Galvanized steel pipe and a ‘No Climb’ metal mesh fence. • Existing grasses to be protected-in-place. • Refer to the Edge Conditions section herein

OPEN SPACE AND PARKS	
Public Parks	• Refer to the Open Space and Parks section for Public Parks 1-3 specifics in Specific Plan Phase 1A.
HOA Village Greens	• Three open space areas/activity nodes in Phase 1A- refer to the Open Space and Parks section.
LIGHTING	
Types	• Single headed main Spine Road light standard. • Single headed light standard for the commercial and industrial use areas. • Single headed light standard for collector and local roads. • Accent lighting at monumentation/signage. • Bollard lights for pathways within the public realm.
SITE FURNITURE	
Types	• CBU decorative Mailboxes • Tables, benches, seat walls, trash receptacles, and bike racks.
Materials	• Corten steel, stone and slate, wood, concrete, and concrete pavers. • Powdered coated metal to resemble corten steel coloring.
WALL AND FENCE	
Types	• Perimeter walls/community walls and sound walls. • Easement/protection fencing and view fencing. • Refer to the Wall and Fence section herein for general detailing.
Materials	• CMU split face block and Simtek fencing community walls. • Galvanized steel pipe and a 'No Climb' metal mesh fence and tube steel fencing. • Some listed above with alternate bid specifications for flexibility.
TREE PLAN AND PLANTS	
Matrix	• Refer to the Landscape Master Tree Plan and Plant Matrix.
GENERAL	
Landscape Irrigation	• Refer to the Sustainable Guidelines herein for water-wise irrigation practices.
Utility and Equipment Screening	• All utilities and improvement equipment located above ground shall be sufficiently screened with appropriate plant material keeping in mind required setbacks and access. • Refer to the Landscape Master Tree Plan and Plant Matrix.

4 INFRASTRUCTURE AND SERVICES

4.1 GENERAL DESCRIPTION

Throughout the Tracy Hills Specific Plan area, significant infrastructure improvements will be built to support the development of the Specific Plan. These infrastructure improvements will include streets and other types of circulation, water, sewer, storm drainage, electricity, natural gas, telephone, and cable TV. Public services will also be provided for the Tracy Hills residents that will include fire and police protection, solid waste disposal, and schools. Citywide Master Plans have been adopted for traffic improvements, sewer collection and treatment, and potable and recycled water distribution. A separate storm water master plan was developed specifically for the Tracy Hills Specific Plan.

4.2 ROADWAY SYSTEM

4.2.1 Roadway System Concept

The Tracy Hills Specific Plan provides for a comprehensive roadway system that includes streets, bikeways, and walks designed to provide and encourage efficient travel within the community.

The roadway system is also intended to enhance the character and identity of the Specific Plan area by specifying right-of-way landscaping requirements. Lammers Road, the backbone of the internal circulation system, connects residential neighborhoods to community facilities, schools, and commercial areas, as well as points of regional circulation. Bikeways and walks provide a non-vehicular travel alternative for the convenience of walkers, joggers, and bicyclists.

Although automobiles will remain the primary transportation mode for most Tracy Hills residents in the foreseeable future, the comprehensive circulation system in the Specific Plan is designed to provide a range of transportation options for the efficient movement of people. The circulation system incorporates public streets, pedestrian paths, bikeways, parking areas, and public transit stops.

4.2.2 Existing Streets

The existing roadways in the vicinity of the Specific Plan area have been constructed to meet rural design standards. Typically, existing roadways do not include curb, gutter, and sidewalks or sufficient pavement width for on-street parking. The existing road network around the Specific Plan area includes the following:

- Interstate 580
- Corral Hollow Road
- Lammers Road (dead ends at north side of the Specific Plan area)

Interstate 580 is a four-lane, limited-access interstate highway that bisects the Specific Plan area. Interstate 580 connects to I-205 and the western extension of I-580 to the north and to I-5 to the south.

Corral Hollow Road is a two-lane road located along the eastern boundary of the Specific Plan area. Corral Hollow Road is designated a major arterial in the City of Tracy Transportation Master Plan and links Interstate 580 to the western side of the Tracy central core.

Lammers Road is currently a two-lane road that extends south from Byron Road and dead ends at the Union Pacific Railroad line. Lammers Road is proposed to be an expressway and future I-580 connection in the City of Tracy Transportation Master Plan.

4.2.3 Planned Streets – Specific Plan Circulation

Streets are designed in accordance with the Transportation Master Plan. A variety of street widths and designs are contained within the Specific Plan area to accommodate the range of anticipated traffic volumes (see **Figure 4-1, Roadway Plan**).

Graphic sections of each typical street design are provided. With the exception of street extensions, street names have not been designated. All public street cross-sections are included in **Figure 4-2, through Figure 4-11.** The locations and designs of intersections shall meet the standards of the City of Tracy at the time they are designed and submitted for approval by the City.

Consistent with the Transportation Master Plan, the Specific Plan provides for one north/south expressway, one north/south arterial street, and one east/west arterial, all of which are an important part of the City's overall vehicular transit system. The two north/south roads are Lammers Road and Corral Hollow Road. Lammers Road extends south from I-205 through the City's western area and eventually connects to Corral Hollow Road. The Lammers Road extension will be a four-lane parkway and south of I-580, will transition to a two lane divided arterial through the plan area~~.~~. Lammers Road is aligned between the Delta-Mendota Canal and Corral Hollow Road, through a portion of the Specific Plan area. The segment of Lammers Road between I-580 and Corral Hollow Road will provide direct access to major community facilities as well as provide a central community interchange and access to Interstate 580.

The City of Tracy Transportation Master Plan envisions Lammers Road as an expressway which will extend from I-580 north to I-205, connecting the Tracy Hills and Ellis Projects with the job-generating centers of Cordes Ranch and Gateway and providing direct access onto I-580.

Corral Hollow Road will be expanded into a four-lane arterial. This road will be the access point for the initial development of Tracy Hills.

Typical residential streets will have paved sections as shown on **Figure 4-8, Residential Streets**. Residential streets may be constructed with sidewalks on only one side when fronted with homes on only one side.

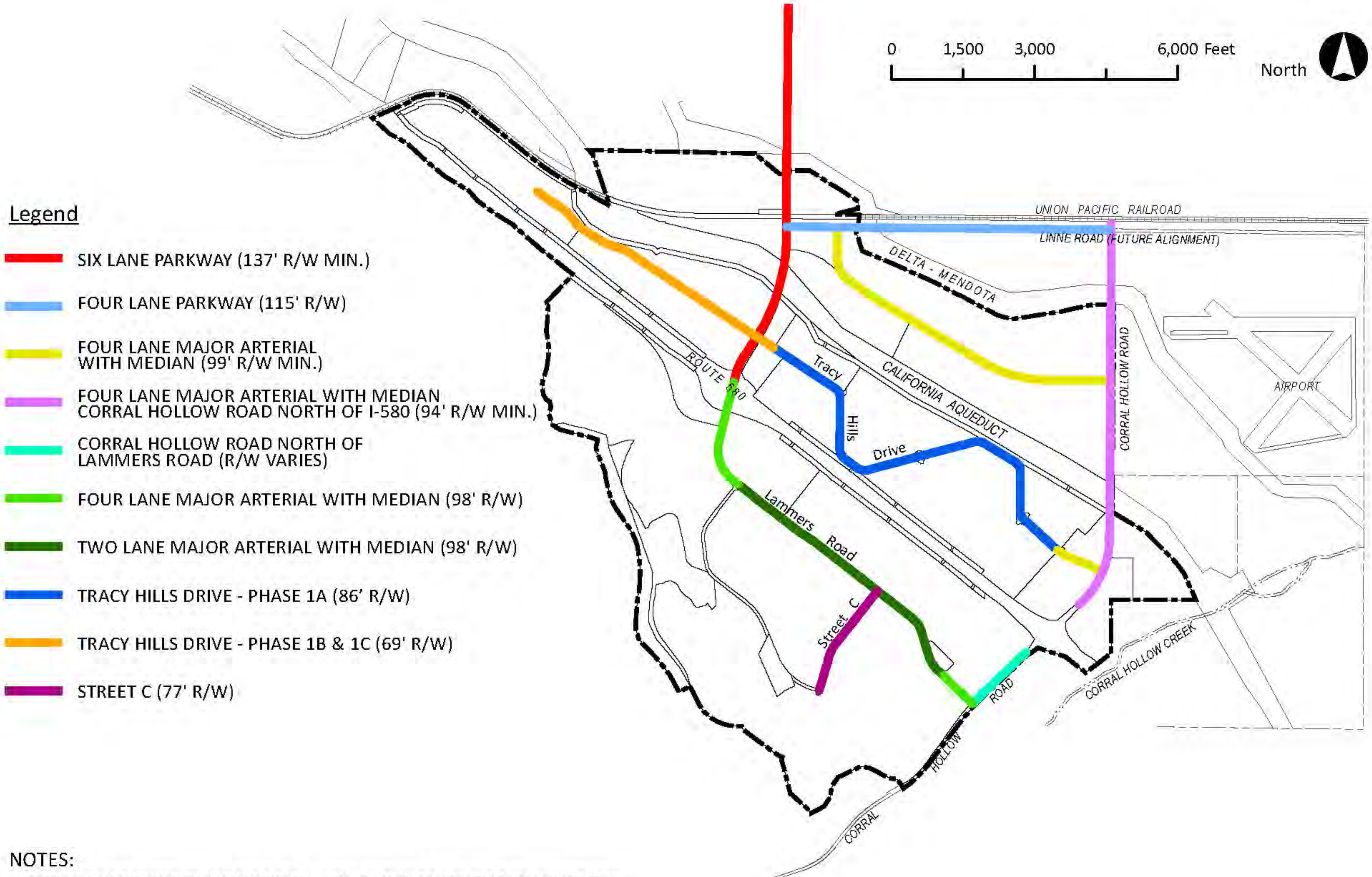
The residential collector and minor arterials system intersects Lammers Road at designated locations. The residential collector and minor arterials system shall provide direct access to schools and parks, wherever possible. Residential driveways predominantly face onto local streets. No residential driveways are proposed to face onto or directly access Lammers Road, Corral Hollow Road, or other arterial roads.

An additional system of internal streets will also serve the Mixed Use Business Park and Light Industrial areas. All office and industrial parcels will have defined entries from these streets and will be landscaped according to Chapter 3, Design Guidelines.

The four-lane arterial parallel to and north of the California Aqueduct will be a designated truck route to facilitate efficient movement with minimum impacts (refer to **Figure 4-1, Roadway Plan)**. Truck routes will insulate residential areas from excessive truck traffic to the extent possible except for local deliveries.

Private ~~streets~~ lanes and cluster driveways may be considered within Tracy Hills. Private ~~streets~~ lanes and cluster driveways may be constructed with no sidewalks, or sidewalks on one side when fronted with homes on only one side, as proposed by the developer. Private ~~street sections~~lanes shall be ~~designed in accordance with City Standards or as prescribed by the City Engineer~~a minimum width of 24 feet and cluster driveways shall be a minimum width of 22 feet (see figure 4-10).

Streets shall maintain an unobstructed width of no less than 20 feet as a minimum requirement for fire access to comply with the California Fire Code.

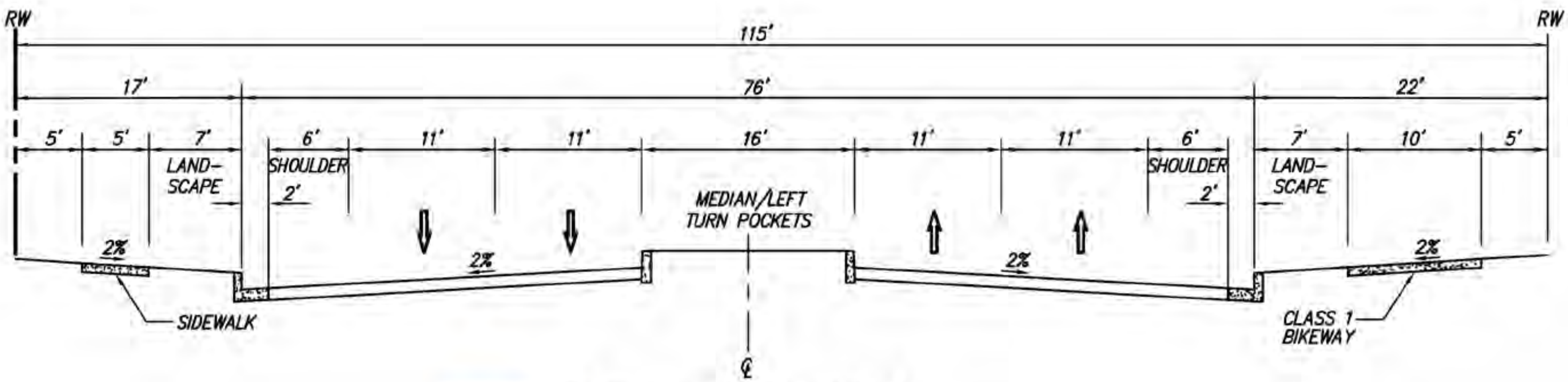


NOTES:

1. STREET SECTION DESIGNATIONS ARE PER CITY OF TRACY CITYWIDE TRANSPORTATION MASTER PLAN (TMP) AND AS MODIFIED HEREIN.
2. INTERNAL NEIGHBORHOOD STREETS TO BE "RESIDENTIAL STREETS" (55' & 57' R/W PER TMP) UNLESS NOTED OTHERWISE HEREIN.

Figure 4-1

Roadway Plan

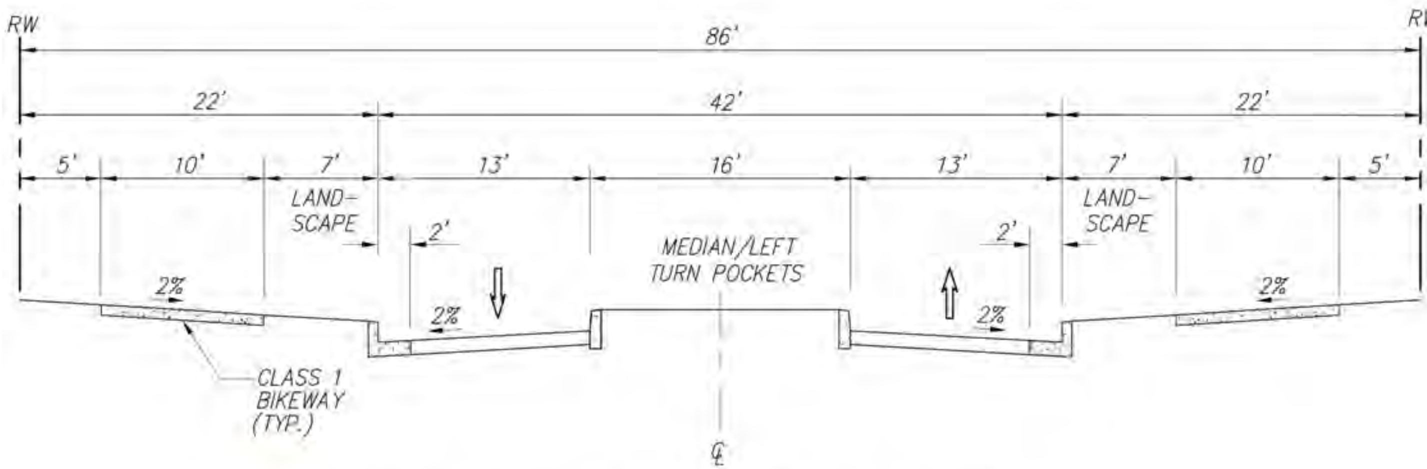


FOUR LANE PARKWAY

(EXPRESSWAY)

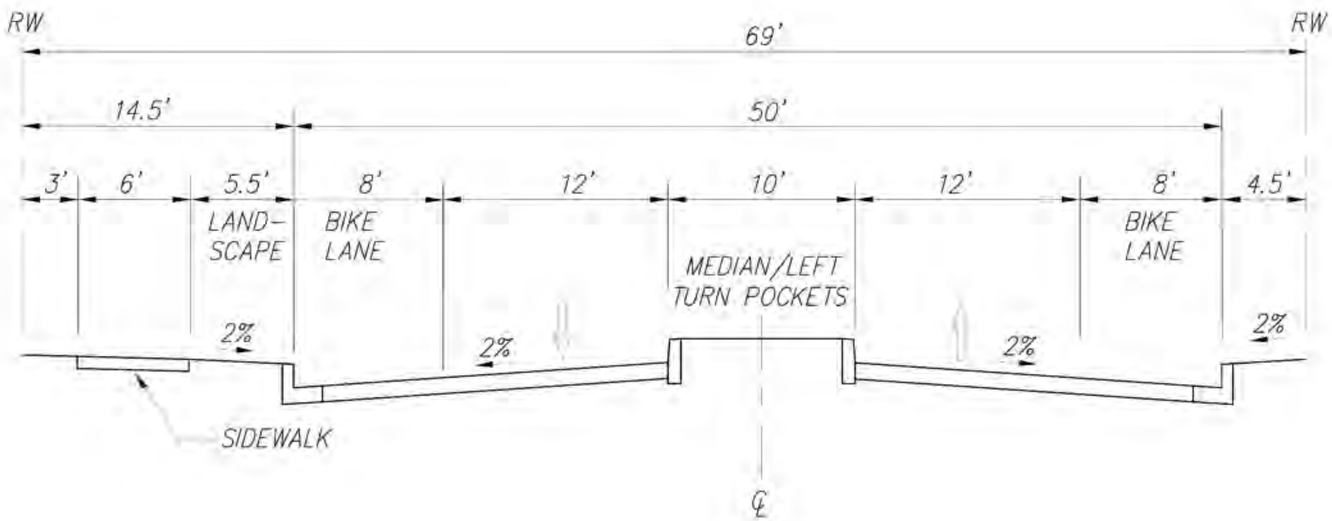
N.T.S.

NOTE:
SECTION TAKEN FROM FIGURE 4.15a OF
CITY OF TRACY TRANSPORTATION MASTER PLAN



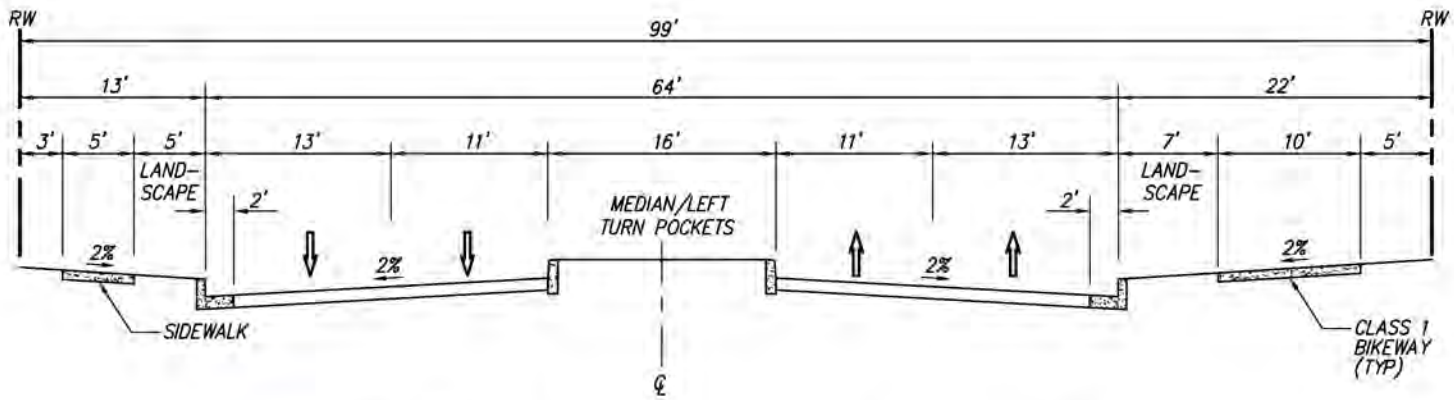
TRACY HILLS DRIVE - PHASE 1A

NO SCALE



TRACY HILLS DRIVE - PHASE 1B & 1C

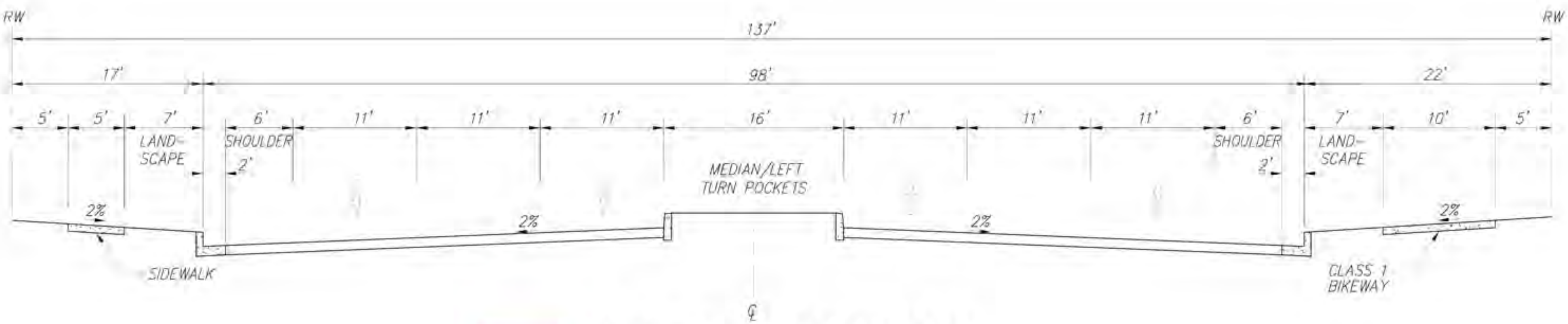
(NO SCALE)



FOUR LANE MAJOR ARTERIAL WITH MEDIAN

(NO SCALE)

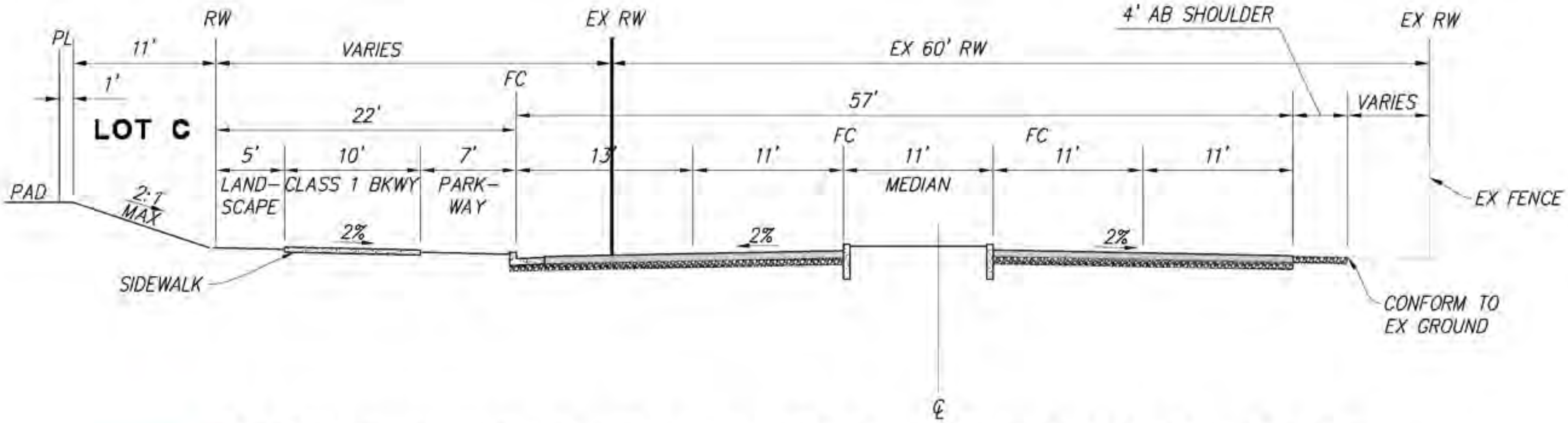
NOTE:
SECTION TAKEN FROM FIGURE 4.15b OF
CITY OF TRACY TRANSPORTATION MASTER PLAN



SIX LANE PARKWAY

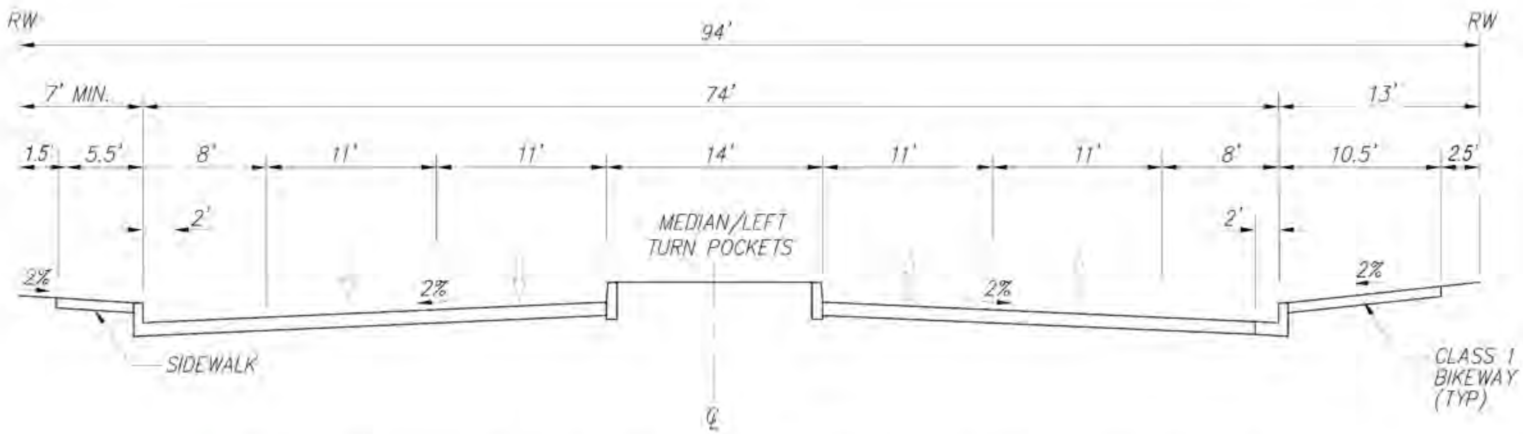
NO SCALE

SECTION TAKEN FROM FIGURE 4.15a OF
CITY OF TRACY TRANSPORTATION MASTER PLAN



CORRAL HOLLOW ROAD NORTH OF LAMMERS ROAD

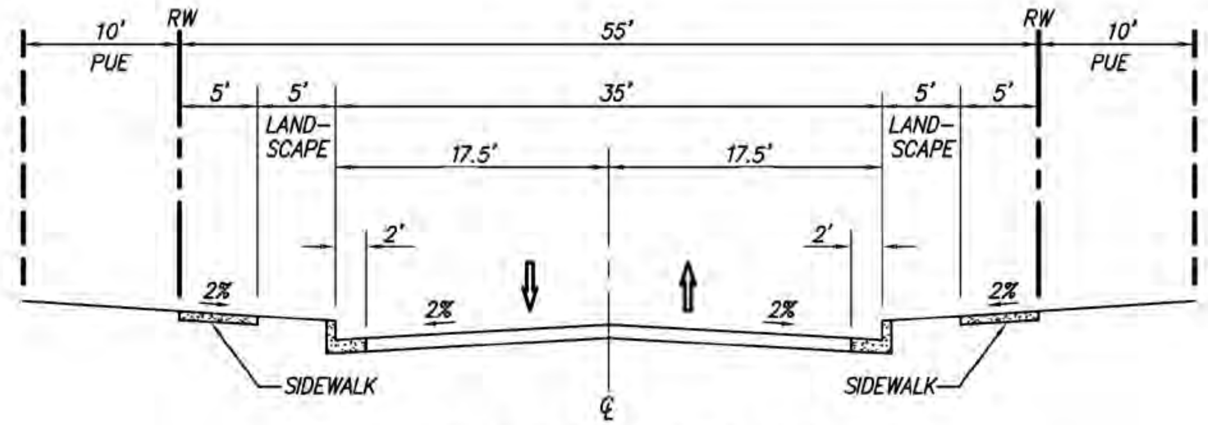
NO SCALE



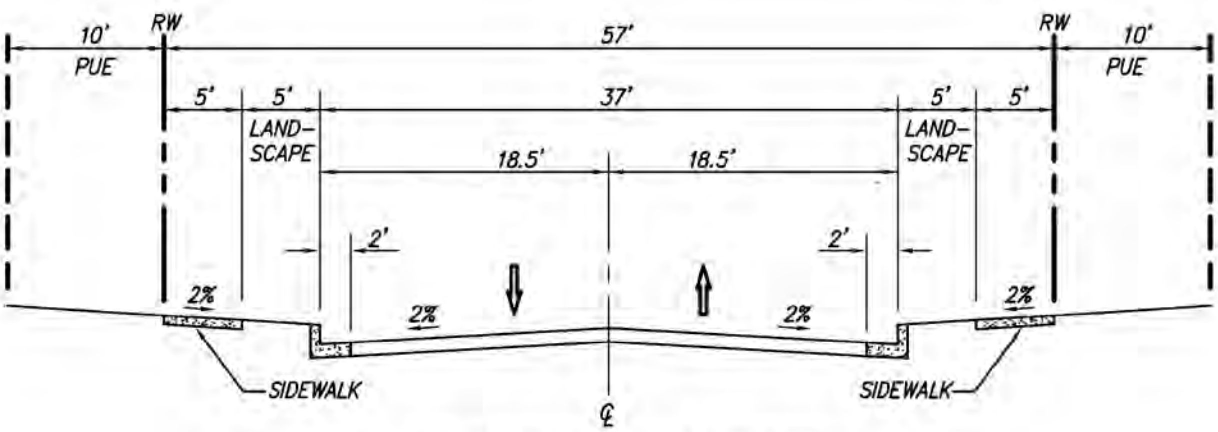
FOUR LANE MAJOR ARTERIAL WITH MEDIAN - CORRAL HOLLOW ROAD NORTH OF I-580

NO SCALE

NOTE:
SECTION TAKEN FROM FROM APPROVED CORRAL HOLLOW ROAD PLAN LANE STUDY (NOVEMBER 7, 2016)

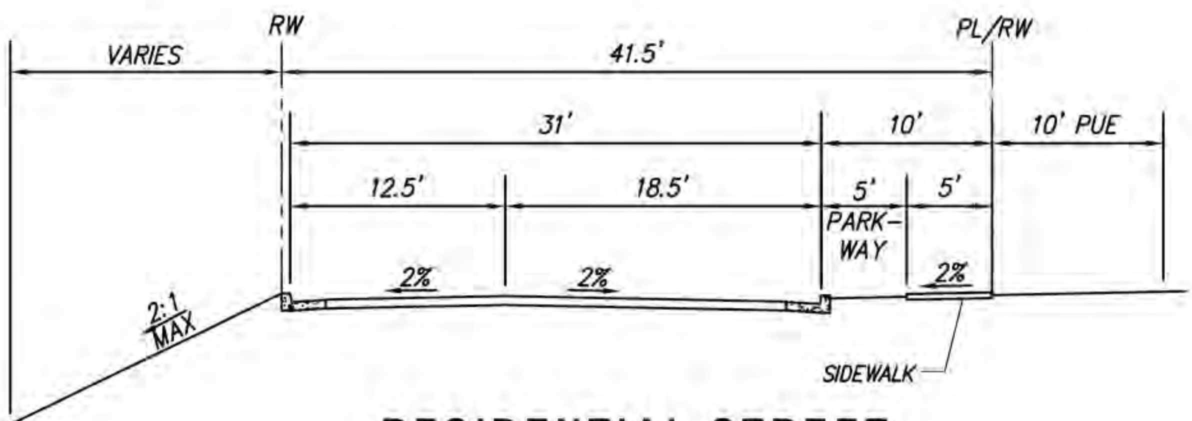


RESIDENTIAL STREET
MAXIMUM BLOCK LENGTH OF 500 FEET
NO SCALE

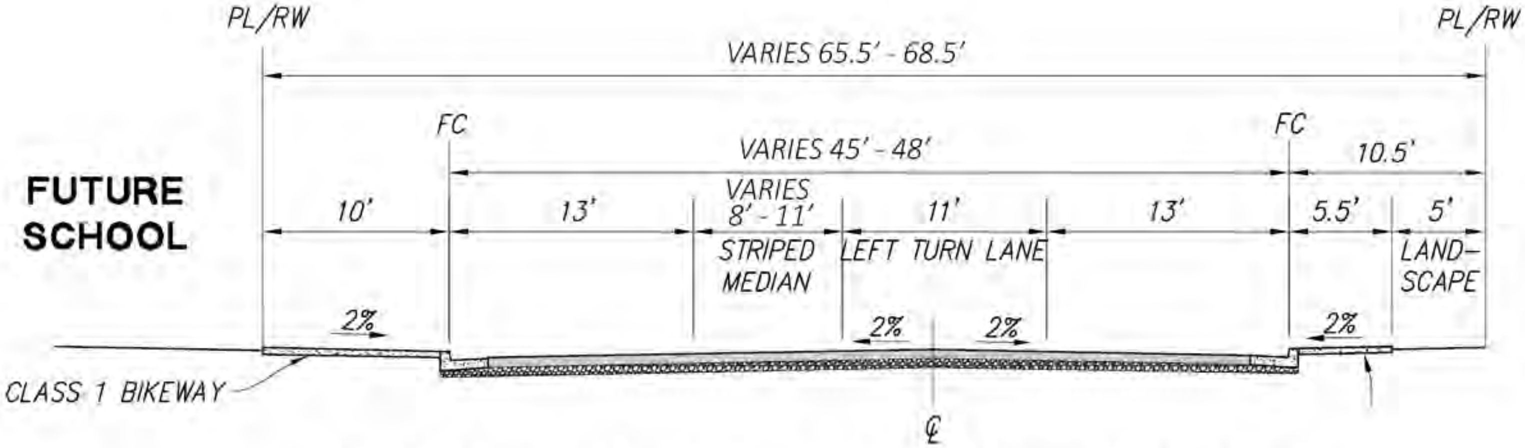


RESIDENTIAL STREET
NO SCALE

NOTE:
SECTIONS TAKEN FROM FIGURE 4.15e OF
CITY OF TRACY TRANSPORTATION MASTER PLAN

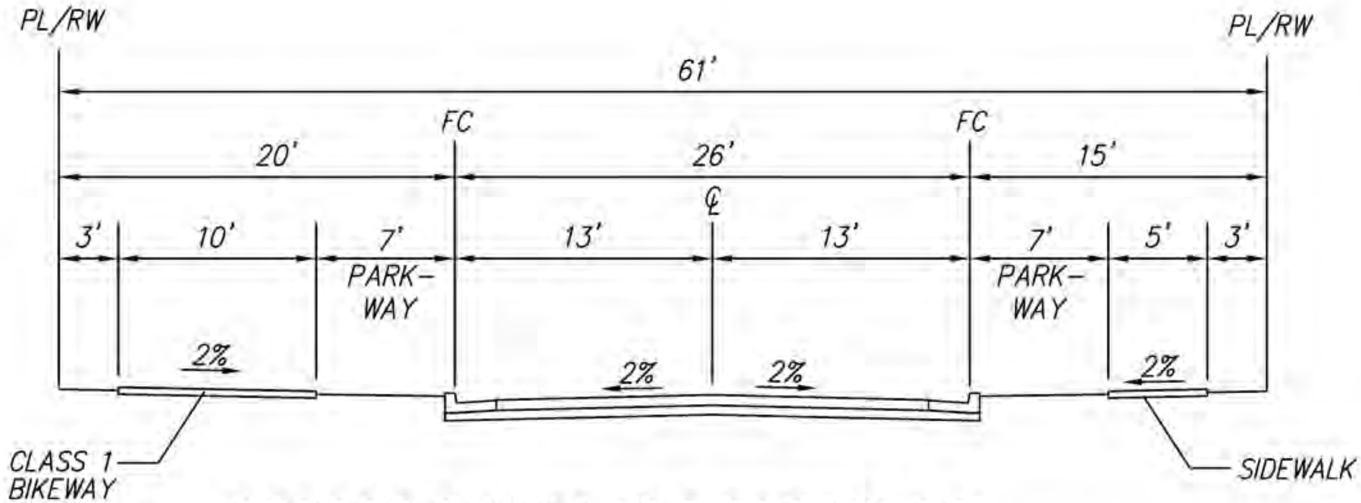


RESIDENTIAL STREET
NO SCALE



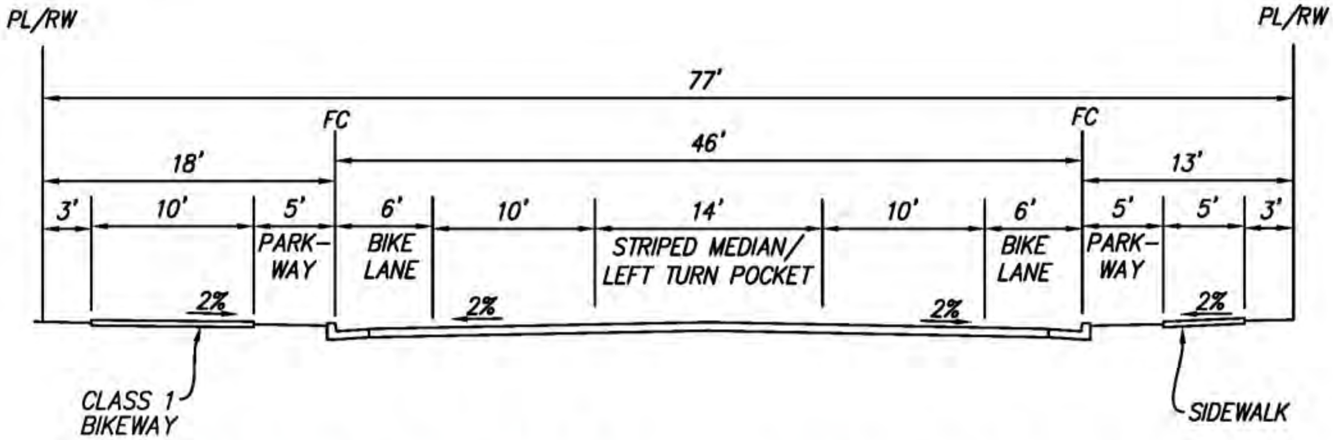
STREET B (SCHOOL FRONTAGE - PHASE 2)

NO SCALE



STREET B (VILLAGE FRONTAGE)

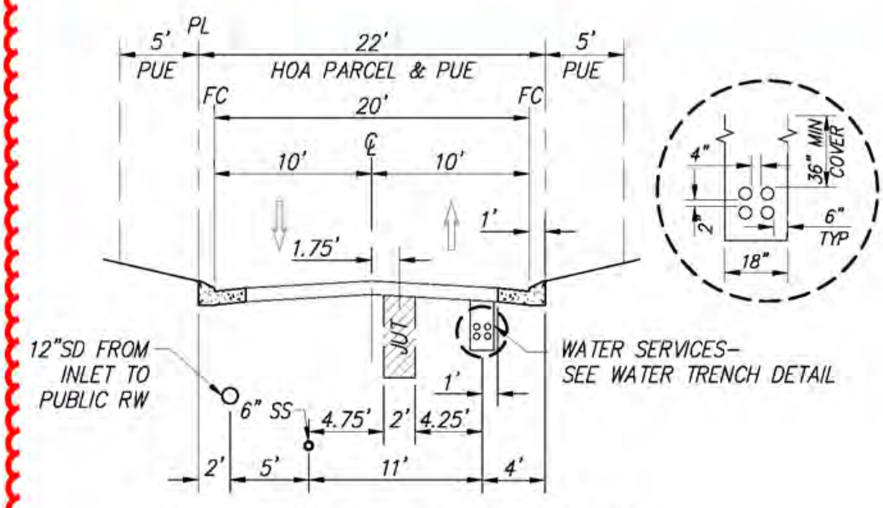
NO SCALE



STREET C (VILLAGES 13, 14, 15 & 18 FRONTAGES)

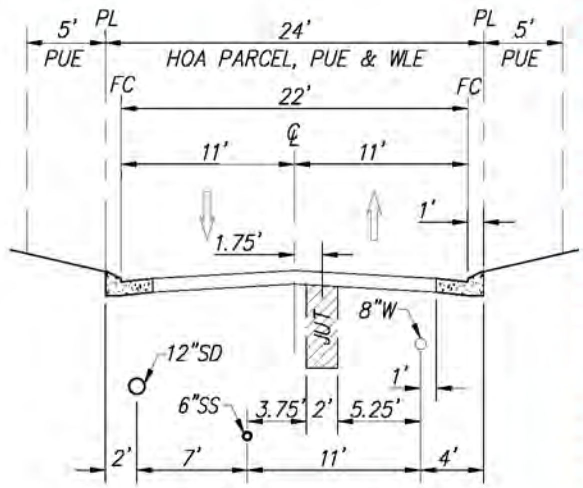
NO SCALE

ADD CLUSTER DRIVEWAY AND PRIVATE LANE SECTIONS



CLUSTER DRIVEWAY

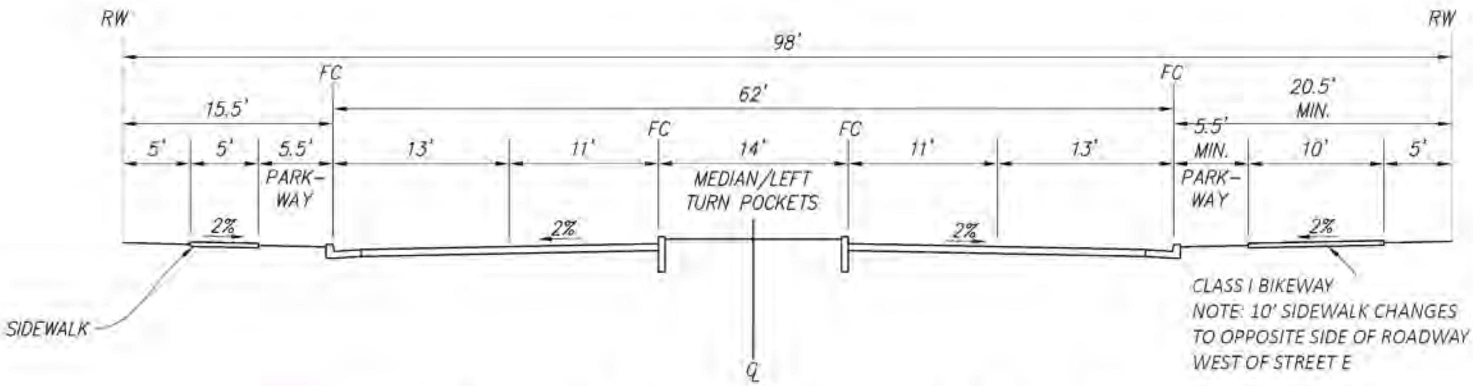
NO SCALE



PRIVATE LANE

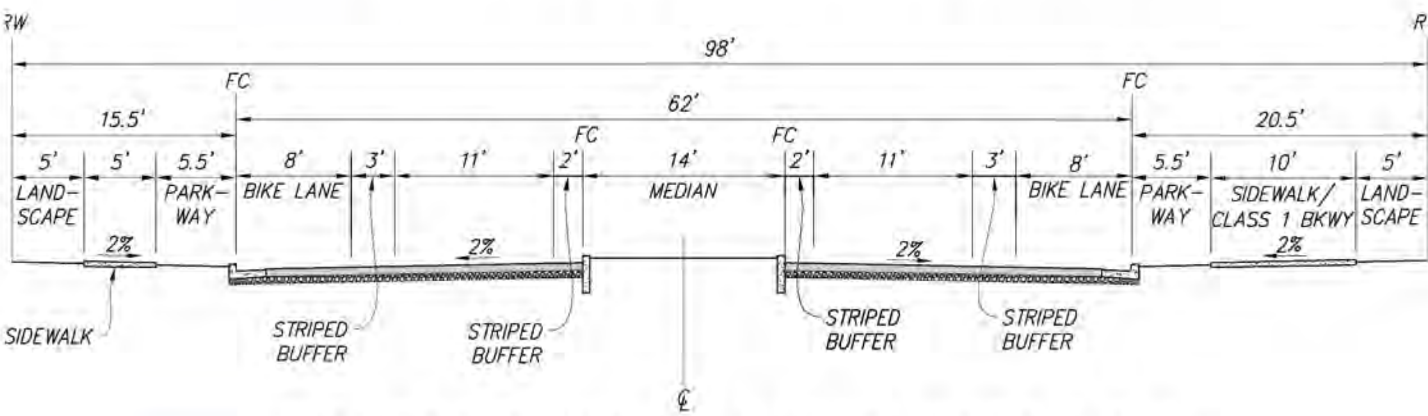
NO SCALE

Figure 4-10
Street C, Cluster Driveway & Private Lane



LAMMERS ROAD (PHASES 2 & 3)

NO SCALE



LAMMERS ROAD 2-LANE (PHASES 2 & 3)

NO SCALE

4.2.4 Pedestrian and Bicycle Circulation

Tracy Hills provides a network of bikeways and trails throughout the Specific Plan area. These trails may be multi-use, bike and pedestrian travel ways. These trails may be separated from the vehicular roadway and will allow access between neighborhoods.

Chapter 3, Tracy Hills Design Guidelines, provide bikeway and trails concepts. A pedestrian/bike circulation plan identifying circulation patterns, street crossings, access between neighborhoods, and walkways shall be prepared with each Tentative Map.

Class 1 bikeways are to be located on Lammers Road from the Delta-Mendota Canal crossing south to the intersection with Corral Hollow. Class 1 bikeways will also be provided on Corral Hollow Road from the Delta-Mendota Canal south and west to the Lammers Road intersection. Additional Class 1 bikeways will be provided on the primary east/west streets that intersect Lammers Road and parallel Interstate 580. No marked bike lanes will be provided on residential streets and non-arterial streets (see **Figure 4-8, Residential Streets**). Combination pedestrian/bike paths shall be a minimum of 10 feet wide.

Sidewalks may be provided on one side of the street when fronted with homes on only one side. The minimum width of sidewalks shall be 5 feet in residential, industrial, and commercial areas.

The bikeway and trail system will serve schools, commercial areas, and community facilities. The planning and design of the system will avoid conflicts with roadways as much as possible and keep crossings to a minimum.

4.2.5 Public Transportation

There are several public transit options to serve the residents of Tracy Hills, accommodating the needs of a wide variety of users for local and regional travel needs. Regional rail service is provided by the Altamont Corridor Express (ACE) which is a passenger rail line running between Stockton and San Jose, with a Bay Area Rapid Transit (BART) connection to the Bay Area from Pleasanton. Regional bus service is also available within San Joaquin County provided by the San Joaquin Regional Transit District (SJRTD), County Area Transit, the San Joaquin Commuter bus, Greyhound and Amtrak California.

Local bus service is provided by the City's TRACER bus system. TRACER offers Fixed Route and Paratransit services providing local public transportation to most major destinations within Tracy including connecting to other public transportation options such as the City's Transit Station and the ACE station. The TRACER Fixed Route is routinely updated and Tracy Hills will accommodate extension of the Fixed Route system through reservation of bus stop locations and, where appropriate, bus turnarounds. The type, number and location of bus facilities, timing of improvements, and developers responsibilities will be determined at the time of Tentative Map approval.

4.2.6 Roadway Phasing

Road construction will be phased with development.

For example, Corral Hollow Road will be improved with phases of development. This will include reconstructing the failed portions of the road and providing additional paving, curb, and gutter on the west (project) side of the road. Lammers Road will be constructed in segments as development proceeds.

Additional roadway, interchange, and other circulation-related improvements will be constructed as warranted by development in accordance with City standards.

4.2.7 Vehicle Trip Reduction and Travel Demand Management

Tracy Hills will include opportunities to promote and implement trip reduction and travel demand management measures consistent with key goals of City of Tracy Sustainability Plan (SAP), the San Joaquin Council of Governments

(SJCOG) Travel Demand Management Plan, and the San Joaquin Valley Unified Air Pollution Control District (SJVAPCD) Rule 9410. The following site design features, programs and measures designed to reduce vehicle trips, congestion and vehicle miles traveled (VMT) will be implemented in Tracy Hills:

1. Dedication of land for a park and ride lot(s) and/or construction of park and ride improvements near the Corral Hollow Road/I-580 Interchange and/or the future Lammers Road Interchange. Prior to the issuance of a building permit for the 500th dwelling unit in Phase 2, the location of a park and ride lot shall be identified and dedicated and/or constructed. Design and location of a ¼ to ½ acre park and ride lot(s) shall be approved by the City.
2. Class I and/or II bicycle paths are included on all backbone streets and within 1/2 mile of all land uses within Tracy Hills so that destinations can be reached conveniently by alternatives to motor vehicle trips.
3. All streets include sidewalks on both sides to promote pedestrian access and connectivity between uses except on some of the hillside residential development.
4. The street cross sections in Tracy Hills are consistent with the Tracy Transportation Master Plan by implementing principles of Complete Streets through the development of a circulation system that will address multiple transportation needs including public transit, cycling, pedestrian, and vehicle movement.
5. Tracy Hills will provide an integrated street and trail system that will provide linkages between residential, commercial, and business park uses, parks, schools and open space to promote shorter travel distances and encourage pedestrian and bicycle connectivity.
6. It is anticipated that the City of Tracy will take a phased approach to providing public transportation to Tracy Hills. The City will explore public transportation needs based on construction phasing and will evaluate appropriate routes. As development occurs in Tracy Hills, the City will modify and expand public transportation routes as necessary to efficiently accommodate demand.
7. As part of the application process for individual, specific development projects located along existing and planned transit routes, coordination shall occur with the City of Tracy (TRACER), San Joaquin Regional Transit District and/or other agencies to ensure that bus pads and shelters are incorporated, as necessary.
8. As part of the application process for individual, specific development projects that generate 100 or more employees, employers shall implement an Employer Trip Reduction Implementation Plan (ETRIP) in conformance with the SJVAPCD Rule 9410. As part of the application process for individual, specific development projects, preferential parking space locations shall be provided for electric vehicles and compressed natural gas vehicles in all parking structures and lots. The location of these reserved parking spaces shall be identified on the site plan and submitted to the Director of Development Services for approval.
9. The Developer and business shall work with the SJCOG Commute Connection program to implement employer based transportation demand management strategies to include but not limited to, ridesharing, transit, bicycling/walking, telecommuting, trip planning preferred parking for carpools and event planning.

10. Bicycle parking will be required to be located in easily accessible locations with lighting near building entrances to promote cyclist safety, security, and convenience. Employers should provide facilities that encourage bicycle commuting, including, e.g. locked bicycle storage and/or covered or indoor bicycle parking.

4.3 WATER SUPPLY SYSTEM

4.3.1 Water Demand

Water usage in the City of Tracy has been projected in the Citywide Water System Master Plan. The forecast of water use within the Tracy Hills Specific Plan area is based on water use factors used in the Citywide Water System Master Plan.

Annual water use factors are used in the computation of the total water use, and these include both potable and non-potable water uses. It is assumed that non-potable water (i.e., recycled water) will be used to irrigate schools, parks, professionally maintained landscape in the light industrial and commercial areas, and open space when available.

4.3.2 Sources of Supply

The potable water supply for Tracy Hills will come from a combination of sources including Byron Bethany Irrigation District pre-1914 and Central Valley Project water as well as other City sources.

4.3.3 Distribution and Storage

Distribution facilities will consist of a combination of transmission and distribution facilities constructed during the various phases of the project. The transmission facilities will consist of mains which will connect the City of Tracy Water Treatment Plant with the three or more storage reservoirs located on the project. The transmission mains will supply water to the distribution system, with water from the treatment plant or the storage reservoirs, depending upon the amount and location of the demand. A schematic diagram of the reservoir and pump station locations is shown in **Figure 4-12, Water Distribution System.** Conceptual water tank screening methods are described in Chapter 3, Tracy Hills Design Guidelines. The Citywide Water System Master Plan provides storage and distribution requirements for the Tracy Hills Specific Plan area at buildout. Separate Water Study Technical Memorandums will be prepared in accordance with project phasing to ensure the water system infrastructure is designed to accommodate both interim and buildout conditions.

The distribution system will be designed in accordance with the City of Tracy Design Standards. All public utility mains will be installed in public rights-of-way, unless specifically approved by the City Engineer.

Potable water from the City's distribution system will be pumped uphill into a series of service zones determined by elevation. Pressure zones are delineated so that minimum static residual pressures never fall below 40 pounds per square inch (psi). Maximum system pressures are about 100 psi. Pressure reducing valves are required to be installed on services with pressure greater than 80 psi.

Preliminary storage tank sizes per service zone are included in the Citywide Water System Master Plan. Depending upon phasing, zone storage may be concentrated at a single tank or split into two or more locations. The details of this decision will be determined by project phasing, tank size, site constraints, and the final transmission and distribution main configuration. Storage reservoirs will be designed to contain fire flow plus operational and emergency storage in accordance with City standards. See the Citywide Water System Master Plan for detailed system requirements.

As with storage tanks, zone pumping may be divided to reduce the size of individual pump stations, provide system redundancy, and accommodate phasing in an efficient manner. Each pump station will have one pump in reserve and be equipped with standby power.

Multiple pressure zones may be served from the same tank, with pressure reducing valves used to reduce system pressure where necessary. Pressure zone boundary delineation will depend upon street layout and the availability of utility easements and may change during later stages of planning. Connections between zones through pressure reducing valves can provide a measure of system reliability should it become necessary to feed lower zones from above in the event of a fire or other emergency.

4.3.4 Level of Service and Timing Standard

The City's target for level of service for the water supply system is to provide water in sufficient quantity and at a pressure consistent with the Citywide Water System Master Plan. Forty psi will be maintained for peak hour and 20 psi for maximum day plus fire flow demands. Interim facility pressures may not be allowed to fall below this minimum.

4.3.5 Water Supply System Phasing

Water facility needs for the ultimate buildout of the project include an expansion and upgrade of the City of Tracy storage and pumping facilities, transmission, and distribution facilities, and use of Byron Bethany Irrigation District (BBID) water conveyed via the Delta-Mendota Canal.

Water storage and distribution facilities will be constructed in phases as required to meet the water demand of the project. The first phase of the project will involve construction of new transmission/distribution facilities. First phase development will occur at the northwest quadrant of Corral Hollow Road and Interstate 580. First phase water improvements will include construction of the conveyance pipes from the City Water Treatment Plant in addition to an on-site, at grade, water tank and pump station. Future development, south of I-580, will include elevated storage tanks. To facilitate future phases, some components may be oversized. Additional transmission/distribution and storage facilities will be constructed as needed.

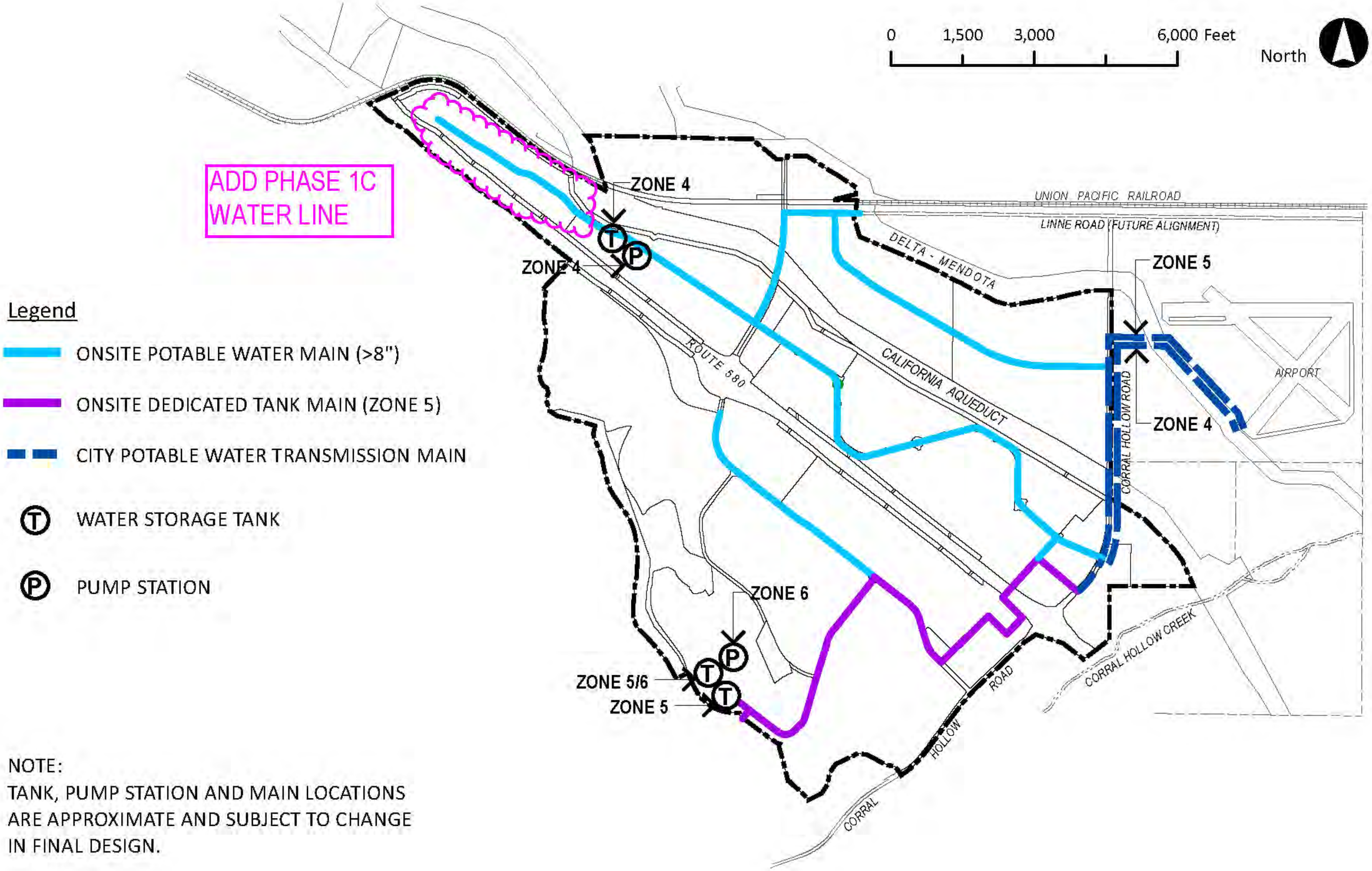
4.3.6 Trench Requirements

Changes to existing City standards pertaining to hillside development resulting from different geotechnical and site condition requirements will be addressed as applicable to update existing City standards. Any associated costs will be paid for by the developer requesting the update. Use of native material for bedding or backfill will be based on geotechnical recommendations.

4.4 RECYCLED WATER SYSTEM

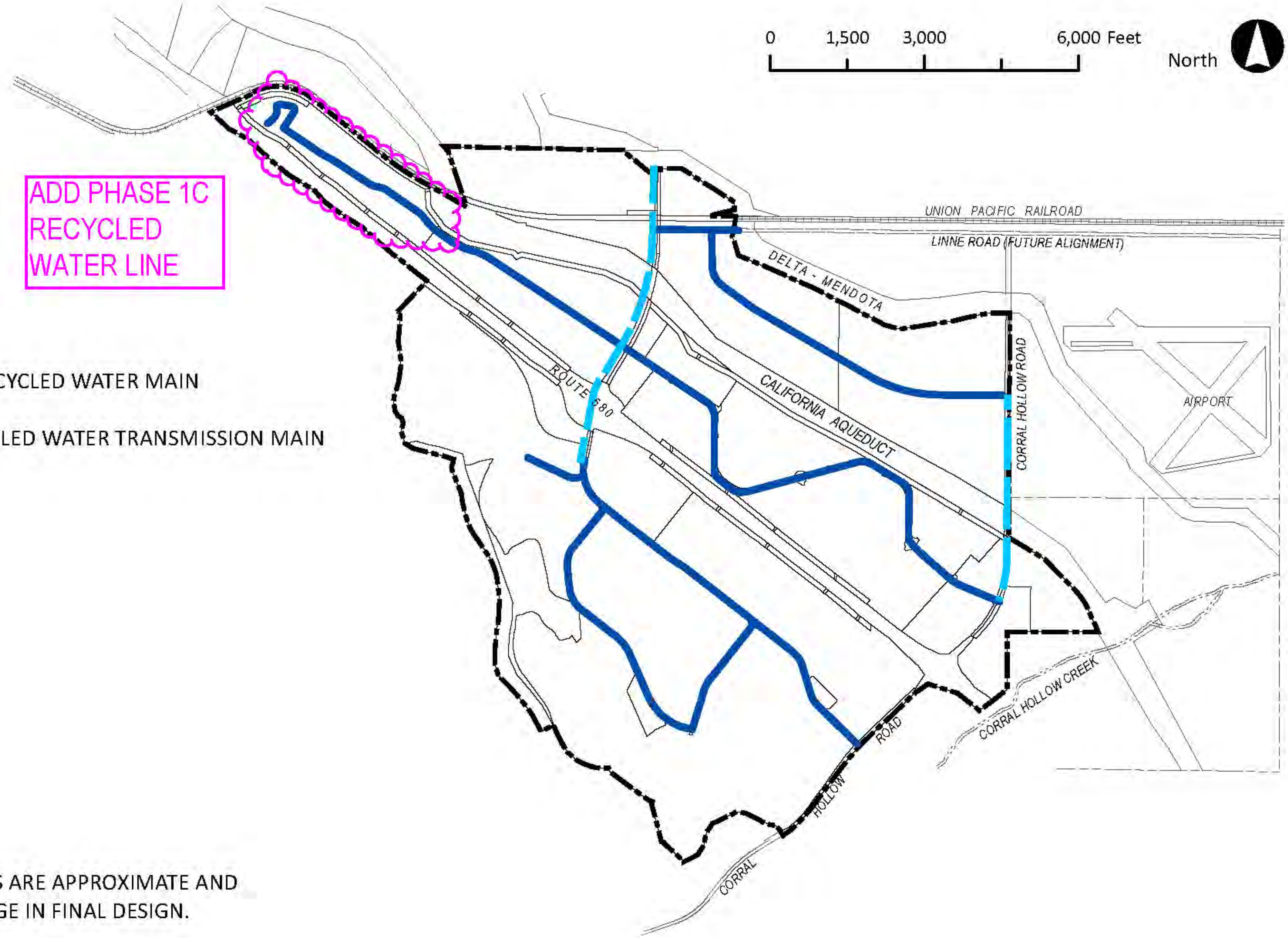
4.4.1 Recycled Water

In accordance with the Tracy Municipal Code Chapter 11.30, Recycled and Non-Potable Water, the Tracy Hills project will participate in the City's recycled water system as defined in the Citywide Water System Master Plan including the onsite distribution network. Facilities for the water reclamation system would include system wide storage, pumping, and conveyance. The recycled water distribution system is shown on **Figure 4-13, Recycled Water Distribution System**.



NOTE:
TANK, PUMP STATION AND MAIN LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN.

Figure 4-12
Water Distribution System



Legend

- ONSITE RECYCLED WATER MAIN
- CITY RECYCLED WATER TRANSMISSION MAIN

NOTE:
UTILITY LOCATIONS ARE APPROXIMATE AND
SUBJECT TO CHANGE IN FINAL DESIGN.

TRACY HILLS
Specific Plan

Figure 4-13
Recycled Water Distribution System

September 2023

4.5 WASTEWATER COLLECTION AND TREATMENT

Wastewater will be collected in a community-wide sewer system with treatment and disposal as described in the City of Tracy Wastewater Master Plan. In general, on-site wastewater will be conveyed to a City pump station to be built within the first phase of development. This facility will pump wastewater up Corral Hollow Road to a point after which gravity will convey the project wastewater to the City treatment plant for treatment and disposal.

4.5.1 Wastewater Collection System and Treatment

Using the Tracy Hills **Land Use Concept**, **Figure 1-3,** and aerial topography, an initial delineation of sanitary sewer flow shed areas has been determined. Using these shed areas, the sewer main paths and primary collection locations were established. These collection locations, when evaluated in context with existing topography, dictated the route of the sewer mains towards the proposed sewer pump station.

All public utility mains will be installed in public rights-of-way or easements, unless specifically approved by the City Engineer. Sanitary sewer service laterals may be located under residential driveways.

Layout of the sewer collection facilities is premised upon design of a complete gravity flow system west of I-580. Numerous constraints (I-580, California Aqueduct and Delta-Mendota Canal) exist that complicate gravity service. It will be necessary to provide one pump station between I-580 and the California Aqueduct and the potential for additional lift stations between the Aqueduct and the Delta-Mendota Canal and east of Corral Hollow Road depending on final site design. **Figure 4-14, Wastewater Collection System**, provides the probable layout of the collection facilities and the required pump stations.

Average daily wastewater flows are estimated using the land use summary approved herein and unit generation factors from the City of Tracy Wastewater Master Plan. Refer to the approved Tracy Hills Phase 1A and Phase 1B sewer study dated October 6, 2014 and subsequent updates, for additional information.

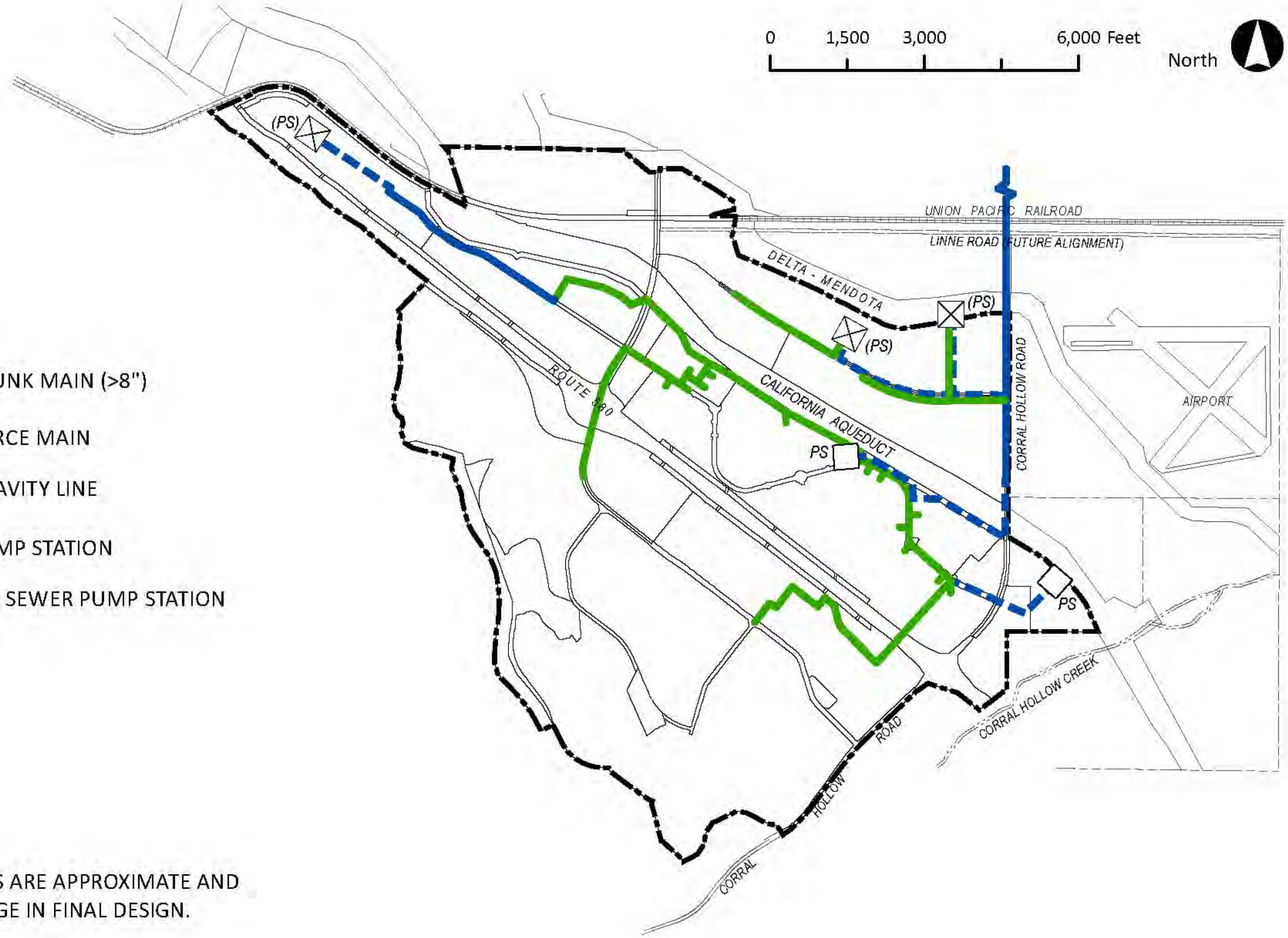
4.5.2 Wastewater Treatment

Sewer generated from the Tracy Hills development will be treated at the Wastewater Treatment plant per the City of Tracy Wastewater Master Plan.

The main sewer conveyance pipelines will be installed from approximately W. Schulte Road, south in Corral Hollow Road to the project. The entire project will gravity flow to a proposed sewer pump station within the first phase of development. The pump station will convey wastewater via force main north in Corral Hollow Road to past the California Aqueduct where it will gravity flow north.

4.5.3 Trench Requirements

Changes to existing City standards pertaining to hillside development resulting from different geotechnical and site condition requirements will be addressed to update applicable existing City standards. Any associated costs will be paid for by the developer requesting the update. Use of native material for bedding or backfill will be based on geotechnical recommendations.



Legend

SEWER TRUNK MAIN (>8")

SEWER FORCE MAIN

SEWER GRAVITY LINE

PS SEWER PUMP STATION

(PS) POTENTIAL SEWER PUMP STATION

NOTE:
UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN.

Figure 4-14

Wastewater Distribution System

TRACY HILLS

Specific Plan

November 2021

4.6 STORM DRAINAGE SYSTEM

4.6.1 Existing Conditions

Tracy Hills is crossed and bordered by numerous canals and transportation thoroughfares that influence its drainage patterns. Interstate 580, a four-lane freeway, bisects the project by crossing from the northwest corner to the southeast corner. The California Aqueduct parallels I-580 to the north which also parallels the Delta-Mendota Canal north of the California Aqueduct. At the southeast corner of the project, I-580 and Corral Hollow Road create a major interchange. From this interchange, Corral Hollow Road, which is part of the project's southeastern boundary, runs north and crosses from south to north, the California Aqueduct, the Delta-Mendota Canal, the project's northern boundary, and the Union Pacific Railroad. Corral Hollow Road also runs southwest from the I-580 interchange and parallels Corral Hollow Creek. Corral Hollow Creek flows northeast toward the San Joaquin River.

Since the alignment of I-580, the California Aqueduct and the Delta-Mendota Canal generally follow the natural ground contours; these structures lie perpendicular to the natural direction of drainage flow. Various drainage structures including culverts, bridges, flumes, and pipelines are constructed over and under I-580, the California Aqueduct, and the Delta-Mendota Canal.

Of the drainage features near the project area, Corral Hollow Creek is the most significant. Its watershed originates in the hills southwest of the project encompassing approximately 62 square miles above the Delta-Mendota Canal. The steep topography of the area causes sharply-peaked runoff hydrographs producing "flash" flooding. Several miles northeast of the project, the creek channel abruptly ends due to farming operations which results in sheet flow toward the San Joaquin River, which dissipates into the ground.

Other natural drainage courses exist within the project area and a majority of the project area drains to these intermittent streams. These carry little runoff in comparison to Corral Hollow Creek, and the shed areas are correspondingly small. However, sharp hydrograph peaks are also characteristic of these intermittent streams. Prior to construction of the canals, storm runoff was carried northeasterly. Existing drainage facilities crossing Interstate 580 and the California Aqueduct represent significant constraints to runoff from the project area. For the last 40 years, the natural flow path of the intermittent streams has been intercepted by the Delta-Mendota Canal, resulting in some runoff directly discharging into the canal, flooding the adjacent properties, and infiltrating into the ground.

Because of the proposed project, the surface characteristics will change and increase the flow rates to these intermittent streams. The surface becomes less pervious, and the precipitation runs off instead of infiltrating into the ground. Under the developed scenario, flow through existing crossings of I-580, the California Aqueduct, and the Delta-Mendota Canal would be mostly reduced from historical flows due to the use of proposed onsite retention basins.

4.6.2 Collection System

The overall project consists of approximately 2,761.3 acres including proposed residential, commercial, mixed use business park, and industrial uses.

Under current conditions at Tracy Hills, runoff from most of the site drains across I-580 and the California Aqueduct via existing drainage structures (culverts and flumes). The majority of this runoff infiltrates into open farmland between I-580 and the California Aqueduct and between the California Aqueduct and the Delta-Mendota Canal. The remainder flows into the Delta-Mendota Canal. In addition, a small portion of the site currently drains to Corral Hollow Creek.

The U.S. Bureau of Reclamation will generally not allow urban runoff to enter the Delta-Mendota Canal. It will be necessary to mitigate the increase in peak flow and total runoff from the site so that flooding downstream of the site will not become more severe. The concept for handling storm runoff involves intercepting runoff from developed areas for disposal to multiple terminal retention basins within the project site. Pipes and channels will be used to convey water to these basins. To the greatest extent possible, runoff from the west of the developed areas will be allowed to continue in natural drainage courses and intermittent streams. These stream courses will be relocated, as appropriate, to cross the developed portion of the site.

Within the project, runoff will be carried in underground pipes and open channels. Multi-use of retention basins will be subject to approval by the City. Major pipes and channels will be sized to carry 100-year peak flows. The location and alignment of these facilities is shown on **Figure 4-15, Storm Drainage System**.

The proposed facility plan is a gravity system utilizing pipes and a channel to carry runoff to the onsite retention basins. Existing structures at the California Aqueduct and Delta-Mendota Canal crossings will continue to be used. Principal mechanisms for disposal of stored runoff include evaporation and percolation.

The Storm Drainage System will be owned, operated, and maintained by the City of Tracy. Details are included in the Tracy Hills Storm Drainage Master Plan.

4.6.3 Storm Drainage System Phasing

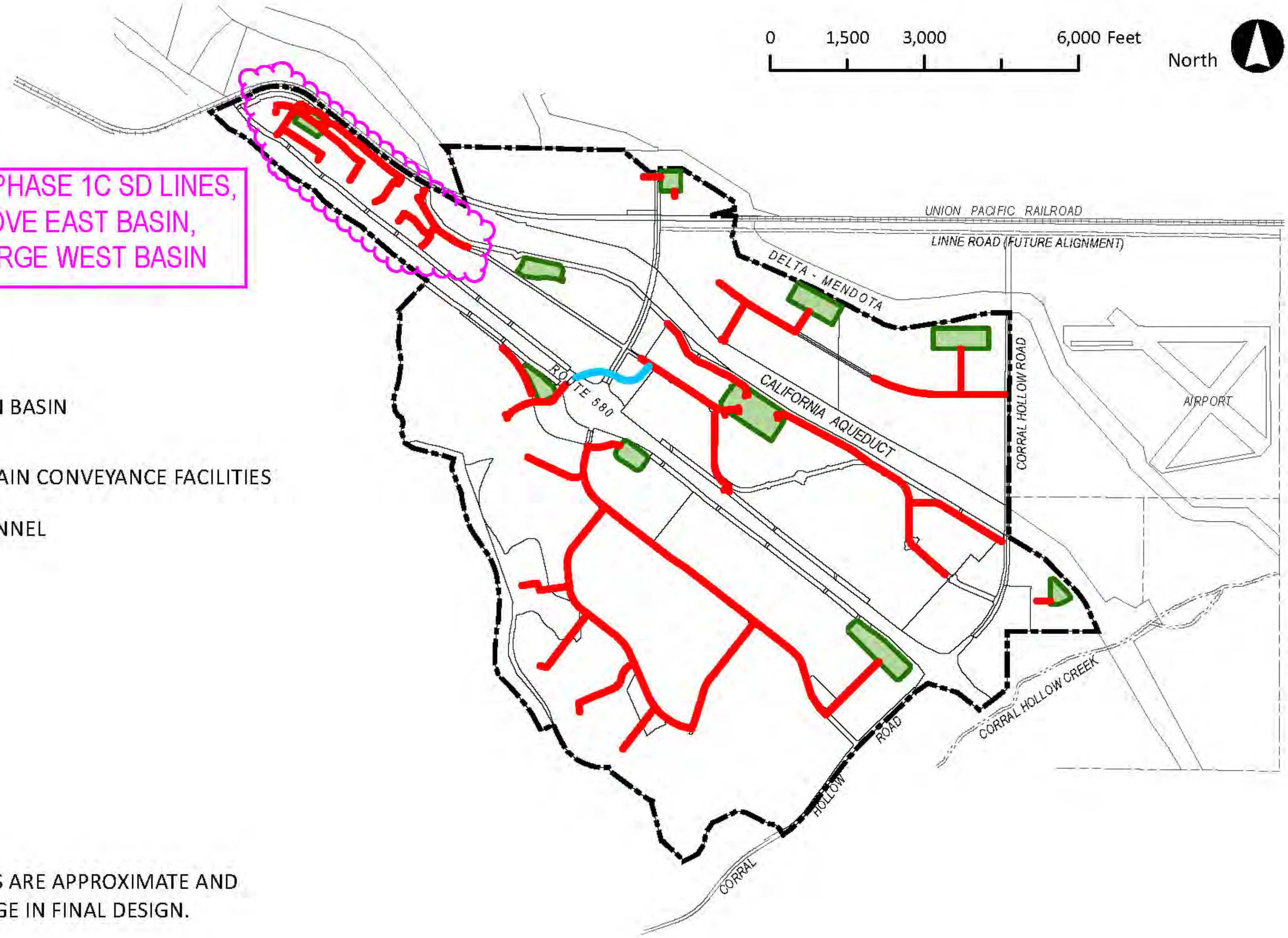
Construction of the master drainage facilities will coincide, for the most part, with the construction of the project phases. As an interim measure, each development within the respective phases may provide its own temporary storm drainage facilities, either on-site or off-site, to retain the runoff until the master storm drainage facilities are constructed and functional.

The first phase of development located north and west of the Corral Hollow/I-580 interchange will be served by both interim and permanent storm drainage facilities. For the most part, storm drainage runoff will be routed to the first phase retention basin. Additional storm drain facilities will be constructed to route runoff from south of I-580, through the first phase of the development and across the California Aqueduct.

Subsequent phases of development will also be served by storm drainage retention ponds.

4.6.4 Quality of Storm Water Discharge

Since the Tracy Hills project will be served by terminal retention basins, rather than discharging to a municipal system or natural waterway, separate water quality treatment is not necessary. Sediment control, during and post construction, will still be employed. During the construction phase of the project, the primary storm water concern is for sedimentation control. Since a fundamental goal of any erosion control plan is to protect the quality of the receiving waters during construction, implementation of an erosion control plan should include the control of ground-disturbing activities during the rainy season. Some of the techniques that will be considered to control the water quality of runoff during construction are temporary vegetation with grasses; spreading mulch over exposed earth and embankments; temporary sediment detention basins constructed in the drainage course; and wattles placed adjacent to channels or drains that would directly discharge into the storm drainage facilities. Refer to the approved Tracy Hills Storm Drainage Master Plan, dated October 2014, for additional information. Additional details, including forebays to address long term sediment collection and facilitate maintenance, will be part of the project construction document.



Legend

RETENTION BASIN

STORM DRAIN CONVEYANCE FACILITIES

OPEN CHANNEL

NOTE:
UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN.

Figure 4-15

Storm Drainage System

4.7 PUBLIC FACILITIES AND SERVICES

The Tracy Hills Specific Plan will require a full range of public services. The Specific Plan addresses the services to be provided by a variety of public and private entities including infrastructure, educational facilities, and parks and recreation.

4.7.1 Electricity

The Tracy Hills project is in the PG&E service area. PG&E has indicated that the 12 KV lines in Lammers and Corral Hollow Roads will provide sufficient capacity to service approximately half the proposed project. In order to accommodate the entire Tracy Hills project a substation may be built at or near the project site. Refer to Chapter 3, Design Guidelines, for methods of screening utilities equipment, and/or other similar facilities, from adjacent to residential development. Utility boxes and vaults may be located in street parkways where house setbacks, etc., do not provide the required franchise utility clearances.

4.7.2 Natural Gas

PG&E existing gas facilities lie at the northeastern most edge of the Tracy Hills project. These facilities consist of a two-inch gas line and a 26-inch high pressure gas main. A two-inch gas line runs along Lammers Road and terminates near the Delta-Mendota Canal (where Lammers Road ends). A 26-inch high pressure gas main runs in a northwesterly direction roughly paralleling the Delta-Mendota Canal.

In order to serve the Tracy Hills project, gas lines will have to be extended from the existing gas mains just south of the Delta-Mendota Canal, south to the site and across or under the California Aqueduct and Interstate 580.

Utility boxes and vaults may be located in street parkways where house setbacks, etc., do not provide the required franchise utility clearances.

4.7.3 Telephone

AT&T, or other service provider, currently has few customers in the vicinity of the Tracy Hills project. Therefore, the project site will require the extension of a trunkline to the site.

Telephone service lines may be traditional copper conductor lines or advance technology fiber optic cables.

Utility boxes and vaults may be located in street parkways where house setbacks, etc., do not provide the required franchise utility clearances.

4.7.4 Cable Television

The Tracy Hills area may be served by Comcast or other cable television providers. This service will utilize fiber optic cables or other technologies. All residents and companies living or working in Tracy Hills will be able to take advantage of these technologies. Utility boxes and vaults may be located in street parkways where house setbacks, etc., do not provide the required franchise utility clearances.

4.7.5 Solid Waste

Solid waste from the project will be accommodated at the Tracy Materials Recovery Facility (MRF transfer facility). The MRF transfer facility is planned to accommodate a City of Tracy population which includes Tracy Hills in accordance with the County Solid Waste Master Plan. Solid waste will eventually be hauled from the MRF transfer facility to the County Foothill landfill east of Tracy.

The City of Tracy uses a franchise hauler to provide solid waste collection services to its residents. Based upon the current generation factor of 7.52 pounds/person/day (residential, commercial, industrial average), solid waste production will be approximately 54 tons/day.

4.7.6 Schools

Tracy Hills is within two school districts. Elementary school facilities are under the Jefferson School District and high school facilities are within the Tracy Unified School District.

The need for school facilities is determined by population trends, residential densities, proximity, and size of existing school facilities, class size standards, and projected enrollment. Phasing of educational facilities will partially depend on where development occurs first. The Tracy Hills Specific Plan is anticipated to include three potential elementary school (K-8) sites located within the Specific Plan area but the final number and locations of elementary schools will be determined in accordance with the Jefferson School District Facilities Master Plan as the Specific Plan is built out. The Tracy Unified School District's Facilities Master Plan will determine high school facilities.

4.8 PROJECT PHASING

Full development of the Tracy Hills Specific Plan area may take up to 20 years or more to complete, depending on market conditions. Conceptually, it will be phased generally from east to west or from the Corral Hollow Road end of the site to the western portions of the site (see **Figure 4-16, Phasing Plan**). The phases described below and indicated on the Phasing Plan may be divided into sub-phases or projects without a Specific Plan Amendment.

4.8.1 Phase 1A

Phase 1A will include the development of the residential neighborhood with three neighborhood parks, open space easements, and an elementary school between I-580 and the California Aqueduct, between Corral Hollow Road and Lammers Road. Also planned for development is the Mixed Use Business Park adjacent to Corral Hollow Road.

4.8.2 KT Development

KT Development is located east of Corral Hollow Road and provides commercial uses along Corral Hollow Road and small lot single family homes to the east.

4.8.3 Phase 1B

Phase 1B is a continuation of residential development in the areas between I-580 and the California Aqueduct. Mixed Use Business Park development along the I-580 corridor is planned along with commercial development along Lammers Road. A neighborhood park and open space corridor improvements will also be constructed.

4.8.4 Phase 1C

Phase 1C is a continuation of low and medium density residential development in the areas between I-580 and the California Aqueduct.

4.8.5 Phase 2

Phase 2 is located southwest of I-580 and north of Corral Hollow Road, and primarily contains low density residential development. A portion of a community park is proposed, along with a visitor and recreation center, neighborhood parks, and an elementary school. Open space corridors and conservation easements adjacent to I-580 are provided.

4.8.6 Phase 3

Phase 3 is located north of Phase 2 and primarily contains low density residential development. A portion of a community park is proposed, along with neighborhood parks, and an elementary school. Open space corridors and conservation easements adjacent to I-580 and the adjacent open space to the southwest are provided.

4.8.7 Phase 4

Phase 4 is located north of Phase 3 and southwest of I-580 and primarily contains low density residential development. A neighborhood park along with a retention basin are proposed along with open space corridors and conservation easements adjacent to I-580 and the adjacent open space to the southwest.

4.8.8 Phase 5

Phase 5 will include industrial park and residential development north of the California Aqueduct, as individual landowners submit development applications.

4.9 INFRASTRUCTURE FUNDING

This section provides a generalized overview of financing measures which may be appropriate to finance the development and construction of public infrastructure and capital facilities necessary to support the build-out of the Tracy Hills Specific Plan area. Public infrastructure and capital facilities will include both on-site and off-site improvements:

- Water treatment and distribution
- Wastewater treatment and conveyance
- Recycled water distribution
- On-site storm water conveyance and retention
- Dry utilities (electric, gas, phone and cable TV)
- Off-site transportation improvements
- On-site roads, sidewalks, and trails
- Parks and open space
- Schools
- Public landscaping and lighting
- Public safety facilities and services
- Public buildings
- Right-of-way acquisition

4.9.1 Funding Sources

The development and construction of on-site and off-site infrastructure improvements, the timing at which these improvements are to occur, and the ability to finance improvements are related to a number of factors including development phasing and project absorption. It is estimated that the Tracy Hills Specific Plan area will develop in multiple phases, and public infrastructure needed to serve Tracy Hills will be constructed through a combination of funding sources including, but not limited to, the following:

- Development impact fees
- Community Facilities Districts
- Bond proceeds
- Private capital
- Regional, state and /or federal funding and grants
- Lighting and Landscape Districts or Landscape Maintenance Districts
- Utility connection charges and user fees
- Credits and reimbursements related to oversizing infrastructure, pursuant to Chapter 13.08 of the Tracy Municipal Code.
- Quimby Act fees (Parks)
- Tracy Unified School District/Jefferson School District fees

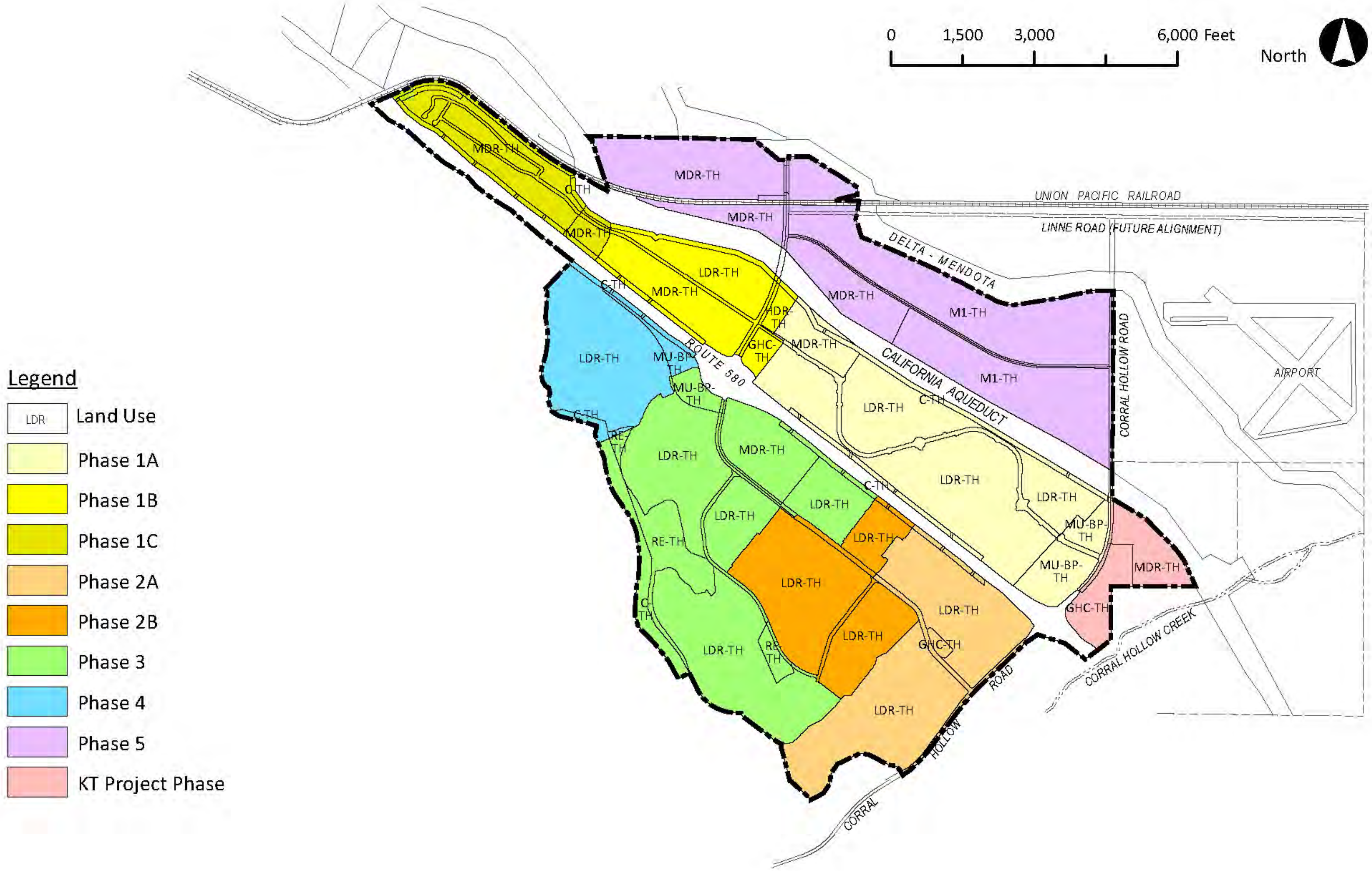


Figure 4-16

Phasing Plan

4.9.2 Finance and Implementation Plan

More detailed finance information will be prepared and submitted in a Finance and Implementation Plan (FIP). Before any tentative map application will be approved by the City, the subdivider shall prepare a detailed FIP which covers all of the development proposed in the specific phase within which the tentative map property is located. The FIP may require the execution of several elements including, but not limited to, the following:

- A Development Agreement (DA) or Development Agreements
- Credit or reimbursement agreements
- Covenants, Conditions and Restrictions (CC&Rs)
- Applications and grants for State and Federal funding
- Bond financing
- Landscape Maintenance District and/or Community Facilities District

4.10 MAINTENANCE

The maintenance of the roads, landscaping, parks, retention basins, trails, open space features and other public improvements and amenities within the Tracy Hills Specific Plan area will be funded through a combination of any or all of the following:

- Standard City maintenance responsibility
- Assessments from property owners, potentially both residential and non-residential associations, for example, homeowners associations (HOA) and/or property owners' associations (POA)
- Community Facilities Districts
- Payment by Tracy Hills residents for City water, wastewater, and storm drainage user fees
- Other utilities (such as electricity, natural gas, and telephone) and services (such as solid waste collection) will be maintained through fees and charges of the appropriate service providers

4.10.1 Maintenance Responsibilities

This section describes the conceptual maintenance responsibilities of different land use project facilities within the Specific Plan area and may include the City, or HOA and/or POA, or any other appropriate entity approved by the City. Refer to **Figure 4-13, Maintenance Responsibility (Phase 1A).** Subsequent development phases will require maintenance responsibility exhibits to be prepared and submitted for City review with each tentative subdivision map.

1. City of Tracy

The City will maintain the following:

- City Parks upon acceptance by the City
- The portion of public right-of-ways that include streets, on-street bikeways, sidewalks, curb and gutter, street signage, street lighting, including traffic controls, and sewer, water and storm utilities
- Storm Retention Basins
- Water Storage and Pumping Facilities
- Sewer Pump Station

2. Homeowners Association and/or Property Owners Association

A Homeowners and/or Property Owners Association(s) will maintain the following:

- All landscaping including irrigation (controllers, pipes, sprinklers), walls and fencing, and monumentation within right-of –ways including median and round-a-bouts
- Spine Road fence
- All street seating areas/benches, and trash receptacles
- All common area landscaping, walls and fencing, signage and monumentation
- All private/HOA parks including but not limited to landscaping, play equipment, shade structures, seating areas/benches, and trash receptacles
- Open Space, pipeline easements, conservation easements, and State drainage easement including landscaping and irrigation access roads, fencing, and gates in these areas.
- Landscape utility corridors and slope easement areas

4.11 ENGINEERING DESIGN GUIDELINES

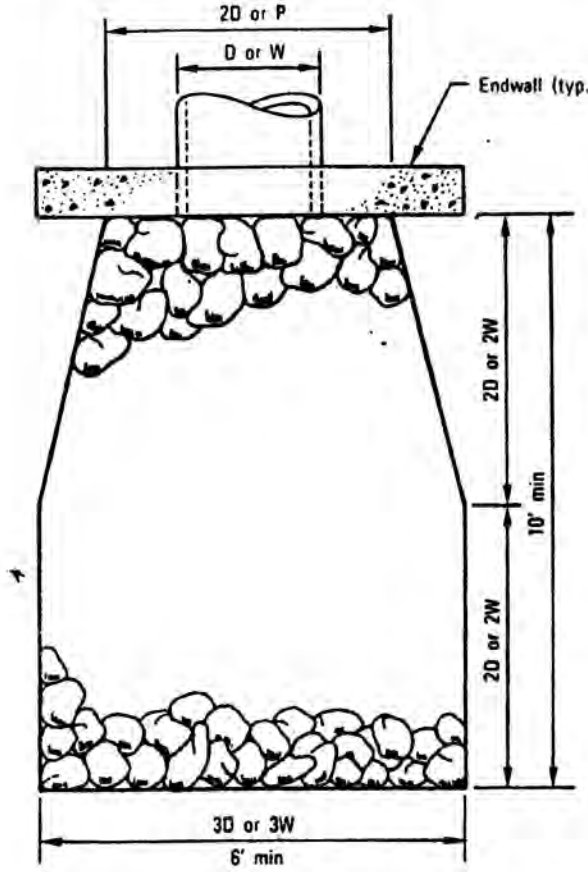
The Tracy Hills project present many engineering design challenges. The complex utility infrastructure and hillside terrain are unique compared to the typical "flatland" development throughout much of the City. Therefore, there are several engineering design conditions where the City Standard Plans for Streets and Utilities cannot be applied or Standard Plans do not exist to address specific design elements.

In addition, the current City Standard Plans for Streets and Utilities have not yet been updated to address the recently adopted City Master Plans. One example of this is the City Standard Plans for curb inlets, which were based on sidewalk being immediately adjacent to the curb and gutter. The current City Transportation Master Plan (and the Tracy Hills Specific Plan) both require separated sidewalks.

In order to take advantage of Standard Plans available within the engineering industry (vs developing unique and untested designs), this Specific Plan includes multiple Standard Plans taken from Caltrans and other Northern California agencies. These Standard Plans have been included in the Tracy Hills Specific Plan as "Engineering Design Guidelines". Current, applicable Standard Plans are included (refer to **Figure 4-17, Standard Rip Rap Energy Dissipator; Figure 4-18, Type "G" Inlet; Figure 4-19, Type "J" Inlet; Figure 4-20, Type I Manhole; Figure 4-21, Type II Manhole Base; Figure 4-22, Type III Manhole Base; Figure 4-23, Type IV Manhole Base for CIP; Figure 4-24, Type 5 Manhole Base; Figure 4-25, Inlet/MH General Notes & Details; Figure 4-26, Type "M" Headwall; Figure 4-27, Pipe Culvert Headwalls Straight and "L"; Figure 4-28 Pipe Culvert Headwalls Endwalls and Wingwalls Types A, B and C;** and **Figure 4-29, Inlet Trash Rack 33" Pipe or Larger**)

It should be noted that as design progresses in subsequent phases, additional Standard Plans may be needed. Any Standard Plans to be used that are not included herein will be included as sheets of the appropriate construction documents and approved as part of the City's plan approval process.

Ref: San Diego Regional Standard Drawing D-40 Dec. 1975



D = Pipe Diameter

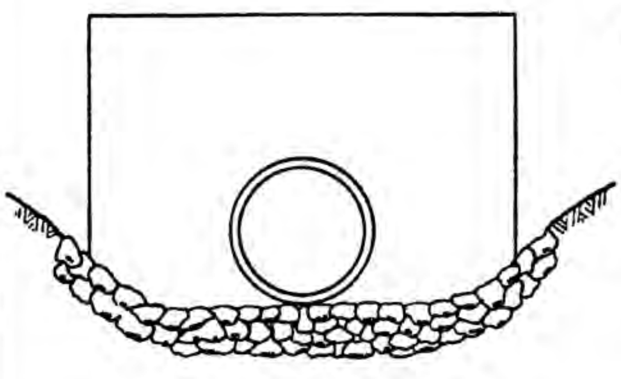
W = Bottom Width of Channel

P = Wetted Perimeter of Channel

Design Velocity (ft./sec.)	Rock Classification
6 - 10	No. 2 Backing
10 - 12	1/4 Ton
12 - 14	1/2 Ton
14 - 16	1 Ton
16 - 18	2 Ton

SELECTION OF RIP RAP

PLAN

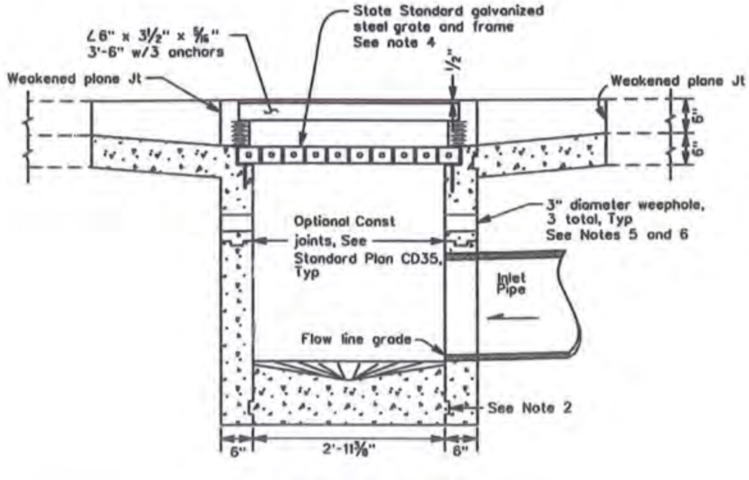


ELEVATION

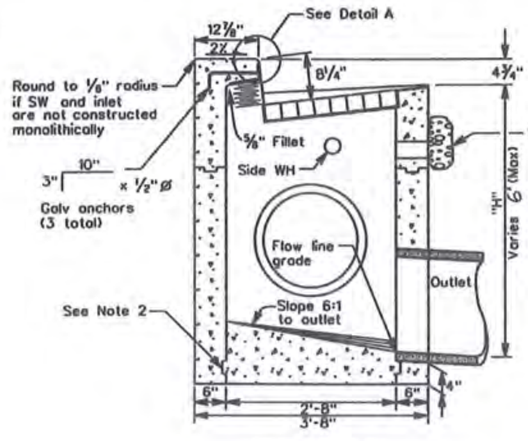
NOTES

1. Type of Rip Rap
   a. Regular Quarry Stone
   b. Rounded Cobblestone
   c. Broken Concrete (only allowed upon approval of the Agency)

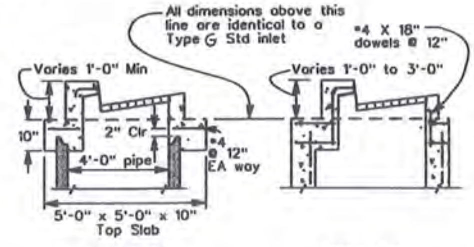
2. Placement
   a. Minimum depth = 1 1/2 times average stone size.
   b. Rocks shall be placed so as to provide a minimum of voids.
   c. Surface rocks or concrete shall protrude to at least 1/2 their vertical dimension.
   d. Rip Rap is to be placed over a natural bedding, or it may be grouted or placed over a gravel bedding when required by the Agency.



SECTION A-A
NO SCALE

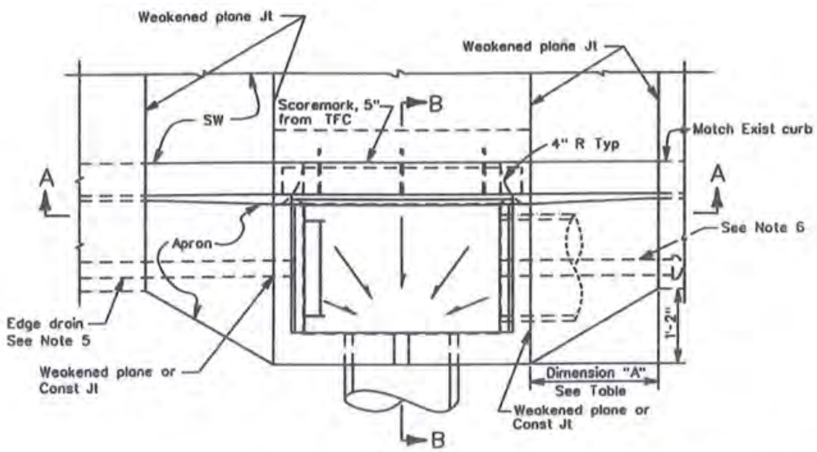


SECTION B-B
NO SCALE

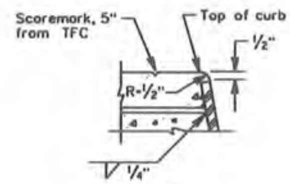


SECTION OF TYPE G OPENING
ON PRECAST MANHOLE BARREL
SEE STANDARD PLAN CD30

SECTION OF TYPE G OPENING
ON MANHOLE BASE
SEE STANDARD PLAN CD31 OR CD32



PLAN
NO SCALE
GRATE NOT SHOWN



DETAIL A
NO SCALE

NOTES:

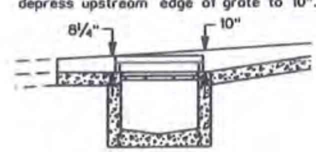
1. For Inlet General Notes and Details, see Standard Plan CD35.
2. Construction joints are optional where shown, other locations are subject to the approval of the Public Works Department. Key dimensions-¾" x 3".
3. When dimension "H" exceeds 6'-0", use a manhole base with Type "G" inlet top.
4. See Caltrans Standard Plan D77A for inlet frame and Caltrans Standard Plan D77B for type 24-10S inlet grate.
5. If edge drains are specified by Public Works Department or shown on the plans,
6. See Standard Plan CD35 for weephole drainage details unless edge drain is shown on plans or as specified by Public Works Department.

TABLE

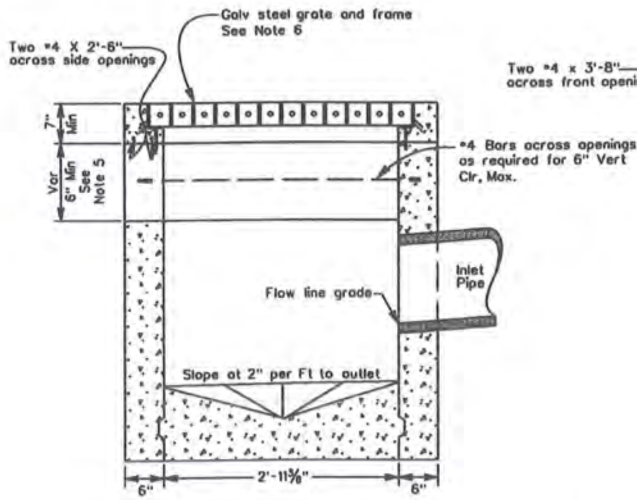
DIMENSION "A" (in)		
UPSTREAM CURB GRADE	"A" UPSTREAM	"A" DOWNSTREAM
2% and less	24	24
3%	36	24
4%	48	24
5%	60	24
6%	72	24
7%	84	12
8%	96	12
9%	108	12
10% and greater	120	12

See "DETAIL FOR STEEP CURB SLOPE"

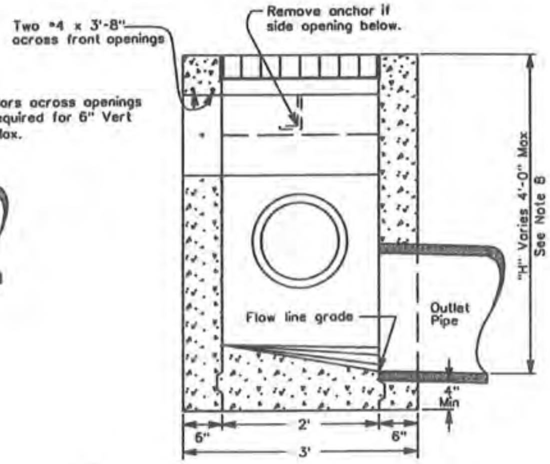
When curb grade upstream is 5% or greater, depress upstream edge of grate to 10".



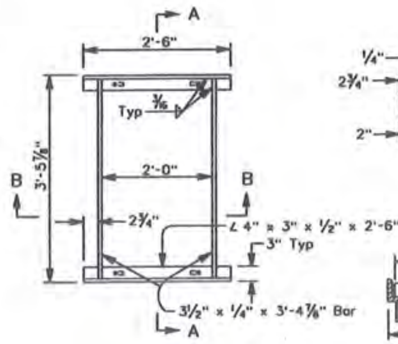
DETAIL FOR STEEP CURB SLOPE



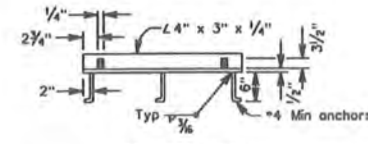
SECTION A-A



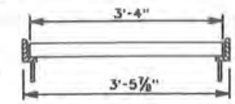
SECTION B-B



TYPE "J" INLET FRAME



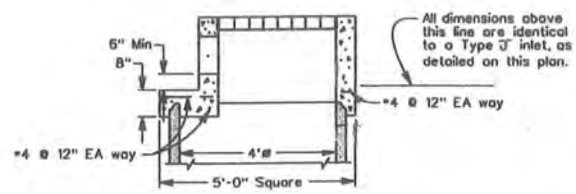
SECTION B-B
(Thru frame)



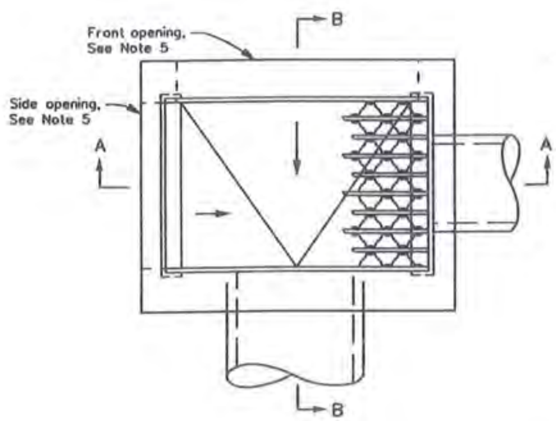
SECTION A-A
(Thru frame and grate)

NOTES:

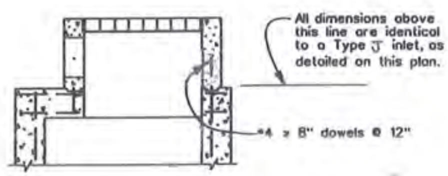
1. See Standard Plan CD35 for Inlet General Drainage Notes.
2. Type J inlets shall not be used in pedestrian areas.
3. Construction joints are optional where shown. Other locations are subject to the approval of the Public Works Department. Key Dimensions are ¾" x 2½".
4. Min clearance shall be 2" for all reinforcing steel.
5. Location, flowline elevation and size of side openings to be as shown on plans, or as directed by the Public Works Department.
6. All Inlets shall be constructed with Caltrans Type 24-10S grates, see Caltrans Standard Plan D77B, and Type J inlet frame shown on this plan.
7. No precast Type J inlets are allowed without prior approval of the Public Works Department.
8. Maximum depth for Type J inlet shall be 4'. For depths greater than 4' use a manhole base with a Type J top. The Type J inside wall with steps shall be flush with manhole base inside wall below.



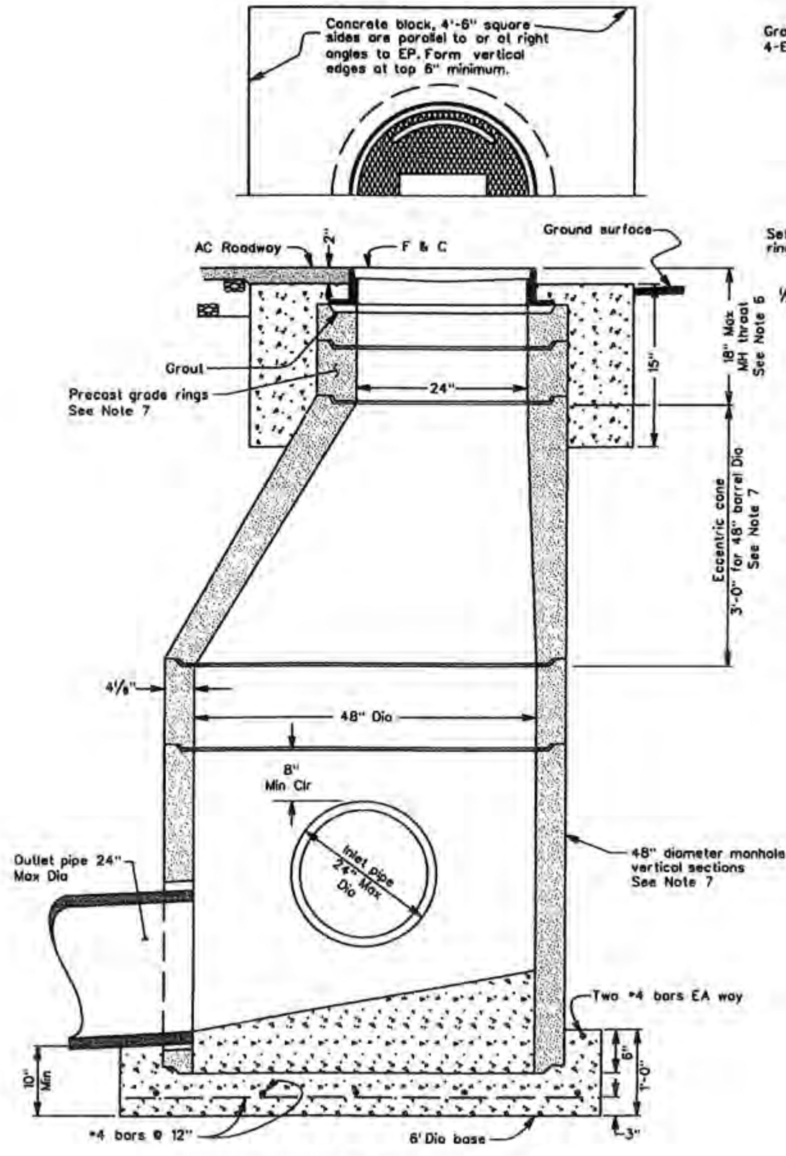
TYPE "J" OPENING ON PRECAST MANHOLE BARREL
REFER TO STANDARD PLAN CD30



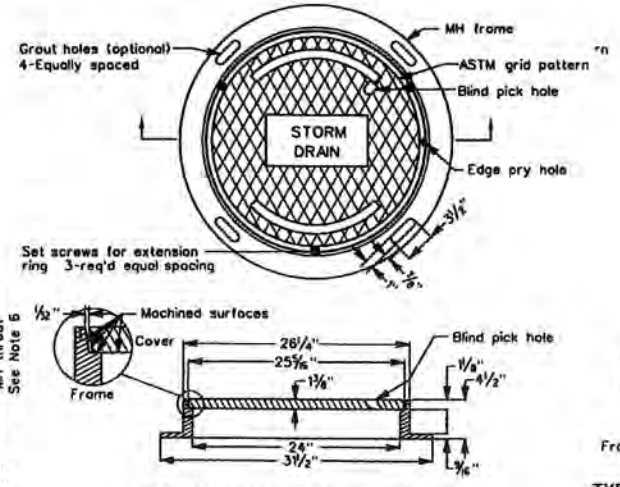
PLAN



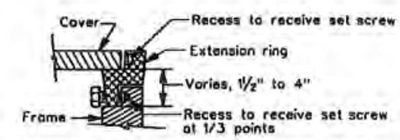
TYPE "J" OPENING ON MANHOLE BASE
REFER TO STANDARD PLAN CD31



PRECAST MANHOLE WITH TYPE I BASE



TYPICAL FRAME AND COVER DETAIL



TYPICAL CAST IRON EXTENSION RING

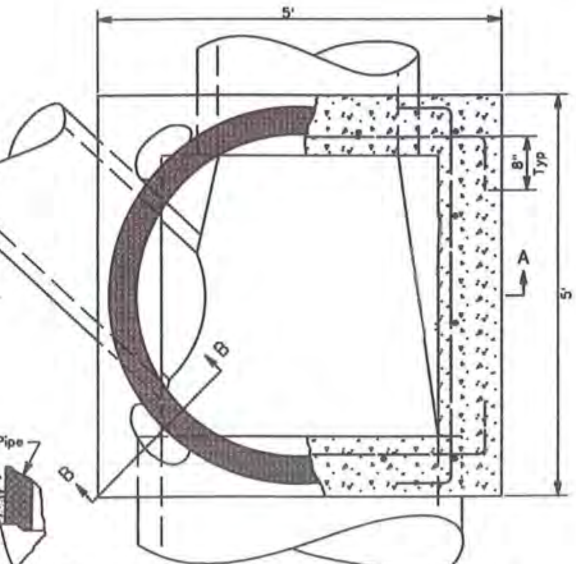
See Note 7

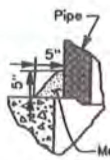
NOTES:

1. For General Manhole Notes and Details, see Standard Plan CD35.
2. All concrete joints shall be cleaned wetted, and mortared prior to setting next section. Joints shall then be patched, troweled, and brushed smooth.
3. Frame and extension rings must be secured by concrete block, unless approved otherwise by the Public Works Department.
4. Manhole cover frame shall be adjusted to conform to grade and cross slope of pavement.
5. Manhole frame and cover shall be Phoenix Iron (Oakland) Model P-1090 or South Bay Foundry No. 1900 CPH or approved equivalent.
6. Use of precast grade rings are limited by 18" maximum manhole throat length. Cast iron extension rings are allowed for conforms to pavement overlays only.
7. The precast components shall conform to the Central Precast (U.S. Concrete Precast Group, Northern California) Drawing Nos. 20-48C, 20-48V and 20-48 EC, or equivalent.

Figure 4-20

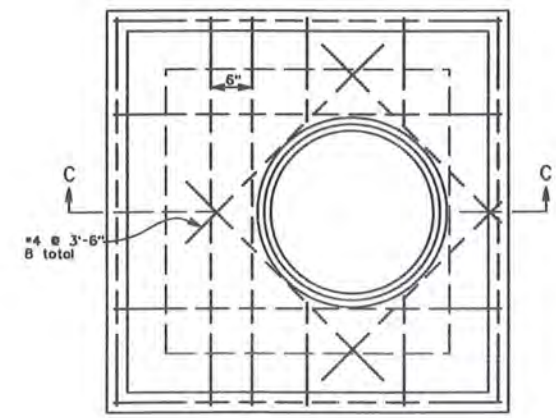
Type I Manhole





SECTION B-B

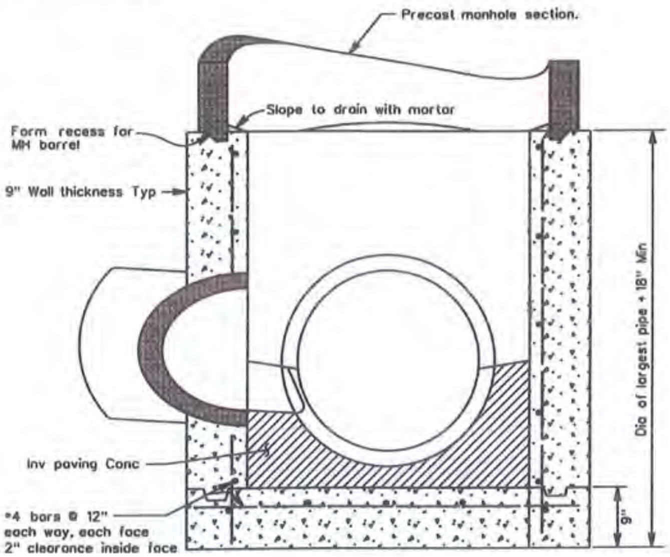
PLAN



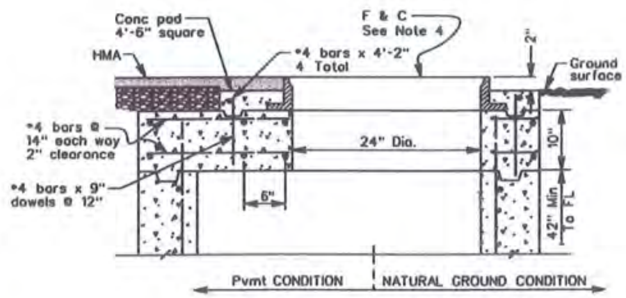
PLAN

NOTES:

1. For Manhole General Notes and Details, see Standard Plan CD35.
2. Construction joints are optional where shown. Other locations are subject to approval by the Public Works Department. Key dimensions are 1½" x 3".
3. Inlet and outlet pipes shall not intercept a manhole base through a corner. If skew angle is too great to permit the opening to be made in a single wall use a Type III manhole base. (See Std Pln CD32).
4. For details of manhole frame and cover, See Standard Plan CD30.



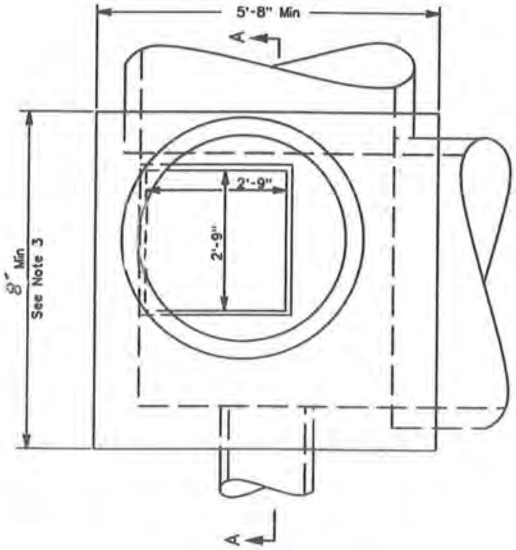
SECTION A-A



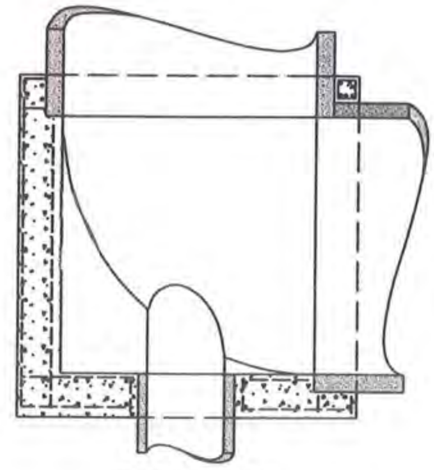
SECTION C-C
TOP SLAB

USE TOP SLAB:

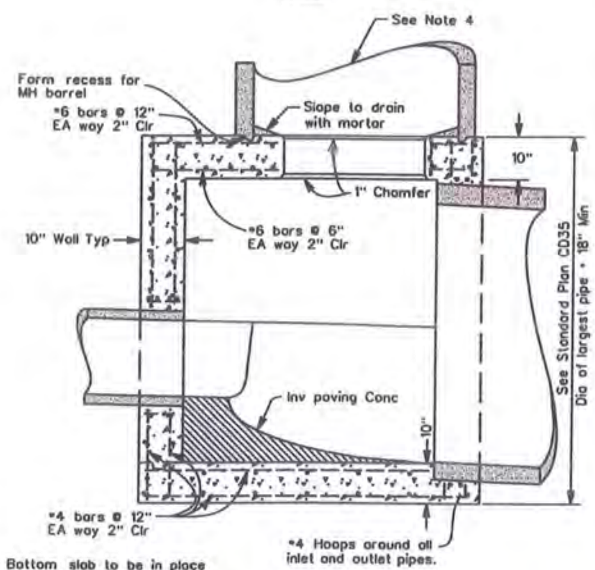
1. When there is insufficient depth between the top of the manhole base and finish grade for precast manhole eccentric cone section per Standard Plan CD30.
2. When placing a Type G inlet opening on a Type II manhole base. The opening in the slab shall conform to the inside dimensions of the inlet to be used.



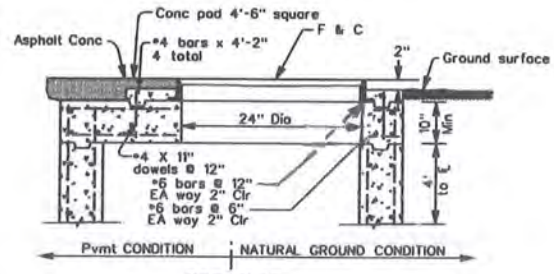
PLAN



PLAN SECTION



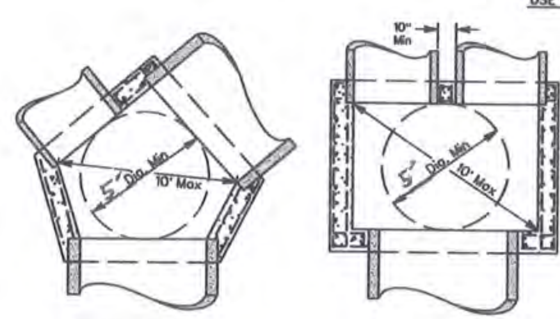
SECTION A-A



TOP SLAB

USE TOP SLAB:

1. When there is insufficient clearance between the top of the manhole base and finish grade for a precast eccentric cone section.
2. When placing a Type G inlet opening on a Type III manhole base. The opening in the top slab shall conform to the inside dimensions of the inlet to be used.



PLAN SECTION PLAN SECTION

SPECIAL APPLICATIONS OF TYPE "III" MANHOLE BASES

When circumstances, such as excessive skew or parallel pipes prevent the use of a standard Type III manhole base detailed elsewhere on this plan. The walls may be lengthened or relocated to accomodate the pipes provided the following criteria are met:

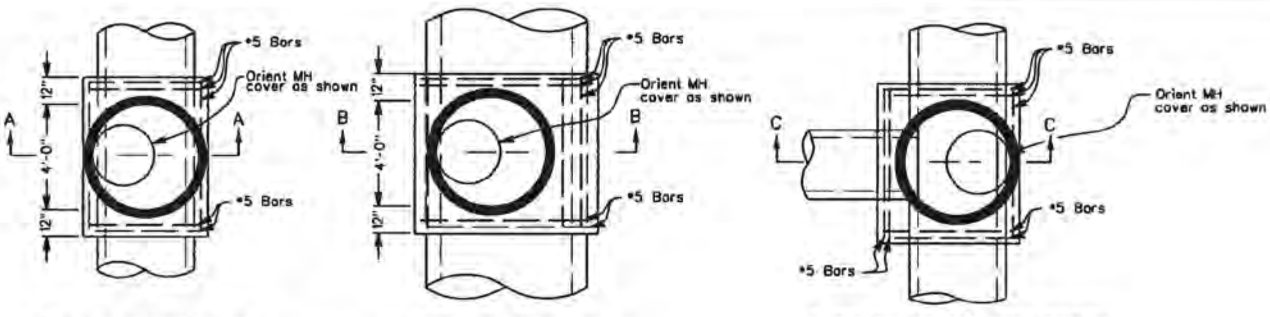
1. The inside dimensions or the base shall be such that a 60 inch diameter circle will lay flat on the manhole base floor as shown.
2. The maximum distance between any two inside corners shall be 10 feet, as shown.
3. Reinforcement and floor, wall and top thickness shall remain the same as for a normal Type III manhole base.
4. No pipe shall exceed 60 inches (inside diameter).

If any one of these criteria cannot be met, a special design will be required.

NOTES:

1. For General Manhole Notes and Details, see Standard Plan CD35.
2. Construction joints are optional where shown. Other locations are subject to approval by the Public Works Department. Key dimensions are 1/2" x 3".
3. Inlet and outlet pipes shall not intercept a manhole base through a corner. If skew angle is too great to permit the opening to be made in a single wall maybe lengthened or relocated as explained in "SPECIAL APPLICATIONS OF TYPE III MANHOLE BASES" on this plan.
4. For details of precast manhole. See Standard Plan CD30.
5. For details of manhole frame and cover, See Standard Plan CD30.

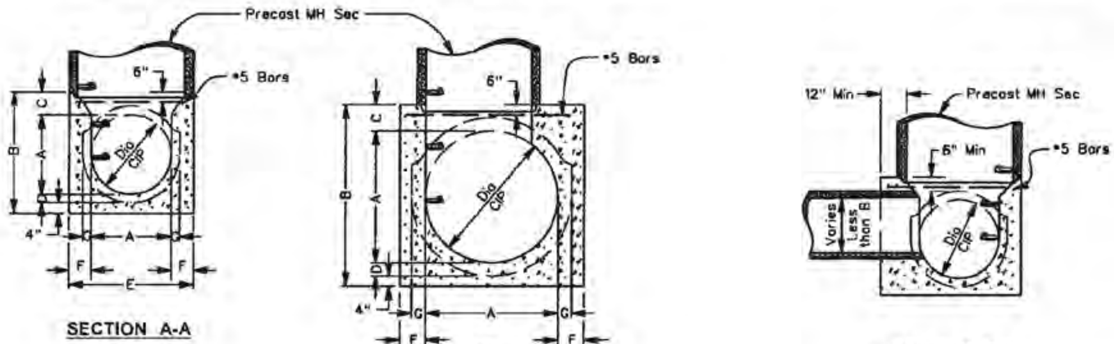
Figure 4-22
Type III Manhole Base



TYPICAL MANHOLE BASE
30" thru 48" Dia

TYPICAL MANHOLE BASE
54" thru 120" Dia

TYPICAL LATERAL CONNECTION



SECTION A-A

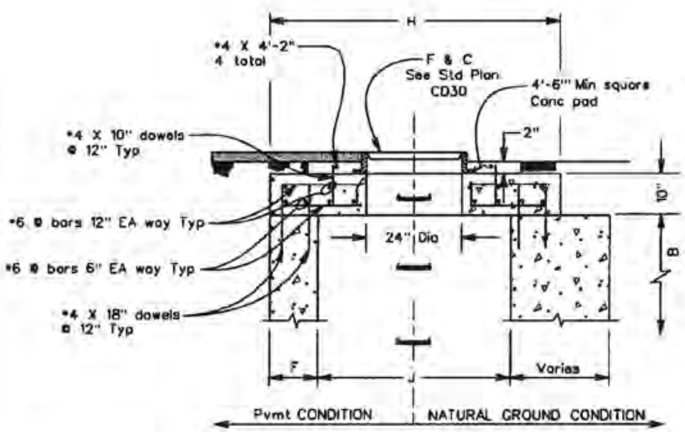
SECTION B-B

SECTION C-C

DIMENSION TABLE (in)								
A, Dia	B	C	D	E	F	G	H	J
30	46	9	3	56	13	3	56	30
36	53	9½	3½	56	10	3½	56	36
42	60	10	4	60	9	4	60	42
48	67	11	5⅛	66	9	5	60	48
54	75	11½	5½	75	10½	5½	69	48
60	82	12	6	82	11	6	70	48
66	89	12½	6½	89	11½	6½	71	48
72	96	13	7	96	12	7	72	48
84	110	14	8	110	13	8	74	48
96	124	15	9	124	14	9	76	48
120	154	18	12	154	17	12	82	48
USE OF AN "A" > 154" REQUIRES A SPECIAL DESIGN								

NOTES:

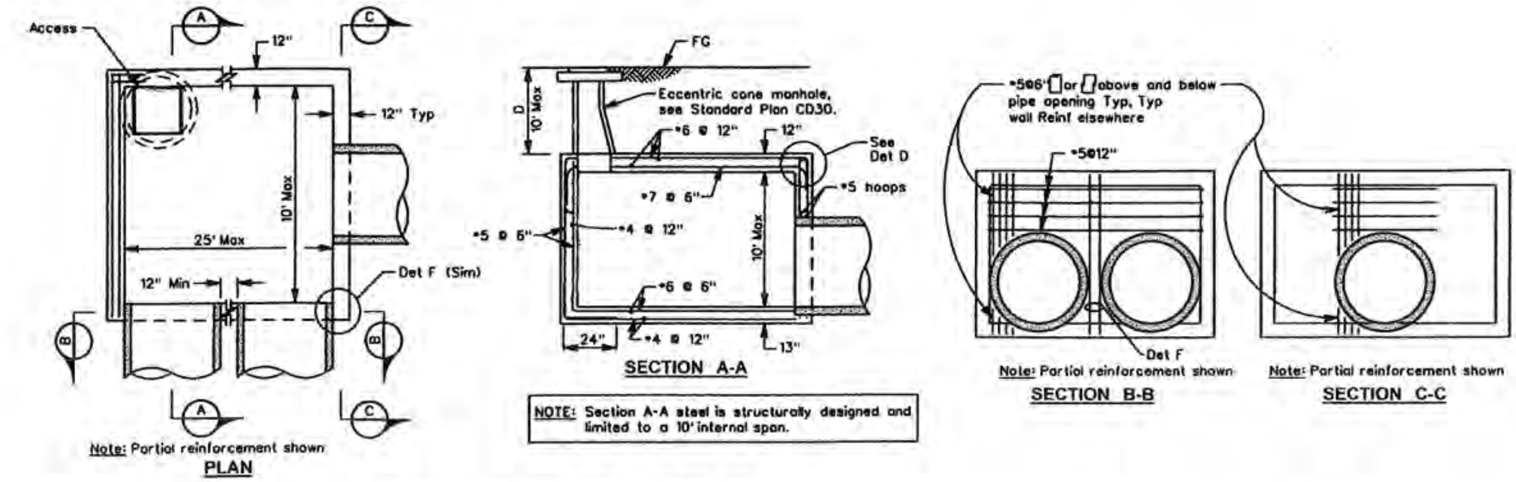
1. For General Manhole Notes and Details, see Standard Plan CD35.
2. Clearance shall be 2" for all steel, unless otherwise noted.
3. The Type IV manhole base, shall be used only on straight runs of CIP of the same diameter.
4. For precast manhole details, see Standard Plan CD30.

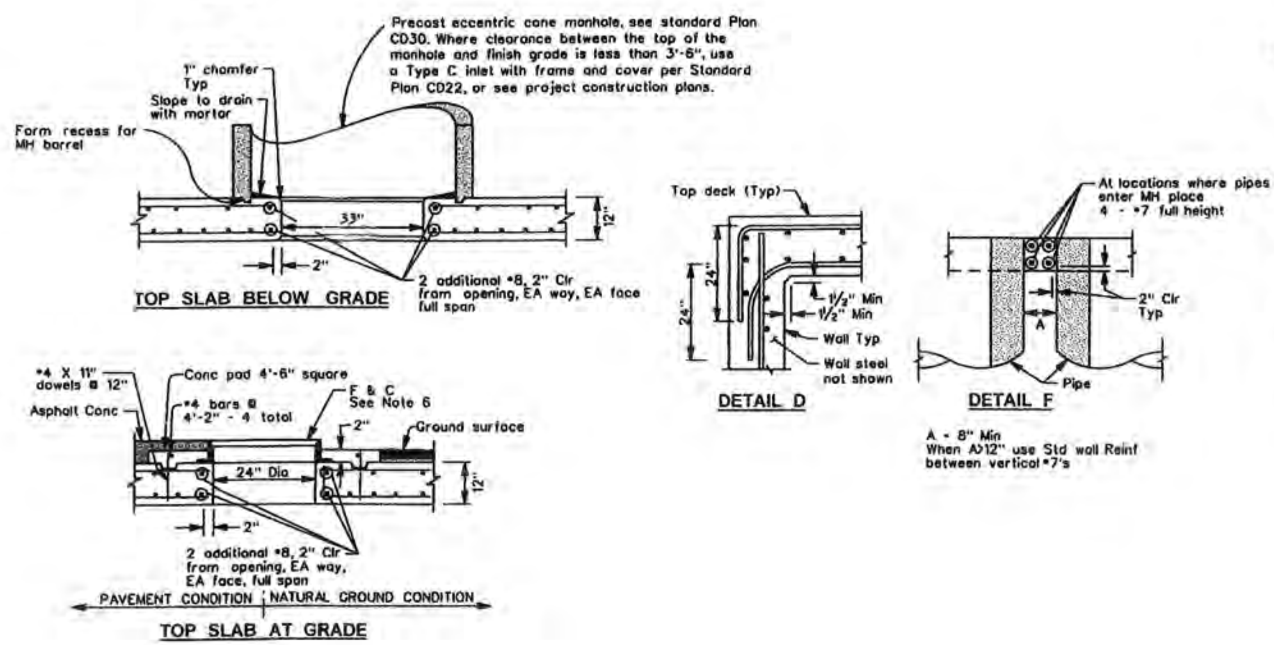


TOP SLAB

USE OF TOP SLAB:

1. When there is insufficient depth between the top of the manhole base and finish grade for a pre-cast eccentric cone manhole section.
2. Dimension "B" may be increased beyond that specified in order to conform to finish grade. Use of a larger "B" will require modifying the corresponding manhole base dimensions in accordance with the dimension table.
3. When placing a Type G or a Type J inlet on a Type IV manhole base, the opening in the top slab shall conform to the inside dimension of the inlet being placed.





NOTES:

1. For Manhole General Notes and Details, see Standard Plan CD35
2. Soil parameters used for design are limited to the following:
   Active equivalent fluid pressure of 45 lbs./ft³ up to a saturated condition of 62 lbs./ft³.
   Passive equivalent fluid pressure of 300 lbs./ft³.
   Structures to be constructed in soils not exhibiting these characteristics shall be designed by a licensed professional engineer under consultation with a licensed geotechnical engineer.
3. Minimum Strength: Steel: f'y=60000 psi; PCC: f'c=3000 psi
4. Reinforcing steel placement shall be as directed in American Concrete Institute, Building Code and Commentary 318-11.
5. Inlet and outlet pipes shall not intercept a manhole base through a corner. If skew angle is too great to permit the opening to be made through a single wall a special design will be required.
6. For details of manhole frame and cover, see Standard Plan CD30.

Figure 4-24
Type V Manhole Base

NOTES:

1. All inlets shall have a County approved "anti-pollution" plastic marker attached to the inlet as directed by the Inspector or Resident Engineer. The marker shall be applied following manufacturer's recommendations. PCC surfaces shall be mechanically cleaned just prior to attaching the marker.

2. Not used.

3. Weephole elevation varies depending on the depth of the adjoining pavement section. It shall be at, or slightly below, the pavement section subgrade elevation with a minimum depth of 18" below the curb inlet grate elevation. The side weephole detail shall be used at all "sump" locations. Edge drain or side weephole drains detail at other locations may be required as shown on the construction plans or by the Public Works Department. Where the side weephole detail or edge drains are not required, these weepholes shall conform to the front face weephole details shown on this plan.

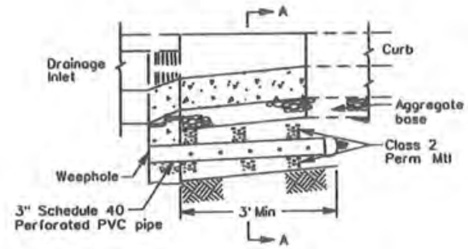
4. 3" edge drain when shown on the plans or specified by the Public Works Department.

5. Concrete shall conform to Section 90, "Concrete", of California Department of Transportation's Standard Specifications and the following.
   A. Construction joints shown on standard plans are permitted when top portion of inlet is to be constructed monolithically with curb and sidewalk. Key dimensions-¾" x 3".
   B. Concrete construction joint shall be located 12" to 18" below top of curb elevation.
   C. Concrete above construction joint shall contain a minimum of 505 lbs of cementious material per cubic yard, 1" maximum aggregate grading.
   D. Concrete below construction joint shall contain a minimum of 590 lbs of cementious material per cubic yard, 1" maximum aggregate grading.
   E. When inlet is constructed as a single unit concrete shall comply with item D, described above.

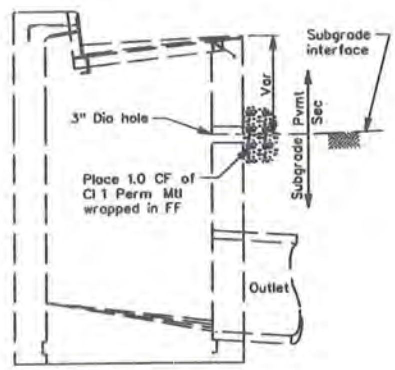
6. Type "I" manhole (Std Pln CD30) bases are for use with pipes to 24" in diameter and where there is sufficient cover to use minimum length manhole barrel, eccentric cone, and cover frame. Use Type "II" manhole bases (Std Pln CD31) with pipes to 42" in diameter. Type "III" manhole bases (Std Pln CD32) for 60" in diameter. Use Type "V" manhole bases (Std Pln CD34) for pipes up to 96" in diameter. For pipe larger than 96" in diameter, a special manhole base design is required.

7. Unless otherwise noted on Standard Plans all concrete shall contain not less than 590 lbs. of cementious material per cubic yard, 1" maximum grading in conformance with Section 90, "Concrete" of California Department of Transportation's Standard Specifications. Invert paving concrete shall contain not less than 505 lbs per cubic yard of cementious material, 1" maximum grading, in conformance with said Standard Specifications.

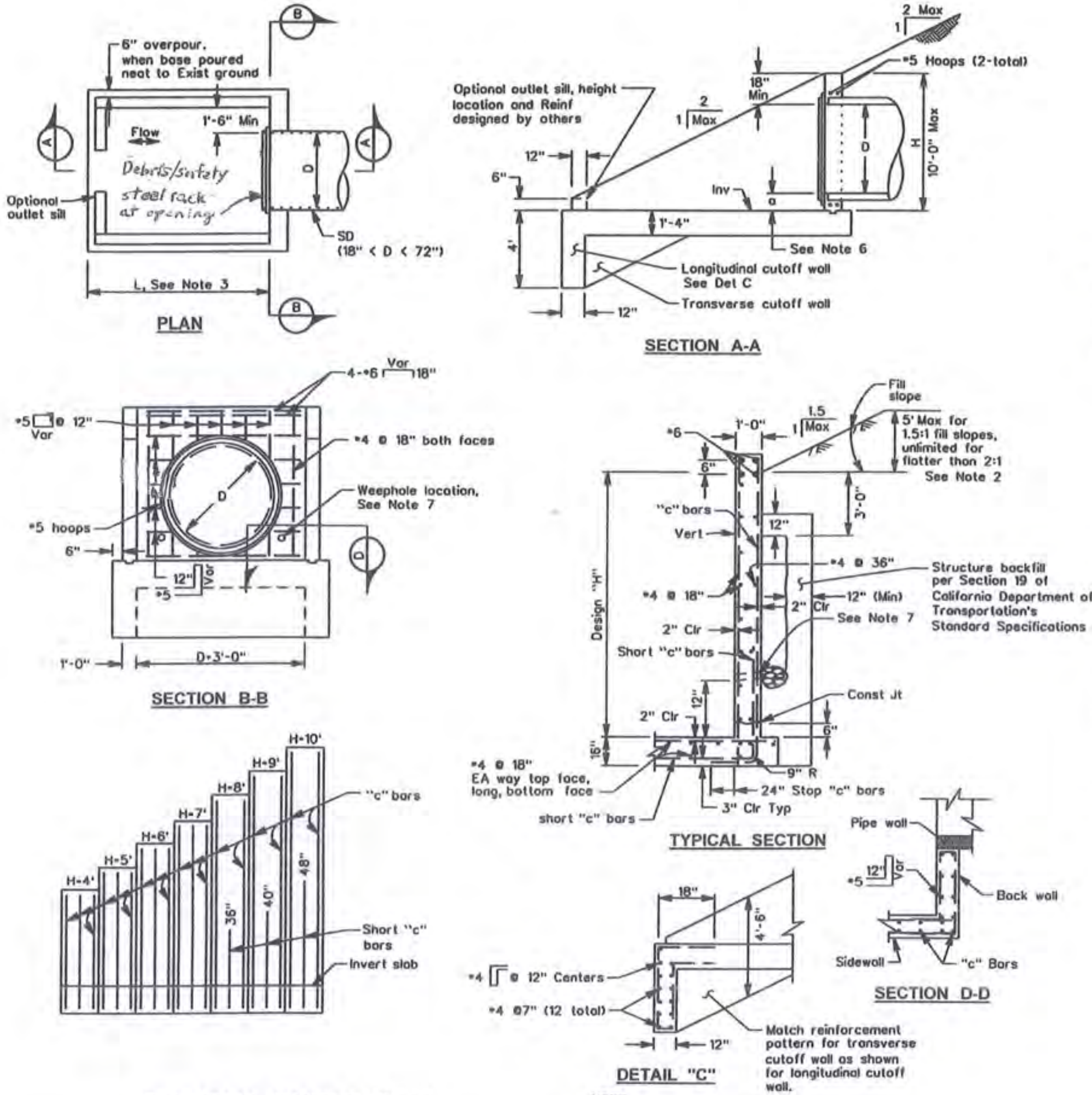
8. Inlet and outlet pipes shall not intercept a manhole base through a corner. If skew angle is too great to permit the opening to be made in a single wall face, use a Type "III" manhole base. (See Std Pln CD32).



SIDE WEEPHOLE DRAIN DETAIL
See Note 3



STANDARD FRONTSIDE WEEPHOLE DETAIL
See Note 3



NOTE
Slab reinforcement not shown for clarity.

REINFORCED CONCRETE WALLS

"H" (ft)	4'	5'	6'	7'	8'	9'	10'
"c" Bars	#5@16"	#5@16"	#5@12"	#5@12"	#5@8"	#5@7"	#6@8"

GENERAL NOTES

USE:

This headwall can be used in a variety of locations: channel outlet, basin outlet/inlet, and side channel outfall. This standard plan does not address the various facets unique to its planned use, e.g. these items shall be included in the specific project construction plans approved by the Public Works Department.

Items to address include, but are not limited to:

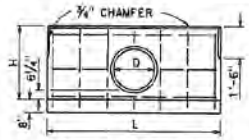
- Safety pipe railing details for basin inlets and outlets or chain link railing details for channel outlets and outfalls. The railings placed above the pipe shall be gated to allow maintenance access unless otherwise directed by the Public Works Department.
- Adjacent rock slope protection (RSP) layout, type and dimensions.
- Pipe flowline orientation; dimensions "H" and "L"; invert slope; and top of wall elevation.
- Finish grades behind walls. (A level area above the headwall may be required by the Public Works Department to service trash racks or flap gates.)
- Optional outlet sill design.

PLAN NOTES

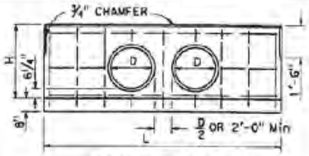
1. Unit Stresses: f_s=24,000 psi, f_c=3600 psi.
2. Walls designed for 2' liveload surcharge, 1.5:1 sloping surcharge not to exceed 5' in elevation plus 2' liveload surcharge, or unlimited 2:1 surcharge.
3. Dimensions "H" and "L" are shown on the project or construction plans.
4. Wall height may be exceeded by 6" before going to next greater "H".
5. "D" maximum = 72", "D" minimum = 18"
6. a = 12" minimum for basin or creek inlet structures unless otherwise approved by the Public Works Department. For basin outlet structures, pipe flowline shall be depressed to match structure invert elevation.
7. See California Department of Transportation's Standard Plan B0-3 for weephole and pervious backfill details. Weephole centered either side of pipe, back wall only.

Figure 4-26

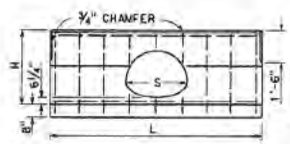
Type "M" Headwall



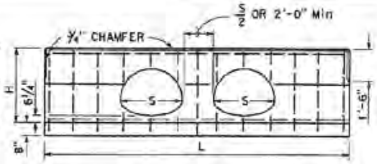
FRONT ELEVATION
SINGLE HEADWALL



FRONT ELEVATION
DOUBLE HEADWALL



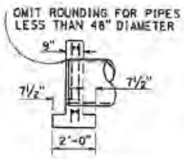
FRONT ELEVATION
SINGLE HEADWALL



FRONT ELEVATION
DOUBLE HEADWALL

D	H	SINGLE			DOUBLE		
		L	STEEL LB	Conc CY	L	STEEL LB	Conc CY
12"	2'-8"	5'-0"	35	0.60	8'-0"	50	0.94
15"	2'-11"	6'-0"	40	0.75	9'-6"	60	1.17
18"	3'-2"	7'-0"	50	0.91	10'-6"	75	1.35
21"	3'-5"	7'-6"	60	1.02	11'-6"	90	1.52
24"	3'-8"	8'-6"	75	1.20	12'-6"	100	1.72
27"	3'-11"	9'-6"	85	1.39	14'-0"	115	2.00
30"	4'-2"	10'-0"	90	1.52	15'-0"	126	2.21
33"	4'-5"	11'-0"	100	1.73	16'-0"	130	2.42
36"	4'-8"	12'-0"	105	1.95	17'-0"	145	2.65
39"	4'-11"	12'-6"	130	2.09	18'-0"	170	2.88
42"	5'-2"	13'-6"	140	2.34	19'-0"	185	3.13
45"	5'-5"	14'-6"	150	2.60	20'-0"	195	3.38
48"	5'-8"	15'-0"	160	2.75	21'-0"	200	3.64
51"	5'-11"	16'-0"	180	3.03	22'-6"	225	4.02
54"	6'-2"	17'-0"	190	3.31	23'-6"	240	4.30

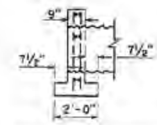
STRAIGHT HEADWALLS



SECTION, SINGLE
AND DOUBLE HEADWALLS

CMP ARCH SIZE	SINGLE				DOUBLE		
	H	L	STEEL LB	Conc CY	L	STEEL LB	Conc CY
21" x 15"	2'-11"	6'-6"	45	0.80	10'-0"	60	1.22
24" x 18"	3'-2"	7'-6"	50	0.96	11'-6"	70	1.45
28" x 20"	3'-4"	8'-6"	60	1.12	13'-6"	90	1.76
35" x 24"	3'-8"	10'-6"	85	1.47	15'-6"	120	2.16
42" x 29"	4'-1"	12'-6"	110	1.76	18'-0"	145	2.57
49" x 33"	4'-5"	14'-6"	130	2.26	21'-0"	170	3.13
57" x 38"	4'-10"	17'-0"	155	2.81	24'-6"	210	3.66
64" x 43"	5'-3"	19'-0"	175	3.31	27'-0"	230	4.42
71" x 47"	5'-7"	21'-0"	195	3.81	30'-0"	255	5.09

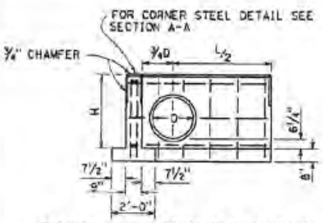
STRAIGHT HEADWALLS



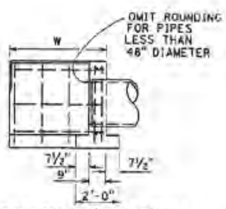
SECTION, SINGLE
AND DOUBLE HEADWALLS

NOTES:

1. No deduction made in quantities for thickness of pipe walls.
2. All reinforcing steel #4 bars. All vertical and horizontal tie bars 1'-6" maximum spacing.
3. Length of wall "W" may be varied to suit conditions encountered in the field, and straight line interpolation may be used to calculate quantities.
4. Quantities are for design purposes only.
5. Cable railing to be installed on top of headwall when shown on Project Plans. See Standard Plan B11-47 for cable railing details.



FRONT ELEVATION "L" HEADWALL



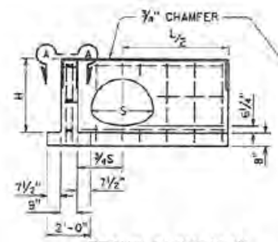
SECTION "L" HEADWALL

D	H	L/2	LENGTH OF W									
			3'-4"		4'-10"		6'-4"		7'-10"		9'-4"	
			STEEL LB	Conc CY	STEEL LB	Conc CY	STEEL LB	Conc CY	STEEL LB	Conc CY	STEEL LB	Conc CY
12"	2'-8"	2'-6"	50	0.79	60	0.98	—	—	—	—	—	—
15"	2'-11"	3'-0"	55	0.91	65	1.11	—	—	—	—	—	—
18"	3'-2"	3'-6"	65	1.04	75	1.25	—	—	—	—	—	—
21"	3'-5"	3'-9"	75	1.15	90	1.36	—	—	—	—	—	—
24"	3'-8"	4'-3"	85	1.29	100	1.51	110	1.74	—	—	—	—
27"	3'-11"	4'-9"	90	1.44	105	1.67	115	1.91	—	—	—	—
30"	4'-2"	5'-0"	95	1.55	110	1.80	120	2.05	135	2.29	—	—
33"	4'-5"	5'-6"	105	1.71	120	1.97	135	2.23	150	2.48	—	—
36"	4'-8"	6'-0"	110	1.88	125	2.15	140	2.41	155	2.68	170	2.95
39"	4'-11"	6'-3"	—	—	150	2.28	170	2.56	185	2.84	200	3.12
42"	5'-2"	6'-9"	—	—	155	2.42	175	2.76	190	3.05	210	3.34
45"	5'-5"	7'-3"	—	—	—	—	180	2.97	200	3.27	215	3.57
48"	5'-8"	7'-6"	—	—	—	—	190	3.13	215	3.44	230	3.75
51"	5'-11"	8'-0"	—	—	—	—	—	—	220	3.67	235	3.99
54"	6'-2"	8'-6"	—	—	—	—	—	—	235	3.91	250	4.24

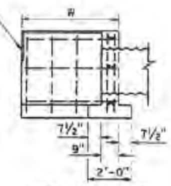
"L" HEADWALLS

CIRCULAR PIPE CULVERT HEADWALLS

SECTION A-A



FRONT ELEVATION
"L" HEADWALL

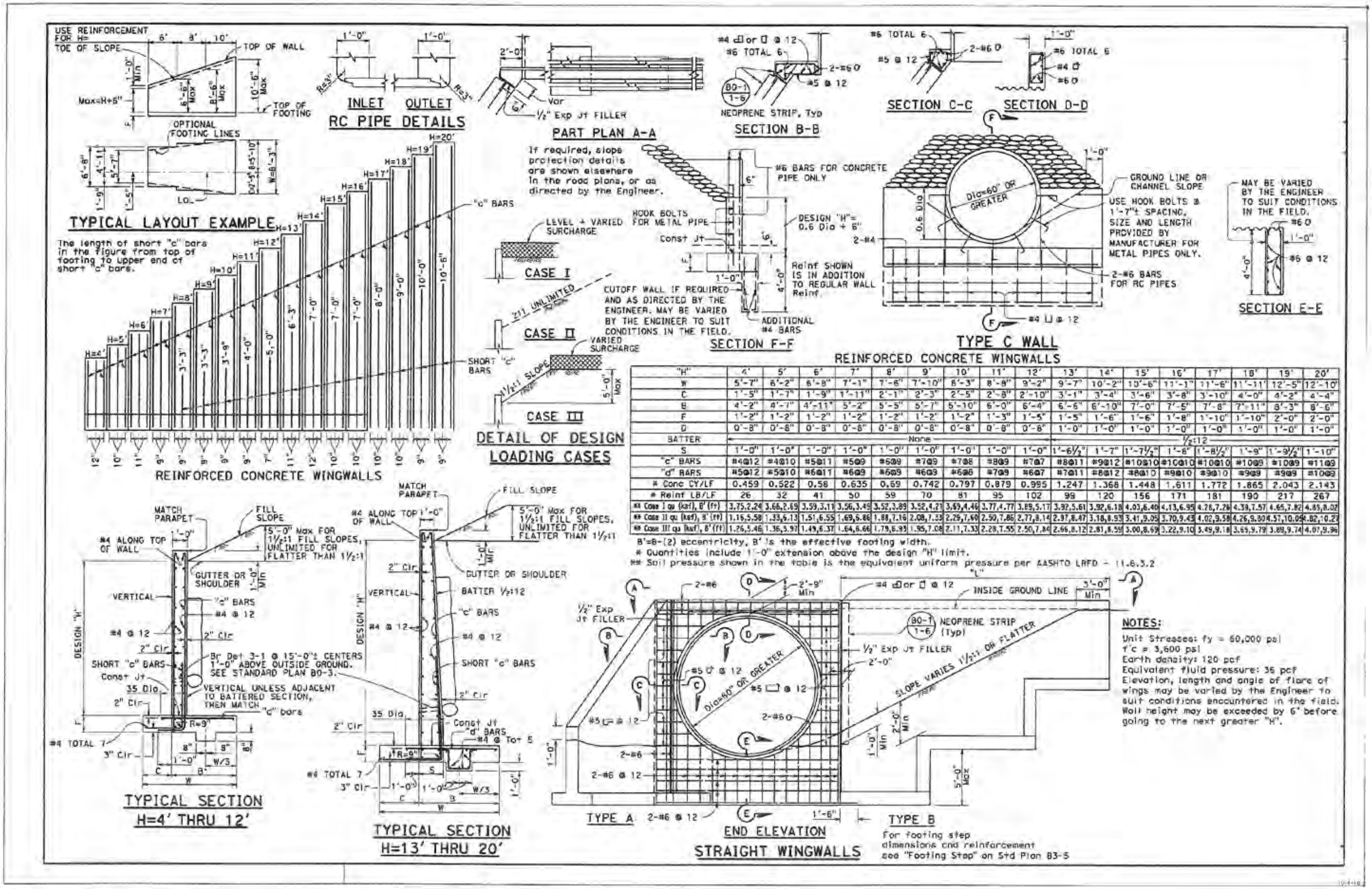


SECTION "L"
HEADWALL

CMP ARCH SIZE	H	L/2	LENGTH OF W									
			3'-4"		4'-10"		6'-4"		7'-10"		9'-4"	
			STEEL LB	Conc CY	STEEL LB	Conc CY	STEEL LB	Conc CY	STEEL LB	Conc CY	STEEL LB	Conc CY
21" x 15"	2'-11"	3'-3"	60	1.00	65	1.18	75	1.38	90	1.58	100	1.77
24" x 18"	3'-2"	3'-9"	60	1.07	70	1.32	80	1.53	95	1.74	110	1.94
28" x 20"	3'-4"	4'-3"	70	1.26	80	1.47	90	1.68	100	1.90	115	2.11
35" x 24"	3'-8"	5'-3"	100	1.51	110	1.74	120	1.97	140	2.20	155	2.42
42" x 29"	4'-1"	6'-3"	115	1.82	130	2.06	140	2.31	155	2.55	170	2.83
49" x 33"	4'-5"	7'-3"	130	2.12	145	2.37	155	2.64	170	2.90	185	3.15
57" x 38"	4'-10"	8'-6"	145	2.52	160	2.79	175	3.07	190	3.35	205	3.61
64" x 43"	5'-3"	9'-6"	185	2.89	200	3.11	215	3.48	235	3.77	250	4.06
71" x 47"	5'-7"	10'-6"	200	3.25	215	3.56	235	3.86	250	4.17	270	4.48

"L" HEADWALLS

CORRUGATED METAL PIPE ARCH CULVERT HEADWALLS



REINFORCED CONCRETE WINGWALLS

"H"	4'	5'	6'	7'	8'	9'	10'	11'	12'	13'	14'	15'	16'	17'	18'	19'	20'
W	5'-7"	6'-2"	6'-8"	7'-1"	7'-6"	7'-10"	8'-3"	8'-8"	9'-2"	9'-7"	10'-2"	10'-6"	11'-1"	11'-6"	11'-11"	12'-5"	12'-10"
C	1'-5"	1'-7"	1'-9"	1'-11"	2'-1"	2'-3"	2'-5"	2'-8"	2'-10"	3'-1"	3'-4"	3'-6"	3'-8"	3'-10"	4'-0"	4'-2"	4'-4"
B	4'-2"	4'-7"	4'-11"	5'-2"	5'-5"	5'-7"	5'-10"	6'-0"	6'-4"	6'-6"	6'-10"	7'-0"	7'-5"	7'-8"	7'-11"	8'-3"	8'-6"
F	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-3"	1'-5"	1'-5"	1'-6"	1'-6"	1'-8"	1'-10"	1'-10"	2'-0"	2'-0"
D	0'-8"	0'-8"	0'-8"	0'-8"	0'-8"	0'-8"	0'-8"	0'-8"	0'-8"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
BATTER	None									½:12							
S	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6½"	1'-7"	1'-7½"	1'-8"	1'-8½"	1'-9"	1'-9½"	1'-10"
"c" BARS	#4@12	#4@10	#5@11	#5@9	#6@9	#7@9	#7@8	#8@9	#7@7	#8@11	#9@12	#10@10	#10@10	#10@10	#10@9	#10@9	#11@9
"d" BARS	#5@12	#5@10	#6@11	#6@9	#6@9	#6@9	#6@8	#7@9	#6@7	#7@11	#8@12	#8@10	#9@10	#9@10	#9@9	#9@9	#10@9
* Conc CY/LF	0.459	0.522	0.58	0.635	0.69	0.742	0.797	0.879	0.995	1.247	1.368	1.448	1.611	1.772	1.865	2.043	2.143
* Reinf LB/LF	26	32	41	50	59	70	81	95	102	99	120	156	171	181	190	217	267
** Case I qu (ksf), B' (ft)	3.75,2.24	3.66,2.69	3.59,3.11	3.56,3.49	3.52,3.89	3.52,4.21	3.69,4.46	3.77,4.77	3.89,5.17	3.92,5.61	3.92,6.18	4.03,6.40	4.13,6.95	4.28,7.26	4.39,7.57	4.65,7.82	4.85,8.02
** Case II qu (ksf), B' (ft)	1.16,5.58	1.33,6.13	1.51,6.55	1.69,6.86	1.88,7.16	2.08,7.33	2.29,7.60	2.50,7.86	2.77,8.14	2.97,8.47	3.18,8.93	3.41,9.05	3.70,9.43	4.02,9.58	4.26,9.80	4.57,10.05	4.82,10.27
** Case III qu (ksf), B' (ft)	1.26,5.46	1.36,5.97	1.49,6.37	1.64,6.66	1.79,6.93	1.95,7.08	2.11,7.33	2.28,7.55	2.50,7.84	2.66,8.12	2.81,8.59	3.00,8.69	3.22,9.10	3.49,9.18	3.65,9.79	3.89,9.74	4.07,9.96

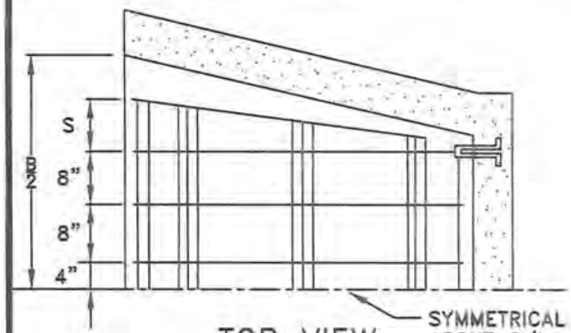
B'=B-(2) eccentricity, B' is the effective footing width.
* Quantities include 1'-0" extension above the design "H" limit.
** Soil pressure shown in the table is the equivalent uniform pressure per AASHTO LRFD - 11.6.3.2

NOTES:

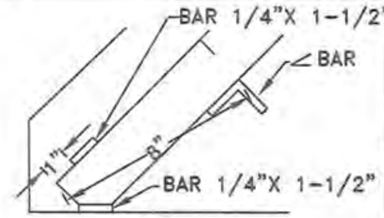
Unit Stresses: fy = 60,000 psi
f'c = 3,600 psi
Earth density: 120 pcf
Equivalent fluid pressure: 36 pcf
Elevation, length and angle of flare of wings may be varied by the Engineer to suit conditions encountered in the field. Wall height may be exceeded by 6" before going to the next greater "H".

Figure 4-28

Pipe Culvert Headwalls, Endwalls and Wingwalls Types A, B, and C



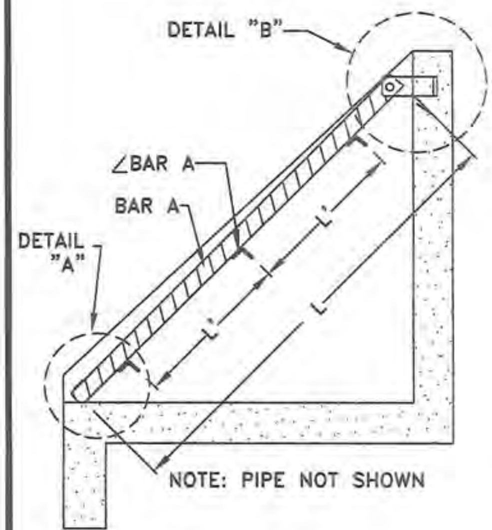
TOP VIEW



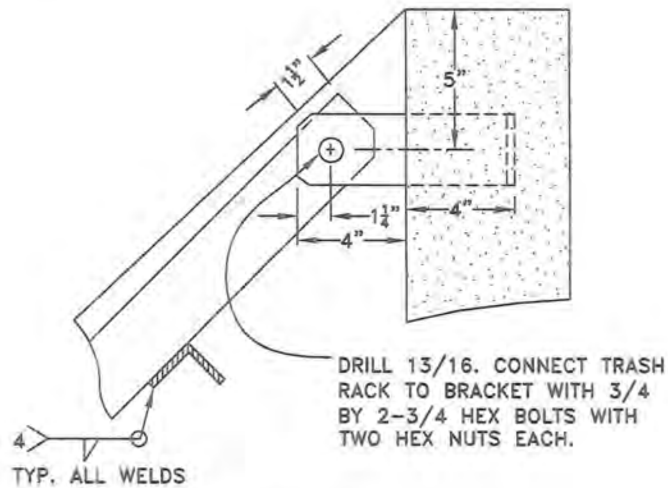
DETAIL A

TRASH RACK DEMENSIONS

DIA.	NUMBER & SIZE		L	L'	S	H
	BAR A	L BAR				
33"	8-3/8 X 2 1/2	3-2 X 2 X 1/4	5'-1"	1'-10"	8"	3"-8"
36"	"	"	5'-4"	1'-11"	8"	3'-10"
42"	9-3/8 X 2 1/2	"	5'-11"	2'-3"	9"	4'-4"
48"	"	4-2 X 2 X 1/4	6'-7"	1'-9"	10"	4'-10"
54"	10-3/8 X 3	4-3 X 3 X 1/4	7'-9"	2'-1 1/2"	10 1/2"	5'-8"
60"	11-3/8 X 3 1/2	"	8'-5"	2'-4"	11"	6'-2"



SIDE VIEW



DETAIL B

NOTES

1. THIS TRASH RACK MAY BE USED WITH PIPE INLET STRUCTURES.
2. MATERIAL TO CONFORM TO ASTM DESIGNATION A-36.
3. 'S' MAY VARY WITH 'B'. SEE PLATE.
4. ALL FILLET WELDS TO BE 3/16"
5. TWO HINGES REQUIRED FOR 33, 36 & 42 INCH PIPES. THREE HINGES REQUIRED FOR 48, 54 & 60 INCH PIPES.

Figure 4-29

Inlet Trash Rack 33" Pipe or Larger

5 ADMINISTRATION

5.1 THE PERMIT PROCESS

The permit process described below applies to all development proposed within the Specific Plan area. **Figure 5-1, Specific Plan Permit Process**, is a graphic illustration of this process. Each element of the permit process is described in greater detail in State law, the Tracy Municipal Code, and applicable City standards. The review process for each type of development application shall be as specified in the Tracy Municipal Code, except as modified herein.

5.1.1 Tracy Hills Design Guidelines

The purpose of the Tracy Hills Design Guidelines is to ensure that all development achieves and maintains a high standard of aesthetic quality, appearance, and sustainability throughout the development lifetime of Tracy Hills. The Design Guidelines will establish the overall aesthetic standards for community design, landscape design, and architectural design, and will apply to all projects within the Specific Plan area (refer to Chapter 3, Design Guidelines) that are subject to Development Review.

5.1.2 Development Review

The Development Review processing procedures are set forth in the Tracy Municipal Code, Chapter 10.08, except as modified herein. The regulations contained in this Specific Plan shall apply to all development. If the Specific Plan development regulations conflict with the Tracy Municipal Code, the regulations set forth herein shall prevail.

Construction of any new single-family or two-family dwelling is subject to Development Review. Additions, improvements or repairs to a single-family or two-family dwelling are not subject to Development Review. Development Review shall be required for any other improvements as specified by the Tracy Municipal Code.

For Development Review of a residential subdivision, or a portion of a residential subdivision, an exhibit showing the distribution of house types (i.e., floor plan type and elevation type) throughout the subdivision is required as part of the Development Review process.

The Community Gateway Icon, which is conceptually described and depicted in Section 3.4.5, Community Monumentation, shall be subject to Development Review approval by City Council, with a recommendation by Planning Commission.

The design and location of the Community Gateway Icon or second Community Gateway Icon may be approved as part of this Specific Plan, without requiring a Development Review permit, if the proposal matches design and location details shown in the Specific Plan or Appendix to the Specific Plan.

5.1.3 Conditional Use Permits

Land uses and densities permissible for each parcel within the Specific Plan area zoning districts are identified in Chapter 2, Zoning and Development Standards, Sections 2.1 through 2.5. Specified conditional uses shall be permitted subject to the approval of a Conditional Use Permit. Because these uses have potentially incompatible characteristics, conditional uses require special consideration and may necessitate imposition of certain conditions on the development.

The process for applications is described in the City of Tracy Municipal Code, Section 10.08.42.50, et seq.

5.1.4 Tentative Maps

Tentative Subdivision Maps shall be submitted to the Development Services Department in accordance with State law, the Tracy Municipal Code, applicable City standards, and Subdivision Map Act.

The submittal requirement of conceptual architectural elevations for Vesting Tentative Subdivision Maps has been satisfied by the Tracy Hills Specific Plan, and Section 3.2, Residential Design Guidelines. Review of the architectural elevations for specific development proposals will be addressed through the Development Review process.

The form and content of the Final Map shall conform to the requirements of the Tracy Municipal Code and State law.

5.1.5 180 to 185-Acre Open Space Area

Prior to approval of any Tentative Subdivision Map for property south of I-580, the location of the 180 to 185-acre open space area shall be approved by the Planning Commission.

5.1.6 Development Phases other than Phase 1A

This Tracy Hills Specific Plan only shows detailed plans for Phase 1A, as specified in Section 3.4, Landscape Design Guidelines. Therefore, prior to development of any non-agricultural use in areas other than Phase 1A, a Specific Plan Amendment shall be required, which shall include, but not be limited to, the following elements (as it relates to design and location):

- Circulation
- Community Monumentation
- Streetscape and Trails
- Edge Conditions/ Easements
- Conceptual Overall Illustrative Parks and Landscape Plan
- Lighting
- Walls and Fences
- Landscape Master Tree Plan

FIGURE 5-1

SPECIFIC PLAN PERMIT PROCESS

KT PROJECT

A.1 KT PROJECT

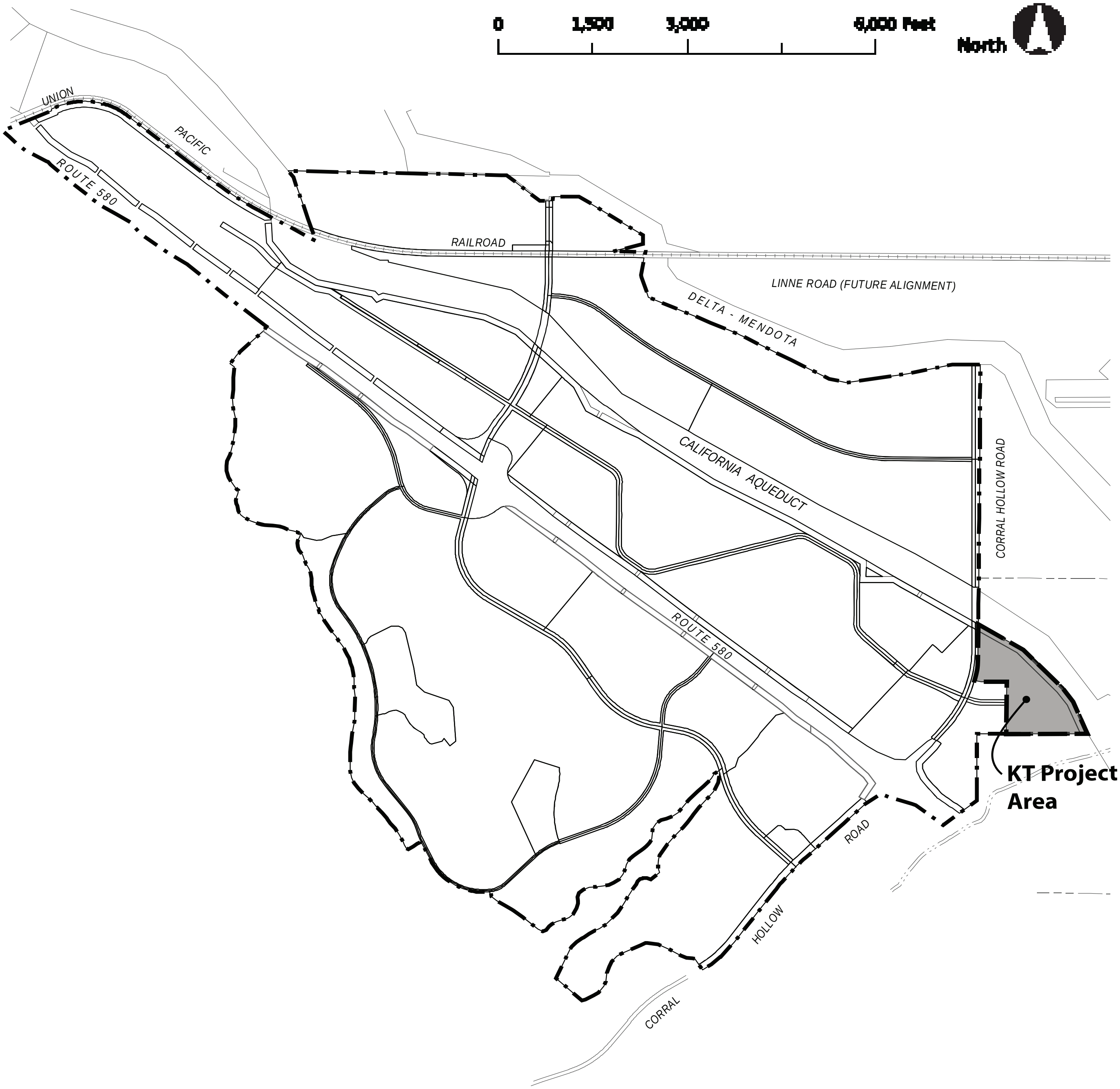
A.1.1 PURPOSE AND SCOPE

The landscape design guidelines contained in Section 3.4 of the Tracy Hills Specific Plan apply Specific Plan-wide; however, implementation details are only shown for Phase 1A. The purpose of Appendix A is to provide landscape design guidelines and implementation details for the KT Project Phase. The KT landscape design guidelines include the following components:

- Community Monumentation
- Circulation
- Streetscape and Trails
- Edge conditions/ Easements
- Conceptual Overall Illustrative Parks and Landscape Plan
- Lighting
- Walls and Fences
- Landscape Master Tree Plan

A.1.2 LOCATION

The KT Project phase of the Specific Plan Area encompasses approximately 36 acres located east of Corral Hollow Road, southwest of the California Aqueduct and north of Interstate 580. Refer to Figure A-1, Location Map - KT Project for additional information.



TRACY HILLS
Specific Plan

Figure A-1
Location Map - KT Project

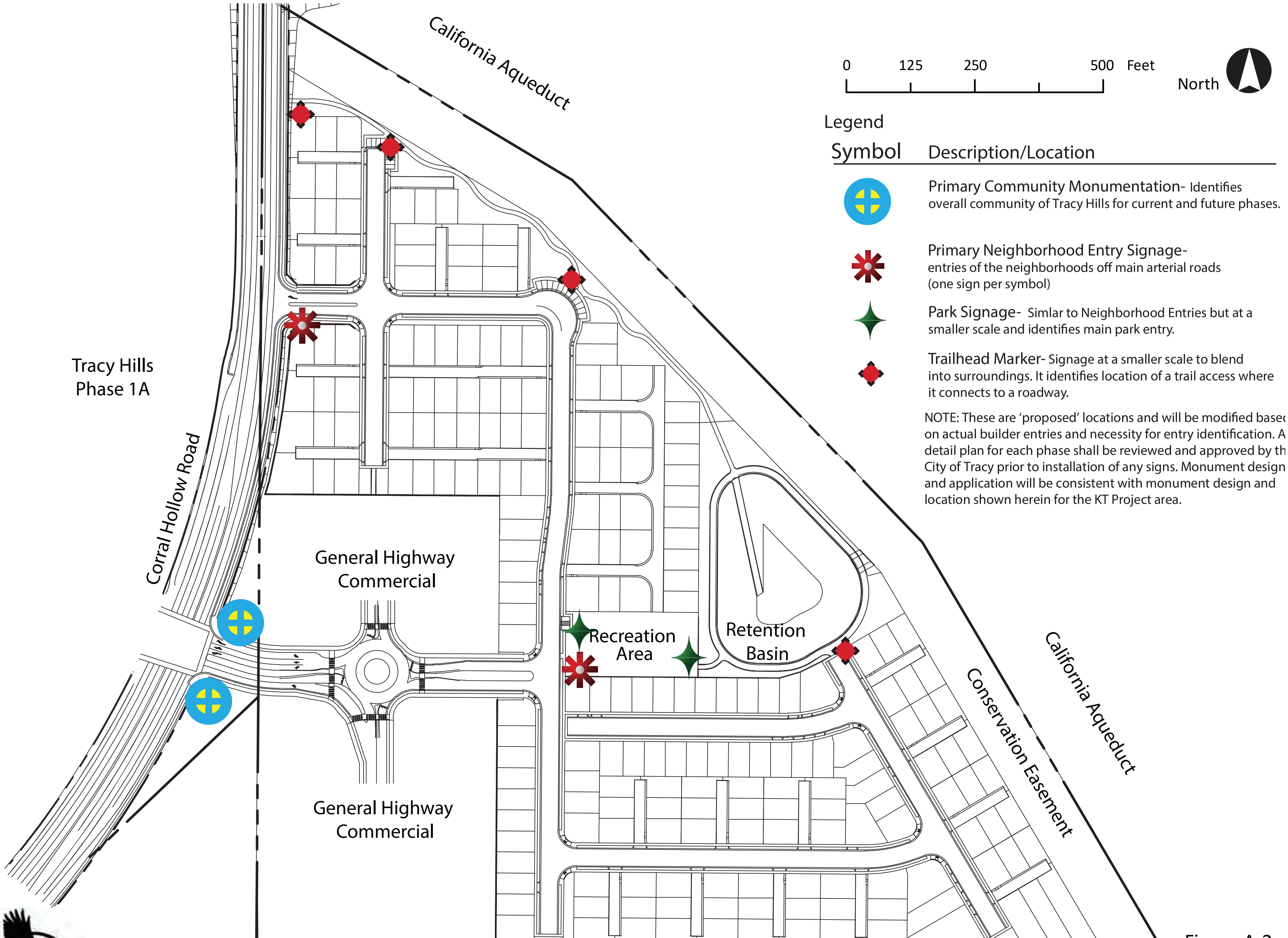
A.1.3 COMMUNITY MONUMENTATION

The KT Project shall continue the Tracy Hills themes established in Phase 1A through the consistent application and use of monument signage. Monumentation will be consistent with the character of the project, but flexible enough to respond to individual project context. Logos, type styles, color schemes, and architectural features should be consistent throughout the area being identified. Monumentation may vary in size and detail in a manner that reflects their relative importance within the signage hierarchy, but will incorporate a consistent material palette. Refer to Figure A-2 Community Identity Signage/Monumentation Key Map - KT Project for preliminary signage locations.

1. Community Monumentation Detail Reference

Community monumentation utilized in the KT Project were originally used and detailed in Phase 1A. Monumentation shall reference the details used in Phase 1A to ensure consistency throughout the Tracy Hills Specific Plan area. Refer to the list below for detail references to the monumentation shown in Figure A-2 Community Identity Signage/ Monumentation Key Map - KT Project.

- Primary Community Monumentation - Refer to Figure 3-2a
- Primary Neighborhood Entry Signage - Refer to Figure 3-3
- Park Signage - Refer to Figure 3-4
- Trailhead Marker - Refer to Figure 3-5



TRACY HILLS
Specific Plan

Figure A-2
Community Identity Signage/Monumentation Key Map - KT Project

A.1.4 CIRCULATION

A hierarchy of streets and trails are proposed within the KT Project which provide separate facilities for vehicles and pedestrians. Primary access is provided from Corral Hollow Road at an intersection with the spine road from Phase 1A. The spine road is extended to the KT Project boundary where it transitions to a residential street. Refer to Figure A-4 for a typical section of the spine road extension through the commercial area. Secondary access from Corral Hollow Road is provided north of the aforementioned intersection with a right-in/right-out only connection. The remainder of the public vehicular circulation throughout the KT Project is provided through residential streets. Refer to Figure A-5 for a typical section of the public residential street. In addition to the public streets, certain homes front on private lanes with a 24' roadway section which serves both vehicles and pedestrians. Refer to Figure A-6 for a typical section of the private lane.

Pedestrian circulation is provided with separated sidewalks along public streets and walkways located within open space and park areas. A multi-use trail located within a linear park feature provides access between the park and Corral Hollow Road along the Conservation Easement. A multi-use trail is also located around the retention basin which provides for passive recreation opportunities.

Refer to Figure A-3 Circulation Map - KT Project for additional information on the proposed circulation for this phase of Tracy Hills.

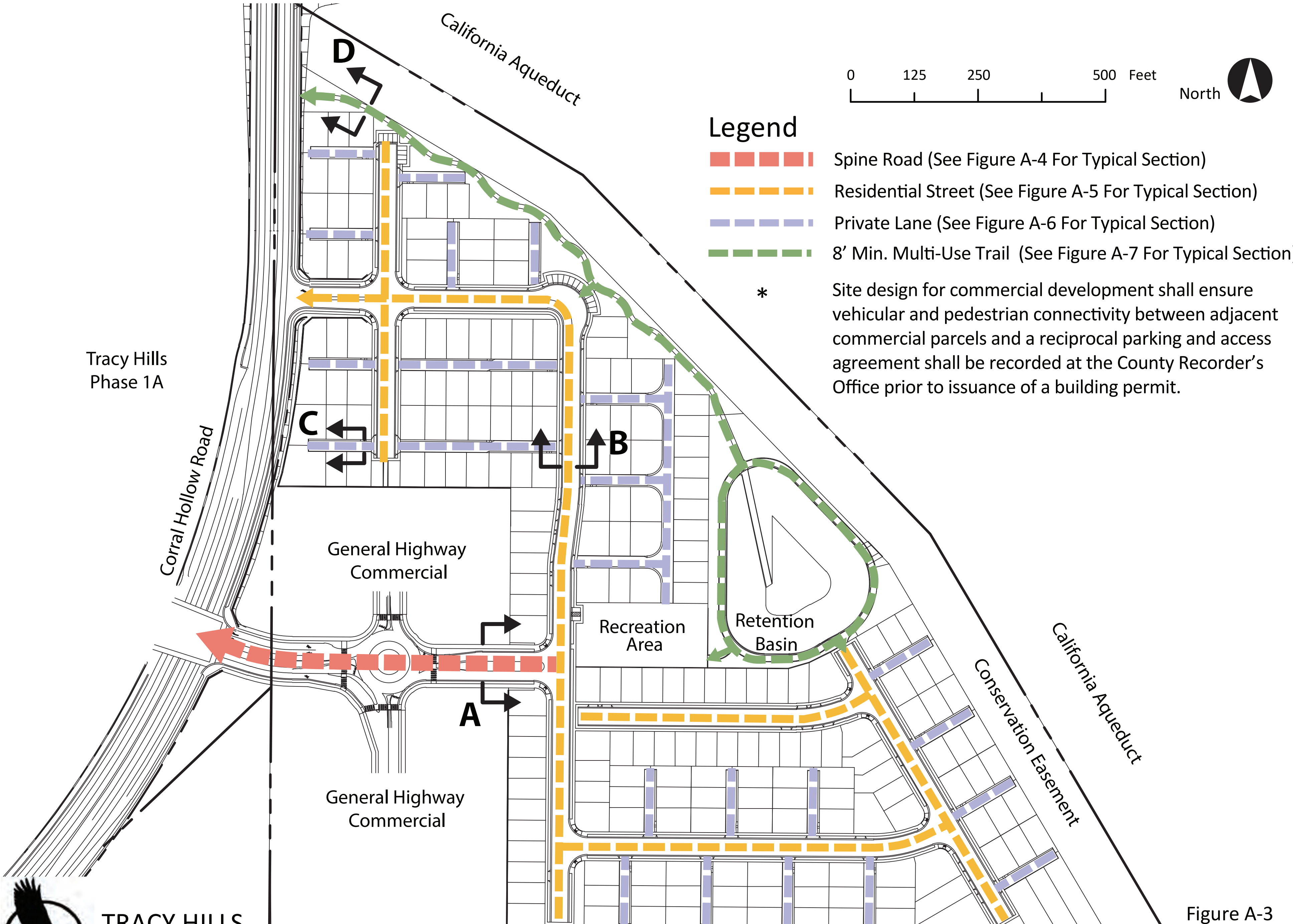
1. Streetscape and Trails

The following figures illustrate a hierarchy of streetscapes and circulation which provide distinctive landscape treatments for each planned roadway and trail. Landscape and hardscape treatments include elements such as landscaped medians, sidewalks, enhanced paving at pedestrian crossings and primary/secondary entries, trails and parkway trees. Consistent with Phase 1A, enhanced paving used is defined as any paving other than natural gray concrete or asphaltic concrete and the use of enhanced paving is strongly encouraged. Streetscapes and trails are shown in Figures A-4 to A-7 depict conceptual landscape application. Street trees shall be consistent with those shown in Figure A-13. Shrub and groundcover plant material shall be consistent with the species in the Landscape Plant Matrix in Section 3.4.15 of the Specific Plan.

A.1.5 EDGE CONDITIONS/EASEMENTS

A one hundred foot wide conservation easement will be recorded within the KT Project along east boundary adjacent to the California Aqueduct. The easement will include approximately 5.5 acres of area. The purpose of the conservation easement is to provide permanent wildlife habitat. The conservation easement will be owned and maintained by the project's HOA and zoned Tracy Hills Conservation (C-TH). No development within this area will be allowed except for installation of protective fencing. Signs will be attached to the fencing advising the public to "stay out of the conservation easement areas."

The Conservation Easement within the KT Project will have the existing native landscape "protected-in-place" and no additional landscape or irrigation improvements are proposed.



TRACY HILLS
Specific Plan

Figure A-3
Circulation Map - KT Project

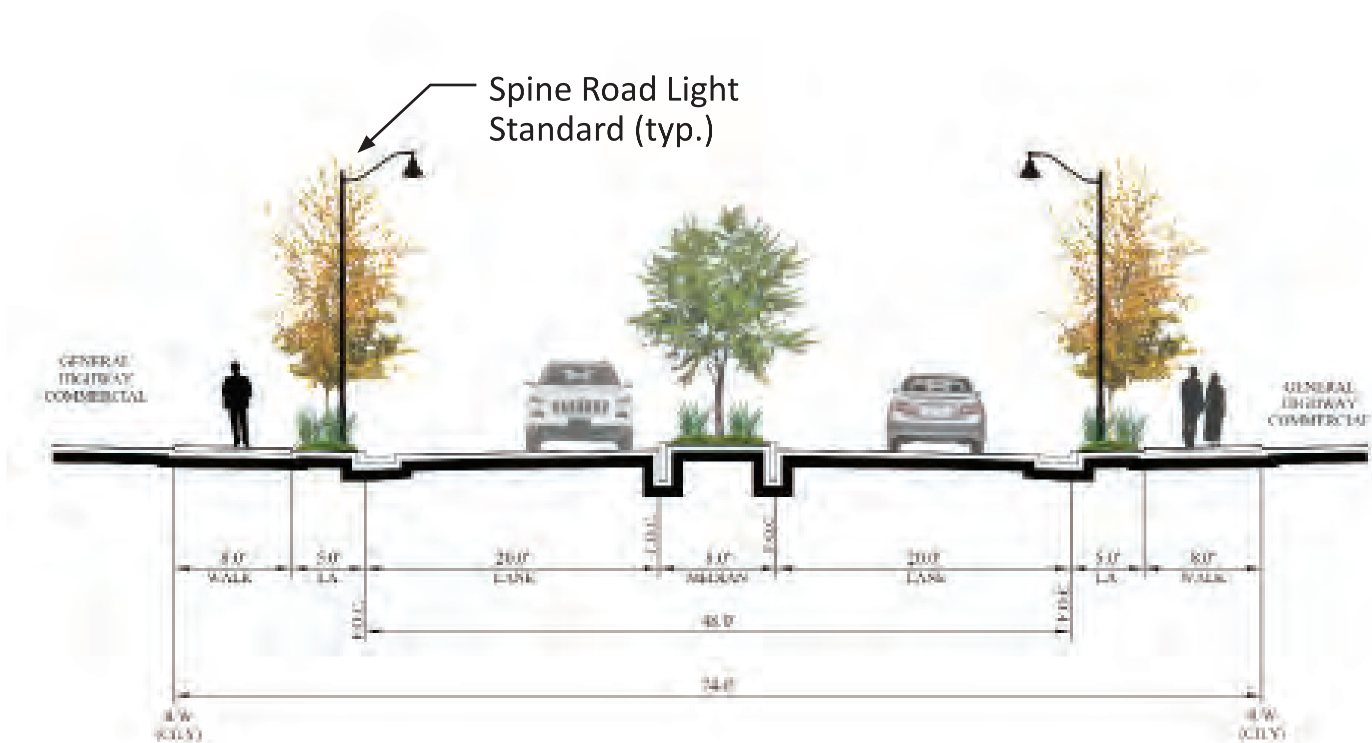


Figure A-4
Section A, Typical Spine Road

Notes:
- Street section is preliminary and subject to change.
- Landscape shown for illustrative purposes only. Refer to Figure A-13 for specified street trees.
- Rolled curbs may be utilized along public streets within the KT Project phase.

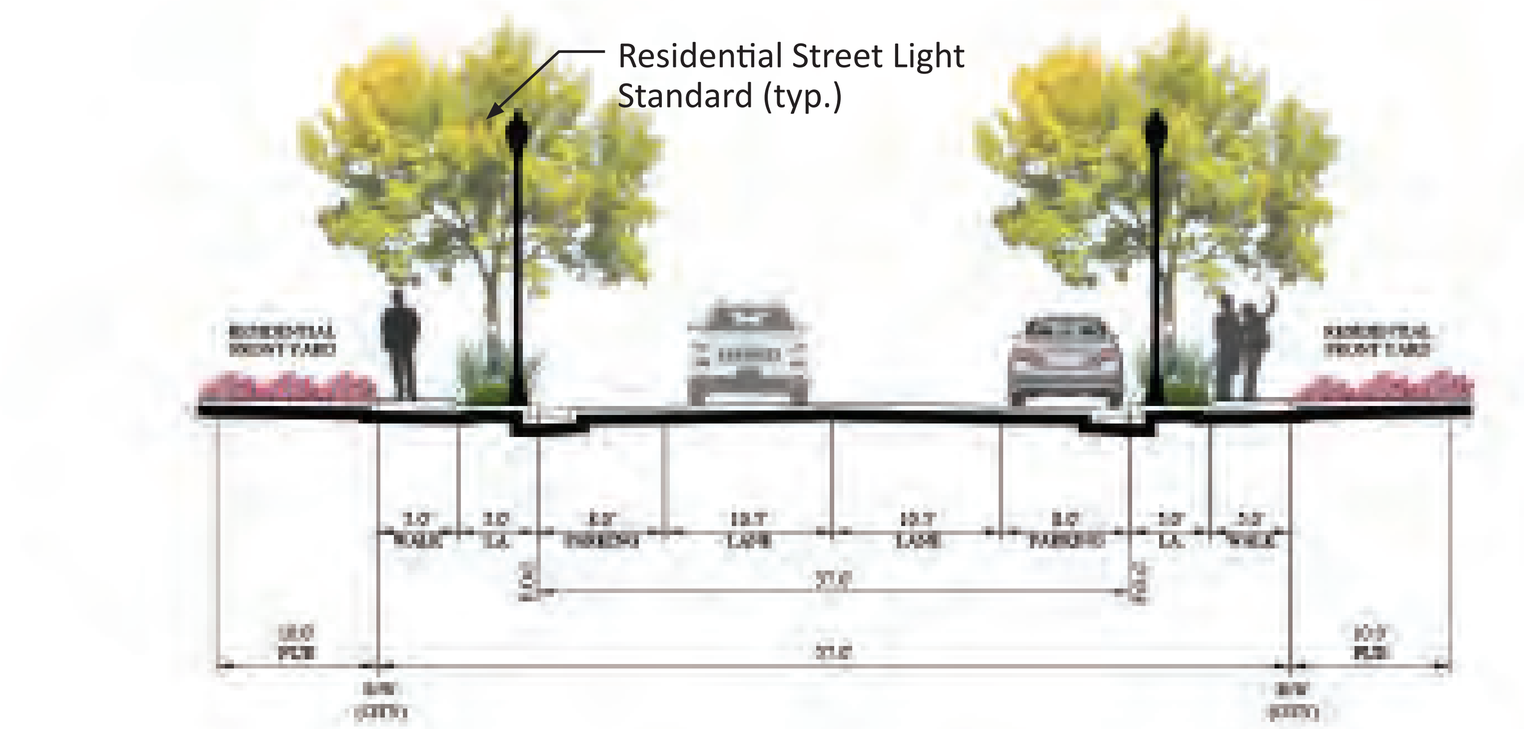


Figure A-5
Section B, Residential Street

Notes:
- Landscape shown for illustrative purposes only. Refer to Figure A-13 for specified street trees.
- Rolled curbs may be utilized along public streets within the KT Project phase.

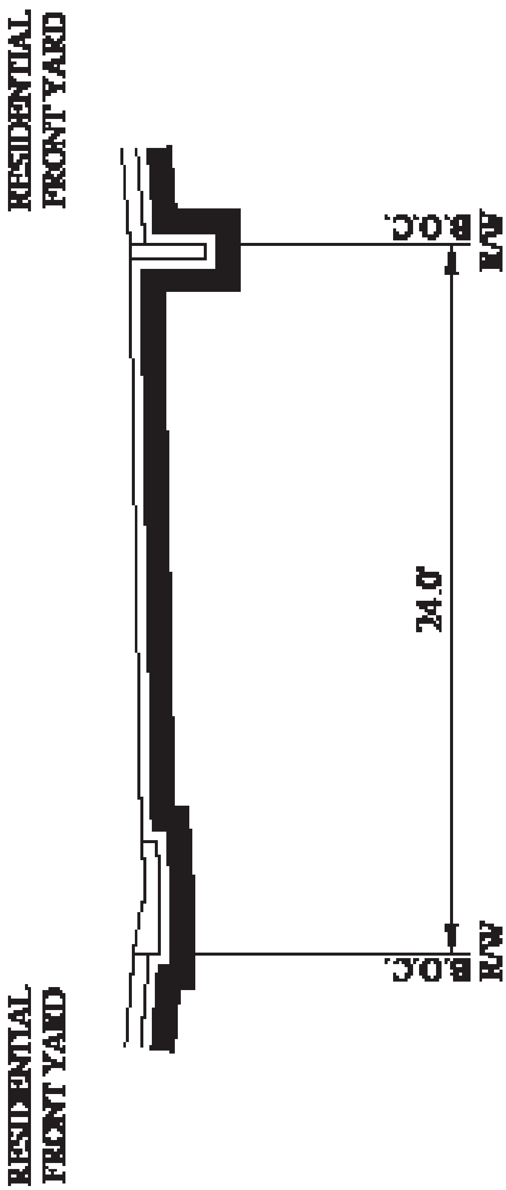


Figure A-6
Section C, Private Lane

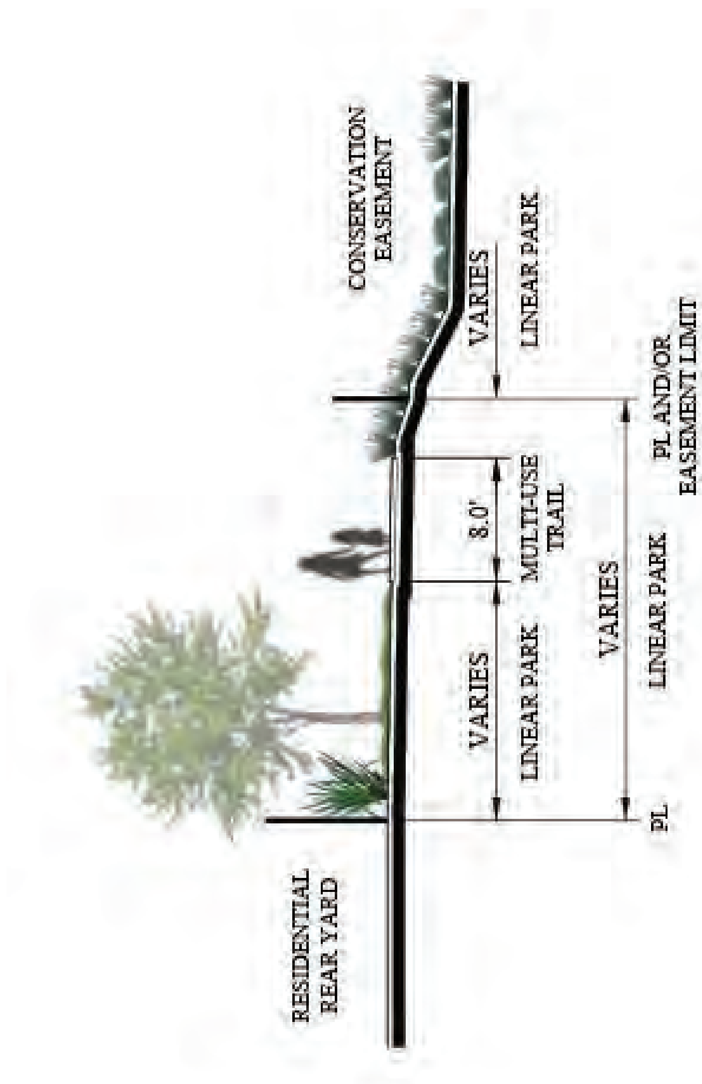


Figure A-7
Section D, 8' Multi-Use Trail & Linear Park

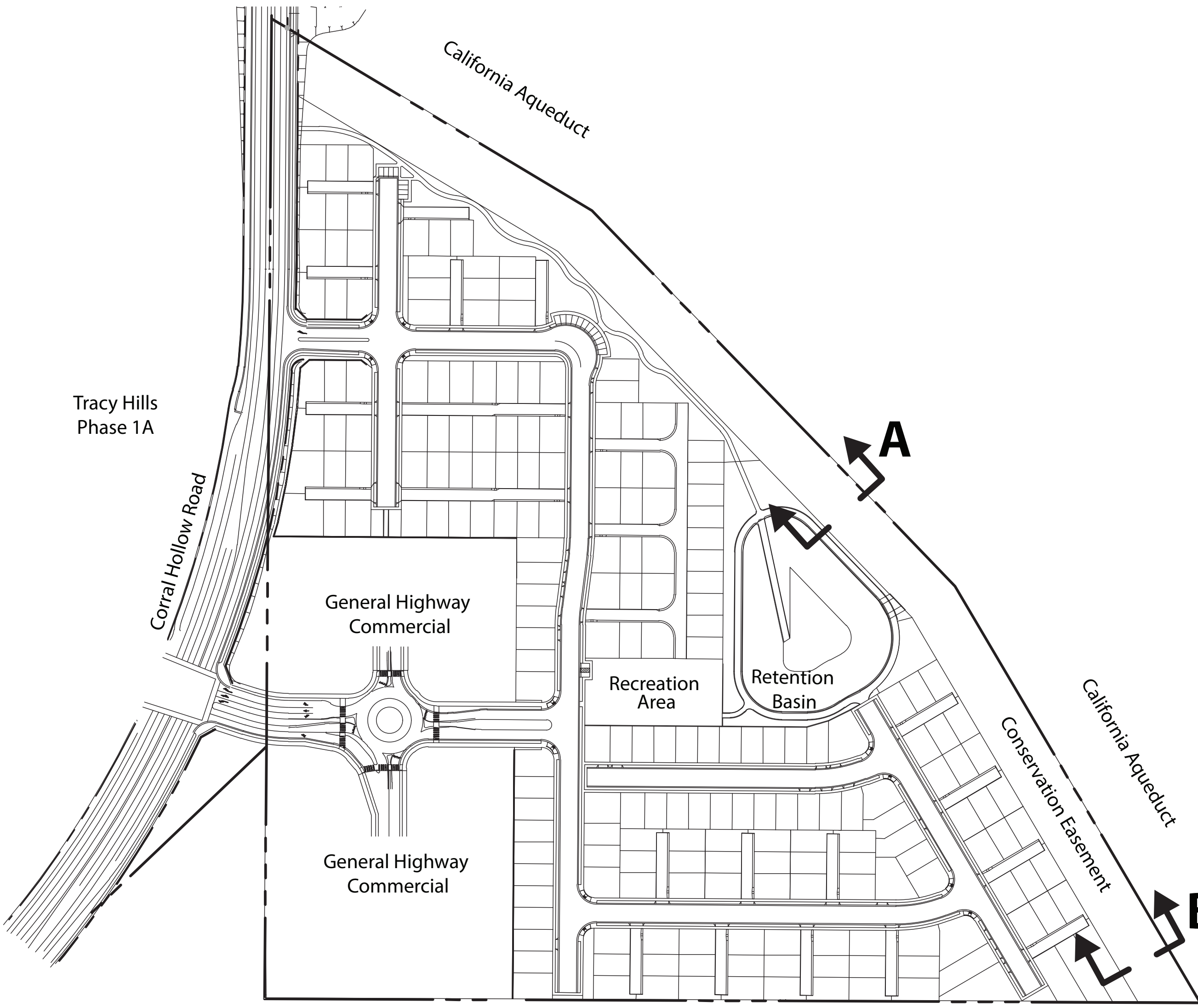


Figure A-8
Edge Conditions/Easements Key Map

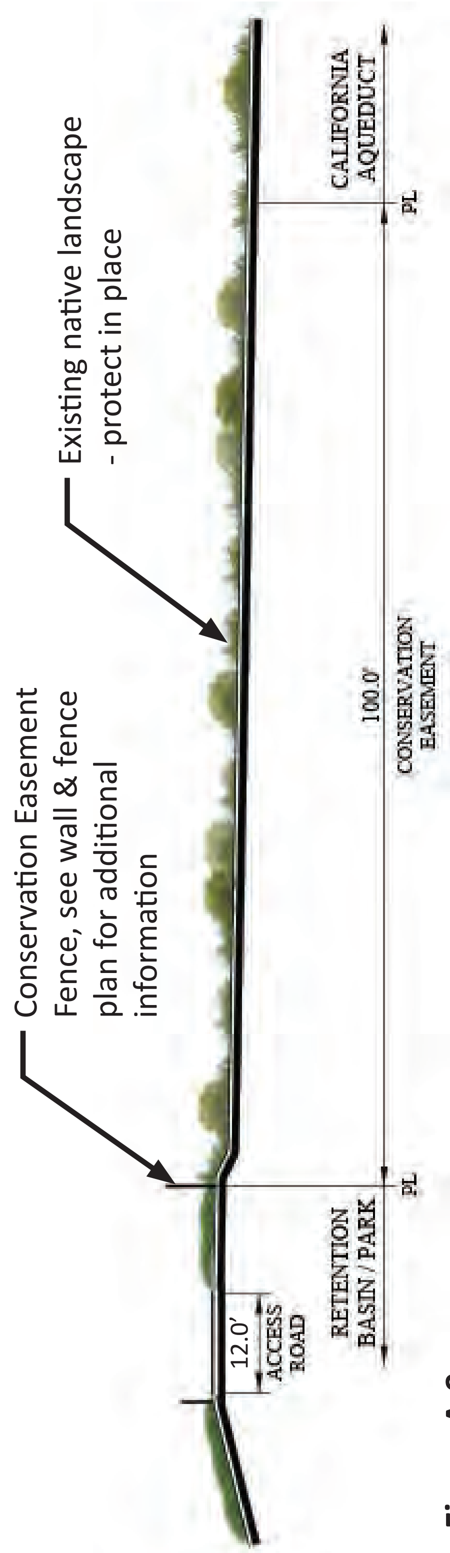


Figure A-9
Section A

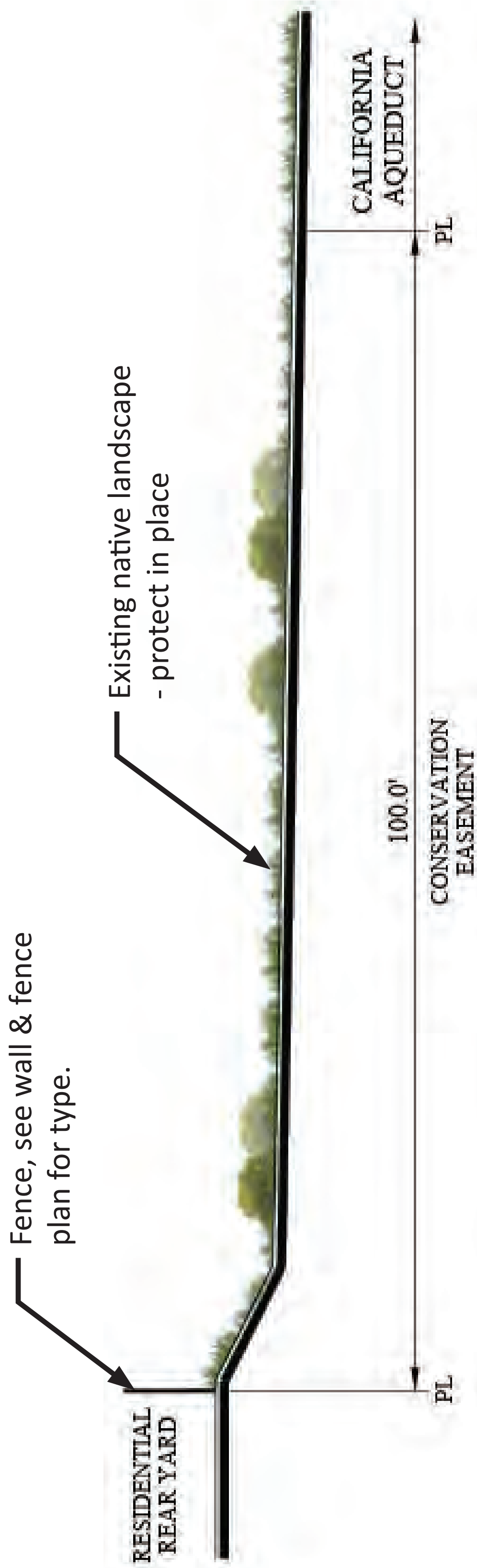


Figure A-10
Section B

A.1.6 CONCEPTUAL OVERALL ILLUSTRATIVE PARKS AND LANDSCAPE PLAN

The KT Project implements a linear park concept that provides an off-road trail corridor including pedestrian and bike pathways. These pathways connect to a comprehensive Class I bikeway and pedestrian system within Tracy Hills. The Tracy Hills Class I bikeway and pedestrian system, as built and planned in future phases, provides connectivity to neighborhood parks, HOA parks and recreational facilities , schools, retail and services, open space features and trail system, and a future community park. The KT Project linear park is part of a vision to provide a diversity of recreational opportunities in Tracy Hills comprised of an integrated and connected park and trail system. The park and trail system network not only promotes connectivity within the development, but also to the entire City.

As described in the 2013 Parks Master Plan (New Developments), the City may consider partial credits (up to 30% of the park acreage requirement) for linear parks in lieu of neighborhood park requirements. The proposed linear park is eligible to satisfy the park land requirement for the KT Project as it is part of the overall park system network for Tracy Hills. Once completed, the park will be dedicated to the City. Linear parks within the development that are dedicated to the City, and available for public use, may be maintained by the HOA. The design of the linear park, including amenity components, will be finalized through the preparation of improvement plans that will be reviewed and approved by the City.

The KT Project also include a private HOA park and recreational facility that may include but not limited to active and passive recreational features such as playground equipment, pool including deck/lounge area, BBQ area, open turf, restroom and shower facilities, and shade structure. The HOA park and recreational facilities will be sized appropriately to serve the KT Project. The design of the HOA park, including amenity components, will be finalized through the preparation of improvement plans that will be reviewed and approved by the City.

The parks within the community shall incorporate the following design elements:

- Landscaping should consider the use of drought tolerate species and be planted to conserve water and reduce irrigation needs. Use of reclaimed water or other water conserving strategies is encouraged.
- Use appropriate lighting in high use areas for safety purposes.
- The use of drought-tolerant landscaping and hydrozoning irrigation systems should be designed effectively.

Figure A-11
Conceptual Overall Illustrative, Parks and Landscape Plan - KT Project

A.1.7 LIGHTING

The site furnishings and lighting design for the residential villages located within the KT Project shall be consistent with the themes and standards established in Phase 1A of Tracy Hills. Refer to section 3.4.9 the Specific Plan for the site furnishings and lighting standards which shall be applied to this phase of the Specific Plan.

A.1.8 WALLS AND FENCES

Consistent with Phase 1A, walls and fences within this phase of the Specific Plan are intended to maintain the quality and character of the public realm. Wall and fence materials shall provide variety, privacy, and consistency within the community.

The following types of walls and view fences were selected for use within different areas of the project site, consistent with their application in Phase 1A. All wall and fence heights are measured from the higher grade elevation on either side of the wall or fence. Refer to Figure A-12 Master Wall and Fence Plan KT Project for general wall and fence locations. Wall and fence policies below as established in Phase 1A shall be applicable to the KT Project.

- Decorative walls and/or screen walls shall be integrated with the community design intent, as well as the overall landscape design.
- All community theme walls and fences shall be consistent in design as outlined herein.
- View fencing of full height tubular steel may be used and pilasters incorporated into steel fencing.
- Shrubs are encouraged to be planted along community walls to soften the visual character.
- Continuous fencing or walls shall have pilasters located at corners, at change in wall/fencing materials and significant redirections in the fence line.

*All Wall and Fencing materials and colors specified are for design intent. Should materials and/or colors not be available at time of installation, alternative materials and/or colors shall be substituted as specified “or equal” and shall be approved by City staff. Design intent is for Walls and Fences to be consistent community-wide.

1. Wall and Fence Detail References

Majority of the wall and fence types utilized in the KT Project were originally used and detailed in Phase 1A. Such fencing shall reference the details used in Phase 1A to ensure consistency throughout the Tracy Hills Specific Plan area. Please refer to the list below for detail references to the fencing shown in Figure A-12 Master Wall and Fence Plan - KT Project.

6’-0” Min. Proto II Block Decorative Wall- Split Face Block w/Cap - Refer to Figure 3-34

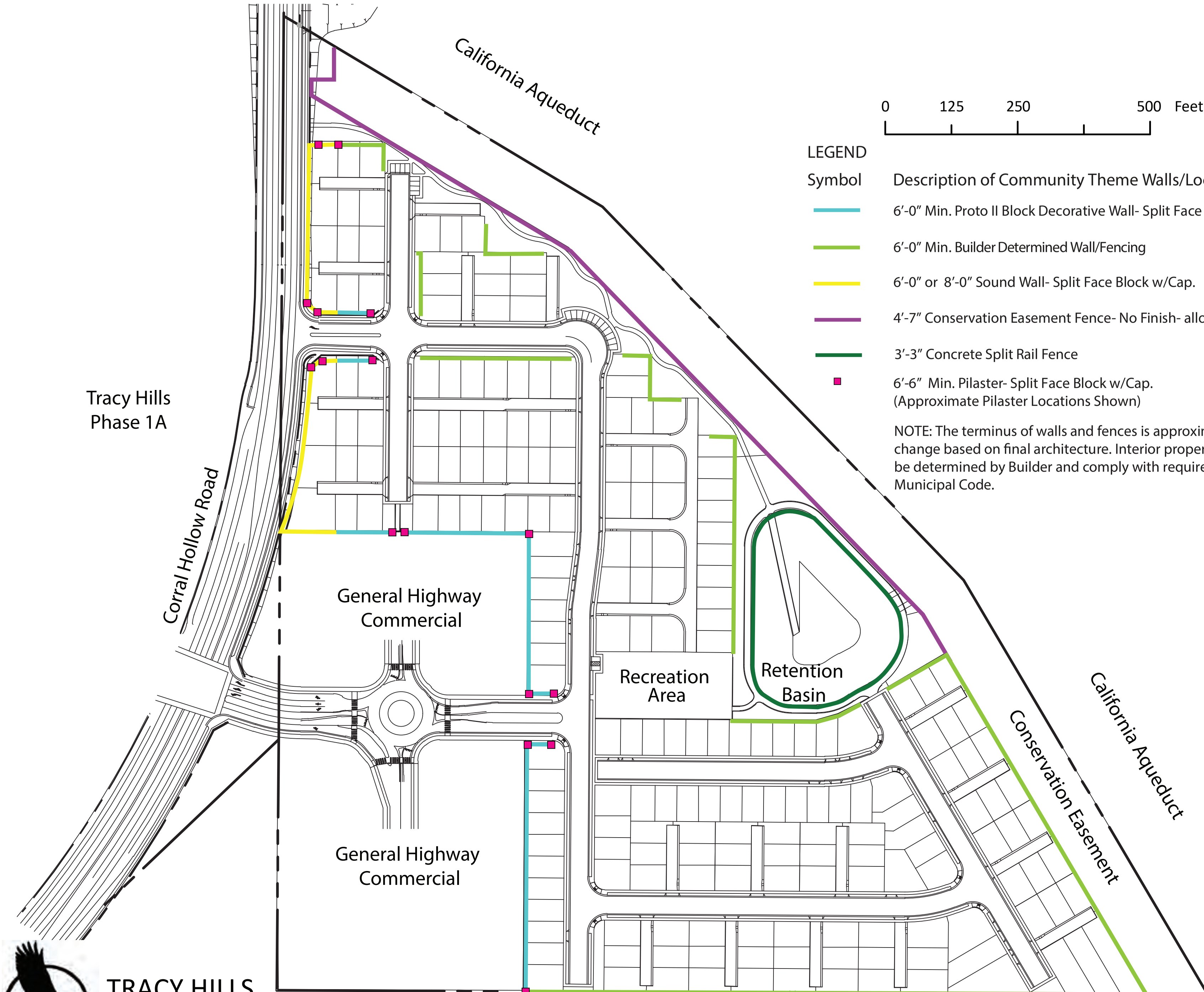
6’-0” Min. Builder Determined Wall/Fencing. Fencing may be Split Face Block, Tubular Steel or Wood.

6’-0” or 8’-0” Sound Wall- Split Face Block w/Cap - Refer to Figure 3-35

4’-7” Conservation Easement Fence - No Finish- allow to rust naturally - Refer to Figure 3-31

3’-3” Concrete Split Rail Fence - Refer to Figure 3-33

6’-6” Min. Pilaster - Split Face Block w/ Cap -Refer to Figures 3-34 & 3-35



LEGEND

Symbol	Description of Community Theme Walls/Locations
(light blue line)	6'-0" Min. Proto II Block Decorative Wall- Split Face Block w/Cap.
(light green line)	6'-0" Min. Builder Determined Wall/Fencing
(yellow line)	6'-0" or 8'-0" Sound Wall- Split Face Block w/Cap.
(purple line)	4'-7" Conservation Easement Fence- No Finish- allow to rust naturally
(dark green line)	3'-3" Concrete Split Rail Fence
(pink square)	6'-6" Min. Pilaster- Split Face Block w/Cap. (Approximate Pilaster Locations Shown)

NOTE: The terminus of walls and fences is approximate & subject to change based on final architecture. Interior property line fencing shall be determined by Builder and comply with requirements of the Tracy Municipal Code.

TRACY HILLS
Specific Plan

Figure A-12
Master Wall and Fence Plan - KT Project

A.1.9 LANDSCAPE MASTER TREE PLAN

The plant list for this project was developed to reinforce the community theme and to create some seasonal change with a mixture of deciduous and evergreen plants while maintaining a well-balanced landscape. Many plants on this list are considered low water and drought tolerant species and were chosen based on their specific growth characteristics, including flowering and foliage color, texture and form. Refer to Figure A-13 Master Tree Plan - KT Project for the street tree plan for this Phase of Tracy Hills.

The following items should be considered in the community landscape design process:

- Consistent street tree themes should be related to the hierarchy of the street system.
- Extensive use of trees, vines and shrubs to soften community theme wall and fencing.
- Recognition of existing natural conditions and situations.
- Use of both “formal” and “informal” planting arrangements, depending upon the particular condition.
- “Layering” or the shrub understory to create depth, variety and interest.
- Refer to local codes for spacing distance from utilities, light poles, etc.

1. Landscape Irrigation

All landscaped areas will be permanently irrigated using an automatic, underground irrigation system or bubbler low-flow systems. Please refer to Section 3.4.13 of the Specific Plan for additional information.

2. Utility and Equipment Screening

All utilities above/below ground providing service to the residential villages and commercial areas shall be screened to prevent unsightly conditions that detract from the overall aesthetics. Refer to Section 3.4.14 of the Specific Plan for utility screening guidelines.

3. Landscape Plant Matrix

Refer to Section 3.4.15 of the Specific Plan for the Landscape Plant Matrix.

TRACY HILLS

LEGEND

Symbol	Description/Location
	Village Parkway Trees*
Purple line	Primary Tree - *Ulmus parvifolia* 'Drake' - (Drake Chinese Elm)
Green line	Secondary Tree - *Lagerstroemia* 'Centennial Spirit'- (Crape Myrtle)
	*Minimum 15 Gallon at 30' O.C. (staked)
Orange line	Tracy Hills Drive
	Parkway Tree (both sides) - *Platanus x acerifolia* 'Columbia' at 35' O.C. *Minimum 15 Gallon Std. (staked)
	Backdrop Tree - *Pinus eldarica* (informal massing) *Minimum 15 Gallon Std. (staked)
	Median Tree - *Ulmus parvifolia* 'Drake' at 35' O.C. *Min. 15 Gallon Std. (staked)

Frontyard Trees- Each lot is required to receive (1) 15 Gallon tree, where feasible, in addition to the parkway trees shown in the Master Tree Plan. Tree species to be determined by the builders' Landscape Architects, in accordance with the enclosed Plant Matrix, and shall be associated with the various architectural elevations. Tree selection shall take into consideration size/growth/maturity of tree as it relates to the front yard lot size.

NOTE: If, during the City's review of improvement plans or subsequent tree replacements, there is a conflict between a tree species shown in the Tracy Hills Specific Plan and a later adopted Urban Forestry Management Plan (UFMP), then the tree species shown in the UFMP shall prevail, subject to the review and approval of the City Urban Forestry Supervisor/Arborist or other designee of the Public Works Director.

Figure A-13
Master Tree Plan - KT Project

COMMUNITY GATEWAY ICON

B.1 COMMUNITY GATEWAY ICON

B.1.1 PURPOSE AND SCOPE

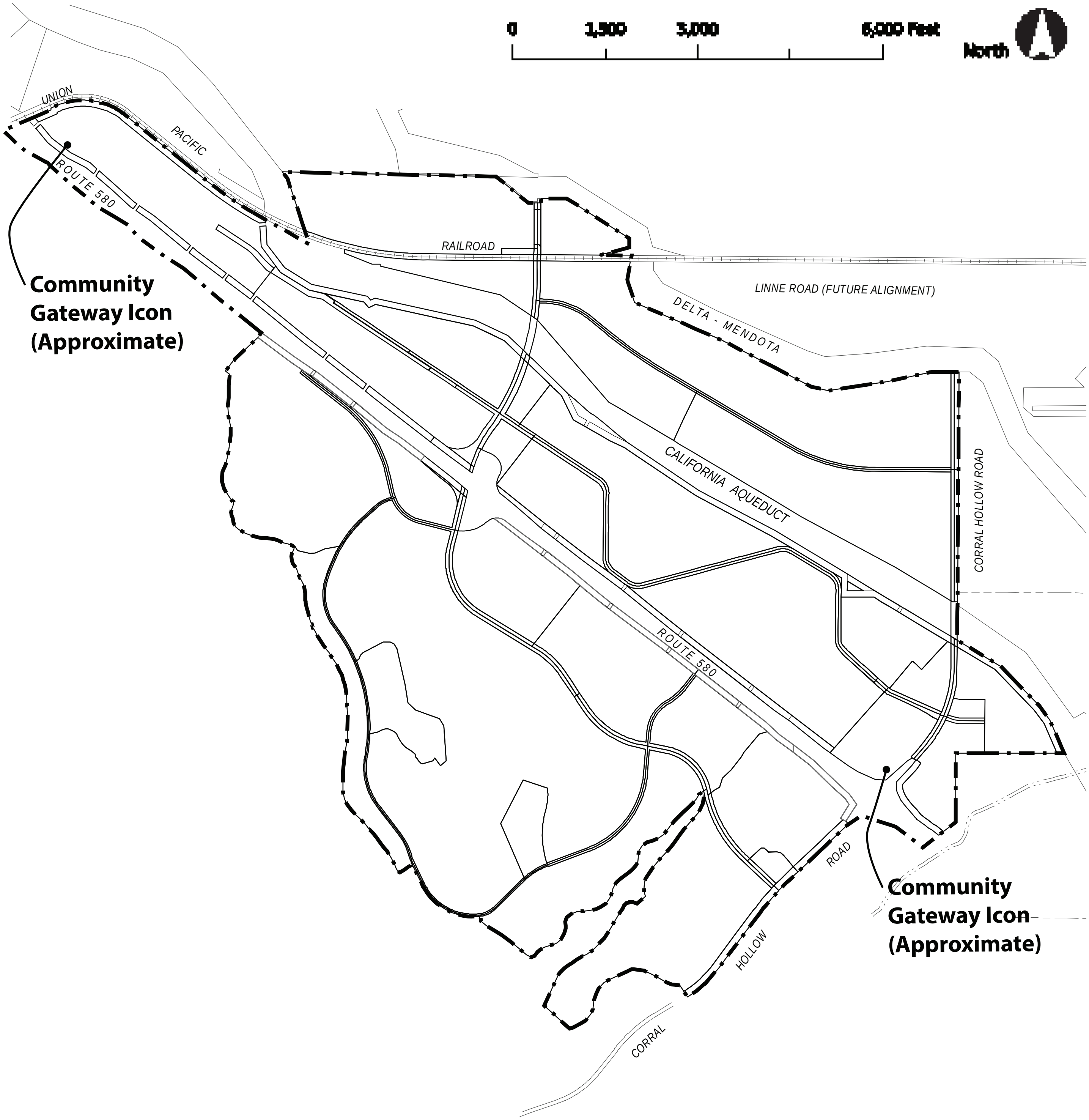
The Community Gateway Icon will be the landmark of the Tracy Hills community and establish a unifying community identity while providing a strong statement of community, commitment, and quality. At time of initial Specific Plan preparation, design details had not been developed for the Community Gateway Icon. This Appendix incorporates the Community Gateway Icon design and locations into the Specific Plan. The design and location of the Community Gateway Icon or second Community Gateway Icon may be approved as part of this Specific Plan or Appendix to the Specific Plan, without requiring a Development Review permit, if the proposal matches the design and location details shown in this Appendix.

B.1.2 LOCATION

The Tracy Hills Specific Plan Area includes two Community Gateway Icons. A Community Gateway Icon is located adjacent to the Corral Hollow Road and Interstate 580 interchange within Phase 1A. The second Community Gateway Icon is located at the western end of the Specific Plan Area along Interstate 580. Refer to Figure B-1, Location Map - Community Gateway Icon for additional information.

B.1.3 COMMUNITY GATEWAY ICON DETAIL

The Community Gateway Icon will incorporate materials and elements consistent with the other community monuments established in Section 3.4.5 of the Specific Plan. The Community Gateway Icon is approximately 40-feet high and has an approximate base dimension of 13-feet by 5-feet. The Icon's base shall have a stacked stone veneer consistent with that used on the other community monuments. The sign portion of the Icon will be a large vertical corten steel or similar material laser-cut/water-cut panel which will identify the Tracy Hills community and include the community's logo. Refer to Figure B-2 for an illustrative of the Community Gateway Icon and Figure B-3 for a detail of the Community Gateway Icon.



TRACY HILLS
Specific Plan

Figure B-1
Location Map - Community Gateway Icon

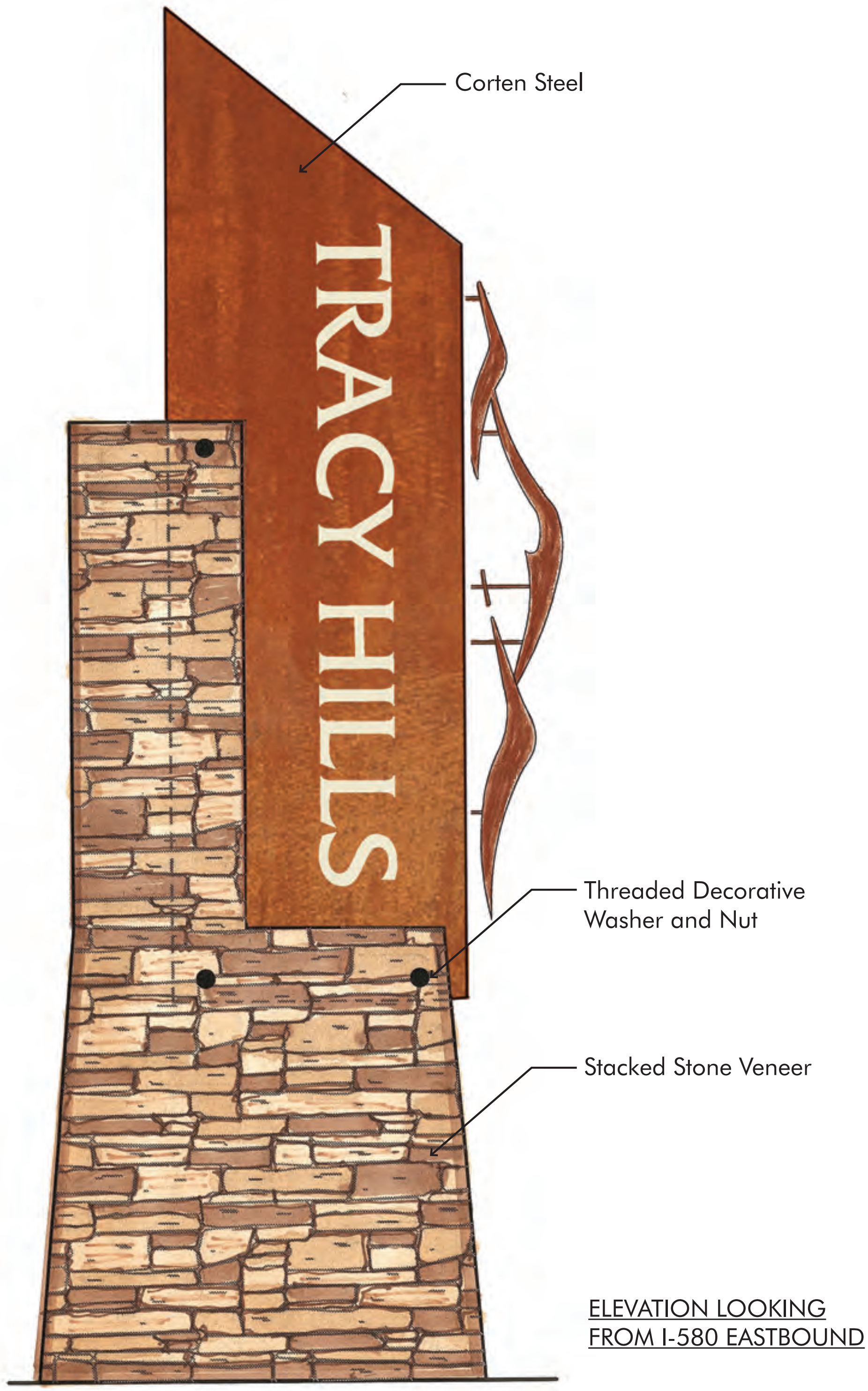
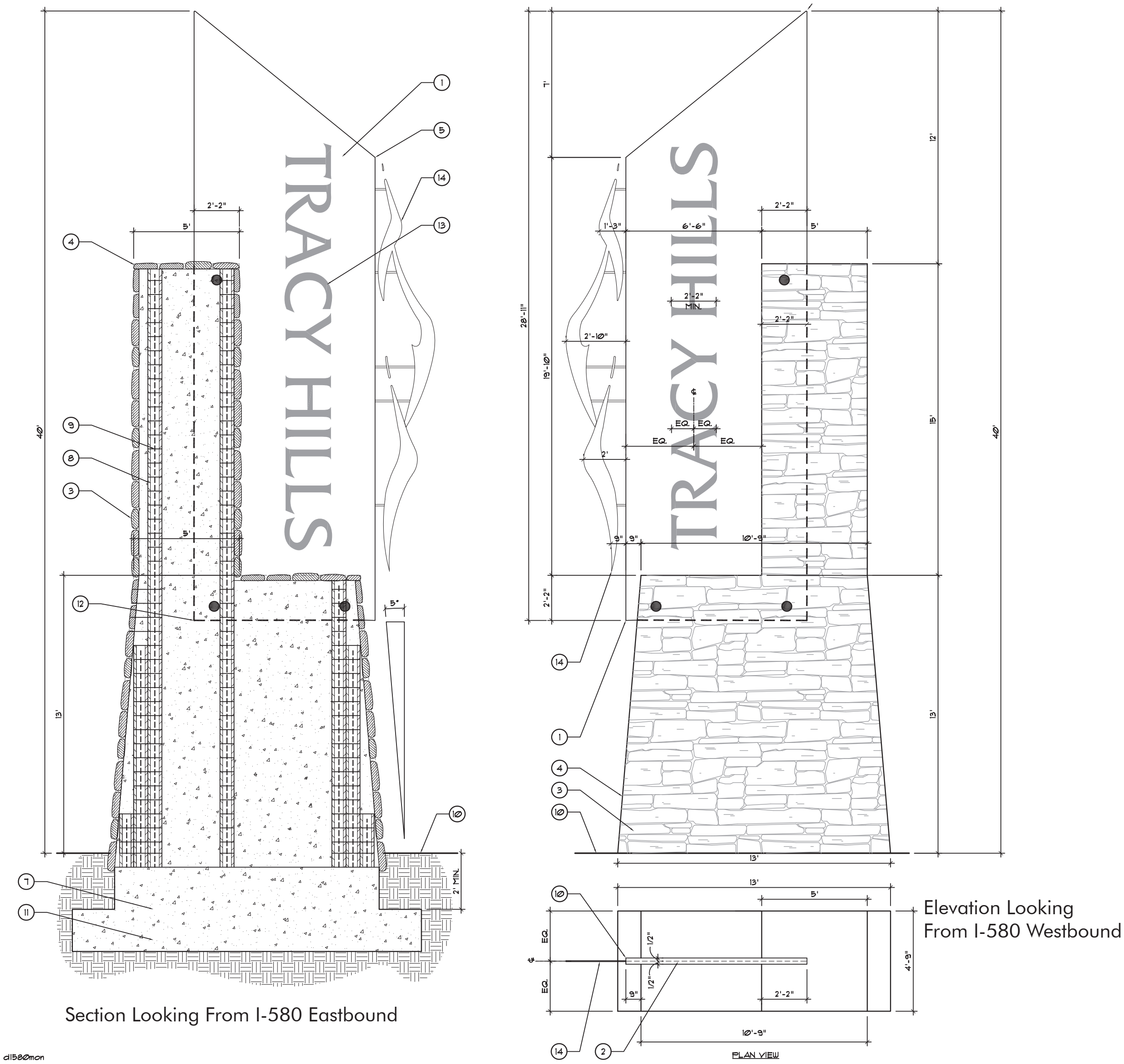


Figure B-2
Community Gateway Icon - Illustrative Elevation



1. TWO (2) 1/2" THICK CORTEN STEEL PANELS WITH LASER-CUT/ WATER-CUT LETTERING TO READ FROM BOTH DIRECTIONS. ATTACH TO CMU BLOCK BASE PER STRUCTURAL ENGINEER'S DETAILS. REFER TO LC-0 FOR FINISH.
2. 1/16" THICK ALUMINUM SKIN PANEL EXTEND TO ALL EDGES-POWDERCOAT BOTH SIDES, SANDWICH AND BOLT BETWEEN (2) CORTEN STEEL PANELS. SEAL ALL EDGES WITH CLEAR WATERPROOF CAULKING OR OTHER AS RECOMMENDED BY SIGNAGE CONTRACTOR. REFER TO SHEET LC-0 FOR COLOR.
3. STACKED STONE VENEER, MORTAR INTO PLACE. EXTEND 6" BELOW FINISH GRADE.
4. MITER CORNERS OR STAGGER AND ALTERNATE STONE AT CORNERS FOR NATURAL LOOK
5. 1/8" RADIUS AT CORTEN PANEL CORNERS
6. NOT USED
7. CONCRETE FOOTING AND REINFORCING PER STRUCTURAL ENGINEER'S DETAILS AND CALCS.
8. CMU BLOCK. GROUT SOLID ALL CELLS.
9. REINFORCING PER STRUCTURAL DETAILS AND CALCS.
10. FINISH GRADE
11. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
12. EPOXY BED
13. COMMUNITY LOGO BY CLIENT'S MARKETING/BRANDING CONSULTANT. TYPEFACE/ FONT STYLE SHALL BE DESIGNED BY MARKETING/BRANDING CONSULTANT AND SUBMITTED VIA SHOP DRAWING FOR APPROVAL PRIOR TO CONSTRUCTION. BASED ON BRANDING CONSULTANT'S LOGO DESIGN, MONUMENTATION CONFIGURATION MAY BE ALTERED TO ACCEPT LOGO.
14. TRACY HILLS LOGO GRAPHIC PER CLIENT'S MARKETING/BRANDING CONSULTANT. ATTACH LASER CUT/ WATER CUT 1/2" THICK CORTEN PANEL OF HILLS GRAPHIC TO 'FLOAT' ABOVE CORTEN 'BLADE'. SEE NOTE 15.
15. LOGO/GRAPHIC PINS TO ATTACH CORTEN SIGNAGE. SIGNAGE CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING.

CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.

NOTES
1. REINFORCING, CONNECTION AND FOOTING DESIGN PER STRUCTURAL ENGINEER.
2. REFER TO PRODUCT AND MATERIAL SCHEDULE ON SHEET LC-0 FOR ALL MATERIALS, COLORS AND FINISHES.

Figure B-3
Community Gateway Icon - Detail

PHASE 1B

C.1 PHASE 1B

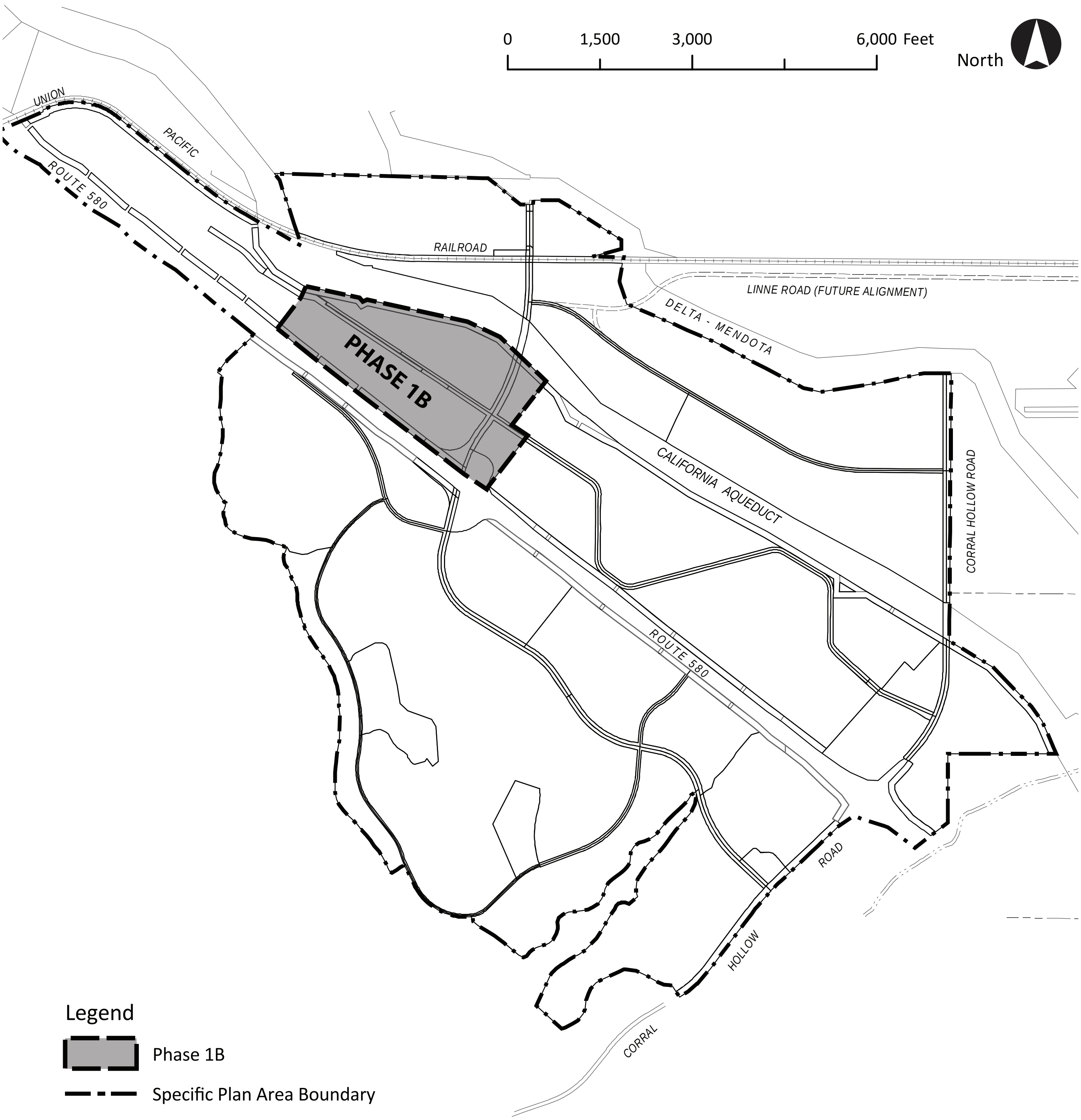
C.1.1 PURPOSE AND SCOPE

The landscape design guidelines contained in Section 3.4 of the Tracy Hills Specific Plan apply Specific Plan-wide; however, implementation details are only shown for Phase 1A. The purpose of Appendix C is to provide landscape design guidelines and implementation details for Phase 1B of Tracy Hills. The Phase 1B landscape design guidelines include the following components:

- Community Monumentation
- Circulation
- Streetscape and Trails
- Edge conditions/ Easements
- Conceptual Overall Illustrative Parks and Landscape Plan
- Lighting
- Walls and Fences
- Landscape Master Tree Plan

C.1.2 LOCATION

Phase 1B of the Specific Plan Area encompasses approximately 158 acres located generally west of Phase 1A, south of the California Aqueduct and north of Interstate 580. Refer to Figure C-1, Location Map - Phase 1B for additional information.



TRACY HILLS
Specific Plan

Figure C-1
LOCATION MAP - PHASE 1B

C.1.3 COMMUNITY MONUMENTATION

Phase 1B shall continue the Tracy Hills themes established in Phase 1A through the consistent application and use of monument signage. Monumentation will be consistent with the character of the project, but flexible enough to respond to individual project context. Logos, type styles, color schemes, and architectural features should be consistent throughout the area being identified. Monumentation may vary in size and detail in a manner that reflects their relative importance within the signage hierarchy, but will incorporate all the materials proposed within the monumentation. Refer to Figure C-2 Community Identity Signage/Monumentation Key Map - Phase 1B for preliminary signage locations.

1. Community Monumentation Detail Reference

Community monumentation utilized in Phase 1B were originally used and detailed in Phase 1A. Monumentation shall reference the details used in Phase 1A to ensure consistency throughout the Tracy Hills Specific Plan area. Please refer to the list below for detail references of the monumentation shown in Figure C-2 Community Identity Signage/ Monumentation Key Map - Phase 1B.

Primary Neighborhood Entry Signage - Refer to Figure 3-3

Park Signage - Refer to Figure 3-4

Trailhead Marker - Refer to Figure 3-5

Dog Park Sign - Refer to Figure 3-5

Legend

Symbol	Description/Location
Red square	Tertiary Community Monumentation - Smaller version of existing Primary Community Monumentation at corner of Tracy Hills Drive and Corral Hollow (4 total - one monument on each corner)
Green line	Village 9 boundary
Red line	Village 10 boundary
Yellow line	Village 11 boundary

Symbol	Description/Location
Blue asterisk	Primary Neighborhood Entry Signage- Identifies entries of the neighborhoods off main arterial roads (one sign per symbol)
Green star	Park Signage- Similar to Neighborhood Entries but at a smaller scale and identifies main park entry.
Yellow diamond	Trailhead Marker- Signage at a smaller scale to blend into surroundings. It identifies location of trail access where it connects to a roadway.
Pink circle	Dog Park Sign- Signage at a smaller scale, matching Trailhead Marker.

TRACY HILLS
Specific Plan

Figure C-2
COMMUNITY IDENTITY SIGNAGE/MONUMENTATION KEY MAP - PHASE 1B

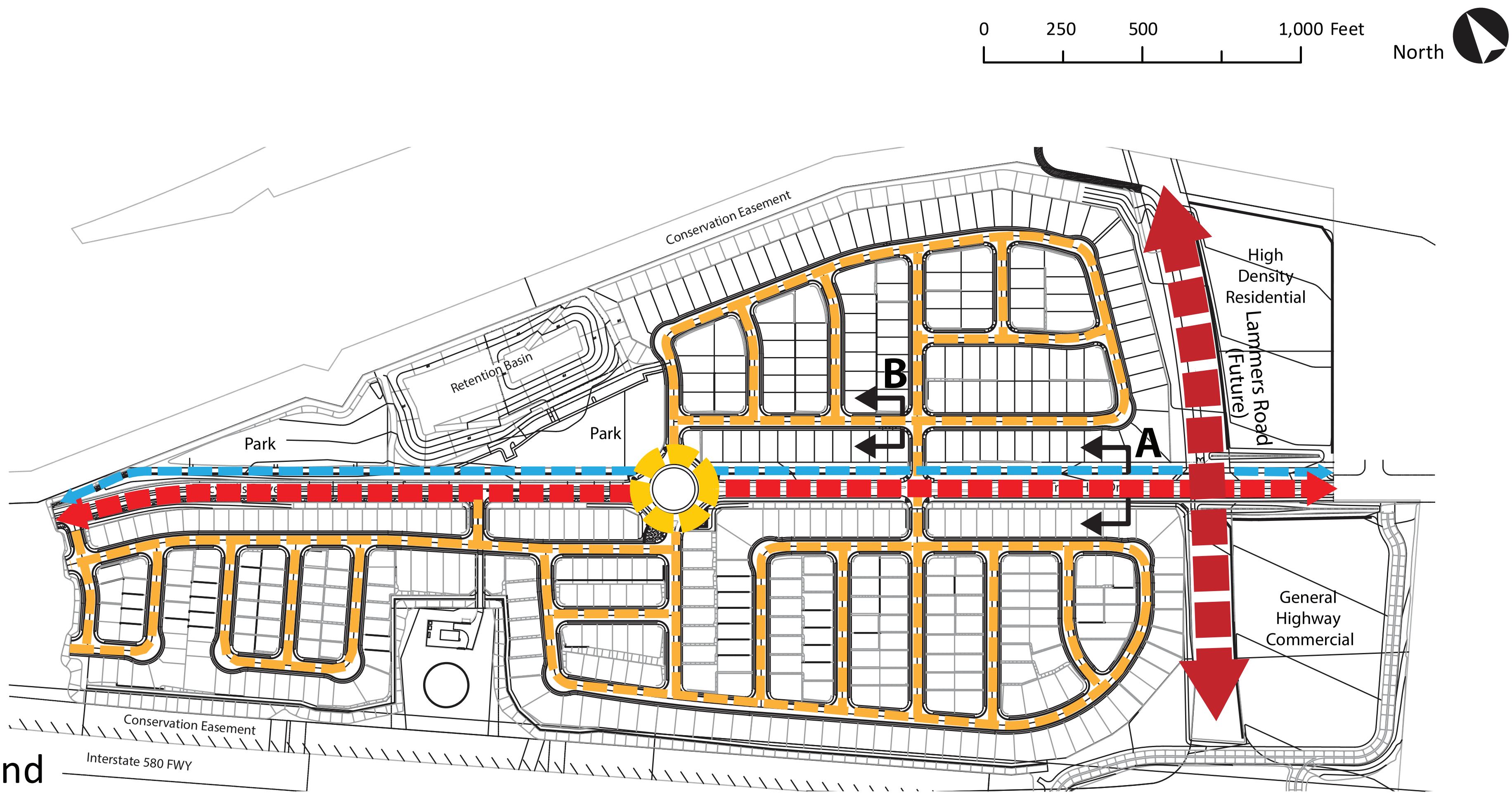
C.1.4 CIRCULATION

A hierarchy of streets and trails are proposed within Phase 1B which provide separate facilities for vehicles, cyclists, and pedestrians. Primary access is provided by the Tracy Hills Drive extension from Phase 1A. The Tracy Hills Drive extension will be a two lane divided road with a 6' wide sidewalk on one side of the street and a 16.5' wide decomposed granite paved trail over a pipeline easement on the other side of the street. Refer to Figure C-4 for a typical section of the spine road extension. Residential streets serving the villages in Phase 1B take access from Tracy Hills Drive with the central primary intersection being controlled with a roundabout. Refer to Figure C-5 for a typical section of the residential street. Refer to Figure C-3 Circulation Map - Phase 1B for additional information on the proposed circulation for this phase of Tracy Hills

Future access will be provided by the Lammers Road extension and new Interstate 580 interchange at the Lammers Road extension.

1. Streetscape and Trails

The following figures illustrate a hierarchy of streetscapes and circulation which provide distinctive landscape treatments for each planned roadway and trail. Landscape and hardscape treatments include elements such as landscaped medians, sidewalks, enhanced paving at pedestrian crossings and primary/secondary entries, trails and parkway trees with backdrops to enhance roadways. Consistent with Phase 1A, enhanced paving used is defined as any paving other than natural gray concrete or asphaltic concrete and the use of enhanced paving is strongly encouraged. Streetscapes and trails are shown in Figures C-4 to C-5 depict conceptual landscape application. Street trees shall be consistent with those shown in Figure C-11. Shrub and groundcover plant material shall be consistent with the species in the Landscape Plant Matrix in Section 3.4.15 of the Specific Plan.



Legend

Symbol	Description/Location
	Future Lammers Road Extention (Not Installed with Phase 1B)
	Tracy Hills Drive (See Figure C-4 For Typical Section)
	Residential Street (See Figure C-5 For Typical Section)
	16.5’ Multi-Use trail (See Figure C-4 For Typical Section)
	Roundabout

TRACY HILLS
Specific Plan

Figure C-3
CIRCULATION MAP - PHASE 1B

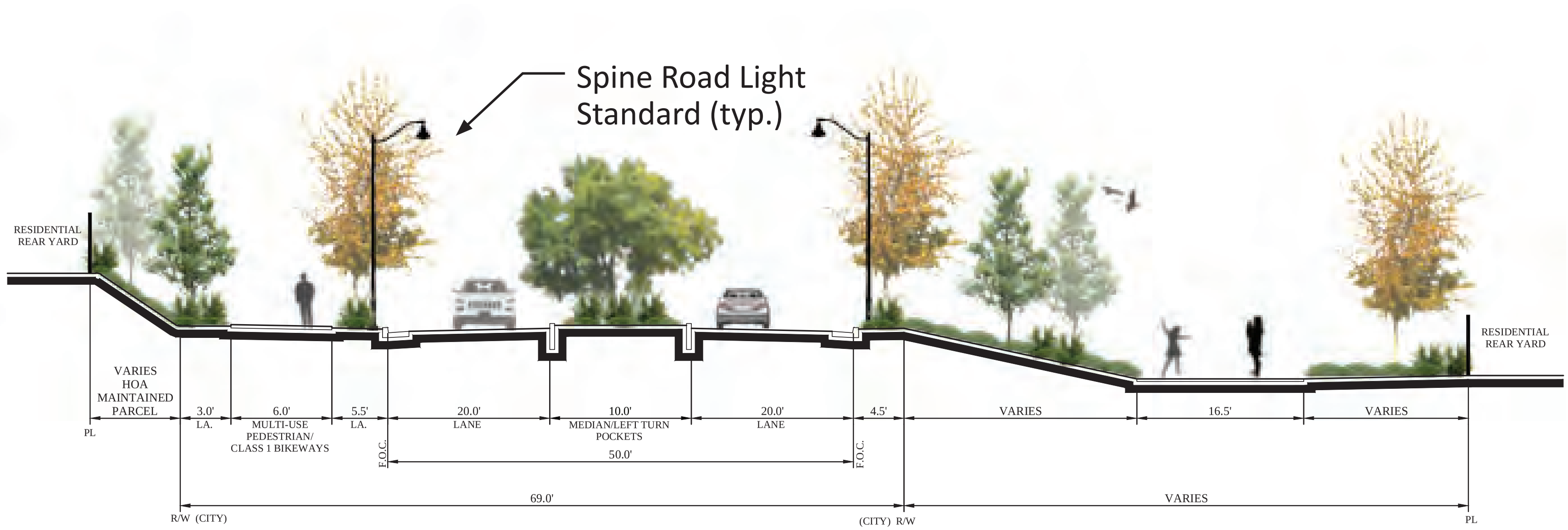


Figure C-4
Section A, Tracy Hills Drive & 16.5’ Pipeline Easement

Notes:
- Street section is preliminary and subject to change.
- Landscape shown for illustrative purposes only. Refer to Master Tree Plan for specified street trees.

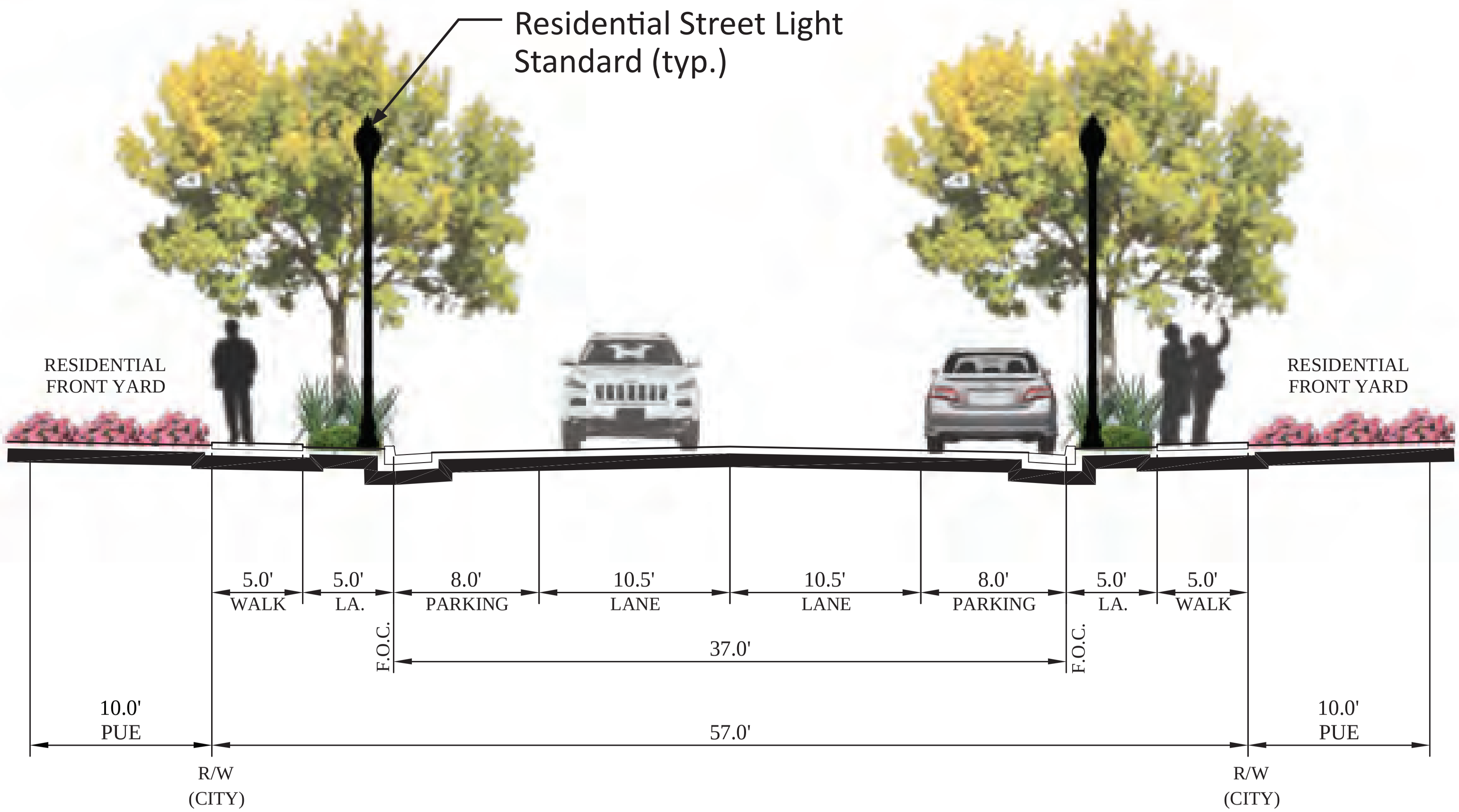


Figure C-5
Section B, Residential Street

Notes:
- Street section is preliminary and subject to change.
- Landscape shown for illustrative purposes only. Refer to Master Tree Plan for specified street trees.

C.1.5 EDGE CONDITIONS/EASEMENTS

One hundred foot wide conservation easements are recorded within Phase 1B along I-580 and the south side of the California Aqueduct. These easements were dedicated to the San Joaquin Council of Governments in 2012. The total amount of conservation easement in Phase 1B is approximately 16 acres. The purpose of the conservation easements is to provide permanent wildlife habitat. These conservation easements will be owned and maintained by the project's HOA and zoned Tracy Hills Conservation (C-TH). No development within these areas will be allowed except for installation of landscape materials, irrigation and protective fencing. Signs will be attached to the fencing advising the public to "stay out of the conservation easement areas."

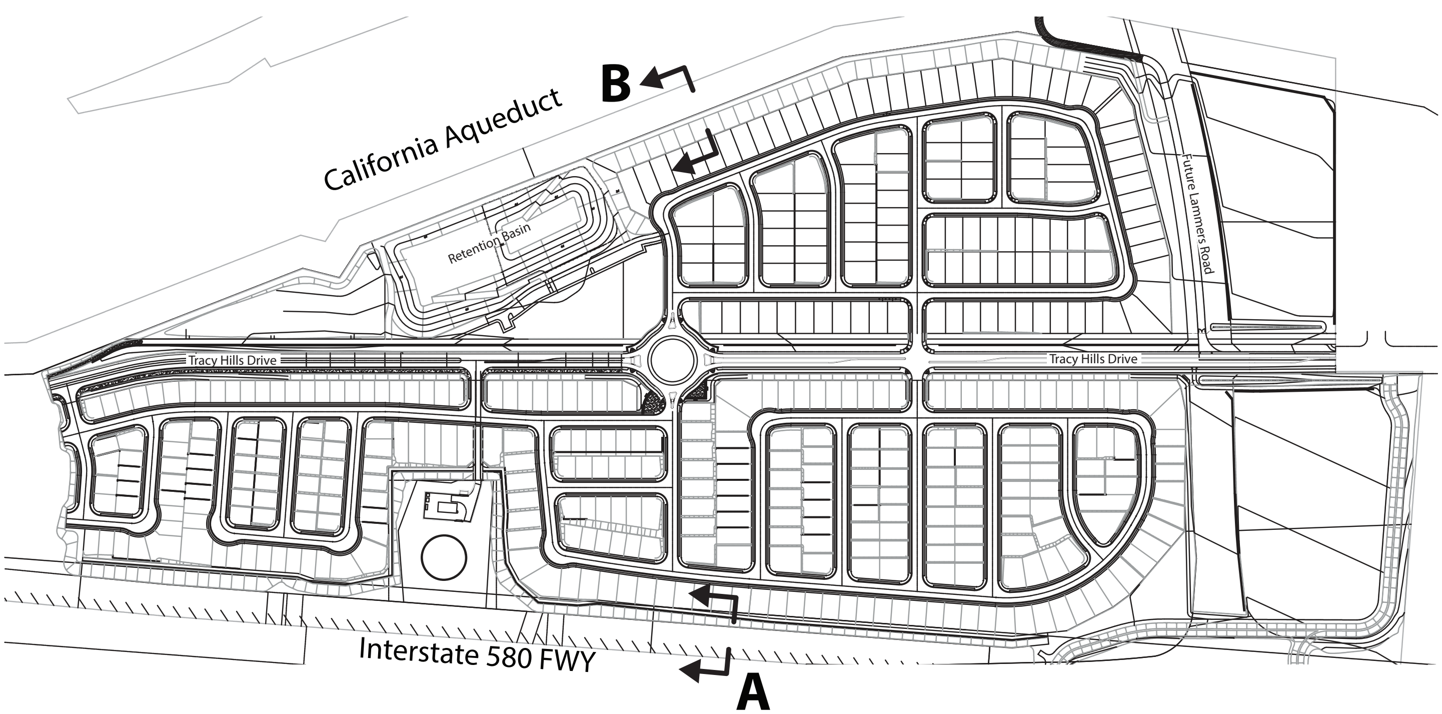


Figure C-6
Edge Conditions/Easements Key Map

Figure C-7
Section A

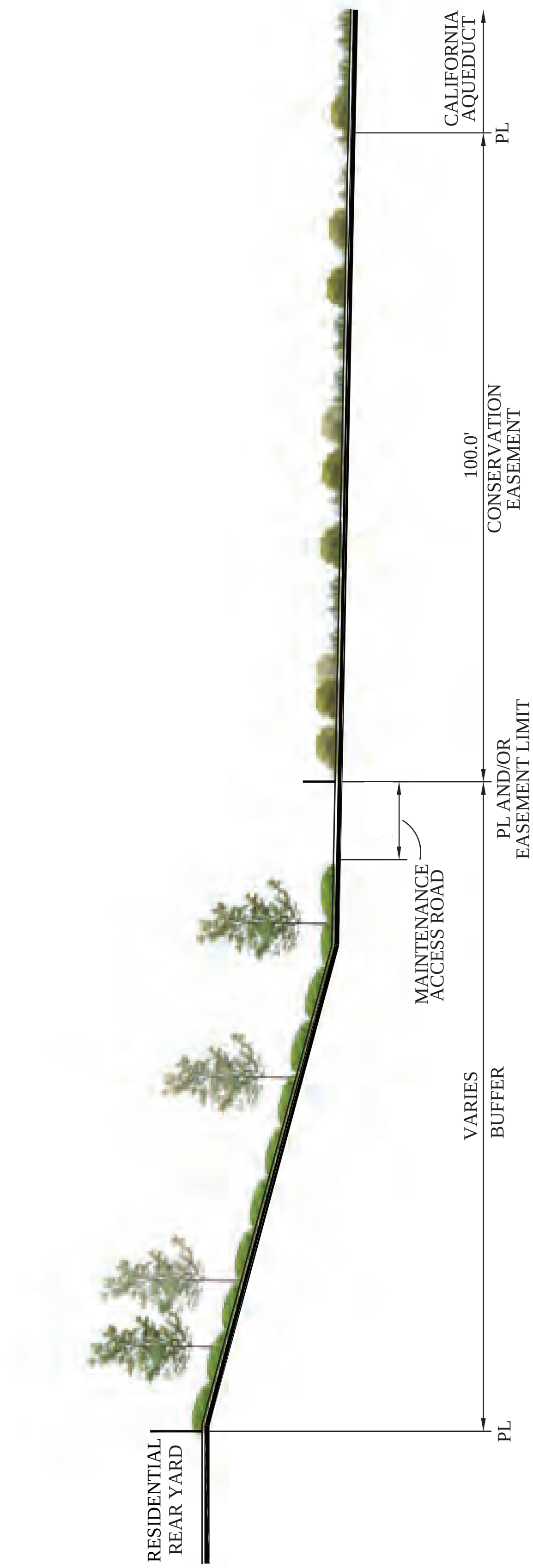


Figure C-8
Section B

C.1.6 CONCEPTUAL OVERALL ILLUSTRATIVE PARKS AND LANDSCAPE PLAN

Within the residential villages located in this phase of Tracy Hills, there is a variety of parks and trails which provide opportunities for both passive and active recreational activities. The parks shown herein are conceptual in nature and subject to design refinement. Parks will be designed and improved by the Developer in accordance with the Citywide Parks Master Plan and this Specific Plan.

The park within this phase includes a neighborhood park which is centrally located within the low density residential. The decomposed granite multi-use trail fronts the neighborhood park on the south side with the conservation easement and retention basin along the north side of the park. A residential street fronts the park on the east side which will be the primary access to the park from the residential villages.

The parks within the community, amongst other things, shall incorporate the following design elements:

- Landscaping should consider the use of drought tolerate species and be planted to conserve water and reduce irrigation needs. Use of reclaimed water or other water conserving strategies is encouraged.
- Use appropriate lighting in high use areas for safety purposes.
- The use of drought-tolerant landscaping and hydrozoning irrigation systems should be designed effectively.

C.1.7 LIGHTING

The site furnishings and lighting design for the residential villages located within Phase 1B shall be consistent with the themes and standards established in Phase 1A of Tracy Hills. Refer to section 3.4.9 the Specific Plan for the site furnishings and lighting standards which shall be applied to this phase of the Specific Plan.

*Park as shown is CONCEPTUAL. Park design depicts possible programming based on the size of the park and in no way proposes or commits to specific amenities to be included in the final design of the park or HOA recreation facility. Neighborhood Park, Joint Use Basin, and any other element for which Tracy Phase 1B, LLC seeks park credits shall be reviewed and approved by the Parks Commission.

Figure C-9
Conceptual, Overall Illustrative, Parks and Landscape Plan - Phase 1B

C.1.8 WALLS AND FENCES

Consistent with Phase 1A, walls and fences within this phase of the Specific Plan are intended to maintain the quality and character of the public realm. Wall and fence materials shall provide variety, privacy and consistency within the community.

The following types of walls and fences were selected for use within different areas of the project site, consistent with their application in Phase 1A. All wall and fence heights are measured from the higher grade elevation on either side of the wall or fence. Refer to Figure C-10 Master Wall and Fence Plan - Phase 1B for general wall and fence locations. Wall and fence policies below as established in Phase 1A shall be applicable to Phase 1B.

- Decorative walls and/or screen walls shall be integrated with the community design intent, as well as the overall landscape design.
- All community theme walls and fences shall be consistent in design as outlined herein.
- View fencing of full height tubular steel may be used and pilasters incorporated into steel fencing.
- Shrubs are encouraged to be planted along community walls to soften the visual character.
- Continuous fencing or walls shall have pilasters located at corners, at change in wall/fencing materials and significant redirections in the fence line.

*All Wall and Fencing materials and colors specified are for design intent. Should materials and/or colors not be available at time of installation, alternative materials and/or colors shall be substituted as specified “or equal” and shall be approved by City staff. Design intent is for Walls and Fences to be consistent community-wide.

1. Wall and Fence Detail References

Majority of the wall and fence types utilized in Phase 1B were originally used and detailed in Phase 1A. Such fencing shall reference the details used in Phase 1A to ensure consistency throughout the Tracy Hills Specific Plan area. Please refer to the list below for detail references for the fencing shown in Figure C-10 Master Wall and Fence Plan - Phase 1B.

6’-0” Min. Proto II Block Decorative Wall- Split Face Block w/Cap - Refer to Figure 3-34

6’-0” Min. Builder Determined Wall/Fence

6’-0” or 8’-0” Sound Wall- Split Face Block w/Cap - Refer to Figure 3-35

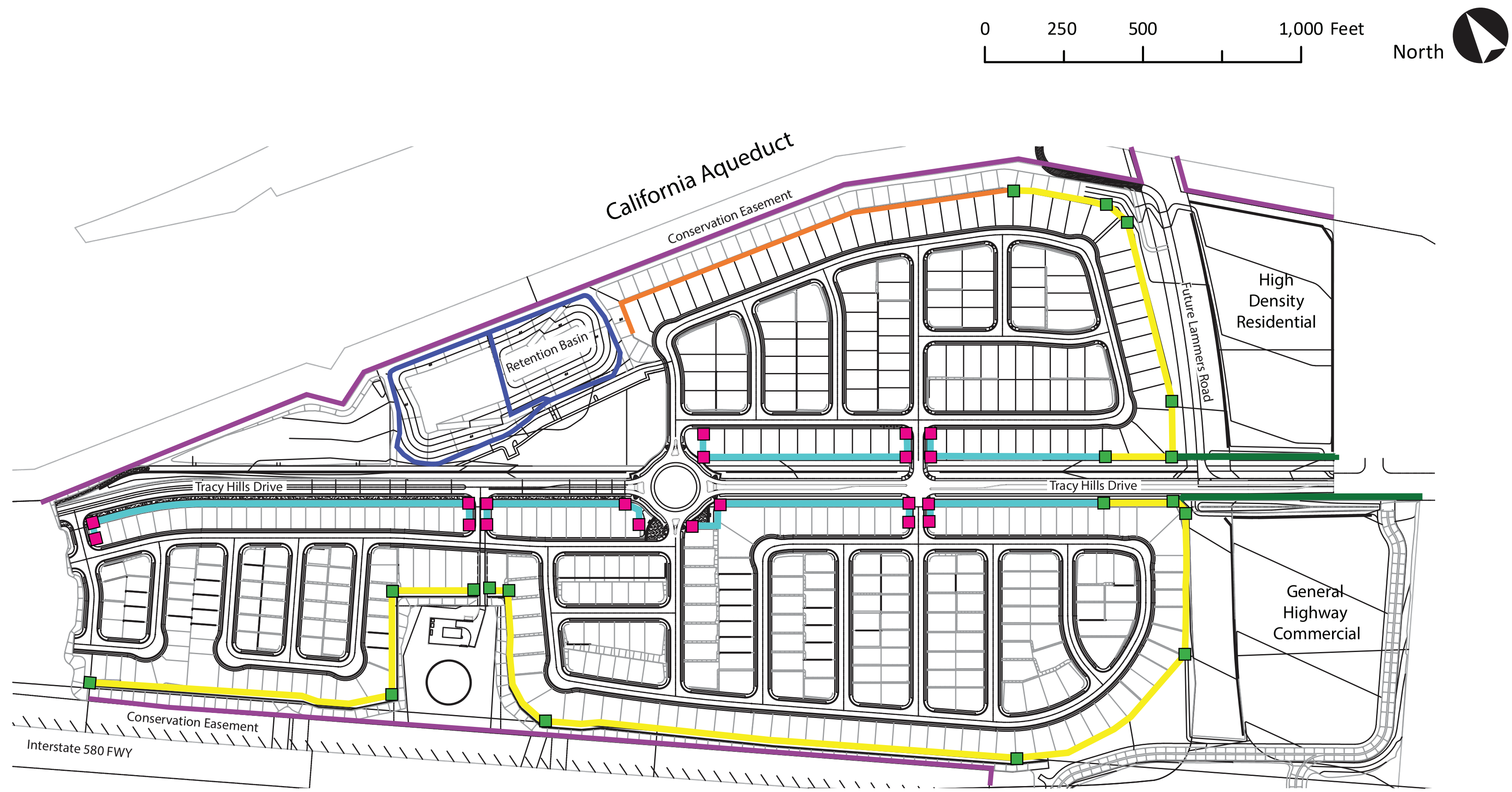
4’-7” Conservation Easement Fence - No Finish- allow to rust naturally - Refer to Figure 3-31

Fence height and type to be determined

3’-3” Concrete Split Rail Fence - Refer to Figure 3-33

6’-6” Min. Pilaster - Split Face Block w/ Cap -Refer to Figures 3-34

6’-6” Min. Pilaster - Split Face Block w/ Cap - Refer to Figure 3-35



LEGEND

Symbol	Description of Community Theme Walls/Locations
(cyan line)	6'-0" Min. Proto II Block Decorative Wall- Split Face Block w/cap.
(orange line)	6'-0" Builder Determined Wall/Fence
(yellow line)	6'-0" or 8'-0" Sound Wall- Split Face Block w/cap.
(purple line)	4'-7" Conservation Easement Fence- No Finish- allow to rust naturally

LEGEND

Symbol	Description of Community Theme Walls/Locations
(blue line)	Fence height and type to be determined
(green line)	3'-3" Concrete Split Rail Fence
(green square)	6'-6" Min. Pilaster- Split face Block w/cap.
(pink square)	6'-6" Min. Pilaster- Split face Block w/cap.

Approximate Pilaster location shown

TRACY HILLS
Specific Plan

Figure C-10
MASTER WALL AND FENCE PLAN - PHASE 1B

C.1.9 LANDSCAPE MASTER TREE PLAN

The plant list for this project was developed to reinforce the community theme and to create some seasonal change with a mixture of deciduous and evergreen plants while maintaining a well-balanced landscape. Many plants on this list are considered low water and drought tolerant species and were chosen based on their specific growth characteristics, including flowering and foliage color, texture and form. Refer to Figure C-11 Master Tree Plan - Phase 1B for the street tree plan for this Phase of Tracy Hills.

The following items should be considered in the community landscape design process:

- Consistent street tree themes should be related to the hierarchy of the street system.
- Extensive use of trees, vines and shrubs to soften community theme wall and fencing.
- Recognition of existing natural conditions and situations.
- Use of both “formal” and “informal” planting arrangements, depending upon the particular condition.
- “Layering” or the shrub understory to create depth, variety and interest.
- Refer to local codes for spacing distance from utilities, light poles, etc.

1. Landscape Irrigation

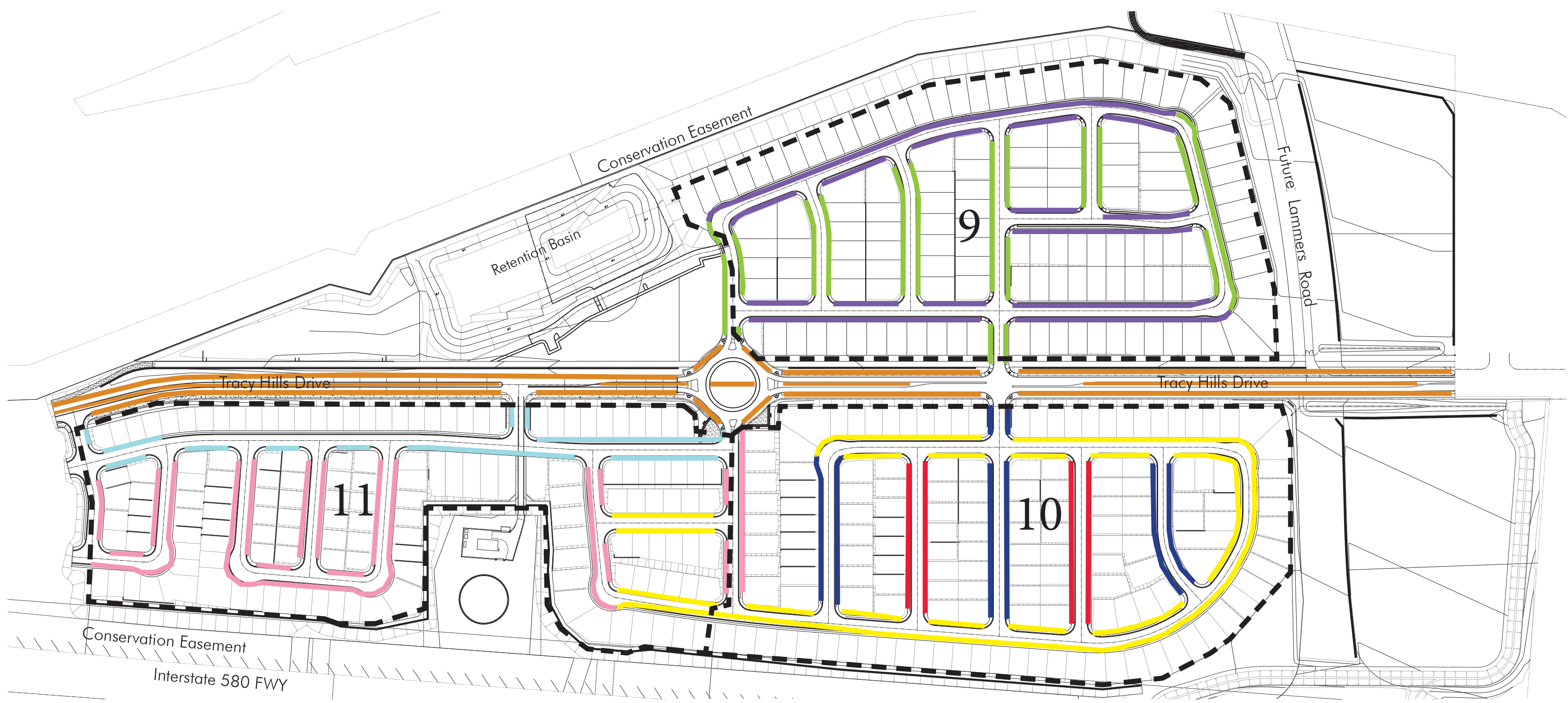
All landscaped areas will be permanently irrigated using an automatic, underground irrigation system or bubbler low-flow systems. Large turf areas may be irrigated with overhead spray and/or rotor irrigation. Please refer to Section 3.4.13 of the Specific Plan for additional information.

2. Utility and Equipment Screening

All utilities above/below ground providing service to the residential villages and commercial areas shall be screened to prevent unsightly conditions that detract from the overall aesthetics. Refer to Section 3.4.14 of the Specific Plan for utility screening guidelines.

3. Landscape Plant Matrix

Refer to Section 3.4.15 of the Specific Plan for the Landscape Plant Matrix.



egend

Symbol	Description/Location
	Village 9 Parkway Trees*
	Primary Tree - *Pistacia chinensis* 'Keith Davey' (Chinese Pistache-male)
	Secondary Tree - *Acer rubrum* 'Redpointe' (Redpointe Red Maple)
	*Minimum 15 Gallon at 30' O.C. (staked)
	Village 10 Parkway Trees*
	Primary Tree - *Zelkova* 'Village Green' (Village Green Zelkova)
	Secondary Tree - *Lagerstroemia* (Pink Var.) (Crape Myrtle)
	Secondary Tree - *Lagerstroemia* (White Var.) (Crape Myrtle)
	*Minimum 15 Gallon at 30' O.C. (staked)
	Village 11 Parkway Trees*
	Primary Tree - *Ulmus parvifolia* 'Drake' (Drake Chinese Elm)
	Secondary Tree - *Zelkova* 'Village Green' (Village Green Zelkova)
	Secondary Tree - *Acer rubrum* 'Redpointe' (Redpointe Red Maple)
	*Minimum 15 Gallon at 30' O.C. (staked)

Symbol	Description/Location
	Tracy Hills Drive
	Parkway Tree - *Platanus x acerifolia* 'Columbia' at 35' O.C. *24" Box Std. (staked)
	Backdrop Tree - *Pinus eldarica* (informal massing) *Mix of 24" Box and 36" Box
	Median Tree - *Ulmus parvifolia* 'Drake' at 35' O.C. *36" Box Std. (staked)
	Roundabout Tree - *Cedrus deodara* (3 per Roundabout) *60" Box Std. (staked)

Frontyard Trees- Each lot is required to receive (1) 15 Gallon tree in addition to the street trees/parkway trees shown in the Master Tree Plan. Tree species to be determined by the builders' Landscape Architects, in accordance with the enclosed Plant Matrix, and should be associated with the various architectural elevations and take into consideration size/growth/maturity of tree as it relates to the front yard lot size.

NOTE: If, during the City's review of improvement plans or subsequent tree replacements, there is a conflict between a tree species shown in the Tracy Hills Specific Plan and a later adopted Urban Forestry Management Plan (UFMP), then the tree species shown in the UFMP shall prevail, subject to the review and approval of the City Urban Forestry Supervisor/Arborist or other designee of the Public Works Director.

Figure C-11
Master Tree Plan - Phase 1B

Legend

Symbol	Description
NP	Neighborhood Park
V	Village

For supporting text, refer to sections 3.4.1, 3.4.2, and 3.4.3.

Figure D-1
Phase 2 Conceptual Illustrative
September 2023

TRACY HILLS
Specific Plan

Figure D-2
Phase 2 Community Identity Signage/Monumentation Key Map
September 2023

Each neighborhood with different product will receive one (1) neighborhood sign per neighborhood and may be located in a different location that is specific and appropriate to the final layout of lotting.

For supporting text, refer to sections 3.4.4 and 3.4.5.

TRACY HILLS
Specific Plan

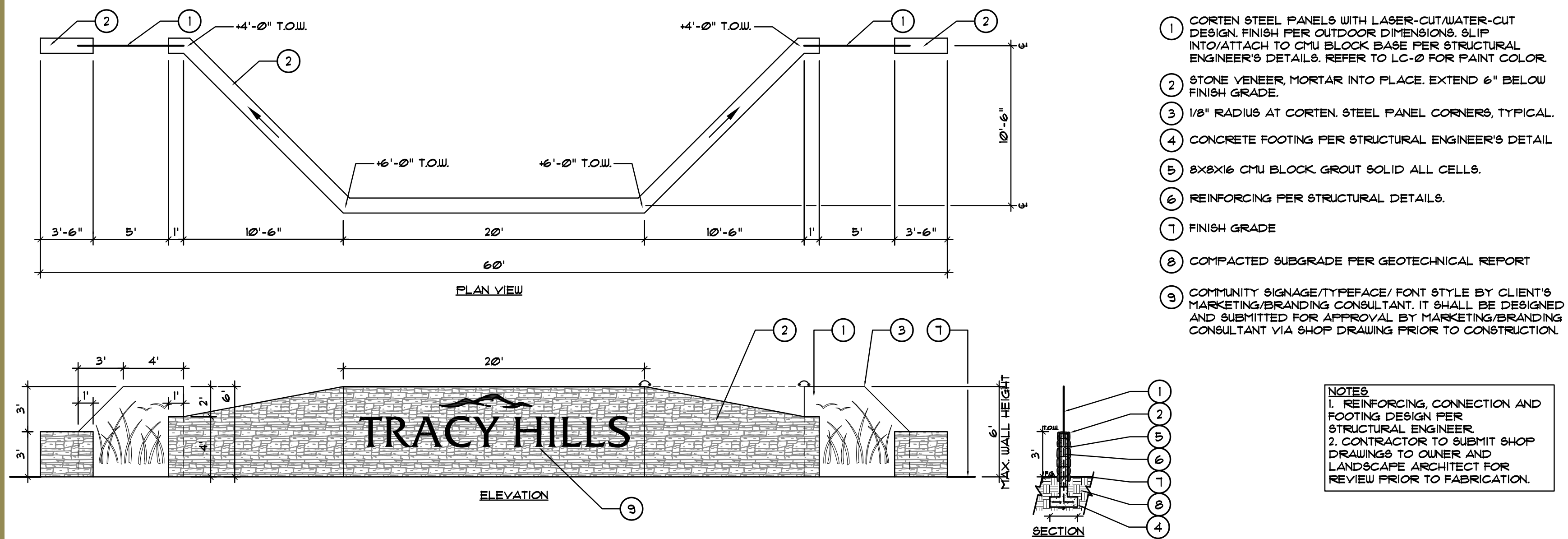
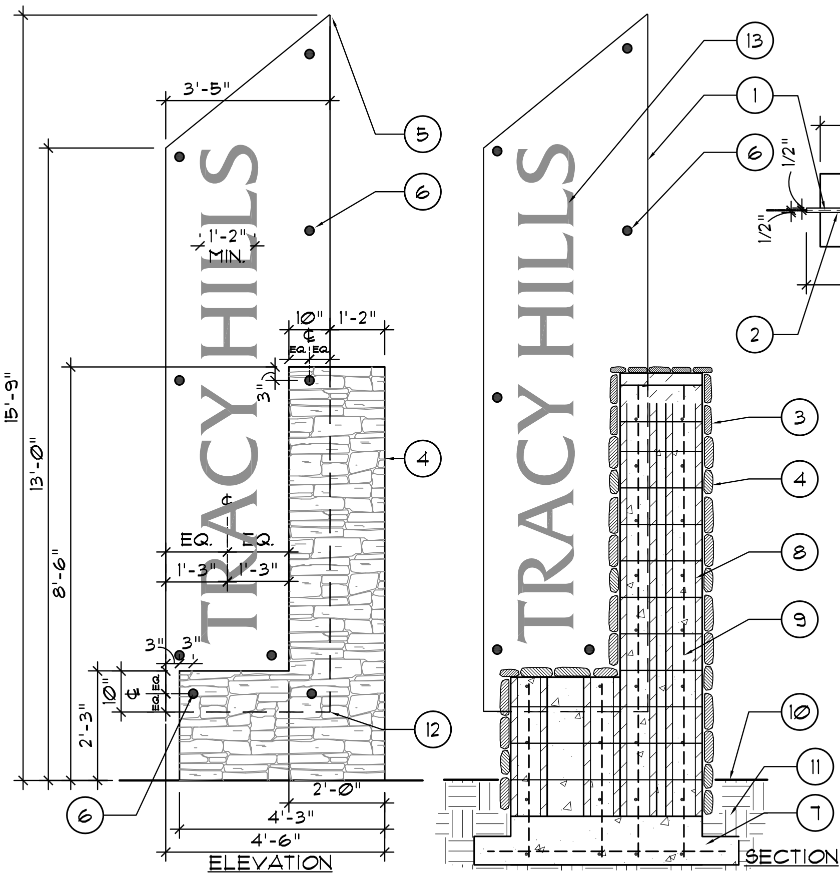


Figure D-3 Primary Community Monumentation



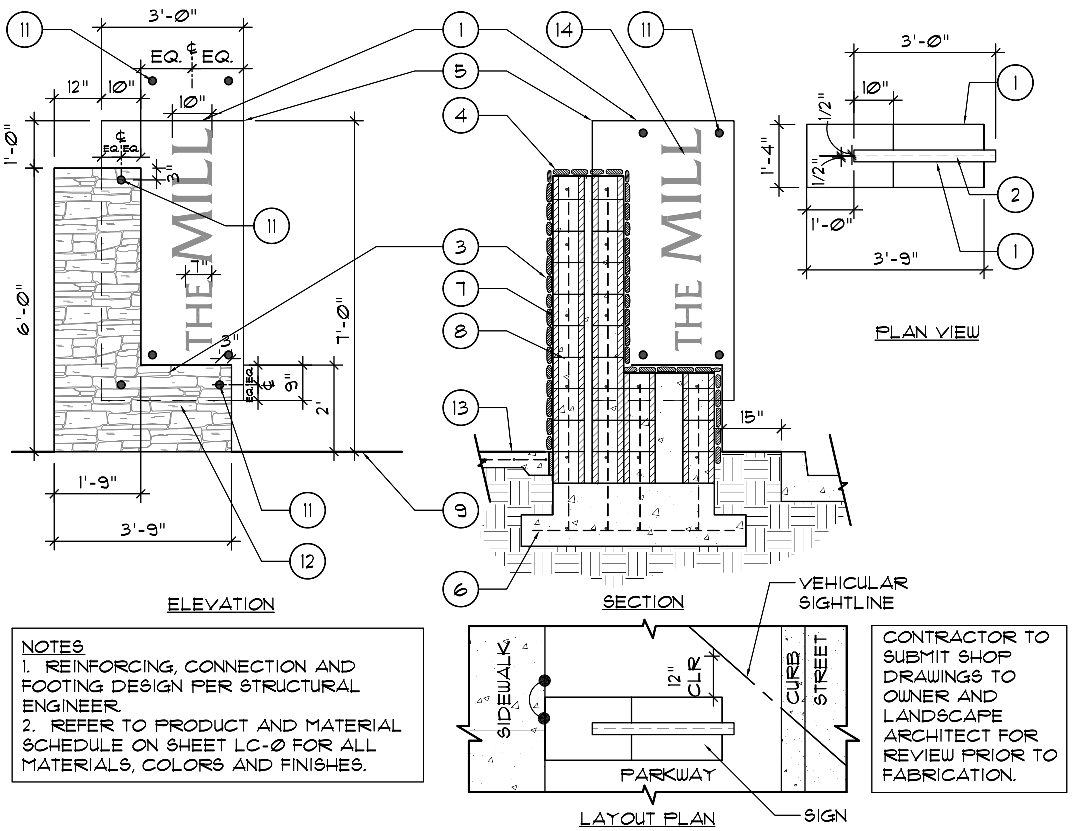
CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.

NOTES
1. REINFORCING, CONNECTION AND FOOTING DESIGN PER STRUCTURAL ENGINEER.
2. REFER TO PRODUCT AND MATERIAL SCHEDULE ON SHEET LC-Ø FOR ALL MATERIALS, COLORS AND FINISHES.

1. TWO (2) CORTEN STEEL PANELS WITH LASER-CUT/ WATER-CUT LETTERING TO READ FROM BOTH DIRECTIONS. ATTACH TO CMU BLOCK BASE PER STRUCTURAL ENGINEER'S DETAILS. REFER TO LC-Ø FOR FINISH.
2. DASHED LINE INDICATES GALV. STEEL SKIN PANEL EXTEND TO ALL EDGES, SANDWICH AND BOLT BETWEEN (2) CORTEN STEEL PANELS. SEAL ALL EDGES WITH CLEAR WATERPROOF CAULKING OR OTHER AS RECOMMENDED BY SIGNAGE
3. STACKED STONE VENEER, MORTAR INTO PLACE. EXTEND 6" BELOW FINISH GRADE.
4. MITER CORNERS OR STAGGER AND ALTERNATE STONE AT CORNERS. IF FAUX STONE IS USED, USE CORNER PIECES.
5. 1/8" RADIUS AT CORTEN STEEL PANEL CORNERS
6. 3/4" ALL THREAD WITH DECORATIVE WASHER AND NUT BOTH SIDES.
7. CONCRETE FOOTING PER STRUCTURAL ENGINEER'S DETAIL
8. CMU BLOCK. GROUT SOLID ALL CELLS.
9. REINFORCING PER STRUCTURAL DETAILS.
10. FINISH GRADE
11. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
12. EPOXY BED
13. COMMUNITY LOGO BY CLIENT'S MARKEING/BRANDING CONSULTANT. TYPEFACE/ FONT STYLE SHALL BE DESIGNED BY MARKETING/BRANDING CONSULTANT AND SUBMITTED VIA SHOP DRAWING FOR APPROVAL PRIOR TO CONSTRUCTION. BASED ON BRANDING CONSULTANT'S LOGO DESIGN, MONUMENTATION CONFIGURATION MAY BE ALTERED TO ACCEPT LOGO.

Figure D-4 Secondary Community Monumentation

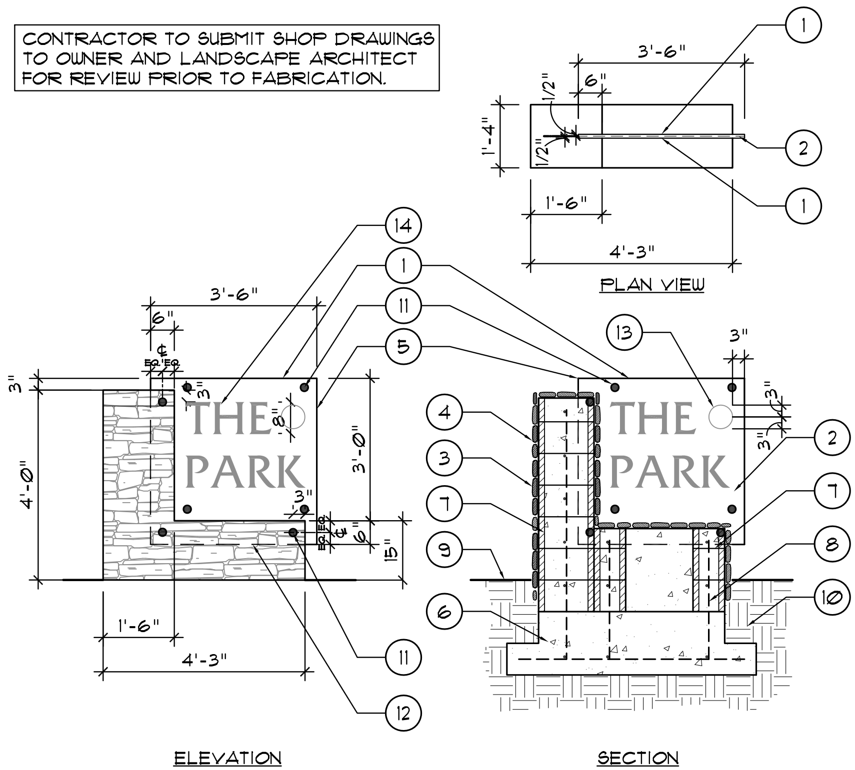
NOTE: CONSTRUCTION SPECIFICATIONS/ DETAILING HEREIN ARE SUBJECT TO CHANGE BASED ON STRUCTURAL CALCULATIONS.



1. TWO (2) CORTEN STEEL PANELS WITH LASER-CUT/ WATER-CUT LETTERING TO READ FROM BOTH DIRECTIONS. ATTACH TO CMU BLOCK BASE PER STRUCTURAL ENGINEER'S DETAILS. REFER TO LC-0 FOR FINISH.
2. DASHED LINE INDICATES GALV. STEEL SKIN PANEL EXTEND TO ALL EDGES, SANDWICH AND BOLT BETWEEN (2) CORTEN STEEL PANELS. SEAL ALL EDGES WITH CLEAR WATERPROOF CAULKING OR OTHER AS RECOMMENDED BY SIGNAGE CONTRACTOR. REFER TO SHEET LC-0 FOR PAINT COLOR.
3. STACKED STONE VENEER, MORTAR INTO PLACE. EXTEND 6" BELOW FINISH GRADE - NO GROUT.
4. MITER CORNERS OR STAGGER AND ALTERNATE STONE AT CORNERS. IF FAUX STONE IS USED, USE CORNER PIECES.
5. 1/8" RADIUS AT CORTEN STEEL PANEL CORNERS
6. CONCRETE FOOTING PER STRUCTURAL ENGINEER'S DETAIL
7. CMU BLOCK. GROUT SOLID ALL CELLS.
8. REINFORCING PER STRUCTURAL DETAILS.
9. FINISH GRADE
10. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
11. 3/4" ALL THREAD WITH DECORATIVE WASHER AND NUT BOTH SIDES.
12. EPOXY BED
13. ADJACENT CONCRETE PAVING,
14. VILLAGE TYPEFACE/ FONT STYLE SHALL BE DESIGNED BY MARKETING/BRANDING CONSULTANT AND SUBMITTED VIA SHOP DRAWING FOR APPROVAL PRIOR TO CONSTRUCTION.

Figure D-5 Primary Neighborhood Monumentation

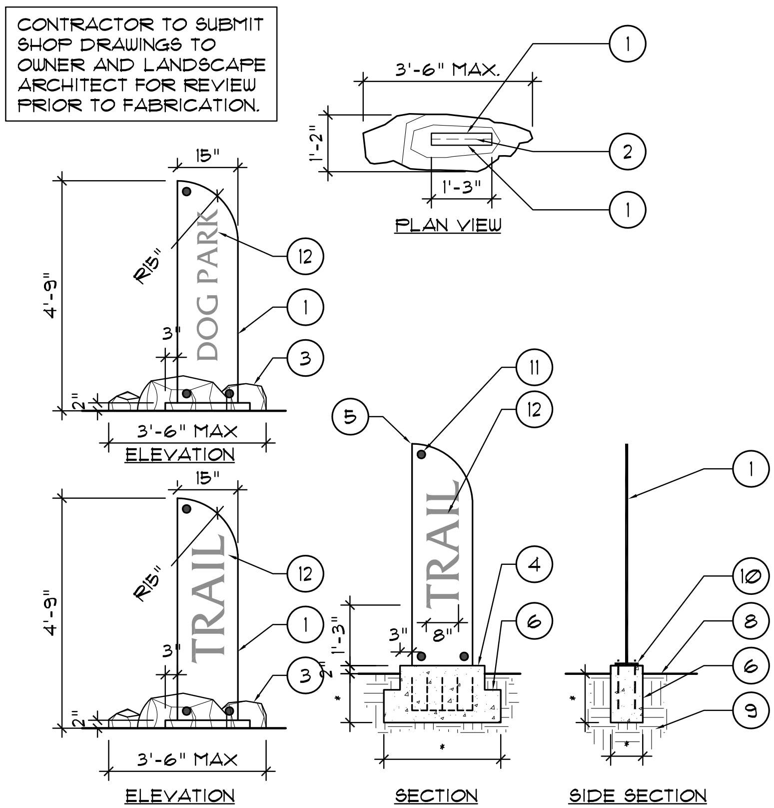
NOTE: CONSTRUCTION SPECIFICATIONS/ DETAILING HEREIN ARE SUBJECT TO CHANGE BASED ON STRUCTURAL CALCULATIONS.



1. TWO (2) CORETEN STEEL PANELS WITH LASER-CUT/ WATER-CUT LETTERING TO READ FROM BOTH DIRECTIONS. ATTACH TO CMU BLOCK BASE PER STRUCTURAL ENGINEER'S DETAILS. REFER TO LC-0 FOR FINISH.
2. DASHED LINE INDICATES GALV. STEEL SKIN PANEL EXTEND TO ALL EDGES, SANDWICH AND BOLT BETWEEN (2) CORTEN STEEL PANELS. SEAL ALL EDGES WITH CLEAR WATERPROOF CAULKING OR OTHER AS RECOMMENDED BY SIGNAGE CONTRACTOR. REFER TO SHEET LC-O FOR PAINT COLOR.
3. STACKED STONE VENEER, MORTAR INTO PLACE. EXTEND 6" BELOW FINISH GRADE - NO GROUT.
4. MITER CORNERS OR STAGGER AND ALTERNATE STONE AT CORNERS. IF FAUX STONE IS USED, USE CORNER PIECES.
5. 1/8" RADIUS AT CORTEN STEEL PANEL CORNERS AND OUTSIDE CORNERS.
6. CONCRETE FOOTING PER STRUCTURAL ENGINEER'S DETAIL
7. CMU BLOCK. GROUT SOLID ALL CELLS.
8. REINFORCING PER STRUCTURAL DETAILS.
9. FINISH GRADE
10. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
11. 3/4" ALL THREAD BOLT WITH DECORATIVE WASHER AND NUT BOTH SIDES.
12. EPOXY BED
13. COMMUNITY BRANDING LOGO ON HOA PARK, CITY LOGO ON CITY PARK. BASED ON BRANDING CONSULTANT'S LOGO FOR HOA PARK, MONUMENTATION CONFIGURATION MAY BE ALTERED TO ACCEPT LOGO.
14. VILLAGE TYPEFACE/ FONT STYLE SHALL BE DESIGNED BY MARKETING/BRANDING CONSULTANT AND SUBMITTED VIA SHOP DRAWING FOR APPROVAL PRIOR TO CONSTRUCTION.

Figure D-6 Park Monumentation

NOTE: CONSTRUCTION SPECIFICATIONS/ DETAILING HEREIN ARE SUBJECT TO CHANGE BASED ON STRUCTURAL CALCULATIONS.



1. TWO (2) CORTEN STEEL PANELS WITH LASER-CUT/ WATER-CUT LETTERING TO READ FROM BOTH DIRECTIONS. ATTACH TO CMU BLOCK BASE PER STRUCTURAL ENGINEER'S DETAILS. REFER TO LC-0 FOR FINISH.
2. DASHED LINE INDICATES GALV. STEEL SKIN PANEL EXTEND TO ALL EDGES, SANDWICH AND BOLT BETWEEN (2) CORTEN STEEL PANELS. SEAL ALL EDGES WITH CLEAR WATERPROOF CAULKING OR OTHER AS RECOMMENDED BY SIGNAGE CONTRACTOR. REFER TO SHEET LC-0 FOR PAINT COLOR.
3. BOULDER GROUPING AT BASE OF SIGN. PLACE BOULDERS ON ALL SIDES TO COVER BASE.
4. POURED-IN-PLACE CONCRETE CURB WITH 1/2" RADIUS EASED EDGES.
5. 1/8" RADIUS AT CORTEN STEEL PANEL CORNERS AND OUTSIDE EDGES.
6. CONCRETE FOOTING PER STRUCTURAL ENGINEER'S DETAIL
7. REINFORCING PER STRUCTURAL DETAILS.
8. FINISH GRADE
9. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
10. CORTEN STEEL MOUNTING PLATE TO MATCH SIGN PANEL. WELD TO SIGN PANEL. MOUNT TO CONCRETE CURB PER STRUCTURAL ENGINEER'S DETAILS.
11. 3/4" ALL THREAD BOLT WITH DECORATIVE WASHER AND NUT BOTH SIDES.
12. TYPEFACE/ FONT STYLE SHALL BE DESIGNED BY MARKETING/BRANDING CONSULTANT AND SUBMITTED VIA SHOP DRAWING FOR APPROVAL PRIOR TO CONSTRUCTION.

Figure D-7 Trailhead Marker

NOTE: CONSTRUCTION SPECIFICATIONS/ DETAILING HEREIN ARE SUBJECT TO CHANGE BASED ON STRUCTURAL CALCULATIONS.

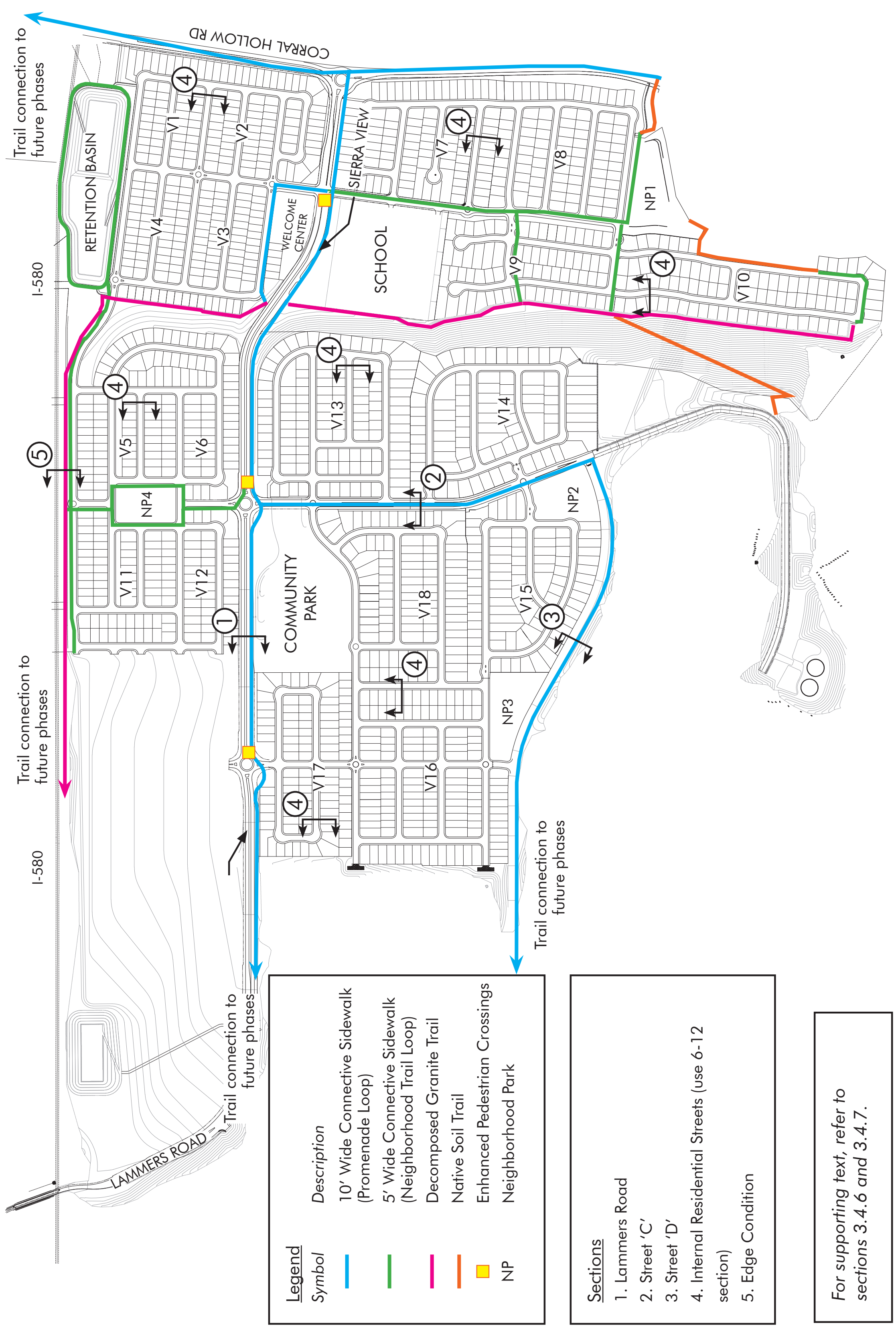


Figure D-8
Phase 2 Streetscape, Trails, and Edge Condition Key Map
September 2023

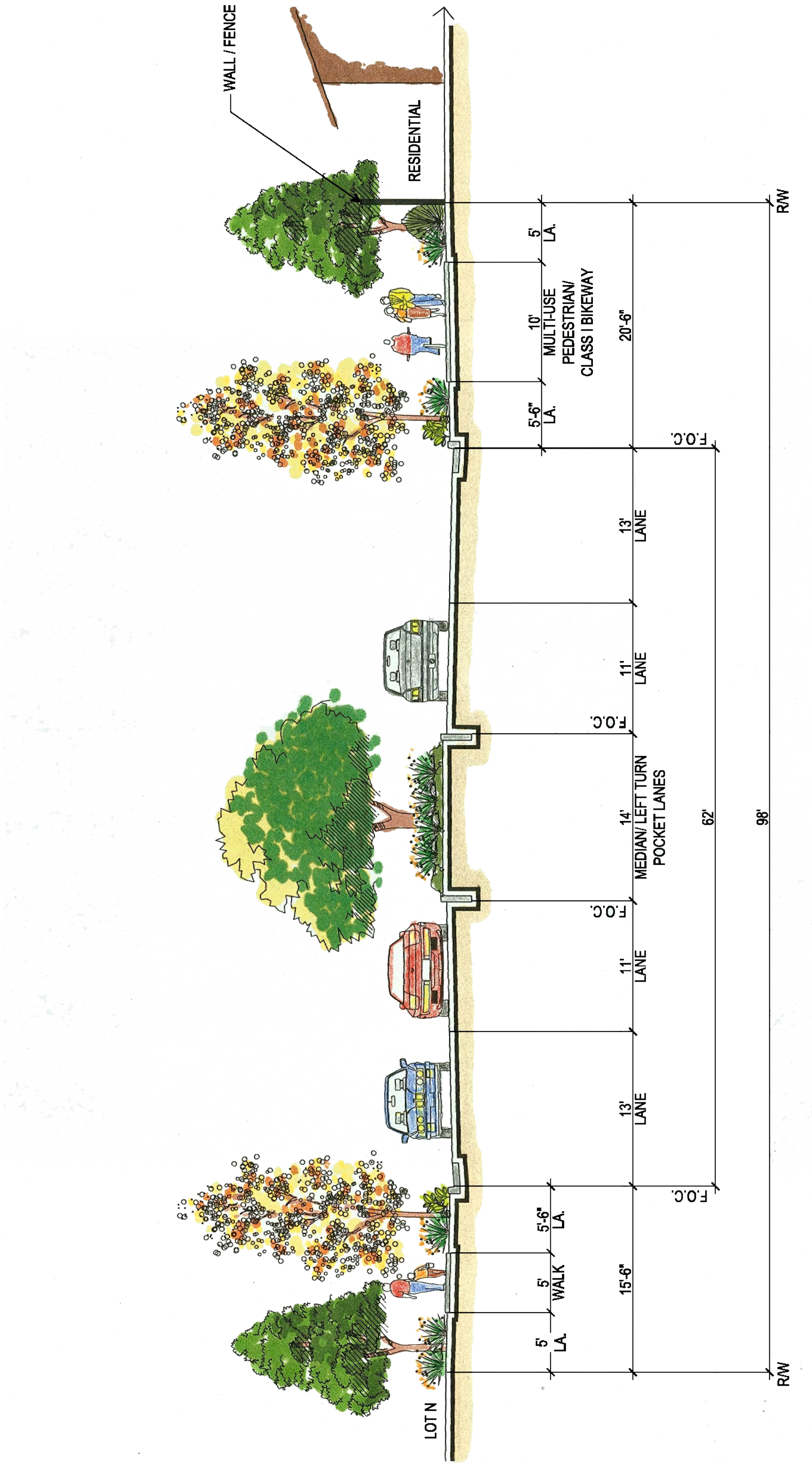


Figure D-9 Section 1 - Lammers Road

** Tree species in narrow parkways will be carefully specified, allowing for proper root growth and details for mulch circles will be specified to allow for mowing.*

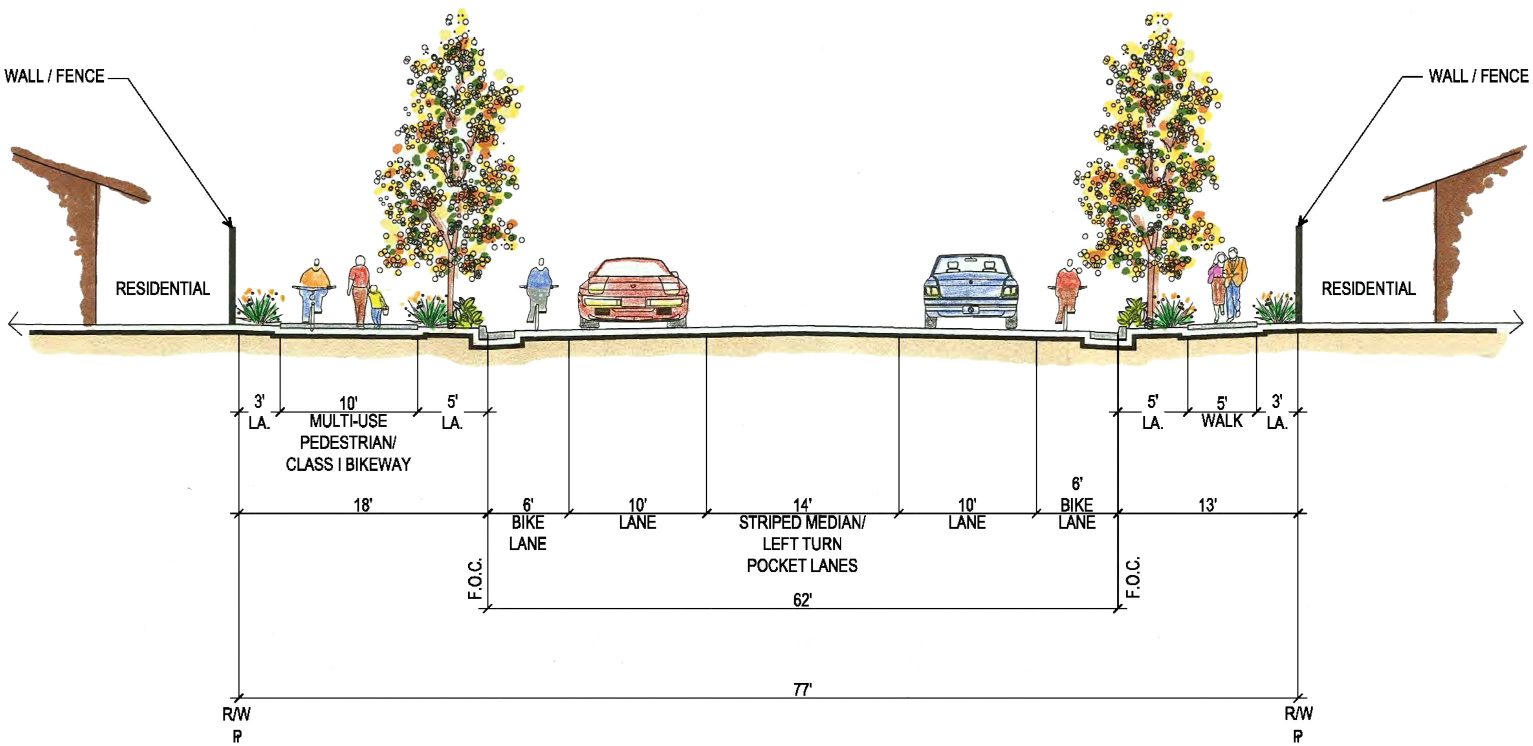


Figure D-10 Section 2 - Street C

** Tree species in narrow parkways will be carefully specified, allowing for proper root growth and details for mulch circles will be specified to allow for mowing.*

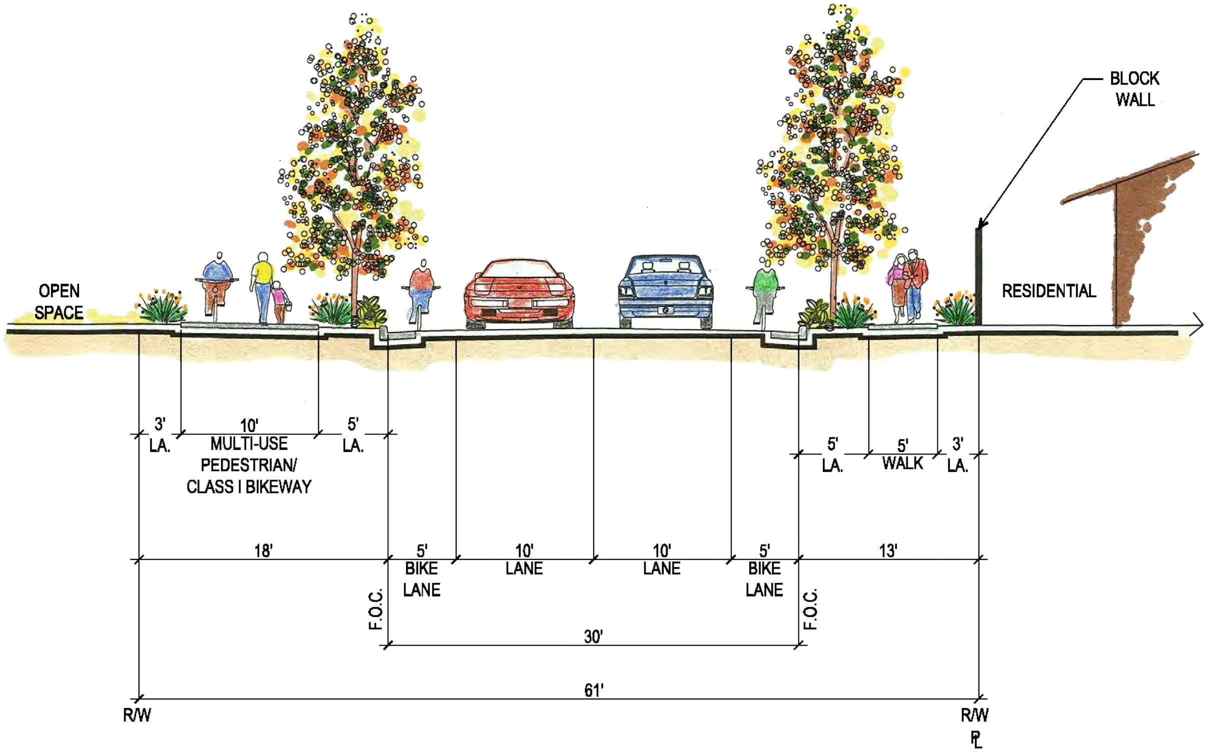


Figure D-11   Section 3 - Street D-2

** Tree species in narrow parkways will be carefully specified, allowing for proper root growth and details for mulch circles will be specified to allow for mowing.*

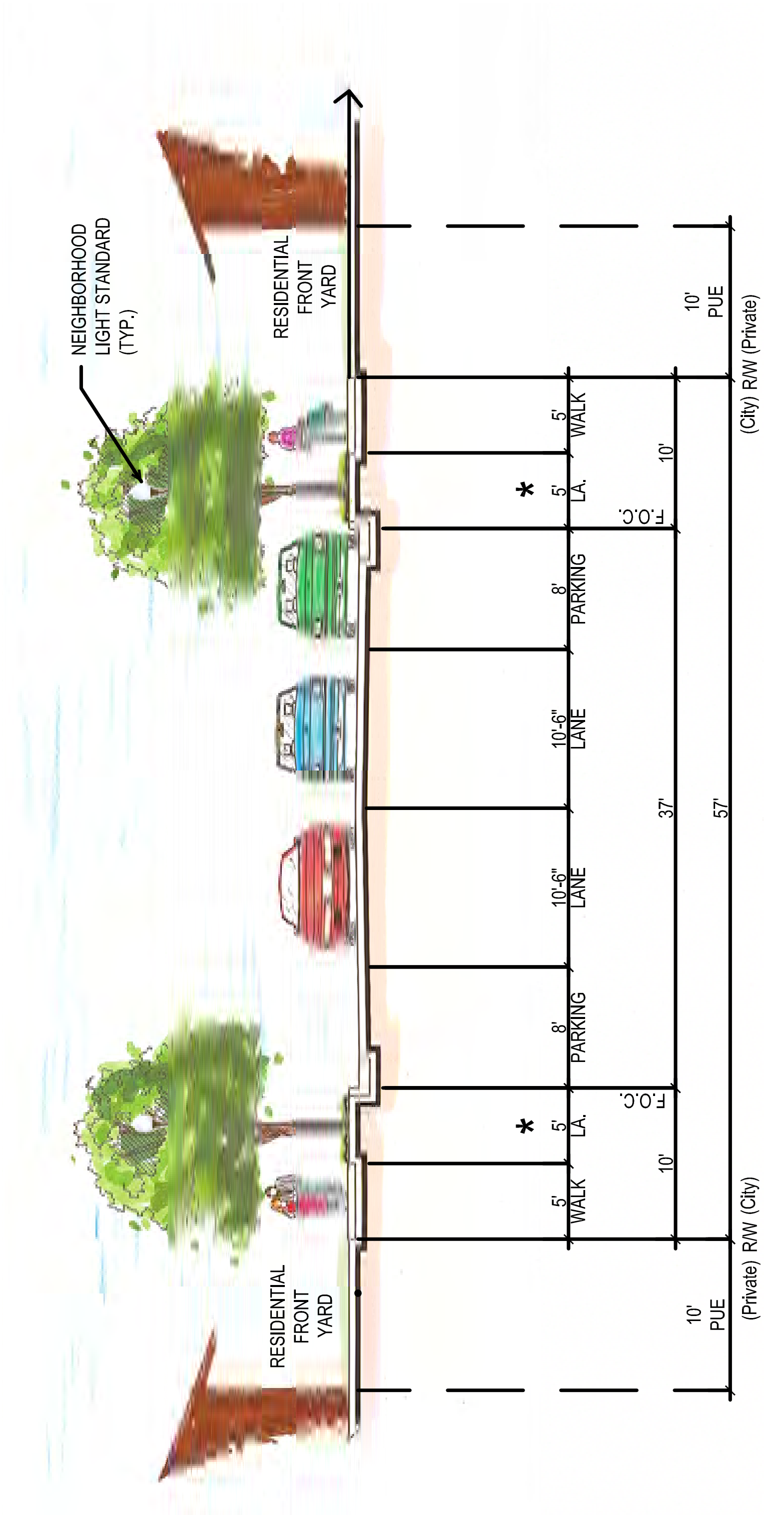


Figure D-12 Section 4 - Residential Street (57' R/W)

** Tree species in narrow parkways will be carefully specified, allowing for proper root growth and details for mulch circles will be specified to allow for mowing.*

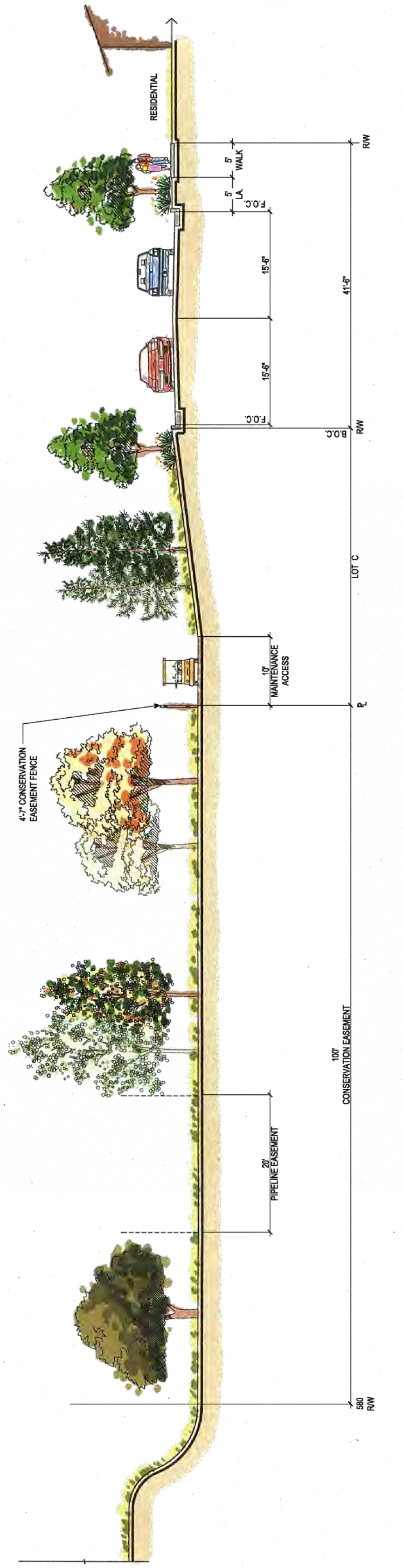


Figure D-13 Section 5 - Edge Condition

** Tree species in narrow parkways will be carefully specified, allowing for proper root growth and details for mulch circles will be specified to allow for mowing.*

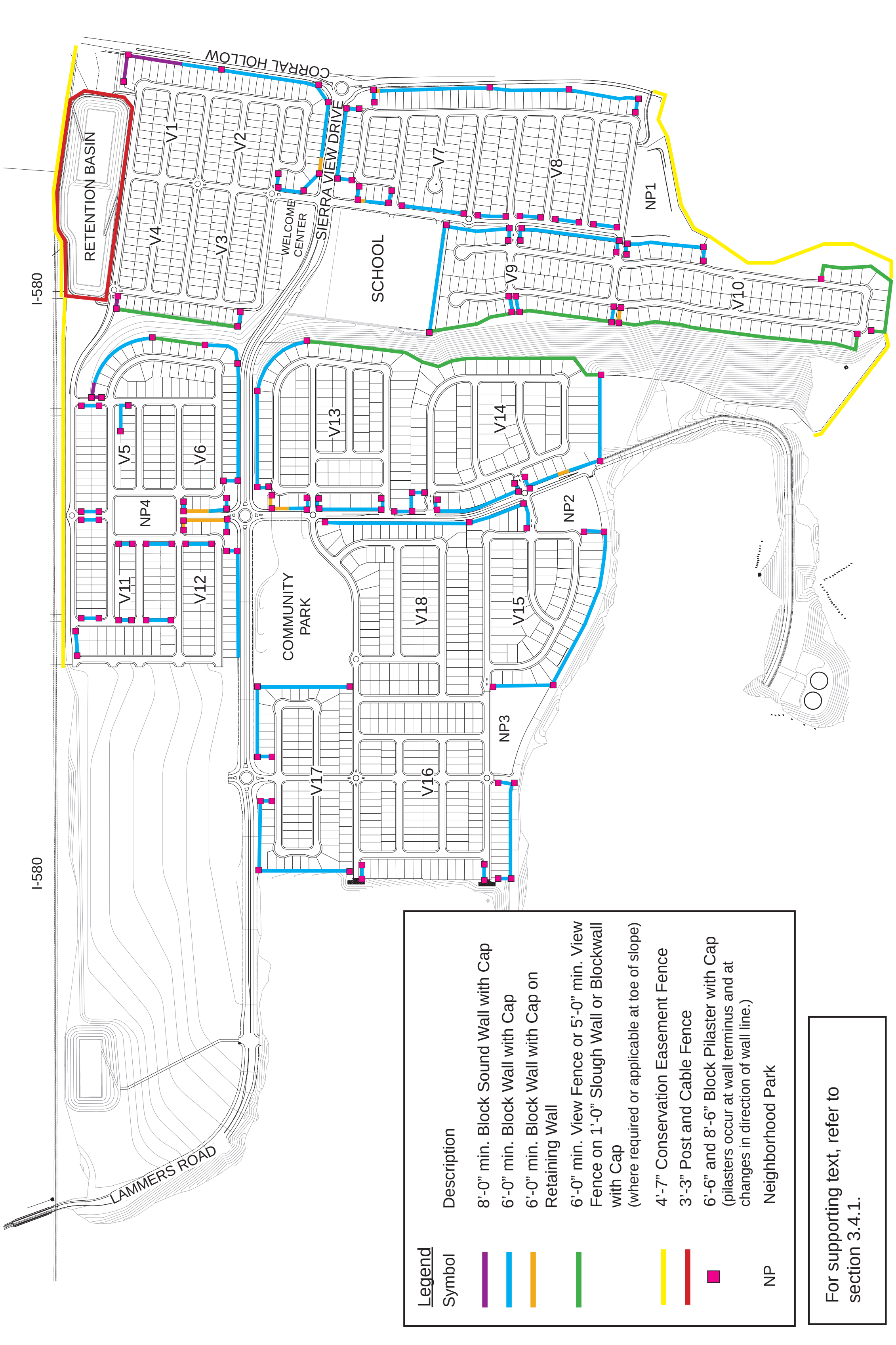


Figure D-14
Phase 2 Master Wall and Fence Plan
September 2023

TRACY HILLS
Specific Plan

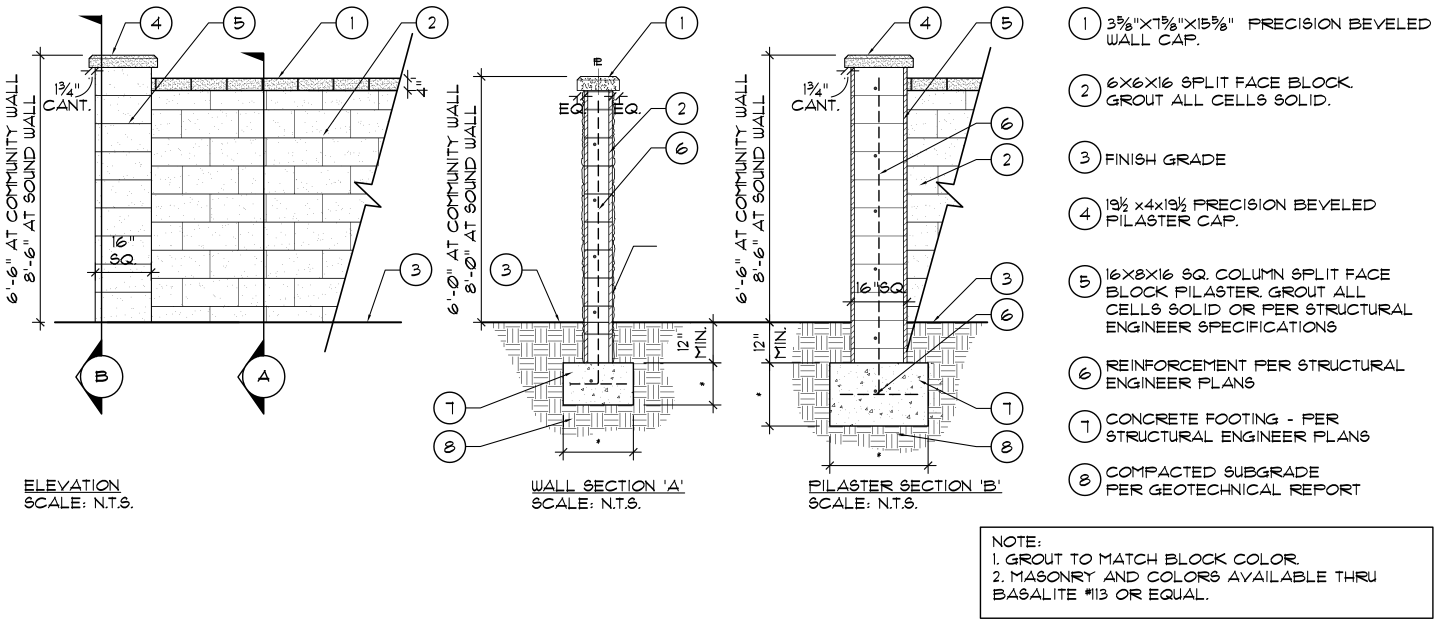


Fig. D-15   6'-0" Block Wall or 8'-0" Sound Wall

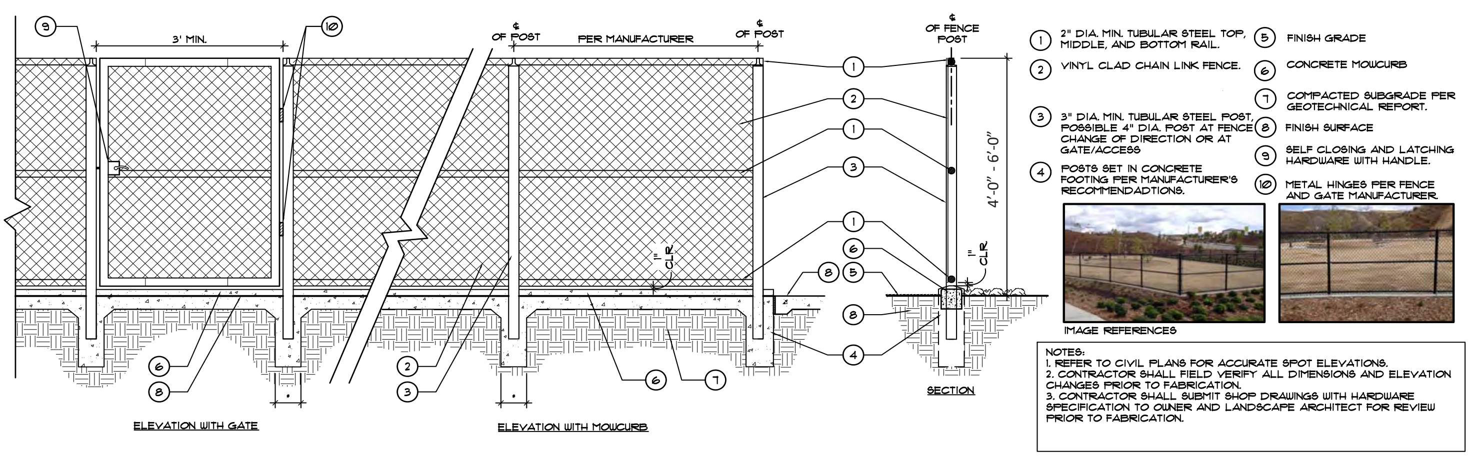
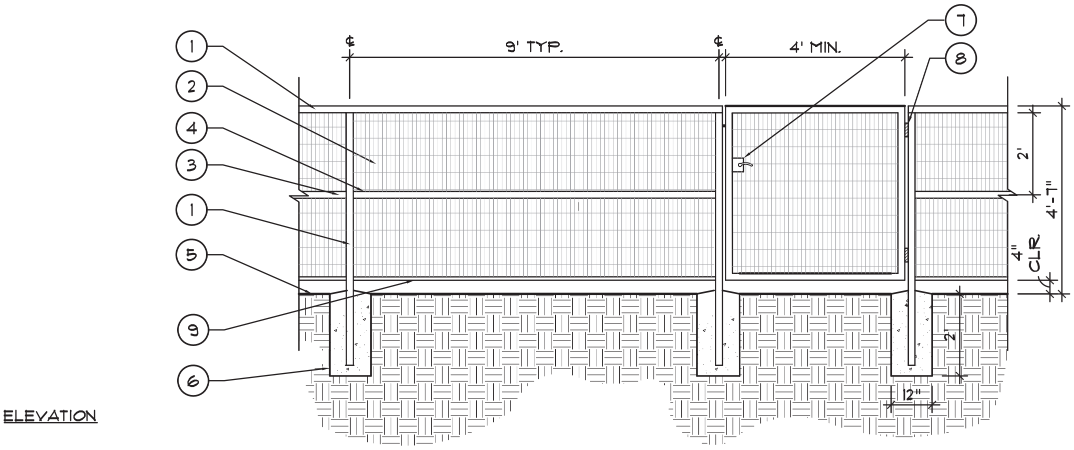


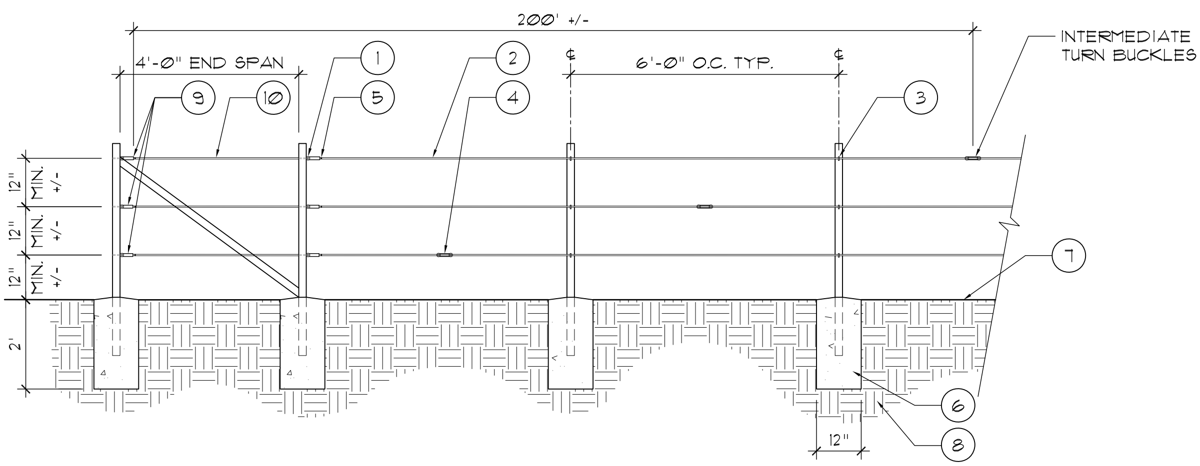
Fig. D-16   4'-0" to 6'-0" Black Vinyl-Coated Chain Link Fence



1. 2" DIAMETER USED OIL FIELD PIPE
2. 2"X4" NO CLIMB FENCE
3. 2" DIAMETER USED OIL FIELD PIPE MID RAIL
4. SECURE NO CLIMB FENCE PER MANUFACTURER'S SPECIFICATION
5. FINISH GRADE
6. CONCRETE FOOTING PER FENCE CONTRACTOR (HAMMER FENCE)
7. SELF-LATCHING AND LOCKING HARDWARE WITH HANDLE. CONTRACTOR TO SUBMIT SPECIFICATIONS FOR OWNER APPROVAL.
8. TWO (2) HEAVY DUTY, SELF-CLOSING METAL HINGES EQUALLY SPACED.
9. 1" SOLID STEEL BAR

FINISH NOTE: THIS IS AN AGRICULTURAL FENCE USING MATERIALS TYPICALLY USED FOR AGRICULTURAL FENCING. THE USED OIL FIELD PIPE FOR THIS FENCE IS INTENDED TO NATURALLY RUST AND, AS A RESULT, WILL NEED TO BE REPAIRED AND REPLACED OVER TIME. THE RUST IS AN INTENTIONAL AESTHETIC AND NOT A DEFECT IN FENCE QUALITY.

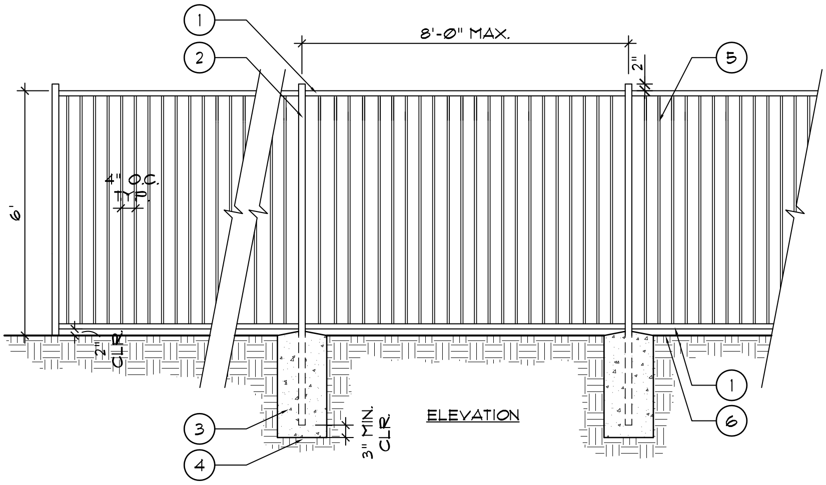
Fig. D-17 4'-7" Easement Fence



1. 2" DIA. TUBULAR STEEL VERTICAL SET POST WITH CAP
2. 3/8" DIA. 7 STRAND GALVANIZED WIRE ROPE
3. RECESSED 3/8" X 2" GALV. EYE BOLT- 1" I.D. EYE
4. GALVANIZED TURNBUCKLE
5. 3/8" X 2" GALVANIZED WIRE ROPE CLIPS. ALL CLIPS SHALL BE PLACED WITH NUTS FACING DOWNWARDS.
6. CONCRETE FOOTING-SLOPE TO DRAIN
7. FINISH GRADE
8. COMPACTED SUBGRADE PER GEOTECH. REPORT
9. 5/8" DIA. TURNBUCKLE WITH 4-1/2" ADJUSTMENT (TYP.)
10. END OF POST/CABLE FENCE DETAIL (TYP.)

NOTE:
- WIRE TENSIONING REQUIRED AT ENDS AND AT CHANGES OF DIRECTION.
- MAXIMUM DISTANCE BETWEEN TURNBUCKLES SHALL BE 200'-0" (EXCLUDES FENCE END APPLICATIONS).
- PROVIDE THIMBLES AT ALL CABLE LOOPS.

Fig. D-18 Post and Cable Fence



NOTES:

1. CONTRACTOR SHALL FIELD VERIFY AND VERIFY WITH STRUCTURAL ENGINEER ALL DIMENSIONS PRIOR TO FABRICATION.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH HARDWARE SPECIFICATION TO OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
3. 1/8" FILLET WELDS ALL AROUND AT ALL JOINTS AND CONNECTIONS. GRIND SMOOTH 360°.
4. ALL STEEL SHALL BE POWDER COATED. CONTRACTOR SHALL SUBMIT ONE (1) 3' x FULL HEIGHT SECTION OF FENCE OR ONE (1) FULL SIZE SAMPLE OF DECORATIVE PANEL TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
5. REFER TO STRUCTURAL PLANS FOR FOOTING DESIGN AND REINFORCING.
6. MANUFACTURER/CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT.

(1) 1 1/2" DIAMETER TUBULAR STEEL TOP AND BOTTOM RAILS, WELDED TO POST.

(2) 2" DIAMETER TUBULAR STEEL POST WITH FLAT CAP LOCATED @ 8'-0" O.C. MAX. AND AT ALL CHANGES OF DIRECTION

(3) CONCRETE FOOTING. SIZE AND REINFORCING PER STRUCTURAL PLANS.

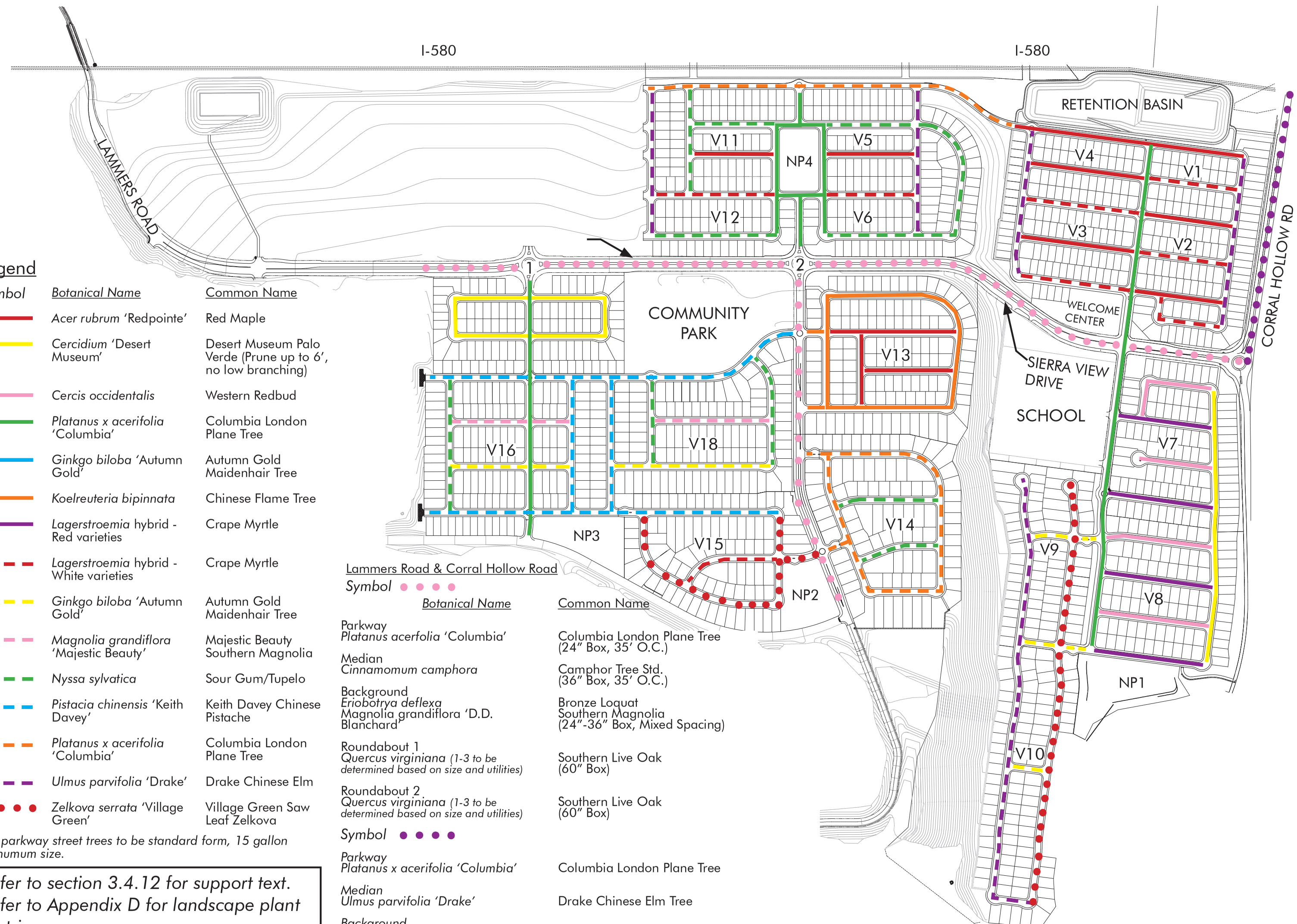
(4) COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

(5) 5/8" DIAMETER TUBULAR STEEL FENCE PICKETS @ 4" O.C. MAX.

(6) FINISH GRADE

NOTE:
VIEW FENCE SHALL BE 5'-0" HIGH TUBULAR STEEL ON 1'-0" HIGH SLOUGH WALL WHERE REQUIRED OR APPLICABLE AT TOE OF SLOPE.

Fig. E.5-19 Tube Steel Fence Detail



Legend

Symbol	Botanical Name	Common Name
Red solid line	*Acer rubrum* 'Redpointe'	Red Maple
Yellow solid line	*Cercidium* 'Desert Museum'	Desert Museum Palo Verde (Prune up to 6', no low branching)
Pink solid line	*Cercis occidentalis*	Western Redbud
Green solid line	*Platanus x acerifolia* 'Columbia'	Columbia London Plane Tree
Blue solid line	*Ginkgo biloba* 'Autumn Gold'	Autumn Gold Maidenhair Tree
Orange solid line	*Koelreuteria bipinnata*	Chinese Flame Tree
Purple solid line	*Lagerstroemia hybrid* - Red varieties	Crape Myrtle
Red dashed line	*Lagerstroemia hybrid* - White varieties	Crape Myrtle
Yellow dashed line	*Ginkgo biloba* 'Autumn Gold'	Autumn Gold Maidenhair Tree
Pink dashed line	*Magnolia grandiflora* 'Majestic Beauty'	Majestic Beauty Southern Magnolia
Green dashed line	*Nyssa sylvatica*	Sour Gum/Tupelo
Blue dashed line	*Pistacia chinensis* 'Keith Davey'	Keith Davey Chinese Pistache
Orange dashed line	*Platanus x acerifolia* 'Columbia'	Columbia London Plane Tree
Purple dashed line	*Ulmus parvifolia* 'Drake'	Drake Chinese Elm
Red dots	*Zelkova serrata* 'Village Green'	Village Green Saw Leaf Zelkova

All parkway street trees to be standard form, 15 gallon minumum size.

Refer to section 3.4.12 for support text.
Refer to Appendix D for landscape plant matrix.

Lammers Road & Corral Hollow Road

Symbol (pink dots)

Botanical Name	Common Name
Parkway *Platanus acerfolia 'Columbia'*	Columbia London Plane Tree (24" Box, 35' O.C.)
Median *Cinnamomum camphora*	Camphor Tree Std. (36" Box, 35' O.C.)
Background *Eriobotrya deflexa* *Magnolia grandiflora 'D.D. Blanchard'*	Bronze Loquat Southern Magnolia (24"-36" Box, Mixed Spacing)
Roundabout 1 *Quercus virginiana* (1-3 to be determined based on size and utilities)	Southern Live Oak (60" Box)
Roundabout 2 *Quercus virginiana* (1-3 to be determined based on size and utilities)	Southern Live Oak (60" Box)

Symbol (purple dots)

Botanical Name	Common Name
Parkway *Platanus x acerifolia 'Columbia'*	Columbia London Plane Tree
Median *Ulmus parvifolia 'Drake'*	Drake Chinese Elm Tree
Background *Platanus x acerifolia 'Bloodgood'* *Magnolia grandiflora 'D.D. Blanchard'*	London Plane Tree Southern Magnolia (36" Box, 35' O.C.)

Figure D-20
Phase 2 Conceptual Overall Street Tree Plan
September 2023

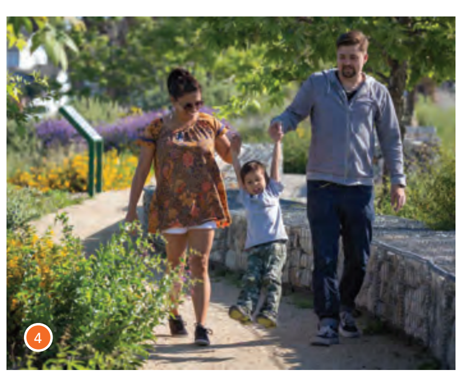
TRACY HILLS
Specific Plan

LEGEND

1 YOGA LAWN
2 PARK PATH
3 PLANTER AREA
4 COVERED PICNIC AREA + BBQS
5 DISCOVERY POINT
6 OUTDOOR CLASSROOM
7 WIFFLE CRICKET
8 CRICKET FIELD
9 DISK GOLF
10 RESTROOM
11 SKATE PARK
12 DOG PARK
13 STAGE
14 NATURAL AMPHITHEATER
15 CHILDREN'S PLAYGROUND
16 BIKE RACKS + REPAIR
17 FIRE PITS + SEATING AREA

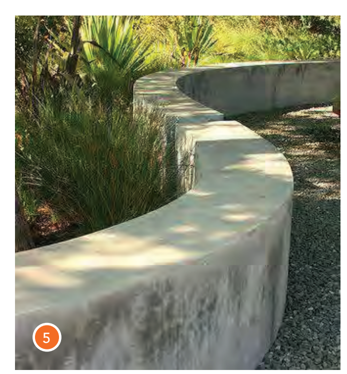
Note: All graphics and images shown related to park development are conceptual in nature. All park designs will be subject to review and approval by the City and the Tracy Parks and Community Services Commission.

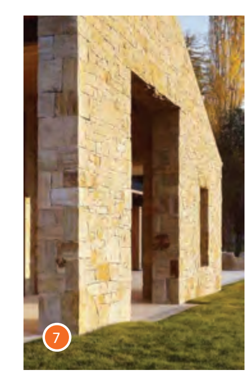
Figure D-21
Phase 2 Community Park
September 2021

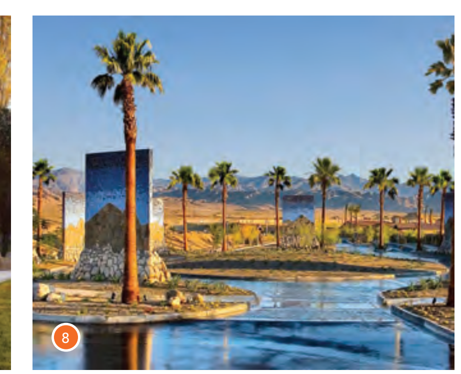


LEGEND

1 MEANDERING PATH
2 TREE LINED STREET
3 RAISED PEDESTRIAN CROSSING
4 PLANTED PARKWAY
5 SEAT WALLS OR BENCHES
6 DOUBLE LINED TREES ALONG PATH
7 STONE ARCHED PROMENADE
8 ROUNDABOUT
9 CONNECTION TO COMMUNITY PARKS







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TRACY HILLS
Specific Plan

Figure D-22
Community Park Greenway Connection

September 2021

LEGEND

1. PLAY LAWN
2. PARK PATH
3. PLANTER AREA
4. COVERED PICNIC AREA + BBQS
5. PARK BENCH
6. BIKE PARKING
7. TRAIL ACCESS
8. DOG PARK
9. SPORT COURTS
10. FITNESS LAWN
11. BLEACHERS
12. BUTTERFLY GARDEN

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Figure D-23
Phase 2 Neighborhood Park 1
September 2021

LEGEND

1. PLAY LAWN
2. PARK PATH
3. PLANTER AREA
4. COVERED PICNIC AREA + BUILT-IN BBQS
5. PARK BENCH
6. PICNIC TABLES
7. CLIMBING PLAY HILL WITH SLIDE
8. ROLLING PLAY HILLS
9. CHILDREN'S PLAYGROUND
10. BOCCE BALL
11. FLEXIBLE D.G. SPACE
12. TIERED GRASS HILL
13. PLANTED BERM - WIND MITIGATION

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TRACY HILLS
Specific Plan

Figure D-24
Phase 2 Neighborhood Park 2

September 2021

LEGEND

1 PLAY LAWN
2 PARK PATH
3 PLANTER AREA
4 COVERED PICNIC AREA + BBQS
5 PARK BENCH
6 BIKE PARKING
7 TRAIL ACCESS
8 SWINGS
9 NATURE PLAYGROUND
10 CLIMBING HILL WITH SLIDE
11 SLOPED PLAY HILLS
12 GROUP OVERHEAD SHADE STRUCTURE
13 SHADE SAIL
14 BUILT-IN LOUNGE SEATING ON SLOPED TURF
15 NATIVE PLANT GARDEN

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Figure D-25
Phase 2 Neighborhood Park 3

LEGEND

1. PLAY LAWN
2. PARK PATH
3. PLANTER AREA
4. COVERED PICNIC AREA
5. PARK BENCH
6. BIKE PARKING
7. PARK ENTRY/ MONUMENT
8. SPORT COURT
9. CHILDREN'S PLAYGROUND
10. SHADE SAILS
11. PLANTED BERM - FREEWAY SOUND MITIGATION
12. PLANTED BERM - WIND MITIGATION
13. HERITAGE OAK TREE
14. DRY STREAMBED WITH BRIDGE CROSSINGS

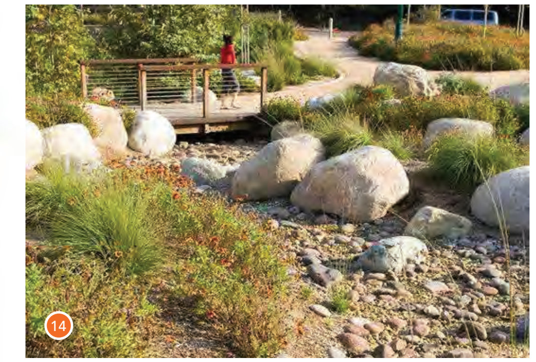

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Figure D-26
Phase 2 Neighborhood Park 4
September 2021

NATIVE SOIL TRAIL

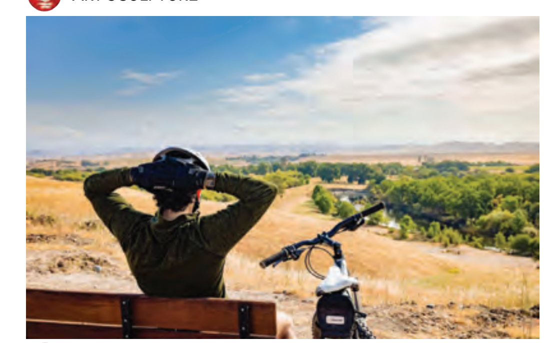
TRAIL REST AREA - SHADED PICNIC TABLE

FITNESS STATION

10' DG TRAIL

TRAIL ENTRANCE

ART SCULPTURE



LOOKOUT POINT

INFORMATIONAL SIGNAGE

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Figure D-27
Phase 2 Trails
September 2021

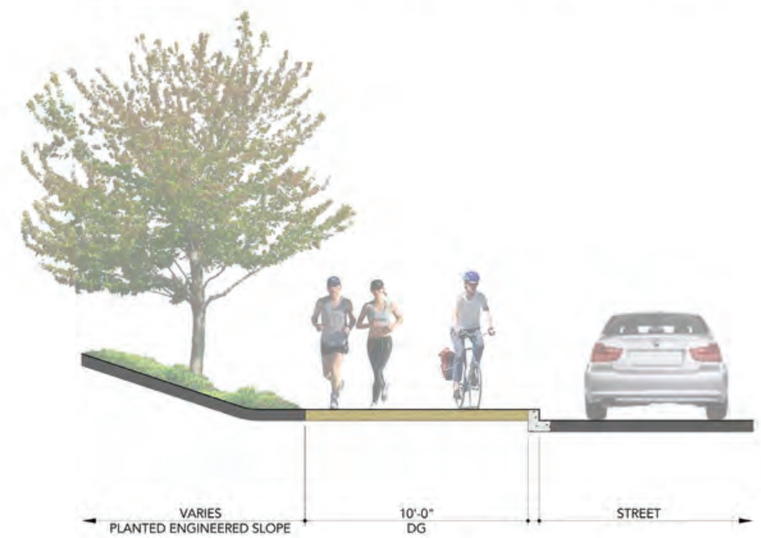
NATIVE SOIL TRAIL

TRAIL REST AREA - SHADED PICNIC TABLE

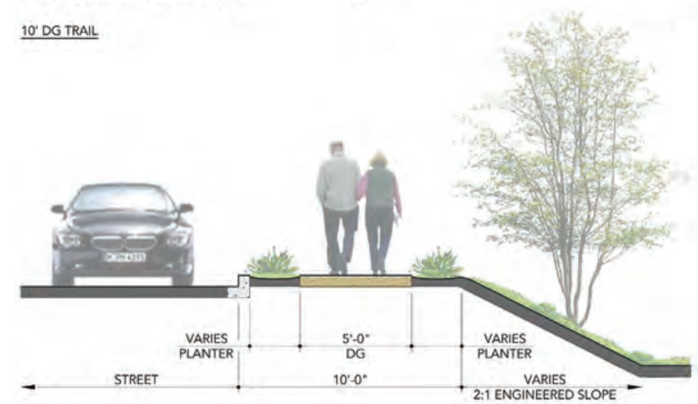
FITNESS STATION

10' DG TRAIL

NATIVE SOIL TRAIL



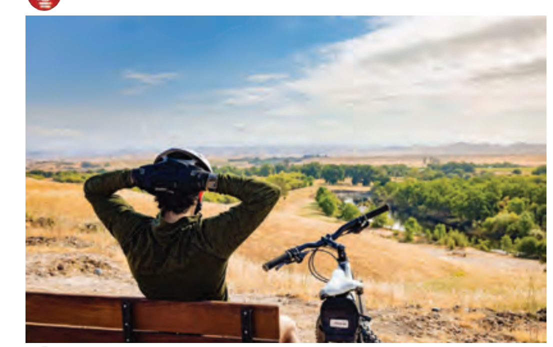
10' DG TRAIL



DG TRAIL ALONG I-580

TRAIL ENTRANCE

ART SCULPTURE



LOOKOUT POINT

INFORMATIONAL SIGNAGE

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TRACY HILLS
Specific Plan

Figure D-28
Phase 2 Trail Sections

September 2021

Figure D-29 Landscape Plant Matrix- Phase 2 / Fuel Modification Acceptable


Arbutus unedo


Cercis occidentalis


Citrus spp.


Chilopsis linearis

Botanical Name	Common Name	Entries	Main Road Streetscape/ Medians (M)	Residential Front Yards	Neighborhood Parks	School	Mixed Use Business Park	100'Conservation Easement
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TREES								
Acer buergeranum	Trident Maple		●	●	●		●	
Acer rubrum 'Redpointe'	Redpointe Red Maple			●	●	●	●	
Acer palmatum spp.	Japanese Maple		●	●	●	●	●	
Aesculus californica	California Buckeye			●	●	●	●	
*Arbutus 'Marina'**	NCN	●	●	●	●	●	●	
*Arbutus unedo**	Strawberry Tree	●	●	●	●	●	●	
*Arctostaphylos cvs**	Common Manzanita cultivars				●	●	●	
Callistemon citrinus	Lemon Bottlebrush				●		●	
Callistemon viminalis	Weeping Bottlebrush				●		●	
Carpinus betulus 'Fastigiata'	European Hornbeam			●	●	●	●	
Celtis reticulata 1, 3, 5	Western Hackberry				●			
Celtis sinensis 1, 3, 5	Chinese Hackberry				●			
*Cercidium 'Desert Museum'**	Desert Museum Palo Verde	●	●	●	●	●	●	
*Cercidium floridum**	Blue Palo Verde	●	●	●	●	●	●	
*Cercidium microphyllum**	Littleleaf Palo Verde	●	●	●	●	●	●	
Cercis canadensis 5 (Deep Shade)	Eastern Redbud			●				
Cercis mexicana	Mexican Redbud	●	●	●	●	●	●	
*Cercis occidentalis**	Western Redbud	●	●	●	●	●	●	
*Chilopsis linearis**	Desert Willow	●	●	●	●	●	●	
Chionanthus retusus	Chinese Fringe Tree	●	●	●	●			
*x Chitalpa tashkentensis**	Chitalpa	●	●	●	●	●	●	
Cinnamomum camphora	Camphor Tree	●	●	●	●	●	●	

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Ginkgo biloba 'Autumn Gold'


Lagerstroemia spp.


Magnolia grandiflora


Melaleuca quinquenervia

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Citrus spp.	Citrus	●	●	●	●	●	●	
Cotinus coggygria	Smoke Tree				●	●	●	
*Erioelaeagnus angustifolia**	Russian Olive			●	●	●	●	
Elaeocarpus decipiens	Japanese Blueberry	●	●	●	●	●	●	
Eriobotrya deflexa	Bronze Loquat	●	●	●	●	●	●	
*Eriobotrya japonica**	Loquat	●	●	●	●	●	●	
Feijoa sellowiana	Pineapple Guava				●	●	●	
Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash	●	●	●	●	●	●	
Fraxinus holotricha 'Moraine'	Moraine Ash	●	●	●	●	●	●	
Fraxinus pennsylvanica 'Urbanite'	Urbanite Ash	●	●	●	●	●	●	
Fraxinus sp. 'Leprechaun'	Leprechaun Ash	●	●	●	●	●	●	
Fraxinus sp. 'Centerpointe'	Centerpointe Ash	●	●	●	●	●	●	
Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	●	●	●	●	●	●	
Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	●	●	●	●	●	●	
*Gleditsia triancanthos**	Honey Locust	●	●	●	●	●	●	
*Grevillea robusta**	Silk Oak	●	●	●	●	●	●	
Koelreuteria bipinnata	Chinese Flame Tree	●	●	●	●	●	●	
Koelreuteria paniculata	Goldenrain Tree	●	●	●	●	●	●	
*Lagerstroemia spp.**	Crape Myrtle	●	●	●	●	●	●	
*Laurus nobilis**	Sweet Bay				●	●	●	
Laurus nobilis 'Saratoga'	Saratoga Sweet Bay	●	●	●	●	●	●	
Magnolia spp. 1, 3	Magnolia			●	●			
Liquidambar styraciflua 4	Sweetgum		●		●			
Maytenus boaria 'Green Showers' 5	Green Showers Mayten			●				

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Platanus x acerfolia ‘Columbia’


Pistacia chinensis


Populus fremontii


Quercus agrifolia

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*Melaleuca linariifolia**	Flaxleaf Paperbark	●	●	●	●	●	●	
*Melaleuca quinquenervia**	Cajeput Tree	●	●	●	●	●	●	
Nerium oleander 5	Oleander Standard			●				
Nyssa sylvatica	Sour Gum			●	●	●	●	
Olea europaea ‘Majestic Beauty’	Fruitless Olive	●	●	●	●	●	●	
*Olea europaea ‘Swan Hill’**	Swan Hill Olive	●	●	●	●	●	●	
*Olea europaea ‘Wilsoni’**	Wilson Fruitless Olive	●	●	●	●	●	●	
*Parkinsonia aculeata**	Mexican Palo Verde	●	●	●	●	●	●	
*Pistacia chinensis ‘Keith Davey’**	Chinese Pistache	●	●	●	●	●	●	
Platanus x acerifolia	London Plane Tree	●	●	●	●	●	●	
Platanus x acerifolia ‘Bloodgood’	Bloodgood London Plane Tree	●	●	●	●	●	●	
Platanus x acerifolia ‘Columbia’	Columbia London Plane Tree	●	●	●	●	●	●	
Platanus x acerifolia ‘Yarwood’	Yarwood Plane Tree	●	●	●	●	●	●	
Platanus racemosa	California Sycamore	●	●	●	●	●	●	
Podocarpus gracilior	Fern Pine	●	●	●	●	●	●	
Podocarpus henkelii	Long-leafed Yellowwood	●	●	●	●	●	●	
Podocarpus macrophyllus	Yew Pine	●	●	●	●	●	●	
Populus fremontii 1	Fremont or Western Cottonwood				●			
Populus nigra ‘Italica’ 1	Lombardy Poplar				●			
*Prunus caroliniana** 5	Carolina Laurel Cherry			●	●			
Prunus cerasifera ‘Krauter Vesuvius’ 5	Flowering Plum			●				
*Prunus ilicifolia lyonii** 1, 5	Catalina Cherry			●	●			
Prunus spp. 5	Laurel			●				
*Punica granatum**	Pomegranate	●	●	●	●	●	●	

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Rhaphiolepis 'Majestic Beauty'


Rhus lancea


Ulmus parvifolia


Zelkova serrata

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*Quercus agrifolia**	Coast Live Oak	●	●	●	●	●	●	●
Quercus coccinea	Scarlet Oak			●	●	●	●	
*Quercus douglasii**	Blue Oak				●	●	●	
*Quercus engelmanii**	Engelman Oak				●	●	●	
*Quercus ilex**	Holly Oak	●	●	●	●	●	●	
*Quercus lobata**	Valley Oak	●	●	●	●	●	●	●
Quercus palustris	Pin Oak		●	●	●	●	●	
Quercus rubra	Red Oak	●	●	●	●	●	●	
*Quercus suber**	Cork Oak	●	●	●	●	●	●	
Quercus virginiana	Southern Live Oak	●	●	●	●	●		
*Quercus wislizenii**	Interior Live Oak	●	●	●	●	●		
Rhaphiolepis 'Majestic Beauty' 6	Indian Hawthorn	●	●	●	●	●	●	
*Rhus lancea**	African Sumac	●	●	●	●	●	●	
Ulmus parvifolia var.	Chinese or Evergreen Elm	●	●	●	●	●	●	
Ulmus sp. 'Frontier'	Frontier Elm	●	●	●	●	●	●	
Ulmus sp. 'Homestead'	Homestead Elm	●	●	●	●	●	●	
Ulmus sp. 'Liberty'	Liberty Elm	●	●	●	●	●	●	
*Ulmus sp.'Prospector'**	Prospector Elm	●	●	●	●	●	●	
Umbellularia californica	California Bay	●	●	●	●	●	●	
Zelkova serrata	Sawleaf Zelkova	●	●	●	●	●	●	
Zelkova serrata 'Green Vase'	Green Vase Zelokova	●	●	●	●	●	●	
Zelkova serrata 'Village Green'	Village Green Zelkova	●	●	●	●	●	●	

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Chamaerops humilis


Abelia x grandifolia


Acanthus mollis


Buddleja davidii

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PALMS (not allowed on any city or city maintained property)								
*Butia capitata** 5	Pindo Palm			●				
*Chamaerops humilis** 5	Mediterranean Fan Palm			●				
Cycas revoluta 5	Sago Palm			●				
*Phoenix canariensis** 5	Canary Island Date Palm			●				
*Phoenix dactylifera** 5	Edible Date Palm			●				
SHRUBS								
Abelia x 'Edward Goucher'	Pink Abelia	●	●	●	●	●	●	
Abelia x grandiflora	Glossy Abelia	●	●	●	●	●	●	
Acanthus mollis	Bear's Breech	●		●	●	●	●	
Achillea spp.	Yarrow	●	●	●	●	●	●	
Agapanthus spp.	Lily of the Nile	●	●	●	●	●	●	
Aloysia citrodora	Lemon Verbena	●	●	●	●	●	●	
Alyogyne huegelii	Blue Hibiscus	●	●	●	●	●	●	
Anigozanthos spp.	Kangaroo Paw	●	●	●	●	●	●	
Arbutus unedo 'Oktoberfest'	Strawberry Tree	●	●	●	●	●	●	
*Arctostaphylos spp.***	Manzanita	●	●	●	●	●	●	
Aspidistra elatior (shaded areas)	Cast Iron Plant			●	●		●	
Aucuba japonica	Japanese Aucuba	●	●	●	●	●	●	
*Azalea spp.****	Azalea	●	●	●	●	●	●	
*Baccharis 'Centennial'**	Centennial Coyote Brush	●	●	●	●	●	●	
Berberis thunbergii var.	Japanese Barberry	●	●	●	●	●	●	
Buddleia davidii	Butterfly Bush	●	●	●	●	●	●	
Buxus microphylla japonica	Boxwood	●	●	●	●	●	●	

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Ceanothus ‘Centennial’


Dendromecon harfordii


Dodonaea viscosa ‘Purpurea’


Grevillea noellii

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Calamagrostis x.a. ‘Karl Foerster’	Feather Reed Grass	●	●	●	●	●	●	
*Callistemon ‘Little John’**	NCN	●	●	●	●	●	●	
Camellia spp.	Camellia	●	●	●	●	●	●	
*Ceanothus spp.***	Lilac	●	●	●	●	●	●	
Chondropetalum tectorum	Small Cape Rush	●	●	●	●	●	●	
*Cistus spp.**	Rockrose	●	●	●	●	●	●	
Coleonema pulchellum var.	Breath of Heaven	●	●	●	●	●	●	
*Convolvulus cneorum**	Bush Morning Glory	●	●	●	●	●	●	
*Coprosma x ‘kirkii’**	Creeping Coprosma	●	●	●	●	●	●	
Cordyline australis var.	Australian Dracaena	●	●	●	●	●	●	
*Cotinus coggygria**	Smoke Tree	●	●	●	●	●	●	
*Dendromecon harfordii**	Island Bush Poppy	●	●	●	●	●	●	
Dianella species	NCN	●	●	●	●	●	●	
*Dietes bicolor**	Fortnight Lily	●	●	●	●	●	●	
*Dietes vegeta**	African Iris	●	●	●	●	●	●	
*Dodonaea viscosa**	Purple Hopseed Bush	●	●	●	●	●	●	
*Eleagnus pungens**	Silverberry	●	●	●	●	●	●	
*Epilobium canum**	California Fuschia	●	●	●	●	●	●	
*Erigeron karvinskianus**	Santa Barbara Daisy	●	●	●	●	●	●	
*Euonymus japonicus var.**	Euonymus	●	●	●	●	●	●	
Euryops spp.	Euryops	●	●	●	●	●	●	
x Fatshedera lizei	Botanical Wonder	●	●	●	●	●	●	
Fatsia japonica	Japanese Aralia	●	●	●	●	●	●	
*Feijoa sellowiana**	Pineapple Guava, Feijoa	●	●	●	●	●	●	

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Hydrangea macrophylla


Lantana camara


Lobelia laxiflora


Photina x fraseri

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Gaura lindheimeri	Gaura	●	●	●	●	●	●	
Grevillea spp., ***	Grevillea	●	●	●	●	●	●	
Grewia occidentalis	Lavender Starflower	●	●	●	●	●	●	
*Hemerocallis spp.***	Daylily	●	●	●	●	●	●	
*Heteromeles arbutifolia**	Toyon	●	●	●	●	●	●	
Heuchera spp. 5	Coral Bells			●	●			
Hydrangea spp.	Hydrangea	●	●	●	●	●	●	
Hypericum calycinum	Creeping St. Johnswort, Goldflower	●	●	●	●	●	●	
Ilex spp. (except Ilex vomitoria)	Holly	●	●	●	●		●	
Kalanchoe spp.	Kalanchoe	●	●	●	●	●	●	
Kniphofia spp.	Poker Plant	●	●	●	●	●	●	
*Lantana spp.***	Lantana	●	●	●	●	●	●	
*Lavandula spp.**	Lavender	●	●	●	●	●	●	
Lavatera maritima	Tree Mallow	●	●	●	●	●	●	
Leptospermum scoparium	New Zealand Tea Tree	●		●	●		●	
Leucophyllum spp. 2	Purple Sage	●	●	●	●	●	●	
Ligustrum j. t. (Topiary Forms)	Privet	●	●	●	●	●	●	
Liriope muscari	Big Blue Lily Turf	●	●	●	●	●	●	
*Lobelia laxiflora**	Red Mexican Lobelia	●	●	●	●	●		
Lomandra cvs.	Lomandra	●	●	●	●	●	●	
Loropetalum spp.	Fringe Flower	●	●	●	●	●	●	
Mahonia 'Golden Abundance'	Golden Abundance Mahonia	●	●	●	●	●	●	
Mahonia aquifolium	Oregon Grape	●	●	●	●	●	●	
*Mimulus aurantiacus**	Sticky Monkey Flower	●	●	●	●			

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Pyracantha coccinea


Romneya coulteri


Tulbaghia violacea


Westringia spp.

Botanical Name	Common Name	Entries	Main Road Streetscape/ Medians (M)	Residential Front Yards	Neighborhood Parks	School	Mixed Use Business Park	100'Conservation Easement
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Myoporum laetum	Myoporum	●	●	●	●	●	●	
*Myrsine africana**	African Boxwood	●	●	●	●	●	●	
*Myrtus communis var.**	Myrtle	●	●	●	●	●	●	
Nandina domestica var.	Nandina, Heavenly Bamboo	●	●	●	●	●	●	
Osmanthus fragrans	Sweet Olive	●	●	●	●	●	●	
*Pelargonium x hortorum**	Garden Geranium	●	●	●	●	●	●	
Perovskia spp. 2	Russian Sage	●	●	●	●	●	●	
*Phormium spp.***	Flax	●	●	●	●	●	●	
Photinia x fraseri	Fraser's Photinia	●	●	●	●	●	●	
*Phyllostachys viridis 'Robert Young'**	Robert Young Bamboo	●		●	●	●	●	
*Pittosporum spp.****	Pittosporum	●	●	●	●	●	●	
Podocarpus macrophylla 'Maki'	Shrubby Yew Pine	●		●	●	●	●	
Polygala d. 'Petite Butterflies'	Dwarf Sweet Pea Shrub	●	●	●	●	●	●	
Prunus spp.	Laurel	●	●	●	●	●	●	
*Pyracantha coccinea var.**	Pyracantha	●	●	●	●	●	●	
*Rhamnus californica var.**	California Coffeeberry			●	●	●		
Rhaphiolepis spp.	Indian Hawthorne	●	●	●	●	●	●	
*Rhus ovata**	Sugar Bush	●	●	●	●	●	●	
Ribies viburnifolium	Evergreen Currant			●	●	●	●	
*Romneya coulteri**	Matilija Poppy	●	●	●	●			
Rosa spp.	Rose	●	●	●	●	●	●	
Sambucus mexicana *	Mexican Elderberry							●
*Santolina chamaecyparissus**	Lavender Cotton			●	●	●	●	
Sarcococca ruscifolia	Sweet Box			●				

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Echeveria x imbricata


Sedum rubrotinctum


Achellia millefolium


Festuca glauca

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*Sisyrinchium bellum**	Blue-eyed Grass	●	●	●	●	●	●	●
Spiraea spp.	Spiraea	●	●	●	●	●	●	
Tagetes lemmonii	Mountain Marigold	●	●	●	●	●	●	
Teucrium x lucidrys	Dwarf Germander	●	●	●	●	●	●	
Tulbaghia violacea	Society Garlic	●	●	●	●	●	●	
Viburnum spp.	Viburnum	●	●	●	●	●	●	
*Westringia spp.**	Coast Rosemary	●	●	●	●	●	●	
*Xylosma congestum**	Xylosma, Glossy Xylosma	●	●	●	●	●	●	
*Yucca spp.***	Yucca	●	●	●	●		●	
SUCCULENTS (not allowed on any city or city maintained property)								
*Agave parryi**	Artichoke Agave	●	●	●	●	●	●	
*Aloe spp.***	Aloe	●	●	●	●	●	●	
*Bulbine frutescens**	Yellow Stalked Bulbine	●	●	●	●	●	●	
*Bulbine frutescens 'Hallmark'**	Orange Hallmark Bulbine	●	●	●	●	●	●	
*Bulbine frutescens 'Yellow'**	Yellow Bulbine	●	●	●	●	●	●	
*Cephalophyllum 'Red Spike'**	Red Spike Iceplant	●	●	●	●	●	●	
*Echeveria spp.**	Hen and Chicks	●	●	●	●	●	●	
*Euphorbia rigida**	Blue Euphorbia	●	●	●	●	●	●	
*Ferocactus wislizenii**	Fish Hook Barrel Cactus	●	●	●	●	●	●	
*Hesperaloe parviflora var.**	Hesperaloe	●	●	●	●	●	●	
Opuntia spp., ****	Prickly Pear	●	●	●	●		●	
*Portulacaria afra**	Elephant's Food, Elephant Bush	●	●	●	●	●	●	
*Sedum spp.**	Sedum	●	●	●	●	●	●	
Yucca spp.	Yucca	●	●	●	●		●	

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Heuchera spp.


Scaevola 'Mauve Clusters'


Clytostoma callistegiodes


Gelsemium sempervirens

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GROUNDCOVER								
*Achillea spp.***	Yarrow	●	●	●	●	●	●	
Aptenia spp.	Ice Plant	●	●	●	●	●	●	
Armeria maritima	Sea Pink	●	●	●	●	●	●	
Bergenia cordifolia	Heartleaf Bergenia	●	●	●	●	●	●	
Campanula muralis	Dalmatian Bellflower	●	●	●	●	●	●	
Campanula poscharskyana	Serbian Bellflower	●	●	●	●	●	●	
*Ceanothus griseus var.**	Carmel Creeper	●	●	●	●	●	●	
Cerastium tomentosum	Snow-in-Summer	●	●	●	●	●	●	
*Convolvulus mauritanicus**	Ground Morning Glory	●	●	●	●	●	●	
*Coprosma petrei**	Creeping Mirror Plant	●	●	●	●	●	●	
Cotoneaster dammeri 'Lowfast' 5	Bearberry Cotoneaster			●				
Festuca californica 'Serpentine Blue'	California Fescue selection	●	●	●	●	●	●	
*Festuca glauca**	Blue Fescue	●	●	●	●	●	●	
Fragaria chiloensis	Ornamental Strawberry	●	●	●	●	●	●	
Fragaria 'Pink Panda'	Pink Panda Ornamental Strawberry	●	●	●	●	●	●	
Gazania hybrids 1, 3	Hybrid Gazanias	●		●	●			
*Heuchera spp.*** 5	Coral Bells			●				
Hypericum calycinum	Creeping St. John's Wort	●	●	●	●	●	●	
Lonicera japonica 'Halliana'	Hall's Honeysuckle	●	●	●	●	●	●	
*Myoporum parvifolium**	Ground Cover Myoporum	●	●	●	●	●	●	
Ophiopogon spp.	Mondo Grass	●	●	●	●	●	●	
*Osteospermum spp.**	Freeway Daisy	●	●	●	●	●	●	
Pelargonium peltatum	Ivy Geranium	●	●	●	●	●	●	

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Jasminum polyanthum


Aristida purpurea


Carex pansa


Carex stricta

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Ribes viburnifolium	Evergreen Currant	●	●	●	●	●	●	
Rosa Ground Cover varieties	Ground Cover Rose	●	●	●	●	●	●	
Scaevola albida 'Mauve Clusters'	Fan Flower	●	●	●	●	●	●	
Thymus spp.	Thyme	●	●	●	●	●	●	
Trachelospermum asiaticum	Yellow Star Jasmine	●	●	●	●	●	●	
Trachelospermum jasminoides	Star Jasmine	●	●	●	●	●	●	
*Vinca minor**	Dwarf Periwinkle	●	●	●	●	●	●	
*Zoysia tenuifolia**	Korean Grass	●	●	●	●	●	●	
VINES								
Cissus antarctica	Kangaroo Vine	●	●	●	●	●	●	
Clematis armandii	Evergreen Clematis	●	●	●	●	●	●	
Clematis cultivars	Clematis	●	●	●	●	●	●	
Clytostoma callistegioides	Violet Trumpet Vine	●	●	●	●	●	●	
Distictus buccinatoria	Scarlet Trumpet Vine	●	●	●	●	●	●	
Feijoa sellowiana	Pineapple Guava	●	●	●	●	●	●	
*Gelsemium sempervirens**	Carolina Jessamine	●	●	●	●	●	●	
Hardenbergia violacea	Lilac Vine, Coral Pea	●	●	●	●	●	●	
Hardenbergia violacea 'Rosea'	Pink Lilac Vine	●	●	●	●	●	●	
Jasminum polyanthum	Pink Jasmine	●	●	●	●	●	●	
Parthenocissus quinquefolia	Virginia Creeper	●	●	●	●	●	●	
Parthenocissus tricuspidata	Boston Ivy	●	●	●	●	●	●	
Passiflora spp.	Passion Vine	●	●	●	●	●	●	
Podocarpus gracilior	Yew Pine	●	●	●	●	●	●	
*Rosa 'Cecile Brunner'**	Cecile Brunner Rose (polyantha)	●	●	●	●	●	●	

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Trachelospermum jasminoides


Bouteloua gracilis


Carex praegracilis


Festuca Mairei

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*Rosa banksiae 'Alba Plena'**	Dbl. White Lady Banks' Rose	●	●	●	●	●	●	
*Rosa banksiae 'Lutea'**	Yellow Lady Banks' Rose	●	●	●	●	●	●	
Solanum jasminoides	Potato Vine	●	●	●	●	●	●	
Trachelospermum jasminoides	Star Jasmine	●	●	●	●	●	●	
GRASSES								
*Aristida purpurea**	Purple Three Awn Grass	●	●	●	●	●	●	
*Bouteloua curtipendula**	Sideoats Grama Grass	●	●	●	●	●	●	
*Bouteloua gracilis**	Blue Grama Grass	●	●	●	●	●	●	
*Calamagrotis x acutifolia**	Feather Reed Grass	●	●	●	●	●	●	
Calamagrotis x 'Karl Foerster'	Karl Foerster Feather Reed Grass	●	●	●	●	●	●	
Calamagrotis foliosus	Mendecino Reed Grass	●	●	●	●	●	●	
Calamagrotis nutkaensis	Pacific Reed Grass	●	●	●	●	●	●	
*Carex elata 'Aurea'**	Golden Variegated Sedge	●	●	●	●	●	●	
Carex flagellifera	Weeping Brown Sedge	●	●	●	●	●	●	
*Carex oshimensis 'Evergold'**	Variegated Japanese Sedge	●	●	●	●	●	●	
Carex pansa	California Meadow Sedge	●	●	●	●	●	●	
Carex praegracilis	Clustered Field Sedge	●	●	●	●	●	●	
Carex stricta	Tussock Sedge	●	●	●	●	●	●	
Carex testacea	Brown Sedge	●	●	●	●	●	●	
Carex tumulicola	Foothill Sedge	●	●	●	●	●	●	
Chondropetalum tectorum	Small Cape Rush	●	●	●	●	●	●	
Festuca californica 'Serpentine Blue'	California Fescue selection	●	●	●	●	●	●	
*Festuca glauca**	Blue Fescue	●	●	●	●	●	●	
Festuca spp. (except arundinacea)	Fescue	●	●	●	●	●	●	

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Juncus patens


Lomandra longifolia 'Breeze'


Muhlenbergia spp.


Zoysia 'DeAnza'

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*Festuca idahoensis 'Siskyou Blue'**	Siskyou Blue Fescue	●	●	●	●	●	●	
*Festuca mairei**	Atlas Fescue	●	●	●	●	●	●	
Festuca rubra	Red Fescue	●	●	●	●	●	●	
*Helictotrichon sempervirens**	Blue Oat Grass	●	●	●	●	●	●	
Juncus effusus pacificus 'Quartz Creek'	Quartz Creek Soft Rush	●	●	●	●	●	●	
Juncus patens	California Gray Rush	●	●	●	●	●	●	
Leymus arenaris	Blue Lyme Grass	●	●	●	●	●	●	
*Leymus condensatus**	Wild Rye	●	●	●	●	●	●	
*Leymus condensatus 'Canyon Prince'**	Canyon Prince Wild Rye	●	●	●	●	●	●	
*Leymus triticoides**	Creeping Wild Rye	●	●	●	●	●	●	
Lomandra longifolia 'Breeze'	Spiny Head Mat Rush	●	●	●	●	●	●	
Muhlenbergia spp.	Muhlenbergia	●	●	●	●	●	●	
*Nolina bigelovii**	Desert Bigelov Nolina	●	●	●	●	●	●	
*Zoysia 'De Anza'**	Turf Zoysia De Anza	●	●	●	●	●	●	
Existing Grasses Protect in Place								●

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APPENDIX 'A'

Prohibited Plants and Trees

For Fuel Modification Zones in Moderate, High & Very High Hazard Areas

The following plant species are highly flammable and are more susceptible to burning, due to rough or peeling bark, production of large amounts of litter, vegetation that contains oils, resin, wax, or pitch, large amounts of dead material in the plant, or plantings with a high dead to live fuel ratio.

Botanical Name	Common Name	Plant Form
Acacia species	Acacia	Shrub/Tree
Adenostema fasciculatum	Chamise	Shrub
Adenostema sparsifolium	Red Shank	Shrub/Tree
Arborvitae	Thuja	Shrub/Tree
Artemisia californica	California Sagebrush	Shrub
Anthemis cotula	Mayweed	Weed
Arundo donax	Giant reed	Grass/weed
Bambusa species	Bamboo	Shrub
Brassica nigra	Black Mustard	Weed
Brassica ropa	Yellow Mustard	Weed
Cedrus species	Cedar	Tree
Cirsim vugare	Wild Artichoke	Weed
Conyza canadensis	Horseweed	Weed
Cortaderia selloana	Pampas Grass	Tall Grass
Cupressus species	Cypress	Tree
Cytisus species	Broom	Shrub
Eriogonum fasciculatum	Common Buckwheat	Shrub
Eucalyptus species	Eucalyptus	Shrub/Tree
Gensita species	Broom	Shrub
Hedera canariensis	Algerian Ivy	Ground Cover
Heterotheca grandiflora	Telegraph plant	Weed/shrub
Juniperus species	Junipers	Shrub
Lactuca serriola	Prickly lettuce	Weed
Liquidambar styraciflua	Sweet Gum	Tree
Miscanthus sinensis	Maiden Grass	Tall Grass
Nicotiana bigelevil	Indian tobacco	Shrub
Nicotiana glauca	Tree tobacco	Shrub
Palmae species	Palms	Tree
Pennisetum species	Fountain Grass	Ground cover
Picea species	Spruce	Tree
Pinus species	Pines	Tree
Rosmarinus species	Rosemary	Shrub
Retama monosperma	Broom	Shrub
Salvia species *	Sage	Shrub
Silybum marianum	Milk thistle	Weed
Spartium junceum	Spanish Broom	Shrub
Ulex europea	Gorse	Shrub
Urtica urens	Burning nettle	Weed
Botanical Name	Common Name	Plant Form
Washingtonia species	Palms	Tree

* Except -Salvia columbariae (chia), Salvia sonomensis (Creeping Sage)

APPENDIX 'A'

Prohibited Plants and Trees

For Fuel Modification Zones in Moderate, High & Very High Hazard Areas

Notes:

A. Certain natives are suitable to use in Fuel Modification Zone 2, where noted, if maintained. See comments in Comment column.

B. Plants that freeze should not be planted.

C. Not all plants could be listed. Here are the characteristics of more fire prone species:

- Dry and dead leaves or twigs
- Dry, leathery leaves
- Abundant, dense foliage
- High oil or resin content including gums or terpenes.
- Shaggy, rough, or peeling bark
- Abundant number of dead leaves underneath the plant (litter)
- Needle-like or very fine leaves
- Foliage with low moisture

Information:

1. Some plants on this list that are considered invasive. There are many other plants considered invasive that should not be planted in a fuel modification zone and they can be found on The California Invasive Plant Council's Website www.cal-ipc.org/ip/inventory/index.php. Other plants not considered invasive at this time may be determined to be invasive after further study.

2. For the purpose of using this list as a guide in selecting plant material, it is stipulated that all plant material will burn under various conditions.

3. The absence of a particular plant, shrub, groundcover, or tree from this list does not necessarily mean it is fire resistive and does not imply that a particular plant, shrub, groundcover, or tree will be approved by the fire code official or H.O.A. for landscaping in a Wildland Urban Interface Fire Area.

4. Landscape architects may submit proposals for use of certain vegetation on a project specific basis. They shall also submit justifications as to the fire resistivity of the proposed vegetation.

5. Tracy is located USDA Climate Zone 9b or Climate Zones 9b as defined in Sunset Western Garden Book. Plants, shrubs, groundcover, or trees recommended for this climate zone can be submitted for approval for landscaping purposes unless the plant is listed in this prohibited list.

6. Native, drought tolerant plants are encouraged unless they are on this list or otherwise known as flammable or invasive. Note that invasive species tend to require more maintenance are therefore discouraged.

7. Notwithstanding the type of plant not included on this list, spacing and configuration of plantings in relationship to structures is critical to stopping fire spread. Spacing and configuration shall be approved by the H.O.A.

8. This list was created by **Firewise 2000, LLC**. It is based on a review of several public agencies, non-profits and firesafe councils lists utilized in central and northern California.

APPENDIX 'B'

Planting Design Guidelines

"Do Not Plant and Restricted Plant List" City of Tracy

PLANTING DESIGN GUIDELINES

"DO NOT PLANT & RESTRICTED PLANT LIST"
TREES

BOTANICAL NAME	COMMON NAME	REMARKS / RESTRICTIONS
ACACIA DEALBATA	SILVER WATTLE	NOT ALLOWED
ACACIA MELANOXYLON	BLACKWOOD ACACIA	NOT ALLOWED
ACER SACCHARIUM	SILVER MAPLE	OPEN SPACE AREAS
ACER NEGUNDO CULTIVARS	BOX ELDER	OPEN SPACE / NATURAL AREAS
ALBIZIA JUILBRISSIN	SILK TREE CULTIVARS	NOT ALLOWED
AILANTHUS ALTISSIMA	TREE OF HEAVEN	NOT ALLOWED
ALNUS SPECIES	ALDER	OPEN SPACE / NATURAL AREAS
BETULA SPECIES EXCEPT BETULA PENDULA CULTIVARS	BIRCH EUROPEAN WHITE BIRCH	OPEN SPACE / NATURAL AREAS NOT ALLOWED
CRATAEGUS MONOGYNA	COMMON HAWTHORN	NOT ALLOWED
CRATAEGUS LAVIAGATA CULTIVARS	ENGLISH HAWTHORN	NON-PEDESTRIAN / VEHICLE AREA / MEDIAN PLANTER 12' WIDE MIN.
CATALPA SPECIES	CATALPA	OPEN SPACE AREAS
CELTIS SPECIES	HACKBERRY	NON-PEDESTRIAN / VEHICLE AREAS
CERCIS CANADENSIS CULTIVARS	EASTERN RED BUD	ESTABLISHED DEEP SHADE
CORNUS SPECIES	DOGWOOD	ESTABLISHED DEEP SHADE
FAGUS SPECIES	BEECH	NOT ALLOWED
FRANINUS SPECIES	ASH	NOT ALLOWED
LIQUIDAMBER STYRACIFULA	SWEETGUM	OPEN SPACE / MEDIAN PLANTER 12' WIDE MIN.
LIRODENDRON TULIPIFERA	TULIP TREE	NOT ALLOWED
MAGNOLIA GRANDIFLORIA CULTIVARS	SOUTHERN MAGNOLIA	NON-PEDESTRIAN / VEHICLE AREAS
MAYTEN BORIA	MAYTEN TREE	NOT ALLOWED
MORUS ALBA	MULBERRY	OPEN SPACE
MYOPORUM LAETUM	NGAIO TREE	NOT ALLOWED
NERIUM SPECIES	OLEANDER	NOT ALLOWED
PALMS	VARIOUS SPECIES	NOT ALLOWED
POPULUS SPECIES	POPLAR	NATURAL SPACES

NOTES

1. NO FRUIT TREES SHALL BE PLANTED
2. DO NOT SPECIFY ANY TREES ON THE CALIFORNIA INVASIVE PLANT LISTING.

CITY OF TRACY

TRACY Think Inside the Triangle™	REVIEWED BY: Robert Armijo CITY ENGINEER RCE 63173		DETAIL No. D 7.1 Sheet 1 of 3
	Res No. 2020–031	DATE: February 18, 2020	PLANTING Plant Material Design Guidelines: Trees
	Rev: Lyle C.	Rev:	
	Rev:	Rev:	

PARKS AND STREETSCAPE STANDARD PLANS

APPENDIX 'B'

Planting Design Guidelines

"Do Not Plant and Restricted Plant List" City of Tracy

PLANTING DESIGN GUIDELINES

"DO NOT PLANT & RESTRICTED PLANT LIST"

TREES

BOTANICAL NAME	COMMON NAME	REMARKS / RESTRICTIONS
PRUNUS BLIREANA CULTIVARS	FLOWERING PLUM	NON-PEDESTRIAN / VEHICLE AREAS
PRUNUS CERISIFERIA CULTIVARS	FLOWERING PLUM	NOT ALLOWED
PRUNUS SERRULATA CULTIVARS	FLOWERING CHERRY	NOT ALLOWED
PYRUS SPECIES	FLOWERING PEAR	NOT ALLOWED
ROBINIA SPECIES	LOCUST	NOT ALLOWED
SALIX SPECIES	WILLOW	NATURAL AREAS
SAPIUM SEBIFERUM	CHINESE TALLOW	NOT ALLOWED
SCHINUS SPECIES	PEPPER TREE	NOT ALLOWED
SEQUIOA SEMPERVIRENS CULTIVARS	COAST REDWOOD	NOT ALLOWED
STYRAX JAPONICUS	JAPANESE SNOWBELL	ESTABLISHED DEEP SHADE
TAMARIX SPECIES	TAMARIX	NOT ALLOWED

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	Rev: Lyle C.	Rev:	
	Rev:	Rev:	

PARKS AND STREETSCAPE STANDARD PLANS

APPENDIX 'B'

Planting Design Guidelines

"Do Not Plant and Restricted Plant List" City of Tracy

PLANTING DESIGN GUIDELINES

"DO NOT PLANT & RESTRICTED PLANT LIST"
SHRUBS, GRASSES, GROUND COVERS, PERENNIALS & VINES

BOTANICAL NAME	COMMON NAME	REMARKS / RESTRICTIONS
CARPOBROTUS CHILENSIS	ICE PLANT	NOT ALLOWED
CORTADERIA SELLOANA	PAMPAS GRASS	NOT ALLOWED
COTONEASTER SPECIES	CONTONEASTER	NOT ALLOWED
CYTISUS SPECIES	BROOM	NOT ALLOWED
FESTUCA ARUNDINACEA	BUNCH GRASS	NOT ALLOWED
GAZANIA SPECIES	GAZANIA	NON-PEDESTRIAN AREAS
HEUCHERA SPECIES	CORAL BELLS	NOT ALLOWED
HEDRA SPECIES	IVY	NOT ALLOWED
ILEX VOMITORIA	YAUPON HOLLY	NOT ALLOWED
LIGUSTRUM SPECIES	PRIVET	NOT ALLOWED
LONICERA SPECIES	HONEYSUCKLE	NOT ALLOWED
MAHONIA REPENS	CREEPING MAHONIA	ESTABLISHED DEEP SHADE
MACFADYENA UNGUS-CATI	CAT'S CLAW	NOT ALLOWED
NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	NOT ALLOWED
NERIUM OLEANDER CULTIVARS	OLEANDER	NOT ALLOWED
PACHYSANDRA TERMINALIS	JAPANESE SPRUGE	ESTABLISHED DEEP SHADE
PENNISETUM SETACEUM	FOUNTAIN GRASS	NOT IN OPEN SPACE OR NATURAL AREAS
PENSTEMON HYBRIDS	BEARDTOUNGE	NOT ALLOWED
PRUNUS LYONII	CATALINA CHERRY	NON-PEDESTRIAN / VEHICLE AREAS
PRUNUS LUSITANICA	PORTUGUESE LAUREL	NOT ALLOWED
STACHYS BYANTINA	LAMB'S EAR	NOT ALLOWED
VERBENA SPECIES	VERBENA	NOT ALLOWED
VINCA MAJOR	PERIWINKLE	NOT ALLOWED

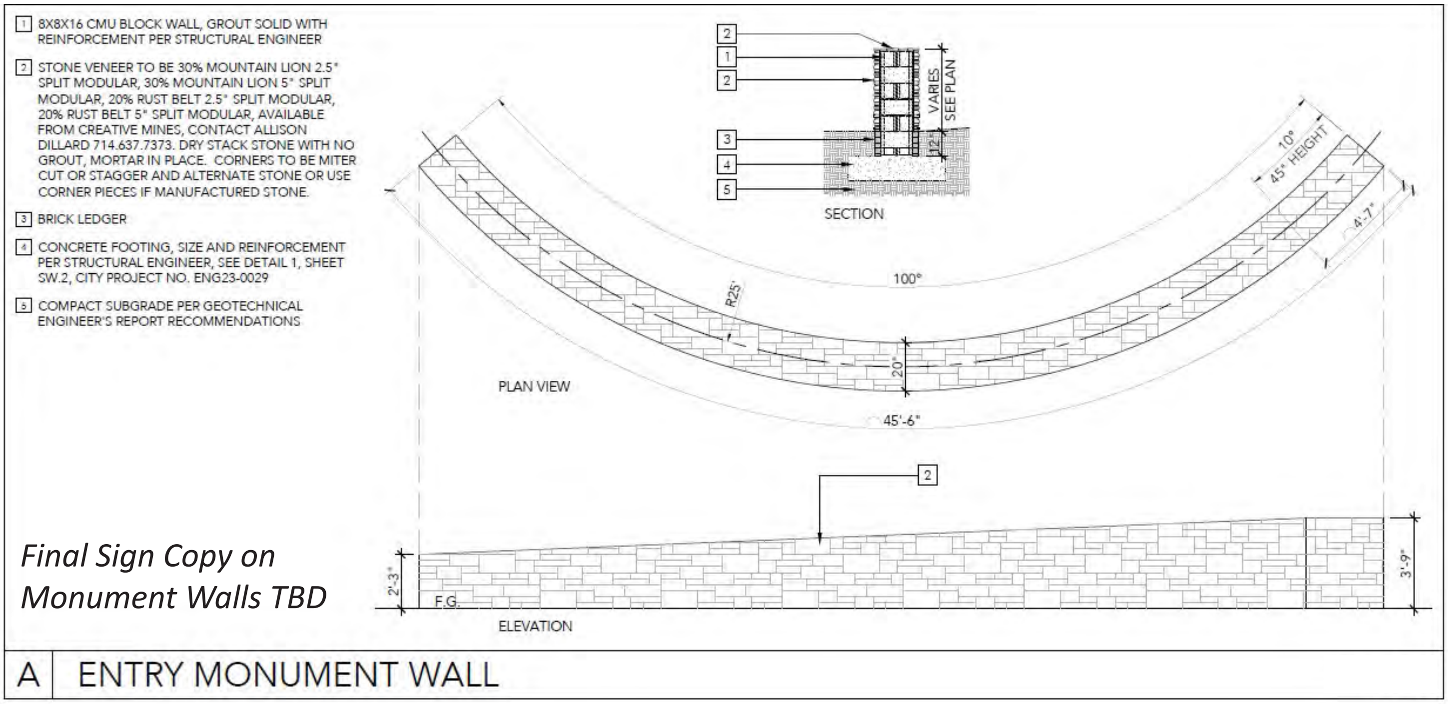
NOTES

1. WOODY SHRUBS SHOULD BE AVOIDED IN AREAS OF HIGH FOOT TRAFFIC SUCH AS PARKS, DOG PARK, PEDESTRIAN WALKWAYS AND TRAILS.
2. DO NOT SPECIFY ANY SHRUBS ON THE CALIFORNIA INVASIVE PLANT LISTING.
3. ORNAMENTAL NO-MOW, BIOSWALE, BIO-RETENTION, OR SPORT FIELD TURF GRASSES TO BE REVIEWED UPON SUBMITTAL.

CITY OF TRACY

TRACY Think Inside the Triangle™	REVIEWED BY: Robert Armijo CITY ENGINEER RCE 63173		DETAIL No. Sheet 3 of 3	D 7.1
	Res No. 2020–031	DATE:February 18, 2020	PLANTING Plant Material Design Guidelines: Shrubs	
	Rev: Lyle C.	Rev:		
	Rev:	Rev:		

PARKS AND STREETSCAPE STANDARD PLANS



Final Sign Copy on Monument Walls TBD

Final Sign Copy on Monument Walls TBD

Figure D-30
Roundabout Artwork / Monument Wall

PHASE 1C

F.1 PHASE 1C

F.1.1 PURPOSE AND SCOPE

The landscape design guidelines contained in Section 3.4 of the Tracy Hills Specific Plan apply Specific Plan-wide; however, implementation details are only shown for Phase 1A. The purpose of Appendix F is to provide landscape design guidelines and implementation details for Phase 1C of Tracy Hills. The Phase 1C landscape design guidelines include the following components:

- Community Monumentation
- Circulation
- Streetscape and Trails
- Edge conditions/ Easements
- Conceptual Overall Illustrative Parks and Landscape Plan
- Lighting
- Walls and Fences
- Landscape Master Tree Plan

F.1.2 LOCATION

Phase 1C of the Specific Plan Area encompasses approximately 121.6 acres located generally west of Phase 1B, south of the California Aqueduct and north of Interstate 580. Refer to Figure F-1, Location Map - Phase 1C for additional information.

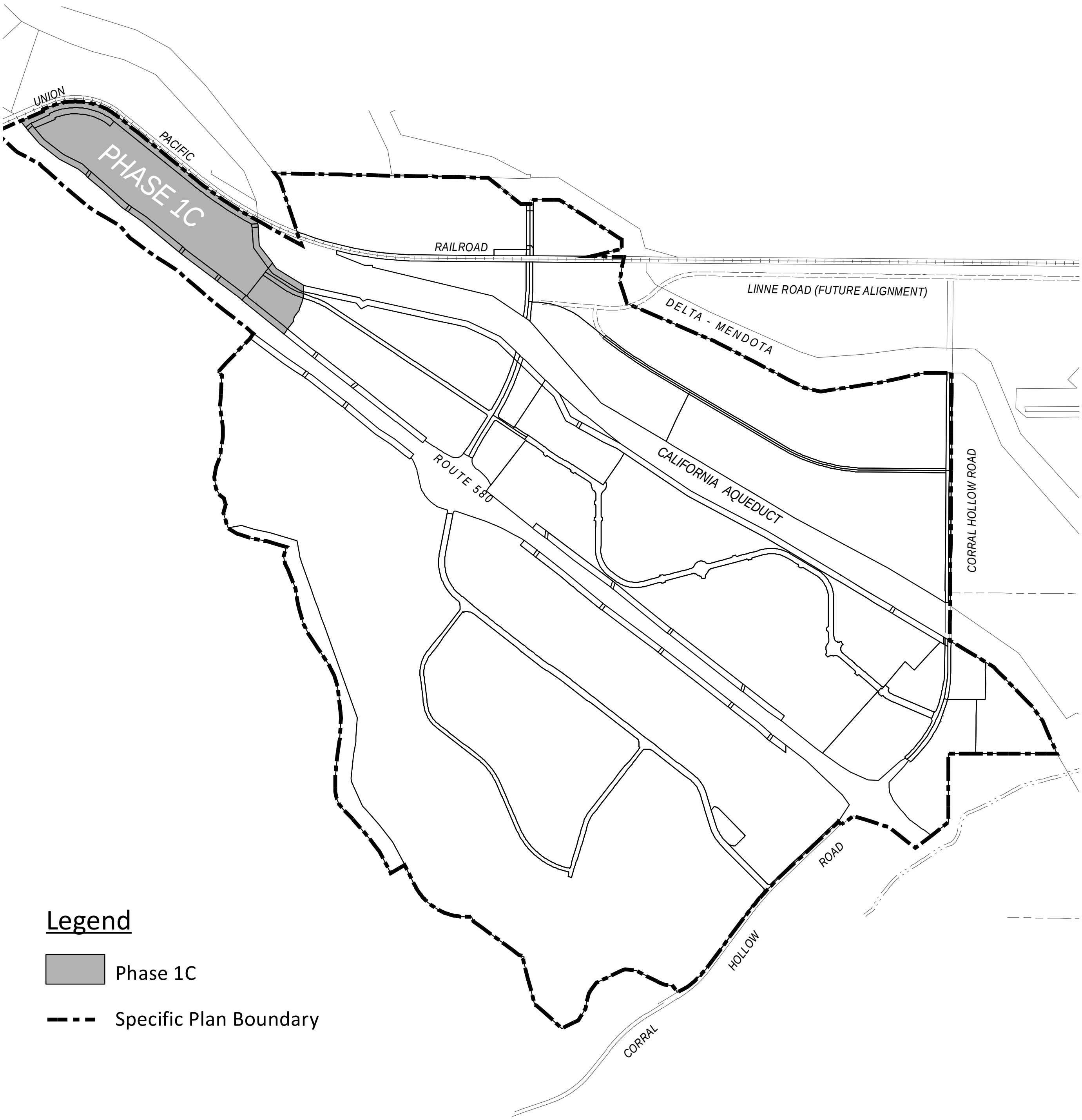


Figure F-1
LOCATION MAP - PHASE 1C

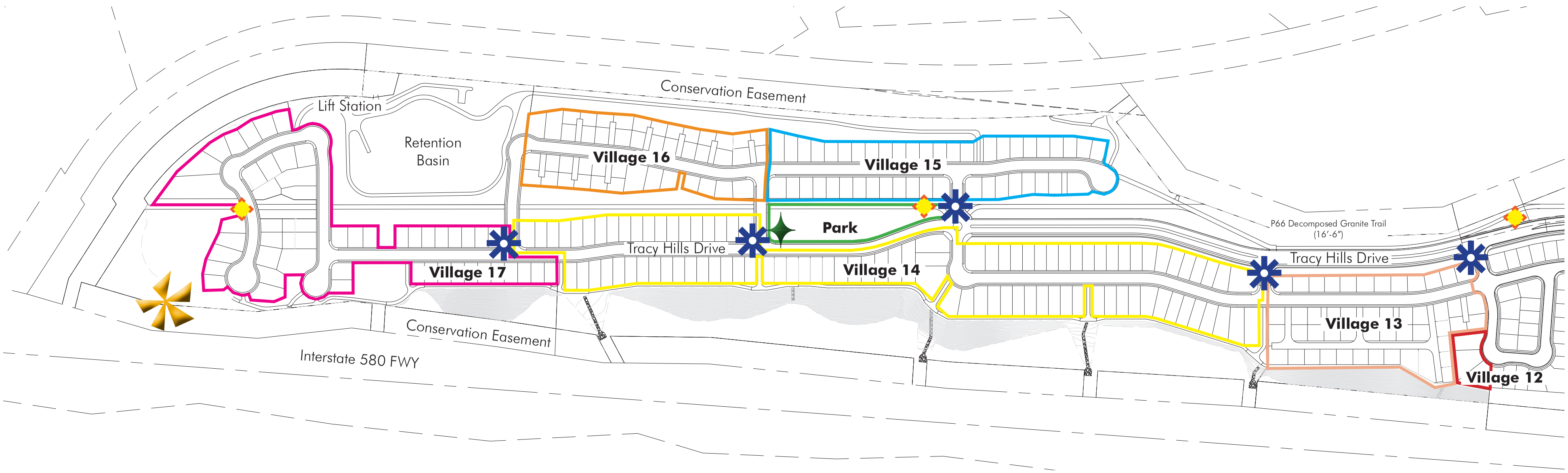
F.1.3 COMMUNITY MONUMENTATION

Phase 1C shall continue the Tracy Hills theming established in Phase 1A and Phase 1B through the consistent application and use of monument signage. Monumentation will be consistent with the character of the project, but flexible enough to respond to individual project context. Logos, type styles, color schemes, and architectural features should be consistent throughout the area being identified. Monumentation may vary in size and detail in a manner that reflects their relative importance within the signage hierarchy, but will incorporate all the materials proposed within the monumentation. Refer to Figure F-2 Community Identity Signage/Monumentation Key Map - Phase 1C for preliminary signage locations.

1. Community Monumentation Detail Reference

Community monumentation utilized in Phase 1C were originally used and detailed in Phase 1A and Phase 1B. Monumentation shall reference the details used in Phase 1A and Phase 1B to ensure consistency throughout the Tracy Hills Specific Plan area. Please refer to the list below for detail references of the monumentation shown in Figure F-2 Community Identity Signage/Monumentation Key Map - Phase 1C.

- Primary Neighborhood Entry Signage - Refer to Figure 3-3
- Park Signage - Refer to Figure 3-4
- Trailhead Marker - Refer to Figure 3-5
- Existing Community Gateway Icon - Figure B-2



Legend

Symbol	Description/Location
	Village 12 Boundary
	Village 13 Boundary
	Village 14 Boundary
	Village 15 Boundary
	Village 16 Boundary
	Village 17 Boundary
	Neighborhood Park

Symbol	Description/Location
	Primary Neighborhood Entry Signage- Identifies entries of the neighborhoods off main arterial roads (one sign per symbol)
	Park Signage- Similar to Neighborhood Entries but at a smaller scale and identifies main park entry.
	Trailhead Marker- Signage at a smaller scale to blend into surroundings. It identifies location of trail access where it connects to a roadway.
	Existing Community Gateway Icon - Create a unifying community identity and statement of community commitment and quality

Figure F-2

COMMUNITY IDENTITY SIGNAGE/MONUMENTATION KEY MAP - PHASE 1C

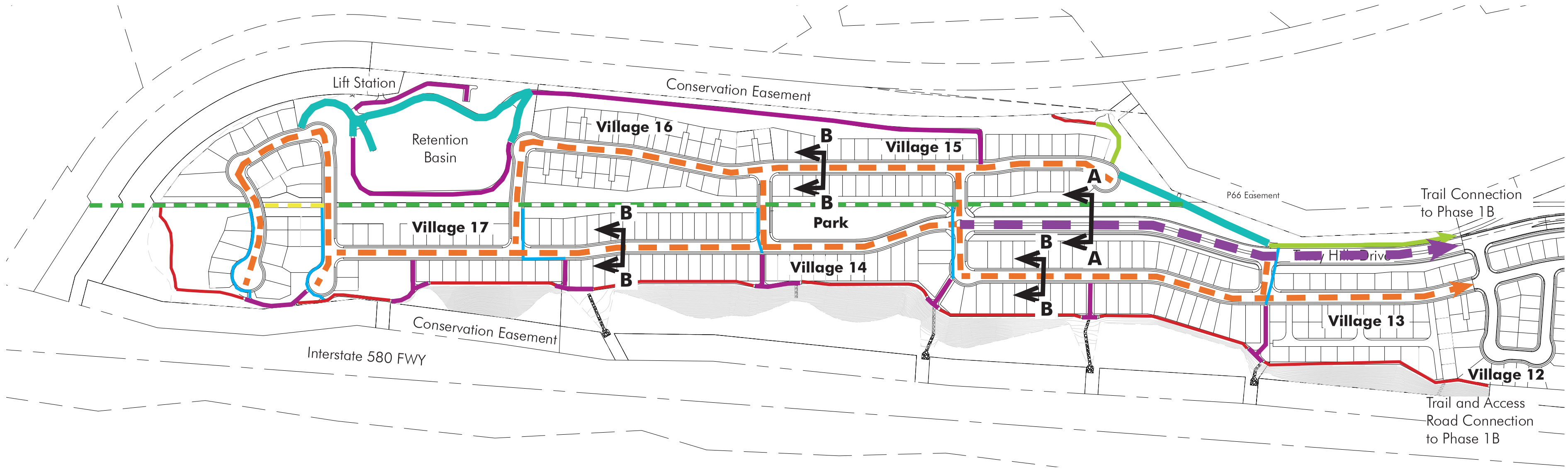
June 2024

F.1.4 CIRCULATION

A hierarchy of streets and trails are proposed within Phase 1C which provide separate facilities for vehicles, cyclists, and pedestrians. Primary access is provided by the Tracy Hills Drive extension from Phase 1A. The Tracy Hills Drive extension will be a two lane divided road with a 6' wide sidewalk on one side of the street and a 16.5' wide decomposed granite paved trail over a pipeline easement on the other side of the street. Refer to Figure F-4 for a typical section of the spine road extension. Residential streets serving the villages in Phase 1C take access from Tracy Hills Drive. Refer to Figure F-5 for a typical section of the residential street, and Figure F-6 for modified Residential Street Section. Refer to Figure F-3 Circulation Map - Phase 1C for additional information on the proposed circulation for this phase of Tracy Hills

1. Streetscape and Trails

The following figures illustrate a hierarchy of streetscapes and circulation which provide distinctive landscape treatments for each planned roadway and trail. Landscape and hardscape treatments include elements such as landscaped medians, sidewalks, and secondary entries, trails and parkway trees with backdrops to enhance roadways. Streetscapes and trails are shown in Figures F-4 to F-6 depict conceptual landscape application. Street trees shall be consistent with those shown in Figure F-13. Shrub and groundcover plant material shall be consistent with the species in the Landscape Plant Matrix in Section 3.4.15 of the Specific Plan.



Legend

Symbol	Description/Location
	12' Decomposed Granite Trail
	16'-6" Decomposed Granite Trail (P66 Easement)
	EVA 20' AC (P66 Easement)
	5' Wide Connective Sidewalk (Neighborhood Trail Loop)
	Park Connection Trail
	10' Native Soil Trail and Access Road
	16' A/B EVA Access Road and Trail
	12' A/B Access Road and Trail
	Tracy Hills Drive with 6' sidewalk on one side of the street
	Residential Street with 5' sidewalks on both sides of the street

Figure F-3
CIRCULATION MAP AND STREET SECTION MAP - PHASE 1C
June 2024

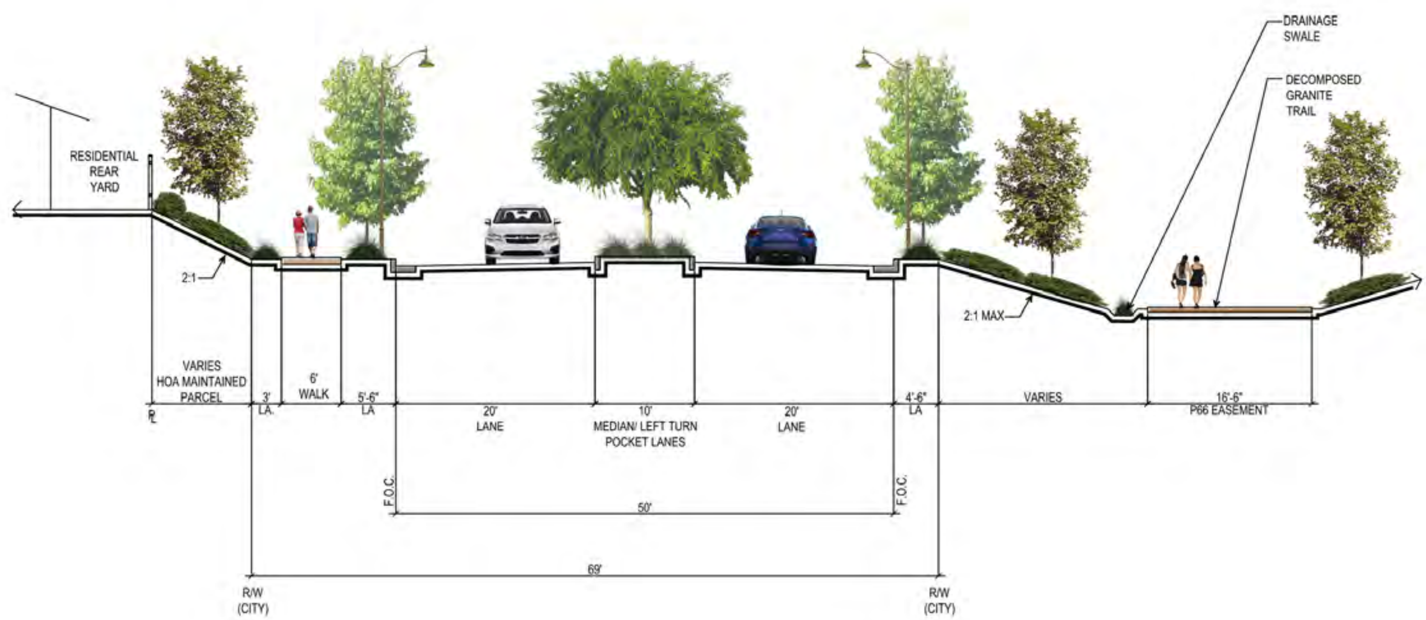


Figure F-4

SECTION A - TRACY HILLS DRIVE SECTION - PHASE 1C

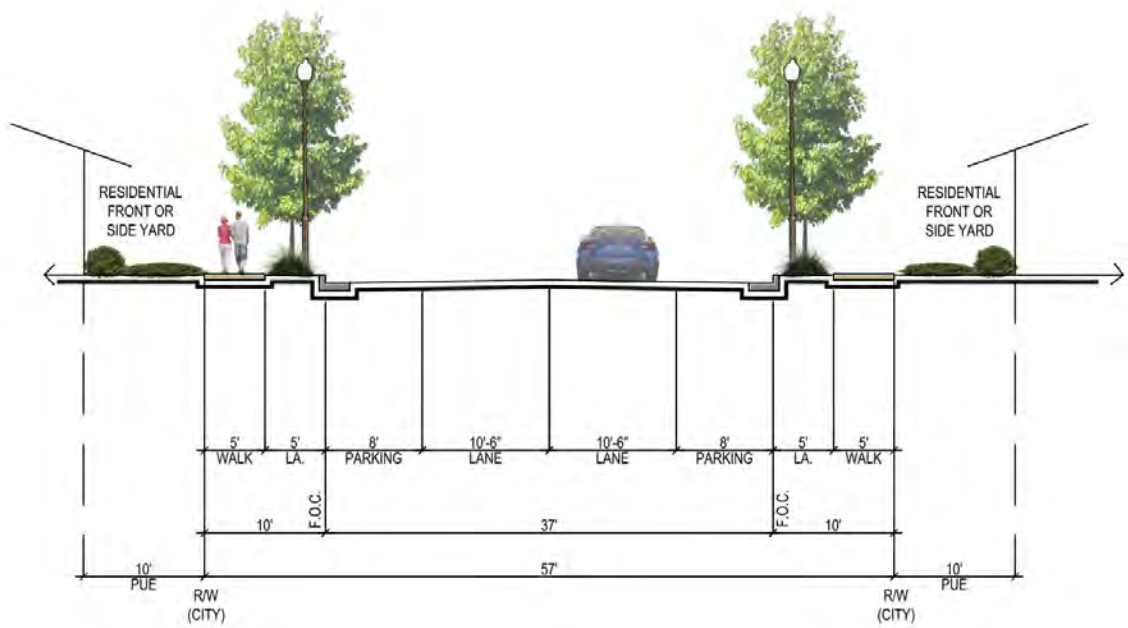


Figure F-5

SECTION B - RESIDENTIAL STREET SECTION - PHASE 1C

F.1.5 EDGE CONDITIONS/EASEMENTS

One hundred foot wide conservation easements are recorded within Phase 1C along I-580 and the south side of the California Aqueduct. These easements were dedicated to the San Joaquin Council of Governments in 2012. The total amount of conservation easement in Phase 1C is approximately 29.1 acres. The purpose of the conservation easements is to provide permanent wildlife habitat. These conservation easements will be owned and maintained by the project's HOA and zoned Tracy Hills Conservation (C-TH). No development within these areas will be allowed except for installation of landscape materials, irrigation and protective fencing. Signs will be attached to the fencing advising the public to "stay out of the conservation easement areas."

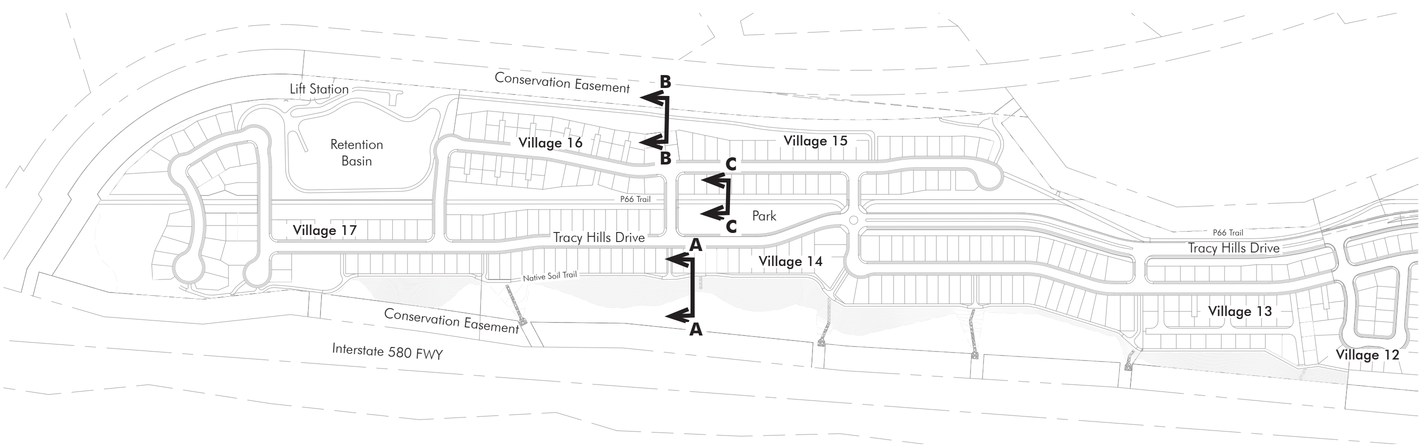


Figure F-7
EDGE CONDITION/EASEMENTS KEY MAP - PHASE 1C

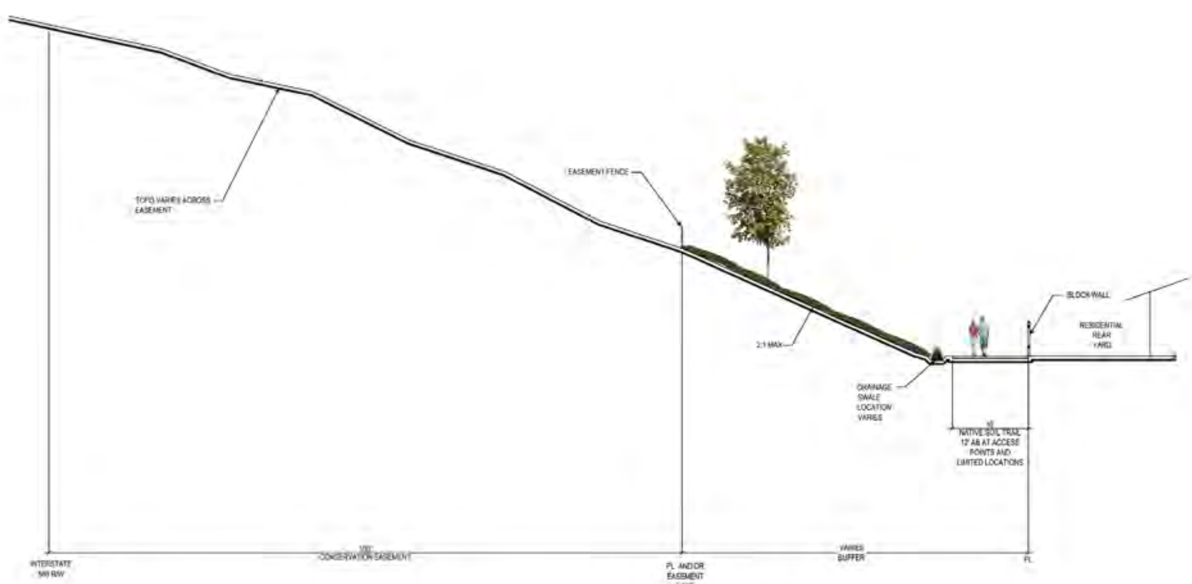


Figure F-8

SECTION A - PHASE 1C

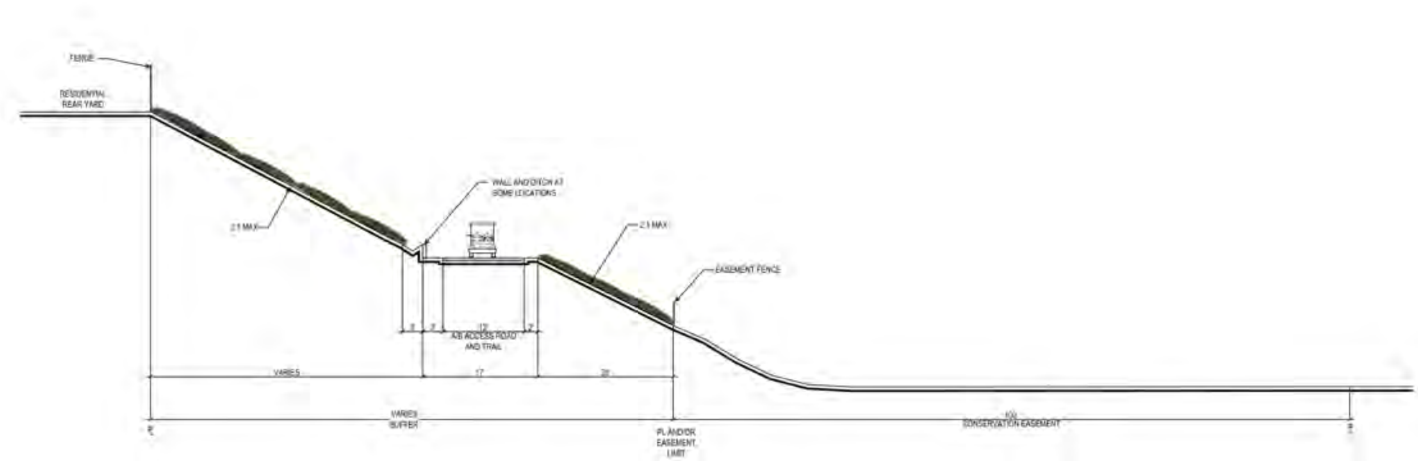


Figure F-9

SECTION B - PHASE 1C

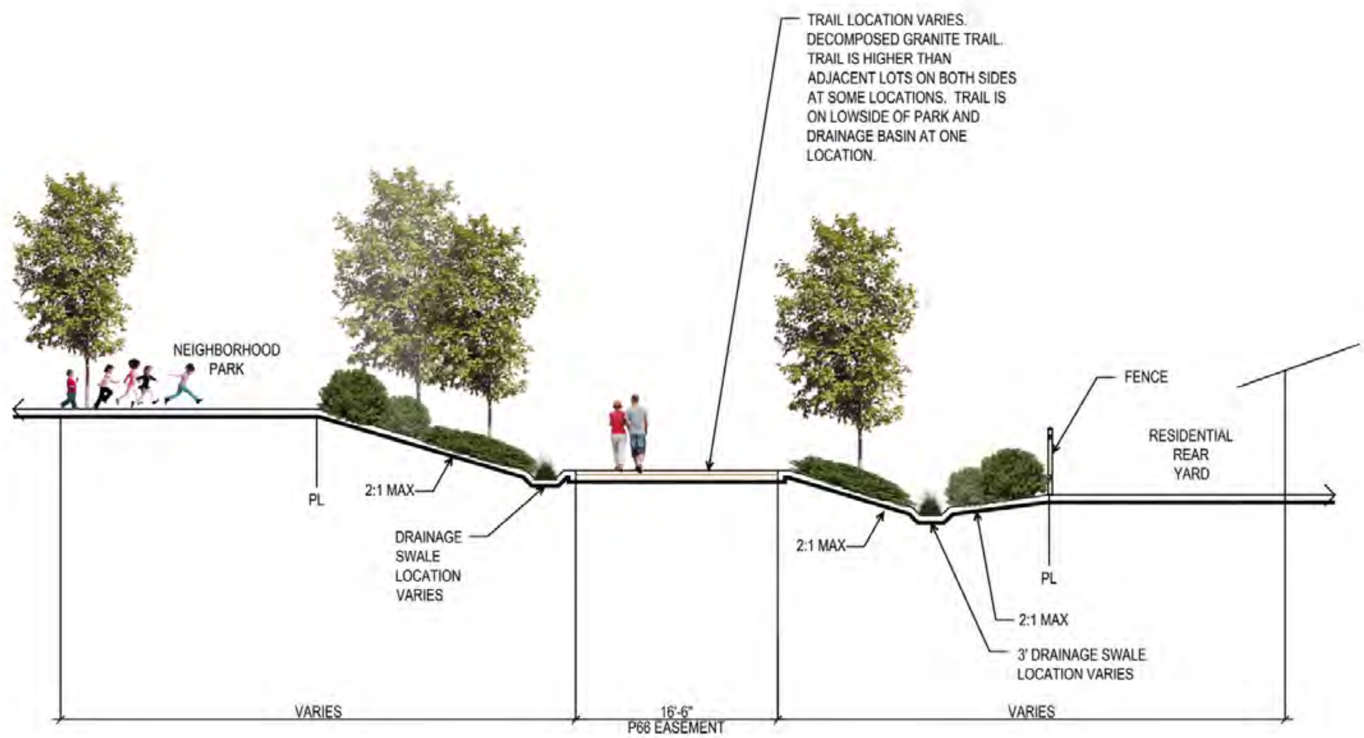


Figure F-10

SECTION C - P66 EASEMENT TRAIL - PHASE 1C

F.1.6 CONCEPTUAL OVERALL ILLUSTRATIVE PARK AND LANDSCAPE PLAN (FIGURE F-11)

Within the residential villages located in this phase of Tracy Hills, there are a variety of trail connections and a neighborhood park which provide opportunities for both passive and active recreational activities. The park shown herein is conceptual in nature and subject to design refinement. The park will be designed and improved by the Developer in accordance with this Specific Plan.

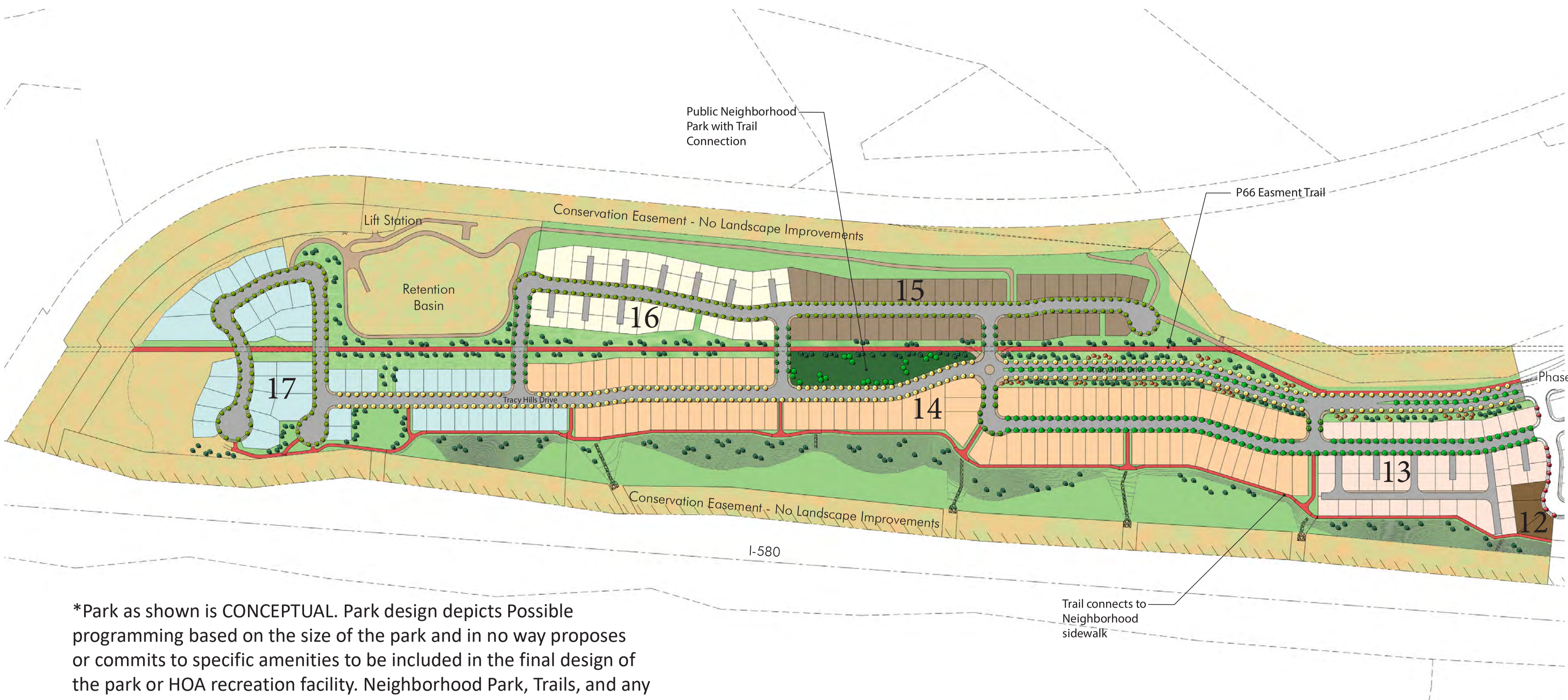
Phase 1C includes a neighborhood park which is centrally located along a residential street (residential street section extension from Tracy Hills Drive). The P66 Easement decomposed granite multi-use trail parallels the backside of the neighborhood park. The residential street that fronts the park and the side streets allow access to the park from the residential villages and will provide parking and an accessible path.

The parks within the community, amongst other things, shall incorporate the following design elements:

- Landscaping should consider the use of drought tolerate species and be planted to conserve water and reduce irrigation needs. Use of reclaimed water or other water conserving strategies is encouraged.
- Use appropriate lighting in high use areas for public safety purposes. Street light standards will also assist with safety lighting.
- The use of drought-tolerant landscaping and hydrozoning irrigation systems should be designed effectively.
- 42" high minimum, non-climbable safety fencing and additional barriers shall be incorporated into the park design to discourage direct path of travel from all play areas to street frontages no matter the distance.

F.1.7 LIGHTING

The site furnishings and lighting design for the residential villages located within Phase 1C shall be consistent with the themes and standards established in Phase 1A and Phase 1B of Tracy Hills. Refer to section 3.4.9 the Specific Plan for the site furnishings and lighting standards which shall be applied to this phase of the Specific Plan.



*Park as shown is CONCEPTUAL. Park design depicts Possible programming based on the size of the park and in no way proposes or commits to specific amenities to be included in the final design of the park or HOA recreation facility. Neighborhood Park, Trails, and any other element for which Tracy Phase 1B, LLC seeks park credits shall be reviewed and approved by the Parks Commission.

TRACY HILLS

Specific Plan

Figure F-11

CONCEPTUAL, OVERALL ILLUSTRATIVE, PARKS AND LANDSCAPE PLAN - PHASE 1C

June 2024

F.1.8 WALLS AND FENCES

Consistent with Phase 1A and Phase 1B, walls and fences within this phase of the Specific Plan are intended to maintain the quality and character of the public realm. Wall and fence materials shall provide variety, privacy and consistency within the community.

The following types of walls and fences were selected for use within different areas of the project site, consistent with their application in Phase 1A and Phase 1B. All wall and fence heights are measured from the higher grade elevation on either side of the wall or fence. Refer to Figure F-12 Master Wall and Fence Plan - Phase 1C for general wall and fence locations. Wall and fence policies below as established in Phase 1A and Phase 1B shall be applicable to Phase 1C.

- Decorative walls and/or screen walls shall be integrated with the community design intent, as well as the overall landscape design.
- All community theme walls and fences shall be consistent in design as outlined herein.
- View fencing of full height tubular steel may be used and pilasters incorporated into steel fencing.
- Additional theme and safety fencing not outlined herein is encouraged and permitted to support open space and park theming and safety.
- Shrubs are encouraged to be planted along community walls to soften the visual character.
- Continuous fencing or walls shall have pilasters located at corners, at change in wall/fencing materials and significant redirections in the fence line when visible from neighborhood streets.

*All Wall and Fencing materials and colors specified are for design intent. Should materials and/or colors not be available at time of installation, alternative materials and/or colors shall be substituted as specified “or equal” and shall be approved by City staff. Design intent is for Walls and Fences to be consistent community-wide.

1. Wall and Fence Detail References

Majority of the wall and fence types utilized in Phase 1C were originally used and detailed in Phase 1A and Phase 1B. Such fencing shall reference the details used in Phase 1A and Phase 1B to ensure consistency throughout the Tracy Hills Specific Plan area. Please refer to the list below for detail references for the fencing shown in Figure F-12 Master Wall and Fence Plan - Phase 1C.

6’-0” min. Proto II Block decorative Wall - Split Face Block with Cap

6’-0” min. Builder Determined Wall or Fence

4’-7” Conservation Easement Fence - No finish - Allow to rust naturally

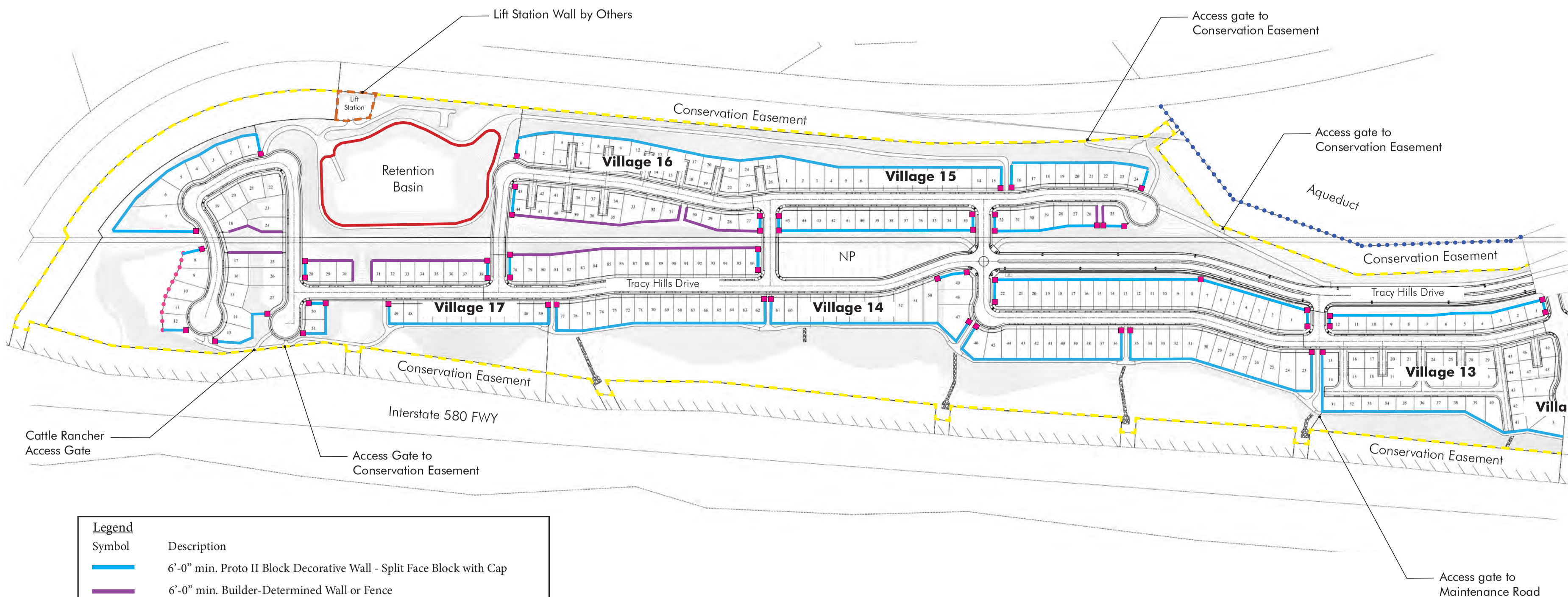
7’-0” High Tubular Steel Fence at DWR Property Line (Figure F-14)

6’-0” High View/Non-Combustible Good Neighbor Fence (Figure F-13)

3’-3” Concrete Split Rail Fence

Lift Station Wall by Others

6’-6” Block Pilaster with Cap



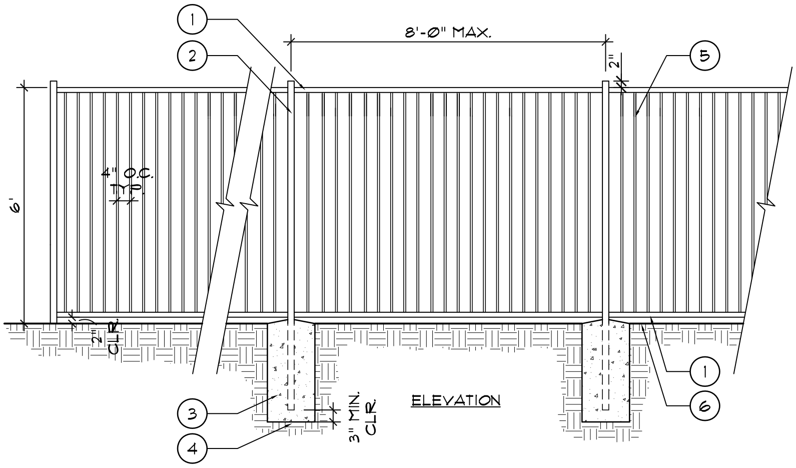
Legend

Symbol	Description
Blue solid line	6'-0" min. Proto II Block Decorative Wall - Split Face Block with Cap
Purple solid line	6'-0" min. Builder-Determined Wall or Fence
Yellow dashed line	4'-7" Conservation Easement Fence - No finish - Allow to rust naturally
Blue dotted line	7'-0" High Tubular Steel Fence at DWR Property Line
Pink dotted line	6'-0" High View/Non-Combustible Good Neighbor Fence
Red solid line	3'-3" Post and Cable Fence
Orange dashed line	Lift Station Wall by Others
Pink square	6'-6" Block Pilaster with Cap (Approximate location shown. Pilasters occur at wall terminus, wall material changes and at 90° changes in direction of wall when visible to neighborhood street frontages.)
NP	Neighborhood Park

Figure F-12

MASTER WALL AND FENCE PLAN - PHASE 1C

June 2024



NOTES:

1. CONTRACTOR SHALL FIELD VERIFY AND VERIFY WITH STRUCTURAL ENGINEER ALL DIMENSIONS PRIOR TO FABRICATION.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH HARDWARE SPECIFICATION TO OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
3. 1/8" FILLET WELDS ALL AROUND AT ALL JOINTS AND CONNECTIONS. GRIND SMOOTH 360°.
4. ALL STEEL SHALL BE POWDER COATED. CONTRACTOR SHALL SUBMIT ONE (1) 3' x FULL HEIGHT SECTION OF FENCE OR ONE (1) FULL SIZE SAMPLE OF DECORATIVE PANEL TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
5. REFER TO STRUCTURAL PLANS FOR FOOTING DESIGN AND REINFORCING.
6. MANUFACTURER/CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT.

(1) 1 1/2" DIAMETER TUBULAR STEEL TOP AND BOTTOM RAILS, WELDED TO POST.

(2) 2" DIAMETER TUBULAR STEEL POST WITH FLAT CAP LOCATED @ 8'-0" O.C. MAX. AND AT ALL CHANGES OF DIRECTION

(3) CONCRETE FOOTING. SIZE AND REINFORCING PER STRUCTURAL PLANS.

(4) COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

(5) 5/8" DIAMETER TUBULAR STEEL FENCE PICKETS @ 4" O.C. MAX.

(6) FINISH GRADE

NOTE:
VIEW FENCE SHALL BE 5'-0" HIGH TUBULAR STEEL ON 1'-0" HIGH SLOUGH WALL WHERE REQUIRED OR APPLICABLE AT TOE OF SLOPE.

TRACY HILLS

Figure F-13

6'-0" High View Fence

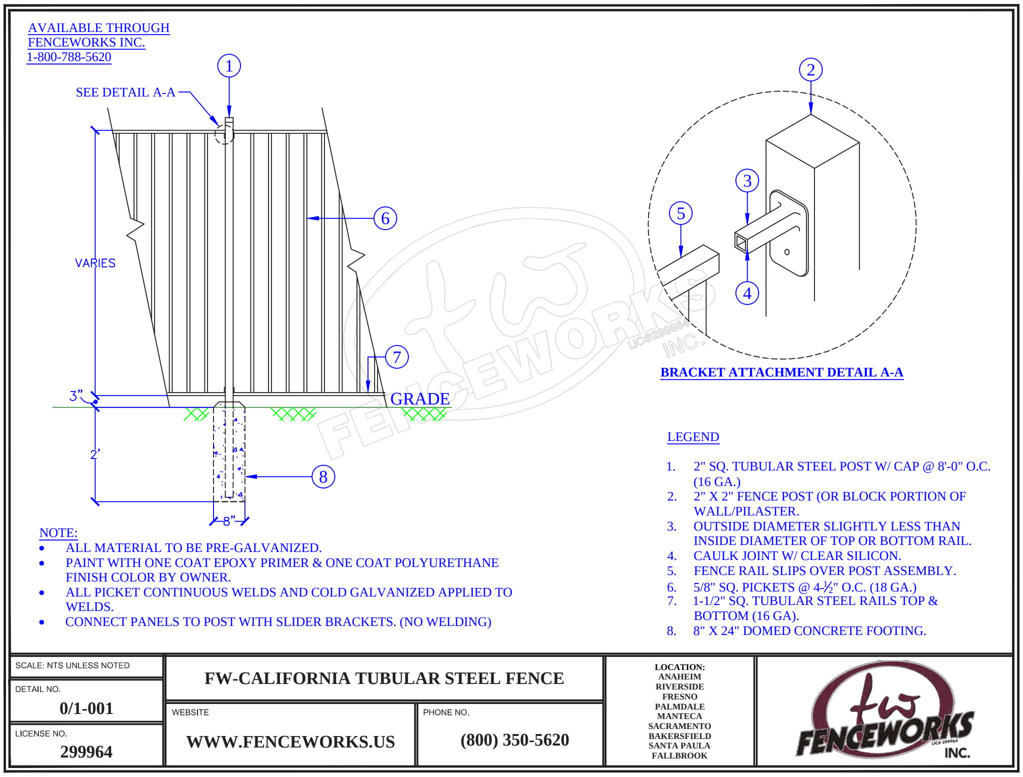


Figure F-14

7’-0” High Tubular Steel Fence at DWR Property Line

F.1.9 LANDSCAPE MASTER TREE PLAN

The plant list for this project was developed to reinforce the community theme and to create some seasonal change with a mixture of deciduous and evergreen plants while maintaining a well-balanced landscape. Many plants on this list are considered low water and drought tolerant species and were chosen based on their specific growth characteristics, including flowering and foliage color, texture and form. Refer to Figure F-15 Master Tree Plan - Phase 1C for the street tree plan for this Phase of Tracy Hills.

The following items should be considered in the community landscape design process:

- Consistent street tree themes should be related to the hierarchy of the street system.
- Extensive use of trees, vines and shrubs to soften community theme wall and fencing.
- Recognition of existing natural conditions and situations.
- Use of both “formal” and “informal” planting arrangements, depending upon the particular condition/Design Intent.
- “Layering” for the shrub understory to create depth, variety, interest, color, and texture.
- Refer to local codes for spacing distance from utilities, light poles, etc.

1. Landscape Irrigation

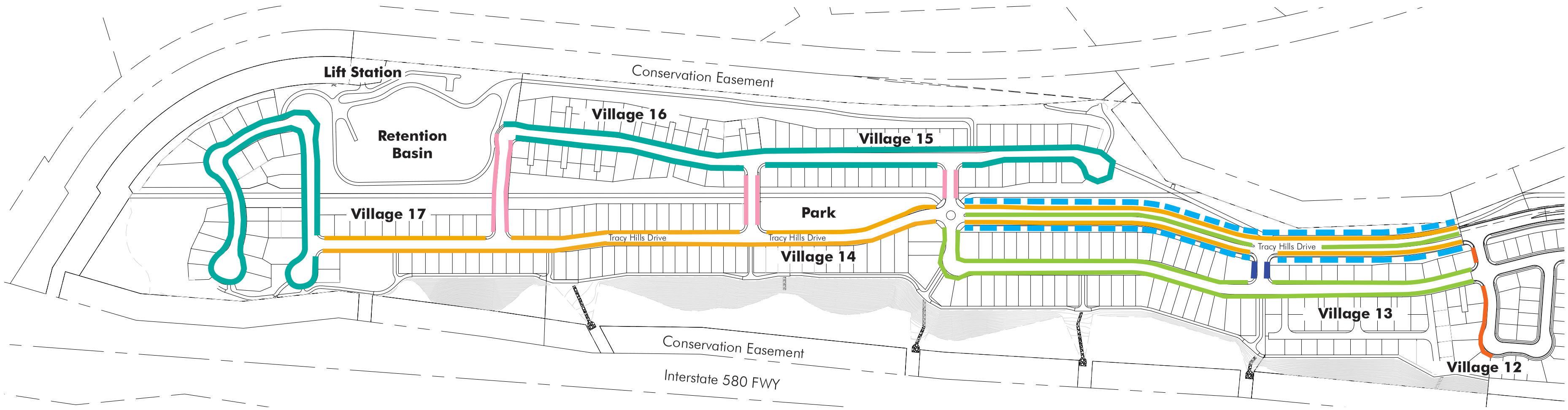
All landscaped areas will be permanently irrigated using an automatic, underground irrigation system or bubbler low-flow systems. Large turf areas may be irrigated with overhead spray and/or rotor irrigation. Please refer to Section 3.4.13 of the Specific Plan for additional information.

2. Utility and Equipment Screening

All utilities above/below ground providing service to the residential villages and commercial areas, whenever possible, shall be screened to prevent unsightly conditions that detract from the overall aesthetics. Electrical transformers should be located within vaults. In the case that subsurface transformers are not available, or experience extreme manufacturing lead times (e.g. lack of available supply) surface (pad-mounted) transformers may be used, with approval from the Community and Economic Development Director. Refer to Section 3.4.14 of the Specific Plan for additional utility screening guidelines.

3. Landscape Plant Matrix

Refer to Section 3.4.15 of the Specific Plan for the Landscape Plant Matrix.



Symbol	Description/Location	
	Village 12 Parkway Trees	
orange	Primary Tree -	*Acer rubrum* 'Redpointe' (Redpointe Red Maple)
	Vollage 13 Parkway Trees	
light green	Primary Tree -	*Ulmus parvifolia* 'Drake' (Drake Chinese Elm)
dark blue	Secondary Tree -	*Magnolia grandiflora* 'Majestic Beauty' (Majestic Beauty Southern Magnolia)
	Village 14 Parkway Trees	
yellow-orange	Primary Tree -	*Platanus x acerfolia* 'Columbia' (Columbia London Plane Tree)
light green	Secondary Tree -	*Ulmus parvifolia* 'Drake' (Drake Chinese Elm)
pink	Secondary Tree -	*Lagerstroemia hybrid* 'White Variety'
	Village 15/16 Parkway Trees	
teal	Primary Tree -	*Zelkova serrata* 'Village Green' (Village Green Zelkova)
pink	Secondary Tree -	*Lagerstroemia hybrid* 'White Variety'
	Village 17 Parkway Trees	
yellow-orange	Primary Tree -	*Platanus x acerfolia* 'Columbia' (Columbia London Plane Tree)
teal	Secondary Tree -	*Zelkova serrata* 'Village Green' (Village Green Zelkova)
pink	Secondary Tree -	*Lagerstroemia hybrid* 'White Variety'

Symbol	Description/Location	
	Tracy Hills Drive (Refer to Construction Document set prepared by FORMA)	
yellow-orange	Parkway Tree (both sides) -	*Platanus acerfolia* 'Columbia' at 35' O.C.
blue dashed	Backdrop Tree -	Eriobotrya deflexa and Melaleuca quinquenervia (informal massing) 15 Gallon Minimum
light green	Median Tree -	*Ulmus parvifolia* 'Drake' at 35' O.C.

Frontyard Trees- Each lot is required to receive (1) 15 Gallon minimum tree in addition to the street trees/ parkway trees shown in the Master Tree Plan. Tree species to be determined by the builders' Landscape Architects in accordance with the enclosed Plant Matrix and will be associated with the various architectural elevations.

Figure F-15

MASTER TREE PLAN - PHASE 1C

June 2024

TRACY HILLS

Specific Plan

TRACY HILLS

Attachment C

APPROVED AS TO FORM

Matthew T. Summers

CITY ATTORNEY'S OFFICE

TRACY PLANNING COMMISSION

RESOLUTION 2025-016

RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF TRACY CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, TAKE THE FOLLOWING ACTIONS:

1. INTRODUCE AND ADOPT AN ORDINANCE THAT

(A) APPROVES AN AMENDMENT TO THE TRACY HILLS SPECIFIC PLAN RELATED TO TRACY HILLS PHASE 1C PROJECT AND THE ADDITION OF APPENDIX F – DESIGN GUIDELINES FOR TRACY HILLS PHASE 1C PROJECT AND INCLUDING AN ADDITION TO APPENDIX D FOR PUBLIC ART AND PROJECT BRANDING, APPLICATION NUMBER SPA22-0001; AND

(B) DETERMINES THAT BASED ON THE ENVIRONMENTAL IMPACT REPORT THAT WAS CERTIFIED BY THE CITY COUNCIL ON APRIL 5, 2016, FOR THE TRACY HILLS SPECIFIC PLAN, AND AN ADDENDUM TO THE EIR HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTIONS 15162 AND 15168 TO ADDRESS THE PROPOSED AMENDMENT TO THE TRACY HILLS SPECIFIC PLAN FOR THE TRACY HILLS PHASE 1B PROJECT. THE PHASE 1C PROJECT WAS ANALYZED AS PART OF THE PREVIOUS PHASE 1B PROJECT. NO NEW SIGNIFICANT ENVIRONMENTAL IMPACTS WERE IDENTIFIED FOR THE PROJECT AND THEREFORE, NO FURTHER ENVIRONMENTAL REVIEW IS NECESSARY; AND

2. ADOPT A RESOLUTION THAT

(A) APPROVES A VESTING TENTATIVE SUBDIVISION MAP TO CREATE 289 SINGLE-FAMILY RESIDENTIAL LOTS AND VARIOUS OTHER PARCELS ON APPROXIMATELY 121.5 ACRES LOCATED SOUTH OF I-580, WEST OF CORRAL HOLLOW ROAD, ASSESSOR'S PARCEL NUMBERS 251-040-08 AND 251-040-19, APPLICATION NUMBER TSM2022-0001; AND

(B) DETERMINES THAT BASED ON THE ENVIRONMENTAL IMPACT REPORT THAT WAS CERTIFIED BY THE CITY COUNCIL ON APRIL 5, 2016, FOR THE TRACY HILLS SPECIFIC PLAN, AND AN ADDENDUM TO THE EIR HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTIONS 15162 AND 15168 TO ADDRESS THE PROPOSED AMENDMENT TO THE TRACY HILLS SPECIFIC PLAN FOR THE TRACY HILLS PHASE 1B PROJECT. THE PHASE 1C PROJECT WAS ANALYZED AS PART OF THE PREVIOUS PHASE 1B

PROJECT. NO NEW SIGNIFICANT ENVIRONMENTAL IMPACTS WERE IDENTIFIED FOR THE PROJECT AND THEREFORE, NO FURTHER ENVIRONMENTAL REVIEW IS NECESSARY; AND

WHEREAS, the Tracy Hills Specific Plan Area consists of approximately 2,767 acres located in the vicinity of Corral Hollow Road and Interstate 580; and

WHEREAS, the Tracy Hills Specific Plan was originally approved and annexed to the City in 1998, which included certification of an Environmental Impact Report (EIR); and

WHEREAS, on April 5, 2016, the City Council certified a Subsequent EIR and approved a General Plan Amendment and a comprehensive update to the Tracy Hills Specific Plan; and

WHEREAS, On January 12, 2022, an application was submitted for a Specific Plan Amendment and Vesting Tentative Subdivision Map for the Tracy Hills Phase 1C Project to create 289 single-family residential lots and various other parcels on approximately 121.5 acres located south of I-580, west of Corral Hollow Road, Application Number TSM2022-0001; and

WHEREAS, The proposed Vesting Tentative Subdivision Map for the Tracy Hills Phase 1C Project is consistent with the General Plan and the Tracy Hills Specific Plan, as amended; and

WHEREAS, The proposed Vesting Tentative Subdivision Map is consistent with the Tracy Municipal Code, Title 12, Subdivisions; and

WHEREAS, The site is physically suitable for the type of development and will be developed in accordance with City standards; and

WHEREAS, the proposed Specific Plan Amendment (SPA) does not include any changes in land use designations; and

WHEREAS, The proposed Tracy Hills Specific Plan Amendment (SPA) includes adding Appendix F, the Phase 1C Design Guidelines, which lays out the overall conceptual development plan and implementation details for the Phase 1C development; and

WHEREAS, The proposed Tracy Hills Specific Plan Amendment (SPA) includes modifications to Section 2 of the specific plan for the residential zoning and development standards; and

WHEREAS, Modifications to Section 2 include updates to Table 2-3 to better define small and medium parcel development and Figure 2-2 to better design development standards for small lot housing product and introduces new housing product types to the specific plan area.

WHEREAS, The proposed Tracy Hills Specific Plan Amendment (SPA) includes modifications to Appendix D, the Phase 2 Design Guidelines to allow for roundabout public art and wall monumentation and identification signage; and

WHEREAS, This Specific Plan Amendment (SPA) will allow the developers to offer a diverse housing mix by introducing various small lot housing products; and

WHEREAS, This Specific Plan Amendment (SPA) is consistent with direction from the State of California to offer more affordable housing options; and

WHEREAS, The proposed SPA is consistent with the General Plan, as amended; and

WHEREAS, An Environmental Impact Report (EIR) was certified by the City Council on April 5, 2016 for the Tracy Hills Specific Plan. An Addendum to the EIR has been prepared in accordance with the provisions of California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15168 to address the proposed amendment to the Tracy Hills Specific Plan for the Tracy Hills Phase 1B Project. The Phase 1C project was analyzed as part of the previous Phase 2 project. No new significant environmental impacts were identified for the project and therefore, no further environmental review is necessary; and

WHEREAS, the Planning Commission considered this matter at a duly noticed public hearing held on July 23, 2025; now, therefore, be it

RESOLVED: That the Planning Commission of the City of Tracy hereby recommends that the City Council of the City of Tracy determine, based on the Environmental Impact Report (EIR) that was certified by the City Council on April 5, 2016, for the Tracy Hills Specific Plan, and an Addendum to the EIR that was prepared in accordance with the provisions of California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15168 to address the proposed amendment to the Tracy Hills Specific Plan for the Tracy Hills Phase 1B Project. The Phase 1C project was analyzed as part of the previous Phase 1B project, the City Council hereby determines that none of the conditions or circumstances that would require preparation of a subsequent EIR, pursuant to Sections 15162 and 15168 of the CEQA Guidelines, exist in connection with the proposed Tracy Hills Phase 1C project, and therefore, pursuant to Section 15168(c)(2), no further environmental document is required; and be it

FURTHER RESOLVED: That the Planning Commission of the City of Tracy hereby recommends that the City Council of the City of Tracy introduce and adopt an ordinance in **Exhibit 1** to approve the Tracy Hills Specific Plan Amendment adding Appendix F, the Phase 1C Design Guidelines, which lays out the overall conceptual development plan and implementation details for the Phase 1C development and modifications to Section 2 include updates to Table 2-3 to better define small and medium parcel development and Figure 2-2 to better design development standards for small lot housing product and introduces new housing product types to the specific plan area. (Application Number SPA2022-0001); and be it

FURTHER RESOLVED: That the Planning Commission of the City of Tracy hereby recommends that the City Council of the City of Tracy adopt a resolution in **Exhibit 2** based on the findings and conditions of approval for the Vesting Tentative Subdivision Map for the Tracy Hills Phase 1C Project (Application Number TSM2022-0001); provided, however, that the approval of this Vesting Tentative Subdivision Map shall not be effective until the first day following the effective date of the Ordinance approving the Tracy Hills Specific Plan Amendment for the Tracy Hills Phase 1C Project (Application Number SPA2022-0001).

* * * * * * * * * * * * * *

The foregoing Resolution 2025-016 was adopted by the Planning Commission of the City of Tracy on July 23, 2025, by the following vote:

AYES:	COMMISSION MEMBERS: ATWAL, BOAKYE-BOATENG, ORCUTT, PENNING
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS: ENGLISH
ABSTENTION:	COMMISSION MEMBERS:

CHAIR

ATTEST: Scott Claar
STAFF LIAISON

Date of Attestation: 7/29/2025

Exhibit 1 – Proposed City Council Ordinance for Tracy Hills Specific Plan Amendment
- Exhibit 1 - Tracy Hills Specific Plan Amendment

Exhibit 2 – Proposed City Council Resolution for Vesting Tentative Subdivision Map
- Exhibit 1 – Project Findings for Vesting Tentative Subdivision Map
- Exhibit 2 – Conditions of Approval for Vesting Tentative Subdivision Map
- Exhibit 3 - Tracy Hills Phase 1C - Vesting Tentative Subdivision Map

Exhibit 1

APPROVED AS TO FORM AND LEGALITY

____

CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

ORDINANCE NO. ________

AN ORDINANCE OF THE CITY OF TRACY APPROVING AN AMENDMENT TO THE TRACY HILLS SPECIFIC PLAN MODIFYING APPENDIX D, ADDING APPENDIX F AND MODIFYING SECTION 2 OF THE SPECIFIC PLAN FOR THE RESIDENTIAL ZONING AND DEVELOPMENT STANDARDS FOR THE TRACY HILLS PHASE 1C PROJECT APPLICATION NUMBER SPA22-0001

WHEREAS, The Tracy Hills Specific Plan Area consists of approximately 2,732 acres located in the vicinity of the existing Corral Hollow Road interchange and the proposed Lammers Road interchange on Interstate 580; and

WHEREAS, On April 5, 2016, City Council certified an Environmental Impact Report and approved a General Plan Amendment and a comprehensive update to the Tracy Hills Specific Plan; and

WHEREAS, On January 12, 2022, an application was submitted for a proposed amendment to the Tracy Hills Specific Plan for the Tracy Hills Phase 1C Project, which consists of approximately 121.5 acres located south of I-580, west of Corral Hollow Road, Application Number SPA22-0001; and

WHEREAS, the proposed Specific Plan Amendment (SPA) does not include any changes in land use designations; and

WHEREAS, The proposed Tracy Hills Specific Plan Amendment (SPA) includes adding Appendix f, the Phase 1C Design Guidelines, which lays out the overall conceptual development plan and implementation details for the Phase 1C development; and

WHEREAS, The proposed Tracy Hills Specific Plan Amendment (SPA) includes modifications to Section 2 of the specific plan for the residential zoning and development standards; and

WHEREAS, The proposed Tracy Hills Specific Plan Amendment (SPA) includes modifications to Appendix D, the Phase 2 Design Guidelines to allow for roundabout public art and wall monumentation and identification signage; and

WHEREAS, Modifications to Section 2 include updates to Table 2-3 to better define small and medium parcel development and Figure 2-2 to better design development standards for small lot housing product and introduces new housing product types to the specific plan area.

WHEREAS, This Specific Plan Amendment (SPA) will allow the developers to offer a diverse housing mix by introducing various small lot housing products; and

WHEREAS, This Specific Plan Amendment (SPA) is consistent with direction from the State of California to offer more affordable housing options; and

WHEREAS, The proposed SPA is consistent with the General Plan, as amended; and

WHEREAS, An Environmental Impact Report (EIR) was certified by the City Council on April 5, 2016 for the Tracy Hills Specific Plan. An Addendum to the EIR has been prepared in accordance with the provisions of California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15168 to address the proposed amendment to the Tracy Hills Specific Plan for the Tracy Hills Phase 1B Project. The Phase 1C project was analyzed as part of the previous Phase 1B project. No new significant environmental impacts were identified for the project and therefore, no further environmental review is necessary; and

WHEREAS, On July 23, 2025, the Planning Commission conducted a duly noticed public hearing to consider the proposed amendment to the Tracy Hills Specific Plan for the Tracy Hills Phase 1C Project; and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on September 2, 2025;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TRACY DOES ORDAIN AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein as findings.

SECTION 2. The City Council determines that an Environmental Impact Report (EIR) was certified by the City Council on April 5, 2016 for the Tracy Hills Specific Plan. An Addendum to the EIR has been prepared in accordance with the provisions of California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15168 to address the proposed amendment to the Tracy Hills Specific Plan for the Tracy Hills Phase 2 Project. The Phase 1C project was analyzed as part of the previous Phase 1B project. No new significant environmental impacts were identified for the project and therefore, no further environmental review is necessary.

SECTION 3. The City Council hereby approves the Tracy Hills Specific Plan Amendment for the Tracy Hills Phase 1C Project, Application Number SPA22-0001, as attached to this Ordinance as **Exhibit 1**.

SECTION 4. This Ordinance shall take effect 30 days after its final passage and adoption.

SECTION 5. This Ordinance shall either (1) be published once in a newspaper of general circulation, within 15 days after its final adoption, or (2) be published in summary form and posted in the City Clerk's office at least five days before the ordinance is adopted and within

15 days after adoption, with the names of the Council Members voting for and against the ordinance. (Gov't. Code §36933.)

SECTION 6. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, clause or phrase thereof irrespective of the fact that one or more other sections, subsections, clauses or phrases may be declared invalid or unconstitutional.

* *

The foregoing Ordinance __________ was introduced at a regular meeting of the Tracy City Council on the 2nd day of September, 2025, and finally adopted on the ____ day of ________________, 2025, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

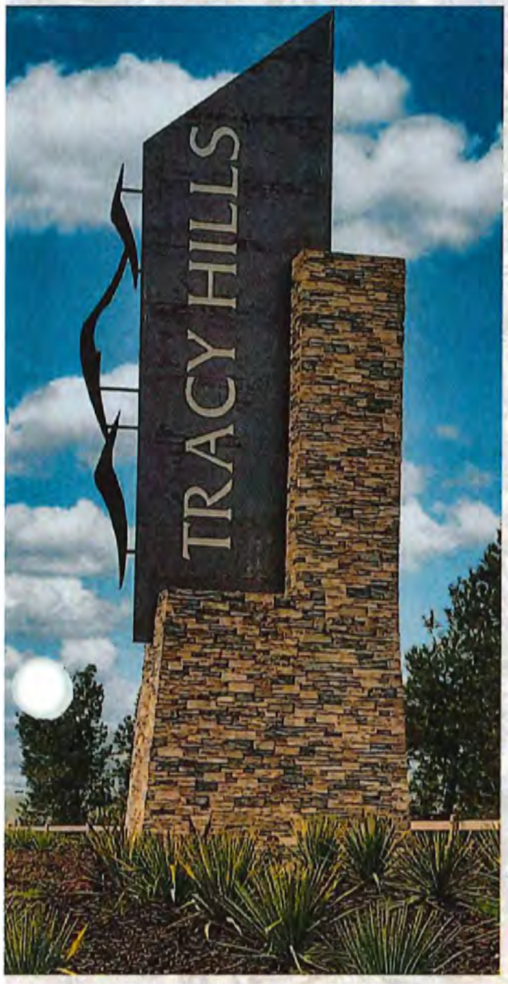
____
MAYOR

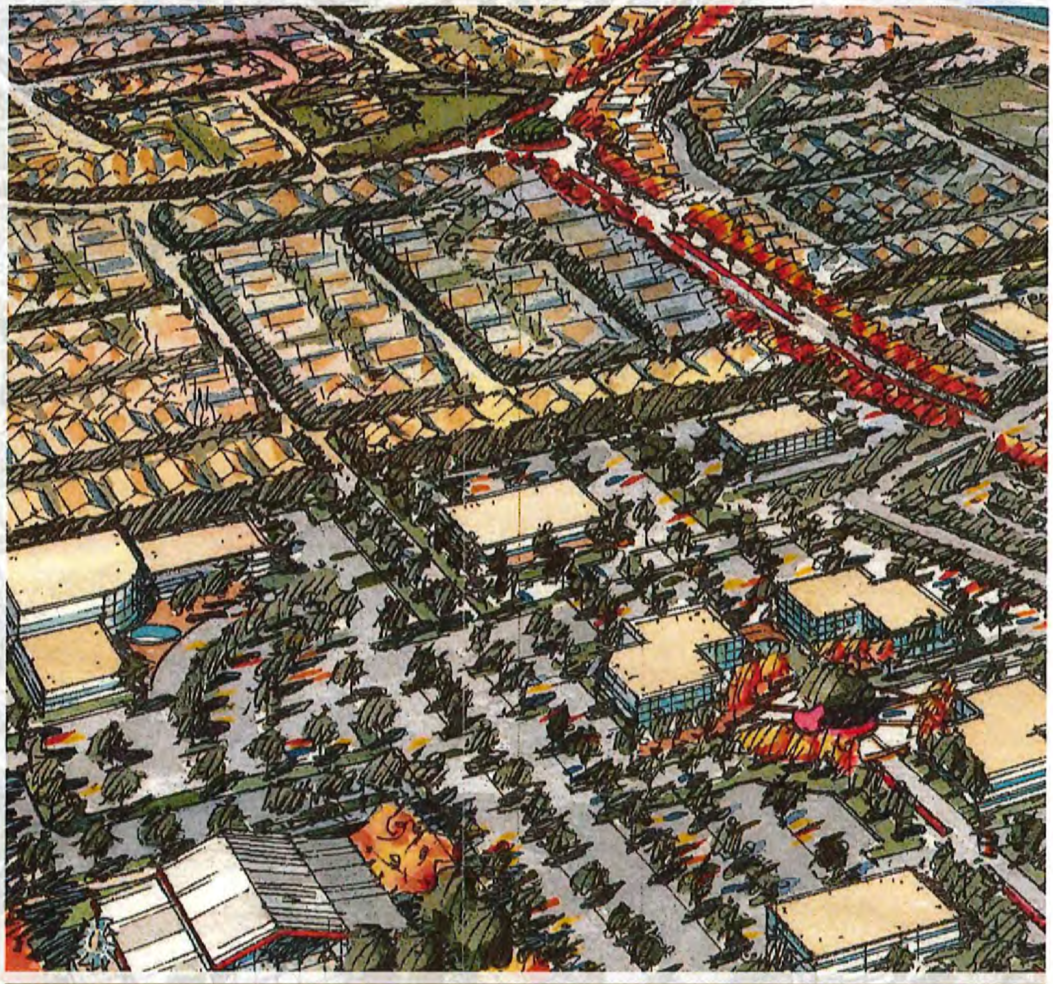
ATTEST:

____
CITY CLERK

Exhibit 1

REDLINE





TRACY HILLS

Tracy Hills Specific Plan

Approved April 5, 2016 (Tracy Resolution 2016-063)

Amended June 18, 2019, incorporated herein (Tracy Ordinance 1270)

Amended May 19, 2020, incorporated herein (Tracy Ordinance 1286)

Amended July 21, 2020, incorporated herein (Tracy Ordinance 1294)

Amended November 10, 2020, incorporated herein (Tracy Ordinances 1298, 1301, 1302)

Amended June 15, 2021, incorporated herein (Tracy Ordinance 1312)

Amended October 19, 2021, incorporated herein (Tracy Ordinance 1319)

Draft Amendment June 2025, Phase 1C - REDLINE

Tracy Hills Specific Plan

Approved - April 5, 2016

Tracy City Council Resolution 2016-063

City of Tracy
333 Civic Center Plaza
Tracy, California, 95376

TRACY HILLS

Developer and Applicant:

INTEGRAL Communities
John Stanek, Principal
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Newport Beach, CA 92660

Land Planning and Entitlement

John Palmer
24 W. 10th Street
Tracy, CA 95376

Mike Souza
Souza Realty & Development
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Tracy, CA 95376

Consultants:

Land Planning and Landscape Architecture

FORMA Design, Inc.
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Costa Mesa, CA 92626
Tel: (714) 673-6200

Project Engineers

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Rocklin, CA 95677
Tel: (916) 630-8900

Architecture

KTGY Group, Inc.
580 Second Street, Suite 200
Oakland, CA 94607
Tel: (510) 463-2038

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1 INTRODUCTION

1.1 PURPOSE AND SCOPE OF THE TRACY HILLS SPECIFIC PLAN

The Tracy Hills Specific Plan is the detailed plan and regulatory document for the development of the entire Specific Plan area. This Specific Plan document is intended to implement the General Plan and direct all facets of the development of the property including, but not necessarily limited to, the distribution of land uses, the location and sizing of the existing and proposed supporting infrastructure, and an overview of the financial vehicles that are intended to be used to plan, construct, and operate these facilities. This Specific Plan is a regulatory document, is incorporated into the City's Zoning Ordinance, and serves as the zoning for all properties within the Specific Plan area.

The Tracy Hills Specific Plan was originally adopted in 1998 (the 1998 THSP). Since then, City policies and developer plans have changed. Due to these changes, the developer submitted and the City approved this new THSP to replace the former 1998 THSP.

1.2 PROJECT OVERVIEW

The Tracy Hills Specific Plan area encompasses approximately 2,761.3 acres within the southern portion of the City of Tracy surrounding the existing interchange at Corral Hollow Road and the proposed Lammers Road interchange on Interstate 580 (I-580). (Refer to **Figure 1-1, Regional Context Map;** and **Figure 1-2, Vicinity Map.)**

The Specific Plan consists of three areas defined by the physical characteristics of the site. (Refer to **Figure 1-3, Land Use Concept.)**

1. The northern portion of the Specific Plan between the Delta-Mendota Canal and the California Aqueduct is zoned for medium density residential and light industrial uses.
2. The central portion of the Specific Plan, south of the California Aqueduct and north of I-580, is planned predominately for single-family homes, open space conservation easements, mixed use business park, and commercial retail areas. These uses will provide employment opportunities and daily needs and services for residents. Multi-use trails will connect residential neighborhoods, integrated with public park amenities that are within walking distance. Additionally, an elementary school site is planned to serve the neighborhood residents of this area.
3. The southern portion of the Specific Plan area, with rolling and steeper slopes on the southern side of I-580, will be primarily residential neighborhoods with parks and school sites. Consistent with the General Plan, 180 to 185 acres of open space, (originally shown as a golf course in the 1998 THSP), will be integrated into the low density residential areas. A mixed use business park area will be located southwest of the planned Lammers interchange. Two elementary schools are planned and a visitor and recreation center is also planned in the southeastern portion of the site. This area abuts approximately 3,500 acres of open space under a conservation easement.

Table 1-1, Land Use Plan Buildout Example summarizes the various proposed land uses, and provides the approximate developable acreages, development ranges, and the projected buildout of residential dwelling units and non-residential development square footage. The approximate gross acres for the Zoning designations for the Tracy Hills Specific Plan are also summarized.

TRACY HILLS

Specific Plan

Figure 1-1
Regional Context Map

November 2021

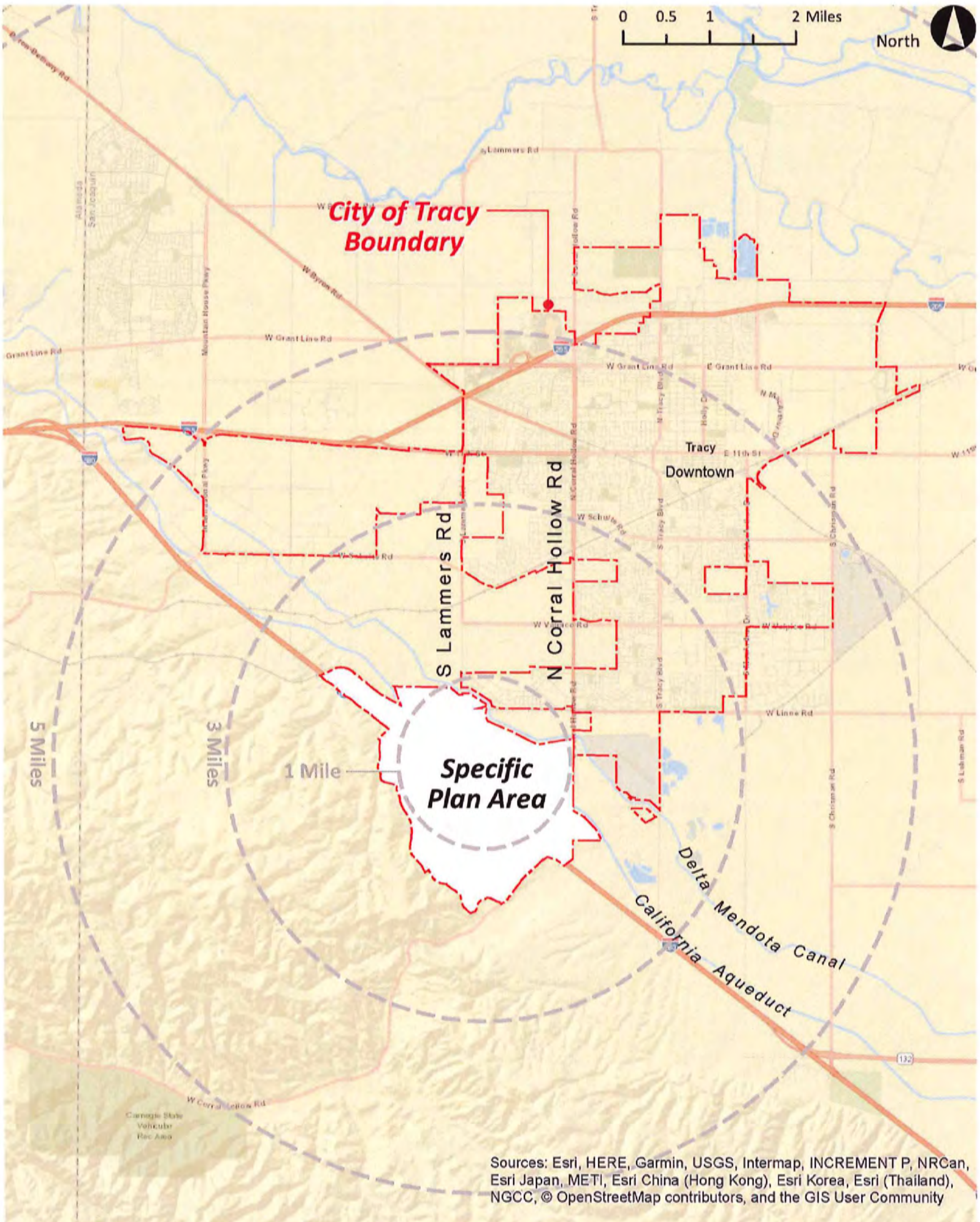
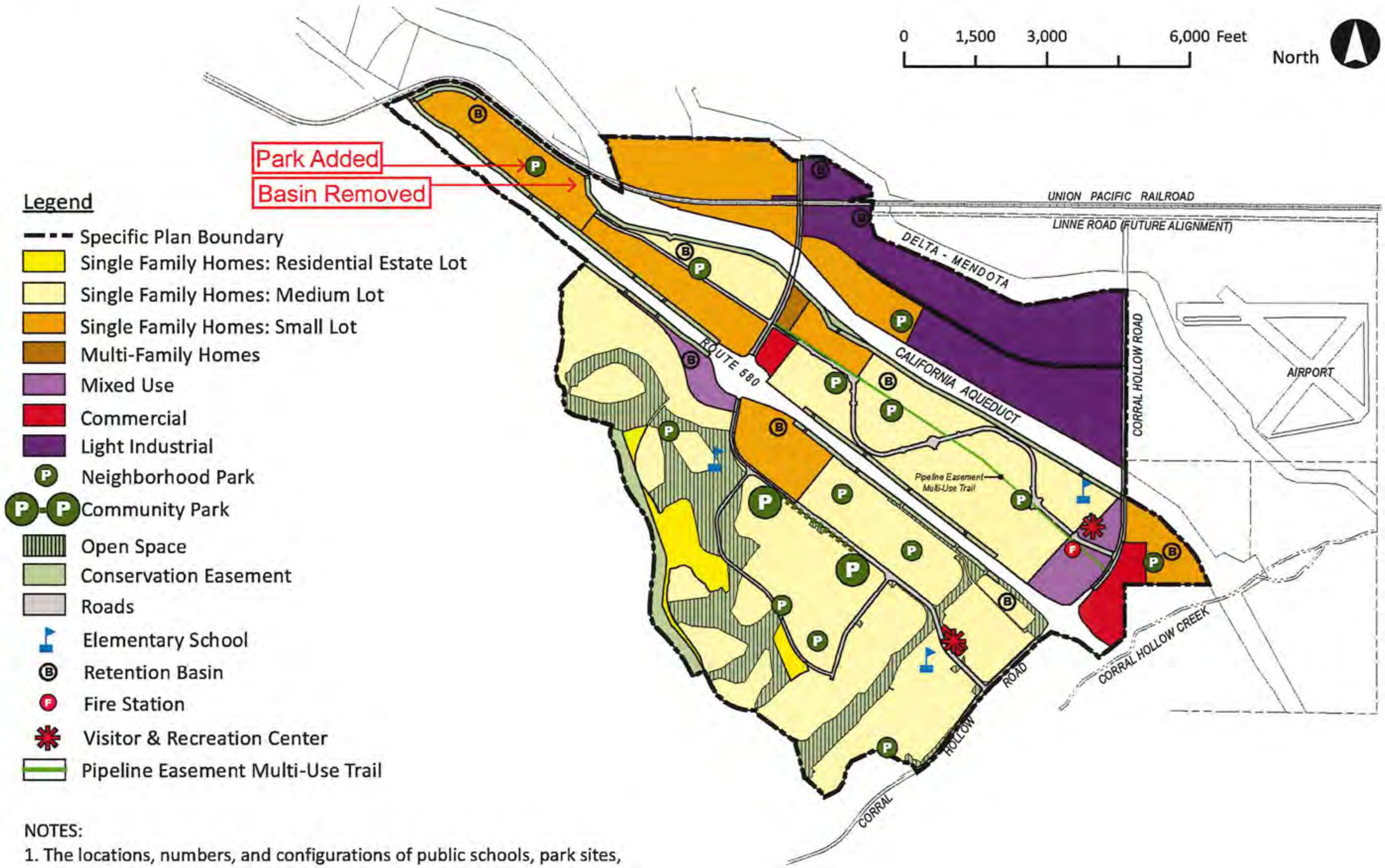


Figure 1-2
Vicinity Map



NOTES:

1. The locations, numbers, and configurations of public schools, park sites, and public utilities are conceptual and subject to change.
2. This exhibit is for conceptual purposes to show approximate locations.

TRACY HILLS

Specific Plan

Figure 1-3

Land Use Concept

June 2024

TABLE 1-1
LAND USE PLAN BUILDOUT EXAMPLE

Zoning District or Land Use	Approximate Gross Acres[1]	Approximate Adjusted Developable Acres[1, 2, 3]	Target Density Range or F.A.R.	Projected Dwelling Units or Square Feet[1]
Residential Estate	55.7	47.3	(0.5 – 2.0 DU's/ac.)	54 DU's
Low Density Residential	1,346.7	1,144.7	(2.1-5.8 DU's/ac.)	4,112 DU's
Medium Density Residential	459.7	390.7	(5.9-12.0 DU's/ac.)	2,974 DU's
High Density Residential	9.3	7.9	(12.1-25.0 DU's/ac.)	125 DU's
Mixed Use Business Park	74.2	63.1	0.20 F.A.R.	549,727 s.f.
General Highway Commercial	53.0	45.0	0.20 F.A.R.	406,945 s.f.
Light Industrial	336.7	286.2	0.25 F.A.R.	3,116,663 s.f.
Conservation Easements	133.3		n/a	
Subtotal:	**2,468.6**	**1,984.9**		
Interstate 580 Interchange and ROW	142.9			
California Aqueduct ROW	143.0			
Union Pacific Rail Road	12.2			
TOTAL:	**2,766.7**	**1,984.9**		7,265 DU's 4.1 mil s.f.

1 All Acreages, dwelling units, and square footage examples shown herein are approximate.

2 Adjusted Developable Acres - Residential, Mixed Use Business Park, General Highway Commercial, and Light Industrial acreages have been adjusted to show that an estimated 15% of the land area is used for infrastructure such as roads and utilities, and/or public facilities such as neighborhood parks/amenities, schools, and/or public facilities such as retention basins as noted in the General Plan. Actual numbers will vary depending on site specific characteristics.

3 180 acres minimum of General Plan mandated Open Space taken out of Low Density Residential land use category.

1.3 EXISTING CONDITIONS

The Specific Plan area has ground elevations that begin at approximately 195 feet above sea level on the north east side of the site, and rise to over 1,200 feet in the south west corner. The area southwest of the California Aqueduct is primarily used for grazing. Other uses include row crop agriculture and orchards, with open space on the steep upland portions. Vegetation that occurs on site is primarily grassland dominated by non-native species and contains little undisturbed habitat in the flatter lowland areas. The riparian woodland along Corral Hollow Creek has been degraded by historical grazing. Scrub grows in areas of rock outcrops and shallow soil. The area between I-580 and the Union Pacific Railroad/California Aqueduct is vacant with an abandoned structure formerly used in relation with the livestock operation. The portion of the site bound by the California Aqueduct, Union Pacific Rail Road, Delta-Mendota Canal and Corral Hollow Road is utilized as agriculture with three existing residences. (Refer to **Figure 1-4, Existing Conditions Map.)**

1.3.1 Conservation Easement(s) and Protected Open Space

The Specific Plan contains approximately 133 acres of open space in 100-foot wide conservation easements that are located adjacent to I-580 and the southern side of the California Aqueduct. These open space conservation easement areas provide perpetual habitat.

Approximately 35 acres of additional open space within a conservation easement is located along the Specific Plan's western boundary.

Adjacent to the Specific Plan's western boundary and outside of the City limits, over 3,500 acres of open space has been set aside for the conservation of wildlife habitat. A conservation easement was recorded on the open space in July 2012 and ensures that the lands will be preserved for habitat in perpetuity.

1.3.2 Interstate 580 and Pipeline Easements

Interstate 580 is a four-lane, limited-access interstate highway that bisects the property on a northwest to southeast axis. Interstate 580 connects to I-205 and the western extension of I-580 to the north and to I-5 to the south. The freeway is also fronted by the 100-foot wide, open space conservation easements.

Paralleling and adjacent to the freeway right-of-way are two easements that contain pipelines. A third pipeline easement transects the northeastern corner of the Specific Plan. Refer to **Figure 1-4, Existing Conditions Map**, for the general locations of pipeline easements.

1.3.3 California Aqueduct and the Delta-Mendota Canal

The California Aqueduct bisects the Specific Plan area north of I-580 in a general northwest-to-southeast direction. Located outside the northern Specific Plan boundary, the Delta-Mendota Canal (DMC), also runs in a northwest to southeast direction and abuts the northern Specific Plan boundary. This segment of the DMC is also located outside of City limits. The two aqueducts carry water south for agricultural use and further south into the Los Angeles basin.

1.3.4 Union Pacific Railroad Line

A segment of the Union Pacific Railroad line crosses the northwest corner of the Specific Plan area in an east-west direction and is an active railway.

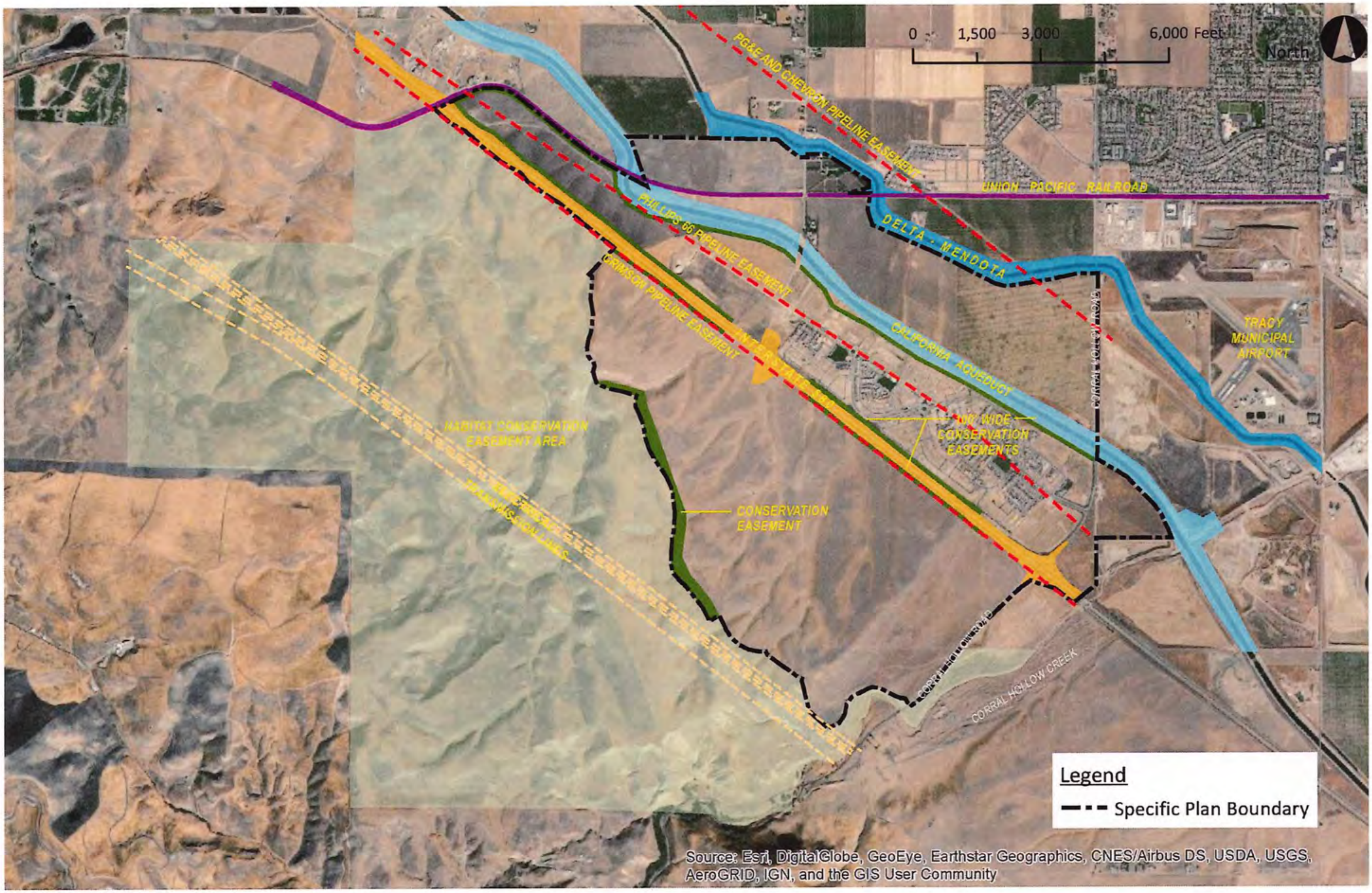


Figure 1-4
Existing Conditions

1.4 PROJECT GOALS

The goals of the Tracy Hills Specific Plan are to:

1. Implement the City's General Plan Area of Special Consideration Number 8: Tracy Hills Specific Plan Area.
2. Create a master planned community that has a unique character and quality with a commitment to exemplary living, working, and recreational environments.
3. Protect and enhance environmental features and wildlife habitats within and near the Specific Plan Area through the preservation of large tracts of contiguous open space lands.
4. Facilitate development of infrastructure needed to serve the project through efficient and phased infrastructure design.
5. Provide a range of housing opportunities to support a diverse population, lifestyles and family groups.
6. Develop residential neighborhoods that respect natural landforms and scenic valley views with a commitment to quality site design, architecture, and landscape design.
7. Provide public parks, open space, and an integrated trails network with pedestrian and bicycle amenities, to create passive and active recreational opportunities to serve its residents.
8. Provide a comprehensive circulation network with integrated mobility options including pedestrian and bicycle amenities, with enhanced connectivity and safety, as alternatives to automobile use.
9. Provide mixed use business park land uses for commercial retail, office, institutional and other services that meet local, community, and regional needs.
10. Create opportunities for quality employment-generating uses and economic development opportunities that meet local, community and regional needs.
11. Establish a planning/zoning concept that is responsive to the market.
12. Enhance the character and quality of I-580 freeway corridor and edge.
13. Implement the Circulation Element of the City's General Plan which envisions transportation infrastructure improvements such as the Lammers/580 interchange.
14. Implement the City's General Plan which envisions that the geographical area governed by the Tracy Hills Specific Plan will be developed into a mixed use master planned community consisting of a variety of interconnected uses.
15. Implement a comprehensive Specific Plan that contains a variety of housing and jobs-producing land uses to achieve a relatively strong jobs to housing balance within the Specific Plan boundaries so as to reduce the vehicle miles traveled in the region.
16. Implement a Specific Plan that would provide adequate funding levels necessary to adequately manage and maintain the 3,500 acres of open space adjacent to the Tracy Hills Specific Plan Area.
17. Implement the City's Infrastructure Master Plans.

1.5 HOW TO USE THIS DOCUMENT

This Specific Plan describes the proposed master planned development, establishes project development standards, describes how public improvements may be financed and maintained, and summarizes processes to administer the Plan. This Specific Plan document is divided into five chapters, the content of each is as follows:

Chapter 1 – Introduction provides an overview of the project, including the Project's location and setting, a land use summary of the Project's projected buildout, and the Project's goals.

Chapter 2 – Zoning and Development Standards details the Specific Plan's Land Use Zoning designations, permitted and conditional uses, and development standards.

Chapter 3 – Design Guidelines provides architectural guidelines for residential and non-residential development and landscape guidelines that aim to achieve the design vision and goals for the community. The Design Guidelines provide the landscape standards to establish and maintain the visual identity and character of the Tracy Hills community.

Chapter 4 – Infrastructure and Services provides a comprehensive description of the roadway system, water and recycled water supply, sanitary sewer, storm drainage, and utilities systems. A brief description of the Project's conceptual phasing plan and a financing and maintenance plan is also presented.

Chapter 5 – Administration identifies and describes the permit processes required. A permit process flow diagram is incorporated to illustrate the City's development application review process.

2 ZONING AND DEVELOPMENT STANDARDS

The Tracy Hills Specific Plan is a regulatory document, is incorporated into the City's Zoning Ordinance, and serves as the zoning for all properties within the Specific Plan area. In addition to the development standards and design guidelines (together referred to as zoning regulations or regulations) contained in this Specific Plan, properties within the Specific Plan area are subject to applicable regulations of the Tracy Municipal Code, such as parking requirements, sign regulations, and general provisions. All definitions shall be the same as in the Tracy Municipal Code. To the extent any regulation in this Specific Plan conflicts with the Tracy Municipal Code, the regulation set forth herein shall prevail.

The Tracy Hills Specific Plan applies zoning districts to each parcel, as shown in **Figure 2-1, Zoning Districts**. These zoning districts serve as the basis for all of the land use and development standards contained in the Tracy Hills Specific Plan. **Table 2-1, Permitted and Conditionally Permitted Uses,** identifies the permitted and conditionally permitted uses for each zoning district. In addition, accessory uses and temporary uses shall be allowed as provided in the Tracy Municipal Code.

Non-conforming agricultural uses existing and operating at the date of the adoption of the Tracy Hills Specific Plan shall be broadly interpreted to allow continued agricultural operations on that site until development in conformance with this Specific Plan occurs. Agricultural crops or operations may change to another, such as row crops to orchards, and properties that are temporarily left fallow can be put back into production without the property losing its non-conforming status.

In addition to the zoning and development standards contained in this chapter, the Tracy Hills Design Guidelines shall apply to all residential and non-residential projects that are subject to Development Review or Improvement Plans (see Chapter 3, Design Guidelines). However, this Tracy Hills Specific Plan only shows detailed plans for Phase 1A, as specified in Section 3.4, Landscape Design Guidelines. Therefore, prior to development of any non-agricultural use in areas other than Phase 1A, a Specific Plan Amendment shall be required, which shall include, but not be limited to the following elements (as it relates to design and location~~):~~):

- Circulation
- Community Monumentation
- Streetscape and Trails
- Edge Conditions / Easements
- Conceptual Overall Illustrative Parks and Landscape Plan
- Lighting
- Walls and Fences
- Landscape Master Tree Plan

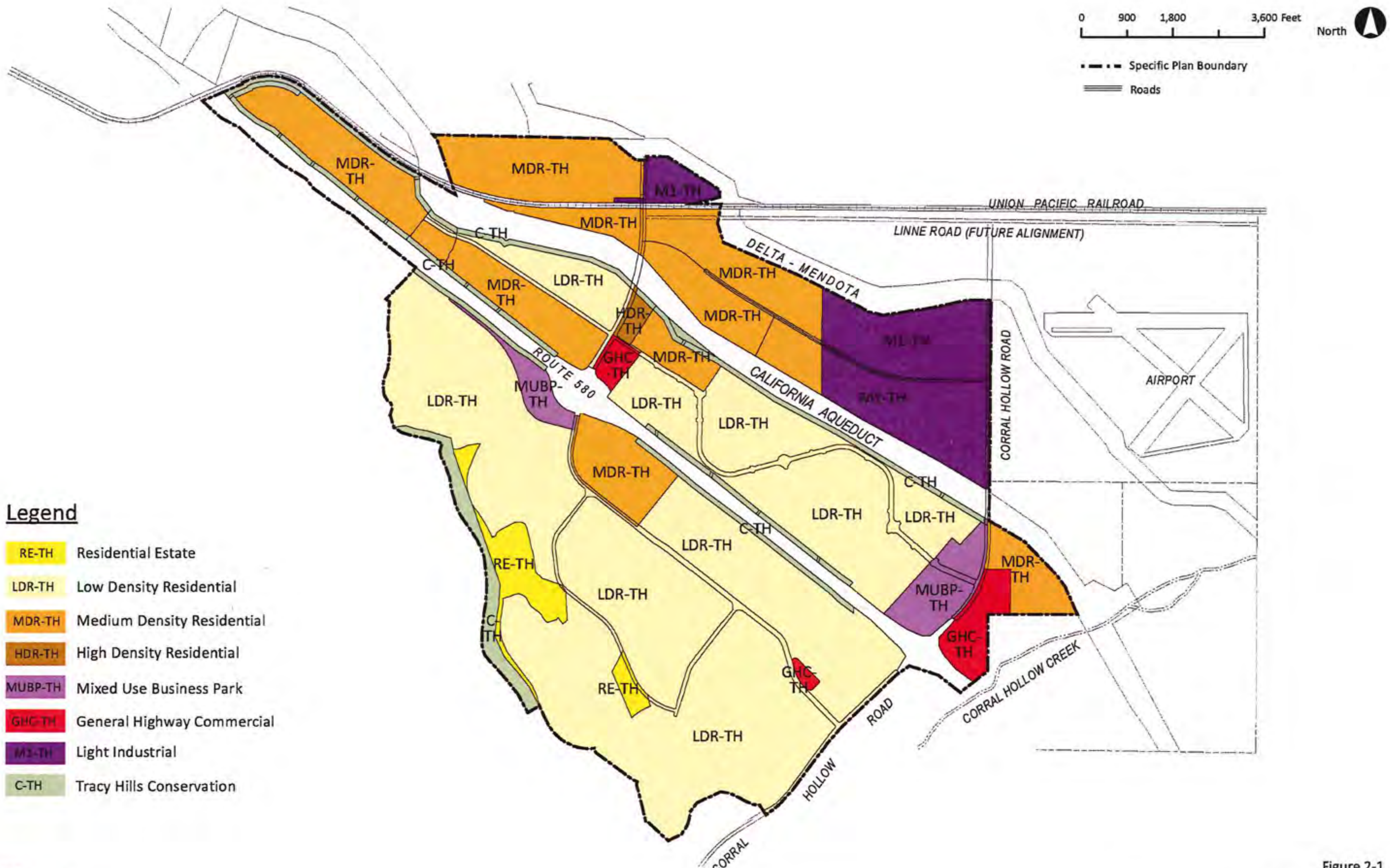


Figure 2-1
Zoning Districts

TABLE 2-1
PERMITTED AND CONDITIONALLY PERMITTED USES

USES	RE-TH	LDR-TH	MDR-TH	HDR-TH	MUBP-TH	GHC-TH	M1-TH
Public Utilities	P	P	P	P	P	P	P
Crop and tree farming (the raising of tree, vine, field forage, and other plant life crops of all kinds), specialty crops (primarily conducted within structures), and community gardens	P	P	P	P	P	P	P
Single-family dwellings	P	P	P	P	NP	NP	NP
Duet (Two attached dwelling units on separate lots. See Figure 2-~~6~~2, Medium Density Residential Setback Exhibits for illustration)	NP	P	P	P	NP	NP	NP
Duplex (Two attached dwelling units on one lot. See Figure 2-~~6~~2, Medium Density Residential Setback Exhibits for illustration)	NP	P	P	P	NP	NP	NP
Multi-family dwellings:	NP	NP	P	P	C	C	NP
Boarding and Rooming Houses	NP	NP	NP	P	NP	NP	NP
Institutional uses with residential accommodations (occupancy load of six or less), such as: • Foster homes • Homes for the aged	P	P	P	P	C	NP	NP
Educational and institutional uses with residential accommodations (occupancy load of over six), including but not limited to: • Hospitals • Nursing homes	C	C	C	C	C	C	NP
Public Facilities such as: • Fire stations • Park and neighborhood recreation (playgrounds) • Schools • Art galleries and museums • Court house and public agency administrative offices • Libraries • Meeting halls • Recreational centers • Athletic fields	P	P	P	P	P	P	P
Educational, cultural, institutional, and recreational uses, such as: • Private Schools and day care centers • Places of assembly • Golf course (private or public • Private recreation facilities, such as fitness clubs • Private meeting halls • Private museums	C	C	C	C	P	P	C
Specialized recreational and instructional uses such as: • Arts • Athletics • Dance • Self-defense	NP	NP	NP	NP	C	P	C

TABLE 2-1
PERMITTED AND CONDITIONALLY PERMITTED USES

USES	RE-TH	LDR-TH	MDR-TH	HDR-TH	MUBP-TH	GHC-TH	M1-TH
Mobile home parks	NP	NP	NP	P	C	NP	NP
Lodging, such as: • Hotels • Motels	NP	NP	NP	NP	P	P	C
Business Offices and professional offices and laboratories, such as: • Administrative Offices • Ambulance services (when <u>not</u> part of hospital) • Banks • Dental laboratories, offices, and clinics • Medical laboratories, offices, and clinics • Pharmacies	NP	NP	NP	NP	P	P	C
Consumer services and retail trade such as: • Department stores • Food stores (including supermarkets) • Auto service stations, not including repair work • Hardware stores • Miscellaneous retail, excluding boats, automobiles, and other motorized vehicles • Personal services • Veterinary clinics	NP	NP	NP	NP	P[1]	P	C
Eating and/or drinking establishment without a bar	NP	NP	NP	NP	P[1]	P	C
Eating and/or drinking establishment (with or without entertainment), without serving alcohol and providing entertainment after 11:00 p.m.	NP	NP	NP	NP	P[1]	P	NP
Eating and/or drinking establishment that serves alcohol and provides entertainment after 11:00 p.m.	NP	NP	NP	NP	C[1]	C	NP
Vehicle sales service and rental	NP	NP	NP	NP	NP	NP	C
Special business, consumer, and miscellaneous repair services (serving a large area; dangerous or objectionable elements inherent because of processes employed or materials used or handled): • Animal hospitals and shelters • Miscellaneous repair shops, such as lawn mowers, chainsaws, etc. • Delivery services	NP	NP	NP	NP	NP	NP	P

TABLE 2-1
PERMITTED AND CONDITIONALLY PERMITTED USES

USES	RE-TH	LDR-TH	MDR-TH	HDR-TH	MUBP-TH	GHC-TH	M1-TH
Commercial amusement and entertainment establishments (requiring large sites and/or generating large traffic volumes): • Amusement parks • Arenas, auditoriums, and stadiums • Cinemas • Miniature Golf courses • Skating rinks • Tennis courts, commercial	NP	NP	NP	NP	C	C	C
Farm equipment sales and services	NP	NP	NP	NP	NP	NP	C
Contract construction	NP	NP	NP	NP	NP	NP	P
Warehousing and storage	NP	NP	NP	NP	NP	NP	P
Recycling collection facilities	NP	NP	NP	NP	NP	NP	P
Manufacturing uses, light, including: • Assembly of electrical appliances, electronic instruments and devices • Carpentry shops, custom wood working, and cabinet manufacturing • Laboratories • Manufacturing, compounding, processing, packaging, or treatment of such products as candy, cosmetics, drugs, perfumes, pharmaceuticals, soap, and toiletries, excluding the refining and rendering of fats and oils	NP	NP	NP	NP	C	NP	P
Manufacturing uses, intermediate: • Any production, processing, cleaning, servicing, testing, repair, or storage of materials such as food processing and canning, wineries, distilleries, and breweries, and paper products manufacturing	NP	NP	NP	NP	NP	NP	C
Manufacturing uses, including heavy and very heavy	NP	NP	NP	NP	NP	NP	NP

(1) Consumer services and retail trade, including eating and/or drinking establishments, are limited to a maximum of 25% of the MUBP-TH zoning district because the MUBP-TH zoning district is intended to primarily consist of job-generating land uses, such as administrative and corporate offices. A current inventory of land use types and specific floor areas of each tenant in the MUBP-TH zoning district shall be maintained by the Developer and provided whenever a new use or change of use is proposed.

P =		Permitted
C =		Conditionally Permitted
NP =		Not Permitted

2.1 RESIDENTIAL ZONING DISTRICTS

2.1.1 Purpose

Tracy Hills will provide a variety of housing types that accommodate a range of housing objectives, buyer needs, and affordability. It is expected that, once fully developed, Tracy Hills will accommodate approximately 7,265 dwelling units and an estimated population of approximately 20,791 (the California State Department of Finance estimates an average of 3.21 persons per household, as cited in the City's General Plan).

Figure 2-1, Zoning Districts, identifies four residential zoning districts. These zoning districts are Residential Estate (RE-TH, 0.5 to 2.0 dwelling units per acre), Low Density Residential (LDR-TH, 2.1 to 5.8 dwelling units per acre), Medium Density Residential (MDR-TH, 5.9 to 12.0 dwelling units per acre), and High Density Residential (HDR-TH, 12.1 to 25.0 dwelling units per acre).

The land use and development standards for the residential zoning districts of the Tracy Hills Specific Plan shall comply with all requirements that apply to the corresponding residential zoning districts in the Tracy Municipal Code, except as modified within this Specific Plan. (Refer to **Table 2-2, Residential Zoning Districts**).

TABLE 2-2
RESIDENTIAL ZONING DISTRICTS

Tracy Hills Specific Plan Residential Zoning Districts	Tracy Municipal Code Corresponding Zoning Districts
RE-TH	RE
LDR-TH	LDR
MDR-TH	MDR
HDR-TH	HDR

2.1.2 Permitted and Conditionally Permitted Uses Within Residential Zoning Districts

Table 2-1, Permitted and Conditionally Permitted Uses, indicates uses permitted within each residential zoning district of the Tracy Hills Specific Plan. The table also lists conditional uses that are subject to the granting of a Conditional Use Permit.

2.1.3 Development Standards for RE-TH, LDR-TH, MDR-TH, and HDR-TH

TABLE 2-3
DEVELOPMENT STANDARDS - RESIDENTIAL ZONING DISTRICTS

Development Standard	RE-TH	LDR-TH	MDR-TH[12]							HDR-TH
	BUILDING/LOT TYPES									
	Single Family Estates	Single Family	Small Lot (Public St.)	Small Lot (Private Ln.)	Duet (Public St.)	Duet (Private Ln.)	Duplex (Public St.)	Duplex (Private Ln.)	Townhome	Multi-Family
Allowable Density Range	0.5 to 2.0 DU/AC	2.1 to 5.8 DU/AC[14]	5.9 to 12.0 DU/AC	5.9 to 12.0 DU/AC	5.9 to 12.0 DU/AC	5.9 to 12.0 DU/AC	5.9 to 12.0 DU/AC	5.9 to 12.0 DU/AC	5.9 to 12.0 DU/AC	12.1 to 25.0 DU/AC
Maximum Lot Coverage	45%	45%[8]	70%	70%	70%	70%	70%	70%	70%	45%
Minimum Lot Size	15,000 s.f.	3,200 s.f.	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Minimum Lot Width	45' minimum at street frontage[15]	45' minimum at street frontage[15]	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Minimum Front Yard Setback[2][3][4]	30 feet	10 feet	5 feet[11]	5 feet[11]	5 feet[11]	5 feet[11]	5 feet[11]	5 feet[11]	10 feet[11][16]	15 feet
Minimum Front Yard Setback[2][3][4]Garage	30 feet	20 feet[10]	18 feet[10]	5 feet[10]	18 feet[10]	5 feet	18 feet[10]	5 feet	18 feet	
Minimum Side Yard Setback[2][3][6][9]	10 feet	5 feet	3'-~~4~~6" opposite garage side~~[13]~~ ~~3'-8"~~4' on garage side~~[13]~~	3'-6" opposite garage side 4" on garage side	4 feet[13]	4 feet[13]	4 feet	4 feet	15 feet[13]	15 feet, street side; 10 feet interior side
Minimum Rear Yard Setback[2][3]	30 feet	10 feet	~~7~~5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	3 feet	10 feet
Maximum Building Height[7]	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet

(1) To be determined upon approval of the Tentative Subdivision Map: The developer shall demonstrate that every lot has size and dimensions capable of meeting the land use, public utilities, and development standards of this Specific Plan.

(2) Any building / structure shall maintain minimum setbacks from the following pipelines:
~~(refer to figure 1-4, Existing Conditions, for general location of pipeline easements)~~
Phillips 66: minimum 16.25 feet from the edge of the pipeline easement; Shell: minimum 10 feet from the edge of the pipeline easement; PG&E and Chevron: minimum 15 feet from the edge of northeast side the pipeline easement and minimum 20 feet from the edge of the southwest side of the pipeline easement~~.~~ (refer to Figure 1-4, Existing Conditions, for general location of pipeline easements).

(3) All setbacks measured from property line.

(4) There shall be no parking in the front yard between the house and the public right-of-way, except in the driveway.

(5) For rear yard, minimum setback is 5 feet for detached garage.

(6) For all corner lots, the minimum street side yard setback is 10 feet.

(7) Detached accessory structures that encroach into the rear or side yard setbacks shall have a maximum height of 10 feet.

(8) Maximum Lot Coverage up to 55% shall be permitted for single story elevation.

(9) AC condenser units may encroach into the minimum rear or side yard setback. At least one side yard of the lot shall maintain the minimum setback.

(10) The minimum front yard setback to a side swing garage is 10 feet, if the garage door does not face a street.

(11) Front porches, balconies, and bay windows may encroach up to ~~5~~3 feet into the minimum front setback

(12) Refer to Figure 2-2 for examples of the Building/Lot Types. In the MDR-TH zoning district, lots may be created with access provided by a private court or lane~~, as shown by the examples in Figure 2-6~~. For such cases where the front of a house faces a private court or lane, the property line dividing the lot from the private court or lane shall be the front lot line.

(13) The minimum side yard setback may be reduced to zero on the side of an attached duet or townhome residential unit.

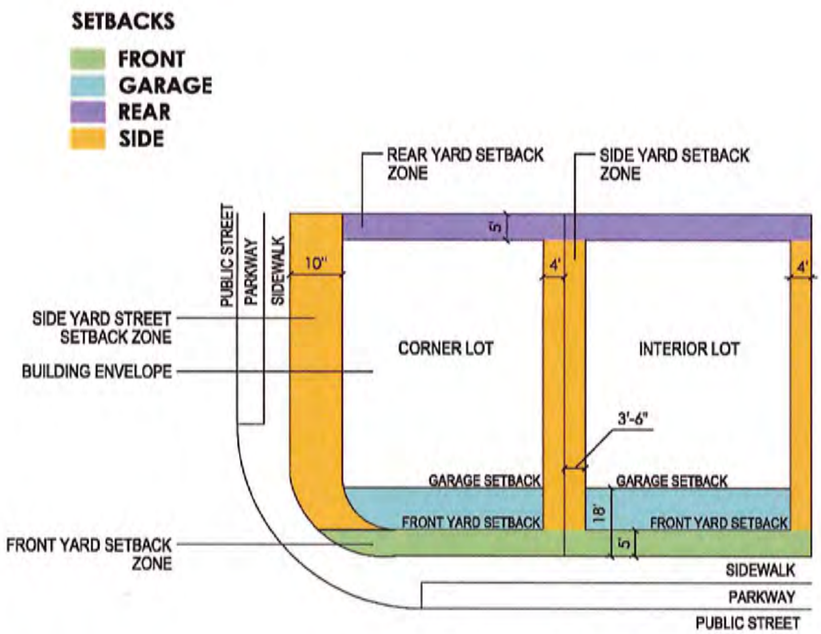
(14) Density shall be calculated using the gross area of the overall subdivision.

(15) Lots on cul-de-sacs or knuckles shall have a minimum lot width of 35 feet at the front property line.

(16) Minimum 5-foot setback to private lane/motor court.

FIGURE 2-2

MEDIUM DENSITY RESIDENTIAL SETBACK EXHIBITS

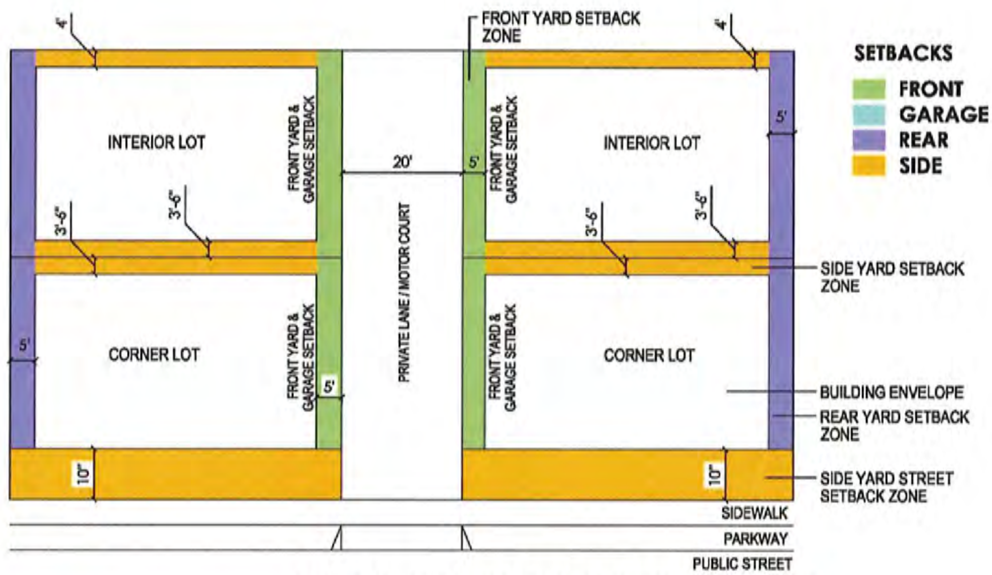


SEE TABLE 2-6 DEVELOPMENT STANDARDS FOR SETBACK REQUIREMENTS.

Small Lot (Public Street) - These Building/Lot types are traditional single family detached homes on small lots with densities of 5.9-12 dwelling units an acre. These units front on a public street and have minimum 18-foot driveways to accommodate parking.

FIGURE 2-2

MEDIUM DENSITY RESIDENTIAL SETBACK EXHIBITS

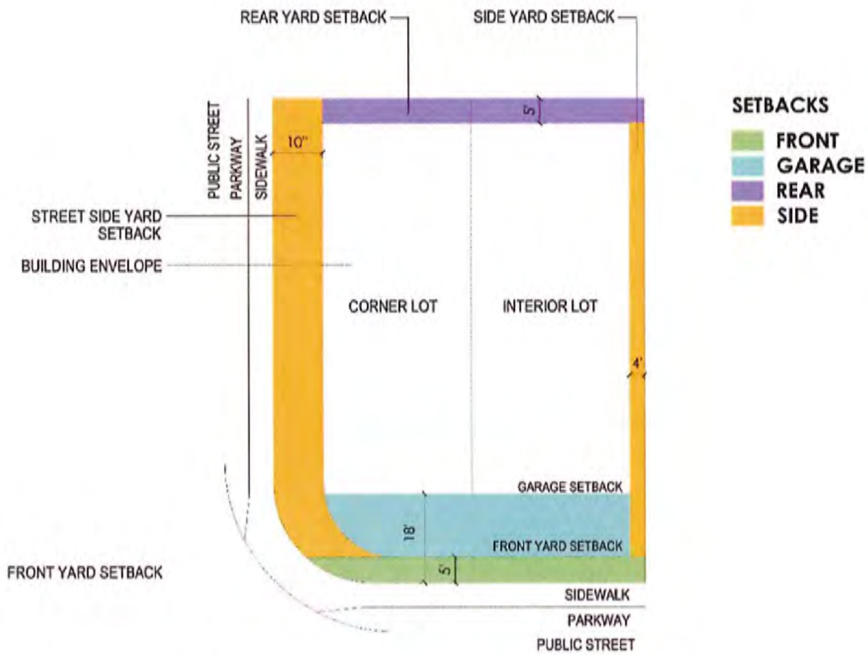


SEE TABLE 2-6 DEVELOPMENT STANDARDS FOR SETBACK REQUIREMENTS.

Small Lot (Private Lane) - These Building/Lot types are traditional single family detached homes on small lots with densities of 5.9-12 dwelling units an acre. These units front on a private lane and have minimum 5-foot driveways.

FIGURE 2-2

MEDIUM DENSITY RESIDENTIAL SETBACK EXHIBITS

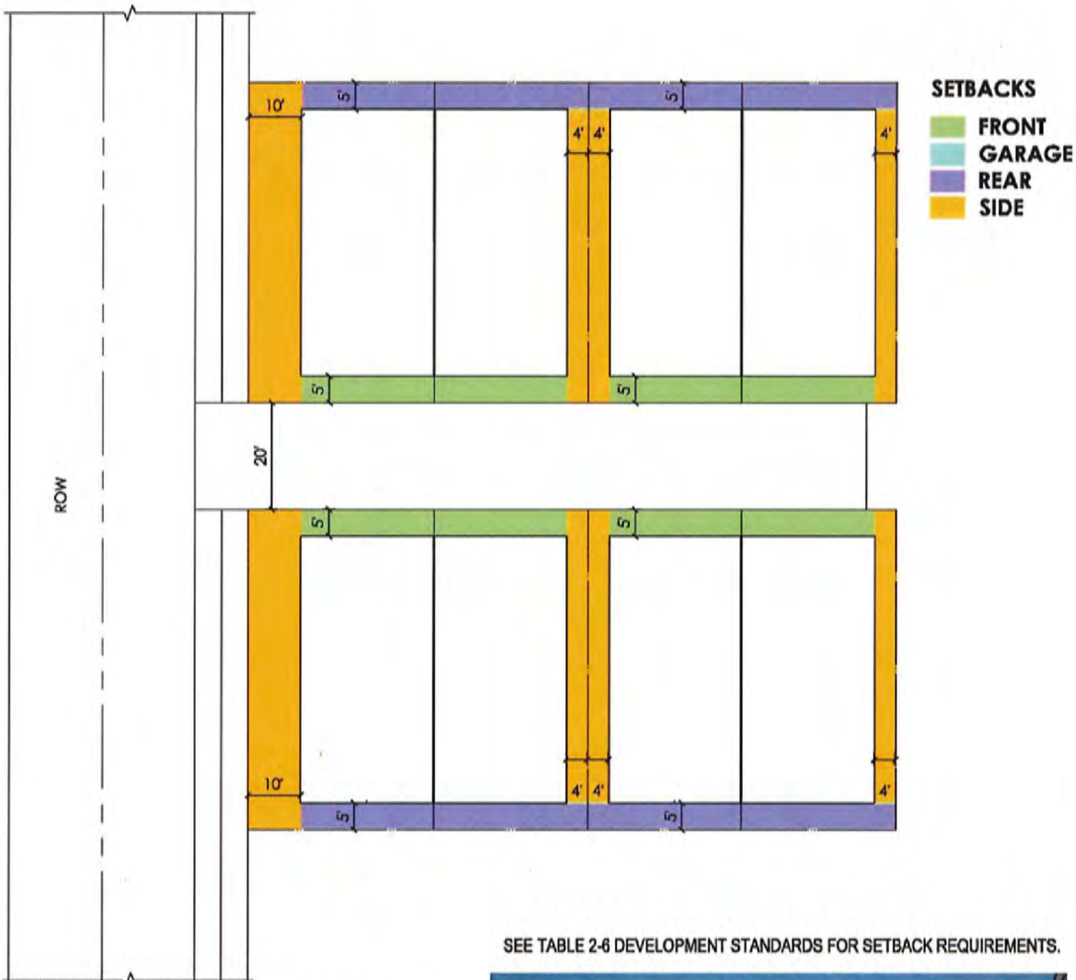


DIAGRAMS ARE EXAMPLES ONLY. SEE TABLE 2-3 DEVELOPMENT STANDARDS FOR SETBACK REQUIREMENTS.

Duet (Public Street) - These Building/Lot types are two dwelling units on two separate lots attached along one side. These units front on a public street and have minimum 18-foot driveways to accommodate parking.

FIGURE 2-2

MEDIUM DENSITY RESIDENTIAL SETBACK EXHIBITS

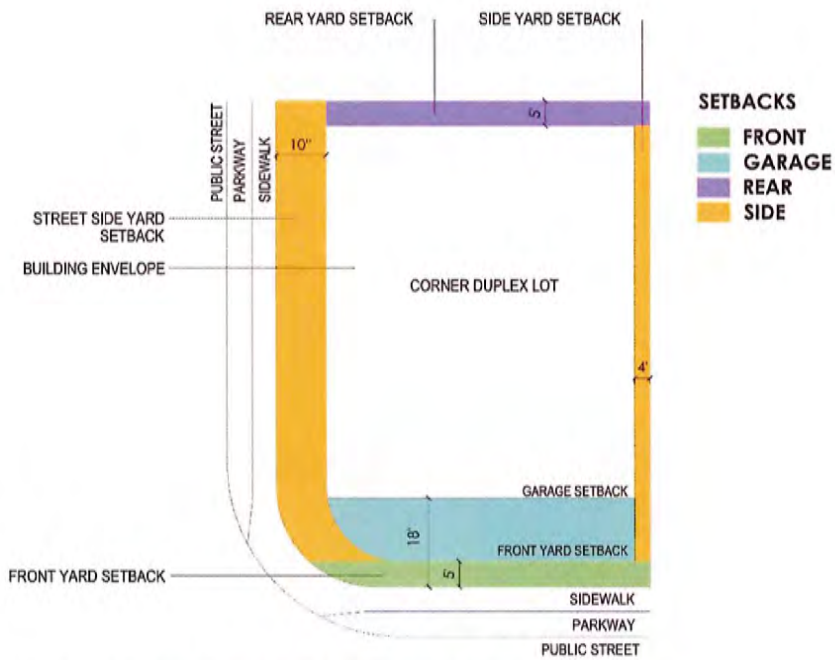


SEE TABLE 2-6 DEVELOPMENT STANDARDS FOR SETBACK REQUIREMENTS.

Duet (Private Lane) - These Building/Lot types are two dwelling units on two separate lots attached along one side. These units front on a private lane and have minimum 5-foot driveways.

FIGURE 2-2

MEDIUM DENSITY RESIDENTIAL SETBACK EXHIBITS

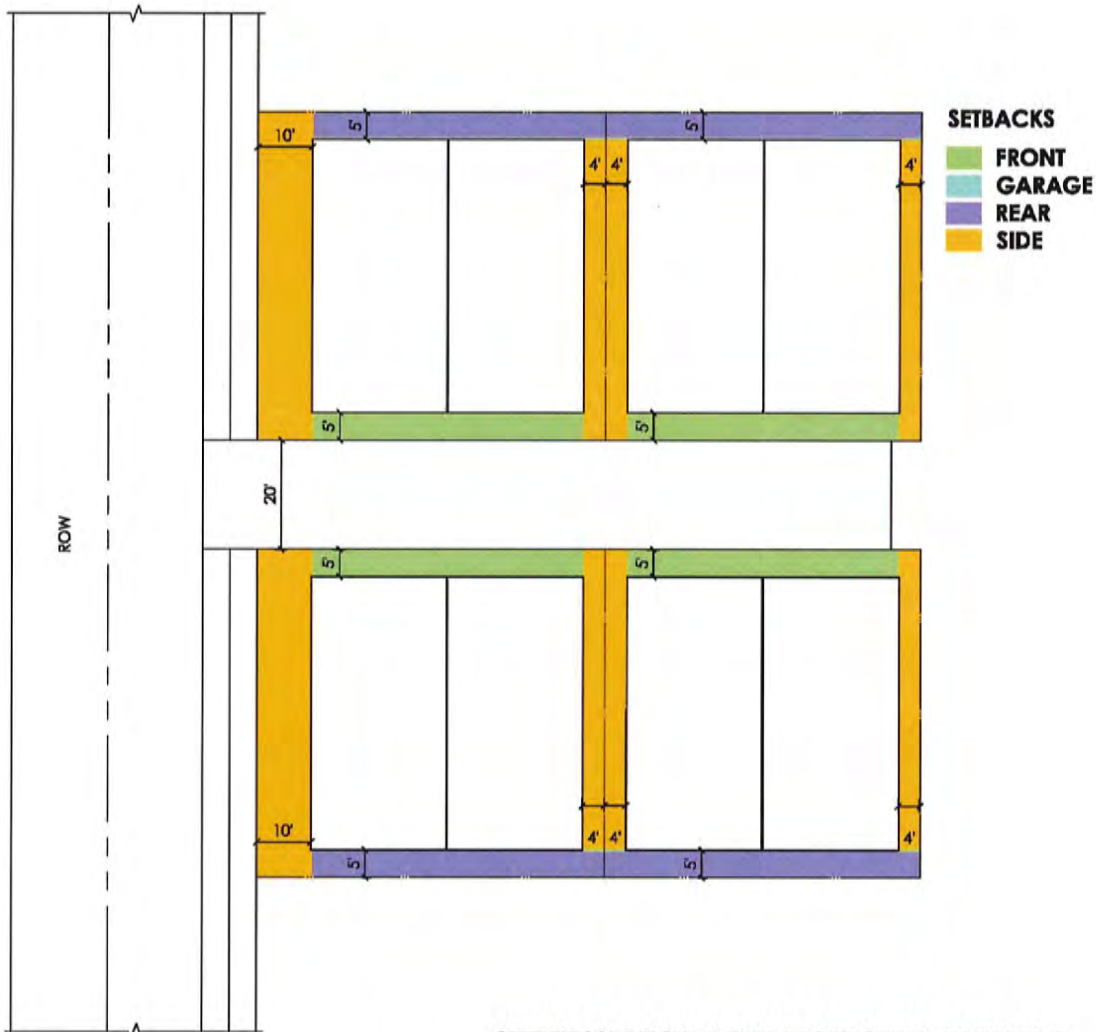


DIAGRAMS ARE EXAMPLES ONLY. SEE TABLE 2-3 DEVELOPMENT STANDARDS FOR SETBACK REQUIREMENTS.

Duplex (Public Street) - These Building/Lot types are two dwelling units on a single lot attached along one side. These units front on a public street and have minimum 18-foot driveways to accommodate parking.

FIGURE 2-2

MEDIUM DENSITY RESIDENTIAL SETBACK EXHIBITS

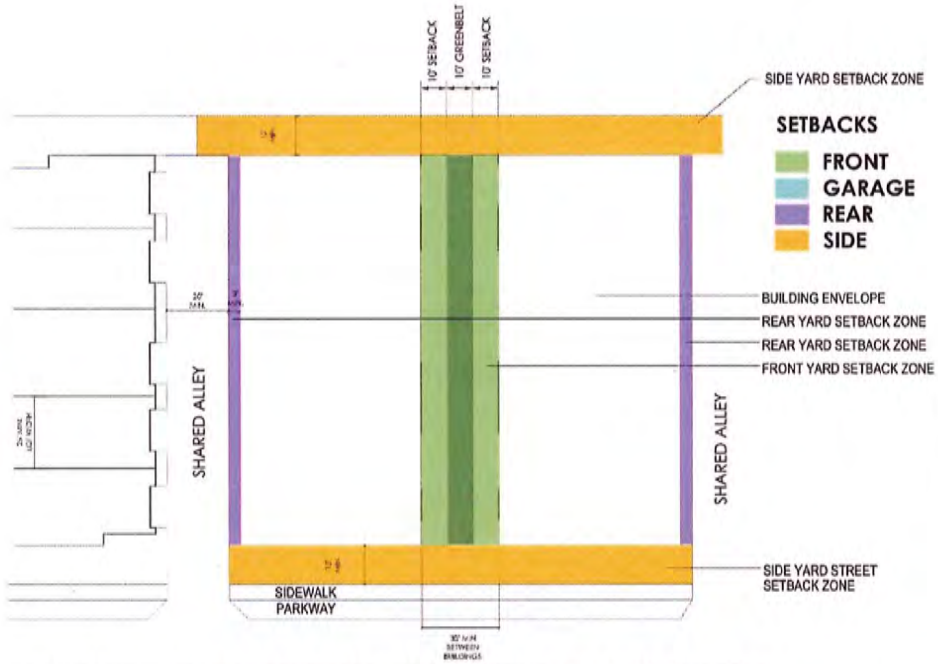


SEE TABLE 2-6 DEVELOPMENT STANDARDS FOR SETBACK REQUIREMENTS.

Duplex (Private Lane) - These Building/Lot types are two dwelling units on a single lot attached along one side. These units front on a private lane and have minimum 5-foot driveways.

FIGURE 2-2

MEDIUM DENSITY RESIDENTIAL SETBACK EXHIBITS



DIAGRAMS ARE EXAMPLES ONLY. SEE TABLE 2-3 DEVELOPMENT STANDARDS FOR SETBACK REQUIREMENTS.

Townhome - A townhome or townhouse is a multi-level home that shares walls on one or both sides, and typically has ground-level entry. These units primarily back up to a private lane or alley and front onto a street or private greenbelt.

2.2 GENERAL HIGHWAY COMMERCIAL ZONING DISTRICT

2.2.1 Purpose

The purpose of the General Highway Commercial (GHC-TH) Zone is to provide a mix of retail and services for local residents and travelers.

2.2.2 Permitted and Conditionally Permitted Uses Within GHC-TH

Table 2-1, Permitted and Conditionally Permitted Uses, indicates uses permitted within the General Highway Commercial zoning district of the Tracy Hills Specific Plan. The table also lists conditional uses that are subject to the granting of a Conditional Use Permit.

2.2.3 Development Standards for GHC-TH

Development Standards shall be in accordance with the Tracy Municipal Code Chapter 10.08, Zoning Regulations, Article 19, General Highway Commercial Zone (GHC), except as modified within this Specific Plan.

Site design for commercial development shall ensure vehicular and pedestrian connectivity between adjacent commercial parcels and a reciprocal parking and access agreement shall be recorded at the County Recorder's Office prior to issuance of a building permit.

TABLE 2-4
DEVELOPMENT STANDARDS – GENERAL HIGHWAY COMMERCIAL ZONING DISTRICT

Development Standard	General Highway Commercial Zoning District
Maximum Lot Coverage	No Requirement
Minimum Lot Size	(1)
Minimum Lot Width	(1)
Minimum Front Yard Setback(2)	No Requirement
Minimum Interior Side Yard Setback (2)(3)	No Requirement
Minimum Street Side Yard Setback(2)	No Requirement
Minimum Rear Yard Setback (2)(3)	No Requirement
Maximum Building Height	45 feet

(1) No subdivision or lot line adjustment shall be approved or lots otherwise created with size or dimensions rendering it incapable of meeting the land use, public utilities, or development standards of this Specific Plan.

(2) Any building / structure shall maintain minimum setbacks from the following pipelines: (refer to Figure 1-4, Existing Conditions, for general location of pipeline easements)

- Phillips 66: minimum 16.25feet from the edge of the pipeline easement
- Shell: minimum 10 feet from the edge of the pipeline easement
- PG&E and Chevron: minimum 15 feet from the edge of northeast side the pipeline easement and minimum 20 feet from the edge of the southwest side of the pipeline easement.

(3) No Requirement, except when adjacent to a residential zoning district, in which case 15 feet shall be required. Such yards shall be increased by 4 feet for every story above the ground floor or 10 feet in height above 25 feet, whichever is less.

2.3 MIXED USE BUSINESS PARK ZONING DISTRICT

2.3.1 Purpose

The Mixed Use Business Park (MUBP-TH) zoning district allows a broad range of commercial, institutional and business uses to serve the community and provide employment opportunities. The primary land uses are intended to be focused on job-generating land uses such as administrative and corporate offices.

2.3.2 Permitted and Conditionally Permitted Uses Within MUBP-TH

Table 2-1, Permitted and Conditionally Permitted Uses, indicates uses permitted within the Mixed Use Business Park zoning district of the Tracy Hills Specific Plan. The table also lists conditional uses that are subject to the granting of a Conditional Use Permit.

Consumer services and retail trade, including eating and/or drinking establishments, are limited to a maximum of 25% of the MUBP-TH zoning district because the MUBP-TH zoning district is intended to primarily consist of job-generating uses, such as administrative and corporate offices. A current inventory of land use types and specific floor areas of each tenant in the MUBP-TH zoning district shall be maintained by the Developer and provided whenever a new use or change of use is proposed.

2.3.3 Development Standards for MUBP-TH

Development standards shall be in accordance with Tracy Municipal Code Chapter 10.08, Zoning Regulations, Article 19, General Highway Commercial Zone (GHC), except as modified within this Specific Plan. Development Review for all buildings, structures, and site development in the MUBP-TH zoning district shall be required as provided in the Tracy Municipal Code. A development plan for undeveloped areas adjacent to the MUBP-TH site being developed, shall be submitted and approved as part of the Development Review process. The development plan shall be prepared and submitted containing a traffic circulation plan showing the adequacy of circulation including the streets, access ways, pedestrian connections between the buildings and between the buildings and the public sidewalks, and parking, and a unified and organized arrangement of the buildings and service facilities which are feasible for the site. The development plan shall contain information showing compliance with the requirements of the Tracy Hills Specific Plan. The development plan concept that is submitted for Development Review shall demonstrate compatibility with adjacent land uses and/or structures. All improvements shall be consistent with the approved development plan.

TABLE 2-5
DEVELOPMENT STANDARDS – MIXED USE BUSINESS PARK ZONING DISTRICT

Development Standard	Mixed Use Business Park Zoning District
Maximum Lot Coverage	No Requirement
Minimum Lot Size	(1)
Minimum Lot Width	(1)
Minimum Front Yard Setback[(2)]	No Requirement
Minimum Interior Side Yard Setback [(2)(3)]	No Requirement
Minimum Street Side Yard Setback[(2)]	No Requirement
Minimum Rear Yard Setback [(2)(3)]	No Requirement
Maximum Building Height[(4)]	45 feet

(1) No subdivision or lot line adjustment shall be approved or lots otherwise created with size or dimensions rendering it incapable of meeting the land use, public utilities, or development standards of this Specific Plan.

(2) Any building / structure shall maintain minimum setbacks from the following pipelines:
(refer to Figure 1-4, Existing Conditions, for general location of pipeline easements)

- Phillips 66: minimum 16.25 feet from the edge of the pipeline easement
- Shell: minimum 10 feet from the edge of the pipeline easement
- PG&E and Chevron: minimum 15 feet from the edge of northeast side the pipeline easement and minimum 20 feet from the edge of the southwest side of the pipeline easement.

(3) No Requirement, except when adjacent to a residential Zoning District, in which case 15 feet shall be required. Such yards shall be increased by 4 feet for every story above the ground floor or 10 feet in height above 25 feet, whichever is less.

(4) The Community Gateway Icon, which is conceptually described and depicted in Section 3.4.5, Community Monumentation, shall have a maximum height of 50 feet.

2.4 LIGHT INDUSTRIAL ZONING DISTRICT

2.4.1 Purpose

The Light Industrial (M1-TH) zoning district allows for manufacturing and other industrial facilities.

2.4.2 Permitted and Conditionally Permitted Uses Within M1-TH

Table 2-1, Permitted and Conditionally Permitted Uses, indicates uses permitted within the Light Industrial zoning district of the Tracy Hills Specific Plan. The table also lists conditional uses that are subject to the granting of a Conditional Use Permit.

2.4.3 Development Standards for M1-TH

Development Standards shall be in accordance with the Tracy Municipal Code Chapter 10.08, Zoning Regulations, Article 20, Light Industrial Zone (M-1), except as specified herein.

TABLE 2-6
DEVELOPMENT STANDARDS - LIGHT INDUSTRIAL ZONING DISTRICT

Development Standard	Light Industrial Zoning District
Maximum Lot Coverage	No Requirement
Minimum Lot Size	(1)
Minimum Lot Width	(1)
Minimum Front Yard Setback (2)	No Requirement
Minimum Interior Side Yard Setback (2)(3)	No Requirement
Minimum Street Side Yard Setback (2)	No Requirement
Minimum Rear Yard Setback (2)(3)	No Requirement
Maximum Building Height	45 feet

(1) No subdivision or lot line adjustment shall be approved or lots otherwise created with size or dimensions rendering it incapable of meeting the land use, public utilities, or development standards of this Specific Plan.

(2) Any building / structure shall maintain minimum setbacks from the following pipelines: (refer to Figure 1-4, Existing Conditions, for general location of pipeline easements)

- Phillips 66: minimum 16.25 feet from the edge of the pipeline easement
- Shell: minimum 10 feet from the edge of the pipeline easement
- PG&E and Chevron: minimum 15 feet from the edge of northeast side the pipeline easement and minimum 20 feet from the edge of the southwest side of the pipeline easement.

(3) No Requirement, except when adjacent to a residential zone, in which case 15 feet shall be required. Such yards shall be increased by 4 feet for every story above the ground floor, or 10 feet in height above 25 feet, whichever is less.

2.5 TRACY HILLS CONSERVATION ZONING DISTRICT

2.5.1 Purpose

The purpose of the Tracy Hills Conservation (C-TH) zoning district is to restrict development on areas adjacent to the California Aqueduct and Interstate 580.

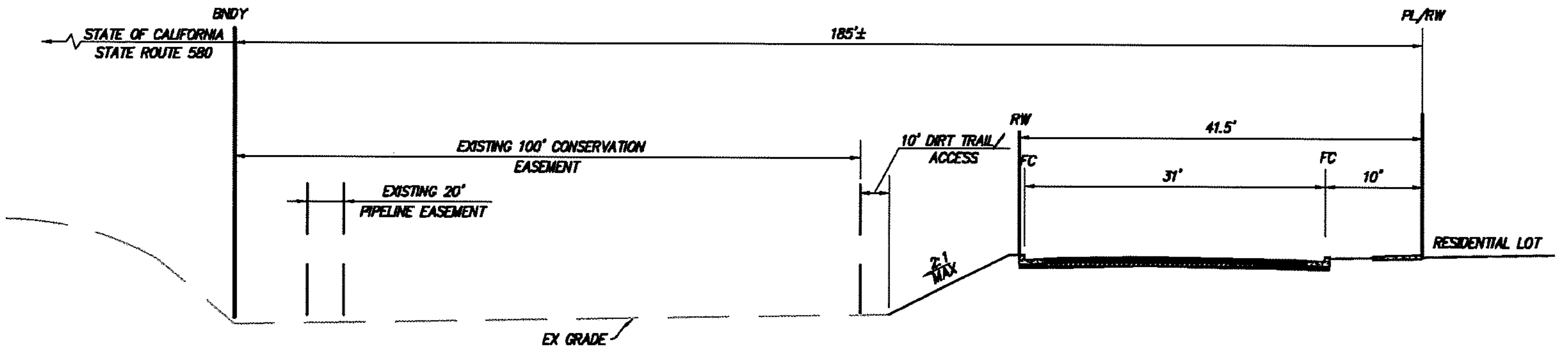
2.5.2 Permitted and Conditionally Permitted Uses Within C-TH

No development within these areas will be allowed except for installation of landscape materials, irrigation, and protective fencing. Refer to Chapter 3, Design Guidelines, for the typical enhancements and treatment of edge conditions for the C-TH zoning district.

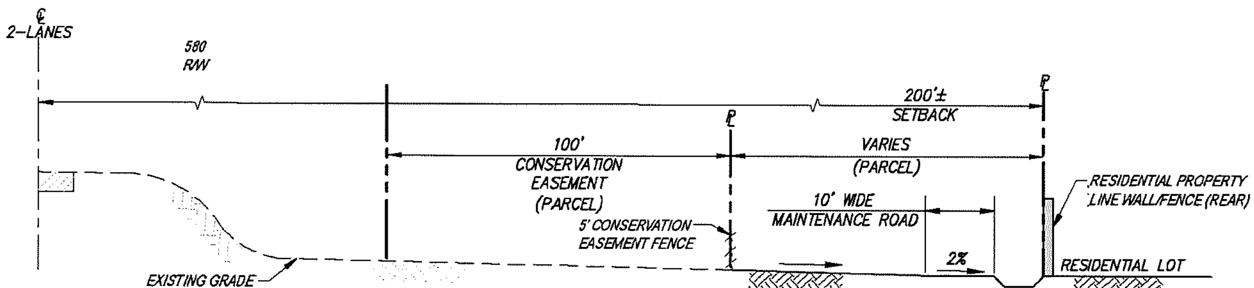
2.5.3 Development Standards for C-TH

Design of areas in the C-TH zoning district will be in accordance with Chapter 3, Design Guidelines.

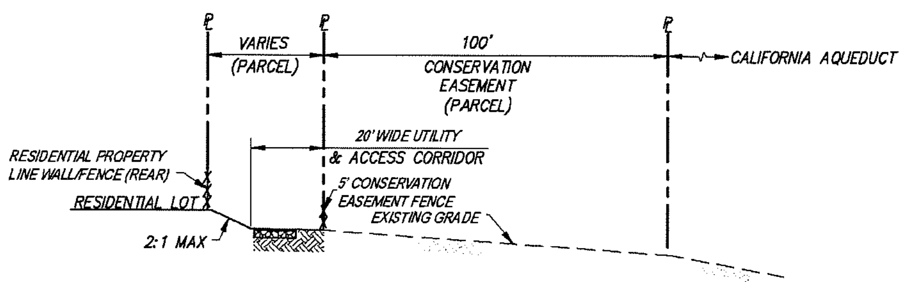
Figure 2-3
Conservation Lands



SOUTH OF I-580 TYPICAL
NOT TO SCALE



NORTH OF I-580 TYPICAL
NOT TO SCALE



CALIFORNIA AQUEDUCT TYPICAL
NOT TO SCALE

NOTE: SEE CHAPTER 3, DESIGN GUIDELINES, SECTION 3.4.7, EDGE CONDITIONS, FOR ADDITIONAL DETAILS

Figure 2-4
Conservation Easement Typical Cross Sections

2.6 OTHER LAND USES

2.6.1 Parks/Recreation

Active and passive park and recreation facilities will be provided within the Specific Plan area in a variety of forms at a minimum rate of three acres of neighborhood park land and one acre of community park land per 1,000 population, in accordance with the City of Tracy Parks Master Plan. The tentative subdivision maps within the Specific Plan may have less than three acres of neighborhood park land per 1,000 residents or one acre of community park land per 1,000 residents, due to the size, shape, location, accessibility, or other characteristics of any single tentative map. The community park will be located as otherwise described in the Specific Plan. The Specific Plan also provides for HOA maintained park and recreation facilities, open space and joint use facilities, in addition to the neighborhood and community park land.

Therefore, prior to each residential tentative subdivision map approval, an analysis shall be required of the amount of neighborhood and community park land provided within the entire Specific Plan area. Each tentative subdivision map shall either include adequate neighborhood park land to bring the total neighborhood park land within the tentative-map-approved portion of the Specific Plan to three acres per 1,000 population, or the developer shall demonstrate how future tentative map areas of the Specific Plan will include park land to achieve the minimum three acres per 1,000 population requirement, and otherwise comply with the Parks Master Plan.

After dedication to the City, most park and recreation facilities will be under the jurisdiction of the City Public Works Department and will be operated and maintained by the City for the enjoyment of all residents of Tracy. The Park sites shown on **Figure 1-3, Land Use Concept**, and **Figure 2-~~4~~5, Public Facilities Plan**, indicate conceptual park locations. Parks may include community or neighborhood parks with active and passive recreation. These parks may feature play fields, ball fields, children play areas, picnic areas, tennis courts, open lawn areas, or other amenities including a park located at an elevated location to provide a "view park". All parks in Tracy Hills are envisioned to be interconnected by trails and bikeways within parkways, public streets, open space, and utility corridors. Community and neighborhood park design shall comply with the City of Tracy Parks Master Plan with final design approved by the City.

It is envisioned that the Community / Open Space Park will be designed and improved for scenic and visual enjoyment, provide outdoor recreation opportunities, improve public health and safety, preserve natural resources and control the urban form. The Community /Open Space Park area is subject to final design approval by the City and at a minimum could include both passive and active features such as a nature trail system and pathways that can be used for hiking, walking, biking and jogging, picnic and sitting areas, lawn areas, nature viewing areas, and/or disc golf. In specific areas of the open space, enhancements may be incorporated into the final design through the planting of native landscape as passive open space and for habitat improvement. The conceptual design of the minimum 180 acres, including a minimum of 30 acres of community park, will occur with the first subdivision map south of I-580. The Community / Open Space Park will be improved in phases with development of Tracy Hills south of I-580.

2.6.2 School Sites

Three public school sites are shown on **Figure 1-3, Land Use Concept,** and **Figure 2-~~4~~5, Public Facilities Plan**. Final locations, numbers, size and configurations of school sites will be determined in consultation with the appropriate School District. In the event the School District does not use, purchase and/or develop a school site, these sites may be developed consistent with zoning development standards.

2.6.3 Public Infrastructure

Public infrastructure includes such items as water tanks, pump stations, drainage basins, and/or dry utility facilities, both interim and permanent. Final locations, numbers, size and configurations of these facilities will be constructed pursuant to the master infrastructure plans. Refer to **Figure 2-~~4~~5, Public Facilities Plan** for conceptual locations and to Chapter 4, Infrastructure and Services, for more detailed discussion.

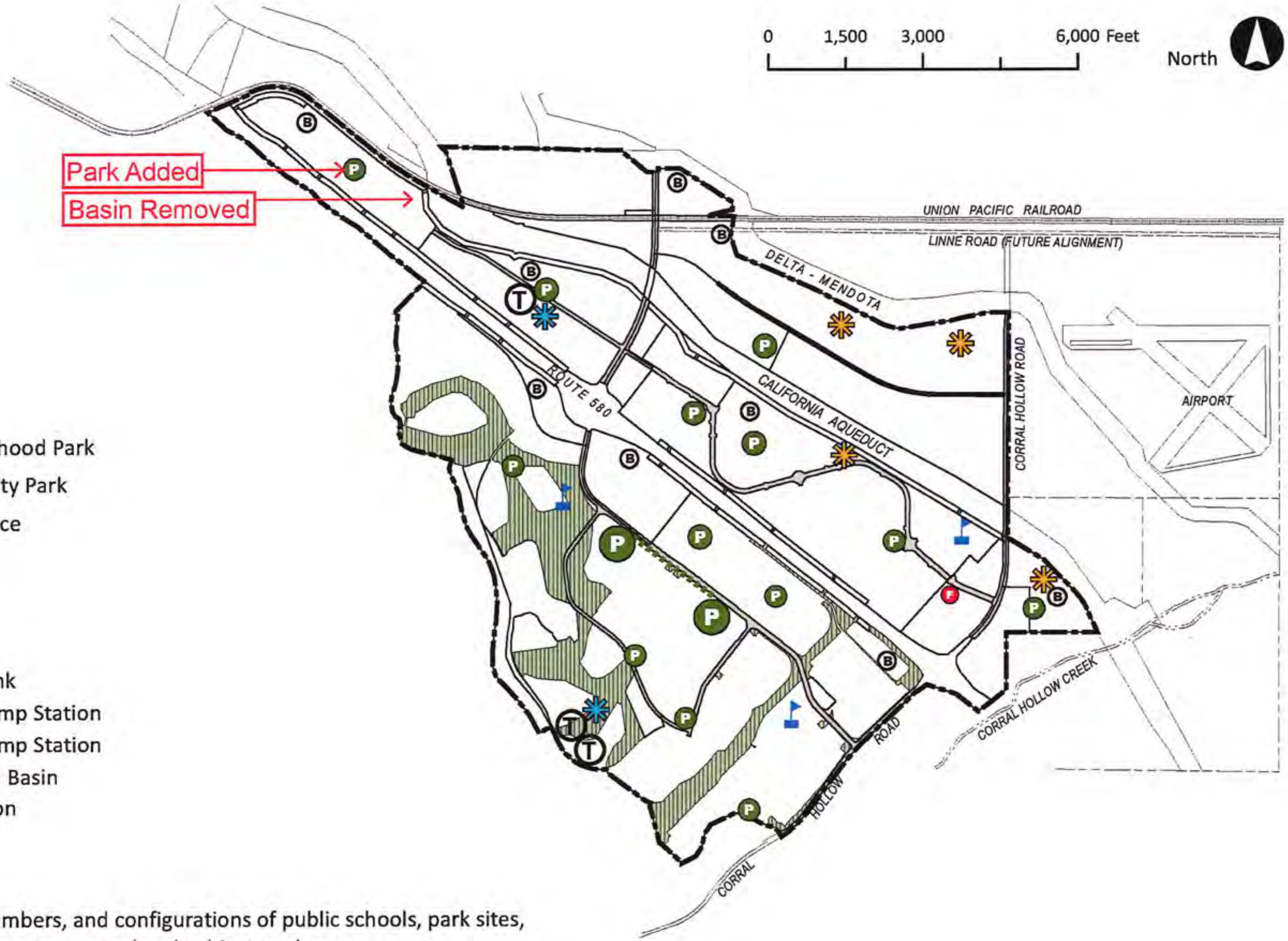
2.7 OTHER STANDARDS

2.7.1 Noise

Residential land uses may be sited where noise from I-580 falls within the Conditionally Acceptable range, identified in Figure 9-3 of the City of Tracy General Plan. Such determination shall be made by the City at the time of Tentative Map (or other discretionary application) approval. In making such determination, the City shall take into account the effect of feasible noise reduction measures on the anticipated noise levels at the proposed residential uses, as well as the project's conformance with other General Plan goals, objectives, and policies.

2.8 AIRPORT LAND USE COMPATIBILITY

The Tracy Municipal Airport is located to the east of the Specific Plan area. A portion of the Specific Plan area is located within the Tracy Municipal Airport's Area of Influence (AIA). Land uses within certain zones in the vicinity of the airport are regulated by the San Joaquin County Airport Land Use Commission (ALUC). The San Joaquin Council of Governments serves as the ALUC and has adopted the San Joaquin County Airport Land Use Commission Plan (ALUCP) in 2009. The area of the Specific Plan located along Corral Hollow Road directly south of the Delta-Mendota Canal is designated as Light Industrial (M-1) and lies in the Inner Approach/Departure Zone and Inner Turning Zone as specified in the 2009 ALUCP for the Tracy Municipal Airport (Refer to **Figure 2-~~5~~6, Tracy Municipal Airport Land Use Compatibility Zones**). Land uses in these zones are regulated by the ALUC and shall comply with the adopted ALUCP.



Legend

- Neighborhood Park
- Community Park
- Open Space
- School
- Road

Public Utilities

- Water Tank
- Water Pump Station
- Sewer Pump Station
- Retention Basin
- Fire Station

NOTES:

1. The locations, numbers, and configurations of public schools, park sites, and public utilities are conceptual and subject to change.
2. This exhibit is for conceptual purposes to show approximate locations.

Figure 2-5
Public Facilities

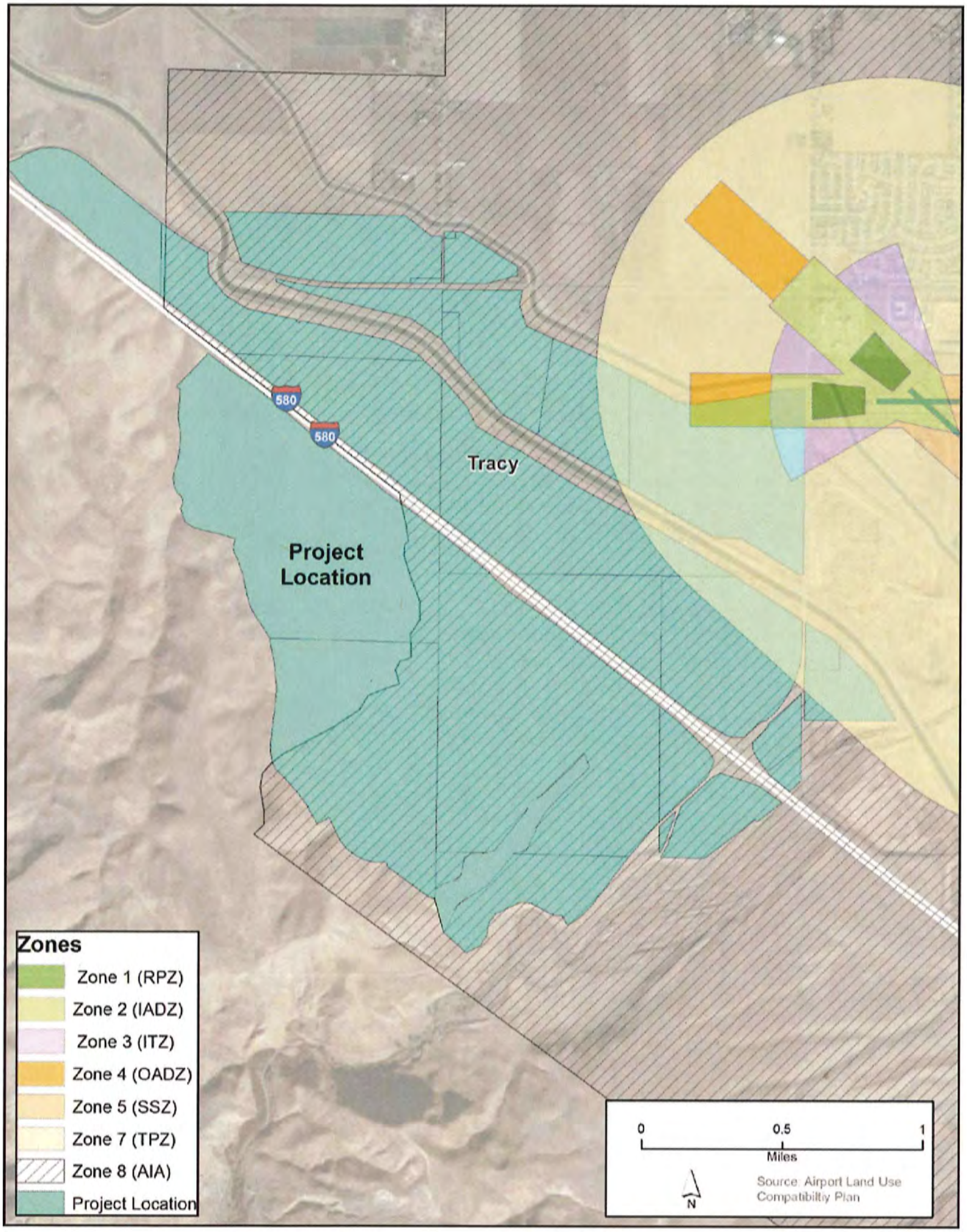


Figure 2-6
Tracy Municipal Airport Land Use Compatibility Zones

3 DESIGN GUIDELINES

3.1 INTRODUCTION

3.1.1 Purpose & Objective

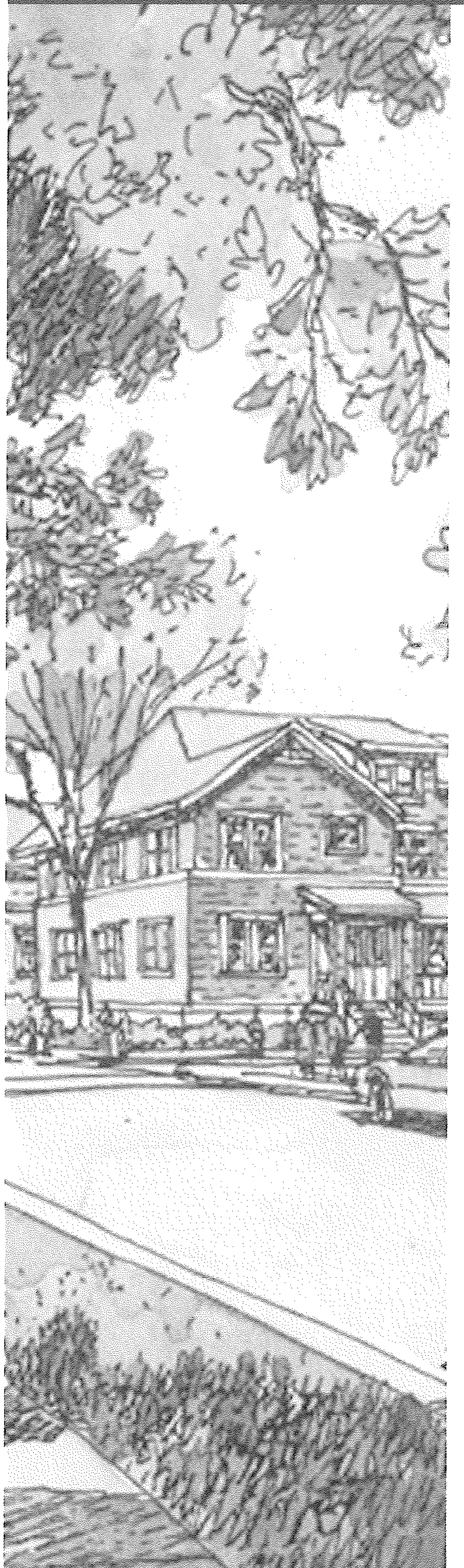
The Tracy Hills Design Guidelines are a vital part of the Tracy Hills Specific Plan. These guidelines are an implementation tool for the development of Tracy Hills.

As a regulatory tool, these guidelines will assist applicants in creating neighborhoods that reflect the City's history, reinforce the sense of community, and utilize sustainable best practices. These guidelines will be the framework for the design of Tracy Hills. Flexibility of these guidelines is permitted to allow design options that may be different from the guidelines to fulfill the intent of the guidelines.

The Design Guidelines are structured into three main parts: Residential, Mixed Use Business Park Zone District, and Landscape. Each of these three sections contains sub-sections that are identified in the City of Tracy General Plan and City of Tracy Design Goals and Standards as integral components to the development and maintenance of neighborhoods with character and quality.

The Residential and Mixed Use Business Park Design Guidelines shall apply Specific Plan-wide. The Landscaping Guidelines shall also apply Specific Plan-wide.

In addition to these Tracy Hills Design Guidelines, the City of Tracy Design Goals and Standards shall apply Specific Plan-wide for all types of development.



3.2 RESIDENTIAL DESIGN GUIDELINES

The Tracy Hills Residential Design Guidelines contains five sections that aim to achieve the vision for Tracy Hills. These guidelines build on the City's Design Goals and Standards for residential design and apply to single family residential buildings in Tracy Hills. Multi-family residential buildings in Tracy Hills shall refer to the City of Tracy's Design Goals and Standards.

At the end of these Residential Design Guidelines is a checklist that provides a quick reference of the desired residential development for Tracy Hills.

How to Use these Guidelines Effectively

1. *Conduct Document Review of the Following:*

   » Tracy Hills Specific Plan

   » Vesting Tentative Map

   » City of Tracy Design Goals and Standards

2. *Review these Residential Guidelines Which Contain the Following Five Sections:*

   » Scale: roofs, massing, and proportions

   » Architectural Streetscape: windows, garages, materials and colors

   » Variation: plans and elevations

   » Architectural Character and Styles

   » Residential Design Guidelines Checklist

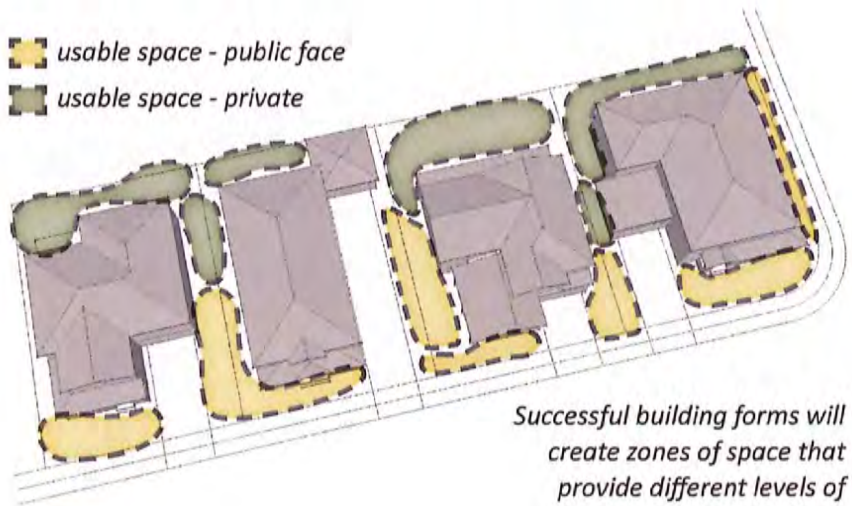
3.2.1 <u>Scale</u>

Scale refers to the massing and form of a building and includes elements such as building height and footprint. Depending on how a building is designed, it can either positively or negatively affect the character of a neighborhood and quality of the streetscape experience.

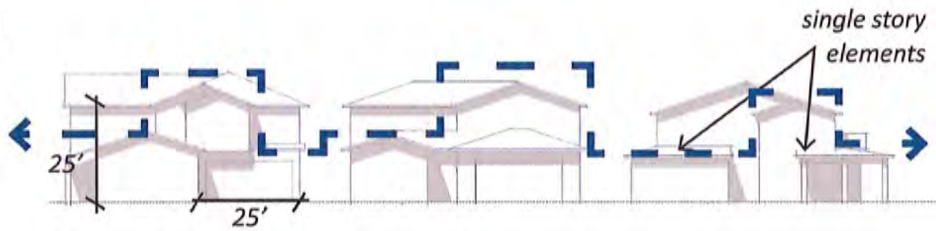
The guidelines below provide for the ability to create an inviting environment that considers the pedestrian and motorist experience throughout the neighborhood as it relates to visual interest and comfort in a space.

1. Massing and Building Form

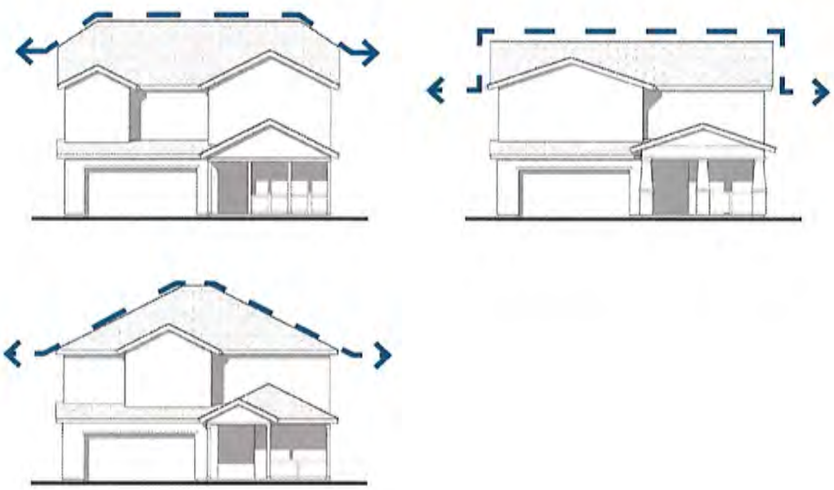
- In general, building form shall allow for the creation of multiple usable zones that offer private and public spaces for residents.
- To create interest along the streetscape, building massing shall be varied through the staggering of horizontal and vertical planes. To this end, in the Residential Estate and Low Density Residential Zones, no building wall shall extend more than 25' vertically or horizontally without a visual break created by a 2' minimum offset or architectural detail.
- In the Residential Estate and Low Density Residential Zones, at least 25% of buildings within a neighborhood shall have a building mass which combines single and two story forms. Examples of forms include, but are not limited to a one story porch and a second level pop-out.
- In low density subdivisions, there shall be at least one single-story floor plan designed within a subdivision used on approximately



Successful building forms will create zones of space that provide different levels of privacy.



Breaks in massing along vertical and horizontal planes provide interest along the streetscape.



Example of the same building plan with different roof form options.

Variety of roof forms can include gable, hip, and shed types.

Roof design and materials that reflect the architectural style of a building help enhance the overall streetscape.

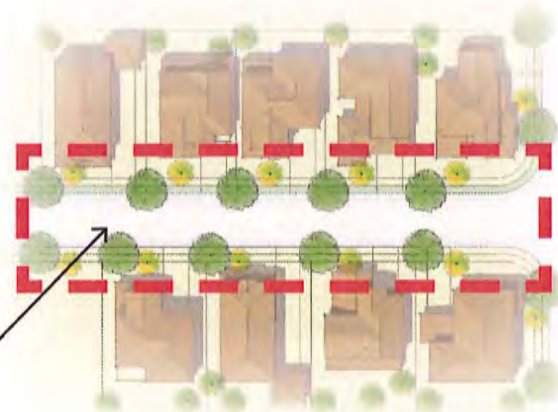
25% of the lots. There is no single-story requirement for medium and high density subdivisions.

2. Roof Forms, Materials, and Colors

- Create a diversity of roof forms for an articulated streetscape by providing at a minimum three different roof plans~~/~~per floor plans. ~~per building plan.~~ Flat roofs are not allowed. Gable, hip, and shed roof types are allowed.
- Variety of roof colors and materials are encouraged between homes to promote diversity and interest.
- Roof materials shall be of high quality and complementary to the overall design of the building. Roof materials can include concrete or clay tile or architectural grade composition shingle.
- Additionally, materials shall not produce glare and should consider environmental benefits (i.e. lighter color roofs to reflect heat).
- Photovoltaic (PV) electricity generation (solar) is encouraged in all residential neighborhoods. PV panels and their component parts should be designed to be as aesthetically compatible as possible, but are not subject to Development Review. If solar is required, roof design will be dictated to maximize solar efficiency.

3.2.2 Architectural Streetscape

The streetscape is an important component of the public realm that helps define a neighborhood's character and experience. In the broadest sense, the streetscape encompasses the area between building fronts around a public space, such as a public street or ~~alley~~ private lanes, and includes, but is not limited to, the elements of windows, garages, building materials and colors, and building details.

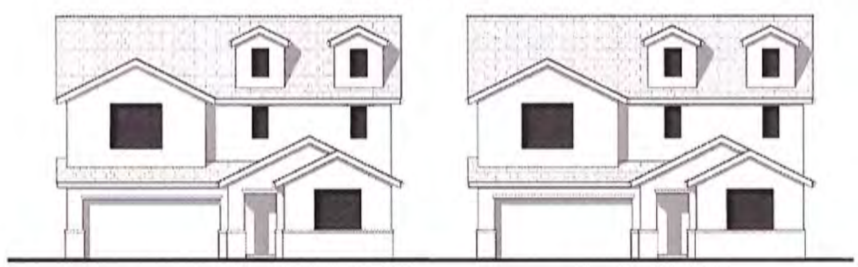


The streetscape is the area bounded by building fronts.

1. Windows

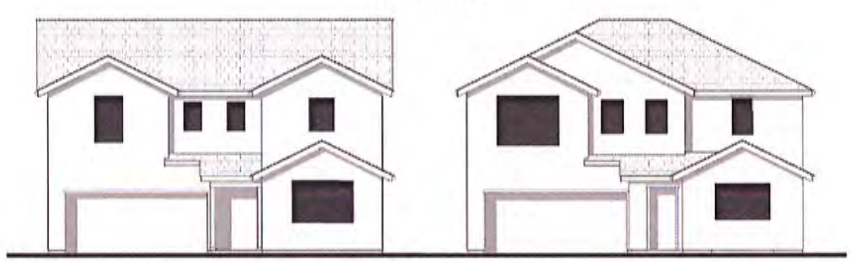
- Window size and patterns shall be based on the architectural style of the building.
- All windows shall have trim surrounds, headers, or sills.
- Buildings with the same window locations~~, regardless of different~~ and elevation style, shall not be located next to each other (see graphic example).

NOT ALLOWED



Buildings with the same window location are not allowed next to each other.

ALLOWED



Buildings next to each other with different window ~~locations~~ planes avoid monotony.


Garages are setback and designed to complement overall design.

Variation in garage locations provides interest in the streetscape.

2. Garages

- Within a neighborhood (defined as up to 200 dwelling units) there shall be a minimum of three garage door designs provided to avoid monotony along the streetscape. Each garage door design shall be used in at least 25% of the neighborhood.

- To minimize building bulk and the focus on vehicular elements, a maximum of two car garage bays shall front to the street on single-family dwellings that have a front elevation width of less than 60 feet. For single-family dwellings that have a front elevation width of 60 feet or greater, a maximum of three car garage bays shall front to the street.

- Garages shall be designed so they are not the primary focus in the streetscape and will be complementary to the rest of the home.

- Driveways shall have a maximum width of 18' for two car garages and 30' for three car garages, if applicable, (measured at property line) so that it will not negatively impact the streetscape and walkability of the neighborhood.

- Driveways for duet and duplex buildings shall have reduced separation from each other (4' minimum separation but may be reduced to 0' at cul-de-sacs, knuckles, and other street curves).

- Driveway approaches measured at curb face shall have a maximum width of 18' for two car garages and 30' for three car garages, if applicable. ~~For duet and duplex buildings, the maximum permitted driveway approach width may be 38'.~~ Maximum widths do not include approach flares.

- Exterior lighting for private lanes and courtyards shall be provided above garages.

3. Building Materials and Colors

- Buildings shall use high quality, durable materials such as textured/finished stucco siding, ~~textured/finished stucco~~, accent brick ~~and~~ or stone. Other materials indicated in the Architectural Character section are allowed.
- Materials and colors shall be varied to add texture and depth to the overall character of the neighborhood.
- Materials and colors palette should be comprised of three or more complementary options that cover a base color, trim color, and accent color.
- Use of flashy materials or colors that will not integrate with the overall character of neighborhood is not allowed.
- Material and color blocking shall not terminate at outside corners of buildings and shall wrap to appropriate transition points.

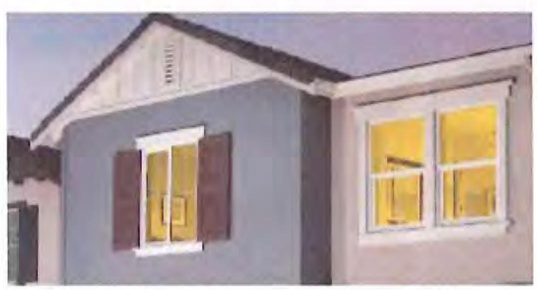
4. Details

- Building details shall be consistent with the architectural style and overall building design. To this respect, detail elements such as shutters, planter boxes, and trim shall be proportional in size to the element they are enhancing.
- To create visual interest, details/ architectural articulations shall occur wherever the building is visible from the public street.
- Wrap details around corners of buildings where appropriate to ensure that they do not look "tacked on".

A balanced palette of textures and colors enhances the streetscape experience.

Colors and materials that complement each other elevate the design of a home.

These shutter details are proportional to the window ~~and are also functional~~.

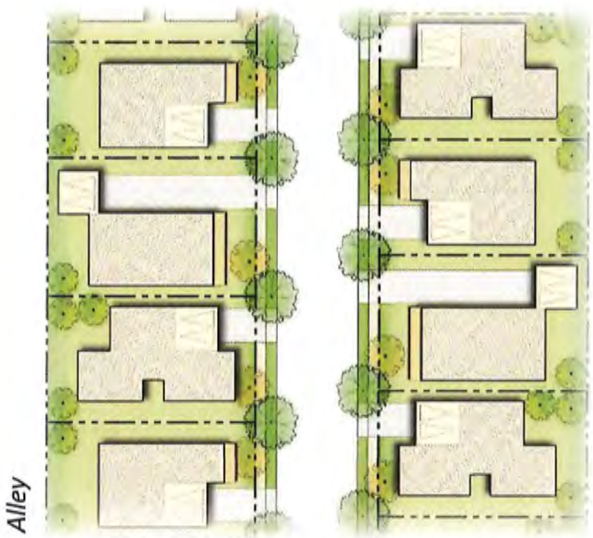


~~Chimneys or other a~~ Architectural breaks make good material transition areas.

3.2.3 Variation

Diversity and variation in building plans and elevations is important in the development and maintenance of an overall neighborhood character and the creation of place. Successfully executed, diversity and variation of buildings offers a neighborhood a distinct yet cohesive built pattern that can extend to the larger community fabric.

The variation requirements below help to promote a visually interesting and balanced streetscape that can expand on and integrate into the larger context.



Diversity of floor plans provides interest to the streetscape.

Different elevations along the streetscape make for a more interesting experience.

A successful combination of different building plans and elevations offer each home an individuality that harmonizes with other homes at the neighborhood scale.

1. **Plans and Elevations**

- ~~Refer to building plans and elevation requirements in the Residential Design section of The City of Tracy Design Goals and Standards regarding a minimum mix of floor plans and elevations. The minimum standards for housing variation shall be achieved and calculated by reviewing the mix of house designs across an entire tentative subdivision map area.~~
- Each subdivision shall offer a variety of floor plans and elevations to provide sufficient variation of houses within a subdivision based on the number of lots within that final map at the Village level, as shown in the table to the right.
- In addition to the variation requirements of The City of Tracy Design Goals and Standards, in general, the following shall apply:
  - » Maximum of three houses of the same architectural style may be located next to each other.
  - » Elevations may be repeated on the same block ~~or facing each other on the other side of the street~~ only if they contain ~~a~~ different materials ~~and~~ or color palette.
  - » No two houses of the same elevation~~,~~ and floor plan shall be next to each other or facing each other across the street.

Number of Lots	Minimum Number of ~~House~~ Elevation Designs (derived from various combinations of different floor plans ~~and elevations~~)
Under 50 lots	12
50 - 100 lots	16
101 - 150 lots	20
151 - 200 lots	24
201 - 300 lots	28
301 - 400 lots	32
401 - 500 lots	36

3.2.4 Architectural Character and Styles

Drawing from its Californian and agrarian roots, Tracy Hill's architecture will reflect architectural vernaculars native to California, and styles that have emerged from European inspired aesthetics, while respecting the history of the City of Tracy, California and its heritage.

Derived from architectural vernaculars inherent to California, Tracy Hills has distilled specific architectural styles from Arts and Crafts, Colonial, Farmhouse, European-agrarian, Mediterranean, and Spanish aesthetics to express the eclectic beauty of its surrounding influences. Within these overarching vernaculars, any of their inspired styles and interpretations thereof are allowable for the community of Tracy Hills, provided that they maintain the essential characteristics of their parent vernacular and meet the community's standard for high-quality design.

The specified style character palette of Tracy Hills may include~~s~~ one or more of the following styles: Country European, Colonial, Early California, ~~Victorian Revival,~~ Western Farmhouse, Craftsman Bungalow, Italianate, and Mediterranean Revival, as these styles most embody the surrounding architecture and its locale. Each of these specified styles embodies one of the parent vernaculars, its intrinsic character, and essential elements. However, while the styles specified for the character palette provide the typical characteristics and imagery to guide design and to aid overall direction, they are intended to be descriptive, rather than prescriptive, or limiting to the design process. Additionally, modern and contemporary interpretations of the Tracy Hills' character palette and parent vernaculars are encouraged, to allow the community to reflect the tastes of today and offer flexibility to evolve with those of tomorrow.

Altogether, with its diverse and dynamic character palette and parent vernaculars, the architecture of Tracy Hills will provide the community with an aesthetic that truly reflects its land and unique architectural heritage.

Former Tracy High School- Mediterranean Revival

~~*Historic Tracy Homes- Victorian Revival*~~

Tracy Historical Museum- Early California

First Presbyterian Church- Early California

COUNTRY EUROPEAN

IDENTIFYING CHARACTERISTICS	
-Asymmetrical massing -Medium to steeply pitched hip or gable roofs -Enhanced entry ways	
TYPICAL CHARACTERISTICS	
Roof Form	-Typical ~~6~~5:12 to 8:12 roof pitch -12" to 14" eaves -Tight to 12" rakes -Often punctuated with small dormers
Roof Materials	-40-year ~~dimensional~~ composition shingles or ~~smooth~~ flat concrete tile
Entry Ways	-~~Decorative stone veneer~~ -~~Pitch break~~ Enhanced entry
Windows	~~-Casement windows~~ -Symmetrical -Tall and narrow
Exterior Materials	-Stucco finish -Brick and/or stone veneer
Trim Detail	-6" to 8" fascia -Wood or smooth foam trim
Ornamentation	-Decorative wood grain~~half-timbering~~ -Decorative stone veneer

Representative Two Story Elevation

~~Entry Way Pitch Break~~

Stone Veneer

~~Casement Windows~~

Narrow Windows

Representative Single Story Elevation

WESTERN FARMHOUSE

Representative Single Story Elevation

Wood Window Shutters

Board and Batten Siding

Shingle Roofing with Standing Seam Accents Where Applicable

Wood Beams and Brackets

Representative Two Story Elevation

IDENTIFYING CHARACTERISTICS	
-Asymmetrical massing -Shed and gable roofs -Porch fronts	
TYPICAL CHARACTERISTICS	
Roof Form	-Typical 4:12 to 6:12 roof pitch -12" to 24" eaves -6" to 12" rakes
Roof Materials	-40-year ~~dimensional~~ composition shingles -Standing seam metal roofing
Entry Ways	-~~Broad f~~ Front porch supported by square posts or columns with decorative brackets -Wood grain beams and brackets
Windows	-Single hung windows -Fixed accent windows
Exterior Materials	-Board and batten accent siding -Stucco finish -~~Lap s~~Siding accent ~~with 6" exposure~~ -Brick and/or stone veneer
Trim Detail	-Wood brackets and/or kickers -Wood or smooth foam trim
Ornamentation	-Wood grain window shutters

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~~VICTORIAN REVIVAL~~

IDENTIFYING CHARACTERISTICS	
-Eclectic, asymmetrical massing -Steeply pitched gable roofs -Detailed trim	
TYPICAL CHARACTERISTICS	
Roof Form	-Typical 6:12 to 8:12 roof pitch -12" to 14" eaves -3" to 12" rakes -Variety with gables, dormers, and turrets or towers
Roof Materials	-40-year dimensional composition shingles
Entry Ways	-Occasional pediment over porches -Decorative wood porch posts
Windows	-Single hung windows -Bay windows and/or oriels
Exterior Materials	-Clap board siding -Brick and/or stone veneer -Occasional stucco finish
Trim Detail	-6" to 8" fascia -Decorative brackets
Ornamentation	-Patterned brick and/or stone veneer -Ornamental spindles -Boxed eaves or decorative cornice


Representative Two Story Elevation


Clap Board Siding

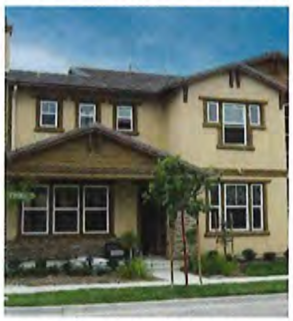

Bay Window


Gable Roof Forms


Pediment Over the Porch


Representative Single Story Elevation


Representative Single Story Elevation


Fixed Accent Windows


~~Square~~ Porch Posts


~~Lap~~ Siding Accents


Decorative Knee Braces


Representative Two Story Elevation

CRAFTSMAN BUNGALOW

IDENTIFYING CHARACTERISTICS	
-Asymmetrical massing -Low-pitched gable and/or hip roofs -Projecting eaves	
TYPICAL CHARACTERISTICS	
Roof Form	-Typical 3:12 to 4:12 roof pitch -12" to ~~14~~ 34" eaves -~~3~~ 12" to ~~12~~ 18" rakes -Accent roofs
Roof Materials	-40-year ~~dimensional~~ composition shingles
Entry Ways	-Wood grain or stucco square porch posts
Windows	-Single hung windows -Fixed accent windows -Vertically proportioned windows
Exterior Materials	-Stucco finish -~~Lap s~~Siding accent ~~with 4" to 8" exposure~~ -Brick and/or stone veneer
Trim Detail	-Thickened stucco wainscots -Battered walls at select elements -Decorative knee braces
Ornamentation	-Wood brackets and/or kickers

ITALIANATE

IDENTIFYING CHARACTERISTICS	
-Asymmetrical massing -Low-pitched gable and/or hip roofs -Eaves supported by decorative brackets -Accentuated, centrally located entry door -Use of wrought iron for accent	
TYPICAL CHARACTERISTICS	
Roof Form	-Typical 3:12 to 4:12 roof pitch -12" eaves -12" to 18" rakes
Roof Materials	-Flat or low-profile "S" tile
Entry Ways	-Defined by arch elements or stone banding
Windows	-Symmetrical -Tall and narrow
Exterior Materials	-Stucco finish -Brick and/or stone veneer
Trim Detail	-Brackets under the eaves -Deep band of trim
Ornamentation	-Quoins -Cornices -Decorative wrought iron on front facade


Representative Two Story Elevation


Tile Roof


Arch Entryway


Tall Narrow Window


Decorative Wrought Iron


Representative Single Story Elevation

COLONIAL

Representative Single Story Elevation

Symmetrical Massing

Pediment ~~Over Porch~~Details

~~Transom Over Front Door~~
Shutter Accent

Dormers

Representative Two Story Elevation

IDENTIFYING CHARACTERISTICS	
-Symmetrical or square massing -Hip or gable roof with dormers -Accentuated, centrally located entry door	
TYPICAL CHARACTERISTICS	
Roof Form	-Typical 5:12 to 6:12 roof pitch -12" to 18" eaves -6" to 12" rakes
Roof Materials	-40-year ~~dimensional~~ composition shingles or flat tile
Entry Ways	-Defined center entry ~~-Pediment over porches~~ ~~-Transom over front door~~ -Front porch with posts and beams
Windows	~~-Casement windows~~ -Single hung windows -Symmetrical window placement on front elevations -Window shutters -Widows in arch features may be rectangular.
Exterior Materials	-Stucco finish -~~Clapboard s~~Siding accent -Brick and/or wood veneer
Trim Detail	-Brackets under the eaves
Ornamentation	-Trusses or decorative shingles -Cornice

EARLY CALIFORNIA

IDENTIFYING CHARACTERISTICS	
-Asymmetrical massing -Hip and gable roofs -Fully rounded arched elements -Use of wrought iron for accent	
TYPICAL CHARACTERISTICS	
Roof Form	-Typical 4:12 to 6:12 roof pitch -12" to 24" eaves -Tight to 12" rakes
Roof Materials	~~-40-year dimensional composition shingles~~ -Barrel or "S" tile roofing
Entry Ways	-Front porches with pre-cast columns ~~and wood beams~~ -Strong arch elements
Windows	-Should have tall, narrow appearance -Grid or horizontal mullion patterns ~~-Recessed primary window, minimum 12" recess~~ -Widows in arch features may be rectangular.
Exterior Materials	-Stucco exterior walls~~, light lace or smooth~~ -Stone veneer accent
Trim Detail	-Corbels, beams, or rafter tail details
Ornamentation	-Wood grain ~~P~~plank shutters proportional to window opening -Decorative iron use on front facade -Front elevations feature decorative ~~clay~~ pipe vents or grid designs ~~-Courtyard, turret, loggia, or balcony element (one of these)~~

Representative Single Story Elevation

~~Clay~~ Decorative Pipe Vents

Stucco Finish, Strong Arches

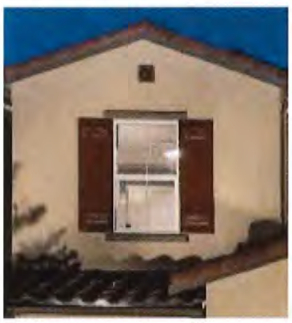
Wrought Iron

"S" Tile Roofing

Representative Two Story Elevation

MEDITERRANEAN REVIVAL

Representative Two Story Elevation



"S" Tile Roofing

~~Tower Element Arch~~ Entryway

Strong Arch Elements

~~Decorative Wrought Iron~~
Stucco Exterior Walls

Representative Single Story Elevation

IDENTIFYING CHARACTERISTICS	
-Asymmetrical massing -Low pitched gable and occasional hip roof -Use of arch elements at doors or feature window	
TYPICAL CHARACTERISTICS	
Roof Form	-Typical ~~4~~ 3:12 to 5:12 roof pitch -12" to 14" eaves -Tight to 12" rakes -Combination of hip and gable roofing with proportional overhangs
Roof Materials	-Low profile "S" tile roofing
Entry Ways	-Strong arch or rectangular elements
Windows	~~-Recessed feature window~~ -Windows should be grouped to achieve rhythm -Widows in arch features may be rectangular.
Exterior Materials	-Stucco exterior walls, ~~smooth to light~~ sand finish -Stone and/or brick ~~veneer~~ accent
Trim Detail	-Stucco eave details, sand ~~or smooth~~ finish
Ornamentation	~~-Turret or tower element with separate roof~~ ~~-Decorative wrought iron railing or decorative grille work~~ -Wood grain ~~P~~panel or plank shutters -Pronounced Corner Trim

3.2.5 Residential Design Guidelines Checklist

This checklist is intended to be used as quick reference of the Residential Design Guidelines for designers, developers, builders, and City Staff.

SCALE	
Massing and Building Form	• In the Residential Estate and Low Density Residential Zones, ~~N~~ no building wall shall extend more than 25' vertically or horizontally without a visual break created by a 2' minimum offset or architectural detail. • In Residential Estate and Low Density subdivisions, at least 25% of buildings within a subdivision shall have a building mass which combines single and two story forms. • In low density subdivisions, approximately 25% of the lots shall be a single-story floor plan.
Roof Forms, Materials, and Colors	• Create a diversity of roof forms for an articulated streetscape by providing at a minimum three different roof plans~~/~~ per floor plan~~s per building plan~~. • Flat roofs are not allowed. Gable, hip, and shed roof types are allowed. • Roof materials can include concrete or clay tile or architectural grade composition shingle.
ARCHITECTURAL STREETSCAPE	
Windows	• All windows shall have trim surrounds, headers, or sills. • Buildings with the same window locations~~, regardless of different~~ and elevation style, shall not be located next to each other.
Garages	• Within a neighborhood, there shall be a minimum of three garage door designs provided to avoid monotony along the streetscape. Each garage door design shall be used in at least 25% of the neighborhood. • A maximum of two car garage bays shall front to the street on single-family dwellings that have a front elevation width of less than 60 feet. For single-family dwellings that have a front elevation width of 60 feet or greater, a maximum of three car garage bays shall front to the street. • Driveways shall have a maximum width of 18' for two car garages and 30' for three car garages~~.~~ if applicable. Driveways for duet and duplex buildings shall have reduced separation from each other (4' minimum separation but may be reduced to 0' at cul-de-sacs, knuckles, and other street curves). • Driveway approaches measured at curb face shall have a maximum width of 18' for two car garages and 30' for three car garages, if applicable. For duet and duplex buildings, the maximum permitted driveway approach width may be 38'. Maximum widths do not include approach flares.

Building Materials and Colors	• Materials and colors palette shall be comprised of three or more complementary options that cover a base color, trim color, and accent color. • Material and color blocking shall not terminate at outside corners of buildings and shall wrap to appropriate transition points.
Details	• Building details shall be consistent with the architectural style and overall building design.
VARIATION	
Plans and Elevations	• ~~Refer to building plans and elevation requirements in the Residential Design section of The City of Tracy Design Goals and Standards.~~ • Maximum of three houses of the same architectural style may be located next to each other. • Elevations may be repeated on the same block ~~or facing each other on the other side of the street~~ only if they contain a different materials and color palette. • No two houses of the same elevation and floor plan shall be next to each other or facing each other on the other side of the street.
ARCHITECTURAL CHARACTER AND STYLES	
Styles	• All residential architecture in Tracy Hills shall exemplify the characteristics of one of the following architectural styles: Country European, Western Farmhouse, ~~Victorian Revival,~~ Craftsman Bungalow, Colonial, Italianate, Early California, and Mediterranean Revival.

3.3 MIXED USE BUSINESS PARK ZONING DISTRICT DESIGN GUIDELINES

The Mixed Use Business Park (MUBP) Zoning District focuses on providing job generating and commercial opportunities to the City of Tracy. Permitted uses within the MUBP Zoning District include office, retail, limited industrial, and other commercial uses.

The following design guidelines build on the City's Design Goals and Standards for commercial and industrial buildings with the goal to create a Mixed Use Business Park with high quality architecture, walkable and pedestrian-friendly linkages, and development that is complementary to nearby residential neighborhoods.

All development within the Tracy Hills Specific Plan Area that is subject to Development Review shall be consistent with the City of Tracy Design Goals and Standards. In addition to those standards, development within the MUBP Zoning District shall be consistent with the design guidelines contained in this section.

At the end of these MUBP Zoning District Design Guidelines is a checklist for quick reference.

How to Use these Guidelines Effectively

1. *Conduct Document Review of the Following:*

» Tracy Hills Specific Plan

» Vesting Tentative Map

» City of Tracy Design Goals and Standards

2. *Review these MUBP Zoning District Design Guidelines, which contain the following sections:*

» Site Design: circulation and parking

» Scale: building mass and form, and roof forms

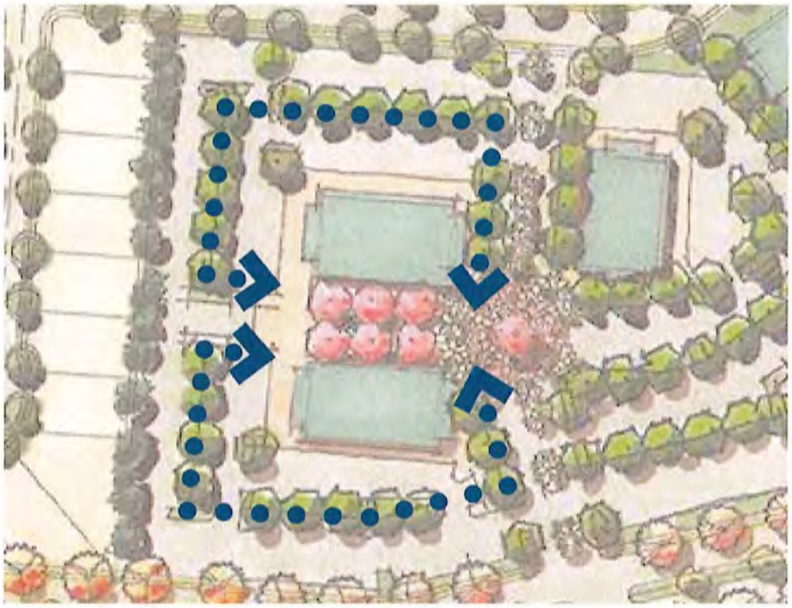
» Architectural Streetscape: building character, facade, entrances, screening, and utilities

3.3.1 Site Design

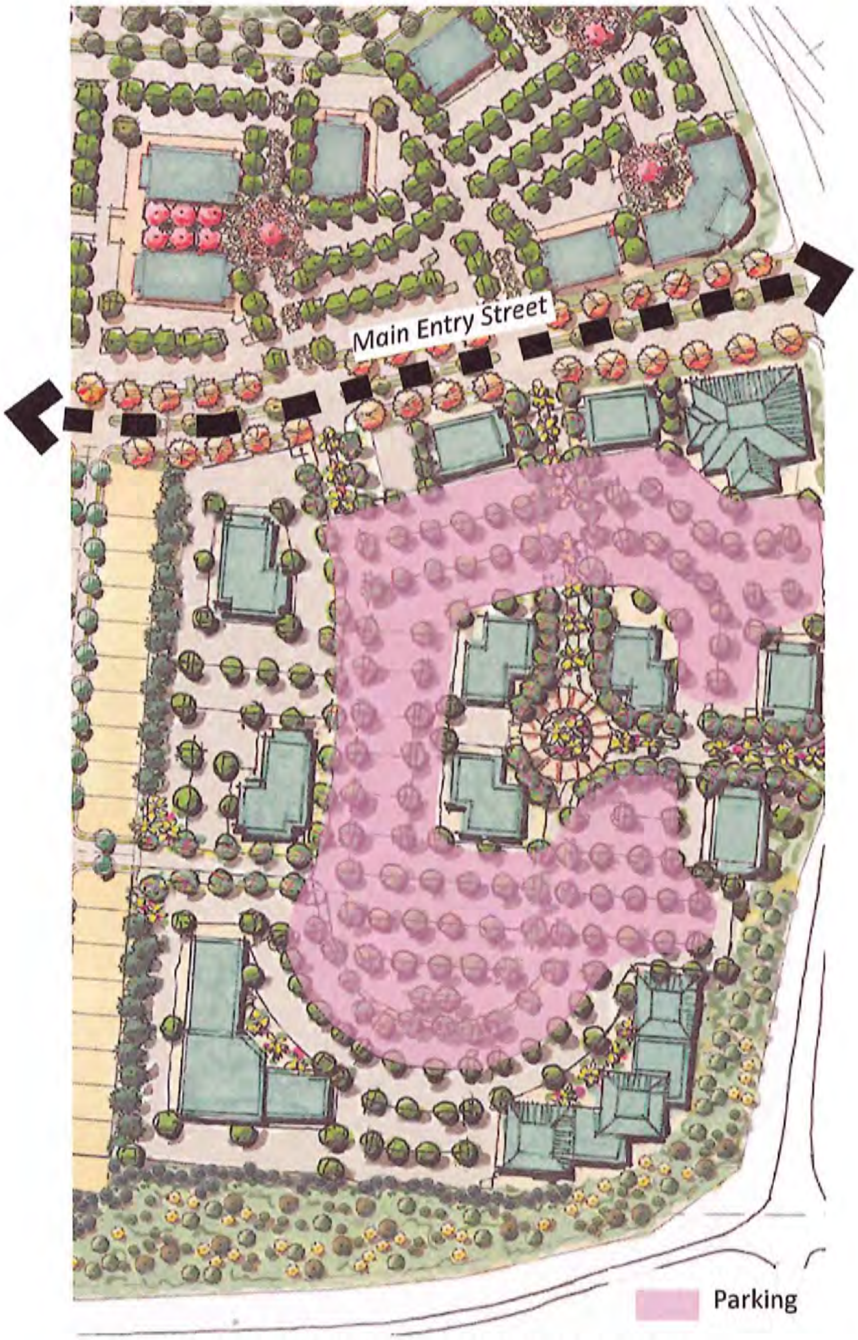
Building location, orientation, and parking layout in the MUBP Zoning District will have a large impact on the overall character and quality of experience of its users. The following guidelines aim to promote an accessible and pedestrian friendly Tracy Hills Mixed Use Business Park.

1. Pedestrian Circulation

- Clearly defined pedestrian pathways shall be provided between parking lots and building entrances.
- Multi-building complexes shall provide accessible pedestrian linkages for easy connectivity and walkability between building entrances and to public sidewalk(s).



Defined pedestrian pathways provide connections from the car to the buildings.



Parking lots that are located behind buildings create a welcoming and more pedestrian-oriented streetscape.

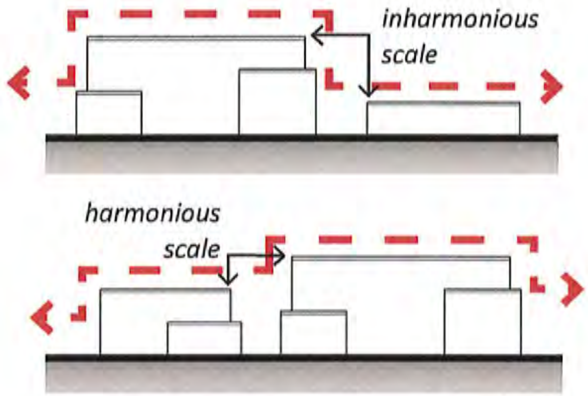
2. Vehicular Circulation and Parking

- Main vehicle entries and lot corners shall be framed by buildings to create a sense of arrival into the MUBP Zone District and provide for easier pedestrian connections from the buildings to the street.
- Parking lots are encouraged to be located behind buildings to de-emphasize the car and promote architecture forward buildings that help activate the streetscapes.
- Loading dock areas shall be screened with landscaping, berming, or screen walls when facing public streets or residential zones.

3.3.2 Scale

Scale refers to the massing and form of a building and includes elements such as building height and footprint. Depending on how a building is designed, it can either positively or negatively affect the character of a space and quality of the streetscape experience.

The guidelines below provide for the ability to create an organized Mixed Use Business Park environment that considers the visual interest and comfort of the space for its users.



1. Building Mass and Form

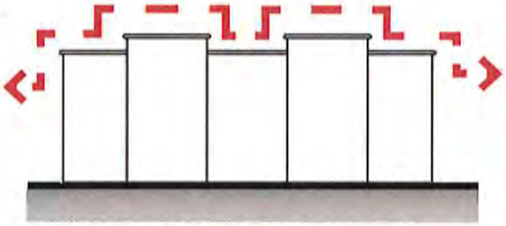
- Building mass shall be appropriate to the site and its surroundings so that no building dominates and creates an inharmonious space.
- Building form shall allow for the creation of multiple usable zones that offer private and public spaces for Mixed Use Business Park tenants and guest users. These spaces include but are not limited to courtyards, plazas, and pocket gardens.
- Building proportions should be oriented toward the main public street or entry corners to articulate street interface.

Public space between buildings.

2. Roof Forms

- Roof forms shall be complementary to the building style.
- Roof parapets shall be varied and articulated to help provide interesting roofscapes.
- Flat roofed buildings shall include a minimum of two parapet heights.
- HVAC and other rooftop utilities and equipment shall be screened from public view.

Flat roof line creates monotony and lacks visual interest.



Roof line variation avoids monotony and creates visual interest and staggering planes.

Attractive and functional Mixed Use Business Park entry.

Example of building addressing the public street and incorporating architectural details to create a visually interesting design.

3.3.3 Architectural Streetscape

The architectural character and design of the buildings in the MUBP Zoning District shall achieve high quality of architecture.

1. **Building Style**
   - Buildings within the MUBP Zone District shall be in context with the overall character of Tracy Hills. To this end, buildings in the MUBP Zone District shall draw on the roots of Americana architecture.
   - Americana architecture for buildings in the MUBP Zone District can be defined as more simplistic than Americana architecture for residential buildings.
   - Americana themes in buildings can be expressed through a variety of elements such as building materials, colors, and details.
   - Buildings located on the same site shall have consistent architectural detail and design elements to ensure a cohesive and strong identity.
2. **Building Facade**
   - Architectural details such as awnings, trellises, and canopies shall be incorporated to offer building articulation and visually interesting design.
   - Main building facades should be oriented in a way that creates optimal visibility from the main public street and freeway.

Building Facade Continued

- Break up large surfaces and add interest to a building with architectural detailing: cornices, reveals, awnings, score lines, colors, and shapes. These elements can be repeated in a fashion that creates an architectural rhythm that offers visual interest.
- All building sides shall be designed with a high level of detailing and quality of materials that are durable and graffiti resistant.
- Materials and colors palette should be comprised of three or more complementary options that cover a base, trim, and accent.
- Prefabricated metal or sheet metal sided buildings are not permitted.
- Building materials shall be appropriate to the architectural style of the building.

3. Entrances

- Building entrances shall be easily identifiable within the overall building design to give a clear visual cue for pedestrians seeking access.
- The primary entrance of the building shall provide protection from weather and may be articulated with a combination of architectural techniques such as projections, awnings, canopies, overhangs, and enhanced landscaping.

Example of breaking up a large surface with cornices and eaves.

Clear, protected pedestrian walkway to the front entrance.

Buildings should be broken up with colors, materials, and massing to avoid monotony.

4. Screening and Utilities

- Service doors, loading docks, and parking areas shall be screened by landscaping, and designed screening elements.
- Apply screen walls, fences, berming, and landscaping consistent with the MUBP Zone District's architecture to provide proper screening of utilities from public streets. This includes, but is not limited to: trash, service loading and storage areas, and at grade mechanical and/or electrical equipment such as gas and electric meters, backflow preventers, Fire Department connections, and post indicator valves.
- Trash enclosures shall be designed to complement the MUBP Zone District's overall architectural style.
- Enclosure walls and fence material shall be opaque to obstruct views of the waste management receptacles.
- Trash enclosures shall be a minimum of 7' in height to cover waste management receptacles.

An appropriately designed trash enclosure integrates with the overall design of the MUBP Zone District.

Example of screened utility boxes with landscaping.

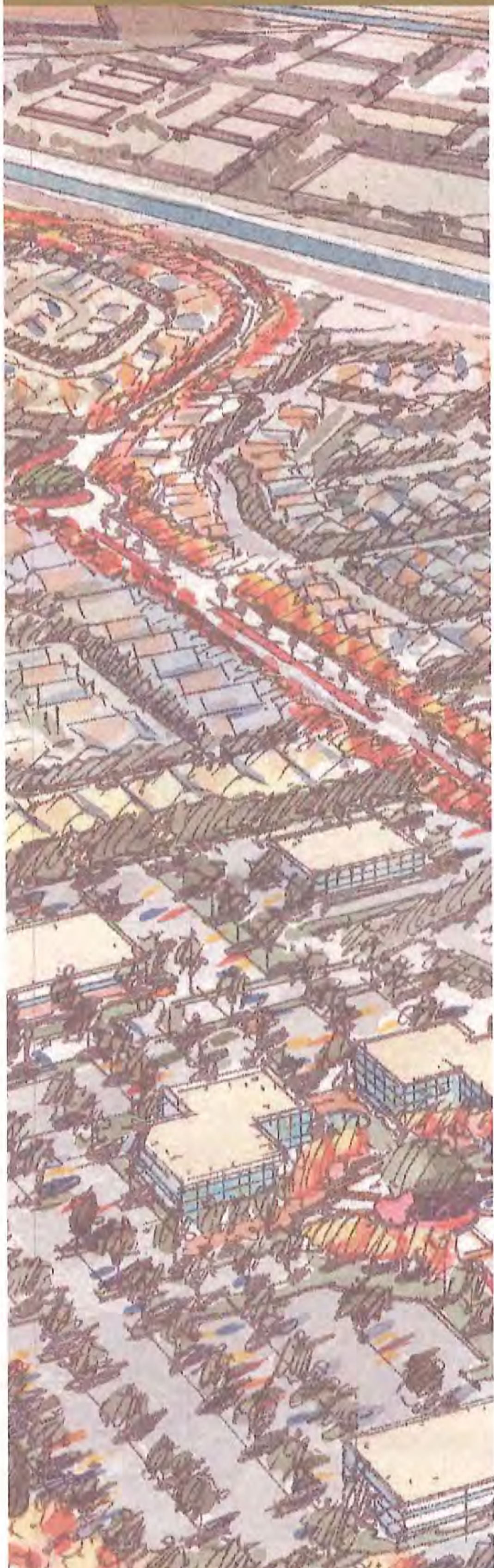
Landscaped buffers between parking and pedestrian walkways provide screening and visual interest.

Example of a wall de-emphasizing the visual impact of a parking lot.

3.3.4 Mixed Use Business Park Zoning District Design Guidelines Checklist

This checklist is intended to be used as quick reference of the Mixed Use Business Park Zoning District Design Guidelines for designers, developers, builders, and City Staff.

SITE DESIGN	
Pedestrian Circulation	• Multi-building complexes shall provide pedestrian linkages between buildings and to the public sidewalk(s).
Vehicular Circulation and Parking	• Main vehicle entries and lot corners shall be framed by buildings to create a sense of arrival. • Parking lots are encouraged to be located behind buildings.
SCALE	
Building Mass and Form	• Building form shall allow for the creation of multiple usable zones that offer private and public spaces. • Building proportions should be oriented towards the main public street or entry corners.
Roof Forms	• Roof forms shall be complementary to the building style. • HVAC and other rooftop utilities and equipment shall be screened from public view.
ARCHITECTURAL STREETSCAPE	
Style	• Buildings within the MUBP Zone District shall be designed to complement the Americana architectural character of the residential development of Tracy Hills.
Building Facade	• Facades shall incorporate visual interest and variety. • Main building facades should be oriented in a way that creates optimal visibility from the main public street and freeway. • All building sides shall be designed with a high level of detailing and quality of materials.
Entrances	• Building entries shall be easily identifiable.
Screening and Utilities	• Service doors, loading docks, and parking areas shall be screened by landscaping, or other appropriate design elements. • Trash enclosures shall be designed to complement the MUBP Zone District's overall architectural style. • Trash enclosures shall be a minimum of 7' in height to cover waste management receptacles.



3.4 LANDSCAPE DESIGN GUIDELINES

3.4.1 Introduction

Landscaping plays an important role in establishing the visual identity and character of the Tracy Hills Community. Consistency in theme and the application of major community-level design elements, such as Community Monumentation, hardscape and master landscape, arterial street parkways, walls, fences and pilasters, edge conditions and plant materials, are designed to be maintained throughout the Tracy Hills community to communicate and enhance its identity.

These Landscape Design Guidelines are an aesthetically vital part of the Tracy Specific Plan. These guidelines are a guiding tool for the aesthetic development and aesthetic cohesiveness of Tracy Hills. These Landscape Guidelines shall apply Specific Plan-wide, however implementation details are only illustrated herein for Phase 1A. Therefore, prior to development of any non-agricultural use in areas other than Phase 1A, a Specific Plan Amendment shall be required, as specified in Chapter 2, Zoning and Development Standards, on page 2-1, and Section 5.1.7, Development Phases other than Phase 1A, on page 5-2.

These Landscape Design Guidelines contain the following sections:

- Community Theming and Character
- Landscape Guiding Principles
- Community Monumentation Identity Plan
- Community Monumentation
- Streetscape and Trails
- Edge conditions/Easements
- Conceptual Overall Illustrative Parks and Landscape Plan
- Lighting
- Furniture
- Walls and Fences
- Landscape Master Tree Plan
- Landscape Irrigation
- Utility and Equipment Screening
- Landscape Plant Matrix
- Landscape Design Guidelines Checklist

All public right-of-way landscaping and other improvements, such as monumentation, walls and fences, furniture and accessories, and lighting, shall be reviewed by the City through the Improvement Plans. All landscaping and other improvements which are located on private property shall be subject to Development Review, as specified in the Tracy Municipal Code.

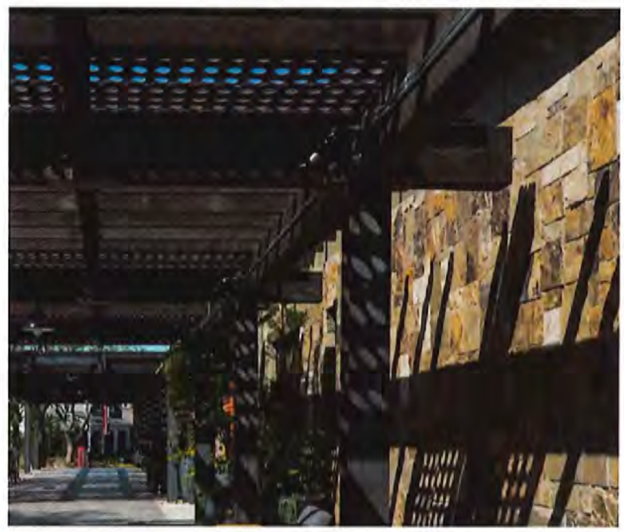
3.4.2 Community Theming and Character

Tracy Hills is a planned community that captures and enhances the unique character of the City of Tracy. The project offers its residents an environment where pedestrian circulation, recreational activity, and social interaction is encouraged. The residential neighborhoods within Tracy Hills focus on these aspects by providing generous landscaped setbacks, street-oriented residences, widened pathways and trails, public gathering areas, and several parks with recreational amenities.

1. Thematic Elements

- In general, thematic elements are major project improvements that occur at the community or neighborhood level, and assist in establishing the overall design theme for the Tracy Hills community.
- Major thematic components of the HOA maintained areas will be reinforced within the following:
  - » Monumentation
  - » Streetscape Landscape
  - » Enhanced Hardscape, such as concrete pavers to be used in a 10' wide strip around the roundabouts
  - » Community Edge Conditions
  - » Public Park/HOA Parks and Trails
  - » Lighting/Street Furniture
  - » Walls and Fences
  - » Landscaping/Plant Palette
- Thematic elements will commonly occur throughout the community and will unite Tracy Hills under a common design vocabulary.
- General design guidelines and design criteria for thematic elements are contained in the following sections.

~~Conceptual~~ Community Icon ~~proposed to be~~ located at off-ramp on I-580 to the project



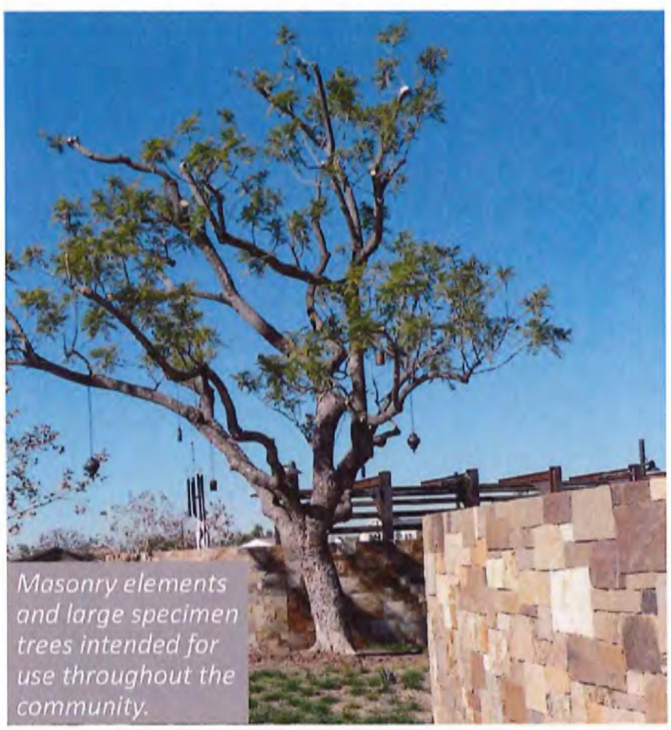
Stone and Woodwork applications that can be used throughout the community. Stone and Woodwork are proposed in the parks and the Business Park.

~~Gabion Wall structure and stone form~~ ~~p~~Proposed stone for the central theming of the community and can be used throughout the community. ~~Gabion base wall structures are optional.~~


Masonry and focal element feature that can be designed within the community at parks and Welcome Home Center.

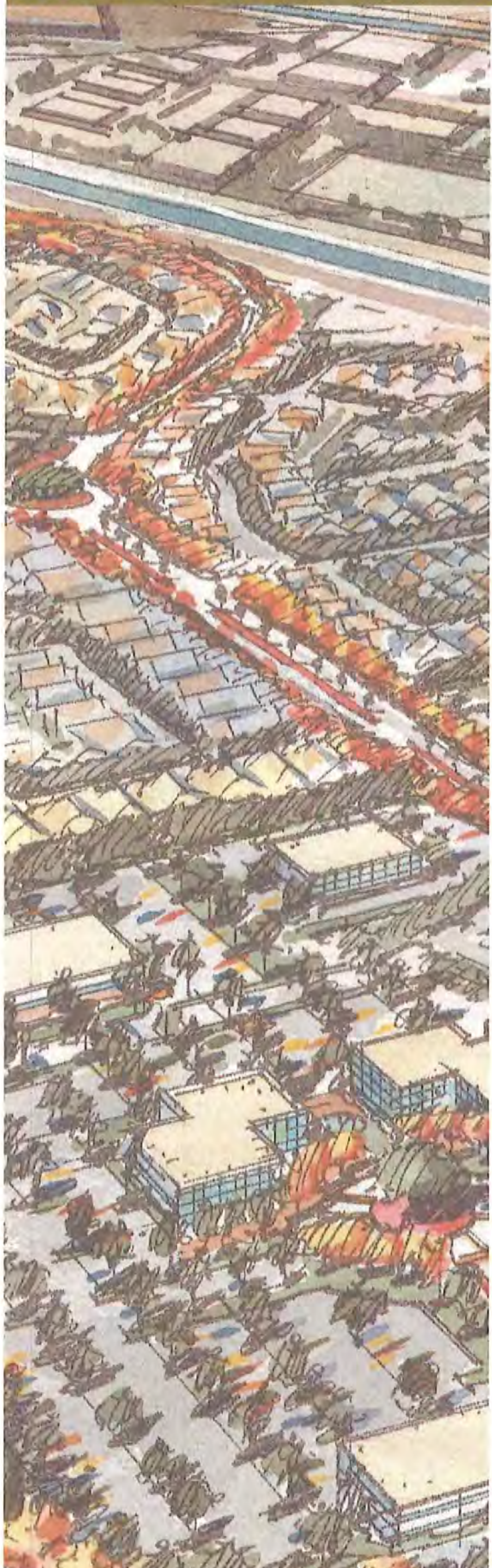
Several identifying design and landscape elements will be incorporated throughout the community at parks, passive open space areas, neighborhood entries, the Welcome Home Center, and commercial areas, and will generally include:

- Timeless stone and corten steel look/ finish for monumentation, wayfinding, and accessory structures.
- Natural landscaped areas blended with manicured landscaping.
- Low water, drought tolerant and native tree and shrub materials, such as California Sycamores and Oaks.
- Natural materials such as stone and wood.
- Varied paving materials, including stone, concrete, wood, decomposed granite, and concrete pavers. (Path of travel shall meet the requirements of California Building Code (CBC) 11B Division 4 for accessible routes)


Masonry elements and large specimen trees intended for use throughout the community.


Park structures depicting the design intent for the community.

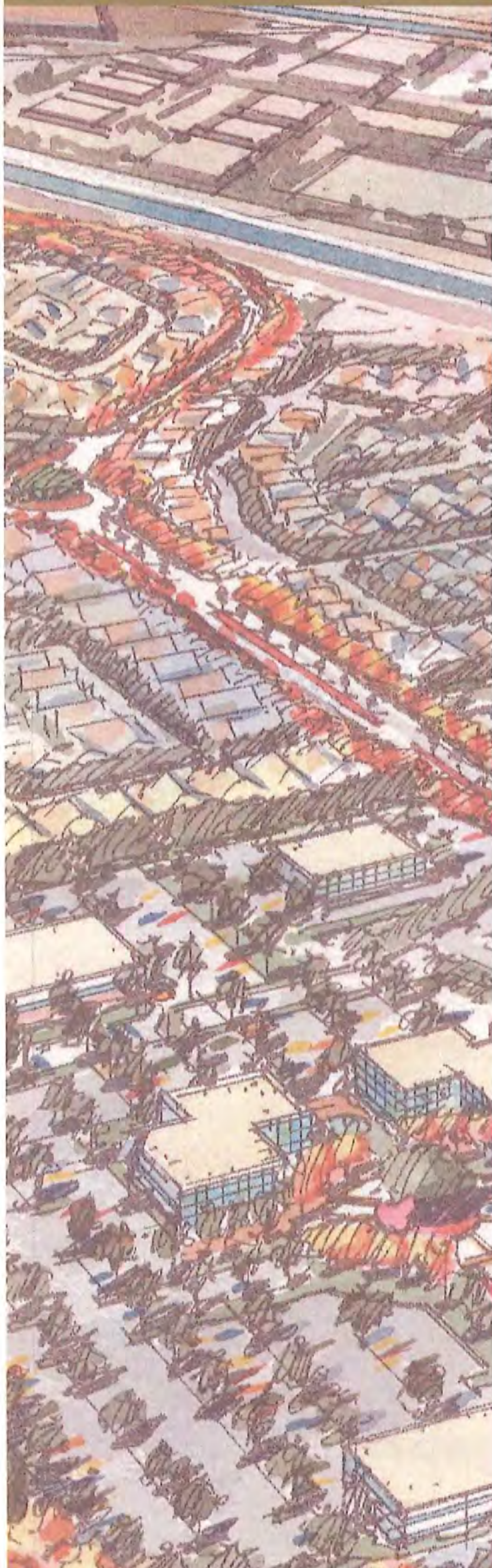

Similar focal elements intended for the community parks and public gathering spaces.



3.4.3 Landscape Guiding Principles

Through thoughtful, sensitive design, each of the residential, commercial, and industrial areas can be designed to conserve valuable resources and create a noteworthy community within the City of Tracy. Landscape Architects are encouraged to research alternative sustainable possibilities and incorporate them into the model home and common area landscape design. The following is a list of various 'sustainable' features to be used and/or considered for the Tracy Hills Development at the improvement plan phase/ level.

- Incorporate a state of the art water management system that allows groundwater to recharge.
- Encourage the use of low toxic wood preservatives (no CCA), or naturally rot-resistant wood for landscaping.
- Choose low water, drought tolerant, and/or native plants that match the micro climate, and soil conditions.
- Select plants that are "non-invasive" according to the current California Invasive Plant Inventory, published by the California Invasive Plant Council.
- Design landscape and plant spacing to allow for plants to reach mature size. Using appropriate sizes and the thoughtful placing of plants prevents overgrowth and future thinning, reducing the amount of material sent to the landfill.
- Locate plants to ensure proper drainage and to reduce potential damage to buildings.
- Reuse soils from the site, if appropriate, as horticultural soils.
- Maintain and/or improve soil health through responsible management including nurturing soil with organic matter, reducing synthetic fertilizer use, and restoration to sustain protected and future ecosystems.
- Use integrated pest management to control or eliminate pesticide and toxic chemical use.
- Increase tree cover to provide shade in developed areas to reduce energy demand, mitigate solar heat gain into buildings, and to reduce the amount of heat absorbed by paved areas.



- Plant deciduous trees on the south side of buildings to allow for increased solar heat gain in winter months (thereby reducing energy needed for heating interiors) and shading in summer months (thereby reducing energy needed for cooling interiors).
- Minimize the use of large turf areas (except within parks) or inefficient small turf areas (those under 10'-0" in width) in landscaping by incorporating water-conserving groundcovers or perennial grasses, shrubs, and trees.
- Utilize weather and climate-smart irrigation controllers.
- Design irrigation zones to suit plant requirements and incorporate high-efficiency nozzles.
- Use sustainable materials in landscape construction and site furnishing selections including, but not limited to, recycled materials, permeable paving, environmentally preferable/ responsible products, materials that can be recycled, certified "green" products, and locally available or locally manufactured products.

Example of sustainable landscape palette materials within drainage swales

Example of sustainable landscape plant material

Example of permeable paving

3.4.4 Community Monumentation Identity Plan

Appropriate thematic identification is important in establishing a new community and maintaining the overall Tracy Hills theme, as well as providing a system for identifying community development and giving directional information to residents and visitors. A Community Identity Signage/Monumentation Key Map is provided below, Figure 3-1.

Community monumentation, through signage with decorative typefaces and symbolic graphics, will inform the visitor that they are entering a planned community. Monumentation will direct visitors who have entered Tracy Hills towards the distinct community components and amenities. Monumentation will be consistent with the character of the project, but flexible enough to respond to individual project contexts. Logos, type styles, color schemes, and architectural features should be consistent throughout the area being identified. Monumentation may vary in size and detail in a manner that reflects their relative importance within the signage hierarchy, but will incorporate all the materials proposed within the monumentation.

Legend

Symbol	Description/Location
	Community Gateway Icon - Develop a vertical icon to create a unifying community identity and statement of community commitment and quality that is visible from the I-580.
	Primary Community Monumentation - Identifies overall community of Tracy Hills for current and future phases
	Secondary Community Monumentation - Identifies residential community entrance on a vertical architecture wall/monument
	Primary Neighborhood Entry Signage- Identifies entries of the neighborhoods off main arterial roads
	Park Signage- Simlar to Neighborhood Entries but at a smaller scale and identifies main park entry.
	Trailhead Marker- Signage at a smaller scale to blend into surroundings. It identifies location of a trail access where it connects to a roadway.

Figure 3-1 Community Identity Signage/Monumentation Key Map - Phase 1A

**These are 'proposed' locations and will be modified based on actual builder entries and necessity for entry identification. A detail plan for each phase shall be reviewed and approved by the City of Tracy prior to installation of any signs. Monument design and application will be consistent with monument design and location shown herein for Phase 1A.*

Corten steel look example of material only

Example for community buildings such as the Welcome Home community building referenced herein.

The photos herein represent the proposed materials and general design intent of the Community Monumentation.

- All community monumentation to be consistent with these proposed designs and materials.
- Metal Panels - panels shall have a corten steel look/finish with laser-cut or water-cut lettering.
- ~~Gabion~~ Stone Wall - Dry Stacked Stone.~~, with optional metal mesh cage and steel rebar structure, metal to allow to rust.~~
- Community Icon - with corten steel or other. ~~possible Windmill - wood, steel, painted.~~
- Logo within the metal panel - water/laser-cut panel or accent painted steel.
- Drystack Ledgestone Panel Standard ~~within the optional rebar steel cage~~ for the base of all monumentation.

Stone form for base of proposed monumentation and other vertical hardscape community elements.


Corten Steel look example of material and panel inset on monumentation.

3.4.5 Community Monumentation

1. Community Gateway Icon

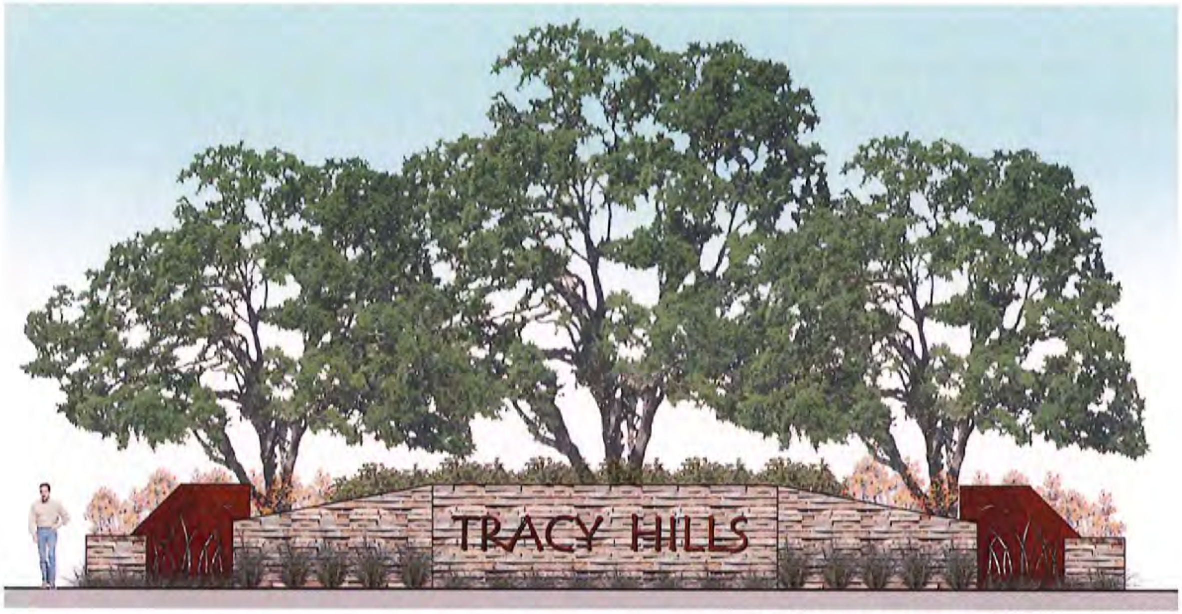
The Community Gateway Icon will be the landmark of the new community and establish a unifying community identity while providing a strong statement of community, commitment, and quality. ~~A potential idea is proposed for a modern barn-like building coupled with an updated windmill sculpture that will comprise the Community Gateway Icon, conveying the agricultural heritage of the project site and serve as a "Welcome Home" center. Following use by the developer for marketing purposes, this building can serve as a potential neighborhood market and mail center for the community, or be used for any other community use that is permitted by this Specific Plan.~~ The Community Gateway Icon shall be privately maintained. The Community Gateway Icon shall be subject to Development Review approval by City Council, as specified in Section 5.1.2 of this Tracy Hills Specific Plan. The design and location of the Community Gateway Icon or second Community Gateway Icon may be approved as part of this Specific Plan, without requiring a Development Review permit, if the proposal matches design and location details shown in the Specific Plan or Appendix to the Specific Plan.

All public right-of-way landscaping and other improvements, such as monumentation, walls and fences, furniture and accessories, and lighting, shall be reviewed by the City through the Improvement Plans. All landscaping and other improvements which are located on private property shall be subject to Development Review, as specified in the Tracy Municipal Code.

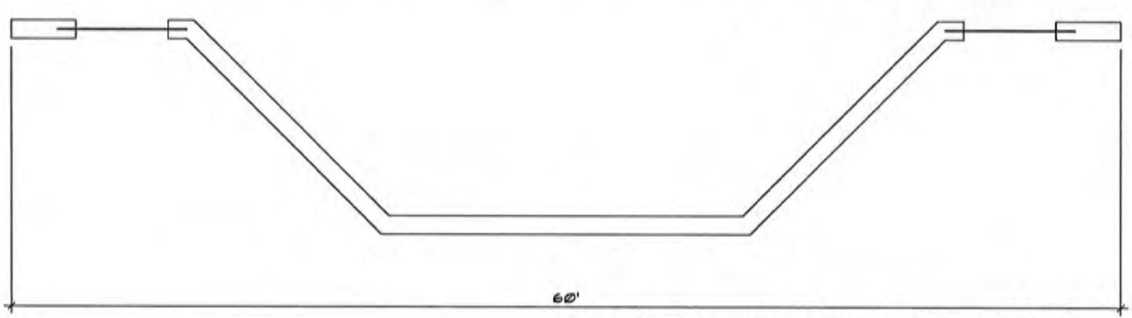
~~Conceptual~~ I-580 sign design provided for thematic purposes. ~~Dimensions provided for proportion scale only.~~

2. Primary Community Monumentation

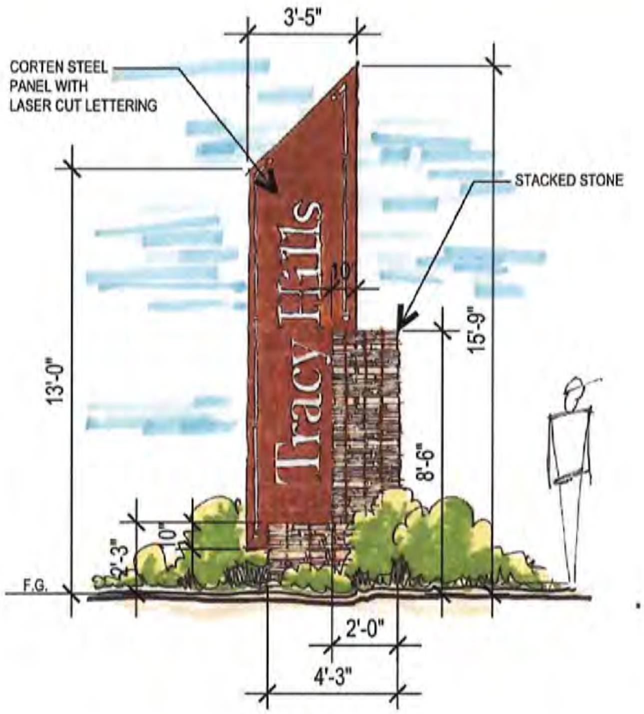
Primary Community Monumentation will be located at the main entrance to the Tracy Hills development, at the community access point off of Corral Hollow Road. These signs will be the largest of the community monumentation and will incorporate natural stone wall elements with corten steel laser-cut/water-cut accent panels. The Tracy Hills Community name is proposed to resemble corten steel raised lettering. (Font style per Branding Consultant.) The Primary Community Monumentation will be anchored with three specimen Oak trees nestled amongst low-water shrubs and grasses.



Primary Community Monumentation

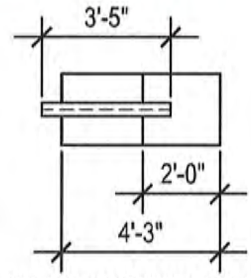


Primary Community Monumentation - Plan View



3. Secondary Community Monumentation

Secondary Community Monumentation will be located on the main Spine Road announcing the entry to the residential community of the Tracy Hills development. These signs will be the most vertical of the community monumentation and will incorporate a large vertical corten steel laser-cut/water-cut panel with a stone base. ~~that can opt to add a gabion mesh over the natural stone. The Tracy Hills Community Logo will be incorporated into the corten steel, and m~~ Medium to low-growing shrub material will soften the base.

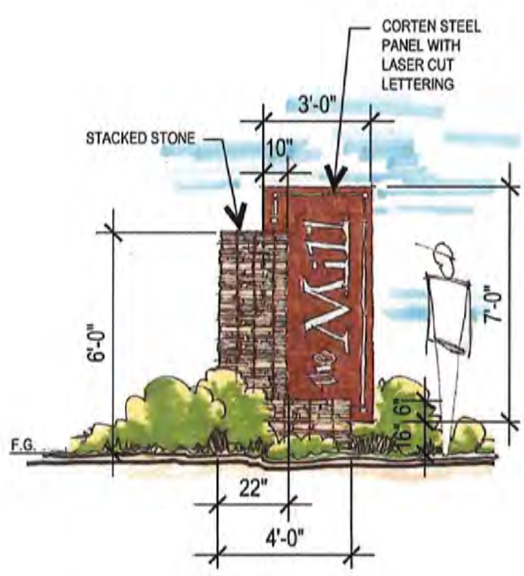


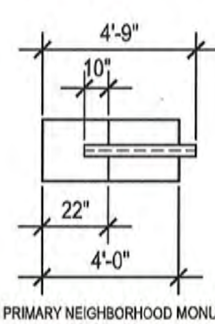
SECONDARY COMMUNITY MONUMENTATION

4. Primary Neighborhood Monumentation

Primary Neighborhood Monumentation will be used to identify the various residential neighborhood entry points within the Tracy Hills community. The entry monumentation incorporates the design elements of the ~~natural~~ stacked stone walls ~~with optional gabion mesh over the natural stone~~, corten steel panel with laser-cut/water-cut typeface. ~~and the Tracy Hills Community Logo, surrounded by m~~Medium to low growing shrub material.

*("The Mill" is not an actual name but a conceptual placeholder for builder neighborhood names.)



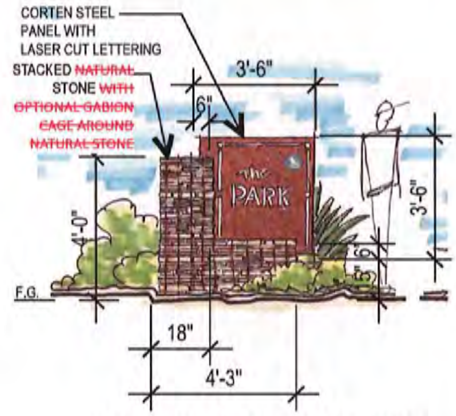


PRIMARY NEIGHBORHOOD MONUMENTATION
PLAN VIEW

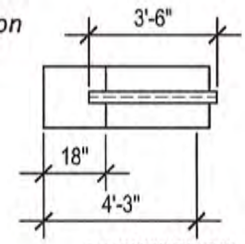
Community Monumentation and Primary Neighborhood Monumentation shall be located outside of City sightline setbacks.

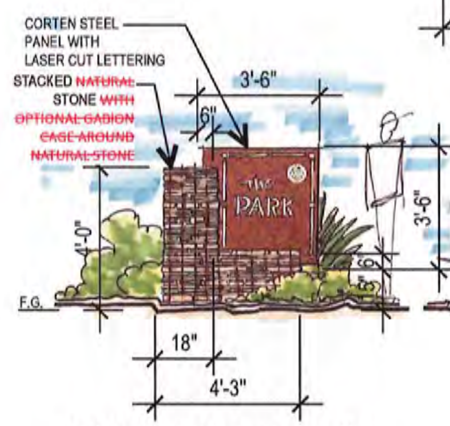
5. Park Monumentation

Park Monumentation will identify park and recreation spaces throughout the Tracy Hills development. The design of the monumentation is similar to the Primary Neighborhood Monumentation, but will be constructed at a smaller scale. A laser-cut/water-cut corten steel panel with the park name and the Tracy Hills Community Logo nestled into a stacked ~~natural~~ stone will identify the park space. ~~wall with optional gabion mesh over natural stone will identify the park spaces.~~ Park monumentation will be located where most visible and always a minimum of 5'-0" from back of walkway and hardscape. Park monumentation at City-owned Public Parks ~~will~~ may incorporate the City of Tracy logo. ~~Park monumentation at HOA-owned Private Parks will incorporate the Tracy Hills Community logo.~~



Private Park Monumentation





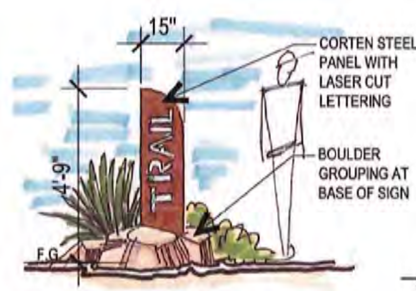
Public Park Monumentation

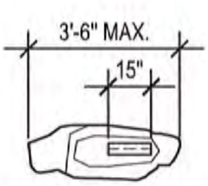
6. Trailhead Marker

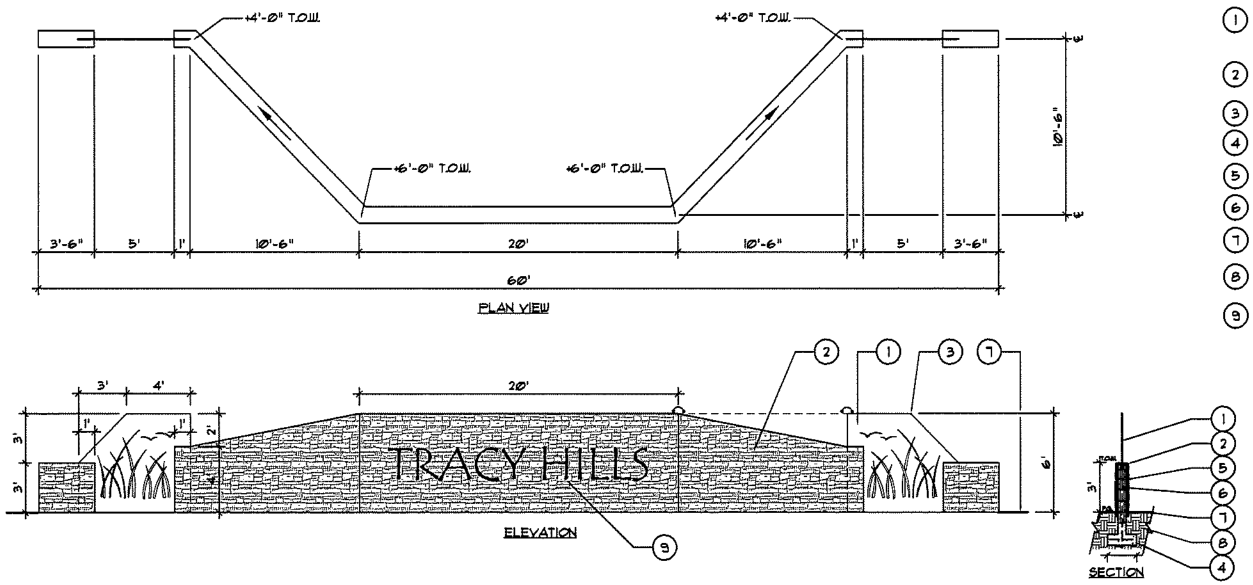
Trailhead Markers are located at points where a trail connects to a roadway or intersection. These wayfinding indicators have accent design elements that match the community monumentation and are nestled within a boulder grouping. The Trailhead Markers are a simpler design at a smaller scale. They are compatible with their surroundings and aesthetically pleasing. Trailhead markers will be located at key trailhead areas for directional purposes and located a minimum of 3'- 0" from any hardscape/walkways.

7. Font/Branding/Details for Community Monumentation

The details conceptually illustrate how each of the materials can be applied and connected to create a seamless transition from one element to another. Community logo, typeface, and font style are conceptual only.



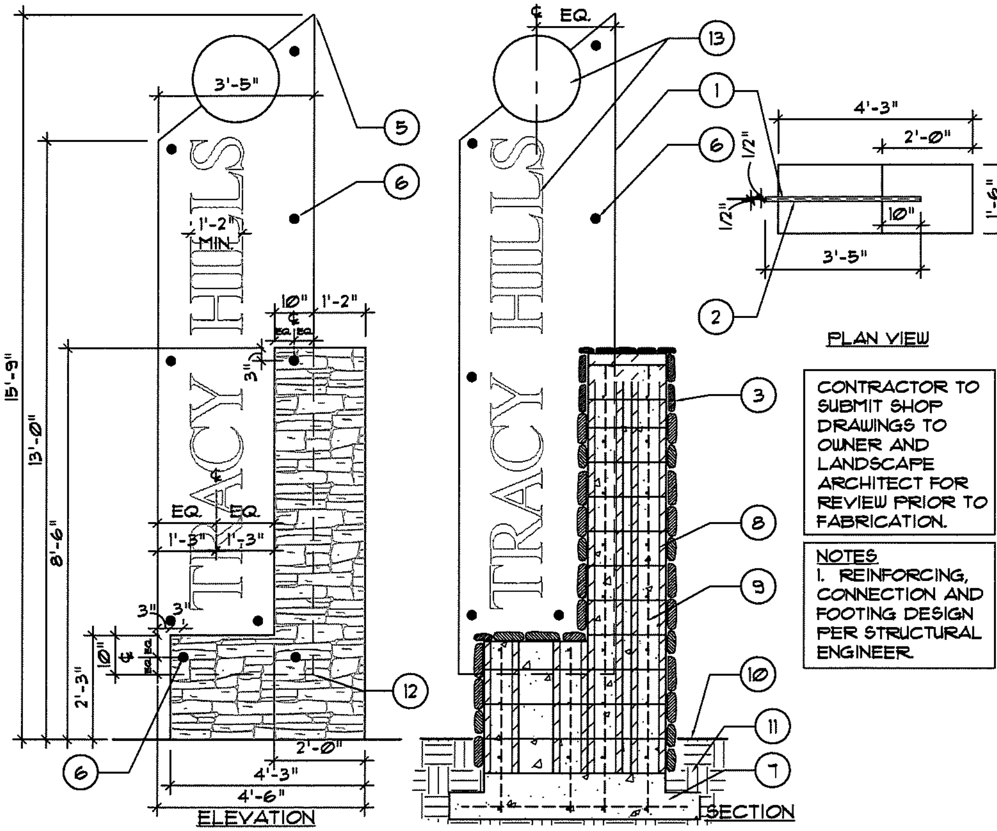




1. 1/2" THICK CORTEN STEEL PANELS WITH LASER-CUT/WATER-CUT DESIGN. SLIP INTO/ATTACH TO CMU BLOCK BASE PER STRUCTURAL ENGINEER'S DETAILS.
2. DRY-STACKED STONE VENEER, MORTAR INTO PLACE. EXTEND 6" BELOW FINISH GRADE.
3. 1/8" RADIUS AT CORTEN PANEL CORNERS, TYPICAL.
4. CONCRETE FOOTING PER STRUCTURAL ENGINEER'S DETAIL
5. 8X8X16 CMU BLOCK. GROUT SOLID ALL CELLS.
6. REINFORCING PER STRUCTURAL DETAILS.
7. FINISH GRADE
8. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
9. COMMUNITY LOGO, TYPEFACE, AND FONT STYLE ARE CONCEPTUAL ONLY.

NOTES
1. REINFORCING, CONNECTION AND FOOTING DESIGN PER STRUCTURAL ENGINEER.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.

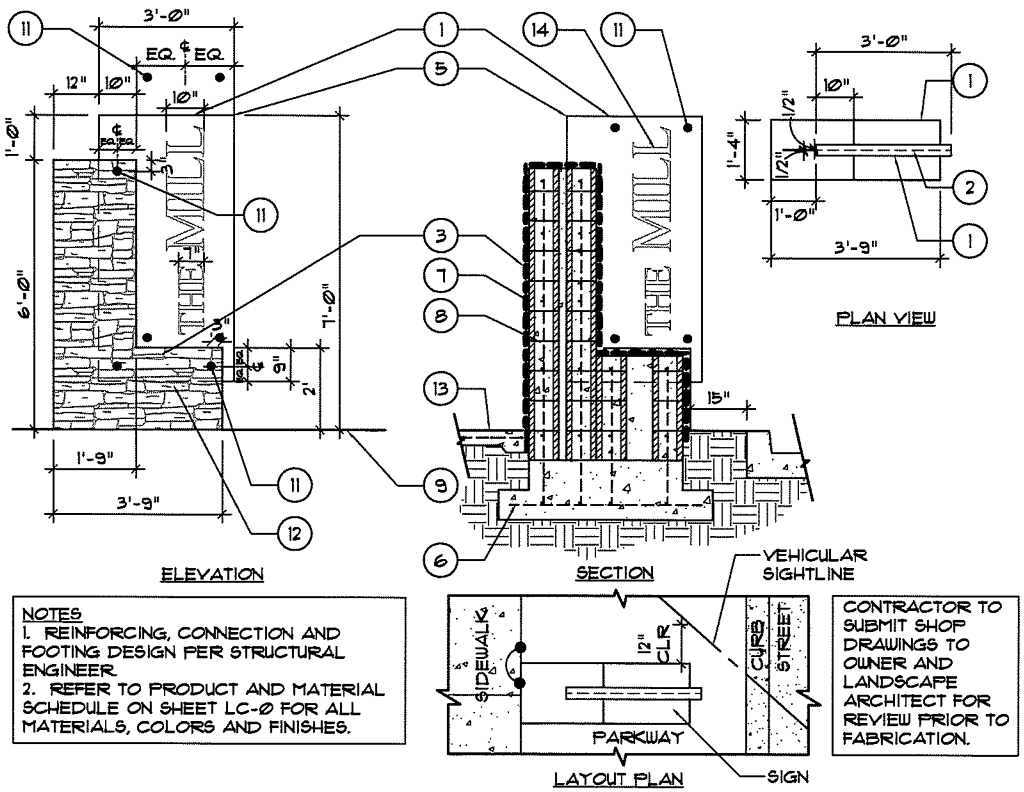
Figure 3-2a Primary Community Monumentation



1. TWO (2) 1/2" THICK CORTEN STEEL PANELS WITH LASER-CUT/ WATER-CUT LETTERING TO READ FROM BOTH DIRECTIONS. ATTACH TO CMU BLOCK BASE PER STRUCTURAL ENGINEER'S DETAILS. REFER TO LC-0 FOR FINISH.
2. DASHED LINE INDICATES 1/16" THICK ALUMINUM SKIN PANEL EXTEND TO ALL EDGES-POWDERCOAT BOTH SIDES, SANDWICH AND BOLT BETWEEN (2) CORTEN STEEL PANELS. SEAL ALL EDGES WITH CLEAR WATERPROOF CAULKING OR OTHER AS RECOMMENDED BY SIGNAGE CONTRACTOR.
3. STACKED STONE VENEER, MORTAR INTO PLACE. EXTEND 6" BELOW FINISH GRADE.
4. NOT USED
5. 1/8" RADIUS AT CORTEN PANEL CORNERS
6. 3/4" ALL THREAD WITH DECORATIVE WASHER AND NUT BOTH SIDES.
7. CONCRETE FOOTING PER STRUCTURAL ENGINEER'S DETAIL
8. CMU BLOCK. GROUT SOLID ALL CELLS.
9. REINFORCING PER STRUCTURAL DETAILS.
10. FINISH GRADE
11. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
12. EPOXY BED
13. COMMUNITY LOGO, TYPEFACE, AND FONT STYLE ARE CONCEPTUAL ONLY.

Figure 3-2b Secondary Community Monumentation

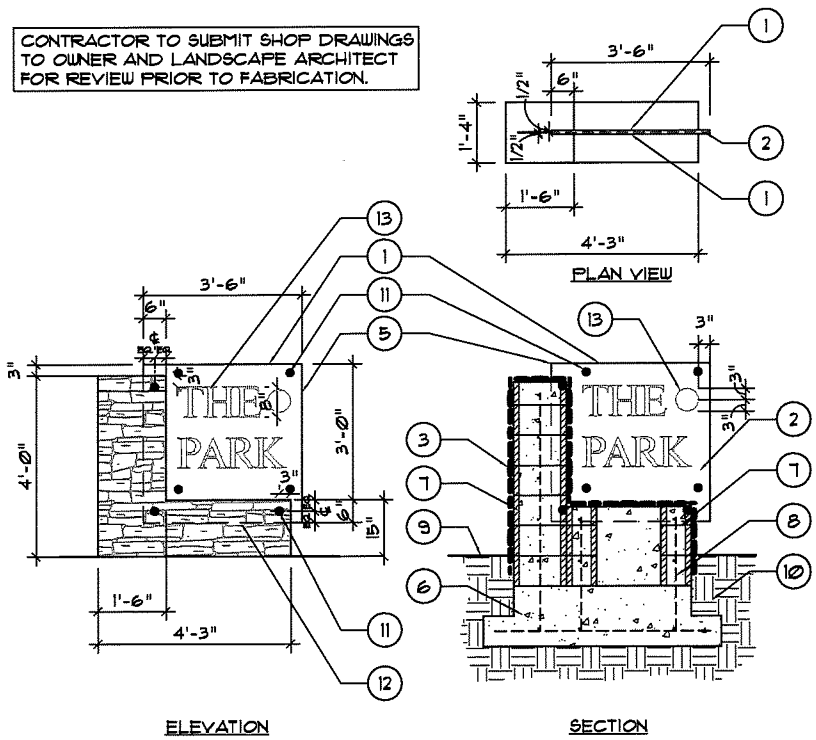
NOTE: Construction specifications/ detailing herein are subject to change based on structural calculations.



1. TWO (2) 1/2" THICK CORTEN STEEL PANELS WITH LASER-CUT/ WATER-CUT LETTERING TO READ FROM BOTH DIRECTIONS. ATTACH TO CMU BLOCK BASE PER STRUCTURAL ENGINEER'S DETAILS. REFER TO LC-Ø FOR FINISH.
2. DASHED LINE INDICATES 1/16" THICK ALUMINUM SKIN PANEL EXTEND TO ALL EDGES-POWDERCOAT BOTH SIDES, SANDWICH AND BOLT BETWEEN (2) CORTEN STEEL PANELS. SEAL ALL EDGES WITH CLEAR WATERPROOF CAULKING OR OTHER AS RECOMMENDED BY SIGNAGE CONTRACTOR.
3. STACKED STONE VENEER, MORTAR INTO PLACE. EXTEND 6" BELOW FINISH GRADE - NO GROUT.
4. NOT USED
5. 1/8" RADIUS AT CORTEN PANEL CORNERS
6. CONCRETE FOOTING PER STRUCTURAL ENGINEER'S DETAIL
7. CMU BLOCK. GROUT SOLID ALL CELLS.
8. REINFORCING PER STRUCTURAL DETAILS.
9. FINISH GRADE
10. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
11. 3/4" ALL THREAD WITH DECORATIVE WASHER AND NUT BOTH SIDES.
12. EPOXY BED
13. ADJACENT CONCRETE PAVING,
14. COMMUNITY LOGO, TYPEFACE, AND FONT STYLE ARE CONCEPTUAL ONLY.

Figure 3-3 Primary Neighborhood Monumentation

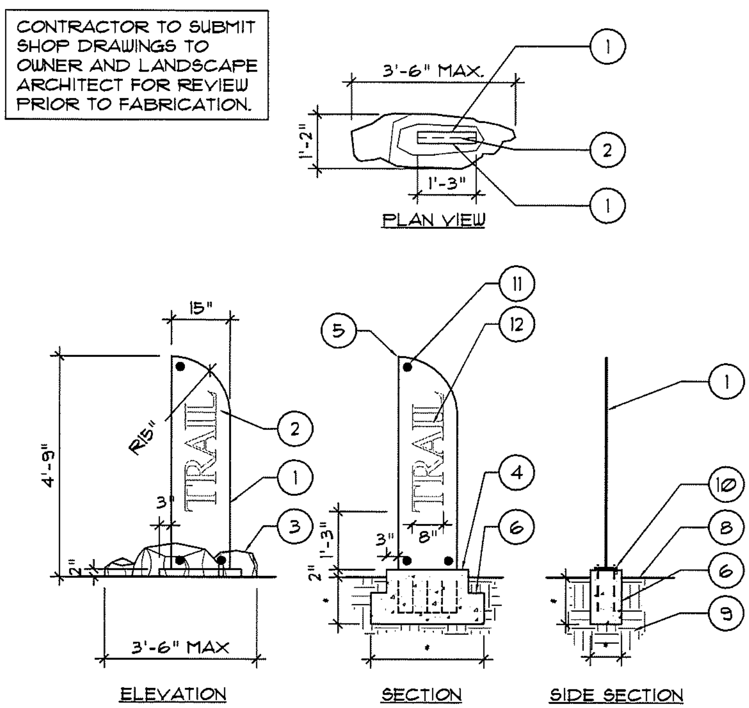
NOTE: Construction specifications/ detailing herein are subject to change based on structural calculations.



1. TWO (2) 1/2" THICK CORTEN STEEL PANELS WITH LASER-CUT/ WATER-CUT LETTERING TO READ FROM BOTH DIRECTIONS. ATTACH TO CMU BLOCK BASE PER STRUCTURAL ENGINEER'S DETAILS. REFER TO LC-0 FOR FINISH.
2. DASHED LINE INDICATES 1/16" THICK ALUMINUM SKIN PANEL EXTEND TO ALL EDGES-POWDERCOAT BOTH SIDES, SANDWICH AND BOLT BETWEEN (2) CORTEN STEEL PANELS. SEAL ALL EDGES WITH CLEAR WATERPROOF CAULKING OR OTHER AS RECOMMENDED BY SIGNAGE CONTRACTOR.
3. STACKED STONE VENEER, MORTAR INTO PLACE. EXTEND 6" BELOW FINISH GRADE - NO GROUT.
4. NOT USED
5. 1/8" RADIUS AT CORTEN PANEL CORNERS AND OUTSIDE CORNERS.
6. CONCRETE FOOTING PER STRUCTURAL ENGINEER'S DETAIL
7. CMU BLOCK. GROUT SOLID ALL CELLS.
8. REINFORCING PER STRUCTURAL DETAILS.
9. FINISH GRADE
10. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
11. 3/4" ALL THREAD BOLT WITH DECORATIVE WASHER AND NUT BOTH SIDES.
12. EPOXY BED
13. COMMUNITY LOGO, TYPEFACE, AND FONT STYLE ARE CONCEPTUAL ONLY.

Figure 3-4 Park Monumentation

NOTE: Construction specifications/ detailing herein are subject to change based on structural calculations.



1. TWO (2) 1/2" THICK CORTEN STEEL PANELS WITH LASER-CUT/ WATER-CUT LETTERING TO READ FROM BOTH DIRECTIONS. ATTACH TO CMU BLOCK BASE PER STRUCTURAL ENGINEER'S DETAILS. REFER TO LC-0 FOR FINISH.
2. DASHED LINE INDICATES 1/16" THICK ALUMINUM SKIN PANEL EXTEND TO ALL EDGES-POWDERCOAT BOTH SIDES, SANDWICH AND BOLT BETWEEN (2) CORTEN STEEL PANELS. SEAL ALL EDGES WITH CLEAR WATERPROOF CAULKING OR OTHER AS RECOMMENDED BY SIGNAGE CONTRACTOR.
3. BOULDER GROUPING AT BASE OF SIGN. PLACE BOULDERS ON ALL SIDES TO COVER BASE.
4. POURED-IN-PLACE CONCRETE CURB WITH 1/2" RADIUS EASED EDGES.
5. 1/8" RADIUS AT CORTEN PANEL CORNERS AND OUTSIDE EDGES.
6. CONCRETE FOOTING PER STRUCTURAL ENGINEER'S DETAIL
7. REINFORCING PER STRUCTURAL DETAILS.
8. FINISH GRADE
9. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
10. CORTEN MOUNTING PLATE TO MATCH SIGN PANEL. WELD TO SIGN PANEL. MOUNT TO CONCRETE CURB PER STRUCTURAL ENGINEER'S DETAILS.
11. 3/4" ALL THREAD BOLT WITH DECORATIVE WASHER AND NUT BOTH SIDES.
12. COMMUNITY LOGO, TYPEFACE, AND FONT STYLE ARE CONCEPTUAL ONLY.

Figure 3-5 Trailhead Marker

NOTE: Construction specifications/ detailing herein are subject to change based on structural calculations.

3.4.6 Streetscape and Trails

Several streetscapes applications are proposed within the Tracy Hills development, as shown within this section, Streetscape and Trails. As illustrated in the ~~following~~ exhibits, a hierarchy of streetscapes is provided and distinctive landscape treatments are planned for each type of roadway. Landscape and hardscape treatments include ~~elements~~ a multitude of varying applications, such as landscaped medians, sidewalks, enhanced ~~paving (painted crossings and stamped asphalt) at~~ pedestrian crossings ~~and primary/secondary entries,~~ bike trails, native soil trails and Decomposed Granite trails where applicable providing a myriad of visitor experiences. Trailhead markers and mile markers will be strategically placed at trailheads and along the hardscape and native soil trails to enhance walking and hiking activities. ~~and p~~ Parkway trees with evergreen backdrops are designed to enhance roadways. Enhanced paving ~~used~~ mentioned herein is defined as any paving other than natural gray concrete or asphaltic concrete. The use of enhanced paving is strongly encouraged. The ~~main Spine Road~~ major arterials will feature such landscape elements as monumentation, street furniture, and a predominant plant palette consisting of Oak Tree focal elements, Sycamore trees and vertical tree backdrops (appropriate species to be used, taking into account the width of the landscape area behind the sidewalk). Streetscapes and Trails are provided as shown in the following pages (Figures 3-6 to 3-14.) These street sections are depicting landscape applications for each section. Refer to Section 4 for engineered street sections.


Conceptual Image for Multi-use/Bike Trail


Conceptual Spine Road Streetscape Image


Conceptual Image for Class I Bike Trail

Note: Renderings assume full growth vegetation to illustrate design intent.

Conceptual Image for 5' Sidewalk


Conceptual Image for Native Soil Trail


Conceptual Image for Decomposed Granite Trail


Conceptual Image for Enhanced Pedestrian Crosswalk


Conceptual Image for Basin Trail

Conceptual Image for Enhanced Pedestrian Crosswalk

Figure 3-6 Streetscape and Trails Key Map - Phase 1A

Legend

Section	Symbol	Description/Location
1		Class 1 Bikeway
2, 2b		10' Multi-Use Pedestrain/Class 1 Bikeway on both sides (Spine Road)
3		16.5' Pipeline Easement/Passive Trail
4, 4b		Internal Residential Streets

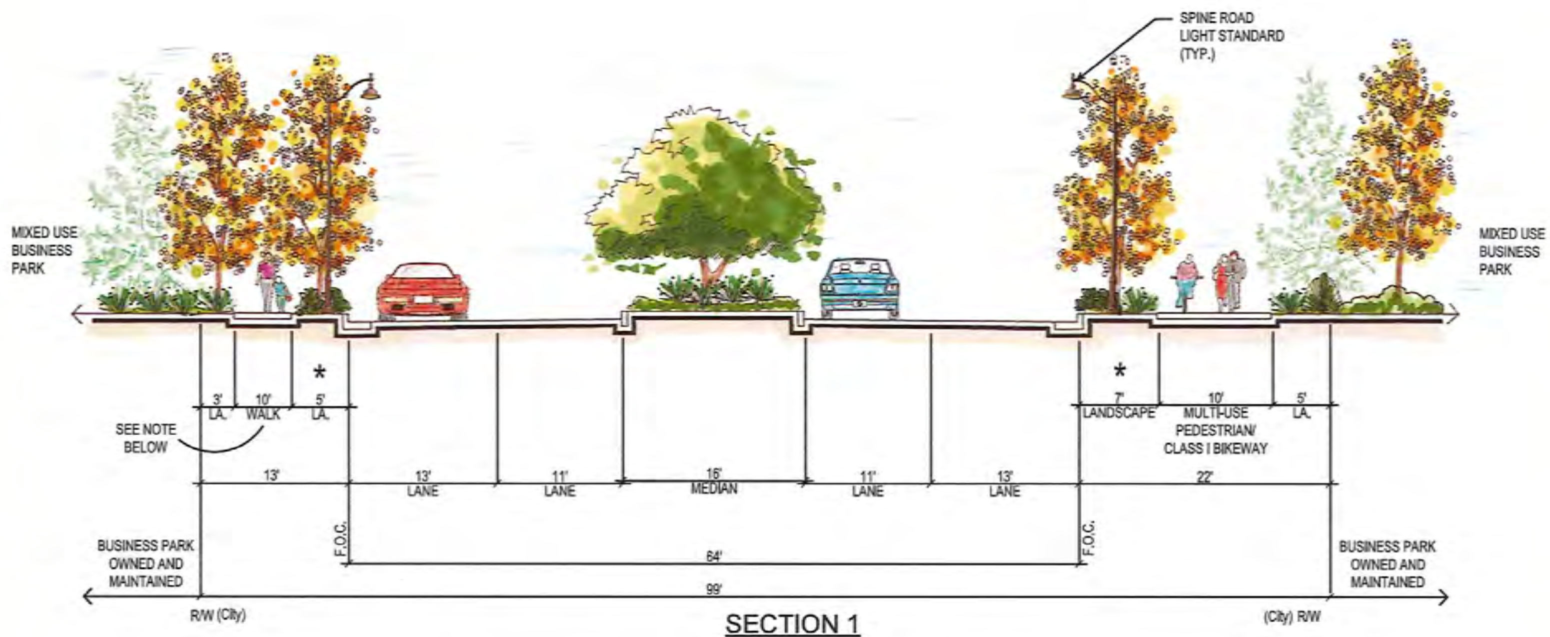


Figure 3-7 FOUR LANE MAJOR ARTERIAL WITH MEDIAN (99' R/W)

Note: Sidewalk is 5'-0" where adjacent to 16.5' Pipeline Easement.

** Tree species in narrow parkways will be carefully specified, allowing for proper root growth and details for mulch circles will be specified to allow for mowing.*

The main Spine Road will feature such landscape elements as monumentation, street furniture, and a predominant plant palette consisting of Oak Tree focal elements, Sycamore trees and vertical tree backdrops (appropriate species to be used, taking into account the width of the landscape area behind the sidewalk).

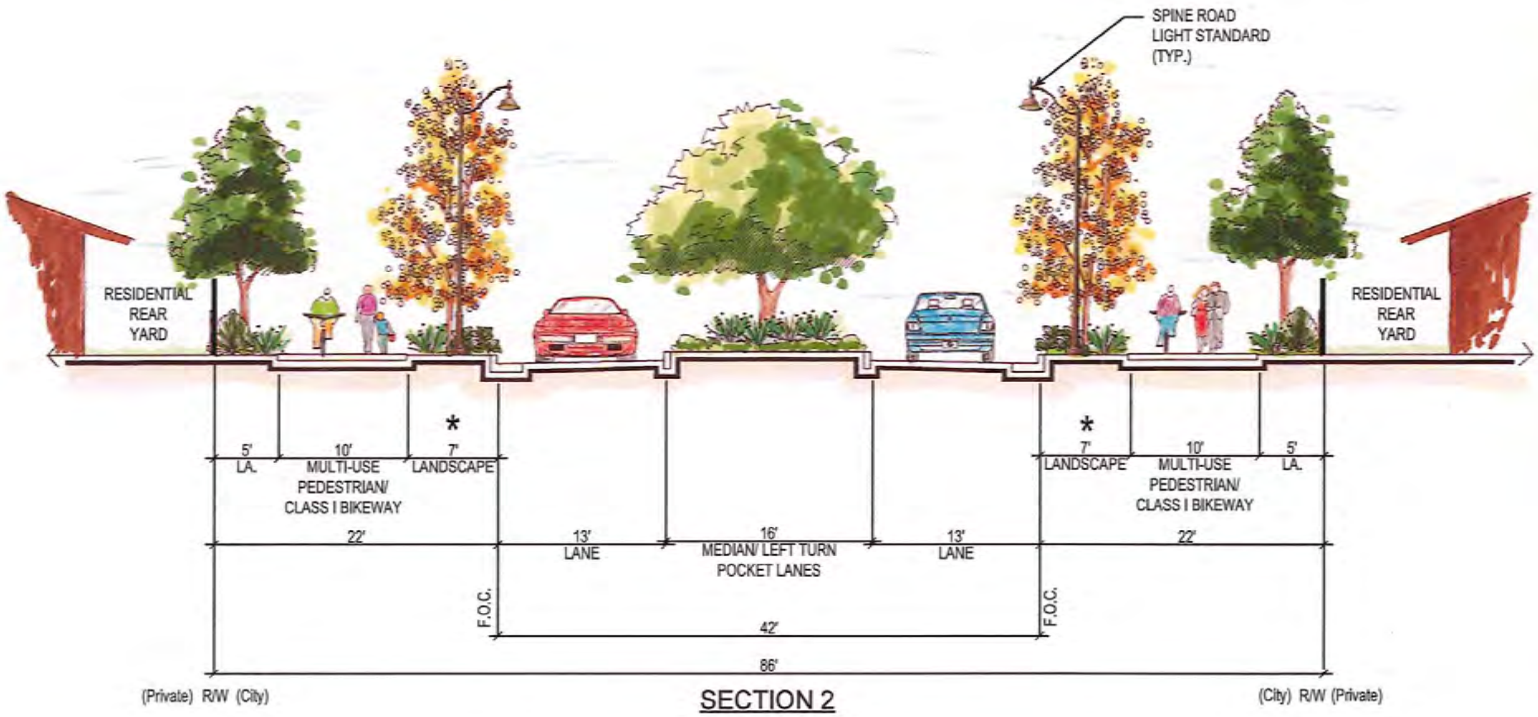
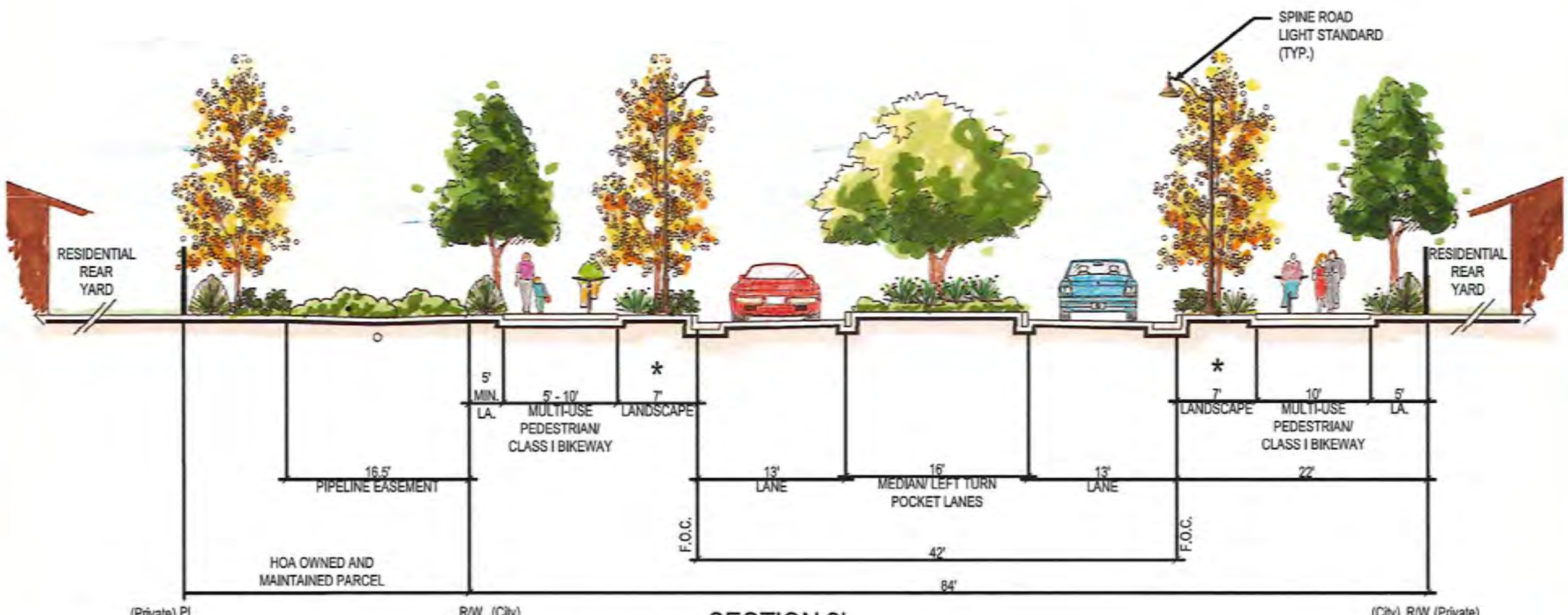


Figure 3-8 SPINE ROAD (86' R/W)

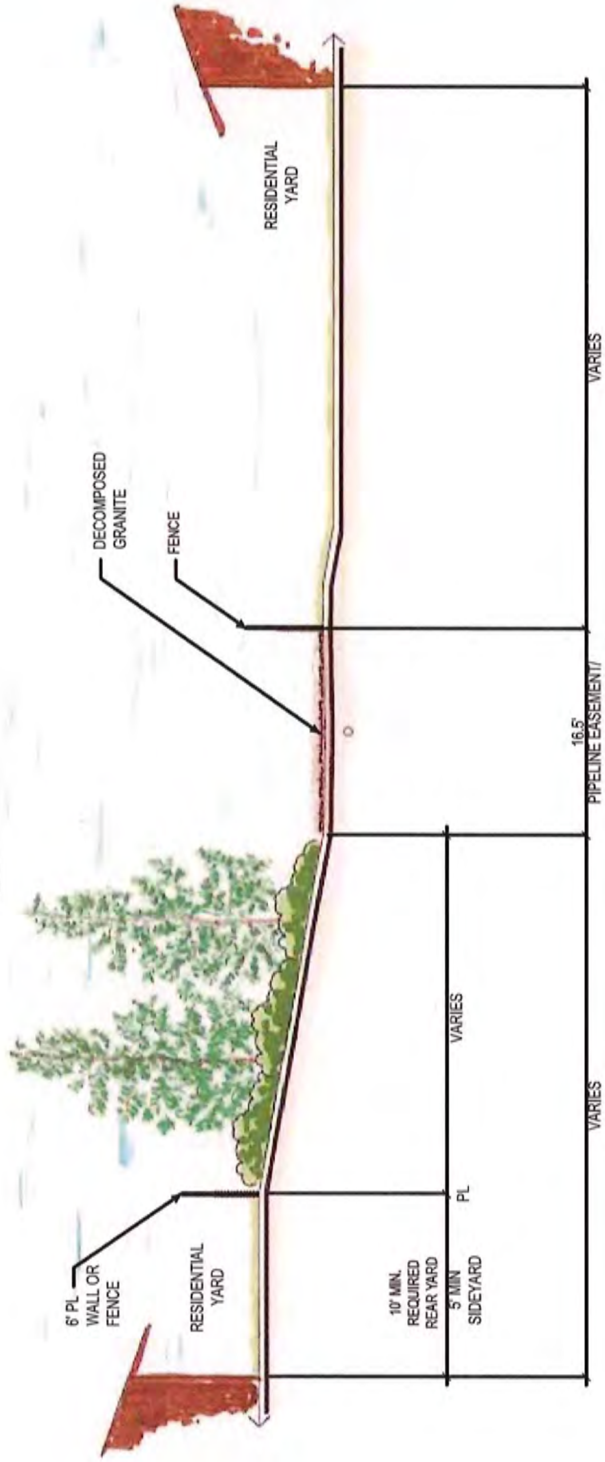
** Tree species in narrow parkways will be carefully specified, allowing for proper root growth and details for mulch circles will be specified to allow for mowing.*



SECTION 2b

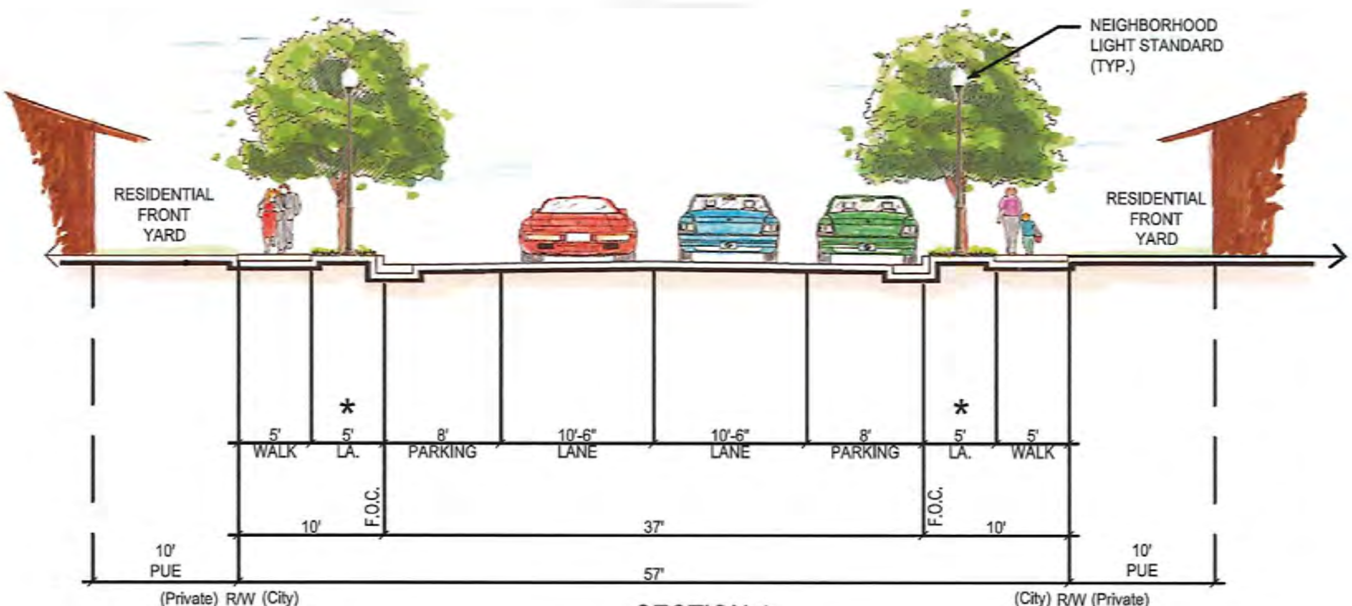
Figure 3-9 SPINE ROAD AND 16.5 ' PIPELINE EASEMENT

** Tree species in narrow parkways will be carefully specified, allowing for proper root growth and details for mulch circles will be specified to allow for mowing.*



SECTION 3

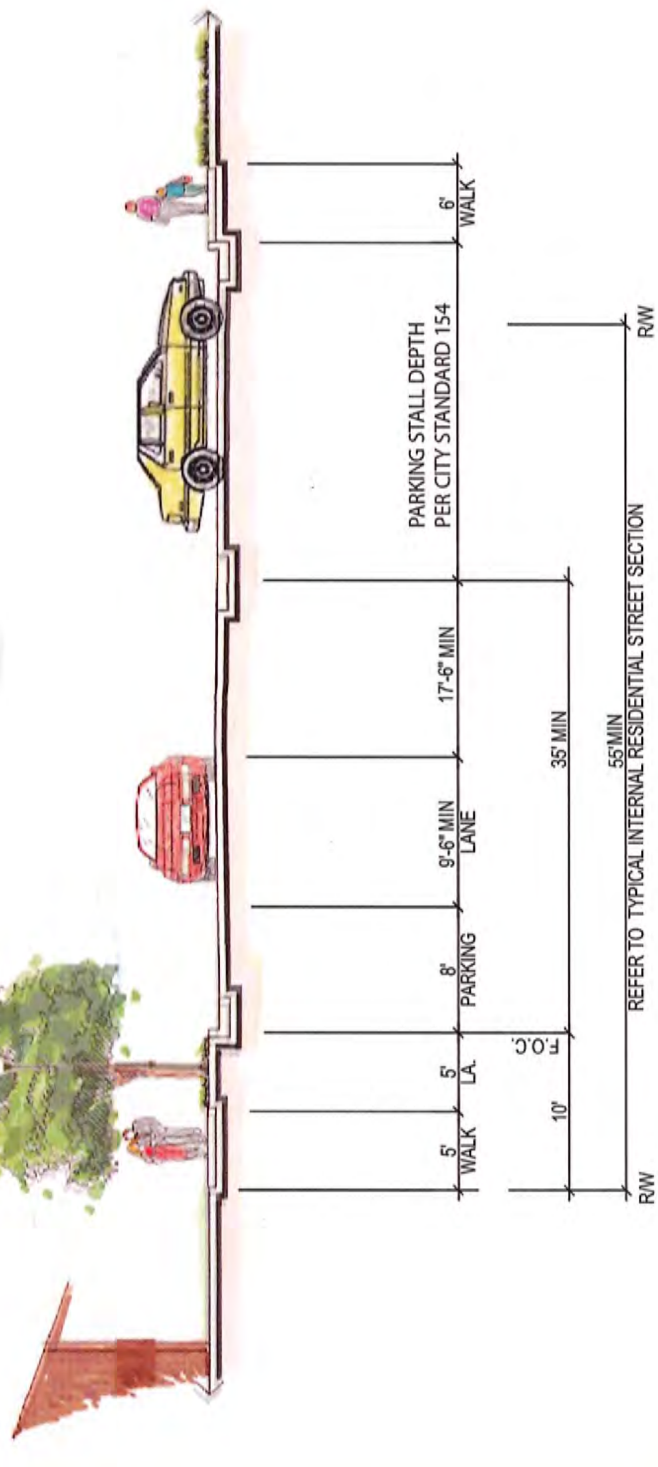
Figure 3-10 PIPELINE EASEMENT WITH RESIDENTIAL ON BOTH SIDES



SECTION 4

Figure 3-11 RESIDENTIAL STREET (57' R/W)

** Tree species in narrow parkways will be carefully specified, allowing for proper root growth and details for mulch circles will be specified to allow for mowing.*



SECTION 4b

Figure 3-12 RESIDENTIAL STREET ADJACENT TO PARK

Parking Stall Note: The measurement of a parking stall will include the full length as measured at the angle of the parking space as per CBC 11B-502.2. Parking spaces and access aisles shall not exceed a slope of 1:48 as per CBC 11B-502.4.

3.4.7 Edge Conditions/Easements

One hundred foot wide conservation easements are recorded within the Specific Plan along most of both sides of I-580 and the south side of the California Aqueduct.~~, totaling approximately 120 acres. These easements were dedicated to San Joaquin Council of Governments in 2012.~~ The purpose of these conservations easements is to provide permanent wildlife habitat. These conservation easements will be owned and maintained by the project's HOA and zoned Tracy Hills Conservation (C-TH). No development within these areas will be allowed except for installation of landscape materials, irrigation, and protective fencing. Signs will be attached to the fencing advising the public to "stay out of the conservation easement areas."

1. Conservation Easement - Interstate 580

Residential development will interface with the I-580 conservation easement and a landscape buffer zone. An 8' high sound wall is planned at portions of the residential development boundary for sound attenuation from the nearby Interstate 580 Freeway. (Refer to Wall and Fence Section 3.4.11, for identification of those specific locations). The sound wall will be screened from the Interstate by groupings of evergreen and deciduous trees. The buffer zone between the sound wall and the conservation easement will include a 10' wide maintenance access road, a drainage swale, and landscape area. A 4'-7" high, easement barrier fence on the property line in between the conservation easement and the Tracy Hills development is proposed. The fence will act as a barrier between the conservation easement and the buffer zone with the intent to keep wildlife out of the community, keep larger domestic animals from entering the conservation easement and will serve as a barrier to people in the interest of public safety and integrity of the easement for wildlife.

2. Conservation Easement - California Aqueduct

The California Aqueduct Conservation Easement will have the existing native landscape "protected-in-place" and no additional landscape or irrigation improvements are proposed.

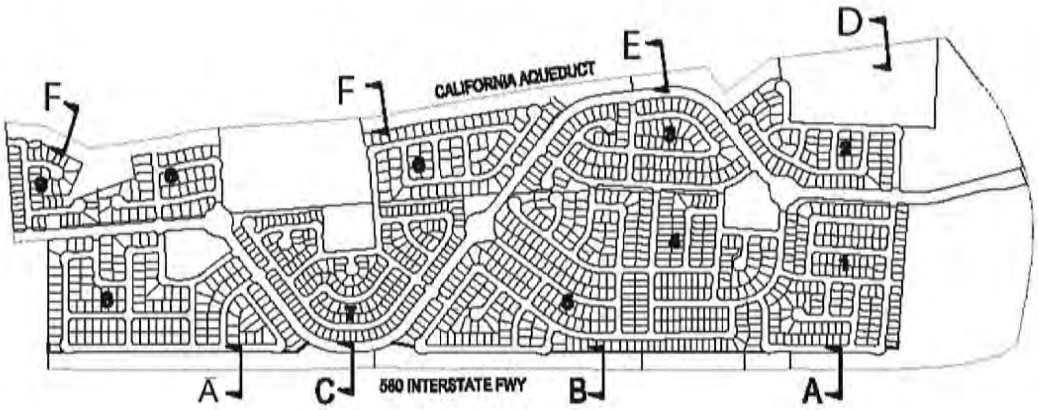


Figure 3-13 Edge Conditions/Easements Key Map

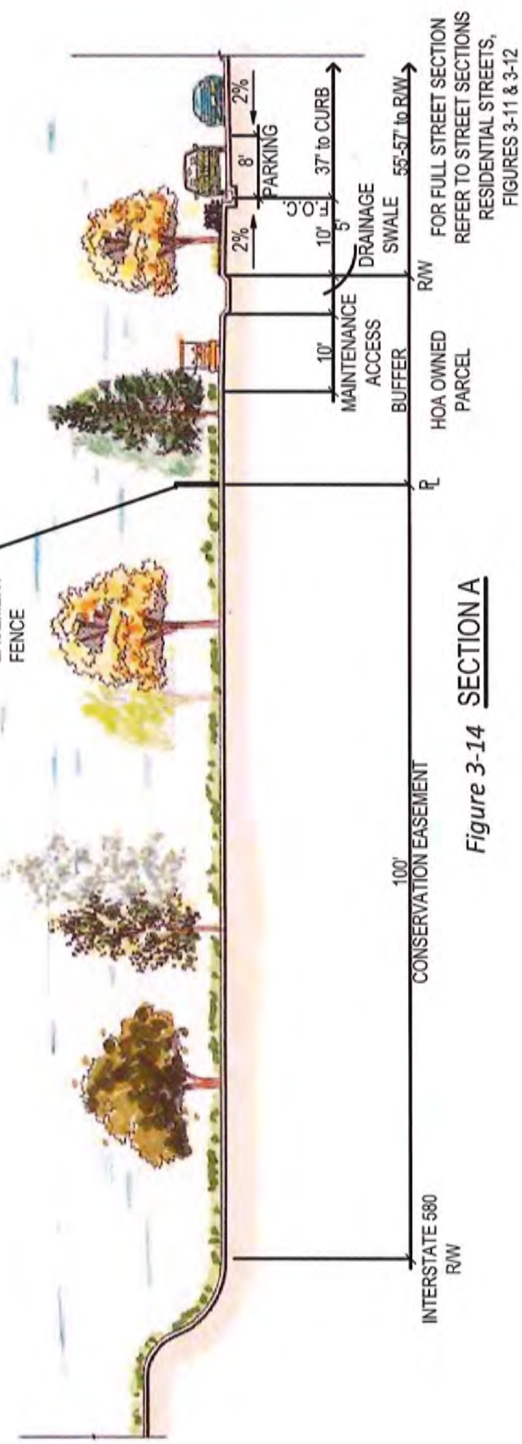


Figure 3-14 SECTION A

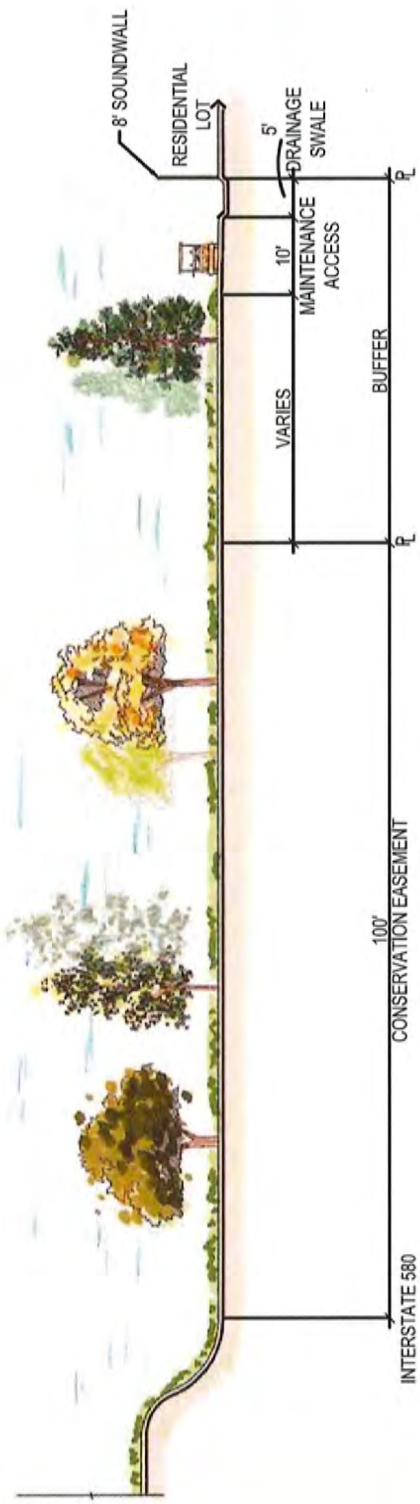


Figure 3-15 SECTION B

Typical aesthetic flavor of the design and/or maintenance of Conservation Easement area and buffer along the 580 Interstate Fwy corridor with Quercus agrifolia.

4'-7" Easement Fence acts as a barrier to wildlife, domestic animals and pedestrians.

8'-0" Sound barrier/Sound wall acts as a sound barrier, as well as a physical barrier to wildlife, domestic animals and pedestrians.

Photo represents block wall material finish and texture. Color of wall to be as specified in the wall and fence section 3.4.11 within this document.

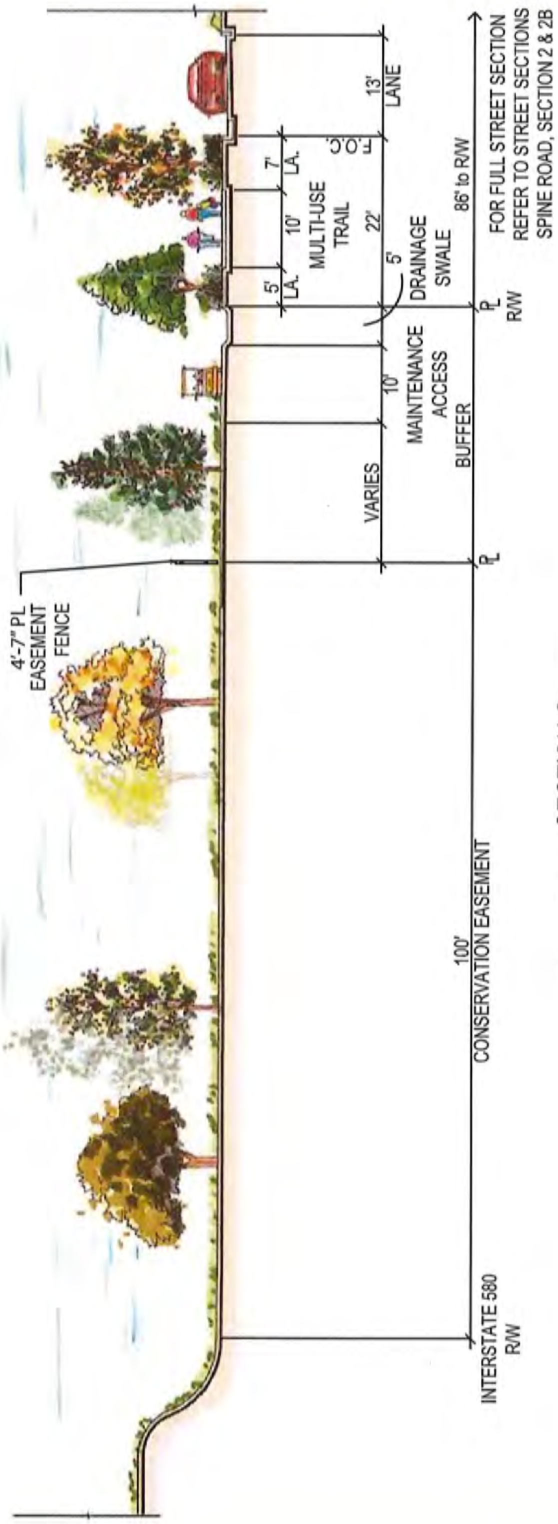


Figure 3-16 SECTION C

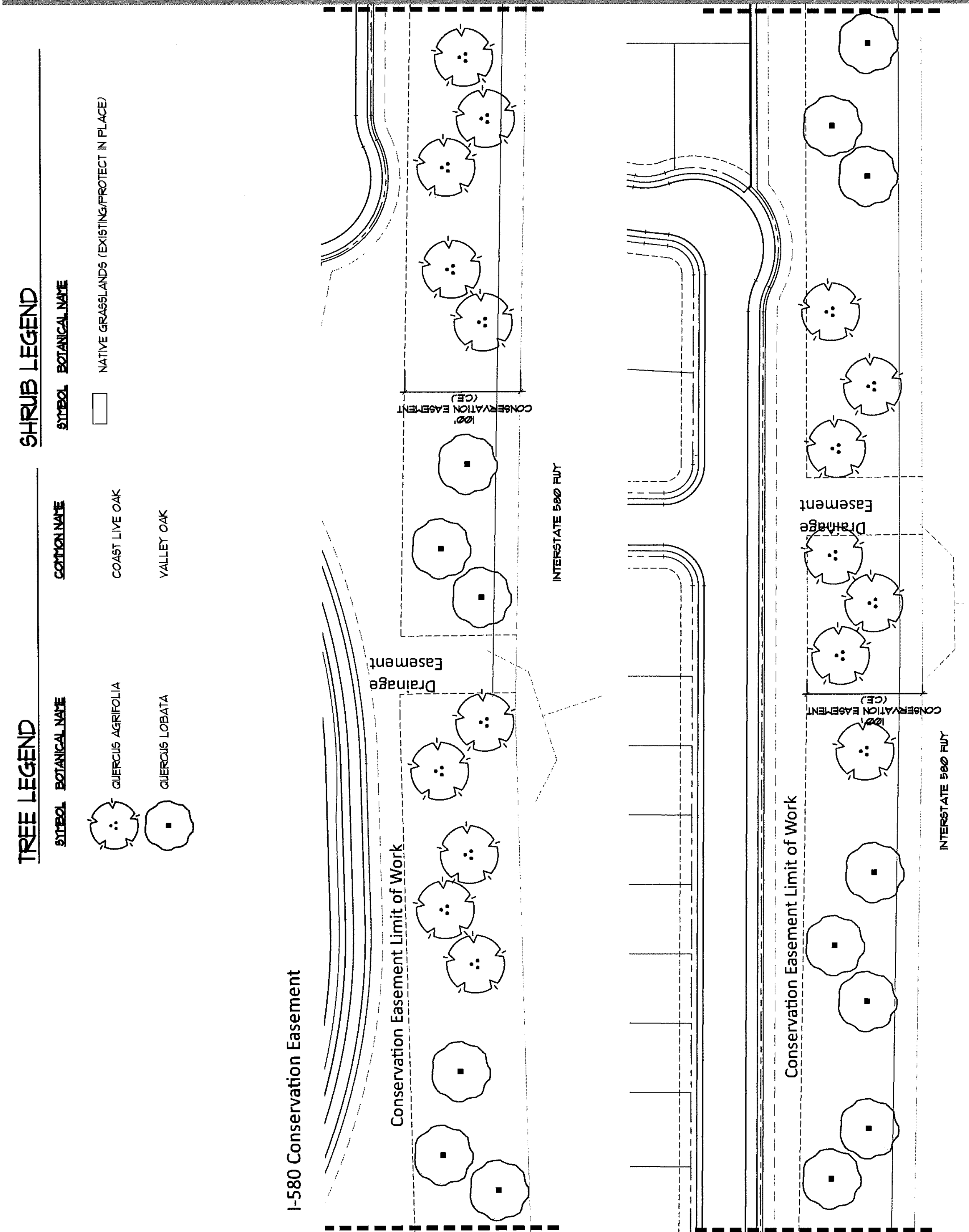


Figure 3-17 SAMPLE of Planting Scheme

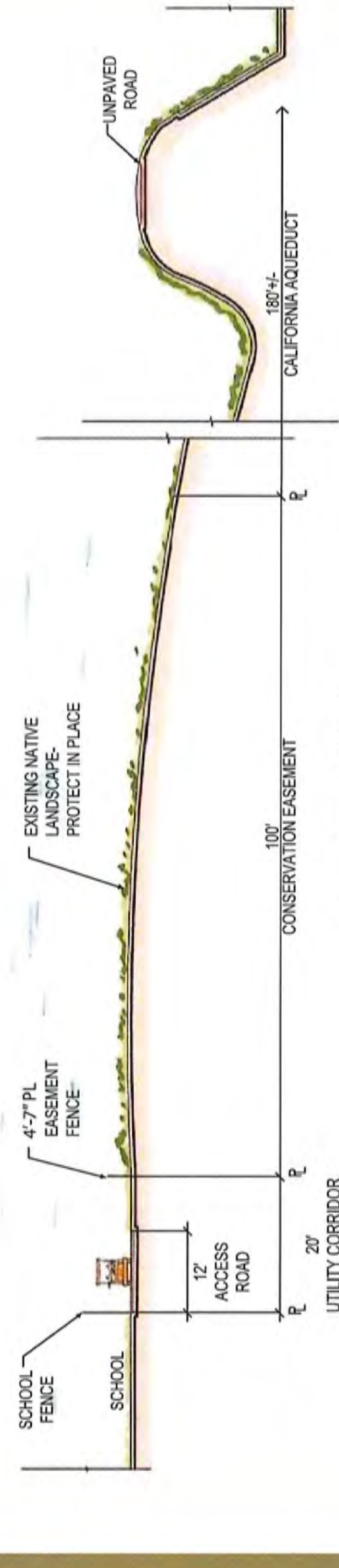


Figure 3-18 SECTION D

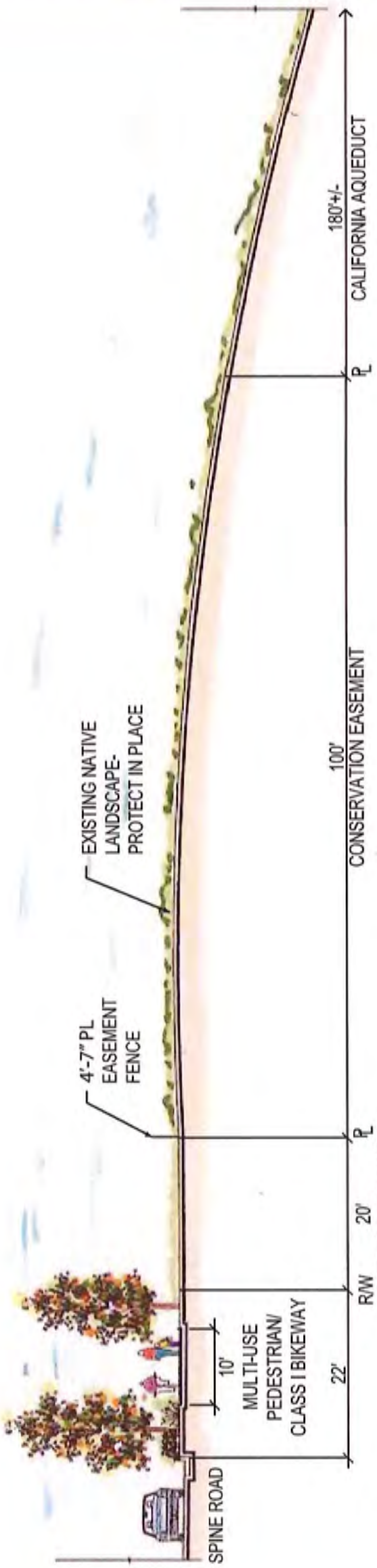


Figure 3-19 SECTION E

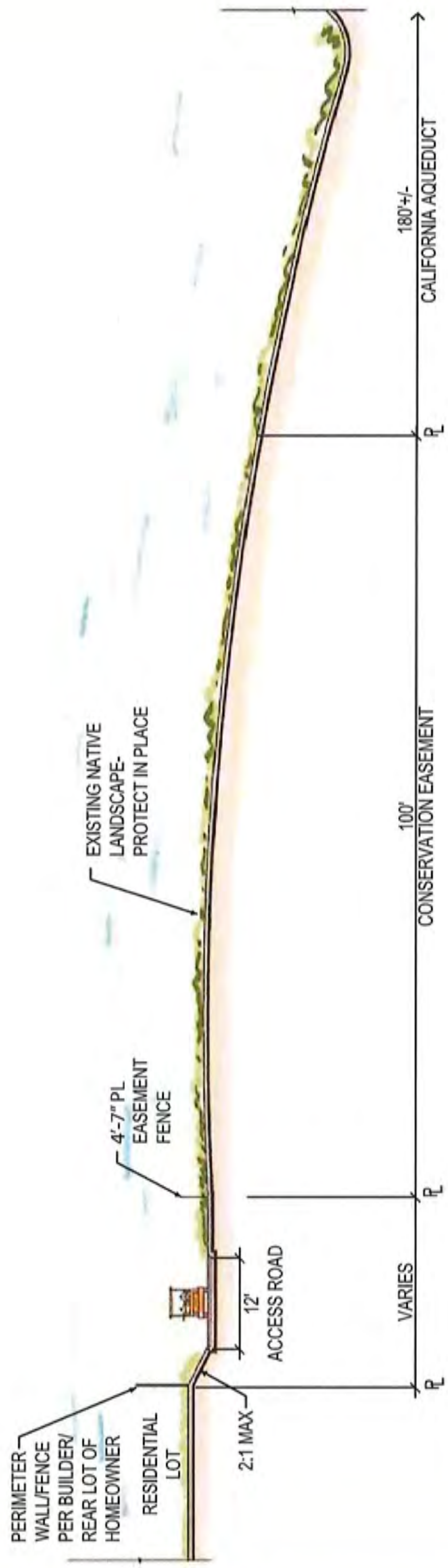


Figure 3-20 SECTION F

3.4.8 Conceptual Overall Illustrative Parks and Landscape Plan

Within the residential neighborhood areas, a variety of parks and trail systems with both passive and active recreational elements are planned as centers for recreational and social activities. Public parks shown herein are conceptual in nature. Parks will be designed and improved by the Developer in accordance with the Citywide Parks Master Plan and take into consideration City guidelines and goals for park maintenance, recreation programming, sustainability, ADA accessibility, connectivity, parking, resource conservation, and community development.

Activity nodes, such as trailheads and centrally located pocket parks, are planned at various locations along the Spine Road and will provide additional active and passive recreational elements which may provide picnicking and barbecue amenities including group use opportunities, tot lots, open play areas and court activities. The additional activity nodes will also occur in certain residential neighborhood planning areas, however the final program for each node will be provided by the individual builders.

The parks within the community shall incorporate the following design elements:

- Clearly delineated crosswalks should be provided to connect each park with the surrounding residential neighborhoods where appropriate.
- Landscaping should consider the use of drought tolerant species and be planted to conserve water and reduce irrigation needs. Use of reclaimed water or other water conserving strategies is encouraged.
- Use appropriate lighting in high use areas for safety purposes.
- The use of drought-tolerant landscaping and hydrozoning irrigation systems should be designed effectively.
- A variety of hard surface and soft surface trails shall be provided to expand the trail experience.

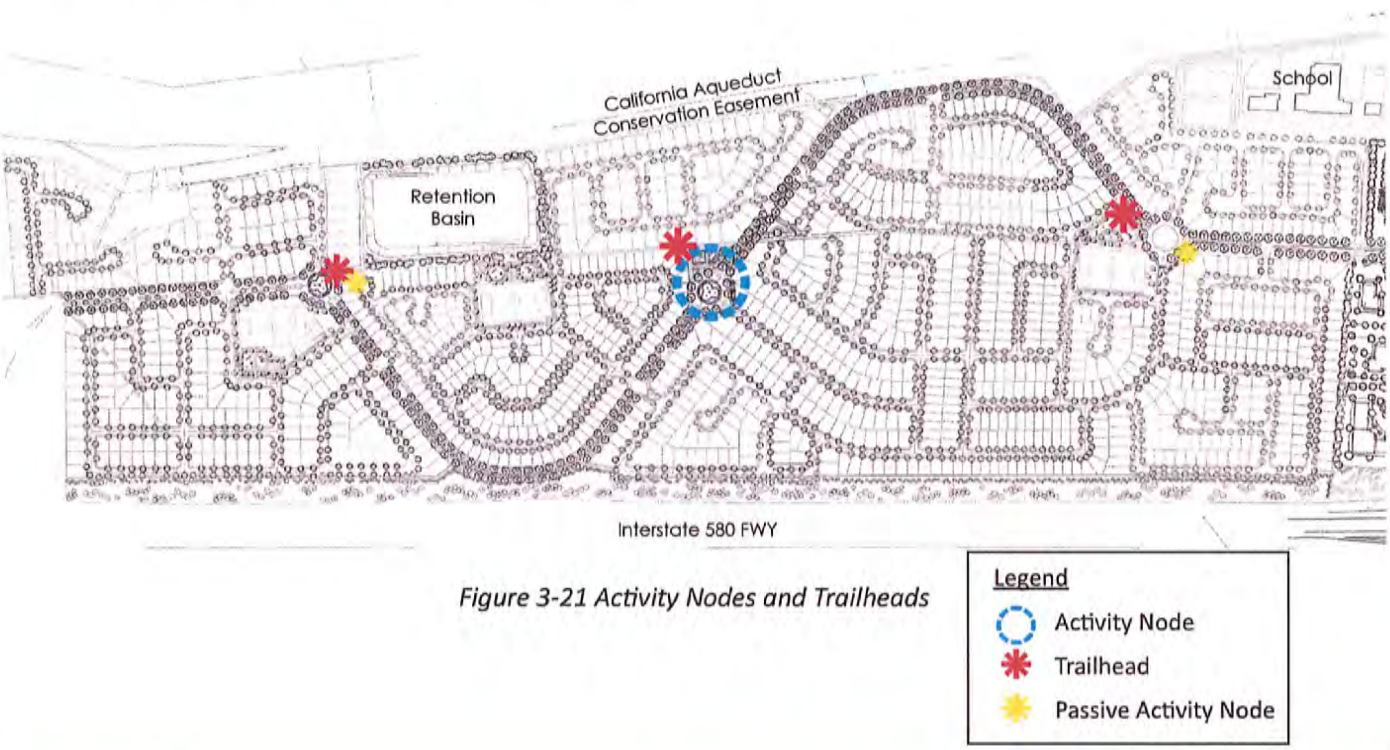


Figure 3-21 Activity Nodes and Trailheads

Figure 3-22 Conceptual, Overall Illustrative, Parks and Landscape Plan - Phase 1A

Public Parks shown herein are conceptual in nature. Parks will be designed and improved by the Developer in accordance with the Citywide Parks Master Plan.

- Tracy Hills Park is located by the east entrance planned roundabout from the Multi Use Business Park. The recreation program for this park includes sufficient parking, a soccer field overlay, a large age separated tot lot area, several picnic opportunities, shade structures, a large plaza area with bench seating, a restroom facility and an enclosed trash container area. Expansive open space areas for passive recreation use are planned as well as a trail system connection to the main loop road.

Figure 3-23 Tracy Hills Park

- Starcross Park is centrally located in the project south of the Retention Basin. A Retention Basin is adjacent to Starcross Park, as shown in Figure 3-24, and it will serve as a full functioning retention basin. Access to the retention basin will be restricted to service vehicles only and will be encircled by a maintenance road and screen trees. The recreation program for this park includes sufficient parking, a soccer field, a large age-separated tot lot area, several picnic opportunities, shade structures, areas with bench seating, a restroom facility and an enclosed trash container area. The park also provides a connection to the west and east areas of the project by the Pipeline Easement Trail system.

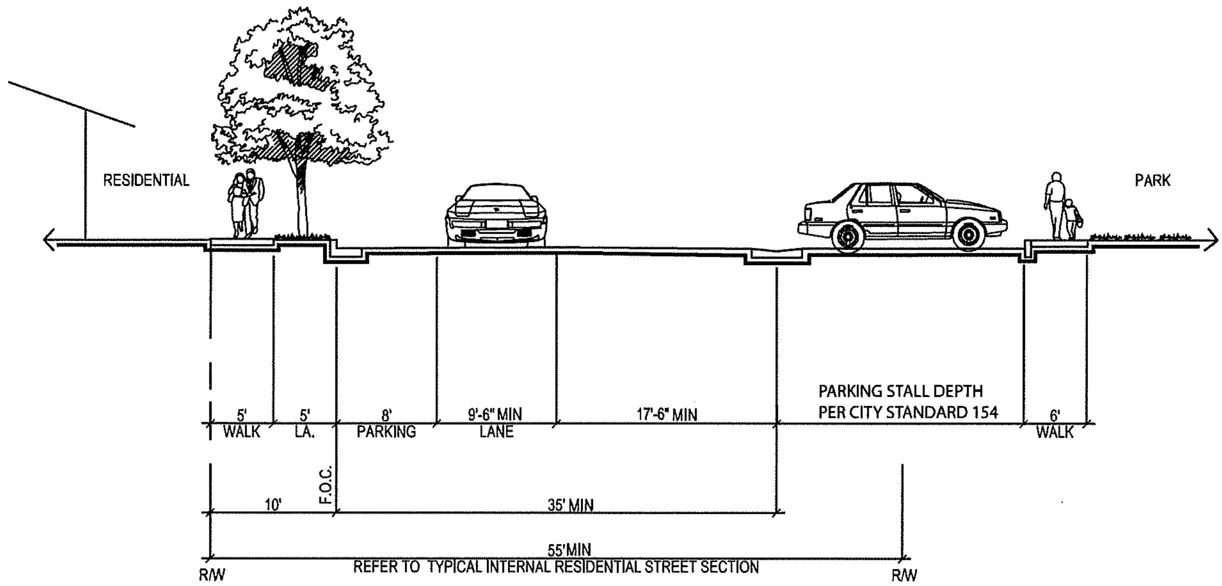
Figure 3-24 Starcross Park

- Greymont Park is located by the planned roundabout west of the project. The recreation program for this park includes sufficient parking, a soccer field, a baseball field overlay, a large age separated tot lot area, several picnic opportunities with barbecues, shade structures, areas with bench seating, a restroom facility, and an enclosed trash container area. There will be a trail system connection to Pipeline trail easement and Spine Road.

Figure 3-25 Greymont Park

Images and graphics represent conceptual programming design for spatial reference only and are subject to change- Public Park Program will be the responsibility of the City.

Typical section of proposed angled parking located at the Public Parks.



Angled Parking (Typ.)

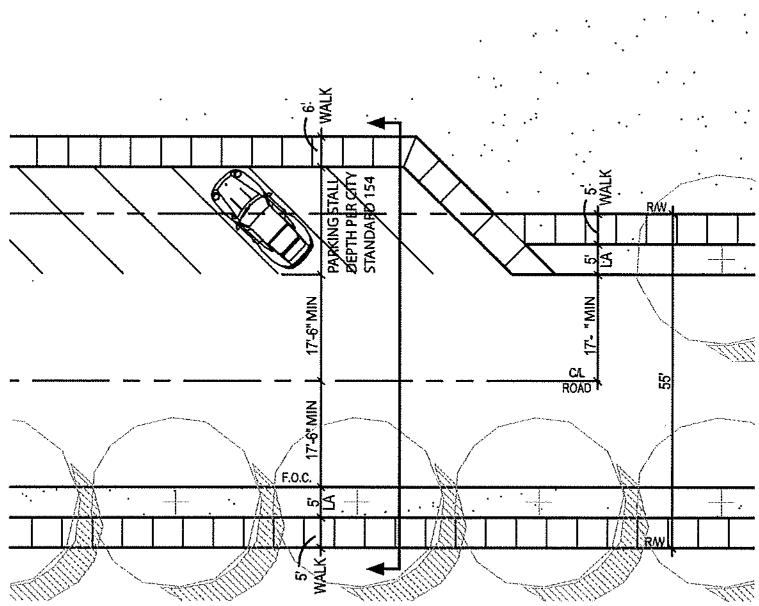


Figure 3-26 Public Park Angled Parking Street Section and Plan View

Parking Stall Note: The measurement of a parking stall will include the full length as measured at the angle of the parking space as per CBC 11B-502.2. Parking spaces and access aisles shall not exceed a slope of 1:48 as per CBC 11B-502.4.

This Village Green Landscape area serves as a connecting point to the Pipeline Easement Trail and softens the edge of the roundabout. This passive open space area includes a themed gazebo with picnic and seating opportunities, open lawn area and pedestrian pathways. The landscape design will include a mixture of canopy and vertical trees for shade.

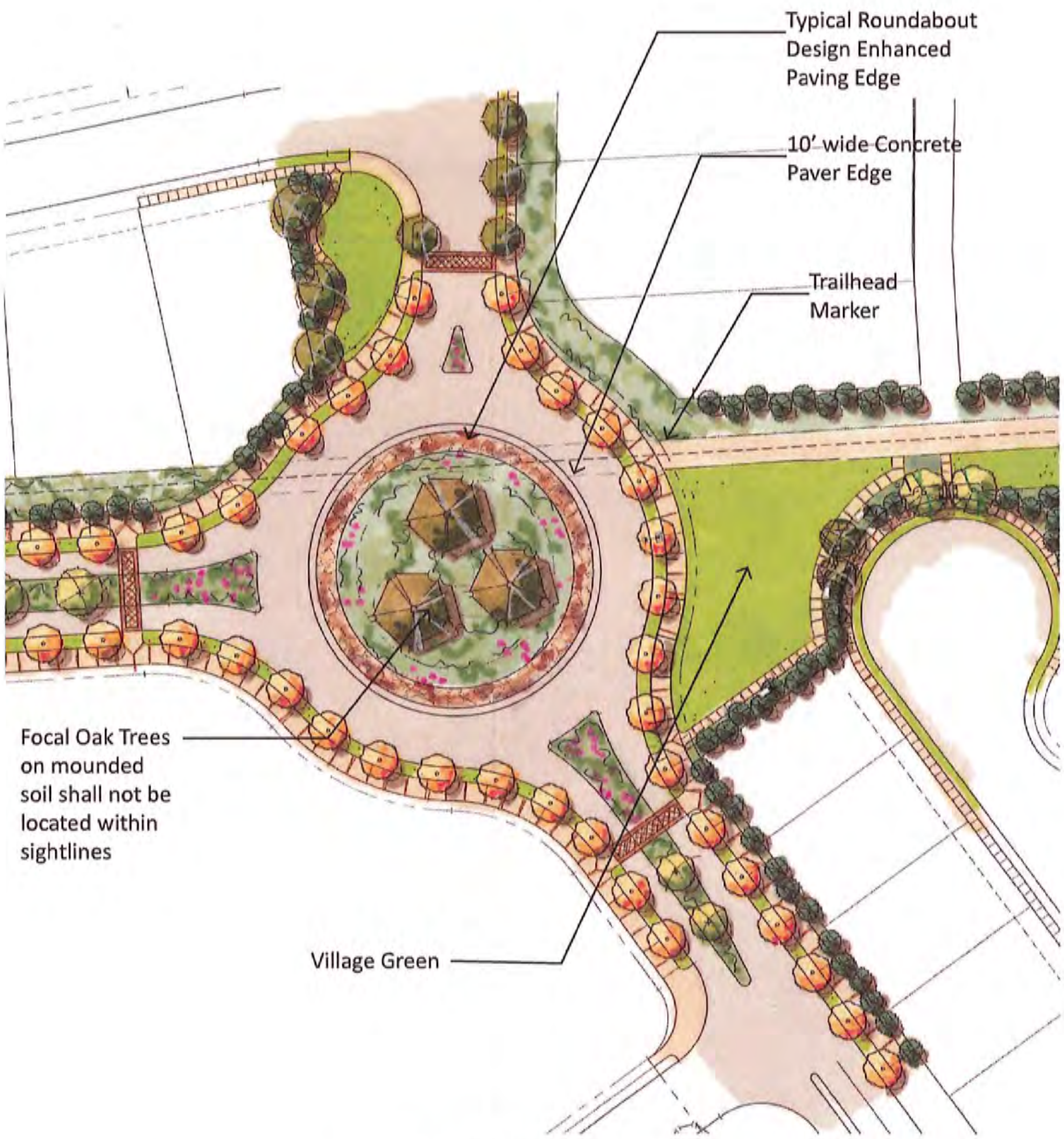


Figure 3-27 Village Green

The HOA parks shown herein are conceptual in nature and may change over time based on City requirements and approvals.

There are three HOA Park areas surrounding the Phase 1A central roundabout. The largest of the three areas includes programatically an active age-separated tot lot, two picnic shelters, picnic tables, ash/trash urns, and bike racks. The park also provides a connection to the north and south areas of the project by the Pipeline Easement Trail system. Ornamental landscaping adjacent to the pipeline easement includes a decomposed granite groundcover with native plantings providing a garden design element. The two smaller HOA passive park areas both include open lawn areas, pedestrian pathways and shade structures with benches and unique architectural design elements to soften the edges of the roundabout. The landscape design will include a mixture of canopy and vertical trees for shade.

Figure 3-28 HOA Parks

The HOA parks shown herein are conceptual in nature and may change over time based on City requirements and approvals.

Example of HOA Active Park Area

Example of a passive park focal trellis/ overhead structure

Example of an Oak Tree focal element with a roundabout

Example of an active park area/ site furniture and plant material

Example of an active open play area field within a public park

3.4.9 Lighting

The site furnishings and lighting will be used to enhance, unify and reinforce the character of the overall site design. The site furnishings and lighting shall be made of natural materials/elements that can be tied to the color and texture of the proposed monuments, walls/fences and architecture.

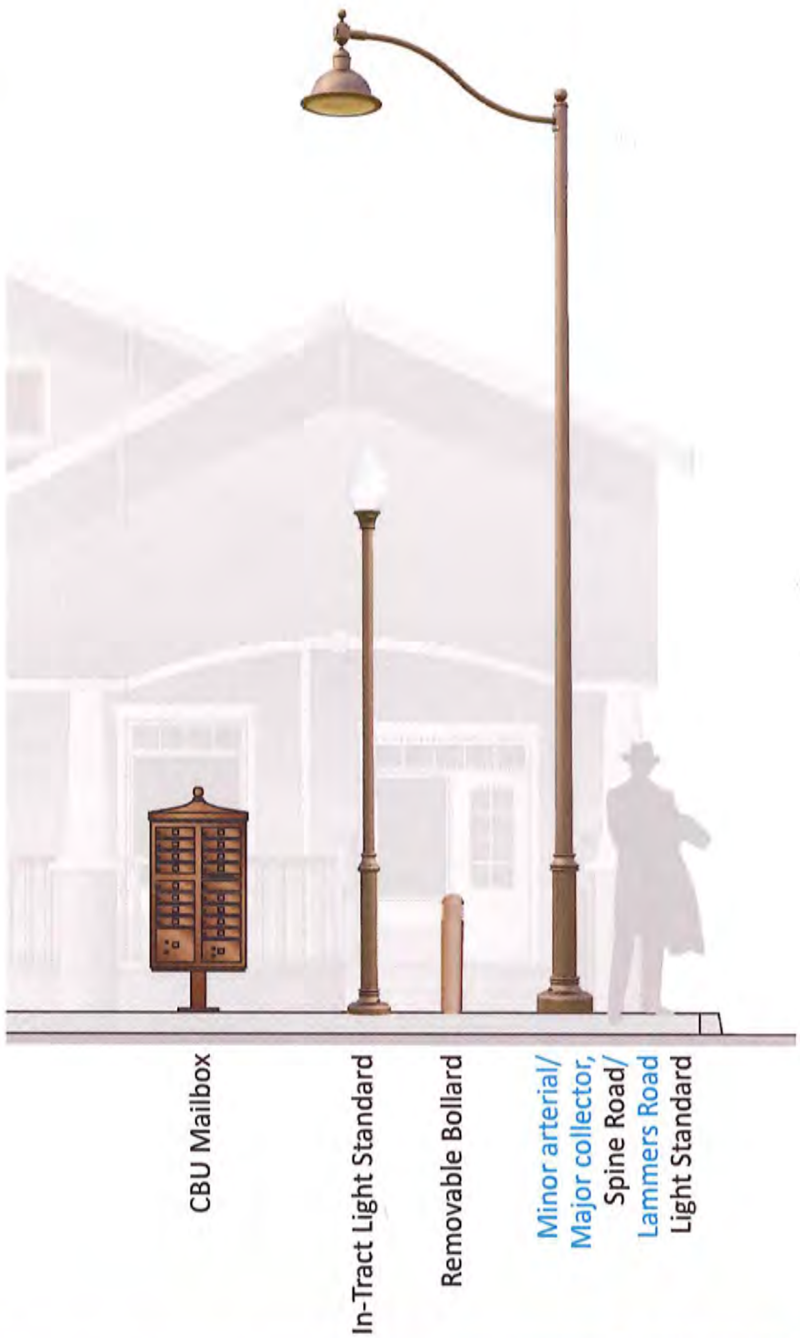
Lighting and Barriers

Lighting and barriers are critical to keep trail users safe and provide clear delineation between trails and adjacent properties. Lighting should be placed at trail entrances and along trail segments where significant early morning and late evening use is expected. Safety lighting should be:

- Oriented to Trail Users. Create an evenly lit environment that is inviting and reinforces the human scale.
- Focused. Illuminate the trail while avoiding overspill into ecologically sensitive areas or into adjacent properties where light could be considered a nuisance.
- Sustainable. Minimize energy use.
- Identity-Creating. Contribute to the unique identity of the trail system and trail.

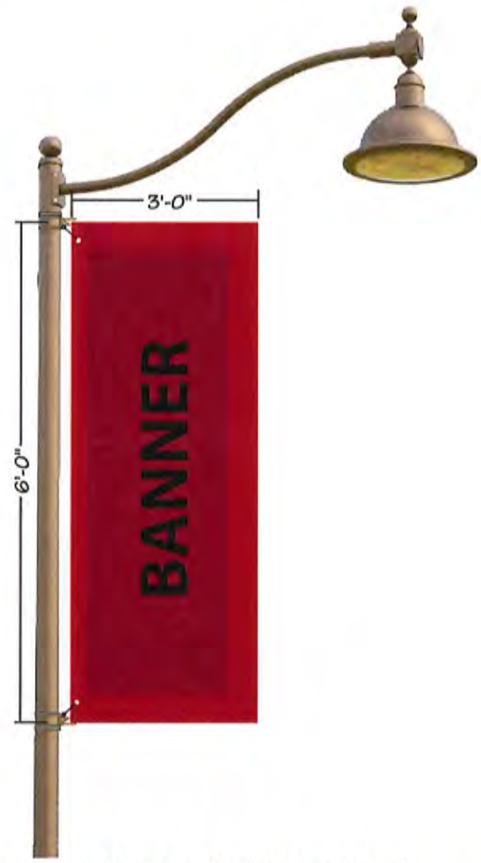
Lighting shall incorporate the following:

- All exterior light fixtures and fixture placement shall comply with the standards specified in the City's design documents. Use of energy-efficient technology is encouraged.
- Streets and intersections should be well-lit in accordance with the City standard illumination levels. Low-level lighting for pedestrian safety should be installed where appropriate. Intersections should have increased light levels for definition and to mitigate automobile/pedestrian conflicts.
- Accent lights should be installed at all community monumentation locations.



- Street lights shall conform to the overall project theme and City standards.
- All exterior lighting for project identification, water features, and landscaping should be subdued and indirect to prevent spill over onto adjacent lots and streets.
- Lit bollards are proposed for pedestrian safety and should be provided in public open spaces.
- Removable bollards are proposed to provide a barrier at the driveway aprons to access easements.
- The type and location of building lighting should prevent direct glare onto adjacent property, streets and skyward by the use and application of shields.
- Pedestrian scale fixtures are encouraged over "high mast" poles, especially within neighborhoods.

Lighting Family shown as conceptual design intent. Available through Associated Lighting Reps., Inc. (510) 638-3800, South Coast Lighting (714) 931-4597, or equivalent

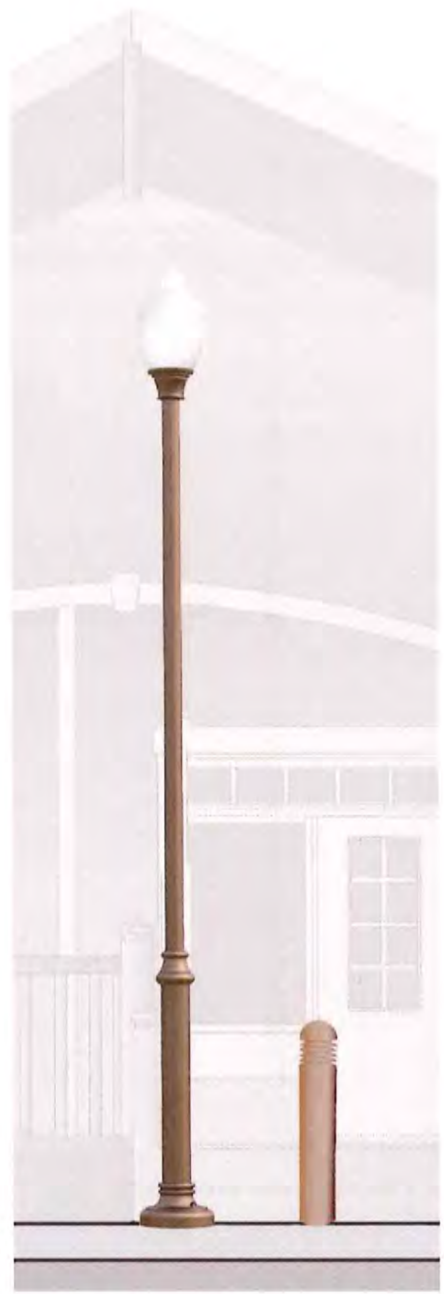


Banner shown as conceptual design intent.

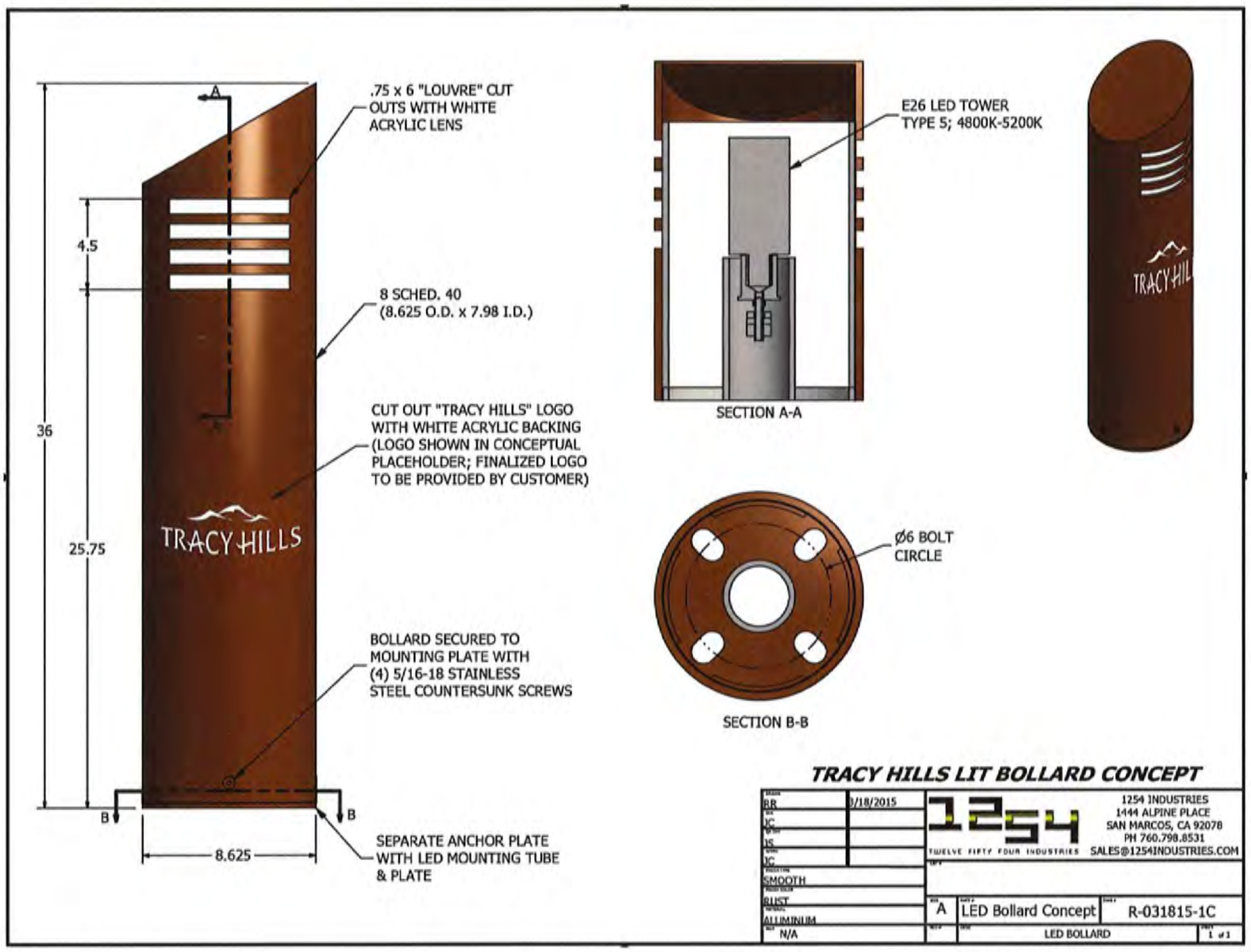
- Consistent lighting fixtures shall be used throughout the Specific Plan Area to enhance community character.
- Light shall be confined on-site through orientation, the use of shading/directional controls, and/or landscape treatment.
- Light standard banners are encouraged to promote community awareness and activities. Banners may be located along Tracy Hills Drive.
- Pedestrian scale fixtures are encouraged over "high mast" poles, especially within neighborhoods.
- Consistent lighting fixtures shall be used throughout the Specific Plan Area to enhance community character.
- House-side shields shall be utilized where applicable to prevent light source glare onto adjacent property.

3.4.10 Furniture

Site furnishings shall include, but is not limited to, lighting, tables, benches, dog bag dispensers, and trash receptacles. Site furnishings shall be located throughout the community in the public parks, right-of-way, HOA/ private areas, open space, and commercial areas.



Lighting Family shown as conceptual design intent. Available through Associated Lighting Reps., Inc. (510) 638-3800, South Coast Lighting (714) 931-4597, or equivalent



Lighting Family shown as conceptual design intent.

3.4.11 Walls and Fences

Maintaining quality and character of all aspects of the public realm is a key place making principle. The wall and fence design criteria is intended to provide variety and privacy for each lot while providing continuity and unity within the community.

Walls and fencing will be used throughout the community to complement the overall design theme, establish community identity, provide protection from roadway and other noise, and allow privacy and security in residential areas. The use of walls and fences can also serve to accentuate neighborhood features and support park theming in addition to screening streets and adjacent uses.

The following types of walls (solid and opaque could include~~s~~ masonry, wood and vinyl fencing) and view fences (open and largely transparent) have been selected for use within different areas of the project site. All wall and fence heights are measured from the higher grade elevation on either side of the wall or fence. Figure 3-29 Master Wall and Fence Plan Phase 1A is provided to help unify and reinforce community character.

- Decorative walls and/or screen walls shall be integrated with the community design intent, as well as the overall landscape design.
- All community theme walls and fences shall be consistent in design as outlined herein.
- Additional theme fencing, not outlined herein, is encouraged and permitted to support open space and park theming with approval from the Community and Economic Development Director.
- View fencing of full height tubular steel may be used~~, and pilasters incorporated into steel fencing~~.
- Shrubs are encouraged to be planted along community walls to soften the visual character.
- ~~The~~ Spine Road or any major roadway block walls will be permitted up to an 8' height. In some instances where the Pipeline Easement is adjacent to the Spine Road or any major roadway, split face block walls are proposed.
- Continuous fencing or walls shall have pilasters located at corners, at change in wall/fencing materials and at wall ends ~~significant redirections in the fence line~~.

LEGEND

Symbol	Description of Community Theme Walls/Locations
Light blue line	6'-0" Min. Proto II Block Decorative Wall- Split face Block w/cap.
Light green line	8'-0" SimTek Fence with 1' buried - 7'-0" Overall. OR Split face Block w/ cap.
Red line	6'-0" Block Wall - Split face Block w/ cap
Yellow line	8'-0" Sound Wall- Split face Block w/cap.
Purple line	4'-7" Conservation Easement Fence- No Finish- allow to rust naturally
Dark green line	3'-3" Concrete Split Rail Fence

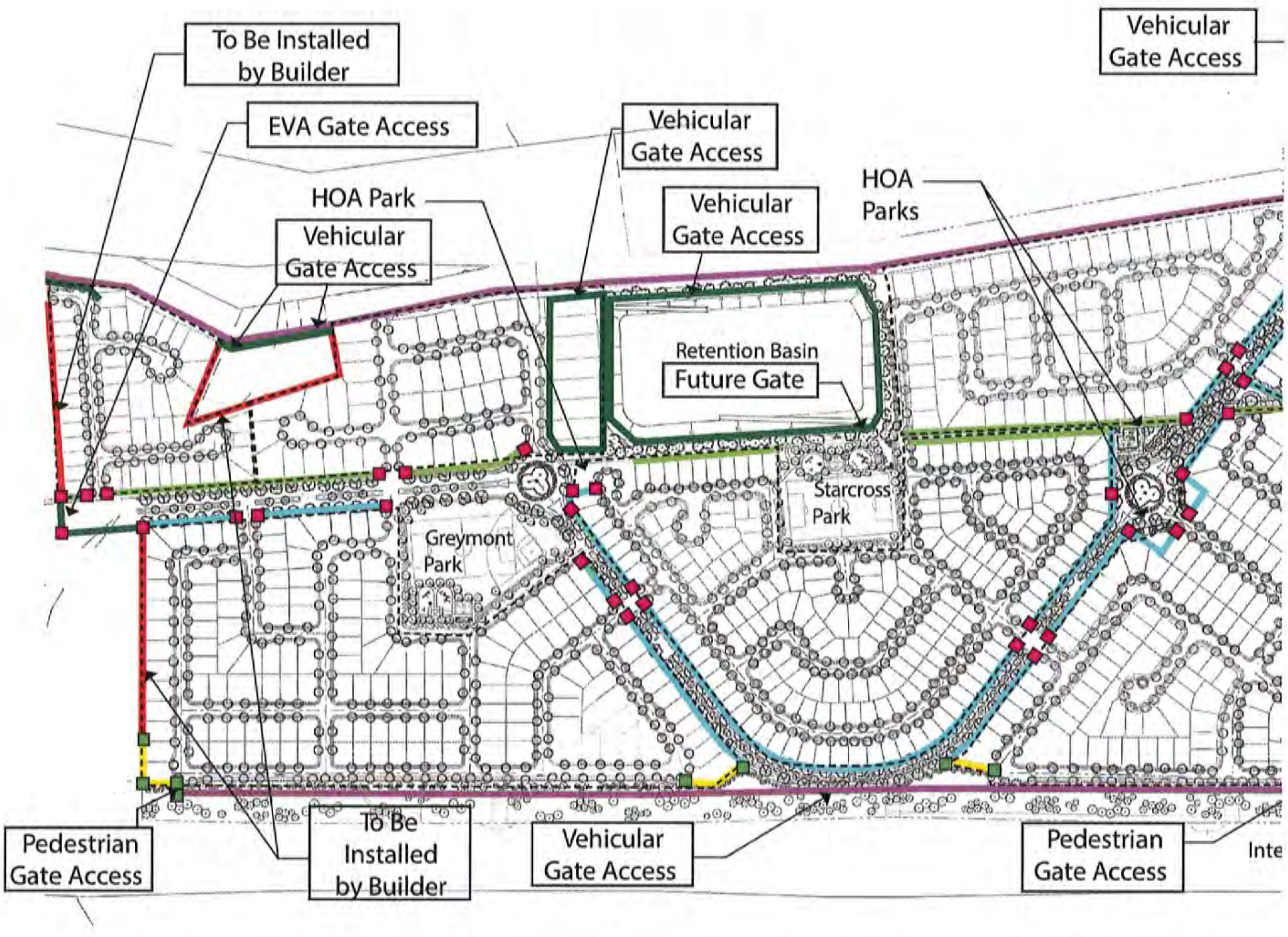


Figure 3-29 Master Wall and Fence Plan - Phase 1A

LEGEND

Symbol	Description of Community Theme Walls/Locations
(pink line)	4'-0" Black Vinyl-clad Chain Link Fence on mowcurb at Dog Park (Height specification per the City of Tracy)
(orange line)	Low Block Wall at Entry Monument Signage
(dark blue line)	*8'-0" Block Wall- Split face Block w/cap. (By others)*
(green square)	8'-6" Pilaster- Split face Block w/cap.
(red square)	6'-6" Min. Pilaster- Split face Block w/cap.
(purple square)	6'-6" Pilaster- Split face Block w/cap.

Approximate Pilaster location shown

Figure 3-29 Master Wall and Fence Plan - Phase 1A

The following photos should not be construed as the exact wall and fence height, color and material, but should be used as preferred examples. The sketches and graphic representations contained within these Design Guidelines are for conceptual purposes and are provided as visual aids in understanding the basic intent of the Guidelines and to present examples of their potential implementation.

** All Wall and Fencing materials and colors specified are for design intent. Should materials and/or colors not be available at time of installation, alternative materials and/ or colors may be substituted as specified "or equal" and shall be approved by City staff. Design intent is for Walls and Fences to be consistent community-wide.*

Pilaster: Split Face Column block w/precision cap
Wall: Split Face block w/precision cap
Color: #113 beigey-brown Basalite product or equal

Tubular Steel Fence (Dog Park/View Fence)

Conservation Easement Fence
No finish - allow to rust naturally

~~4'-0" high~~ Black Vinyl-clad Chain Link Fence (Dog Park or other)

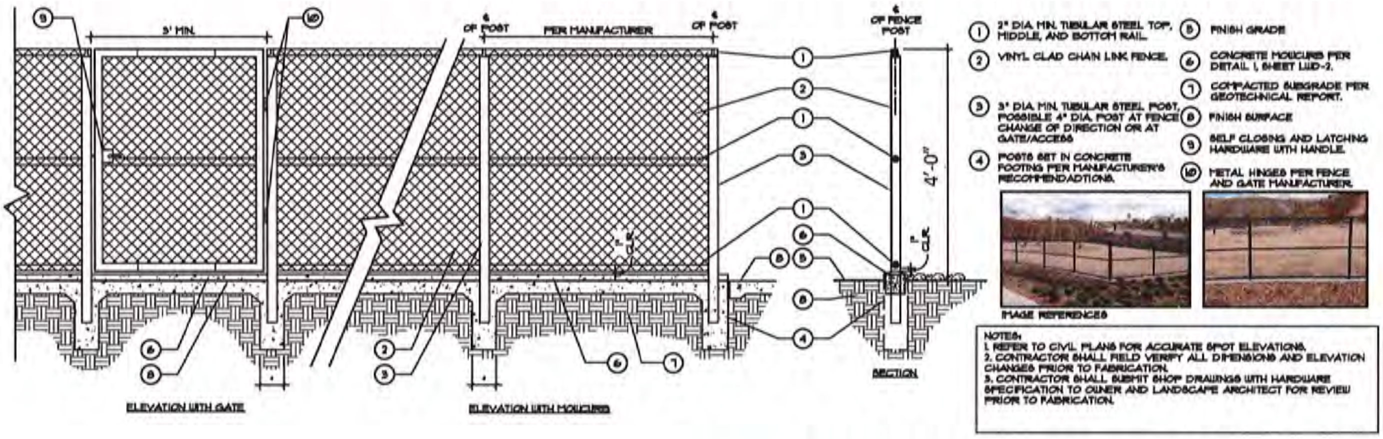
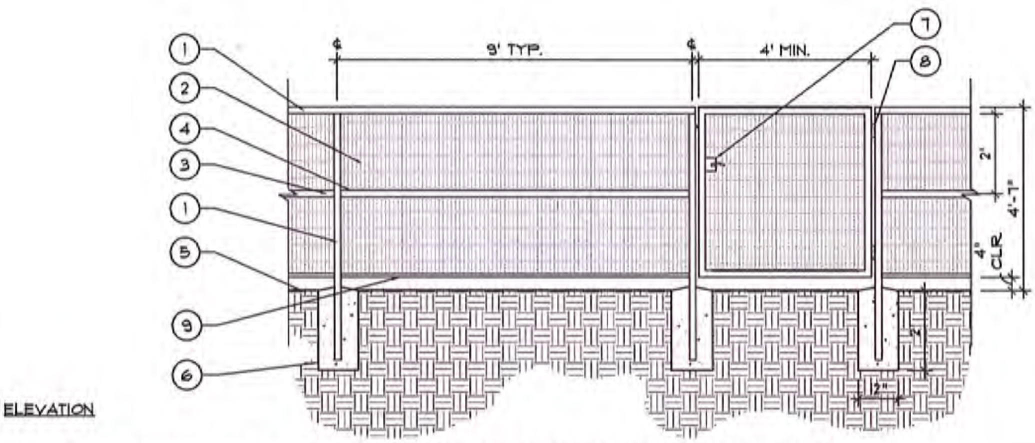


Fig. 3-30 4'-0" Black Vinyl-coated Chain Link Fence



1. 2" DIAMETER USED OIL FIELD PIPE
2. 2"X4" NO CLIMB FENCE
3. 2" DIAMETER USED OIL FIELD PIPE MID RAIL
4. SECURE NO CLIMB FENCE PER MANUFACTURER'S SPECIFICATION
5. FINISH GRADE
6. CONCRETE FOOTING PER FENCE CONTRACTOR (HAMMER FENCE)
7. SELF-LATCHING AND LOCKING HARDWARE WITH HANDLE. CONTRACTOR TO SUBMIT SPECIFICATIONS FOR OWNER APPROVAL.
8. TWO (2) HEAVY DUTY, SELF-CLOSING METAL HINGES EQUALLY SPACED.
9. 1" SOLID STEEL BAR

FINISH NOTE: THIS IS AN AGRICULTURAL FENCE USING MATERIALS TYPICALLY USED FOR AGRICULTURAL FENCING. THE USED OIL FIELD PIPE FOR THIS FENCE IS INTENDED TO NATURALLY RUST AND, AS A RESULT, WILL NEED TO BE REPAIRED AND REPLACED OVER TIME. THE RUST IS AN INTENTIONAL AESTHETIC AND NOT A DEFECT IN FENCE QUALITY.

Fig. 3-31 4'-7" Easement Fence

Gate Note: Gate locations that are publicly accessible shall meet accessibility requirements as per CBC 11B for the hardware and operable parts of the gate.

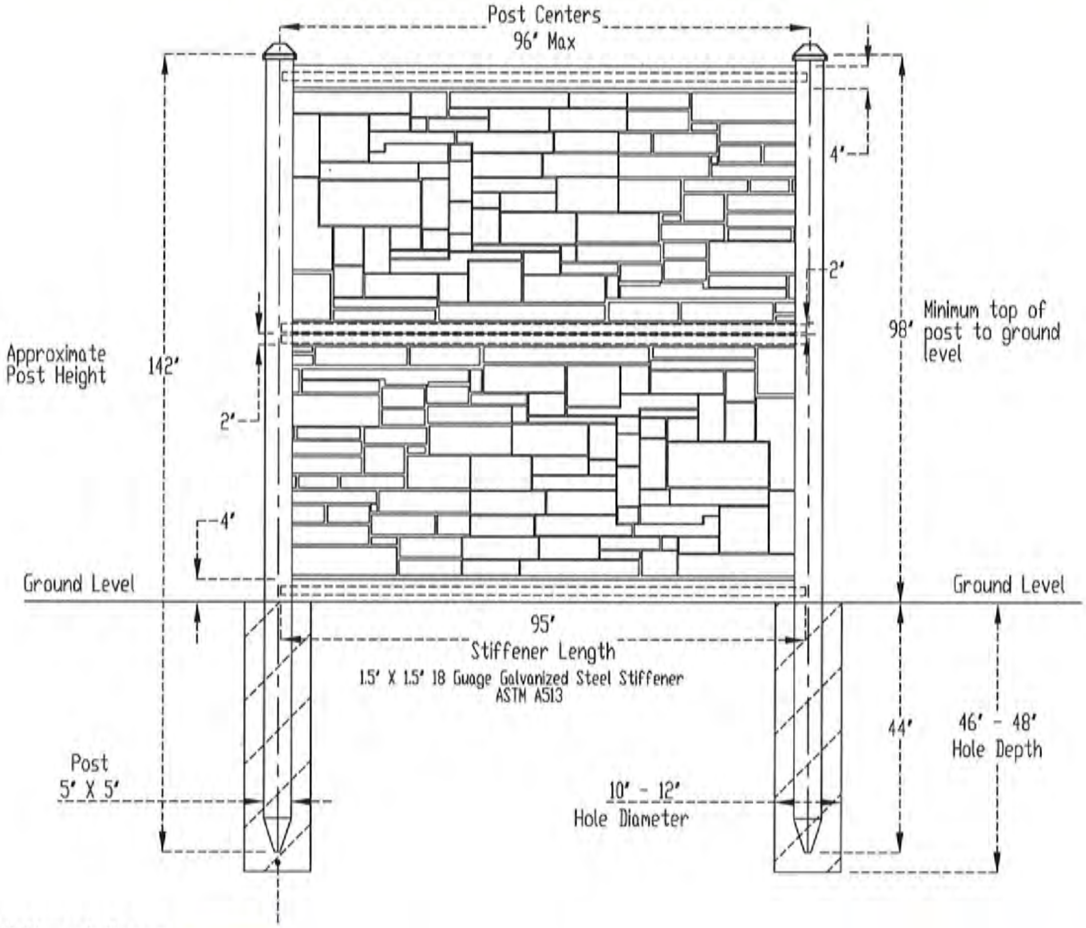


Fig. 3-32 8'-0" Simtek Fence
Color: Eco Brown or equal

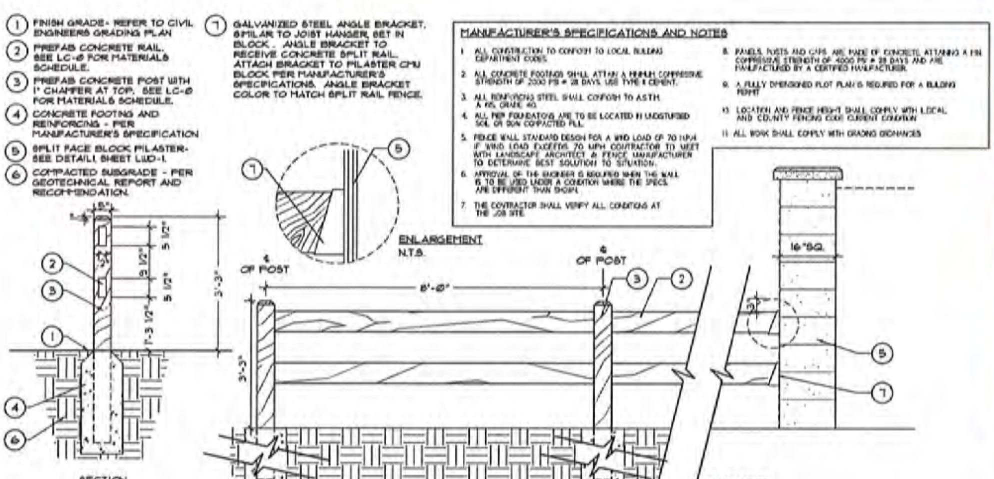


Fig. 3-33 3'-3" Concrete Split Rail Fence

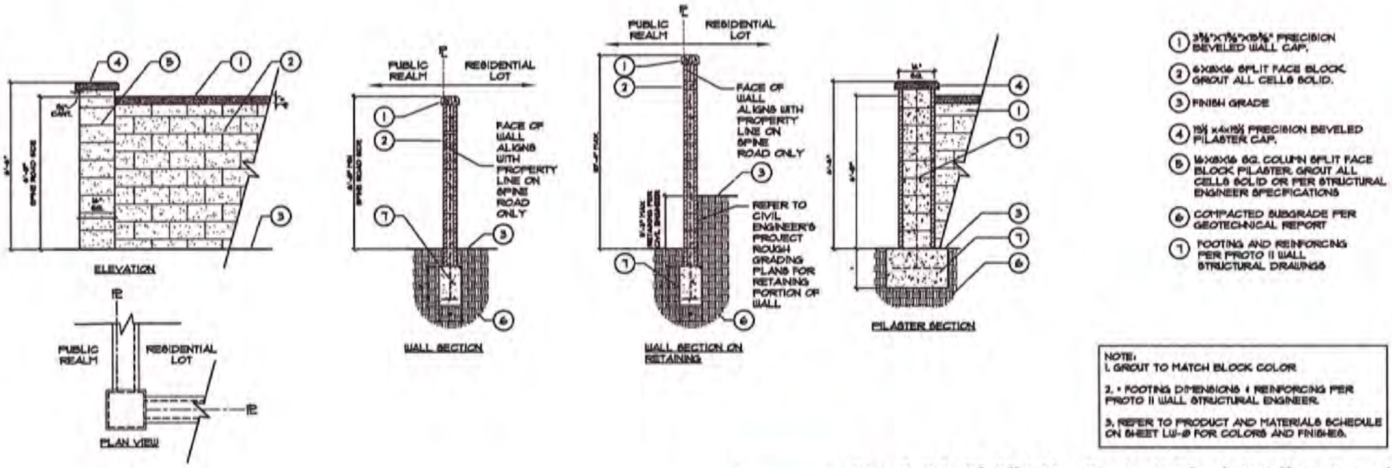


Fig. 3-34 6'-0" Min. Proto II Block Wall or Equal

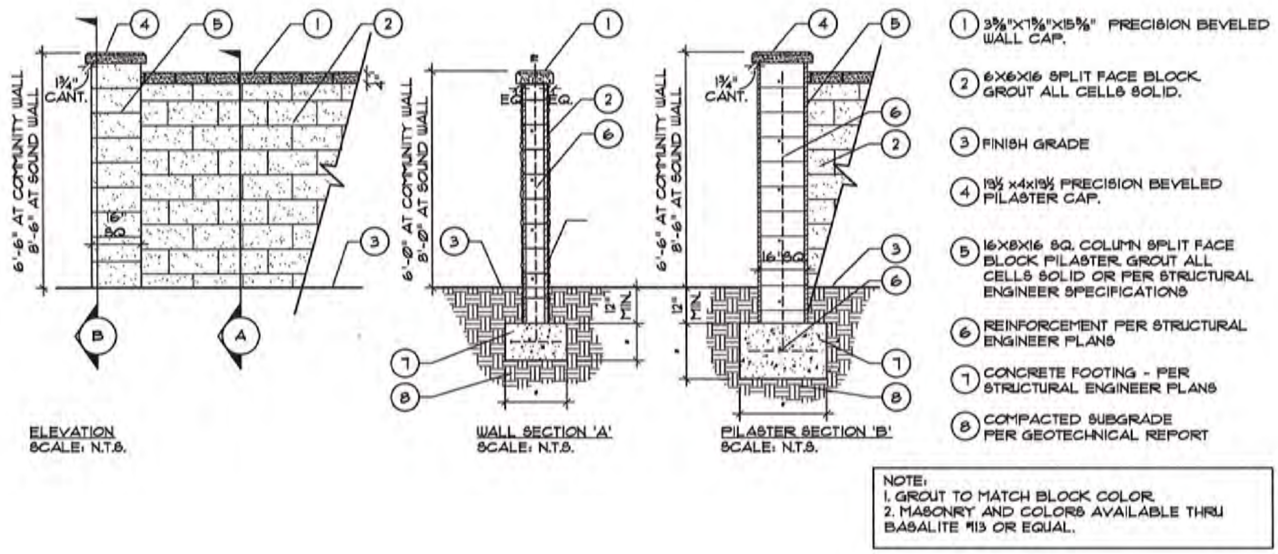


Fig. 3-35 6'-0" Builder Block Wall or 8'-0" Sound Wall

3.4.12 Landscape Master Tree Plan

The plant list for this project was developed to reinforce the community theme and to create some seasonal change with a mixture of deciduous and evergreen plants while maintaining a well-balanced landscape. Many plants on this list are considered low water and drought tolerant species and were chosen based on their specific growth characteristics, including flowering and foliage color, texture and form.

The following items should be considered in the community landscape design process:

- Consistent street tree themes should be related to the hierarchy of the street system.
- Extensive use of trees, vines and shrubs to soften community theme wall and fencing.
- Recognition of existing natural conditions and situations.
- Use of both "formal" and "informal" planting arrangements, depending upon the particular condition.
- "Layering" of the shrub understory to create depth, variety and interest.
- Refer to local codes for spacing distance from utilities, light poles, etc.

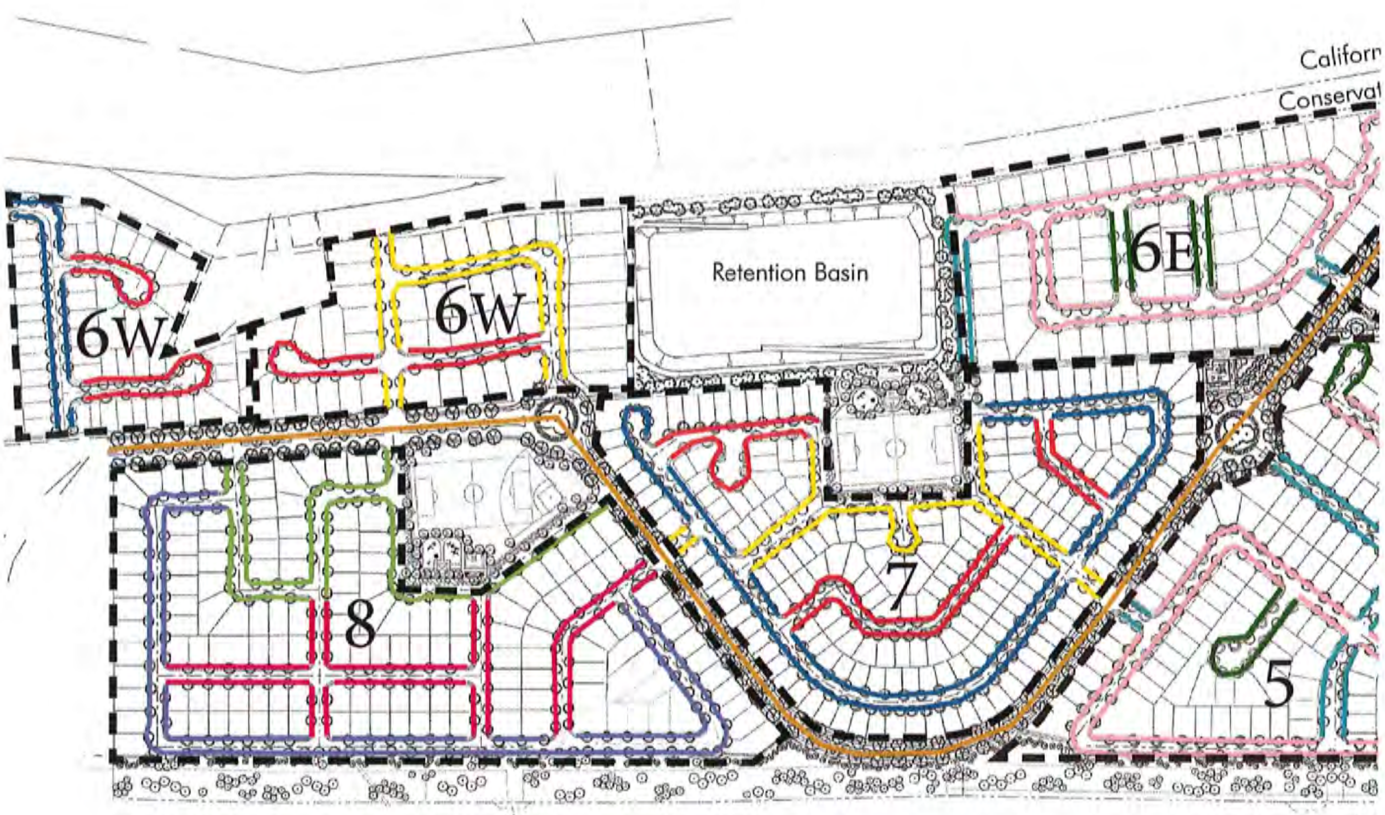


Fig. 3-36 Master Tree Plan - Phase 1A

Symbol	Description/Location
(orange line)	Spine Road (Refer to Construction Document set prepared by FORMA) Parkway Tree (both sides) - *Platanus acerfolia* 'Columbia' at 35' O.C. Backdrop Tree - *Pinus eldarica* (informal massing) Median Tree - *Ulmus parvifolia 'Drake'* at 35' O.C. Roundabout Tree - *Quercus wislizenii* (3 per Roundabout) and *Cedrus deodara* (3 per Roundabout at HOA Park)
(blue dashed line)	Mixed Use Business Park Refer to Section 3.4.15 for Landscape Plant Matrix, "Mixed Use Business Park" column

Frontyard Trees- Each lot is required to receive (1) 24" box tree in addition to the street trees/parkway trees shown in the Master Tree Plan. Tree species to be determined by the builders' Landscape Architects in accordance with the enclosed Plant Matrix and will be associated with the various architectural elevations.

Symbol	Description/Location	
	Neighborhoods 1, 3, and 8 Parkway Trees	
(light green line)	Primary Tree -	*Ulmus parvifolia* 'Drake'- (Drake Chinese Elm) Minimum 24" Box at 30' O.C.
(purple line)	Secondary Tree -	*Quercus rubra* (Red Oak)
(magenta line)	Secondary Tree -	*Chionanthus retusus* (Chinese Fringe Tree)
	Neighborhoods 4, 7, and 6 West (W) Parkway Trees	
(yellow line)	Primary Tree -	*Zelkova* 'Village Green' (Village Green Zelkova) Minimum 24" Box at 30' O.C.
(dark blue line)	Secondary Tree -	*Ginkgo biloba* 'Autumn Gold' (Autumn Gold Ginkgo-male)
(red line)	Secondary Tree -	*Acer rubrum* 'Redpointe' (Redpointe Red Maple)
	Neighborhoods 2, 5, and 6 East (E) Parkway Trees	
(teal line)	Primary Tree -	*Pistacia chinensis* 'Keith Davey' (Chinese Pistache-male) Minimum 24" Box at 30' O.C.
(pink line)	Secondary Tree -	*Koelreuteria bipinnata* (Chinese Flame Tree)
(dark green line)	Secondary Tree -	*Carpinus betulus* (Hornbeam)

NOTE: If, during the City's review of improvement plans or subsequent tree replacements, there is a conflict between a tree species shown in the Tracy Hills Specific Plan and a later adopted Urban Forestry Management Plan (UFMP), then the tree species shown in the UFMP shall prevail, subject to the review and approval of the City Urban Forestry Supervisor/Arborist or other designee of the Public Works Director.

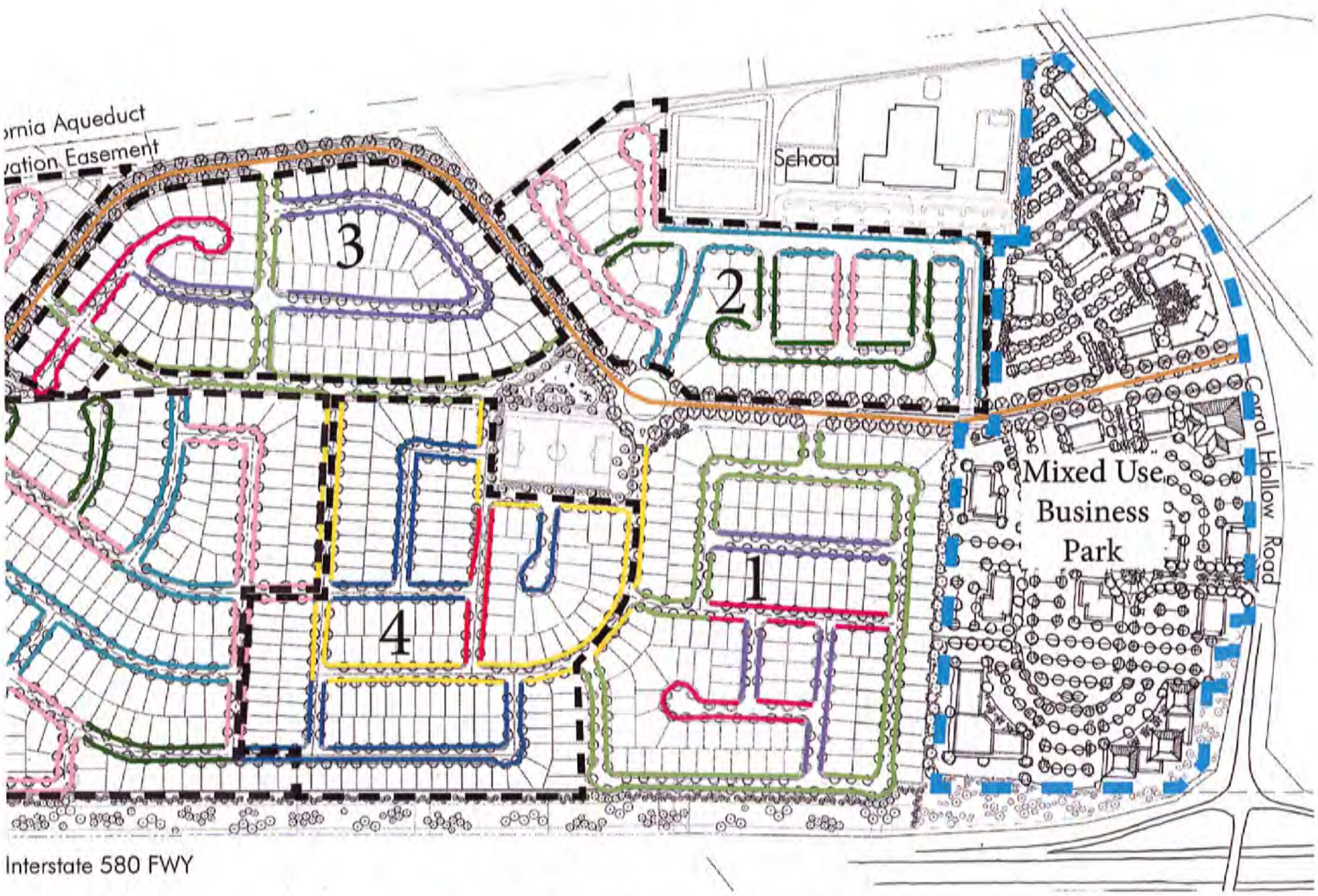


Fig. 3-36 Master Tree Plan - Phase 1A

3.4.13 Landscape Irrigation

All landscaped areas will be permanently irrigated using an automatic, underground irrigation system or bubbler low-flow systems. The irrigation system will be separated into several systems based on water requirements of each hydrozone. Hydrozone separations will be based on sun orientation and water requirements of the plant material.

Irrigation of required landscaped areas shall be either by automatic overhead high efficiency spray nozzle or drip irrigation and matched precipitation rate, low gallonage sprinkler heads, bubblers, and timing devices. Timing devices shall include soil moisture sensors and rain sensing override devices. Sprinkler pop-up heights shall range from 6" in turf areas and 12" high in shrub/groundcover beds, where a drip system may not be applicable. The irrigation system shall be capable of operating automatically by incorporating an electric weather based and climate-smart irrigation controller or advanced solar technology components and low voltage electric remote control valves. Quick coupling valves, as required, shall be strategically located to provide supplemental water to plant material and for wash down purposes. All remote control and quick coupling valves shall be located and installed within the shrub beds wherever possible.

The irrigation system shall be compliant with the State's (Department of Water Resources) Model Water Efficient Landscape Ordinance. Irrigation water use shall comply with water allotments defined in the State's Model Ordinance.

3.4.14 Utility and Equipment Screening

All utilities above/below ground, including water tanks and other equipment providing service to the residential neighborhoods and the commercial and industrial areas shall be screened to prevent unsightly conditions that detract from the overall aesthetics.

- Above ground utility equipment should be screened from view by the use of hedge, tree or larger screening plant material and/or vines where feasible, subject to utility provider requirements or restrictions.
- Above ground utility equipment, vents, access doors to underground utility shall be located with sufficient space to allow clearance between the screening for the utility equipment and any paved surface including streets, driveways, and walkways.
- Electrical transformers ~~shall~~ should be located within vaults. In the case that subsurface transformers are not available, or experience extreme manufacturing lead times (e.g. lack of available supply) surface (pad-mounted) transformers may be used, with approval from the Community and Economic Development Director.
- All proposed water storage tanks shall be screened from view to the extent practical through the use of natural terrain, earthen berms, and landscaping.
- The developer shall prepare preliminary plans for each proposed water storage tank and submit the plans for review and approval in conjunction with the Tentative Map or Development Review Permit.
- The applicant shall geologically evaluate and certify each proposed water storage tank as suitable prior to construction of any water storage tank.
- Pump House shall be designed to minimize maintenance and to be compatible with surrounding uses.

3.4.15 Landscape Plant Matrix


Arbutus unedo


Cercis occidentalis


Chilopsis linearis


Ginkgo biloba 'Autumn Gold'

Botanical Name	**Common Name**	Entries	Main Road Streetscape	Residential Streetscape/ Front Yards	Neighborhood Parks	School	Mixed Used Business Park	100'Conservation Easement
TREES								
Acer buergeranum	Trident Maple		•	•	•		•	
Acer rubrum 'Redpointe'	Redpointe Red Maple			•	•	•	•	
Alnus cordata	Italian Alder		•		•	•	•	
Alnus rhombifolia	White Alder		•		•	•	•	
*Arbutus 'Marina'**	NCN	•	•	•	•	•	•	
*Arbutus unedo**	Strawberry Tree	•	•	•	•	•	•	
Carpinus betulus	European Hornbeam			•	•	•	•	
Catalpa speciosa	Western Catalpa			•	•	•	•	
Cedrus atlantica	Atlantic Cedar	•	•		•	•	•	
*Cedrus deodara**	Deodar Cedar	•	•		•	•	•	
*Cercis occidentalis**	Western Redbud	•	•	•	•	•	•	
*Chilopsis linearis**	Desert Willow	•	•	•	•	•	•	
Chionanthus retusus	Chinese Fringe Tree	•	•	•	•			
Cinnamomum camphora	Camphor Tree	•	•	•	•	•	•	
Citrus spp.	Citrus	•	•	•	•	•	•	
Cupressus sempervirens	Italian Cypress	•	•	•	•	•	•	
Elaeocarpus decipiens	Japanese Blueberry	•	•	•	•	•	•	
Eriobotrya deflexa	Bronze Loquat	•	•	•	•	•	•	
*Eriobotrya japonica**	Loquat	•	•	•	•	•	•	
Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash	•	•	•	•	•	•	
Fraxinus holotricha 'Moraine'	Moraine Ash	•	•	•	•	•	•	
Fraxinus pennsylvanica 'Urbanite'	Urbanite Ash	•	•	•	•	•	•	
Fraxinus sp. 'Leprechaun'	Leprechaun Ash	•	•	•	•	•	•	
Fraxinus sp. 'Centerpointe'	Centerpointe Ash	•	•	•	•	•	•	
Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	•	•	•	•	•	•	
Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	•	•	•	•	•	•	
*Juniperus scopulorum 'Skyrocket'**	Skyrocket Juniper	•	•	•	•	•	•	
Koelreuteria bipinnata	Chinese Flame Tree	•	•	•	•	•	•	
Koelreuteria paniculata	Goldenrain Tree	•	•	•	•	•	•	
*Lagerstroemia spp.**	Crape Myrtle	•	•	•	•	•	•	
*Laurus nobilis**	Sweet Bay				•	•	•	
Liquidambar styraciflua 'Rotundiloba'	Rotundiloba Sweet Gum	•	•	•	•	•	•	

*Indicates drought-tolerant species
**Indicates that designer must select a low water or drought-tolerant variety only
***Indicates that designer must select a zone-appropriate species


Magnolia grandiflora


Liriodendron tulipifera


Pinus eldarica


Pistacia chinensis

Botanical Name	**Common Name**	Entries	Main Road Streetscape	Residential Streetscape/ Front Yards	Neighborhood Parks	School	Mixed Used Business Park	100' Conservation Easement
Liriodendron tulipifera	Tulip Tree	•	•	•	•	•	•	
Lophostemon confertus	Brisbane Box	•	•	•	•	•	•	
Magnolia spp.	Magnolia	•	•	•	•	•	•	
Nyssa sylvatica	Sour Gum			•	•	•	•	
*Olea europaea 'Swan Hill'**	Swan Hill Olive	•	•	•	•	•	•	
*Olea europaea 'Wilsoni'**	Wilson Fruitless Olive	•	•	•	•	•	•	
*Pinus canariensis**	Canary Island Pine	•	•	•	•	•	•	
*Pinus edulis**	Pinon Pine	•	•		•	•	•	
*Pinus eldarica**	Afghan Pine	•	•	•	•	•	•	
Pinus flexilis	Limber Pine	•	•		•	•	•	
*Pinus halepensis**	Allepo Pine	•	•	•	•	•	•	
*Pinus mugo mugo**	Mugho Pine	•	•		•	•	•	
Pinus nigra	Austrian Black Pine	•	•		•	•	•	
*Pinus sabiniana**	Foothill Pine	•	•		•	•	•	
Pinus sylvestris	Scotch Pine	•	•		•	•	•	
Pinus thunbergii	Japanese Black Pine	•	•	•	•	•	•	
*Pistacia chinensis 'Keith Davey'**	Chinese Pistache	•	•	•	•	•	•	
Platanus x acerifolia	London Plane Tree	•	•	•	•	•	•	
Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	•	•	•	•	•	•	
Platanus x acerifolia 'Columbia'	Columbia London Plane Tree	•	•	•	•	•	•	
Platanus x acerifolia 'Yarwood'	Yarwood Plane Tree	•	•	•	•	•	•	
Platanus racemosa	California Sycamore	•	•	•	•	•	•	
Podocarpus gracilior	Fern Pine	•	•	•	•	•	•	
Podocarpus henkelii	Long-leafed Yellowwood	•	•	•	•	•	•	
Podocarpus macrophyllus	Yew Pine	•	•	•	•	•	•	
Populus fremontii	Fremont or Western Cottonwood	•	•		•			
Populus nigra 'Italica'	Lombardy Poplar	•	•		•			
Pyrus calleryana 'Aristocrat'	Aristocrat Flowering Pear	•	•	•	•	•	•	
Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	•	•	•	•	•	•	
Pyrus calleryana 'Redspire'	Redspire Flowering Pear	•	•	•	•	•	•	
Pyrus kawakamii	Evergreen Pear	•	•	•	•	•	•	
*Quercus agrifolia**	Coast Live Oak	•	•	•	•	•	•	•
Quercus coccinea	Scarlet Oak			•	•	•	•	

*Indicates drought-tolerant species
**Indicates that designer must select a low water or drought-tolerant variety only
***Indicates that designer must select a zone-appropriate species


Rhus lancea


Ulmus parvifolia


Zelkova serrata


Chamaerops humilis

Botanical Name	**Common Name**	Entries	Main Road Streetscape	Residential Streetscape/ Front Yards	Neighborhood Parks	School	Mixed Used Business Park	100'Conservation Easement
*Quercus ilex**	Holly Oak	•	•	•	•	•	•	
*Quercus lobata**	Valley Oak	•	•	•	•	•	•	•
Quercus palustris	Pin Oak		•	•	•	•	••	
Quercus rubra	Red Oak	•	•	•	•	•	•	
*Quercus suber**	Cork Oak	•	•	•	•	•	•	
Quercus virginiana	Southern Live Oak	•	•	•	•	•		
*Quercus wislizenii**	Interior Live Oak	•	•	•	•	•		
*Rhus lancea**	African Sumac	•	•	•	•	•	•	
Sapium sebiferum	Chinese Tallow Tree			•	•	•	•	
Sequoia sempervirens	Coast Redwood	•			•			
Ulmus parvifolia var.	Chinese or Evergreen Elm	•	•	•	•	•	•	
Ulmus sp. 'Frontier'	Frontier Elm	•	•	•	•	•	•	
Ulmus sp. 'Homestead'	Homestead Elm	•	•	•	•	•	•	
Ulmus sp. 'Liberty'	Liberty Elm	•	•	•	•	•	•	
*Ulmus sp.'Prospector'**	Prospector Elm	•	•	•	•	•	•	
Umbellularia californica	California Bay	•	•	•	•	•	•	
Zelkova serrata	Sawleaf Zelkova	•	•	•	•	•	•	
Zelkova serrata 'Green Vase'	Green Vase Zelokova	•	•	•	•	•	•	
Zelkova serrata 'Village Green'	Village Green Zelkova	•	•	•	•	•	•	
PALMS (not allowed on any city or city maintained property)								
*Butia capitata**	Pindo Palm			•	•	•	•	
*Chamaerops humilis**	Mediterranean Fan Palm			•	•	•	•	
Cycas revoluta	Sago Palm			•	•	•	•	
*Phoenix dactylifera**	Edible Date Palm				•	•	•	
Washingtonia filfera	California Fan Palm			•	•	•	•	
Washingtonia robusta	Mexican Fan Palm			•	•	•	•	

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Abelia x grandifolia


Acanthus mollis


Buddleja davidii


Dendromecon harfordii

Botanical Name	**Common Name**	Entries	Main Road Streetscape	Residential Streetscape/ Front Yards	Neighborhood Parks	School	Mixed Used Business Park	100'Conservation Easement
SHRUBS								
Abelia x grandiflora	Glossy Abelia	•	•	•	•	•	•	
*Acacia spp.**,****	Acacia	•	•	•	•	•	•	
Acanthus mollis	Bear's Breech	•		•	•	•	•	
Agapanthus spp.	Lily of the Nile	•	•	•	•	•	•	
*Arctostaphylos spp.***	Manzanita	•	•	•	•	•	•	
Artemisia 'Powis Castle'	Powis Castle Wormwood	•	•	•	•	•	•	
Aucuba japonica	Japanese Aucuba	•	•	•	•	•	•	
*Azalea spp.****	Azalea	•	•	•	•	•	•	
*Baccharis 'Centennial'**	Centennial Coyote Brush	•	•	•	•	•	•	
*Bambusa multiplex 'Alphonse Karr'**	Alphonse Karr Bamboo	•	•	•	•	•	•	
Berberis thunbergii var.	Japanese Barberry	•	•	•	•	•	•	
Buddleia davidii	Butterfly Bush	•	•	•	•	•	•	
Buxus microphylla japonica	Boxwood	•	•	•	•	•	•	
*Callistemon 'Little John'**	NCN	•	•	•	•	•	•	
Camellia spp.	Camellia	•	•	•	•	•	•	
*Ceanothus spp.***	Lilac	•	•	•	•	•	•	
*Cistus spp.**	Rockrose	•	•	•	•	•	•	
Coleonema pulchellum var.	Breath of Heaven	•	•	•	•	•	•	
*Convolvulus cneorum**	Bush Morning Glory	•	•	•	•	•	•	
*Coprosma x 'kirkii'**	Creeping Coprosma	•	•	•	•	•	•	
Cordyline australis var.	Australian Dracaena	•	•	•	•	•	•	
*Cotinus coggygria**	Smoke Tree	•	•	•	•	•	•	
*Dendromecon harfordii**	Island Bush Poppy	•	•	•	•	•	•	
Dianella species	NCN	•	•	•	•	•	•	
*Dietes bicolor**	Fortnight Lily	•	•	•	•	•	•	
*Dietes vegeta**	African Iris	•	•	•	•	•	•	
*Dodonaea viscosa 'Purpurea'**	Purple Hopseed Bush	•	•	•	•	•	•	
*Eleagnus pungens**	Silverberry	•	•	•	•	•	•	
*Epilobium canum**	California Fuschia	•	•	•	•	•	•	
*Erigeron karvinskianus**	Santa Barbara Daisy	•	•	•	•	•	•	
*Euonymus japonicus var.**	Euonymus	•	•	•	•	•	•	
x Fatshedera lizei	Botanical Wonder	•	•	•	•	•	•	

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**Indicates that designer must select a low water or drought-tolerant variety only
***Indicates that designer must select a zone-appropriate species


Dodonaea viscosa 'Purpurea'


Hydrangea macrophylla


Lantana camara


Lobelia laxiflora

Botanical Name	**Common Name**	Entries	Main Road Streetscape	Residential Streetscape/ Front Yards	Neighborhood Parks	School	Mixed Used Business Park	100'Conservation Easement
Fatsia japonica	Japanese Aralia	•	•	•	•	•	•	
*Feijoa sellowiana**	Pineapple Guava, Feijoa	•	•	•	•	•	•	
Gaura lindheimeri	Gaura	•	•	•	•	•	•	
Grevillea spp., ****	Grevillea	•	•	•	•	•	•	
Grewia occidentalis	Lavender Starflower	•	•	•	•	•	•	
*Hemerocallis spp.***	Daylily	•	•	•	•	•	•	
*Heteromeles arbutifolia**	Toyon	•	•	•	•	•	•	
Heuchera sanguinea	Coral Bells	•	•	•	•	•	•	
Hydrangea spp.	Hydrangea	•	•	•	•	•	•	
Hypericum calycinum	Creeping St. Johnswort, Goldflower	•	•	•	•	•	•	
Ilex spp.	Holly	•	•	•	•		•	
*Juniperus spp.**	Juniper	•	•	•	•	•	•	
*Lantana spp.***	Lantana	•	•	•	•	•	•	
*Lavandula spp.**	Lavender	•	•	•	•	•	•	
Lavatera maritima	Tree Mallow	•	•	•	•	•	•	
Ligustrum japonicum 'Texanum'	Waxleaf Ligustrum	•	•	•	•	•	•	
Liriope muscari	Big Blue Lily Turf	•	•	•	•	•	•	
*Lobelia laxiflora**	Red Mexican Lobelia	•	•	•	•	•		
Mahonia 'Golden Abundance'	Golden Abundance Mahonia	•	•	•	•	•	•	
Mahonia aquifolium	Oregon Grape	•	•	•	•	•	•	
*Mimulus aurantiacus**	Sticky Monkey Flower	•	•	•	•			
Myoporum laetum	Myoporum	•	•	•	•	•	•	
*Myrsine africana**	African Boxwood	•	•	•	•	•	•	
*Myrtus communis var.**	Myrtle	•	•	•	•	•	•	
Nandina domestica var.	Nandina, Heavenly Bamboo	•	•	•	•	•	•	
Osmanthus fragrans	Sweet Olive	•	•	•	•	•	•	
*Pelargonium x hortorum**	Garden Geranium	•	•	•	•	•	•	
*Penstemon spp.****	Penstemon	•	•	•	•			
*Phormium spp.***	Flax	•	•	•	•	•	•	
Photinia x fraseri	Fraser's Photinia	•	•	•	•	•	•	
*Phyllostachys viridis 'Robert Young'**	Robert Young Bamboo	•		•	•	•	•	
*Pittosporum spp.****	Pittosporum	•	•	•	•	•	•	
*Pyracantha coccinea var.**	Pyracantha	•	•	•	•	•	•	

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***Indicates that designer must select a zone-appropriate species


Penstemon spectabilis


Pyracantha coccinea


Romneya coulteri


Salvia leucantha

Botanical Name	**Common Name**	Entries	Main Road Streetscape	Residential Streetscape/ Front Yards	Neighborhood Parks	School	Mixed Used Business Park	100' Conservation Easement
*Rhamnus californica var.**	California Coffeeberry			•	•	•		
Rhaphiolepis spp.	Indian Hawthorne	•	•	•	•	•	•	
*Rhus ovata**	Sugar Bush	•	•	•	•	•	•	
*Romneya coulteri**	Matilija Poppy	•	•	•	•			
Rosa spp.	Rose	•	•	•	•	•	•	
*Rosmarinus spp.**	Rosemary	•	•	•	•	•	•	
*Salvia spp.**, ****	Sage	•	•	•	•	•	•	
*Sambucus mexicana **	Mexican Elderberry							•
*Santolina chamaecyparissus**	Lavender Cotton			•	•	•	•	
*Sisyrinchium bellum**	Blue-eyed Grass	•	•	•	•	•	•	•
Spiraea spp.		•	•	•	•	•	•	
Viburnum spp.	Viburnum	•	•	•	•	•	•	
*Westringia spp.**	Coast Rosemary	•	•	•	•	•	•	
*Xylosma congestum**	Xylosma, Glossy Xylosma	•	•	•	•	•	•	
*Yucca spp.***	Yucca	•	•	•	•		•	
SUCCULENTS (not allowed on any city or city maintained property)								
*Agave parryi**	Artichoke Agave	•	•	•	•	•	•	
*Aloe spp.***	Aloe	•	•	•	•	•	•	
*Bulbine frutescens**	Yellow Stalked Bulbine	•	•	•	•	•	•	
*Bulbine frutescens 'Hallmark'**	Orange Hallmark Bulbine	•	•	•	•	•	•	
*Bulbine frutescens 'Yellow'**	Yellow Bulbine	•	•	•	•	•	•	
*Cephalophyllum 'Red Spike'**	Red Spike Iceplant	•	•	•	•	•	•	
*Echeveria spp.**	Hen and Chicks	•	•	•	•	•	•	
*Euphorbia rigida**	Blue Euphorbia	•	•	•	•	•	•	
*Ferocactus wislizenii**	Fish Hook Barrel Cactus	•	•	•	•	•	•	
*Hesperaloe parviflora var.**	Hesperaloe	•	•	•	•	•	•	
Opuntia spp., ****	Prickly Pear	•	•	•	•		•	
*Portulacaria afra**	Elephant's Food, Elephant Bush	•	•	•	•	•	•	
*Sedum spp.**	Sedum	•	•	•	•	•	•	
Yucca spp.	Yucca	•	•	•	•		•	

*Indicates drought-tolerant species
**Indicates that designer must select a low water or drought-tolerant variety only
***Indicates that designer must select a zone-appropriate species


Echeveria x imbricata


Sedum rubrotinctum


Achellia millefolium


Ceanothus 'Centennial'

Botanical Name	**Common Name**	Entries	Main Road Streetscape	Residential Streetscape/ Front Yards	Neighborhood Parks	School	Mixed Used Business Park	100'Conservation Easement
GROUNDCOVER								
*Acacia redolens var.**	Spreading Acacia	•	•	•	•	•	•	
*Achillea spp.***	Yarrow	•	•	•	•	•	•	
Armeria maritima	Sea Pink	•	•	•	•	•	•	
Bergenia cordifolia	Heartleaf Bergenia	•	•	•	•	•	•	
Campanula muralis	Dalmatian Bellflower	•	•	•	•	•	•	
Campanula poscharskyana	Serbian Bellflower	•	•	•	•	•	•	
*Ceanothus griseus var.**	Carmel Creeper	•	•	•	•	•	•	
Cerastium tomentosum	Snow-in-Summer	•	•	•	•	•	•	
*Convolvulus mauritanicus**	Ground Morning Glory	•	•	•	•	•	•	
*Coprosma petrei**	Creeping Mirror Plant	•	•	•	•	•	•	
Festuca californica 'Serpentine Blue'	California Fescue selection	•	•	•	•	•	•	
*Festuca glauca**	Blue Fescue	•	•	•	•	•	•	
Fragaria chiloensis	Ornamental Strawberry	•	•	•	•	•	•	
Fragaria 'Pink Panda'	Pink Panda Ornamental Strawberry	•	•	•	•	•	•	
Gazania hybrids	Hybrid Gazanias	•	•	•	•	•	•	
Hedera helix	English Ivy	•	•	•	•	•	•	
*Heuchera spp.***	Coral Bells	•	•	•	•	•	•	
Hypericum calycinum	Creeping St. John's Wort	•	•	•	•	•	•	
*Juniperus chinensis 'Parsonii'**	Parson's Juniper	•	•	•	•	•	•	
Lonicera japonica 'Halliana'	Hall's Honeysuckle	•	•	•	•	•	•	
*Myoporum parvifolium**	Ground Cover Myoporum	•	•	•	•	•	•	
Ophiopogon spp.	Mondo Grass	•	•	•	•	•	•	
*Osteospermum spp.**	Freeway Daisy	•	•	•	•	•	•	
Pelargonium peltatum	Ivy Geranium	•	•	•	•	•	•	
Rosa Ground Cover varieties	Ground Cover Rose	•	•	•	•	•	•	
Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	•	•	•	•	•	•	
*Stachys byzantina**	Lamb's Ears	•	•	•	•	•	•	
Thymus spp.	Thyme	•	•	•	•	•	•	
Trachelospermum asiaticum	Yellow Star Jasmine	•	•	•	•	•	•	
Trachelospermum jasminoides	Star Jasmine	•	•	•	•	•	•	
*Verbena spp.***	Verbena	•	•	•	•	•	•	
*Vinca minor**	Dwarf Periwinkle	•	•	•	•	•	•	

*Indicates drought-tolerant species
**Indicates that designer must select a low water or drought-tolerant variety only
***Indicates that designer must select a zone-appropriate species


Clytostoma callistegiodes


Gelsemium sempervirens


Jasminum polyanthum


Aristida purpurea

Botanical Name	**Common Name**	Entries	Main Road Streetscape	Residential Streetscape/ Front Yards	Neighborhood Parks	School	Mixed Used Business Park	100'Conservation Easement
*Zoysia tenuifolia**	Korean Grass	•	•	•	•	•	•	
VINES								
Cissus antarctica	Kangaroo Vine	•	•	•	•	•	•	
Clematis armandii	Evergreen Clematis	•	•	•	•	•	•	
Clematis cultivars	Clematis	•	•	•	•	•	•	
Clytostoma callistegioides	Violet Trumpet Vine	•	•	•	•	•	•	
Distictus buccinatoria	Scarlet Trumpet Vine	•	•	•	•	•	•	
*Gelsemium sempervirens**	Carolina Jessamine	•	•	•	•	•	•	
Hardenbergia violacea	Lilac Vine, Coral Pea	•	•	•	•	•	•	
Hardenbergia violacea 'Rosea'	Pink Lilac Vine	•	•	•	•	•	•	
Hedera helix	English Ivy	•	•	•	•	•	•	
Jasminum polyanthum	Pink Jasmine	•	•	•	•	•	•	
Parthenocissus quinquefolia	Virginia Creeper	•	•	•	•	•	•	
Parthenocissus tricuspidata	Boston Ivy	•	•	•	•	•	•	
Passiflora spp.	Passion Vine	•	•	•	•	•	•	
*Rosa 'Cecile Brunner'**	Cecile Brunner Rose (polyantha)	•	•	•	•	•	•	
*Rosa banksiae 'Alba Plena'**	Dbl. White Lady Banks' Rose	•	•	•	•	•	•	
*Rosa banksiae 'Lutea'**	Yellow Lady Banks' Rose	•	•	•	•	•	•	
Solanum jasminoides	Potato Vine	•	•	•	•	•	•	
Trachelospermum jasminoides	Star Jasmine	•	•	•	•	•	•	
GRASSES								
*Aristida purpurea**	Purple Three Awn Grass	•	•	•	•	•	•	
*Bouteloua curtipendula**	Sideoats Grama Grass	•	•	•	•	•	•	
*Bouteloua gracilis**	Blue Grama Grass	•	•	•	•	•	•	
*Calamagrotis x acutifolia**	Feather Reed Grass	•	•	•	•	•	•	
Calamagrotis foliosus	Mendecino Reed Grass	•	•	•	•	•	•	
Calamagrotis nutkaensis	Pacific Reed Grass	•	•	•	•	•	•	
*Carex elata 'Aurea'**	Golden Variegated Sedge	•	•	•	•	•	•	
Carex flagellifera	Weeping Brown Sedge	•	•	•	•	•	•	
*Carex oshimensis 'Evergold'**	Variegated Japanese Sedge	•	•	•	•	•	•	
Carex pansa	California Meadow Sedge	•	•	•	•	•	•	
Carex praegracilis	Clustered Field Sedge	•	•	•	•	•	•	
Carex stricta	Tussock Sedge	•	•	•	•	•	•	

*Indicates drought-tolerant species

**Indicates that designer must select a low water or drought-tolerant variety only

***Indicates that designer must select a zone-appropriate species


Carex pansa


Miscanthus sinensis


Muhlenbergia rigens


Nassella tenuissima

Botanical Name	**Common Name**	**Entries**	**Main Road Streetscape**	**Residential Streetscape/ Front Yards**	**Neighborhood Parks**	**School**	**Mixed Used Business Park**	**100'Conservation Easement**
Carex testacea	Brown Sedge	•	•	•	•	•	•	
Festuca californica 'Serpentine Blue'	California Fescue selection	•	•	•	•	•	•	
*Festuca glauca**	Blue Fescue	•	•	•	•	•	•	
*Festuca idahoensis 'Siskyou Blue'**	Siskyou Blue Fescue	•	•	•	•	•	•	
*Festuca mairei**	Atlas Fescue	•	•	•	•	•	•	
Festuca rubra	Red Fescue	•	•	•	•	•	•	
*Helictotrichon sempervirens**	Blue Oat Grass	•	•	•	•	•	•	
Juncus effusus pacificus 'Quartz Creek'	Quartz Creek Soft Rush	•	•	•	•	•	•	
Leymus arenaris	Blue Lyme Grass	•	•	•	•	•	•	
*Leymus condensatus**	Wild Rye	•	•	•	•	•	•	
*Leymus condensatus 'Canyon Prince'**	Canyon Prince Wild Rye	•	•	•	•	•	•	
*Leymus triticoides**	Creeping Wild Rye	•	•	•	•	•	•	
Miscanthus spp.	Miscanthus	•	•	•	•	•	•	
Muhlenbergia spp.	Muhlenbergia	•	•	•	•	•	•	
*Nassella pulchra**	Needle Grass	•	•	•	•	•	•	
*Nolina bigelovii**	Desert Bigelov Nolina	•	•	•	•	•	•	
*Pennisetum alopecuroides 'Little Bunny'**	Little Bunny Fountain Grass	•	•	•	•	•	•	
Pennisetum spathiolatum	Slender Veldt Grass	•	•	•	•	•	•	
*Zoysia 'De Anza'**	Turf Zoysia De Anza	•	•	•	•	•	•	
Existing Grasses to Protect in Place								•

General Notes:

1. Landscape Developer to take into consideration plant culture requirements (sun/shade, soil, etc.) when designing a final landscape plan for individual neighborhoods
2. Plants used on school site shall be reviewed and approved by the Tracy/Jefferson Unified School District during construction document phase.

*Indicates drought-tolerant species
**Indicates that designer must select a low water or drought-tolerant variety only
***Indicates that designer must select a zone-appropriate species

3.4.16 Landscape Design Guidelines Checklist

This checklist is intended to be used as quick reference of the Landscape Design Guidelines for designers, developers, builders, and City Staff.

COMMUNITY IDENTITY/MONUMENTATION	
Monument Signage	• Community Gateway Icon visible from the freeway. • Major Community Monumentation. • Primary Neighborhood Monumentation - secondary to Community Monumentation, this identifies the individual neighborhoods. • Park Monumentation - park identification. • Trail head marker - sign denotes trail access points.
Materials	• Ledgestone dry - stacked ~~in a Gabion wall fashion~~. • Corten steel look/finish signage. • ~~Rebar cage structure.~~ • ~~Refer to the Landscape Master Tree Plan and Plant Matrix.~~
STREETSCAPE AND TRAILS	
Trails/Roads	• 16.5' wide pipeline easement/passive trail • 10' wide multi-use pedestrian trails on each side of the main Spine Road. • Class 1 bikeway along Corral Hollow Road into the community. • Residential streets with parkways, sidewalk, and landscape lot planting adjacent to perimeter walls.
Materials	• Decomposed granite passive trail. • Concrete and/or asphalt multi-use trails and Class 1 bikeway. • Neighborhood concrete walks. • Permeable concrete or pavers where feasible. • Refer to the Landscape Master Tree Plan and Plant Matrix.
EDGE CONDITIONS	
Easement Areas	• Easement Areas: Interstate 580 and California Aqueduct.
Wall and Fences	• Intermittent 8' sound wall coupled with ~~5'~~ 4'-7" easement fence along Interstate 580. • 6' CMU block wall coupled with a ~~5'~~ 4'-7" easement fence along the California Aqueduct.
Materials	• CMU split face block sound wall and perimeter wall. • Galvanized steel pipe and a 'No Climb' metal mesh fence. • Existing grasses to be protected-in-place. • Refer to the Edge Conditions section herein

OPEN SPACE AND PARKS	
Public Parks	• Refer to the Open Space and Parks section for Public Parks 1-3 specifics in Specific Plan Phase 1A.
HOA Village Greens	• Three open space areas/activity nodes in Phase 1A- refer to the Open Space and Parks section.
LIGHTING	
Types	• Single headed main Spine Road light standard. • Single headed light standard for the commercial and industrial use areas. • Single headed light standard for collector and local roads. • Accent lighting at monumentation/signage. • Bollard lights for pathways within the public realm.
SITE FURNITURE	
Types	• CBU decorative Mailboxes • Tables, benches, seat walls, trash receptacles, and bike racks.
Materials	• Corten steel, stone and slate, wood, concrete, and concrete pavers. • Powdered coated metal to resemble corten steel coloring.
WALL AND FENCE	
Types	• Perimeter walls/community walls and sound walls. • Easement/protection fencing and view fencing. • Refer to the Wall and Fence section herein for general detailing.
Materials	• CMU split face block and Simtek fencing community walls. • Galvanized steel pipe and a 'No Climb' metal mesh fence and tube steel fencing. • Some listed above with alternate bid specifications for flexibility.
TREE PLAN AND PLANTS	
Matrix	• Refer to the Landscape Master Tree Plan and Plant Matrix.
GENERAL	
Landscape Irrigation	• Refer to the Sustainable Guidelines herein for water-wise irrigation practices.
Utility and Equipment Screening	• All utilities and improvement equipment located above ground shall be sufficiently screened with appropriate plant material keeping in mind required setbacks and access. • Refer to the Landscape Master Tree Plan and Plant Matrix.

4 INFRASTRUCTURE AND SERVICES

4.1 GENERAL DESCRIPTION

Throughout the Tracy Hills Specific Plan area, significant infrastructure improvements will be built to support the development of the Specific Plan. These infrastructure improvements will include streets and other types of circulation, water, sewer, storm drainage, electricity, natural gas, telephone, and cable TV. Public services will also be provided for the Tracy Hills residents that will include fire and police protection, solid waste disposal, and schools. Citywide Master Plans have been adopted for traffic improvements, sewer collection and treatment, and potable and recycled water distribution. A separate storm water master plan was developed specifically for the Tracy Hills Specific Plan.

4.2 ROADWAY SYSTEM

4.2.1 Roadway System Concept

The Tracy Hills Specific Plan provides for a comprehensive roadway system that includes streets, bikeways, and walks designed to provide and encourage efficient travel within the community.

The roadway system is also intended to enhance the character and identity of the Specific Plan area by specifying right-of-way landscaping requirements. Lammers Road, the backbone of the internal circulation system, connects residential neighborhoods to community facilities, schools, and commercial areas, as well as points of regional circulation. Bikeways and walks provide a non-vehicular travel alternative for the convenience of walkers, joggers, and bicyclists.

Although automobiles will remain the primary transportation mode for most Tracy Hills residents in the foreseeable future, the comprehensive circulation system in the Specific Plan is designed to provide a range of transportation options for the efficient movement of people. The circulation system incorporates public streets, pedestrian paths, bikeways, parking areas, and public transit stops.

4.2.2 Existing Streets

The existing roadways in the vicinity of the Specific Plan area have been constructed to meet rural design standards. Typically, existing roadways do not include curb, gutter, and sidewalks or sufficient pavement width for on-street parking. The existing road network around the Specific Plan area includes the following:

- Interstate 580
- Corral Hollow Road
- Lammers Road (dead ends at north side of the Specific Plan area)

Interstate 580 is a four-lane, limited-access interstate highway that bisects the Specific Plan area. Interstate 580 connects to I-205 and the western extension of I-580 to the north and to I-5 to the south.

Corral Hollow Road is a two-lane road located along the eastern boundary of the Specific Plan area. Corral Hollow Road is designated a major arterial in the City of Tracy Transportation Master Plan and links Interstate 580 to the western side of the Tracy central core.

Lammers Road is currently a two-lane road that extends south from Byron Road and dead ends at the Union Pacific Railroad line. Lammers Road is proposed to be an expressway and future I-580 connection in the City of Tracy Transportation Master Plan.

4.2.3 Planned Streets – Specific Plan Circulation

Streets are designed in accordance with the Transportation Master Plan. A variety of street widths and designs are contained within the Specific Plan area to accommodate the range of anticipated traffic volumes (see **Figure 4-1, Roadway Plan**).

Graphic sections of each typical street design are provided. With the exception of street extensions, street names have not been designated. All public street cross-sections are included in **Figure 4-2, through Figure 4-11.** The locations and designs of intersections shall meet the standards of the City of Tracy at the time they are designed and submitted for approval by the City.

Consistent with the Transportation Master Plan, the Specific Plan provides for one north/south expressway, one north/south arterial street, and one east/west arterial, all of which are an important part of the City's overall vehicular transit system. The two north/south roads are Lammers Road and Corral Hollow Road. Lammers Road extends south from I-205 through the City's western area and eventually connects to Corral Hollow Road. The Lammers Road extension will be a four-lane parkway and south of I-580, will transition to a two lane divided arterial through the plan area~~.~~. Lammers Road is aligned between the Delta-Mendota Canal and Corral Hollow Road, through a portion of the Specific Plan area. The segment of Lammers Road between I-580 and Corral Hollow Road will provide direct access to major community facilities as well as provide a central community interchange and access to Interstate 580.

The City of Tracy Transportation Master Plan envisions Lammers Road as an expressway which will extend from I-580 north to I-205, connecting the Tracy Hills and Ellis Projects with the job-generating centers of Cordes Ranch and Gateway and providing direct access onto I-580.

Corral Hollow Road will be expanded into a four-lane arterial. This road will be the access point for the initial development of Tracy Hills.

Typical residential streets will have paved sections as shown on **Figure 4-8, Residential Streets**. Residential streets may be constructed with sidewalks on only one side when fronted with homes on only one side.

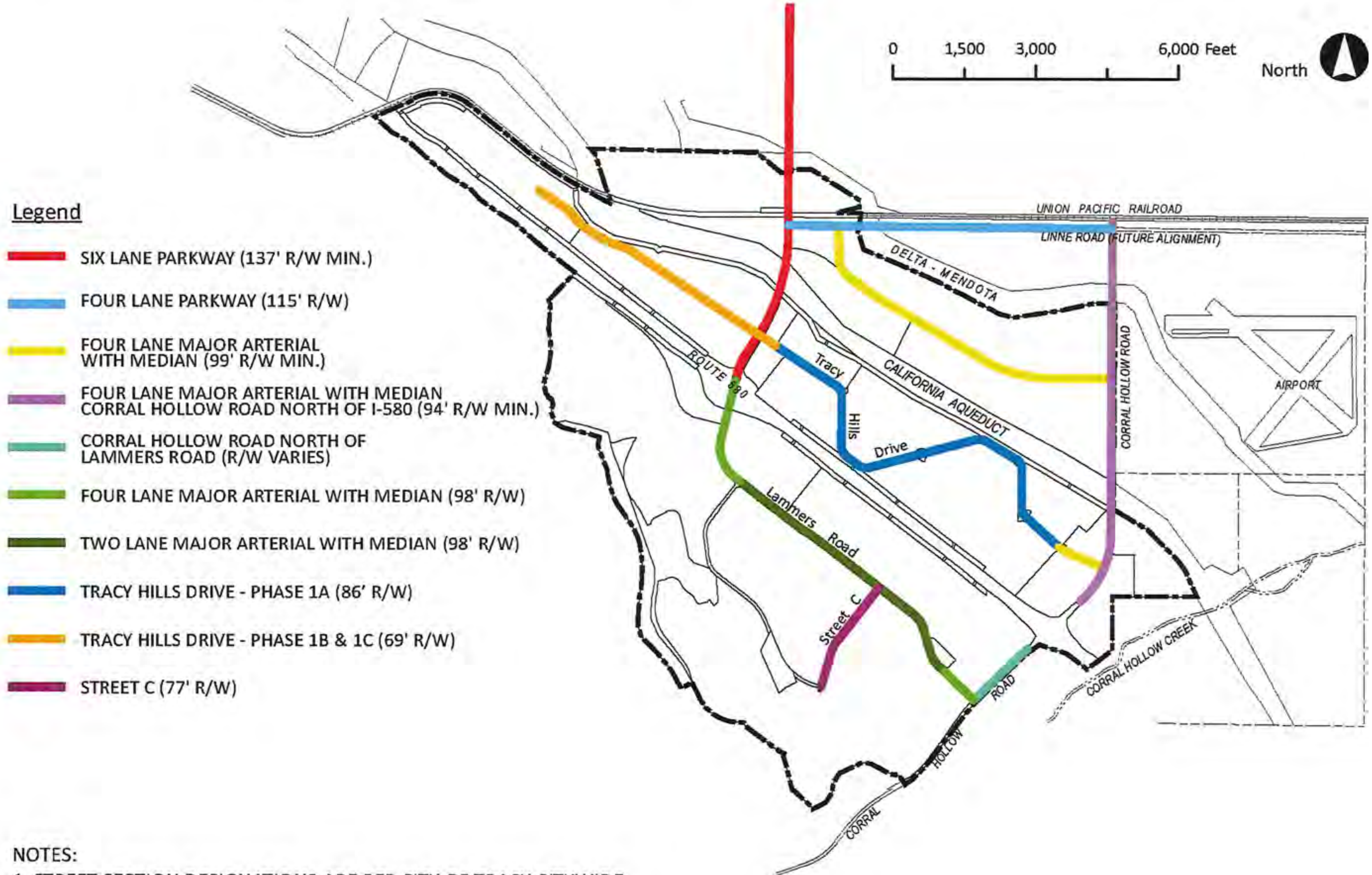
The residential collector and minor arterials system intersects Lammers Road at designated locations. The residential collector and minor arterials system shall provide direct access to schools and parks, wherever possible. Residential driveways predominantly face onto local streets. No residential driveways are proposed to face onto or directly access Lammers Road, Corral Hollow Road, or other arterial roads.

An additional system of internal streets will also serve the Mixed Use Business Park and Light Industrial areas. All office and industrial parcels will have defined entries from these streets and will be landscaped according to Chapter 3, Design Guidelines.

The four-lane arterial parallel to and north of the California Aqueduct will be a designated truck route to facilitate efficient movement with minimum impacts (refer to **Figure 4-1, Roadway Plan)**. Truck routes will insulate residential areas from excessive truck traffic to the extent possible except for local deliveries.

Private ~~streets~~ lanes and cluster driveways may be considered within Tracy Hills. Private ~~streets~~ lanes and cluster driveways may be constructed with no sidewalks, or sidewalks on one side when fronted with homes on only one side, as proposed by the developer. Private ~~street sections~~lanes shall be ~~designed in accordance with City Standards or as prescribed by the City Engineer~~a minimum width of 24 feet and cluster driveways shall be a minimum width of 22 feet (see figure 4-10).

Streets shall maintain an unobstructed width of no less than 20 feet as a minimum requirement for fire access to comply with the California Fire Code.

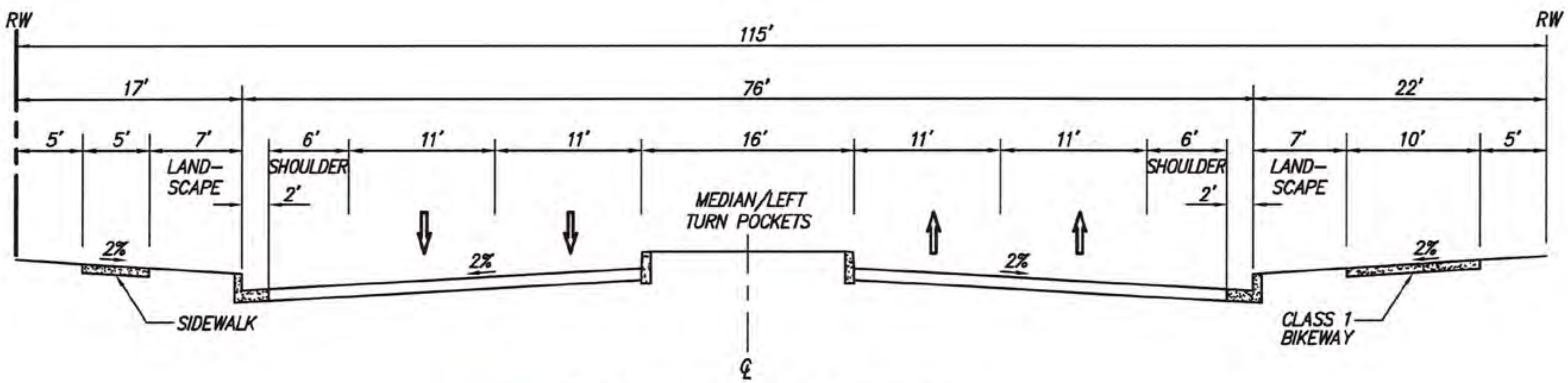


NOTES:

1. STREET SECTION DESIGNATIONS ARE PER CITY OF TRACY CITYWIDE TRANSPORTATION MASTER PLAN (TMP) AND AS MODIFIED HEREIN.
2. INTERNAL NEIGHBORHOOD STREETS TO BE "RESIDENTIAL STREETS" (55' & 57' R/W PER TMP) UNLESS NOTED OTHERWISE HEREIN.

Figure 4-1

Roadway Plan

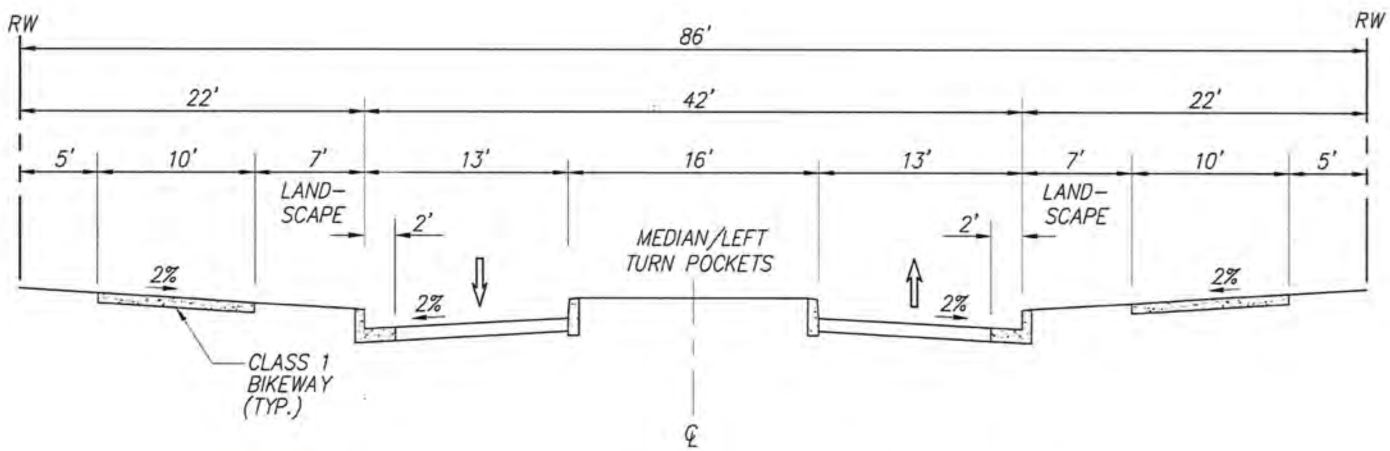


FOUR LANE PARKWAY

(EXPRESSWAY)

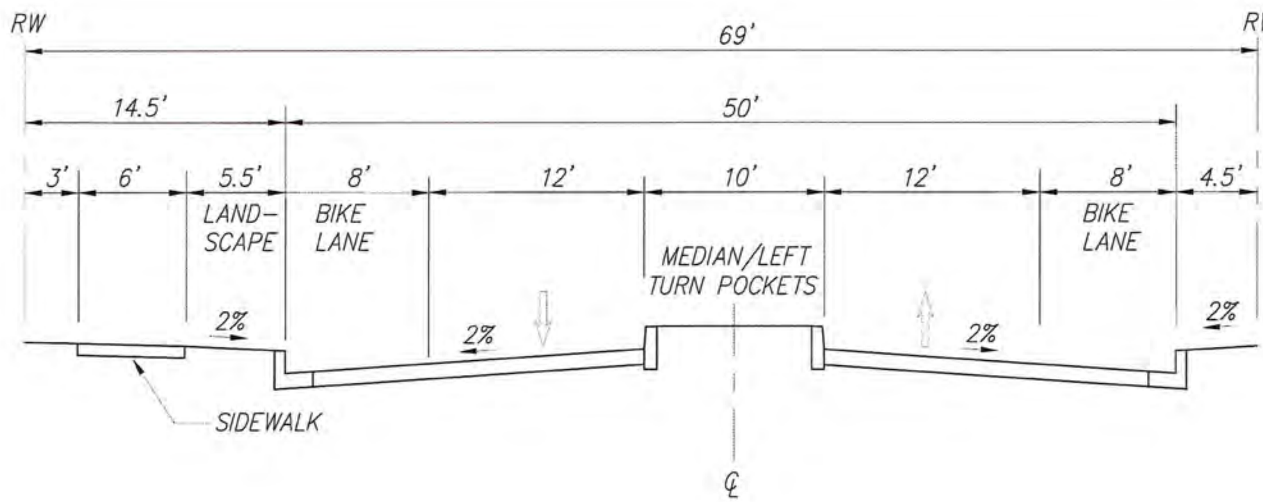
N.T.S.

NOTE:
SECTION TAKEN FROM FIGURE 4.15a OF
CITY OF TRACY TRANSPORTATION MASTER PLAN



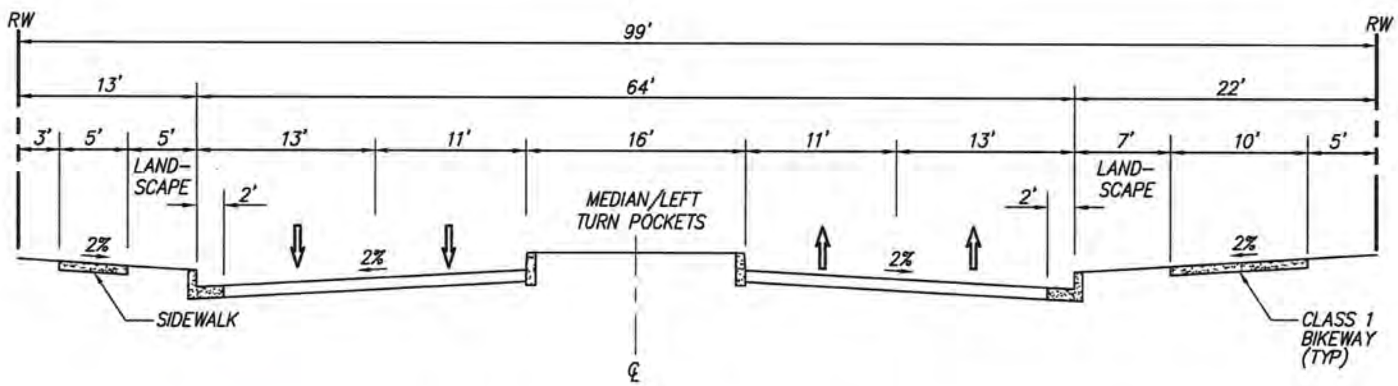
TRACY HILLS DRIVE - PHASE 1A

NO SCALE



TRACY HILLS DRIVE - PHASE 1B & 1C

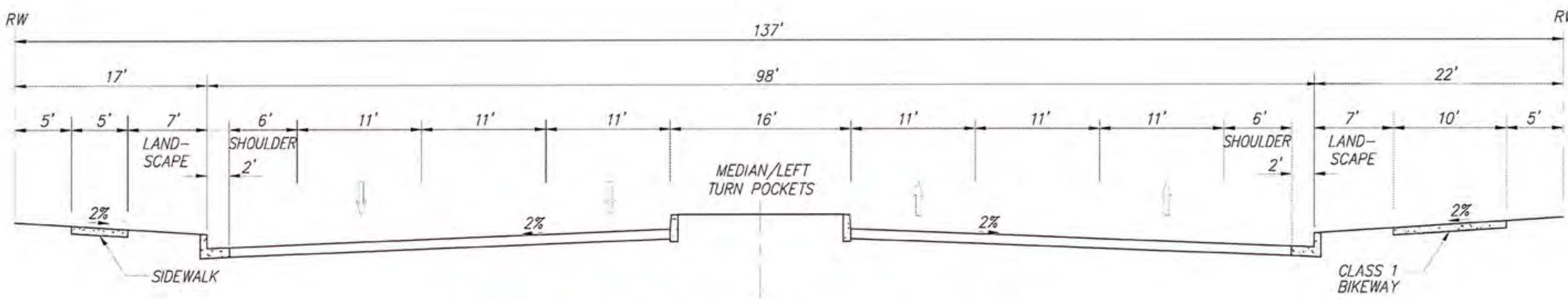
(NO SCALE)



FOUR LANE MAJOR ARTERIAL WITH MEDIAN

(NO SCALE)

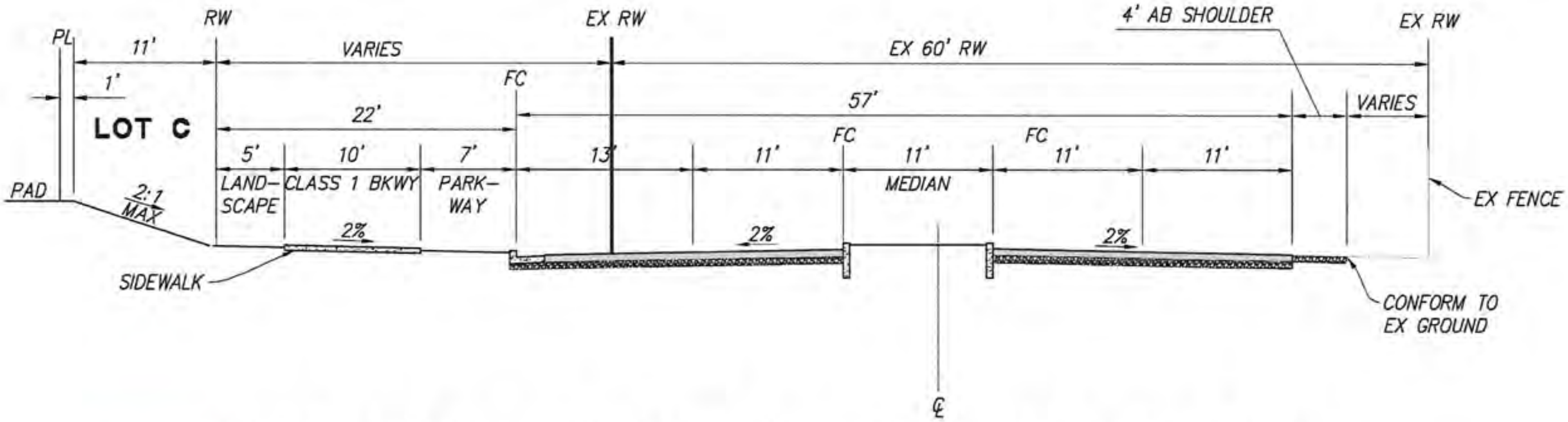
NOTE:
SECTION TAKEN FROM FIGURE 4.15b OF
CITY OF TRACY TRANSPORTATION MASTER PLAN



SIX LANE PARKWAY

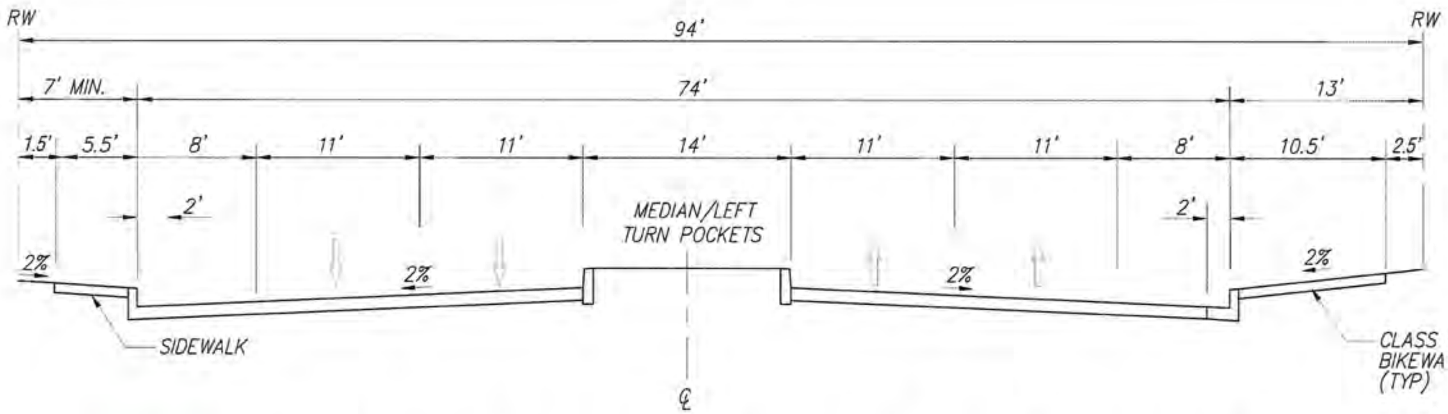
NO SCALE

SECTION TAKEN FROM FIGURE 4.15a OF
CITY OF TRACY TRANSPORTATION MASTER PLAN



CORRAL HOLLOW ROAD NORTH OF LAMMERS ROAD

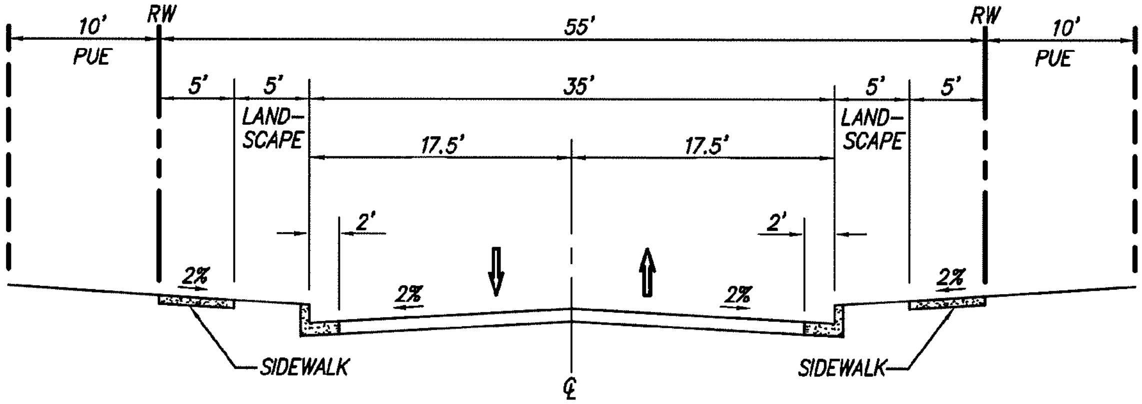
NO SCALE



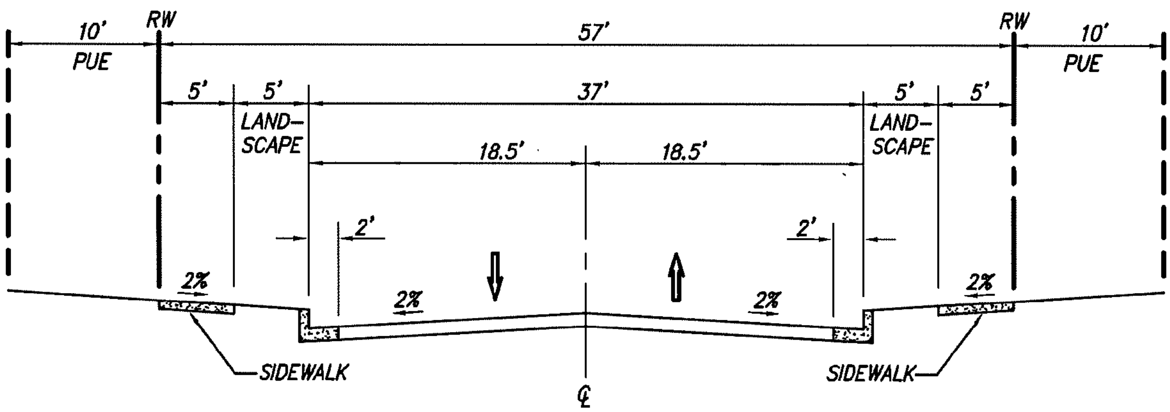
FOUR LANE MAJOR ARTERIAL WITH MEDIAN - CORRAL HOLLOW ROAD NORTH OF I-580

NO SCALE

NOTE:
SECTION TAKEN FROM FROM APPROVED CORRAL HOLLOW ROAD PLAN LANE STUDY (NOVEMBER 7, 2016)

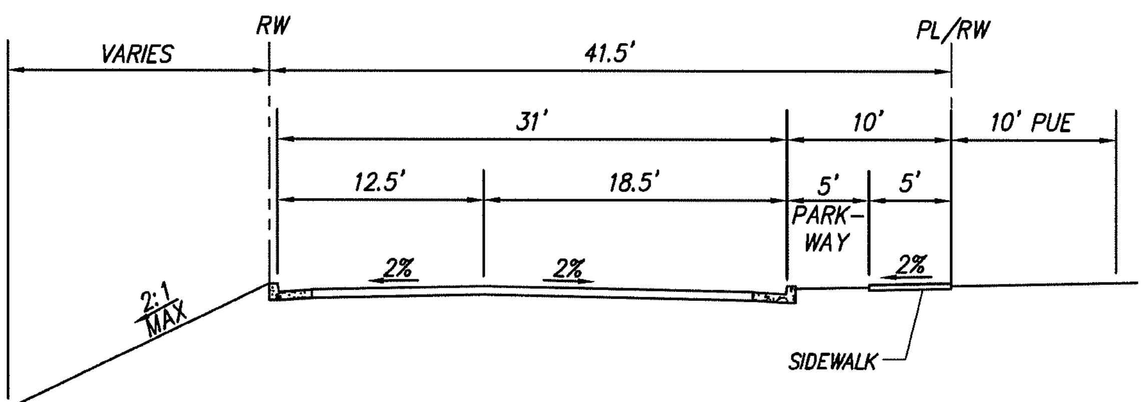


RESIDENTIAL STREET
MAXIMUM BLOCK LENGTH OF 500 FEET
NO SCALE



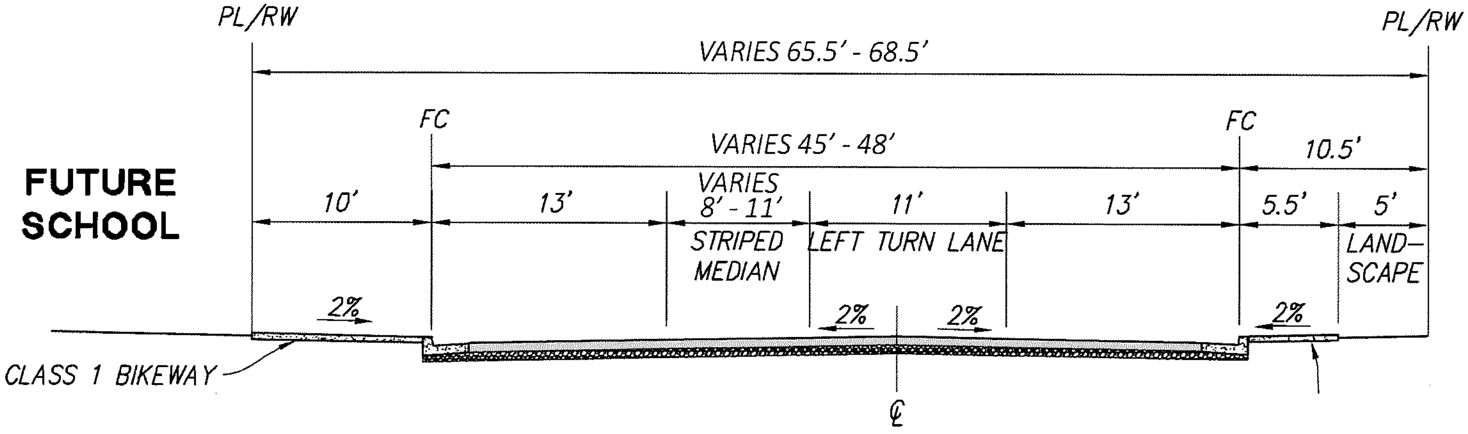
RESIDENTIAL STREET
NO SCALE

NOTE:
SECTIONS TAKEN FROM FIGURE 4.15e OF
CITY OF TRACY TRANSPORTATION MASTER PLAN



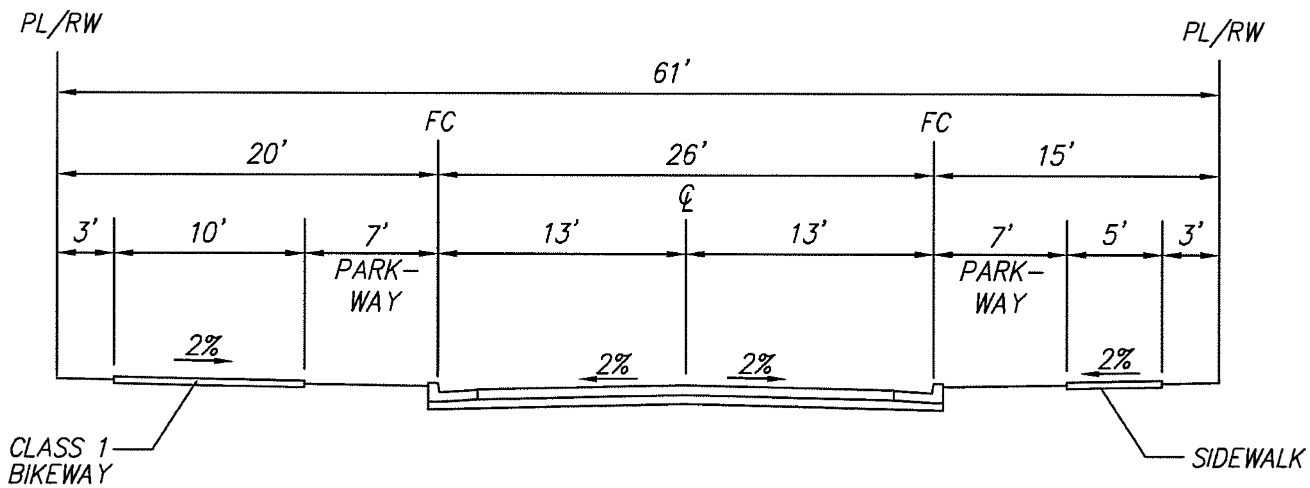
RESIDENTIAL STREET
NO SCALE

Figure 4-8
Residential Streets



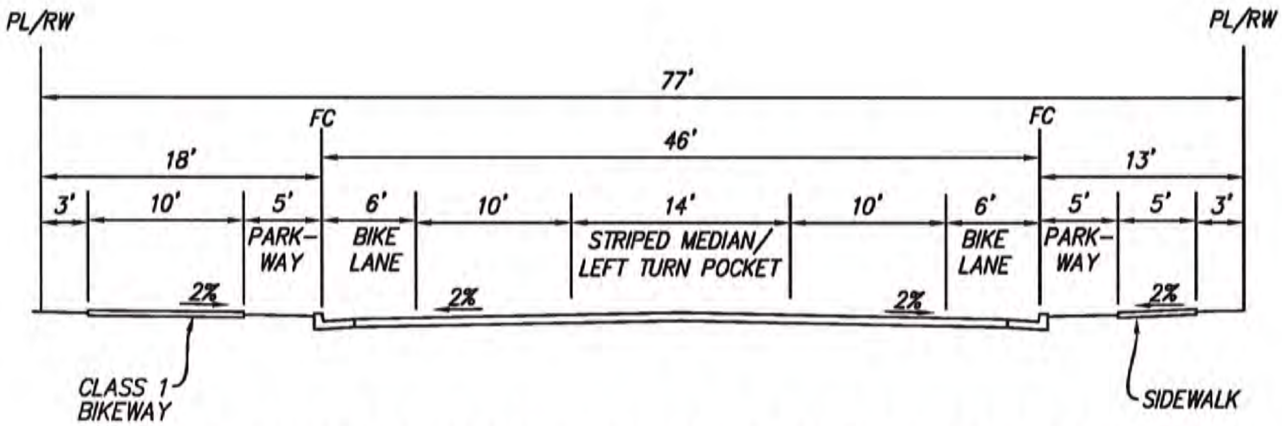
STREET B (SCHOOL FRONTAGE - PHASE 2)

NO SCALE



STREET B (VILLAGE FRONTAGE)

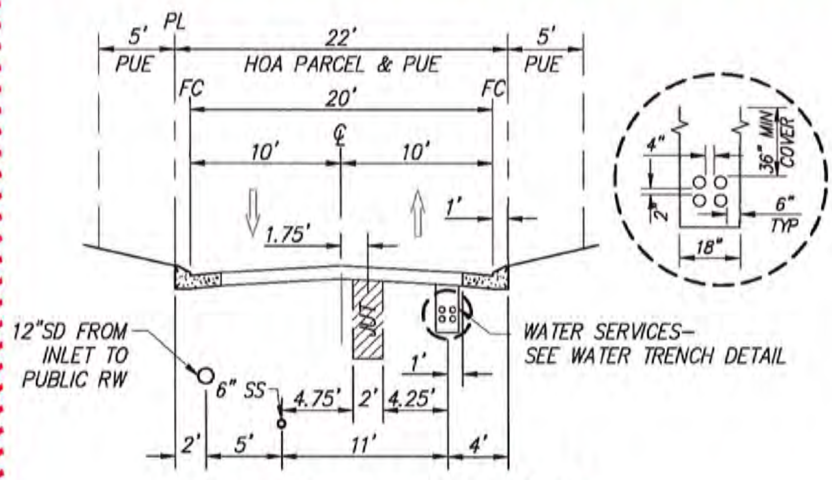
NO SCALE



STREET C (VILLAGES 13, 14, 15 & 18 FRONTAGES)

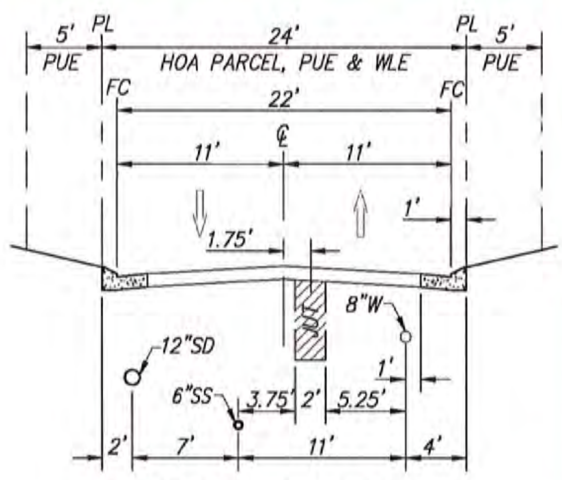
NO SCALE

ADD CLUSTER DRIVEWAY AND PRIVATE LANE SECTIONS



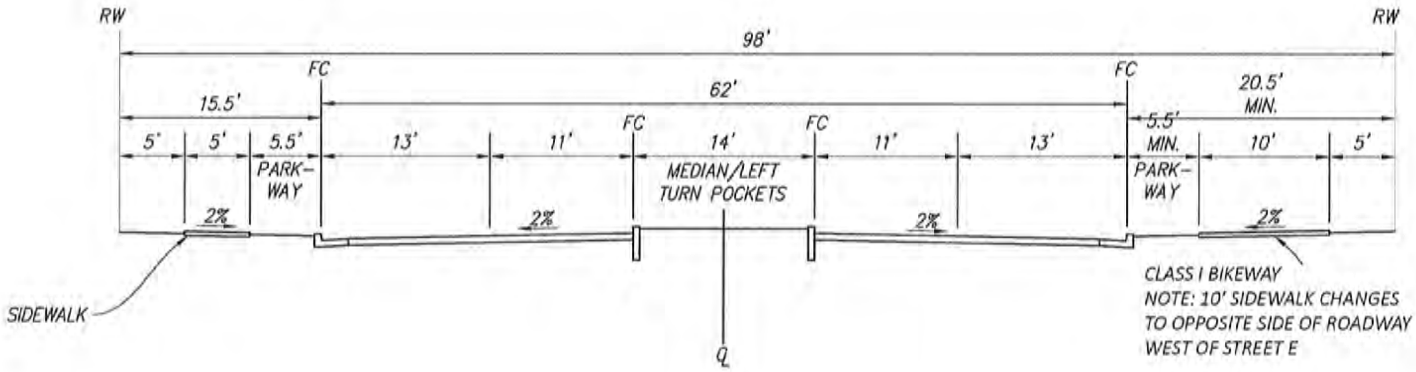
CLUSTER DRIVEWAY

NO SCALE



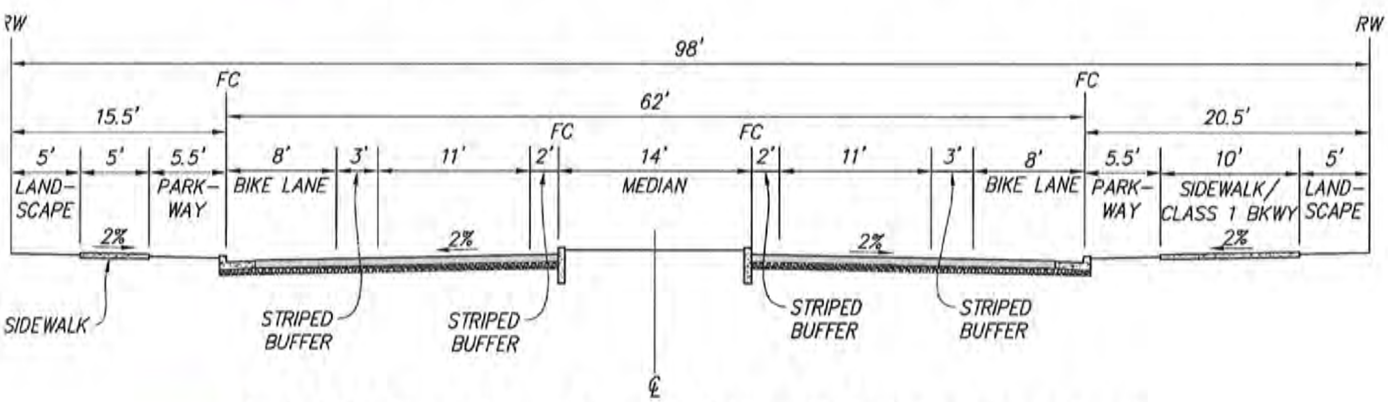
PRIVATE LANE

NO SCALE



LAMMERS ROAD (PHASES 2 & 3)

NO SCALE



LAMMERS ROAD 2-LANE (PHASES 2 & 3)

NO SCALE

4.2.4 Pedestrian and Bicycle Circulation

Tracy Hills provides a network of bikeways and trails throughout the Specific Plan area. These trails may be multi-use, bike and pedestrian travel ways. These trails may be separated from the vehicular roadway and will allow access between neighborhoods.

Chapter 3, Tracy Hills Design Guidelines, provide bikeway and trails concepts. A pedestrian/bike circulation plan identifying circulation patterns, street crossings, access between neighborhoods, and walkways shall be prepared with each Tentative Map.

Class 1 bikeways are to be located on Lammers Road from the Delta-Mendota Canal crossing south to the intersection with Corral Hollow. Class 1 bikeways will also be provided on Corral Hollow Road from the Delta-Mendota Canal south and west to the Lammers Road intersection. Additional Class 1 bikeways will be provided on the primary east/west streets that intersect Lammers Road and parallel Interstate 580. No marked bike lanes will be provided on residential streets and non-arterial streets (see **Figure 4-8, Residential Streets**). Combination pedestrian/bike paths shall be a minimum of 10 feet wide.

Sidewalks may be provided on one side of the street when fronted with homes on only one side. The minimum width of sidewalks shall be 5 feet in residential, industrial, and commercial areas.

The bikeway and trail system will serve schools, commercial areas, and community facilities. The planning and design of the system will avoid conflicts with roadways as much as possible and keep crossings to a minimum.

4.2.5 Public Transportation

There are several public transit options to serve the residents of Tracy Hills, accommodating the needs of a wide variety of users for local and regional travel needs. Regional rail service is provided by the Altamont Corridor Express (ACE) which is a passenger rail line running between Stockton and San Jose, with a Bay Area Rapid Transit (BART) connection to the Bay Area from Pleasanton. Regional bus service is also available within San Joaquin County provided by the San Joaquin Regional Transit District (SJRTD), County Area Transit, the San Joaquin Commuter bus, Greyhound and Amtrak California.

Local bus service is provided by the City's TRACER bus system. TRACER offers Fixed Route and Paratransit services providing local public transportation to most major destinations within Tracy including connecting to other public transportation options such as the City's Transit Station and the ACE station. The TRACER Fixed Route is routinely updated and Tracy Hills will accommodate extension of the Fixed Route system through reservation of bus stop locations and, where appropriate, bus turnarounds. The type, number and location of bus facilities, timing of improvements, and developers responsibilities will be determined at the time of Tentative Map approval.

4.2.6 Roadway Phasing

Road construction will be phased with development.

For example, Corral Hollow Road will be improved with phases of development. This will include reconstructing the failed portions of the road and providing additional paving, curb, and gutter on the west (project) side of the road. Lammers Road will be constructed in segments as development proceeds.

Additional roadway, interchange, and other circulation-related improvements will be constructed as warranted by development in accordance with City standards.

4.2.7 Vehicle Trip Reduction and Travel Demand Management

Tracy Hills will include opportunities to promote and implement trip reduction and travel demand management measures consistent with key goals of City of Tracy Sustainability Plan (SAP), the San Joaquin Council of Governments

(SJCOG) Travel Demand Management Plan, and the San Joaquin Valley Unified Air Pollution Control District (SJVAPCD) Rule 9410. The following site design features, programs and measures designed to reduce vehicle trips, congestion and vehicle miles traveled (VMT) will be implemented in Tracy Hills:

1. Dedication of land for a park and ride lot(s) and/or construction of park and ride improvements near the Corral Hollow Road/I-580 Interchange and/or the future Lammers Road Interchange. Prior to the issuance of a building permit for the 500th dwelling unit in Phase 2, the location of a park and ride lot shall be identified and dedicated and/or constructed. Design and location of a ¼ to ½ acre park and ride lot(s) shall be approved by the City.
2. Class I and/or II bicycle paths are included on all backbone streets and within 1/2 mile of all land uses within Tracy Hills so that destinations can be reached conveniently by alternatives to motor vehicle trips.
3. All streets include sidewalks on both sides to promote pedestrian access and connectivity between uses except on some of the hillside residential development.
4. The street cross sections in Tracy Hills are consistent with the Tracy Transportation Master Plan by implementing principles of Complete Streets through the development of a circulation system that will address multiple transportation needs including public transit, cycling, pedestrian, and vehicle movement.
5. Tracy Hills will provide an integrated street and trail system that will provide linkages between residential, commercial, and business park uses, parks, schools and open space to promote shorter travel distances and encourage pedestrian and bicycle connectivity.
6. It is anticipated that the City of Tracy will take a phased approach to providing public transportation to Tracy Hills. The City will explore public transportation needs based on construction phasing and will evaluate appropriate routes. As development occurs in Tracy Hills, the City will modify and expand public transportation routes as necessary to efficiently accommodate demand.
7. As part of the application process for individual, specific development projects located along existing and planned transit routes, coordination shall occur with the City of Tracy (TRACER), San Joaquin Regional Transit District and/or other agencies to ensure that bus pads and shelters are incorporated, as necessary.
8. As part of the application process for individual, specific development projects that generate 100 or more employees, employers shall implement an Employer Trip Reduction Implementation Plan (ETRIP) in conformance with the SJVAPCD Rule 9410. As part of the application process for individual, specific development projects, preferential parking space locations shall be provided for electric vehicles and compressed natural gas vehicles in all parking structures and lots. The location of these reserved parking spaces shall be identified on the site plan and submitted to the Director of Development Services for approval.
9. The Developer and business shall work with the SJCOG Commute Connection program to implement employer based transportation demand management strategies to include but not limited to, ridesharing, transit, bicycling/walking, telecommuting, trip planning preferred parking for carpools and event planning.

10. Bicycle parking will be required to be located in easily accessible locations with lighting near building entrances to promote cyclist safety, security, and convenience. Employers should provide facilities that encourage bicycle commuting, including, e.g. locked bicycle storage and/or covered or indoor bicycle parking.

4.3 WATER SUPPLY SYSTEM

4.3.1 Water Demand

Water usage in the City of Tracy has been projected in the Citywide Water System Master Plan. The forecast of water use within the Tracy Hills Specific Plan area is based on water use factors used in the Citywide Water System Master Plan.

Annual water use factors are used in the computation of the total water use, and these include both potable and non-potable water uses. It is assumed that non-potable water (i.e., recycled water) will be used to irrigate schools, parks, professionally maintained landscape in the light industrial and commercial areas, and open space when available.

4.3.2 Sources of Supply

The potable water supply for Tracy Hills will come from a combination of sources including Byron Bethany Irrigation District pre-1914 and Central Valley Project water as well as other City sources.

4.3.3 Distribution and Storage

Distribution facilities will consist of a combination of transmission and distribution facilities constructed during the various phases of the project. The transmission facilities will consist of mains which will connect the City of Tracy Water Treatment Plant with the three or more storage reservoirs located on the project. The transmission mains will supply water to the distribution system, with water from the treatment plant or the storage reservoirs, depending upon the amount and location of the demand. A schematic diagram of the reservoir and pump station locations is shown in **Figure 4-12, Water Distribution System.** Conceptual water tank screening methods are described in Chapter 3, Tracy Hills Design Guidelines. The Citywide Water System Master Plan provides storage and distribution requirements for the Tracy Hills Specific Plan area at buildout. Separate Water Study Technical Memorandums will be prepared in accordance with project phasing to ensure the water system infrastructure is designed to accommodate both interim and buildout conditions.

The distribution system will be designed in accordance with the City of Tracy Design Standards. All public utility mains will be installed in public rights-of-way, unless specifically approved by the City Engineer.

Potable water from the City's distribution system will be pumped uphill into a series of service zones determined by elevation. Pressure zones are delineated so that minimum static residual pressures never fall below 40 pounds per square inch (psi). Maximum system pressures are about 100 psi. Pressure reducing valves are required to be installed on services with pressure greater than 80 psi.

Preliminary storage tank sizes per service zone are included in the Citywide Water System Master Plan. Depending upon phasing, zone storage may be concentrated at a single tank or split into two or more locations. The details of this decision will be determined by project phasing, tank size, site constraints, and the final transmission and distribution main configuration. Storage reservoirs will be designed to contain fire flow plus operational and emergency storage in accordance with City standards. See the Citywide Water System Master Plan for detailed system requirements.

As with storage tanks, zone pumping may be divided to reduce the size of individual pump stations, provide system redundancy, and accommodate phasing in an efficient manner. Each pump station will have one pump in reserve and be equipped with standby power.

Multiple pressure zones may be served from the same tank, with pressure reducing valves used to reduce system pressure where necessary. Pressure zone boundary delineation will depend upon street layout and the availability of utility easements and may change during later stages of planning. Connections between zones through pressure reducing valves can provide a measure of system reliability should it become necessary to feed lower zones from above in the event of a fire or other emergency.

4.3.4 Level of Service and Timing Standard

The City's target for level of service for the water supply system is to provide water in sufficient quantity and at a pressure consistent with the Citywide Water System Master Plan. Forty psi will be maintained for peak hour and 20 psi for maximum day plus fire flow demands. Interim facility pressures may not be allowed to fall below this minimum.

4.3.5 Water Supply System Phasing

Water facility needs for the ultimate buildout of the project include an expansion and upgrade of the City of Tracy storage and pumping facilities, transmission, and distribution facilities, and use of Byron Bethany Irrigation District (BBID) water conveyed via the Delta-Mendota Canal.

Water storage and distribution facilities will be constructed in phases as required to meet the water demand of the project. The first phase of the project will involve construction of new transmission/distribution facilities. First phase development will occur at the northwest quadrant of Corral Hollow Road and Interstate 580. First phase water improvements will include construction of the conveyance pipes from the City Water Treatment Plant in addition to an on-site, at grade, water tank and pump station. Future development, south of I-580, will include elevated storage tanks. To facilitate future phases, some components may be oversized. Additional transmission/distribution and storage facilities will be constructed as needed.

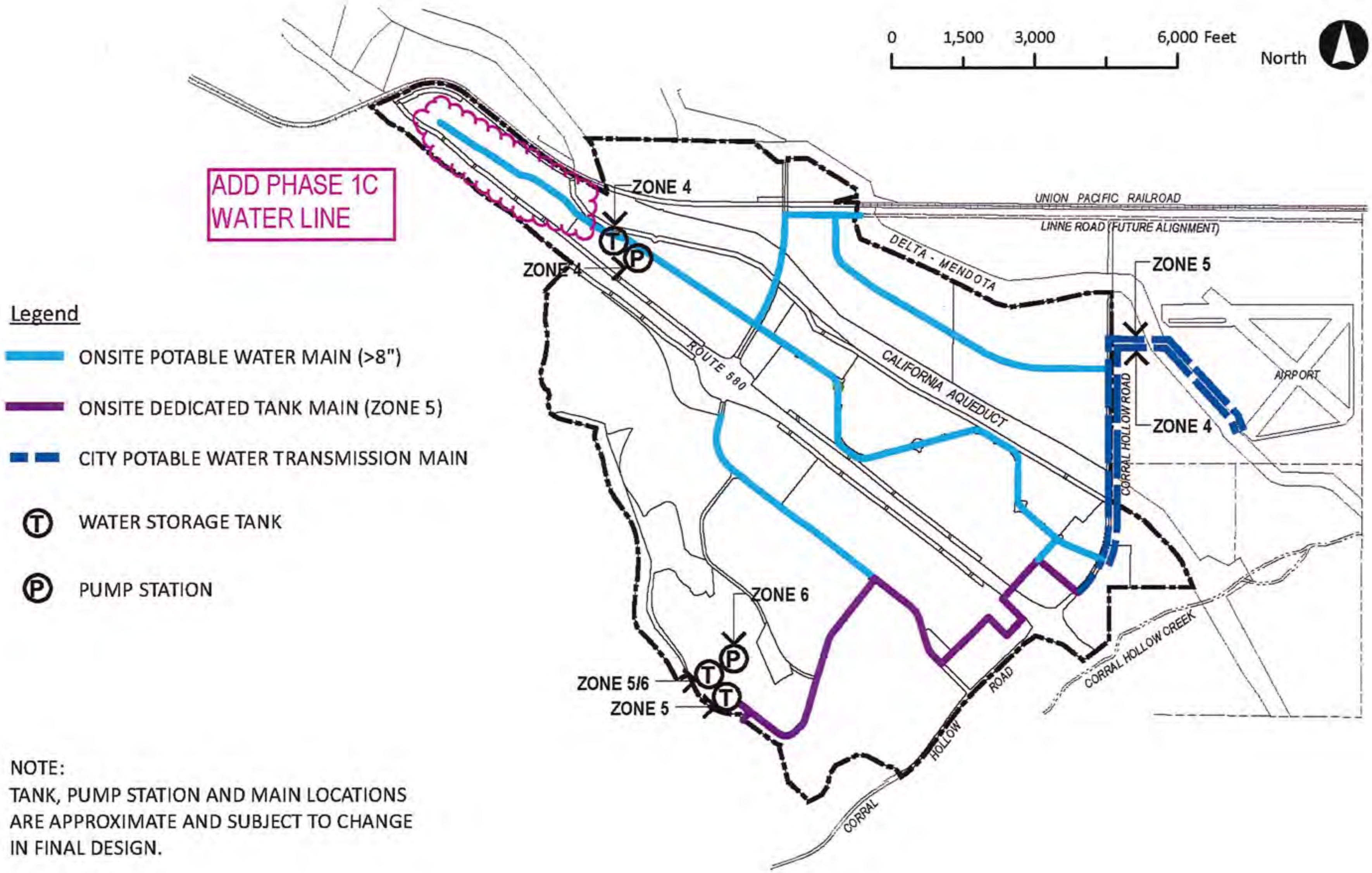
4.3.6 Trench Requirements

Changes to existing City standards pertaining to hillside development resulting from different geotechnical and site condition requirements will be addressed as applicable to update existing City standards. Any associated costs will be paid for by the developer requesting the update. Use of native material for bedding or backfill will be based on geotechnical recommendations.

4.4 RECYCLED WATER SYSTEM

4.4.1 Recycled Water

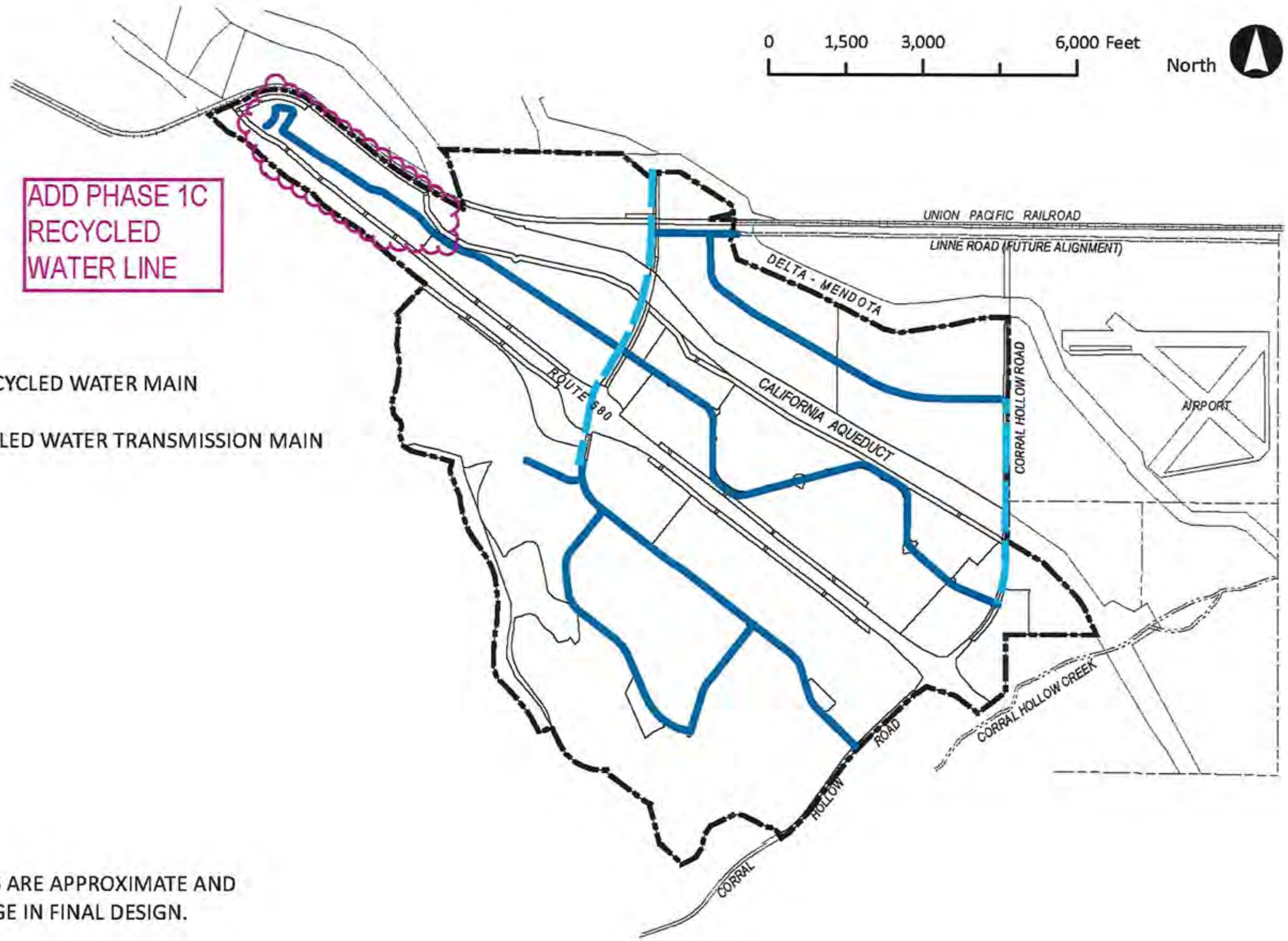
In accordance with the Tracy Municipal Code Chapter 11.30, Recycled and Non-Potable Water, the Tracy Hills project will participate in the City's recycled water system as defined in the Citywide Water System Master Plan including the onsite distribution network. Facilities for the water reclamation system would include system wide storage, pumping, and conveyance. The recycled water distribution system is shown on **Figure 4-13, Recycled Water Distribution System**.



NOTE:
TANK, PUMP STATION AND MAIN LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN.

Figure 4-12

Water Distribution System



Legend

ONSITE RECYCLED WATER MAIN

CITY RECYCLED WATER TRANSMISSION MAIN

NOTE:
UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN.

Figure 4-13

Recycled Water Distribution System

4.5 WASTEWATER COLLECTION AND TREATMENT

Wastewater will be collected in a community-wide sewer system with treatment and disposal as described in the City of Tracy Wastewater Master Plan. In general, on-site wastewater will be conveyed to a City pump station to be built within the first phase of development. This facility will pump wastewater up Corral Hollow Road to a point after which gravity will convey the project wastewater to the City treatment plant for treatment and disposal.

4.5.1 Wastewater Collection System and Treatment

Using the Tracy Hills **Land Use Concept**, **Figure 1-3,** and aerial topography, an initial delineation of sanitary sewer flow shed areas has been determined. Using these shed areas, the sewer main paths and primary collection locations were established. These collection locations, when evaluated in context with existing topography, dictated the route of the sewer mains towards the proposed sewer pump station.

All public utility mains will be installed in public rights-of-way or easements, unless specifically approved by the City Engineer. Sanitary sewer service laterals may be located under residential driveways.

Layout of the sewer collection facilities is premised upon design of a complete gravity flow system west of I-580. Numerous constraints (I-580, California Aqueduct and Delta-Mendota Canal) exist that complicate gravity service. It will be necessary to provide one pump station between I-580 and the California Aqueduct and the potential for additional lift stations between the Aqueduct and the Delta-Mendota Canal and east of Corral Hollow Road depending on final site design. **Figure 4-14, Wastewater Collection System**, provides the probable layout of the collection facilities and the required pump stations.

Average daily wastewater flows are estimated using the land use summary approved herein and unit generation factors from the City of Tracy Wastewater Master Plan. Refer to the approved Tracy Hills Phase 1A and Phase 1B sewer study dated October 6, 2014 and subsequent updates, for additional information.

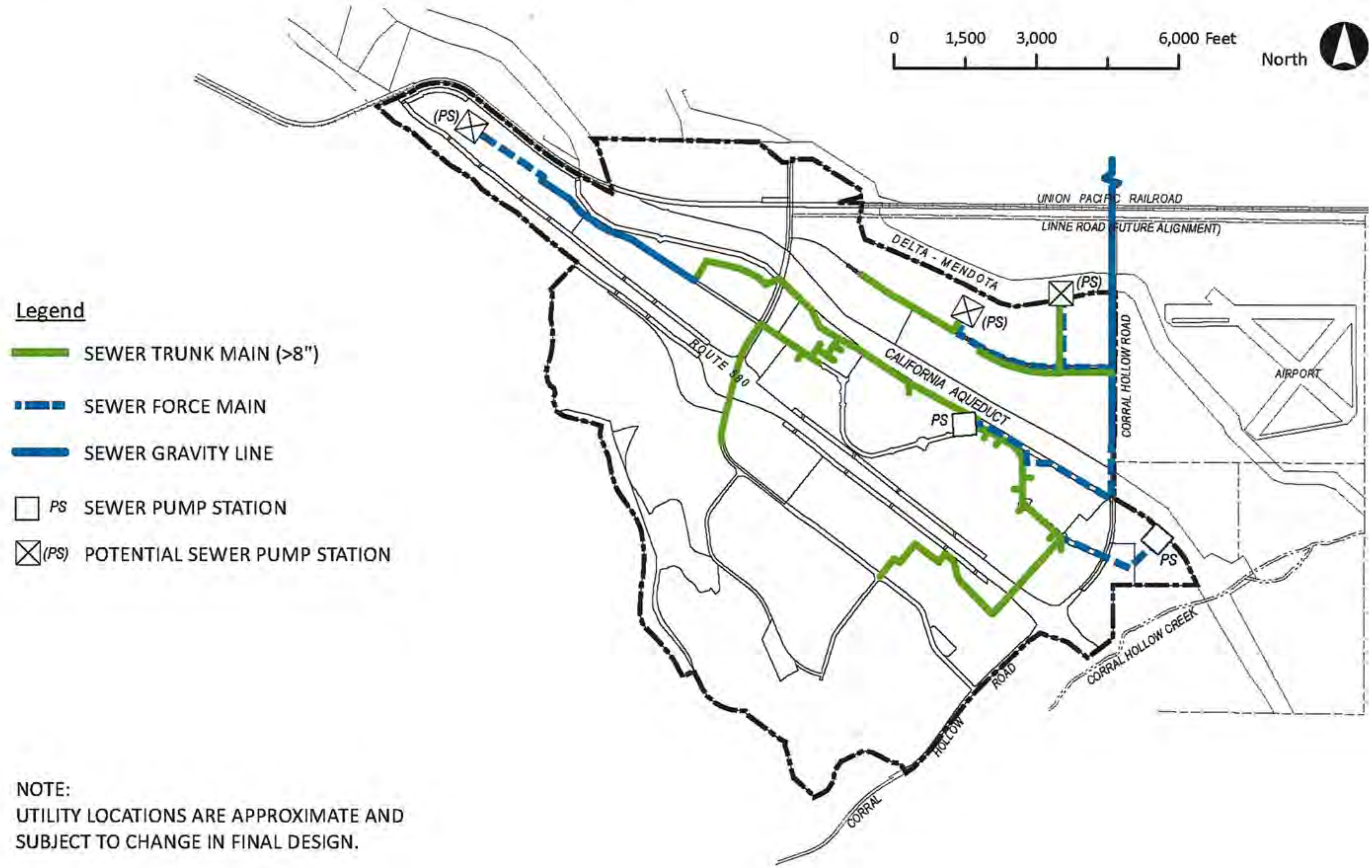
4.5.2 Wastewater Treatment

Sewer generated from the Tracy Hills development will be treated at the Wastewater Treatment plant per the City of Tracy Wastewater Master Plan.

The main sewer conveyance pipelines will be installed from approximately W. Schulte Road, south in Corral Hollow Road to the project. The entire project will gravity flow to a proposed sewer pump station within the first phase of development. The pump station will convey wastewater via force main north in Corral Hollow Road to past the California Aqueduct where it will gravity flow north.

4.5.3 Trench Requirements

Changes to existing City standards pertaining to hillside development resulting from different geotechnical and site condition requirements will be addressed to update applicable existing City standards. Any associated costs will be paid for by the developer requesting the update. Use of native material for bedding or backfill will be based on geotechnical recommendations.



NOTE:
UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN.

Figure 4-14
Wastewater Distribution System

4.6 STORM DRAINAGE SYSTEM

4.6.1 Existing Conditions

Tracy Hills is crossed and bordered by numerous canals and transportation thoroughfares that influence its drainage patterns. Interstate 580, a four-lane freeway, bisects the project by crossing from the northwest corner to the southeast corner. The California Aqueduct parallels I-580 to the north which also parallels the Delta-Mendota Canal north of the California Aqueduct. At the southeast corner of the project, I-580 and Corral Hollow Road create a major interchange. From this interchange, Corral Hollow Road, which is part of the project's southeastern boundary, runs north and crosses from south to north, the California Aqueduct, the Delta-Mendota Canal, the project's northern boundary, and the Union Pacific Railroad. Corral Hollow Road also runs southwest from the I-580 interchange and parallels Corral Hollow Creek. Corral Hollow Creek flows northeast toward the San Joaquin River.

Since the alignment of I-580, the California Aqueduct and the Delta-Mendota Canal generally follow the natural ground contours; these structures lie perpendicular to the natural direction of drainage flow. Various drainage structures including culverts, bridges, flumes, and pipelines are constructed over and under I-580, the California Aqueduct, and the Delta-Mendota Canal.

Of the drainage features near the project area, Corral Hollow Creek is the most significant. Its watershed originates in the hills southwest of the project encompassing approximately 62 square miles above the Delta-Mendota Canal. The steep topography of the area causes sharply-peaked runoff hydrographs producing "flash" flooding. Several miles northeast of the project, the creek channel abruptly ends due to farming operations which results in sheet flow toward the San Joaquin River, which dissipates into the ground.

Other natural drainage courses exist within the project area and a majority of the project area drains to these intermittent streams. These carry little runoff in comparison to Corral Hollow Creek, and the shed areas are correspondingly small. However, sharp hydrograph peaks are also characteristic of these intermittent streams. Prior to construction of the canals, storm runoff was carried northeasterly. Existing drainage facilities crossing Interstate 580 and the California Aqueduct represent significant constraints to runoff from the project area. For the last 40 years, the natural flow path of the intermittent streams has been intercepted by the Delta-Mendota Canal, resulting in some runoff directly discharging into the canal, flooding the adjacent properties, and infiltrating into the ground.

Because of the proposed project, the surface characteristics will change and increase the flow rates to these intermittent streams. The surface becomes less pervious, and the precipitation runs off instead of infiltrating into the ground. Under the developed scenario, flow through existing crossings of I-580, the California Aqueduct, and the Delta-Mendota Canal would be mostly reduced from historical flows due to the use of proposed onsite retention basins.

4.6.2 Collection System

The overall project consists of approximately 2,761.3 acres including proposed residential, commercial, mixed use business park, and industrial uses.

Under current conditions at Tracy Hills, runoff from most of the site drains across I-580 and the California Aqueduct via existing drainage structures (culverts and flumes). The majority of this runoff infiltrates into open farmland between I-580 and the California Aqueduct and between the California Aqueduct and the Delta-Mendota Canal. The remainder flows into the Delta-Mendota Canal. In addition, a small portion of the site currently drains to Corral Hollow Creek.

The U.S. Bureau of Reclamation will generally not allow urban runoff to enter the Delta-Mendota Canal. It will be necessary to mitigate the increase in peak flow and total runoff from the site so that flooding downstream of the site will not become more severe. The concept for handling storm runoff involves intercepting runoff from developed areas for disposal to multiple terminal retention basins within the project site. Pipes and channels will be used to convey water to these basins. To the greatest extent possible, runoff from the west of the developed areas will be allowed to continue in natural drainage courses and intermittent streams. These stream courses will be relocated, as appropriate, to cross the developed portion of the site.

Within the project, runoff will be carried in underground pipes and open channels. Multi-use of retention basins will be subject to approval by the City. Major pipes and channels will be sized to carry 100-year peak flows. The location and alignment of these facilities is shown on **Figure 4-15, Storm Drainage System.**

The proposed facility plan is a gravity system utilizing pipes and a channel to carry runoff to the onsite retention basins. Existing structures at the California Aqueduct and Delta-Mendota Canal crossings will continue to be used. Principal mechanisms for disposal of stored runoff include evaporation and percolation.

The Storm Drainage System will be owned, operated, and maintained by the City of Tracy. Details are included in the Tracy Hills Storm Drainage Master Plan.

4.6.3 Storm Drainage System Phasing

Construction of the master drainage facilities will coincide, for the most part, with the construction of the project phases. As an interim measure, each development within the respective phases may provide its own temporary storm drainage facilities, either on-site or off-site, to retain the runoff until the master storm drainage facilities are constructed and functional.

The first phase of development located north and west of the Corral Hollow/I-580 interchange will be served by both interim and permanent storm drainage facilities. For the most part, storm drainage runoff will be routed to the first phase retention basin. Additional storm drain facilities will be constructed to route runoff from south of I-580, through the first phase of the development and across the California Aqueduct.

Subsequent phases of development will also be served by storm drainage retention ponds.

4.6.4 Quality of Storm Water Discharge

Since the Tracy Hills project will be served by terminal retention basins, rather than discharging to a municipal system or natural waterway, separate water quality treatment is not necessary. Sediment control, during and post construction, will still be employed. During the construction phase of the project, the primary storm water concern is for sedimentation control. Since a fundamental goal of any erosion control plan is to protect the quality of the receiving waters during construction, implementation of an erosion control plan should include the control of ground-disturbing activities during the rainy season. Some of the techniques that will be considered to control the water quality of runoff during construction are temporary vegetation with grasses; spreading mulch over exposed earth and embankments; temporary sediment detention basins constructed in the drainage course; and wattles placed adjacent to channels or drains that would directly discharge into the storm drainage facilities. Refer to the approved Tracy Hills Storm Drainage Master Plan, dated October 2014, for additional information. Additional details, including forebays to address long term sediment collection and facilitate maintenance, will be part of the project construction document.

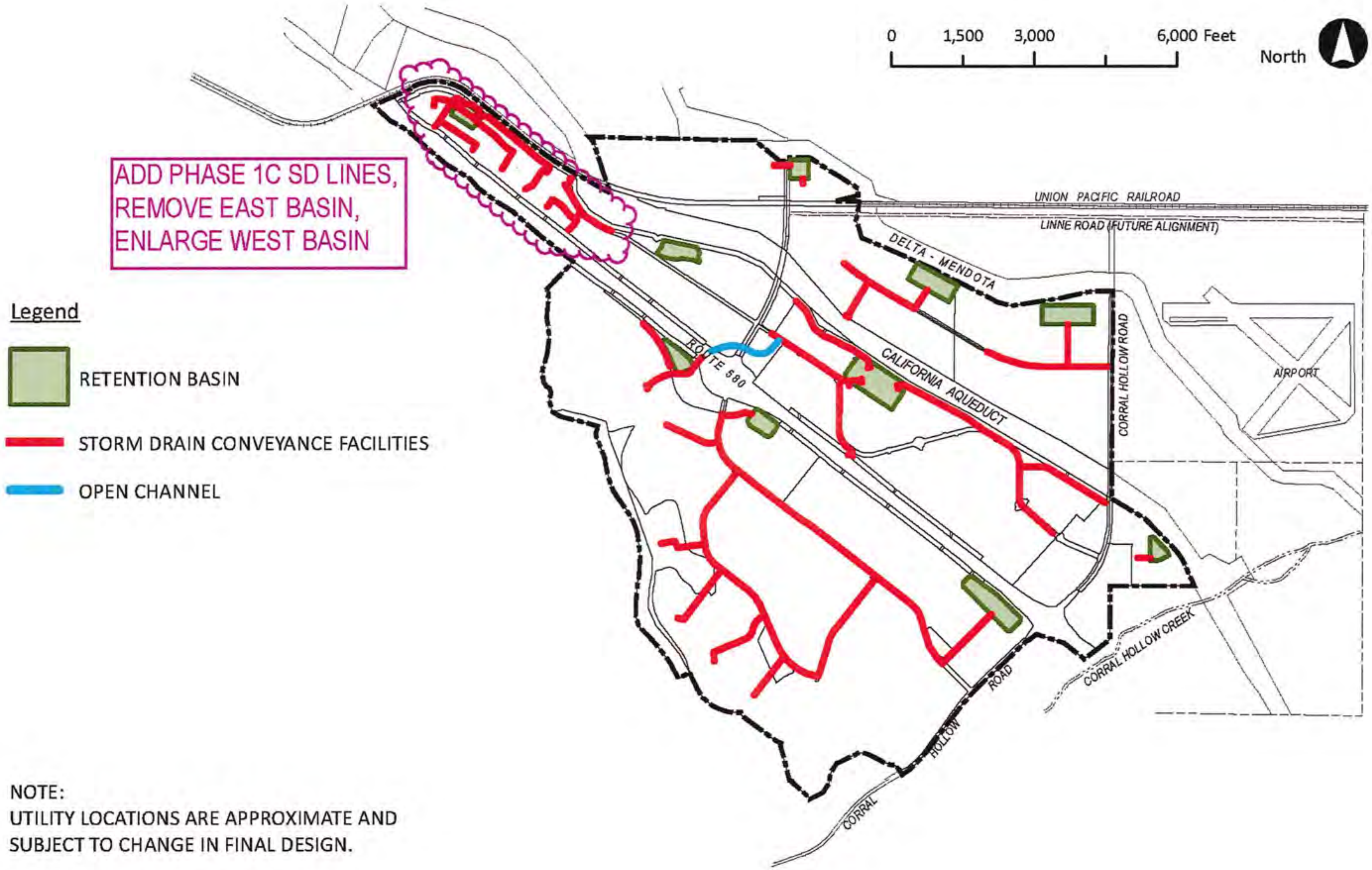


Figure 4-15

Storm Drainage System

4.7 PUBLIC FACILITIES AND SERVICES

The Tracy Hills Specific Plan will require a full range of public services. The Specific Plan addresses the services to be provided by a variety of public and private entities including infrastructure, educational facilities, and parks and recreation.

4.7.1 Electricity

The Tracy Hills project is in the PG&E service area. PG&E has indicated that the 12 KV lines in Lammers and Corral Hollow Roads will provide sufficient capacity to service approximately half the proposed project. In order to accommodate the entire Tracy Hills project a substation may be built at or near the project site. Refer to Chapter 3, Design Guidelines, for methods of screening utilities equipment, and/or other similar facilities, from adjacent to residential development. Utility boxes and vaults may be located in street parkways where house setbacks, etc., do not provide the required franchise utility clearances.

4.7.2 Natural Gas

PG&E existing gas facilities lie at the northeastern most edge of the Tracy Hills project. These facilities consist of a two-inch gas line and a 26-inch high pressure gas main. A two-inch gas line runs along Lammers Road and terminates near the Delta-Mendota Canal (where Lammers Road ends). A 26-inch high pressure gas main runs in a northwesterly direction roughly paralleling the Delta-Mendota Canal.

In order to serve the Tracy Hills project, gas lines will have to be extended from the existing gas mains just south of the Delta-Mendota Canal, south to the site and across or under the California Aqueduct and Interstate 580.

Utility boxes and vaults may be located in street parkways where house setbacks, etc., do not provide the required franchise utility clearances.

4.7.3 Telephone

AT&T, or other service provider, currently has few customers in the vicinity of the Tracy Hills project. Therefore, the project site will require the extension of a trunkline to the site.

Telephone service lines may be traditional copper conductor lines or advance technology fiber optic cables.

Utility boxes and vaults may be located in street parkways where house setbacks, etc., do not provide the required franchise utility clearances.

4.7.4 Cable Television

The Tracy Hills area may be served by Comcast or other cable television providers. This service will utilize fiber optic cables or other technologies. All residents and companies living or working in Tracy Hills will be able to take advantage of these technologies. Utility boxes and vaults may be located in street parkways where house setbacks, etc., do not provide the required franchise utility clearances.

4.7.5 Solid Waste

Solid waste from the project will be accommodated at the Tracy Materials Recovery Facility (MRF transfer facility). The MRF transfer facility is planned to accommodate a City of Tracy population which includes Tracy Hills in accordance with the County Solid Waste Master Plan. Solid waste will eventually be hauled from the MRF transfer facility to the County Foothill landfill east of Tracy.

The City of Tracy uses a franchise hauler to provide solid waste collection services to its residents. Based upon the current generation factor of 7.52 pounds/person/day (residential, commercial, industrial average), solid waste production will be approximately 54 tons/day.

4.7.6 Schools

Tracy Hills is within two school districts. Elementary school facilities are under the Jefferson School District and high school facilities are within the Tracy Unified School District.

The need for school facilities is determined by population trends, residential densities, proximity, and size of existing school facilities, class size standards, and projected enrollment. Phasing of educational facilities will partially depend on where development occurs first. The Tracy Hills Specific Plan is anticipated to include three potential elementary school (K-8) sites located within the Specific Plan area but the final number and locations of elementary schools will be determined in accordance with the Jefferson School District Facilities Master Plan as the Specific Plan is built out. The Tracy Unified School District's Facilities Master Plan will determine high school facilities.

4.8 PROJECT PHASING

Full development of the Tracy Hills Specific Plan area may take up to 20 years or more to complete, depending on market conditions. Conceptually, it will be phased generally from east to west or from the Corral Hollow Road end of the site to the western portions of the site (see **Figure 4-16, Phasing Plan**). The phases described below and indicated on the Phasing Plan may be divided into sub-phases or projects without a Specific Plan Amendment.

4.8.1 Phase 1A

Phase 1A will include the development of the residential neighborhood with three neighborhood parks, open space easements, and an elementary school between I-580 and the California Aqueduct, between Corral Hollow Road and Lammers Road. Also planned for development is the Mixed Use Business Park adjacent to Corral Hollow Road.

4.8.2 KT Development

KT Development is located east of Corral Hollow Road and provides commercial uses along Corral Hollow Road and small lot single family homes to the east.

4.8.3 Phase 1B

Phase 1B is a continuation of residential development in the areas between I-580 and the California Aqueduct. Mixed Use Business Park development along the I-580 corridor is planned along with commercial development along Lammers Road. A neighborhood park and open space corridor improvements will also be constructed.

4.8.4 Phase 1C

Phase 1C is a continuation of low and medium density residential development in the areas between I-580 and the California Aqueduct.

4.8.5 Phase 2

Phase 2 is located southwest of I-580 and north of Corral Hollow Road, and primarily contains low density residential development. A portion of a community park is proposed, along with a visitor and recreation center, neighborhood parks, and an elementary school. Open space corridors and conservation easements adjacent to I-580 are provided.

4.8.6 Phase 3

Phase 3 is located north of Phase 2 and primarily contains low density residential development. A portion of a community park is proposed, along with neighborhood parks, and an elementary school. Open space corridors and conservation easements adjacent to I-580 and the adjacent open space to the southwest are provided.

4.8.7 Phase 4

Phase 4 is located north of Phase 3 and southwest of I-580 and primarily contains low density residential development. A neighborhood park along with a retention basin are proposed along with open space corridors and conservation easements adjacent to I-580 and the adjacent open space to the southwest.

4.8.8 Phase 5

Phase 5 will include industrial park and residential development north of the California Aqueduct, as individual landowners submit development applications.

4.9 INFRASTRUCTURE FUNDING

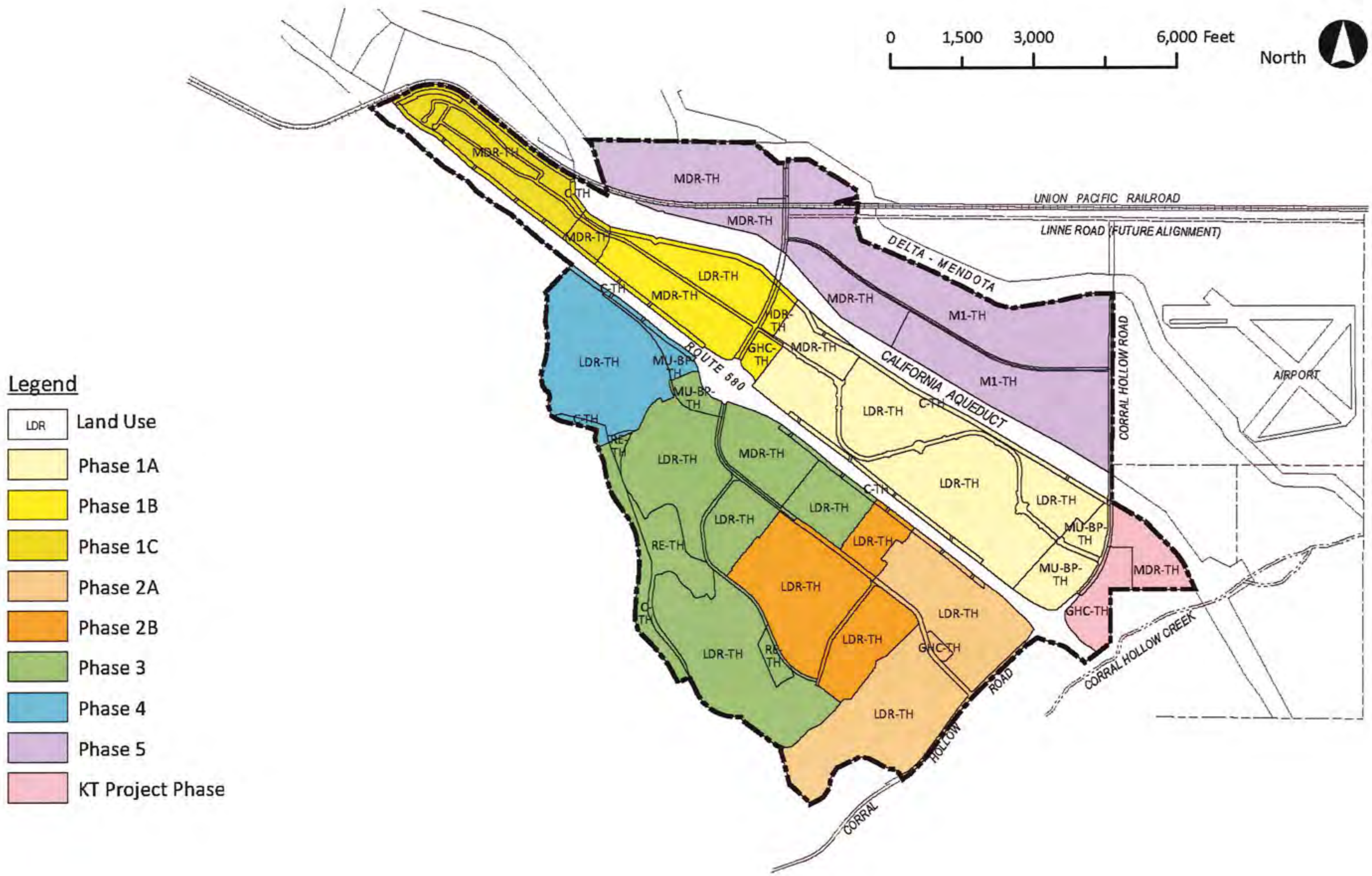
This section provides a generalized overview of financing measures which may be appropriate to finance the development and construction of public infrastructure and capital facilities necessary to support the build-out of the Tracy Hills Specific Plan area. Public infrastructure and capital facilities will include both on-site and off-site improvements:

- Water treatment and distribution
- Wastewater treatment and conveyance
- Recycled water distribution
- On-site storm water conveyance and retention
- Dry utilities (electric, gas, phone and cable TV)
- Off-site transportation improvements
- On-site roads, sidewalks, and trails
- Parks and open space
- Schools
- Public landscaping and lighting
- Public safety facilities and services
- Public buildings
- Right-of-way acquisition

4.9.1 Funding Sources

The development and construction of on-site and off-site infrastructure improvements, the timing at which these improvements are to occur, and the ability to finance improvements are related to a number of factors including development phasing and project absorption. It is estimated that the Tracy Hills Specific Plan area will develop in multiple phases, and public infrastructure needed to serve Tracy Hills will be constructed through a combination of funding sources including, but not limited to, the following:

- Development impact fees
- Community Facilities Districts
- Bond proceeds
- Private capital
- Regional, state and /or federal funding and grants
- Lighting and Landscape Districts or Landscape Maintenance Districts
- Utility connection charges and user fees
- Credits and reimbursements related to oversizing infrastructure, pursuant to Chapter 13.08 of the Tracy Municipal Code.
- Quimby Act fees (Parks)
- Tracy Unified School District/Jefferson School District fees



TRACY HILLS

Specific Plan

Figure 4-16

Phasing Plan

November 2021

4.9.2 Finance and Implementation Plan

More detailed finance information will be prepared and submitted in a Finance and Implementation Plan (FIP). Before any tentative map application will be approved by the City, the subdivider shall prepare a detailed FIP which covers all of the development proposed in the specific phase within which the tentative map property is located. The FIP may require the execution of several elements including, but not limited to, the following:

- A Development Agreement (DA) or Development Agreements
- Credit or reimbursement agreements
- Covenants, Conditions and Restrictions (CC&Rs)
- Applications and grants for State and Federal funding
- Bond financing
- Landscape Maintenance District and/or Community Facilities District

4.10 MAINTENANCE

The maintenance of the roads, landscaping, parks, retention basins, trails, open space features and other public improvements and amenities within the Tracy Hills Specific Plan area will be funded through a combination of any or all of the following:

- Standard City maintenance responsibility
- Assessments from property owners, potentially both residential and non-residential associations, for example, homeowners associations (HOA) and/or property owners' associations (POA)
- Community Facilities Districts
- Payment by Tracy Hills residents for City water, wastewater, and storm drainage user fees
- Other utilities (such as electricity, natural gas, and telephone) and services (such as solid waste collection) will be maintained through fees and charges of the appropriate service providers

4.10.1 Maintenance Responsibilities

This section describes the conceptual maintenance responsibilities of different land use project facilities within the Specific Plan area and may include the City, or HOA and/or POA, or any other appropriate entity approved by the City. Refer to **Figure 4-13, Maintenance Responsibility (Phase 1A).** Subsequent development phases will require maintenance responsibility exhibits to be prepared and submitted for City review with each tentative subdivision map.

1. City of Tracy

The City will maintain the following:

- City Parks upon acceptance by the City
- The portion of public right-of-ways that include streets, on-street bikeways, sidewalks, curb and gutter, street signage, street lighting, including traffic controls, and sewer, water and storm utilities
- Storm Retention Basins
- Water Storage and Pumping Facilities
- Sewer Pump Station

2. Homeowners Association and/or Property Owners Association

A Homeowners and/or Property Owners Association(s) will maintain the following:

- All landscaping including irrigation (controllers, pipes, sprinklers), walls and fencing, and monumentation within right-of –ways including median and round-a-bouts
- Spine Road fence
- All street seating areas/benches, and trash receptacles
- All common area landscaping, walls and fencing, signage and monumentation
- All private/HOA parks including but not limited to landscaping, play equipment, shade structures, seating areas/benches, and trash receptacles
- Open Space, pipeline easements, conservation easements, and State drainage easement including landscaping and irrigation access roads, fencing, and gates in these areas.
- Landscape utility corridors and slope easement areas

4.11 ENGINEERING DESIGN GUIDELINES

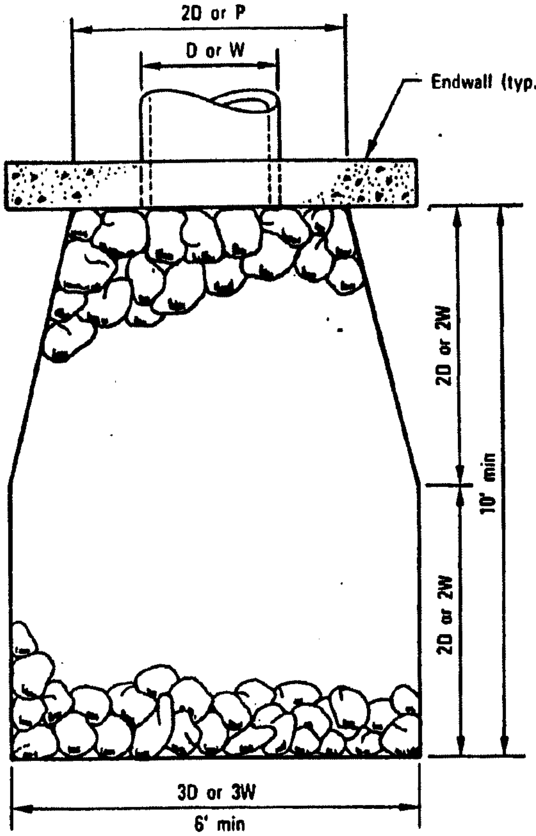
The Tracy Hills project present many engineering design challenges. The complex utility infrastructure and hillside terrain are unique compared to the typical "flatland" development throughout much of the City. Therefore, there are several engineering design conditions where the City Standard Plans for Streets and Utilities cannot be applied or Standard Plans do not exist to address specific design elements.

In addition, the current City Standard Plans for Streets and Utilities have not yet been updated to address the recently adopted City Master Plans. One example of this is the City Standard Plans for curb inlets, which were based on sidewalk being immediately adjacent to the curb and gutter. The current City Transportation Master Plan (and the Tracy Hills Specific Plan) both require separated sidewalks.

In order to take advantage of Standard Plans available within the engineering industry (vs developing unique and untested designs), this Specific Plan includes multiple Standard Plans taken from Caltrans and other Northern California agencies. These Standard Plans have been included in the Tracy Hills Specific Plan as "Engineering Design Guidelines". Current, applicable Standard Plans are included (refer to **Figure 4-17, Standard Rip Rap Energy Dissipator; Figure 4-18, Type "G" Inlet; Figure 4-19, Type "J" Inlet; Figure 4-20, Type I Manhole; Figure 4-21, Type II Manhole Base; Figure 4-22, Type III Manhole Base; Figure 4-23, Type IV Manhole Base for CIP; Figure 4-24, Type 5 Manhole Base; Figure 4-25, Inlet/MH General Notes & Details; Figure 4-26, Type "M" Headwall; Figure 4-27, Pipe Culvert Headwalls Straight and "L"; Figure 4-28 Pipe Culvert Headwalls Endwalls and Wingwalls Types A, B and C;** and **Figure 4-29, Inlet Trash Rack 33" Pipe or Larger**)

It should be noted that as design progresses in subsequent phases, additional Standard Plans may be needed. Any Standard Plans to be used that are not included herein will be included as sheets of the appropriate construction documents and approved as part of the City's plan approval process.

Ref: San Diego Regional Standard Drawing D-40 Dec. 1975



PLAN

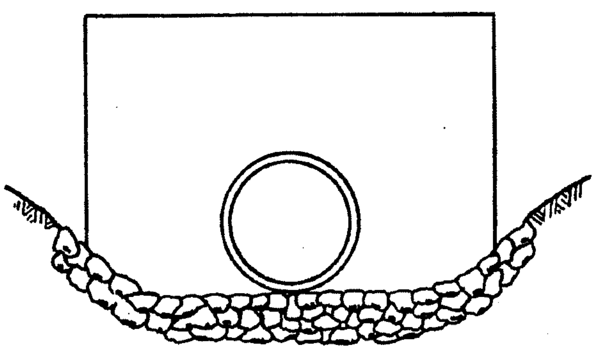
D = Pipe Diameter

W = Bottom Width of Channel

P = Wetted Perimeter of Channel

Design Velocity (ft./sec.)	Rock Classification
6 - 10	No. 2 Backing
10 - 12	1/4 Ton
12 - 14	1/2 Ton
14 - 16	1 Ton
16 - 18	2 Ton

SELECTION OF RIP RAP



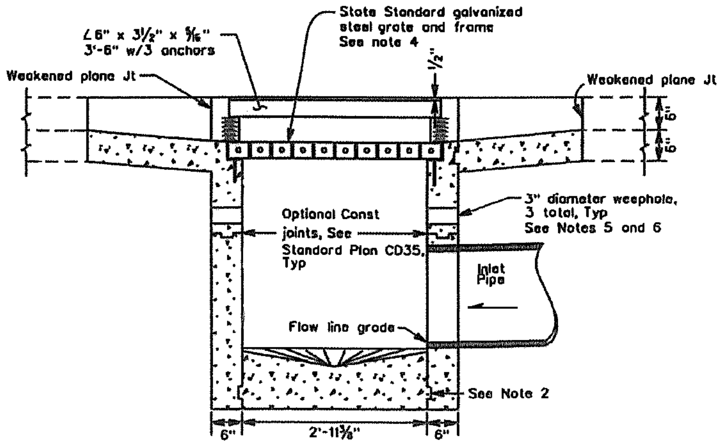
ELEVATION

NOTES

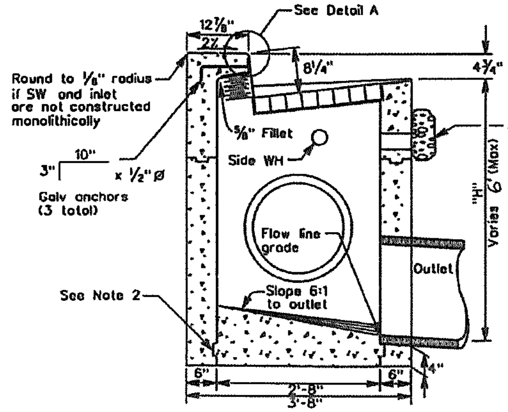
1. Type of Rip Rap
   a. Regular Quarry Stone
   b. Rounded Cobblestone
   c. Broken Concrete (only allowed upon approval of the Agency)

2. Placement
   a. Minimum depth = 1 1/2 times average stone size.
   b. Rocks shall be placed so as to provide a minimum of voids.
   c. Surface rocks or concrete shall protrude to at least 1/2 their vertical dimension.
   d. Rip Rap is to be placed over a natural bedding, or it may be grouted or placed over a gravel bedding when required by the Agency.

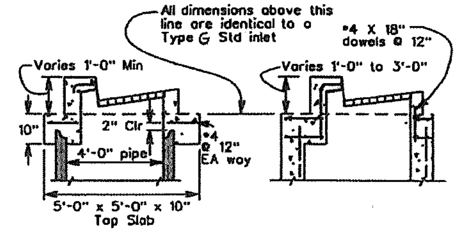
Figure 4-17
Standard Rip Rap Energy Dissipator



SECTION A-A
NO SCALE

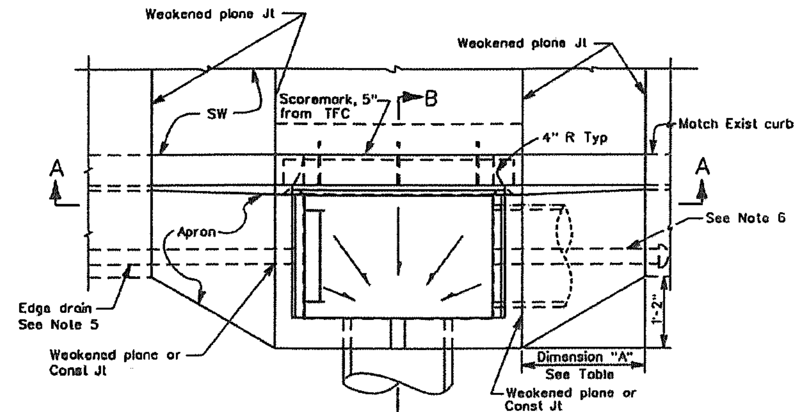


SECTION B-B
NO SCALE

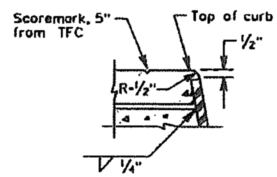


SECTION OF TYPE G OPENING
ON PRECAST MANHOLE BARREL
SEE STANDARD PLAN CD30

SECTION OF TYPE G OPENING
ON MANHOLE BASE
SEE STANDARD PLAN CD31 OR CD32



PLAN
NO SCALE
GRATE NOT SHOWN



DETAIL A
NO SCALE

NOTES:

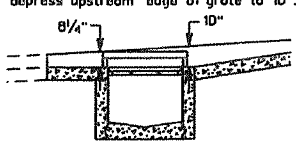
1. For Inlet General Notes and Details, see Standard Plan CD35.
2. Construction joints are optional where shown, other locations are subject to the approval of the Public Works Department. Key dimensions-¾" x 3".
3. When dimension "H" exceeds 6'-0", use a manhole base with Type "G" inlet top.
4. See Caltrans Standard Plan D77A for inlet frame and Caltrans Standard Plan D77B for type 24-10S inlet grate.
5. If edge drains are specified by Public Works Department or shown on the plans.
6. See Standard Plan CD35 for weephole drainage details unless edge drain is shown on plans or as specified by Public Works Department.

TABLE

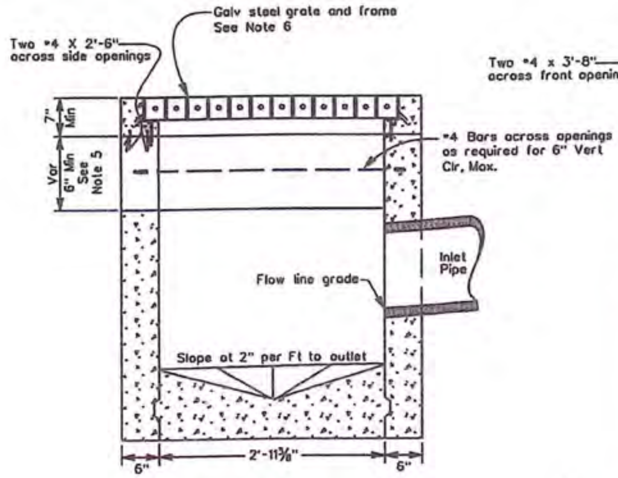
UPSTREAM CURB GRADE	DIMENSION "A" (in) "A" UPSTREAM	"A" DOWNSTREAM
2% and less	24	24
3%	36	24
4%	48	24
5%	60	24
6%	72	24
7%	84	12
8%	96	12
9%	108	12
10% and greater	120	12

See "DETAIL FOR STEEP CURB SLOPE"

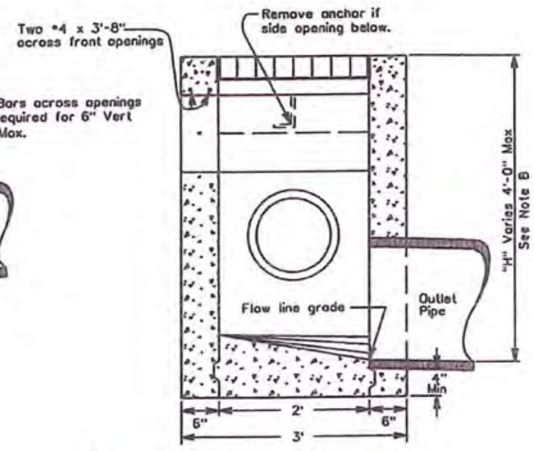
When curb grade upstream is 5% or greater, depress upstream edge of grate to 10".



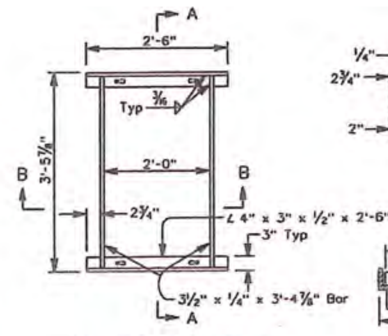
DETAIL FOR STEEP CURB SLOPE



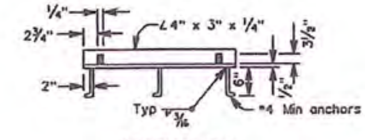
SECTION A-A



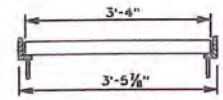
SECTION B-B



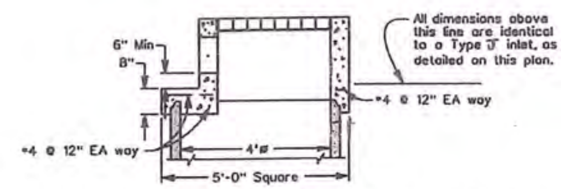
TYPE "J" INLET FRAME



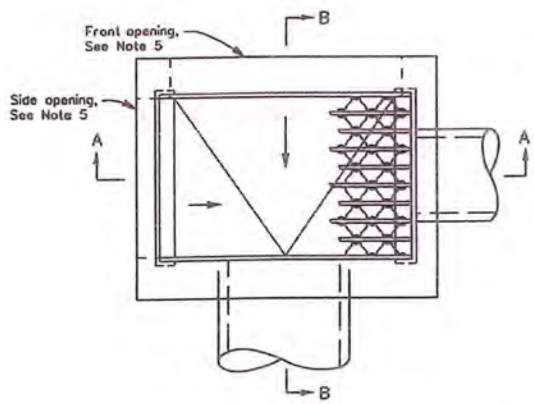
SECTION B-B
(Thru frame)



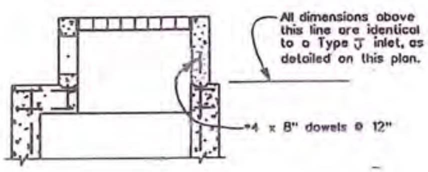
SECTION A-A
(Thru frame and grate)



TYPE "J" OPENING ON PRECAST MANHOLE BARREL
REFER TO STANDARD PLAN CD30



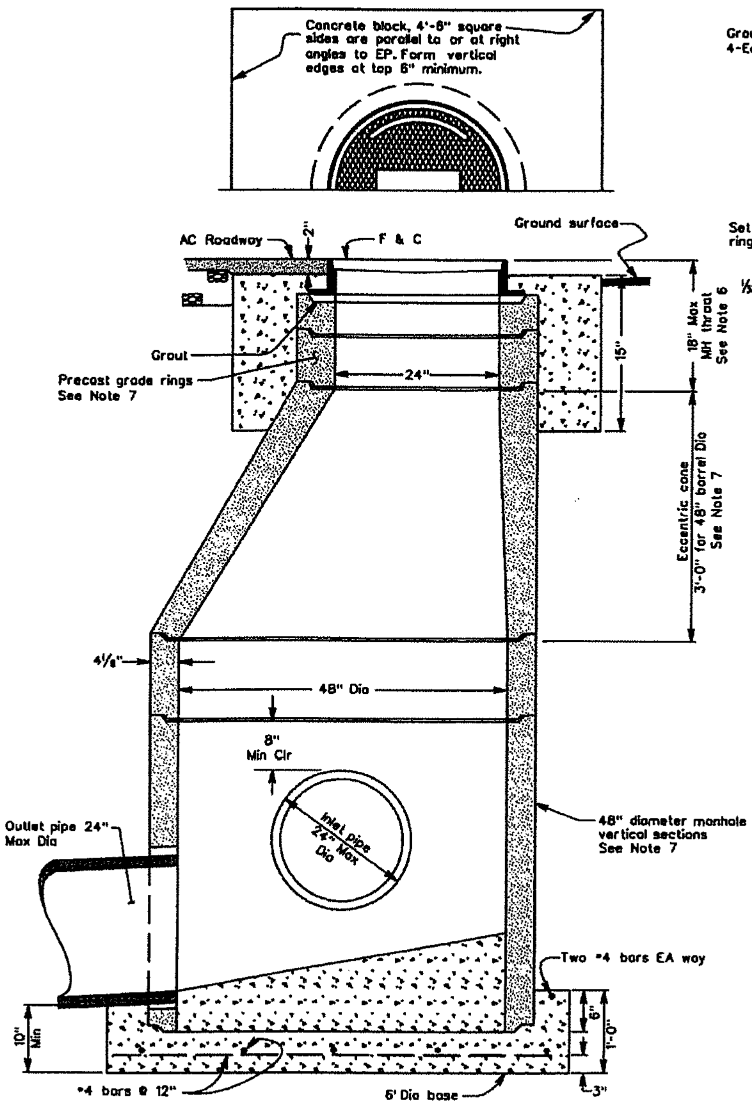
PLAN



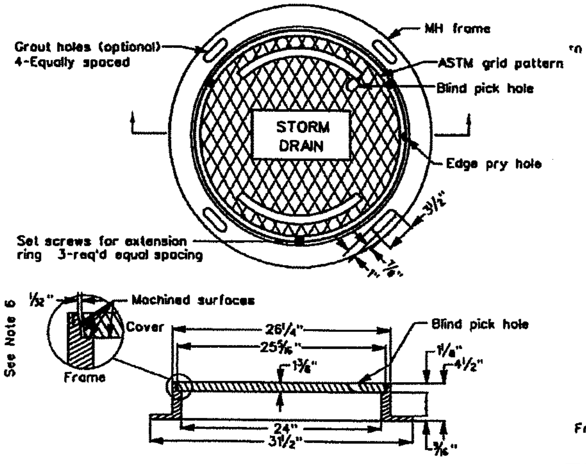
TYPE "J" OPENING ON MANHOLE BASE
REFER TO STANDARD PLAN CD31

NOTES:

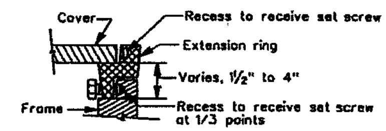
1. See Standard Plan CD35 for Inlet General Drainage Notes.
2. Type J inlets shall not be used in pedestrian areas.
3. Construction joints are optional where shown. Other locations are subject to the approval of the Public Works Department. Key Dimensions are ¾" x 2½".
4. Min clearance shall be 2" for all reinforcing steel.
5. Location, flowline elevation and size of side openings to be as shown on plans, or as directed by the Public Works Department.
6. All inlets shall be constructed with Caltrans Type 24-10S grates, see Caltrans Standard Plan D77B, and Type J inlet frame shown on this plan.
7. No precast Type J inlets are allowed without prior approval of the Public Works Department.
8. Maximum depth for Type J inlet shall be 4'. For depths greater than 4' use a manhole base with a Type J top. The Type J inside wall with steps shall be flush with manhole base inside wall below.



PRECAST MANHOLE WITH TYPE I BASE



TYPICAL FRAME AND COVER DETAIL

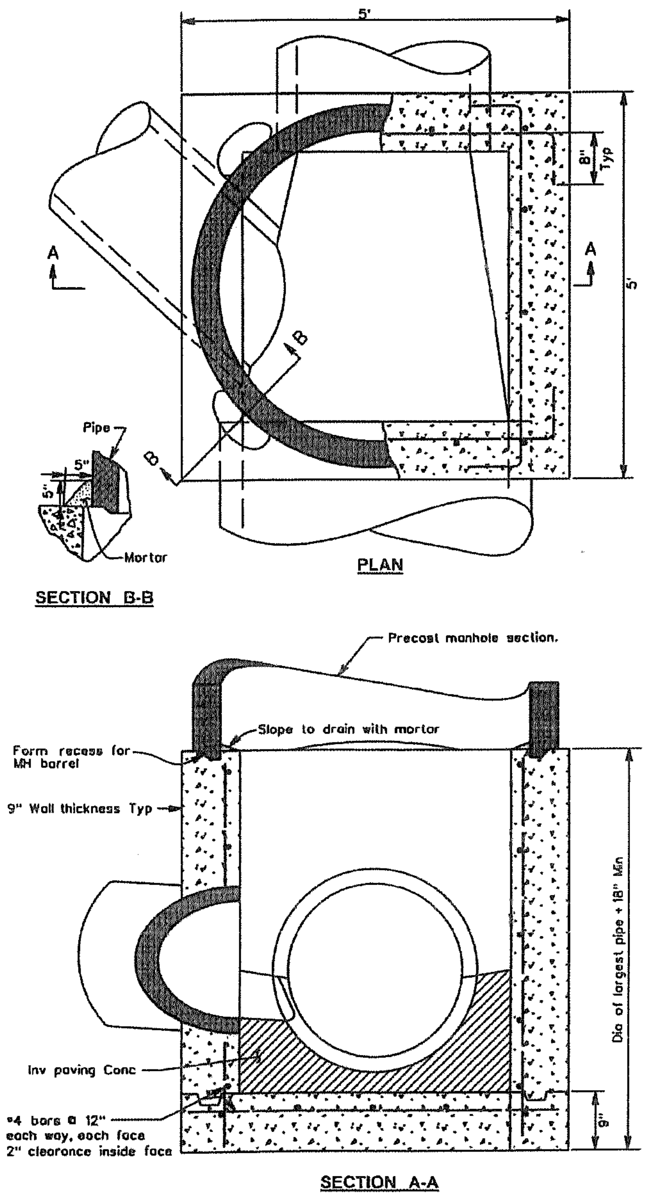


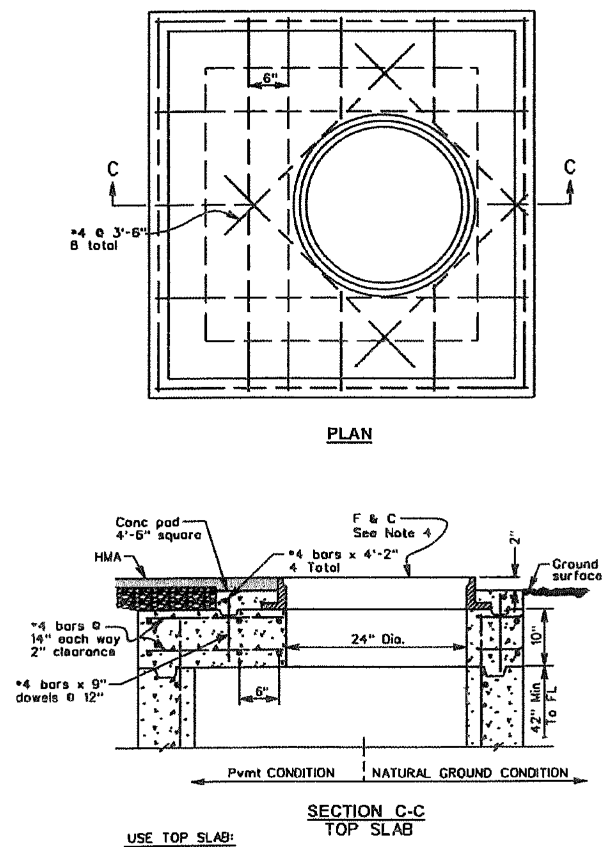
TYPICAL CAST IRON EXTENSION RING

See Note 7

NOTES:

1. For General Manhole Notes and Details, see Standard Plan CD35.
2. All concrete joints shall be cleaned wetted, and mortared prior to setting next section. Joints shall then be patched, troweled, and brushed smooth.
3. Frame and extension rings must be secured by concrete block, unless approved otherwise by the Public Works Department.
4. Manhole cover frame shall be adjusted to conform to grade and cross slope of pavement.
5. Manhole frame and cover shall be Phoenix Iron (Oakland) Model P-1090 or South Bay Foundry No. 1900 CPH or approved equivalent.
6. Use of precast grade rings are limited by 18" maximum manhole throat length. Cast iron extension rings are allowed for conforms to pavement overlays only.
7. The precast components shall conform to the Central Precast (U.S. Concrete Precast Group, Northern California) Drawing Nos. 20-48C, 20-48V and 20-48 EC, or equivalent.





USE TOP SLAB:

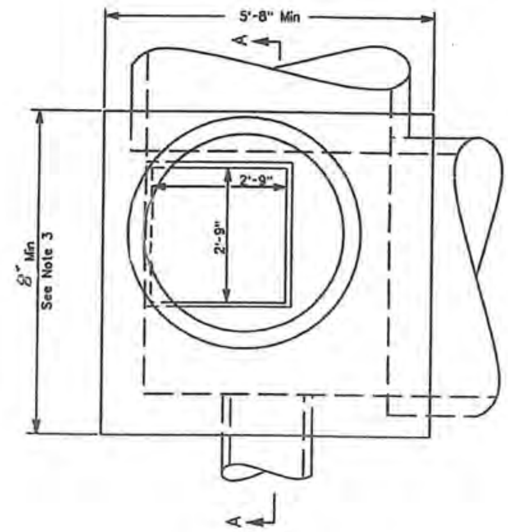
1. When there is insufficient depth between the top of the manhole base and finish grade for precast manhole eccentric cone section per Standard Plan CD30.
2. When placing a Type G inlet opening on a Type II manhole base. The opening in the slab shall conform to the inside dimensions of the inlet to be used.

NOTES:

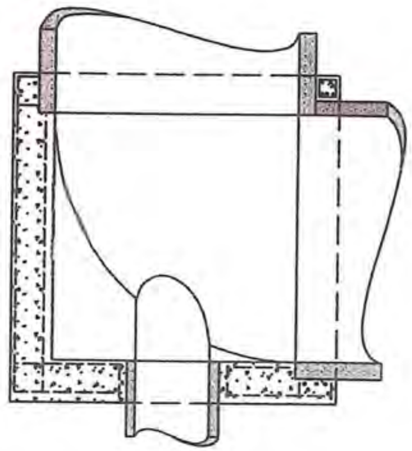
1. For Manhole General Notes and Details, see Standard Plan CD35.
2. Construction joints are optional where shown. Other locations are subject to approval by the Public Works Department. Key dimensions are 1½" x 3".
3. Inlet and outlet pipes shall not intercept a manhole base through a corner. If skew angle is too great to permit the opening to be made in a single wall use a Type III manhole base. (See Std Pln CD32).
4. For details of manhole frame and cover, See Standard Plan CD30.

Figure 4-21

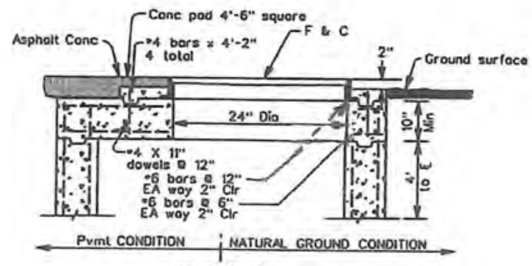
Type II Manhole Base



PLAN



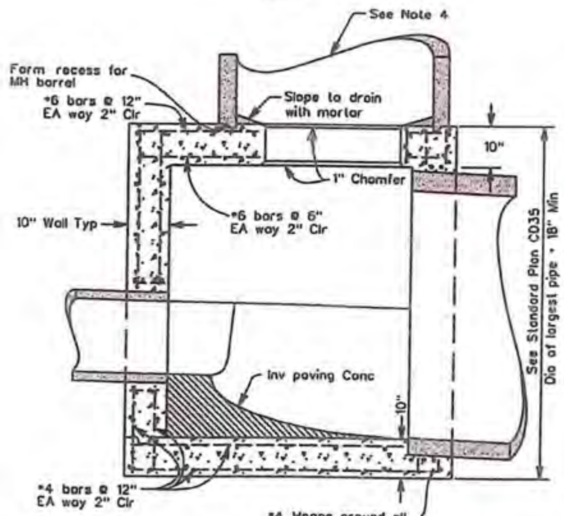
PLAN SECTION



TOP SLAB

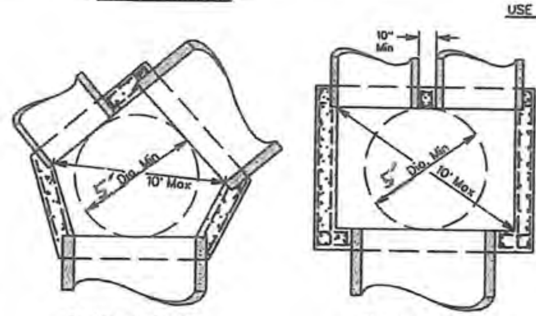
USE TOP SLAB:

1. When there is insufficient clearance between the top of the manhole base and finish grade for a precast eccentric cone section.
2. When placing a Type G inlet opening on a Type III manhole base. The opening in the top slab shall conform to the inside dimensions of the inlet to be used.



Bottom slab to be in place prior to construction of pipe where cast-in-place is used.

SECTION A-A



PLAN SECTION

PLAN SECTION

SPECIAL APPLICATIONS OF TYPE "III" MANHOLE BASES

When circumstances, such as excessive skew or parallel pipes prevent the use of a standard Type III manhole base detailed elsewhere on this plan. The walls may be lengthened or relocated to accomodate the pipes provided the following criteria are met:

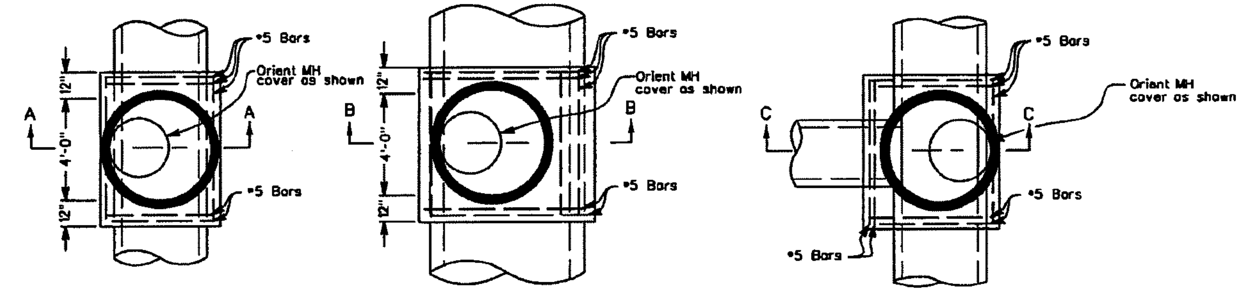
1. The inside dimensions or the base shall be such that a 60 inch diameter circle will lay flat on the manhole base floor as shown.
2. The maximum distance between any two inside corners shall be 10 feet, as shown.
3. Reinforcement and floor, wall and top thickness shall remain the same as for a normal Type III manhole base.
4. No pipe shall exceed 60 inches (inside diameter).

If any one of these criteria cannot be met, a special design will be required.

NOTES:

1. For General Manhole Notes and Details, see Standard Plan CD35.
2. Construction joints are optional where shown. Other locations are subject to approval by the Public Works Department. Key dimensions are 1/2" x 3".
3. Inlet and outlet pipes shall not intercept a manhole base through a corner. If skew angle is too great to permit the opening to be made in a single wall maybe lengthened or relocated as explained in "SPECIAL APPLICATIONS OF TYPE III MANHOLE BASES" on this plan.
4. For details of precast manhole, See Standard Plan CD30.
5. For details of manhole frame and cover, See Standard Plan CD30.

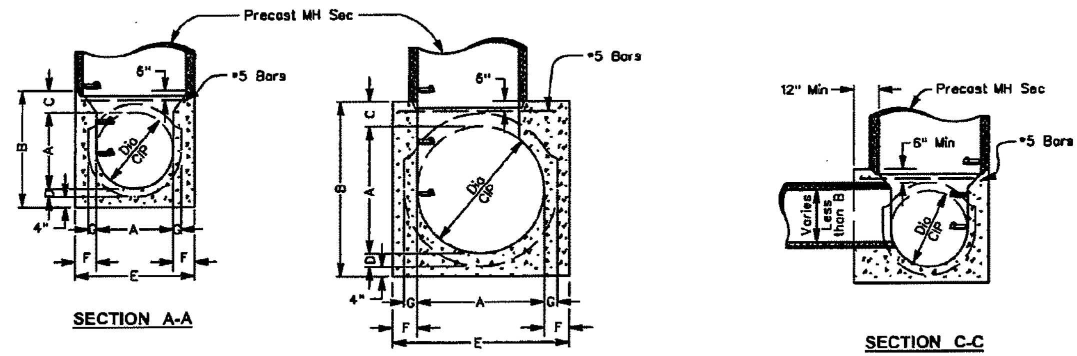
Figure 4-22
Type III Manhole Base



TYPICAL MANHOLE BASE
30" thru 48" Dia

TYPICAL MANHOLE BASE
54" thru 120" Dia

TYPICAL LATERAL CONNECTION



SECTION A-A

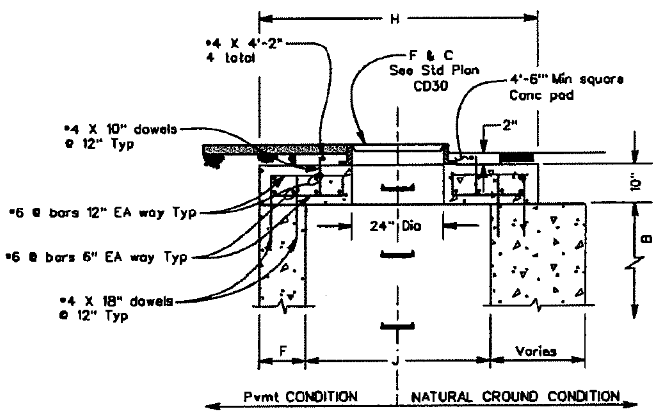
SECTION B-B

SECTION C-C

DIMENSION TABLE (in)								
A, Dia	B	C	D	E	F	G	H	J
30	46	9	3	56	13	3	56	30
36	53	9½	3½	56	10	3½	56	36
42	60	10	4	60	9	4	60	42
48	67	11	5⅛	66	9	5	60	48
54	75	11½	5½	75	10½	5½	69	48
60	82	12	6	82	11	6	70	48
66	89	12½	6½	89	11½	6½	71	48
72	96	13	7	96	12	7	72	48
84	110	14	8	110	13	8	74	48
96	124	15	9	124	14	9	76	48
120	154	18	12	154	17	12	82	48
USE OF AN "A" > 154" REQUIRES A SPECIAL DESIGN								

NOTES:

1. For General Manhole Notes and Details, see Standard Plan CD35.
2. Clearance shall be 2" for all steel, unless otherwise noted.
3. The Type IV manhole base, shall be used only on straight runs of CIP of the same diameter.
4. For precast manhole details, see Standard Plan CD30.



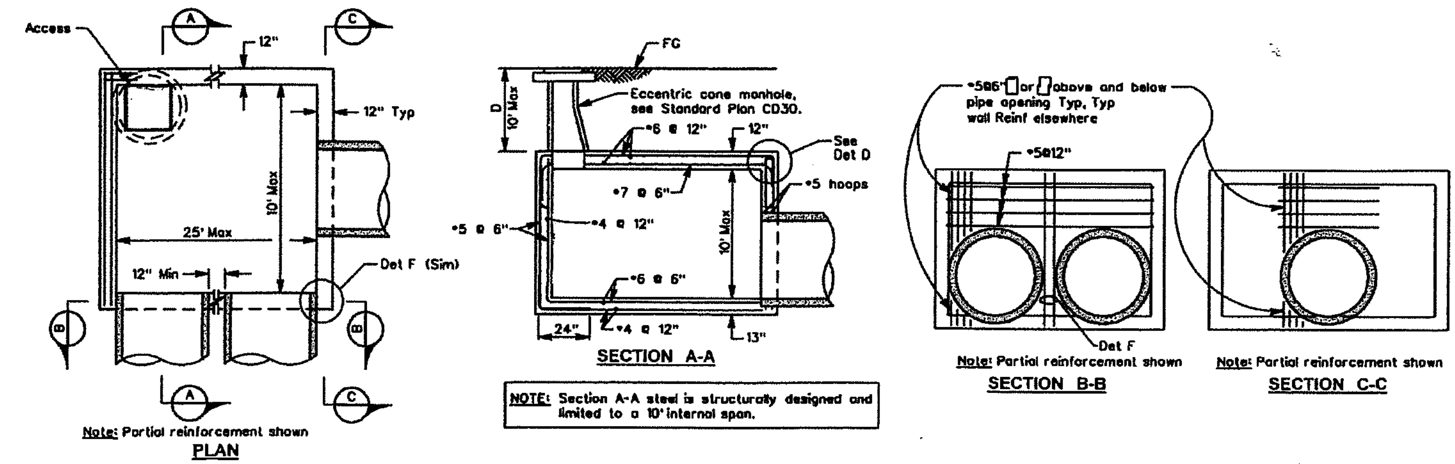
TOP SLAB

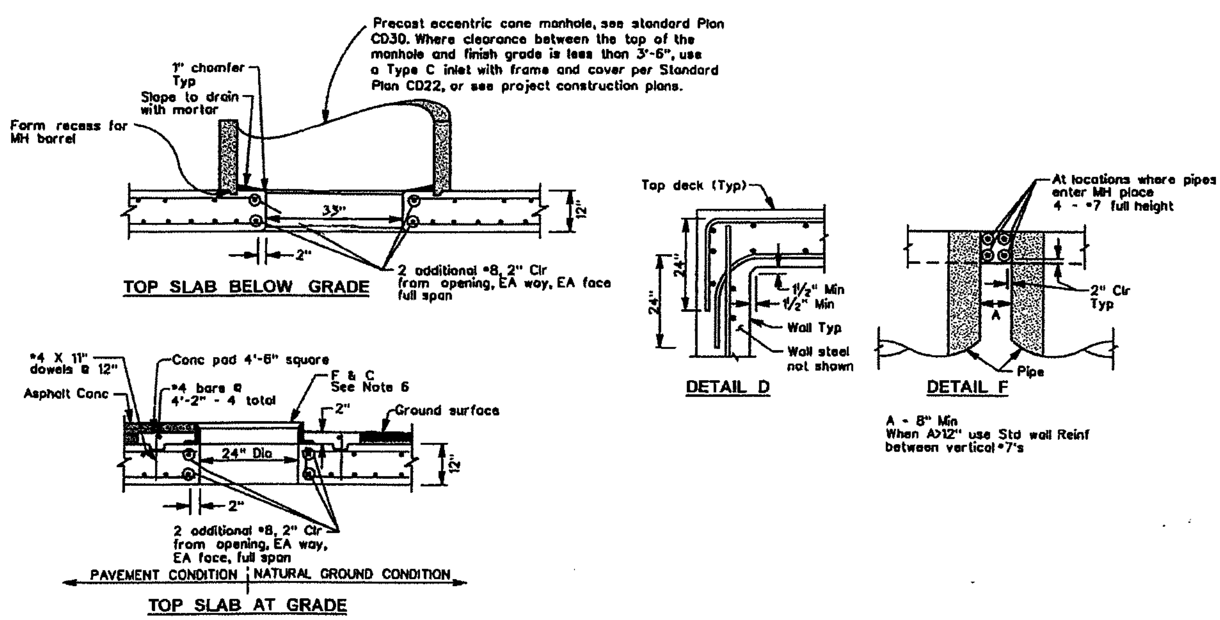
USE OF TOP SLAB:

1. When there is insufficient depth between the top of the manhole base and finish grade for a pre-cast eccentric cone manhole section.
2. Dimension "B" may be increased beyond that specified in order to conform to finish grade. Use of a larger "B" will require modifying the corresponding manhole base dimensions in accordance with the dimension table.
3. When placing a Type G or a Type J inlet on a Type IV manhole base, the opening in the top slab shall conform to the inside dimension of the inlet being placed.

Figure 4-23

Type IV Manhole Base for CIP





NOTES:

1. For Manhole General Notes and Details, see Standard Plan CD35
2. Soil parameters used for design are limited to the following:
   Active equivalent fluid pressure of 45 lbs./ft³ up to a saturated condition of 62 lbs./ft³.
   Passive equivalent fluid pressure of 300 lbs./ft³.
   Structures to be constructed in soils not exhibiting these characteristics shall be designed by a licensed professional engineer under consultation with a licensed geotechnical engineer.
3. Minimum Strength: Steel: f_y=60000 psi
   PCC: f'_c=3000 psi
4. Reinforcing steel placement shall be as directed in American Concrete Institute, Building Code and Commentary 318-11.
5. Inlet and outlet pipes shall not intercept a manhole base through a corner. If skew angle is too great to permit the opening to be made through a single wall a special design will be required.
6. For details of manhole frame and cover, see Standard Plan CD30.

NOTES:

1. All inlets shall have a County approved "anti-pollution" plastic marker attached to the inlet as directed by the Inspector or Resident Engineer. The marker shall be applied following manufacturer's recommendations. PCC surfaces shall be mechanically cleaned just prior to attaching the marker.

2. Not used.

3. Weephole elevation varies depending on the depth of the adjoining pavement section. It shall be at, or slightly below, the pavement section subgrade elevation with a minimum depth of 18" below the curb inlet grate elevation. The side weephole detail shall be used at all "sump" locations. Edge drain , or side weephole drains detail at other locations may be required as shown on the construction plans or by the Public Works Department. Where the side weephole detail or edge drains are not required, these weepholes shall conform to the front face weephole details shown on this plan.

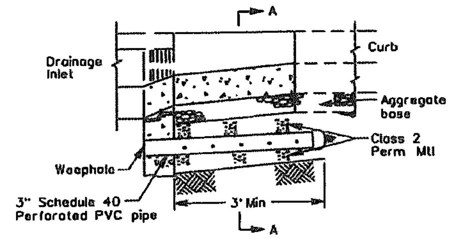
4. 3" edge drain when shown on the plans or specified by the Public Works Department.

5. Concrete shall conform to Section 90, "Concrete", of California Department of Transportation's Standard Specifications and the following.
   A. Construction joints shown on standard plans are permitted when top portion of inlet is to be constructed monolithically with curb and sidewalk. Key dimensions-¾" x 3".
   B. Concrete construction joint shall be located 12" to 18" below top of curb elevation.
   C. Concrete above construction joint shall contain a minimum of 505 lbs of cementious material per cubic yard, 1" maximum aggregate grading.
   D. Concrete below construction joint shall contain a minimum of 590 lbs of cementious material per cubic yard, 1" maximum aggregate grading.
   E. When inlet is constructed as a single unit concrete shall comply with item D, described above.

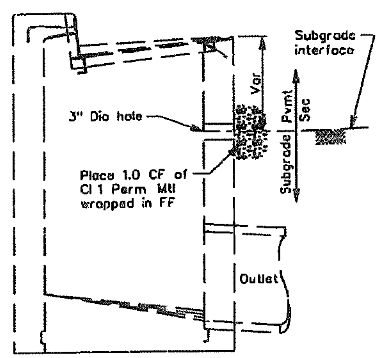
6. Type "I" manhole (Std Pln CD30) bases are for use with pipes to 24" in diameter and where there is sufficient cover to use minimum length manhole barrel, eccentric cone, and cover frame. Use Type "II" manhole bases (Std Pln CD31) with pipes to 42" in diameter. Type "III" manhole bases (Std Pln CD32) for 60" in diameter. Use Type "V" manhole bases (Std Pln CD34) for pipes up to 96" in diameter. For pipe larger than 96" in diameter, a special manhole base design is required.

7. Unless otherwise noted on Standard Plans all concrete shall contain not less than 590 lbs. of cementious material per cubic yard, 1" maximum grading in conformance with Section 90, "Concrete" of California Department of Transportation's Standard Specifications. Invert paving concrete shall contain not less than 505 lbs per cubic yard of cementious material, 1" maximum grading, in conformance with said Standard Specifications.

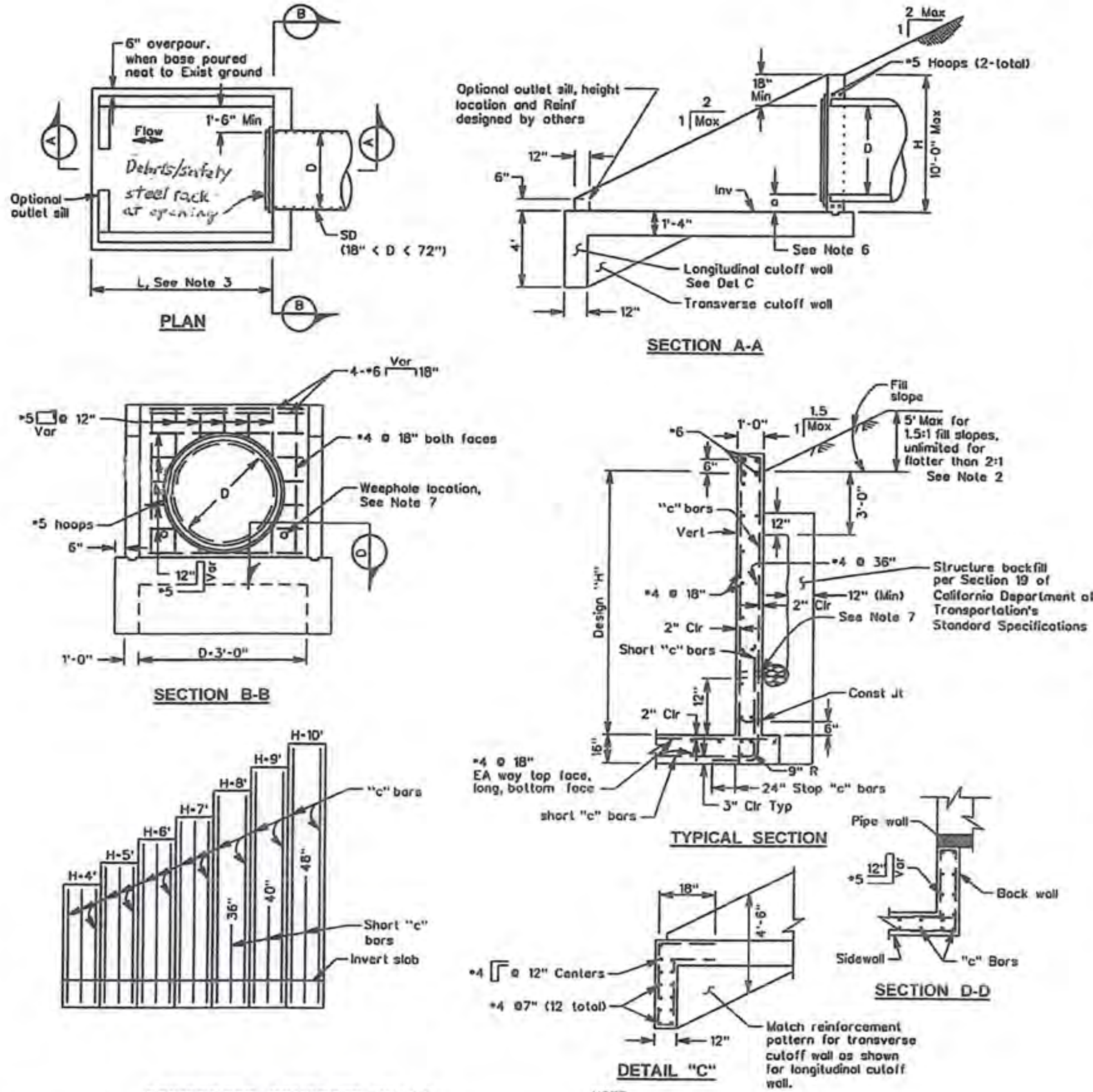
8. Inlet and outlet pipes shall not intercept a manhole base through a corner. If skew angle is too great to permit the opening to be made in a single wall face, use a Type "III" manhole base. (See Std Pln CD32).



SIDE WEEPHOLE DRAIN DETAIL
See Note 3



STANDARD FRONTSIDE WEEPHOLE DETAIL
See Note 3



REINFORCED CONCRETE WALLS

"H" (ft)	4'	5'	6'	7'	8'	9'	10'
"c" Bars	#5@16"	#5@16"	#5@12"	#5@12"	#5@8"	#5@7"	#6@8"

NOTE
Slab reinforcement not shown for clarity.

GENERAL NOTES

USE:

This headwall can be used in a variety of locations: channel outlet, basin outlet/inlet, and side channel outfall. This standard plan does not address the various facets unique to its planned use, e.g. these items shall be included in the specific project construction plans approved by the Public Works Department.

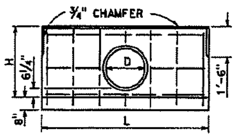
Items to address include, but are not limited to:

- Safety pipe railing details for basin inlets and outlets or chain link railing details for channel outlets and outfalls. The railings placed above the pipe shall be gated to allow maintenance access unless otherwise directed by the Public Works Department.
- Adjacent rock slope protection (RSP) layout, type and dimensions.
- Pipe flowline orientation: dimensions "H" and "L"; invert slope: and top of wall elevation.
- Finish grades behind walls. (A level area above the headwall may be required by the Public Works Department to service trash racks or flap gates.)
- Optional outlet sill design.

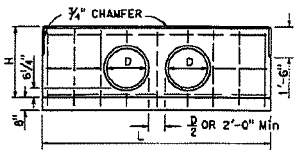
PLAN NOTES

1. Unit Stresses: f_s-24,000 psi, f_c-3600 psi.
2. Walls designed for 2' liveload surcharge, 1.5:1 sloping surcharge not to exceed 5' in elevation plus 2' liveload surcharge, or unlimited 2:1 surcharge.
3. Dimensions "H" and "L" are shown on the project or construction plans.
4. Wall height may be exceeded by 6" before going to next greater "H".
5. "D" maximum - 72", "D" minimum - 18"
6. a - 12" minimum for basin or creek inlet structures unless otherwise approved by the Public Works Department. For basin outlet structures, pipe flowline shall be depressed to match structure invert elevation.
7. See California Department of Transportation's Standard Plan B0-3 for weephole and pervious backfill details. Weephole centered either side of pipe, back wall only.

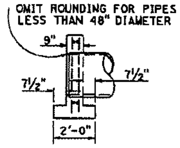
Figure 4-26
Type "M" Headwall



FRONT ELEVATION
SINGLE HEADWALL



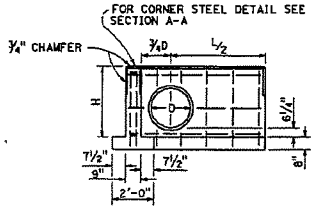
FRONT ELEVATION
DOUBLE HEADWALL



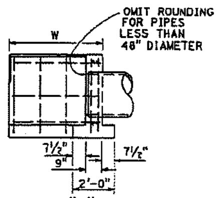
SECTION, SINGLE
AND DOUBLE HEADWALLS

D	H	SINGLE L	SINGLE STEEL LB	SINGLE Conc CY	DOUBLE L	DOUBLE STEEL LB	DOUBLE Conc CY
12"	2'-8"	5'-0"	35	0.60	8'-0"	50	0.94
15"	2'-11"	6'-0"	40	0.75	9'-6"	60	1.17
18"	3'-2"	7'-0"	50	0.91	10'-6"	75	1.35
21"	3'-5"	7'-6"	60	1.02	11'-6"	90	1.52
24"	3'-8"	8'-6"	75	1.20	12'-6"	100	1.72
27"	3'-11"	9'-6"	85	1.39	14'-0"	115	2.00
30"	4'-2"	10'-0"	90	1.52	15'-0"	126	2.21
33"	4'-5"	11'-0"	100	1.73	16'-0"	130	2.42
36"	4'-8"	12'-0"	105	1.95	17'-0"	145	2.65
39"	4'-11"	12'-6"	130	2.09	18'-0"	170	2.88
42"	5'-2"	13'-6"	140	2.34	19'-0"	185	3.13
45"	5'-5"	14'-6"	150	2.60	20'-0"	195	3.38
48"	5'-8"	15'-0"	160	2.75	21'-0"	200	3.64
51"	5'-11"	16'-0"	180	3.03	22'-6"	225	4.02
54"	6'-2"	17'-0"	190	3.31	23'-6"	240	4.30

STRAIGHT HEADWALLS



FRONT ELEVATION "L" HEADWALL

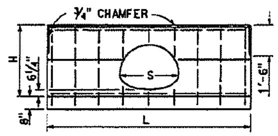


SECTION "L" HEADWALL

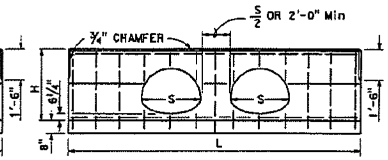
D	H	L/2	3'-4" STEEL LB	3'-4" Conc CY	4'-10" STEEL LB	4'-10" Conc CY	6'-4" STEEL LB	6'-4" Conc CY	7'-10" STEEL LB	7'-10" Conc CY	9'-4" STEEL LB	9'-4" Conc CY
			LENGTH OF W									
12"	2'-8"	2'-6"	50	0.79	60	0.98	—	—	—	—	—	—
15"	2'-11"	3'-0"	55	0.91	65	1.11	—	—	—	—	—	—
18"	3'-2"	3'-6"	65	1.04	75	1.25	—	—	—	—	—	—
21"	3'-5"	3'-9"	75	1.15	90	1.36	—	—	—	—	—	—
24"	3'-8"	4'-3"	85	1.29	100	1.51	110	1.74	—	—	—	—
27"	3'-11"	4'-9"	90	1.44	105	1.67	115	1.91	—	—	—	—
30"	4'-2"	5'-0"	95	1.55	110	1.80	120	2.05	135	2.29	—	—
33"	4'-5"	5'-6"	105	1.71	120	1.97	135	2.23	150	2.48	—	—
36"	4'-8"	6'-0"	110	1.88	125	2.15	140	2.41	155	2.68	170	2.95
39"	4'-11"	6'-3"	—	—	150	2.28	170	2.56	185	2.84	200	3.12
42"	5'-2"	6'-9"	—	—	155	2.42	175	2.76	190	3.05	210	3.34
45"	5'-5"	7'-3"	—	—	—	—	180	2.97	200	3.27	215	3.57
48"	5'-8"	7'-6"	—	—	—	—	190	3.13	215	3.44	230	3.75
51"	5'-11"	8'-0"	—	—	—	—	—	—	220	3.67	235	3.99
54"	6'-2"	8'-6"	—	—	—	—	—	—	235	3.91	250	4.24

"L" HEADWALLS

CIRCULAR PIPE CULVERT HEADWALLS



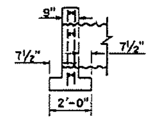
FRONT ELEVATION
SINGLE HEADWALL



FRONT ELEVATION
DOUBLE HEADWALL

CMP ARCH SIZE	SINGLE H	SINGLE L	SINGLE STEEL LB	SINGLE Conc CY	DOUBLE L	DOUBLE STEEL LB	DOUBLE Conc CY
21" x 15"	2'-11"	6'-6"	45	0.80	10'-0"	60	1.22
24" x 18"	3'-2"	7'-6"	50	0.96	11'-6"	70	1.45
28" x 20"	3'-4"	8'-6"	60	1.12	13'-6"	90	1.76
35" x 24"	3'-8"	10'-6"	85	1.47	15'-6"	120	2.16
42" x 29"	4'-1"	12'-6"	110	1.76	18'-0"	145	2.57
49" x 33"	4'-5"	14'-6"	130	2.26	21'-0"	170	3.13
57" x 38"	4'-10"	17'-0"	155	2.81	24'-6"	210	3.86
64" x 43"	5'-3"	19'-0"	175	3.31	27'-0"	230	4.42
71" x 47"	5'-7"	21'-0"	195	3.81	30'-0"	255	5.09

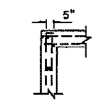
STRAIGHT HEADWALLS



SECTION, SINGLE
AND DOUBLE HEADWALLS

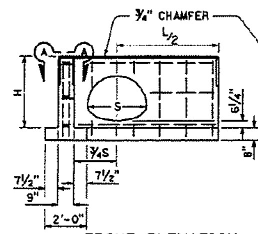
NOTES:

1. No deduction made in quantities for thickness of pipe walls.
2. All reinforcing steel #4 bars. All vertical and horizontal tie bars 1'-6" maximum spacing.
3. Length of wall "W" may be varied to suit conditions encountered in the field, and straight line interpolation may be used to calculate quantities.
4. Quantities are for design purposes only.
5. Cable railing to be installed on top of headwall when shown on Project Plans. See Standard Plan B11-47 for cable railing details.

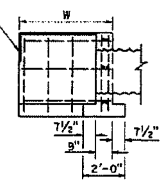


CORNER STEEL DETAIL

SECTION A-A



FRONT ELEVATION
"L" HEADWALL



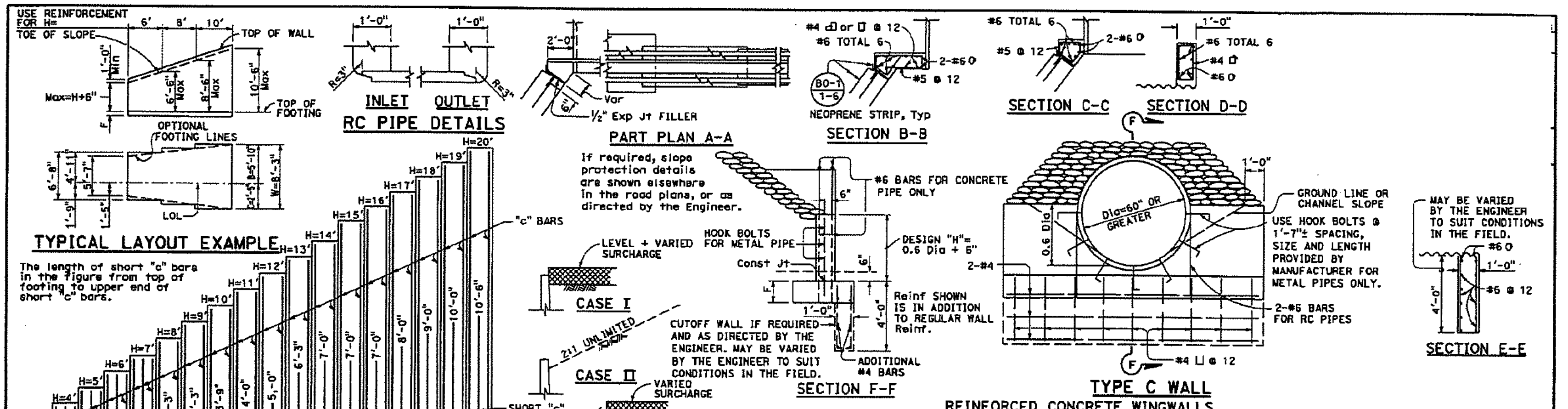
SECTION "L"
HEADWALL

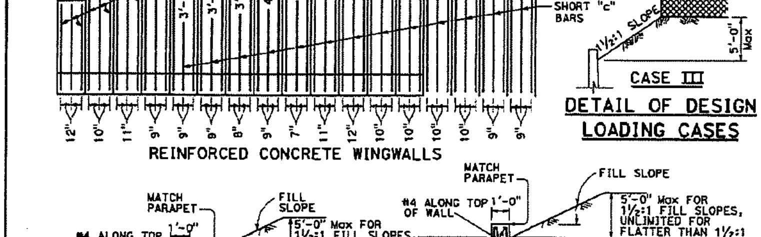
CMP ARCH SIZE	H	L/2	3'-4" STEEL LB	3'-4" Conc CY	4'-10" STEEL LB	4'-10" Conc CY	6'-4" STEEL LB	6'-4" Conc CY	7'-10" STEEL LB	7'-10" Conc CY	9'-4" STEEL LB	9'-4" Conc CY
		LENGTH OF W										
21" x 15"	2'-11"	3'-3"	60	1.00	65	1.18	75	1.38	90	1.58	100	1.77
24" x 18"	3'-2"	3'-9"	60	1.07	70	1.32	80	1.53	95	1.74	110	1.94
28" x 20"	3'-4"	4'-3"	70	1.26	80	1.47	90	1.68	100	1.90	115	2.11
35" x 24"	3'-8"	5'-3"	100	1.51	110	1.74	120	1.97	140	2.20	155	2.42
42" x 29"	4'-1"	6'-3"	115	1.82	130	2.06	140	2.31	155	2.55	170	2.83
49" x 33"	4'-5"	7'-3"	130	2.12	145	2.37	155	2.64	170	2.90	185	3.15
57" x 38"	4'-10"	8'-6"	145	2.52	160	2.79	175	3.07	190	3.35	205	3.61
64" x 43"	5'-3"	9'-6"	185	2.89	200	3.11	215	3.48	235	3.77	250	4.06
71" x 47"	5'-7"	10'-6"	200	3.25	215	3.56	235	3.86	250	4.17	270	4.48

"L" HEADWALLS

CORRUGATED METAL PIPE ARCH CULVERT HEADWALLS

Figure 4-27
Pipe Culvert Headwalls Straight and "L"

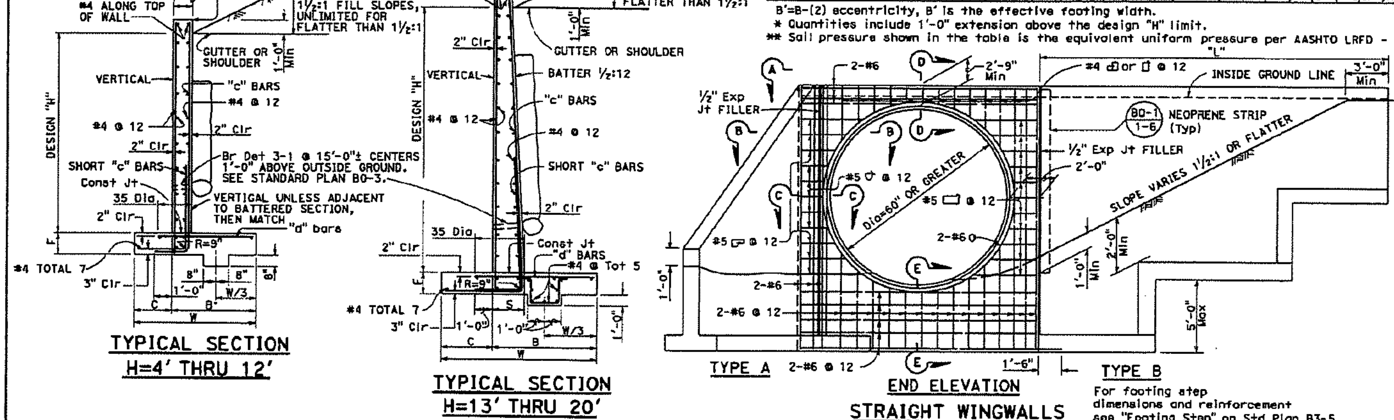




REINFORCED CONCRETE WINGWALLS

"H"	4'	5'	6'	7'	8'	9'	10'	11'	12'	13'	14'	15'	16'	17'	18'	19'	20'
W	5'-7"	6'-2"	6'-8"	7'-1"	7'-6"	7'-10"	8'-3"	8'-8"	9'-2"	9'-7"	10'-2"	10'-6"	11'-1"	11'-6"	11'-11"	12'-5"	12'-10"
C	1'-5"	1'-7"	1'-9"	1'-11"	2'-1"	2'-3"	2'-5"	2'-8"	2'-10"	3'-1"	3'-4"	3'-6"	3'-8"	3'-10"	4'-0"	4'-2"	4'-4"
B	4'-2"	4'-7"	4'-11"	5'-2"	5'-5"	5'-7"	5'-10"	6'-0"	6'-4"	6'-6"	6'-10"	7'-0"	7'-5"	7'-8"	7'-11"	8'-3"	8'-6"
F	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-2"	1'-3"	1'-5"	1'-5"	1'-6"	1'-6"	1'-8"	1'-10"	1'-10"	2'-0"	2'-0"
D	0'-8"	0'-8"	0'-8"	0'-8"	0'-8"	0'-8"	0'-8"	0'-8"	0'-8"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
BATTER	None									½:12							
S	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6½"	1'-7"	1'-7½"	1'-8"	1'-8½"	1'-9"	1'-9½"	1'-10"
"c" BARS	#4@12	#4@10	#5@11	#5@9	#6@9	#7@9	#7@8	#8@9	#7@7	#8@11	#9@12	#10@10	#10@10	#10@10	#10@9	#10@9	#11@9
"d" BARS	#5@12	#5@10	#6@11	#6@9	#6@9	#6@9	#6@8	#7@9	#6@7	#7@11	#8@12	#8@10	#9@10	#9@10	#9@9	#9@9	#10@9
* Conc CY/LF	0.459	0.522	0.58	0.635	0.69	0.742	0.797	0.879	0.995	1.247	1.368	1.448	1.611	1.772	1.865	2.043	2.143
* Reinf LB/LF	26	32	41	50	59	70	81	95	102	99	120	156	171	181	190	217	267
** Case I qu (ksf), B' (ft)	3.75,2.24	3.66,2.69	3.59,3.11	3.56,3.49	3.52,3.89	3.52,4.21	3.69,4.46	3.77,4.77	3.89,5.17	3.92,5.61	3.92,6.18	4.03,6.40	4.13,6.95	4.28,7.26	4.39,7.57	4.65,7.82	4.85,8.02
** Case II qu (ksf), B' (ft)	1.16,5.58	1.33,6.13	1.51,6.55	1.69,6.86	1.88,7.16	2.08,7.33	2.29,7.60	2.50,7.86	2.77,8.14	2.97,8.47	3.18,8.93	3.41,9.05	3.70,9.43	4.02,9.58	4.26,9.80	4.57,10.05	4.82,10.27
** Case III qu (ksf), B' (ft)	1.26,5.46	1.36,5.97	1.49,6.37	1.64,6.66	1.79,6.93	1.95,7.08	2.11,7.33	2.28,7.55	2.50,7.84	2.66,8.12	2.81,8.59	3.00,8.69	3.22,9.10	3.49,9.18	3.65,9.79	3.89,9.74	4.07,9.96

B'=B-(2) eccentricity, B' is the effective footing width.
* Quantities include 1'-0" extension above the design "H" limit.
** Soil pressure shown in the table is the equivalent uniform pressure per AASHTO LRFD - 11.6.3.2

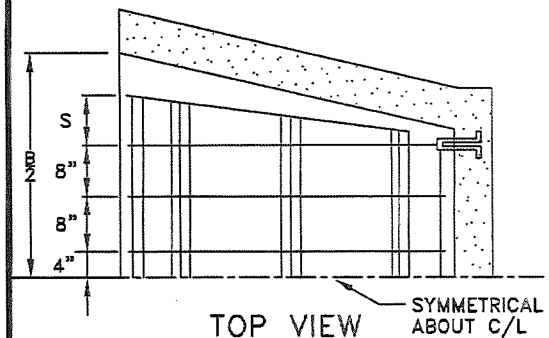


NOTES:

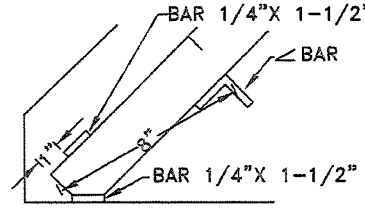
Unit Stresses: fy = 60,000 psi
f'c = 3,600 psi
Earth density: 120 pcf
Equivalent fluid pressure: 36 pcf
Elevation, length and angle of flare of wings may be varied by the Engineer to suit conditions encountered in the field.
Wall height may be exceeded by 6" before going to the next greater "H".

Figure 4-28

Pipe Culvert Headwalls, Endwalls and Wingwalls Types A, B, and C



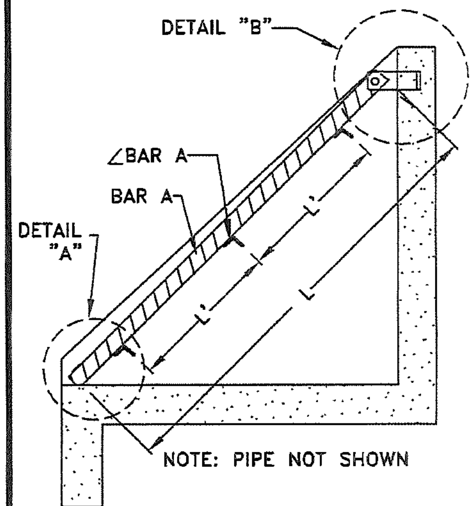
TOP VIEW



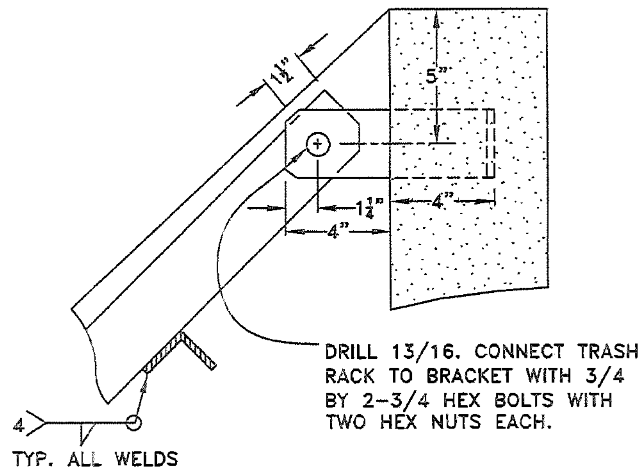
DETAIL A

TRASH RACK DEMENSIONS

DIA.	NUMBER & SIZE		L	L'	S	H
	BAR A	L BAR				
33"	8-3/8 X 2 1/2	3-2 X 2 X 1/4	5'-1"	1'-10"	8"	3"-8"
36"	"	"	5'-4"	1'-11"	8"	3'-10"
42"	9-3/8 X 2 1/2	"	5'-11"	2'-3"	9"	4'-4"
48"	"	4-2 X 2 X 1/4	6'-7"	1'-9"	10"	4'-10"
54"	10-3/8 X 3	4-3 X 3 X 1/4	7'-9"	2'-1 1/2"	10 1/2"	5'-8"
60"	11-3/8 X 3 1/2	"	8'-5"	2'-4"	11"	6'-2"



SIDE VIEW



DETAIL B

NOTES

1. THIS TRASH RACK MAY BE USED WITH PIPE INLET STRUCTURES.
2. MATERIAL TO CONFORM TO ASTM DESIGNATION A-36.
3. 'S' MAY VARY WITH 'B'. SEE PLATE.
4. ALL FILLET WELDS TO BE 3/16"
5. TWO HINGES REQUIRED FOR 33, 36 & 42 INCH PIPES. THREE HINGES REQUIRED FOR 48, 54 & 60 INCH PIPES.

5 ADMINISTRATION

5.1 THE PERMIT PROCESS

The permit process described below applies to all development proposed within the Specific Plan area. **Figure 5-1, Specific Plan Permit Process**, is a graphic illustration of this process. Each element of the permit process is described in greater detail in State law, the Tracy Municipal Code, and applicable City standards. The review process for each type of development application shall be as specified in the Tracy Municipal Code, except as modified herein.

5.1.1 Tracy Hills Design Guidelines

The purpose of the Tracy Hills Design Guidelines is to ensure that all development achieves and maintains a high standard of aesthetic quality, appearance, and sustainability throughout the development lifetime of Tracy Hills. The Design Guidelines will establish the overall aesthetic standards for community design, landscape design, and architectural design, and will apply to all projects within the Specific Plan area (refer to Chapter 3, Design Guidelines) that are subject to Development Review.

5.1.2 Development Review

The Development Review processing procedures are set forth in the Tracy Municipal Code, Chapter 10.08, except as modified herein. The regulations contained in this Specific Plan shall apply to all development. If the Specific Plan development regulations conflict with the Tracy Municipal Code, the regulations set forth herein shall prevail.

Construction of any new single-family or two-family dwelling is subject to Development Review. Additions, improvements or repairs to a single-family or two-family dwelling are not subject to Development Review. Development Review shall be required for any other improvements as specified by the Tracy Municipal Code.

For Development Review of a residential subdivision, or a portion of a residential subdivision, an exhibit showing the distribution of house types (i.e., floor plan type and elevation type) throughout the subdivision is required as part of the Development Review process.

The Community Gateway Icon, which is conceptually described and depicted in Section 3.4.5, Community Monumentation, shall be subject to Development Review approval by City Council, with a recommendation by Planning Commission.

The design and location of the Community Gateway Icon or second Community Gateway Icon may be approved as part of this Specific Plan, without requiring a Development Review permit, if the proposal matches design and location details shown in the Specific Plan or Appendix to the Specific Plan.

5.1.3 Conditional Use Permits

Land uses and densities permissible for each parcel within the Specific Plan area zoning districts are identified in Chapter 2, Zoning and Development Standards, Sections 2.1 through 2.5. Specified conditional uses shall be permitted subject to the approval of a Conditional Use Permit. Because these uses have potentially incompatible characteristics, conditional uses require special consideration and may necessitate imposition of certain conditions on the development.

The process for applications is described in the City of Tracy Municipal Code, Section 10.08.42.50, et seq.

5.1.4 Tentative Maps

Tentative Subdivision Maps shall be submitted to the Development Services Department in accordance with State law, the Tracy Municipal Code, applicable City standards, and Subdivision Map Act.

The submittal requirement of conceptual architectural elevations for Vesting Tentative Subdivision Maps has been satisfied by the Tracy Hills Specific Plan, and Section 3.2, Residential Design Guidelines. Review of the architectural elevations for specific development proposals will be addressed through the Development Review process.

The form and content of the Final Map shall conform to the requirements of the Tracy Municipal Code and State law.

5.1.5 180 to 185-Acre Open Space Area

Prior to approval of any Tentative Subdivision Map for property south of I-580, the location of the 180 to 185-acre open space area shall be approved by the Planning Commission.

5.1.6 Development Phases other than Phase 1A

This Tracy Hills Specific Plan only shows detailed plans for Phase 1A, as specified in Section 3.4, Landscape Design Guidelines. Therefore, prior to development of any non-agricultural use in areas other than Phase 1A, a Specific Plan Amendment shall be required, which shall include, but not be limited to, the following elements (as it relates to design and location):

- Circulation
- Community Monumentation
- Streetscape and Trails
- Edge Conditions/ Easements
- Conceptual Overall Illustrative Parks and Landscape Plan
- Lighting
- Walls and Fences
- Landscape Master Tree Plan

FIGURE 5-1

SPECIFIC PLAN PERMIT PROCESS

Development Review
- Application Submittal
- Staff Review & Recommendation
- Development Services Director Decision

Conditional Use Permit
- Application Submittal
- Staff Review & Recommendation
- Planning Commission Decision

Tentative Map
- Application Submittal
- Staff Review & Recommendation
- Planning Commission Decision

Vesting Tentative Map
- Application Submittal
- Staff Review & Recommendation
- Planning Commission Recommendation
- City Council Decision

KT PROJECT

A.1 KT PROJECT

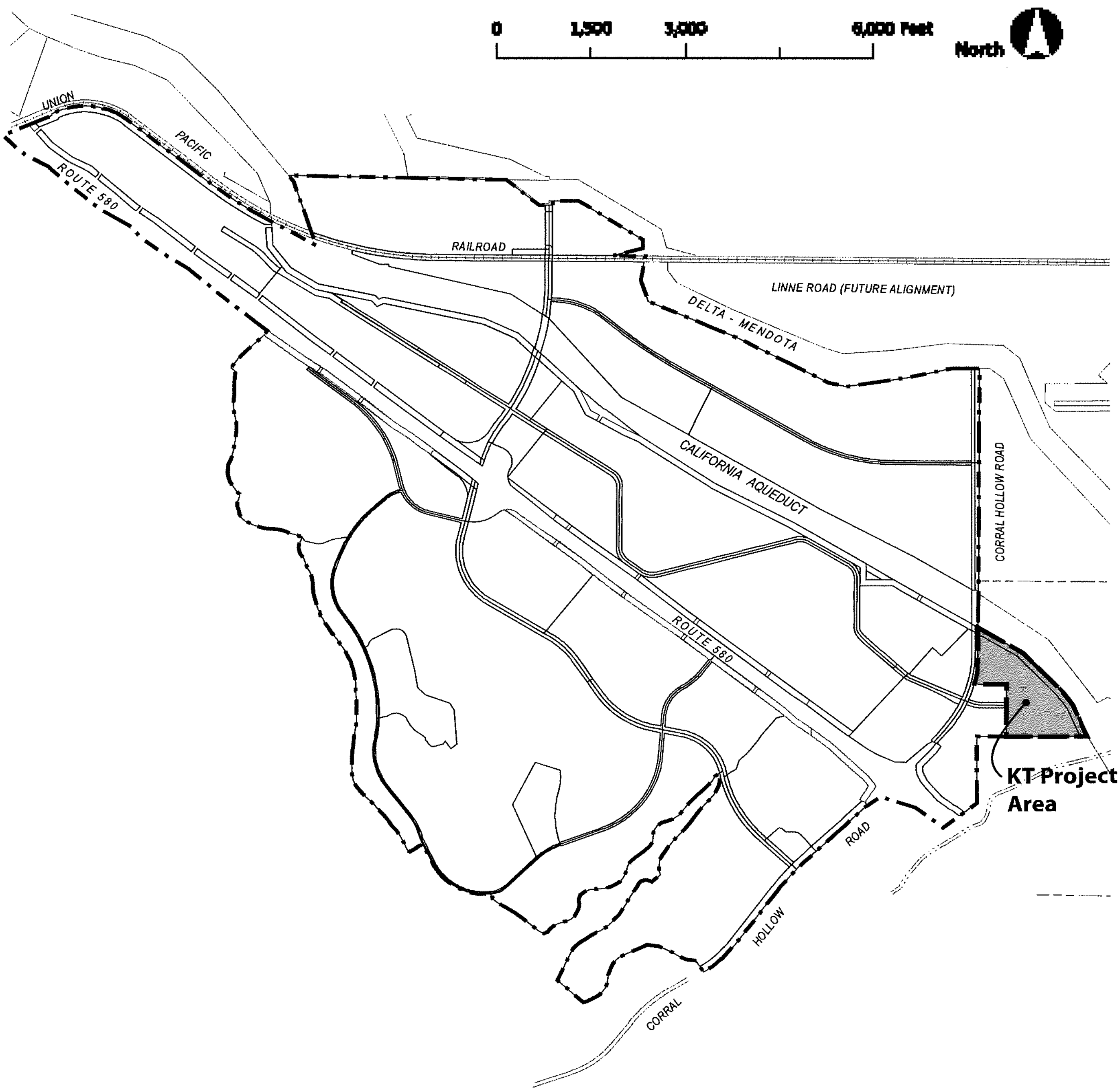
A.1.1 PURPOSE AND SCOPE

The landscape design guidelines contained in Section 3.4 of the Tracy Hills Specific Plan apply Specific Plan-wide; however, implementation details are only shown for Phase 1A. The purpose of Appendix A is to provide landscape design guidelines and implementation details for the KT Project Phase. The KT landscape design guidelines include the following components:

- Community Monumentation
- Circulation
- Streetscape and Trails
- Edge conditions/ Easements
- Conceptual Overall Illustrative Parks and Landscape Plan
- Lighting
- Walls and Fences
- Landscape Master Tree Plan

A.1.2 LOCATION

The KT Project phase of the Specific Plan Area encompasses approximately 36 acres located east of Corral Hollow Road, southwest of the California Aqueduct and north of Interstate 580. Refer to Figure A-1, Location Map - KT Project for additional information.



TRACY HILLS
Specific Plan

Figure A-1
Location Map - KT Project

A.1.3 COMMUNITY MONUMENTATION

The KT Project shall continue the Tracy Hills themes established in Phase 1A through the consistent application and use of monument signage. Monumentation will be consistent with the character of the project, but flexible enough to respond to individual project context. Logos, type styles, color schemes, and architectural features should be consistent throughout the area being identified. Monumentation may vary in size and detail in a manner that reflects their relative importance within the signage hierarchy, but will incorporate a consistent material palette. Refer to Figure A-2 Community Identity Signage/Monumentation Key Map - KT Project for preliminary signage locations.

1. Community Monumentation Detail Reference

Community monumentation utilized in the KT Project were originally used and detailed in Phase 1A. Monumentation shall reference the details used in Phase 1A to ensure consistency throughout the Tracy Hills Specific Plan area. Refer to the list below for detail references to the monumentation shown in Figure A-2 Community Identity Signage/ Monumentation Key Map - KT Project.

- Primary Community Monumentation - Refer to Figure 3-2a
- Primary Neighborhood Entry Signage - Refer to Figure 3-3
- Park Signage - Refer to Figure 3-4
- Trailhead Marker - Refer to Figure 3-5

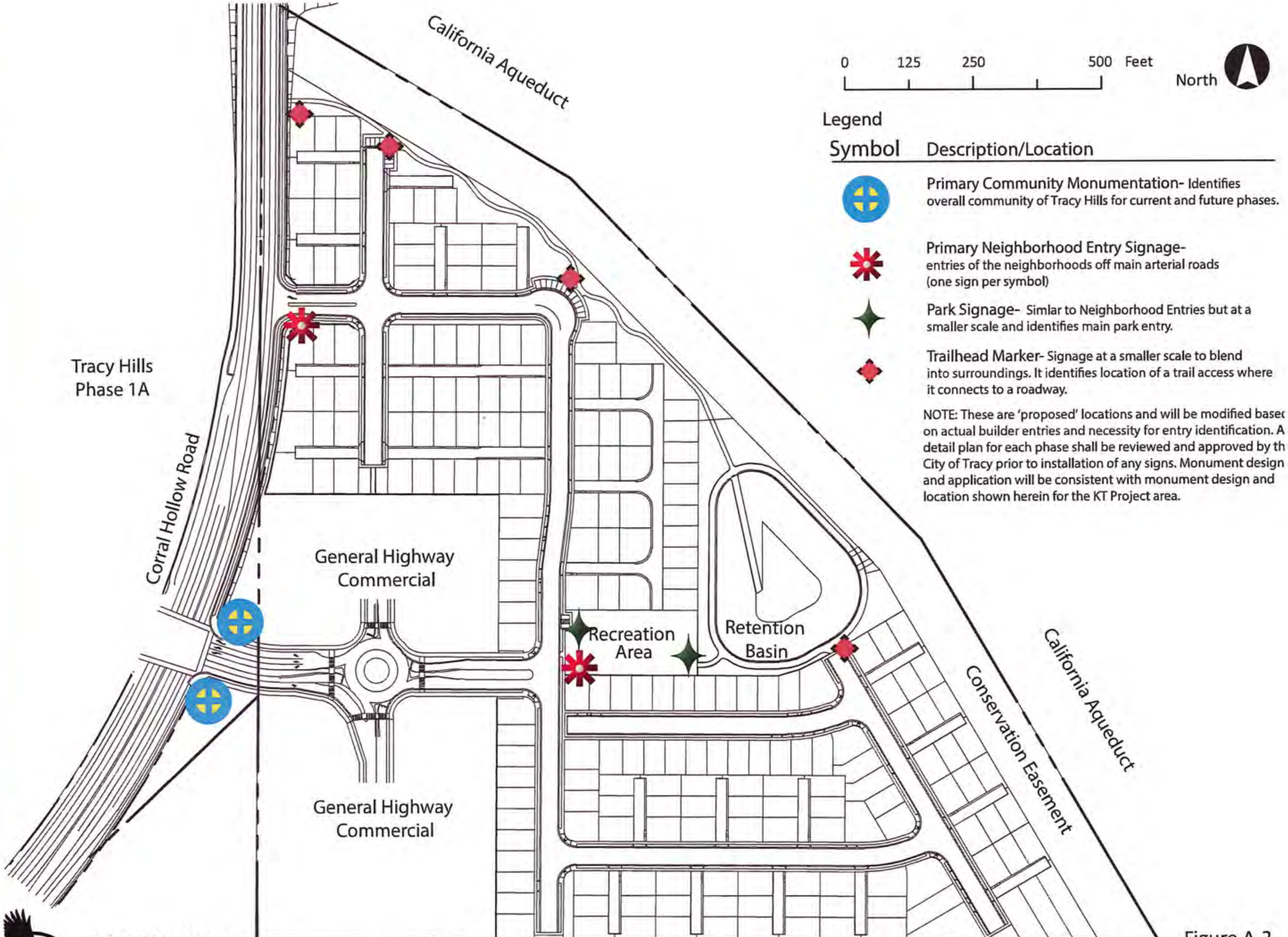


Figure A-2
Community Identity Signage/Monumentation Key Map - KT Project

A.1.4 CIRCULATION

A hierarchy of streets and trails are proposed within the KT Project which provide separate facilities for vehicles and pedestrians. Primary access is provided from Corral Hollow Road at an intersection with the spine road from Phase 1A. The spine road is extended to the KT Project boundary where it transitions to a residential street. Refer to Figure A-4 for a typical section of the spine road extension through the commercial area. Secondary access from Corral Hollow Road is provided north of the aforementioned intersection with a right-in/right-out only connection. The remainder of the public vehicular circulation throughout the KT Project is provided through residential streets. Refer to Figure A-5 for a typical section of the public residential street. In addition to the public streets, certain homes front on private lanes with a 24' roadway section which serves both vehicles and pedestrians. Refer to Figure A-6 for a typical section of the private lane.

Pedestrian circulation is provided with separated sidewalks along public streets and walkways located within open space and park areas. A multi-use trail located within a linear park feature provides access between the park and Corral Hollow Road along the Conservation Easement. A multi-use trail is also located around the retention basin which provides for passive recreation opportunities.

Refer to Figure A-3 Circulation Map - KT Project for additional information on the proposed circulation for this phase of Tracy Hills.

1. Streetscape and Trails

The following figures illustrate a hierarchy of streetscapes and circulation which provide distinctive landscape treatments for each planned roadway and trail. Landscape and hardscape treatments include elements such as landscaped medians, sidewalks, enhanced paving at pedestrian crossings and primary/secondary entries, trails and parkway trees. Consistent with Phase 1A, enhanced paving used is defined as any paving other than natural gray concrete or asphaltic concrete and the use of enhanced paving is strongly encouraged. Streetscapes and trails are shown in Figures A-4 to A-7 depict conceptual landscape application. Street trees shall be consistent with those shown in Figure A-13. Shrub and groundcover plant material shall be consistent with the species in the Landscape Plant Matrix in Section 3.4.15 of the Specific Plan.

A.1.5 EDGE CONDITIONS/EASEMENTS

A one hundred foot wide conservation easement will be recorded within the KT Project along east boundary adjacent to the California Aqueduct. The easement will include approximately 5.5 acres of area. The purpose of the conservation easement is to provide permanent wildlife habitat. The conservation easement will be owned and maintained by the project's HOA and zoned Tracy Hills Conservation (C-TH). No development within this area will be allowed except for installation of protective fencing. Signs will be attached to the fencing advising the public to "stay out of the conservation easement areas."

The Conservation Easement within the KT Project will have the existing native landscape "protected-in-place" and no additional landscape or irrigation improvements are proposed.

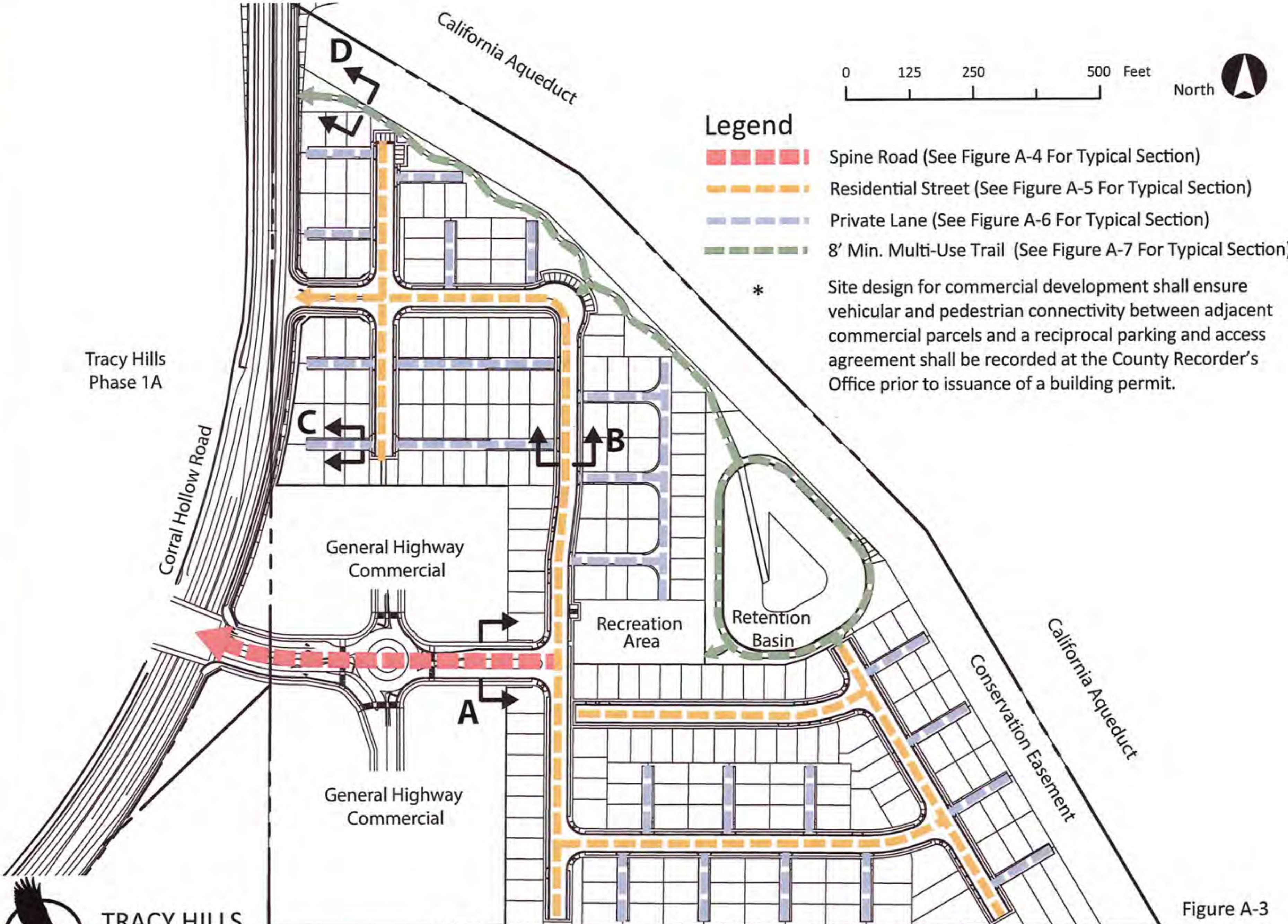


Figure A-3
Circulation Map - KT Project

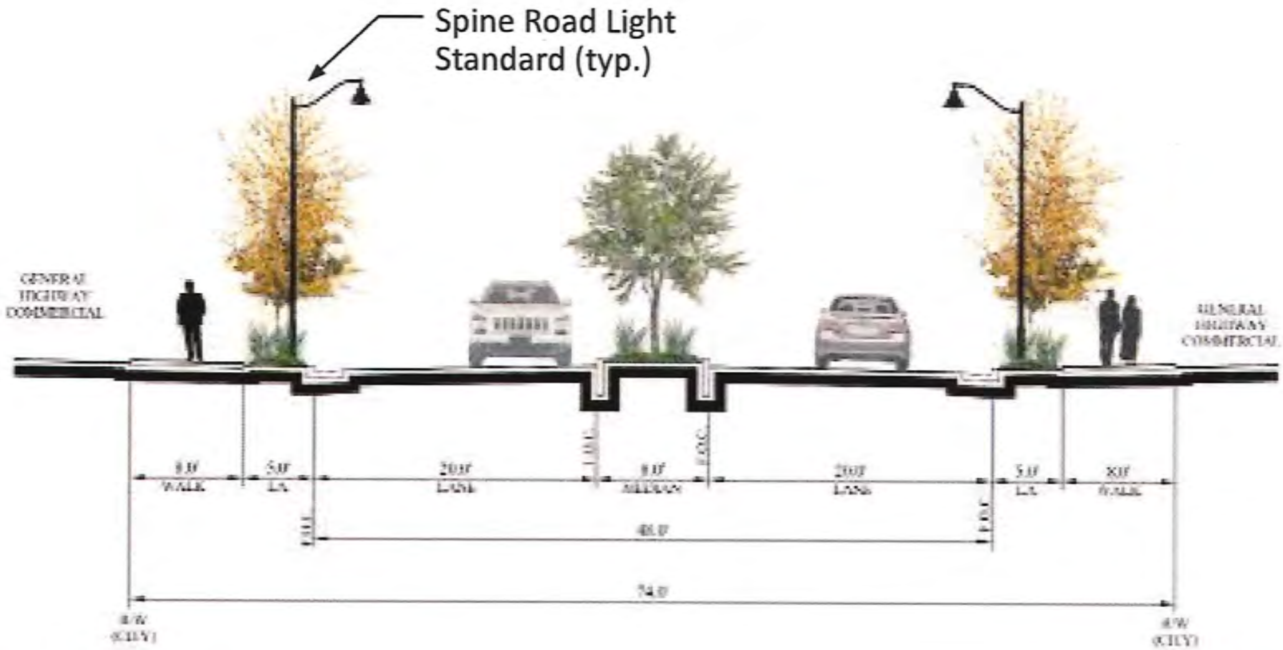


Figure A-4
Section A, Typical Spine Road

Notes:
- Street section is preliminary and subject to change.
- Landscape shown for illustrative purposes only. Refer to Figure A-13 for specified street trees.
- Rolled curbs may be utilized along public streets within the KT Project phase.

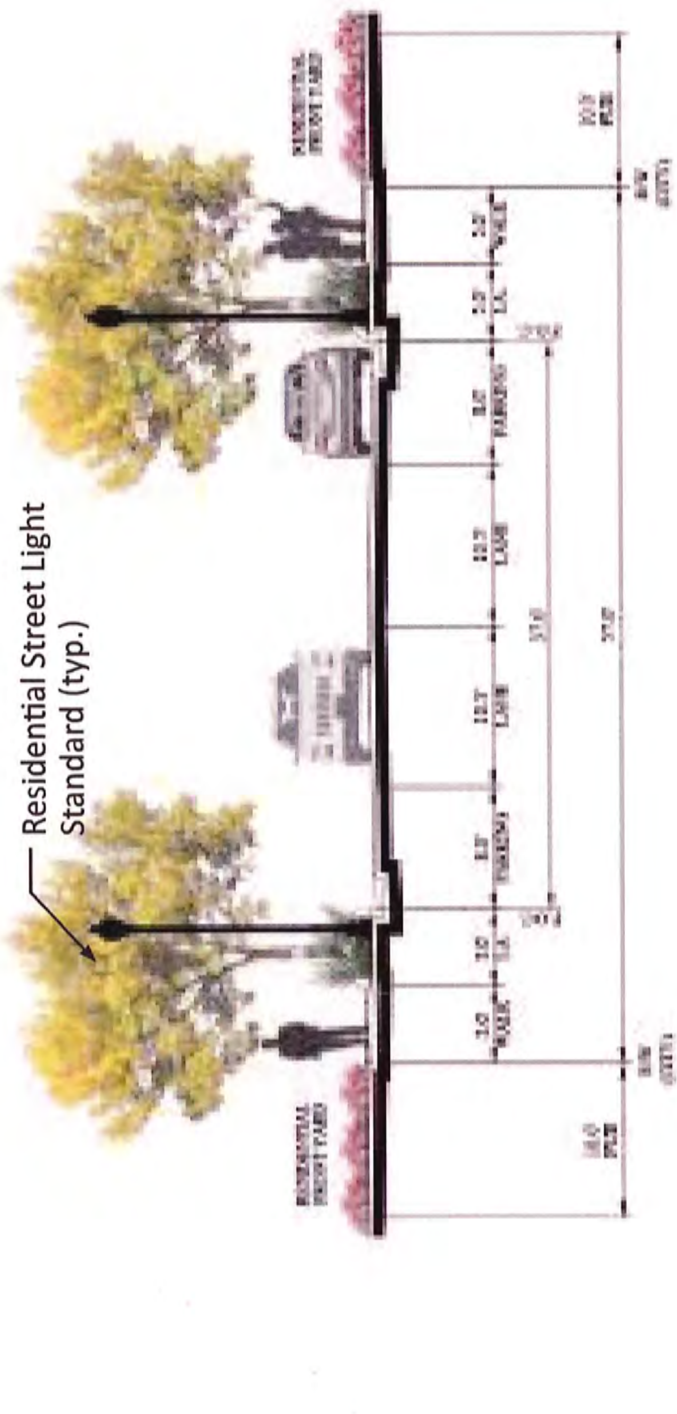


Figure A-5
Section B, Residential Street

Notes:
- Landscape shown for illustrative purposes only. Refer to Figure A-13 for specified street trees.
- Rolled curbs may be utilized along public streets within the KT Project phase.

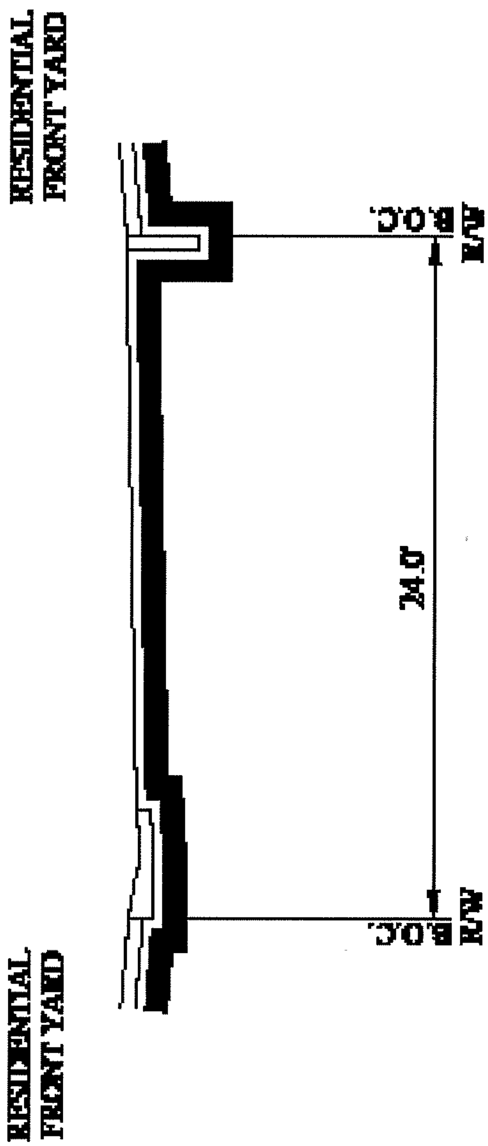


Figure A-6
Section C, Private Lane

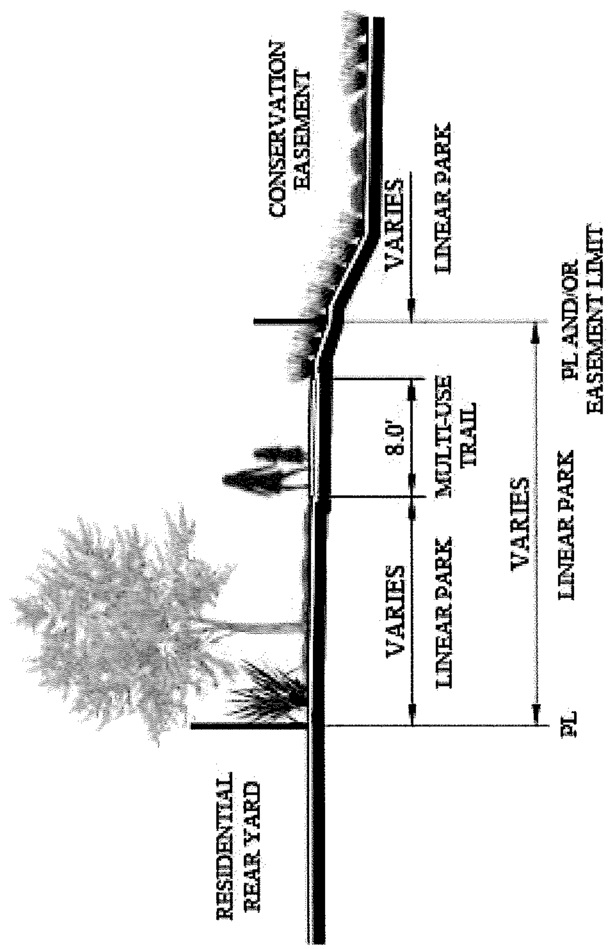


Figure A-7
Section D, 8' Multi-Use Trail & Linear Park

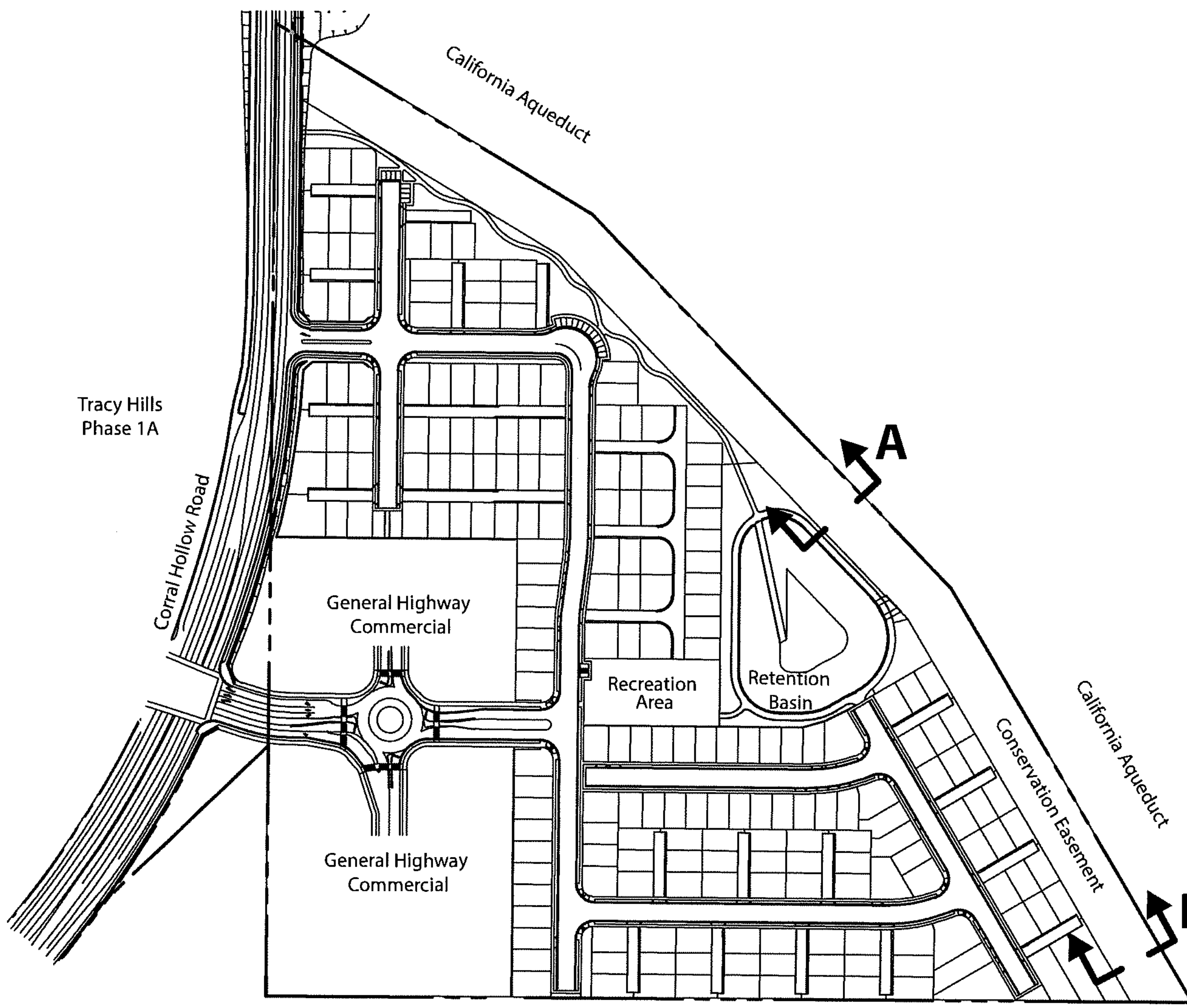


Figure A-8
Edge Conditions/Easements Key Map

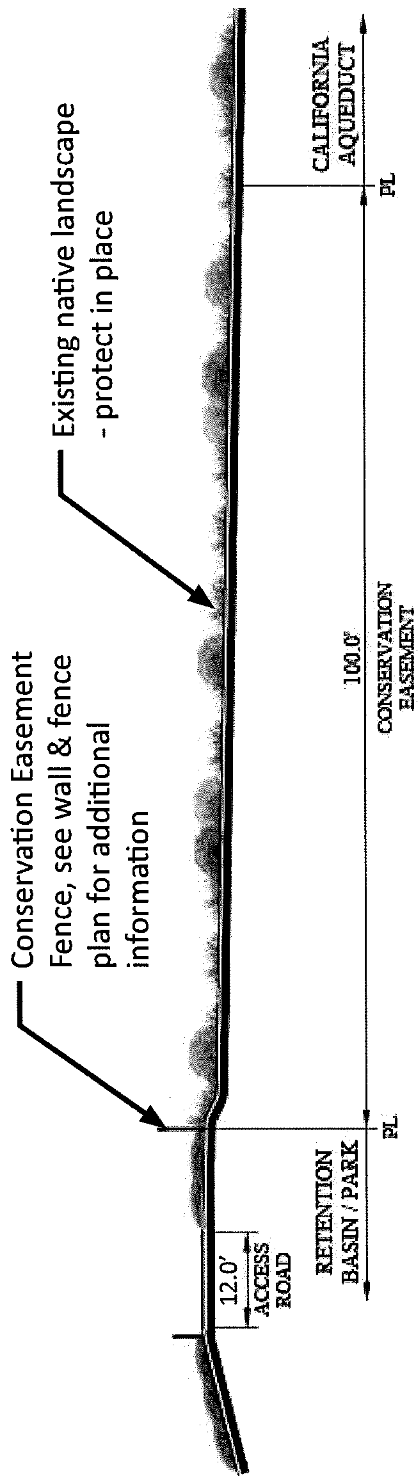


Figure A-9
Section A

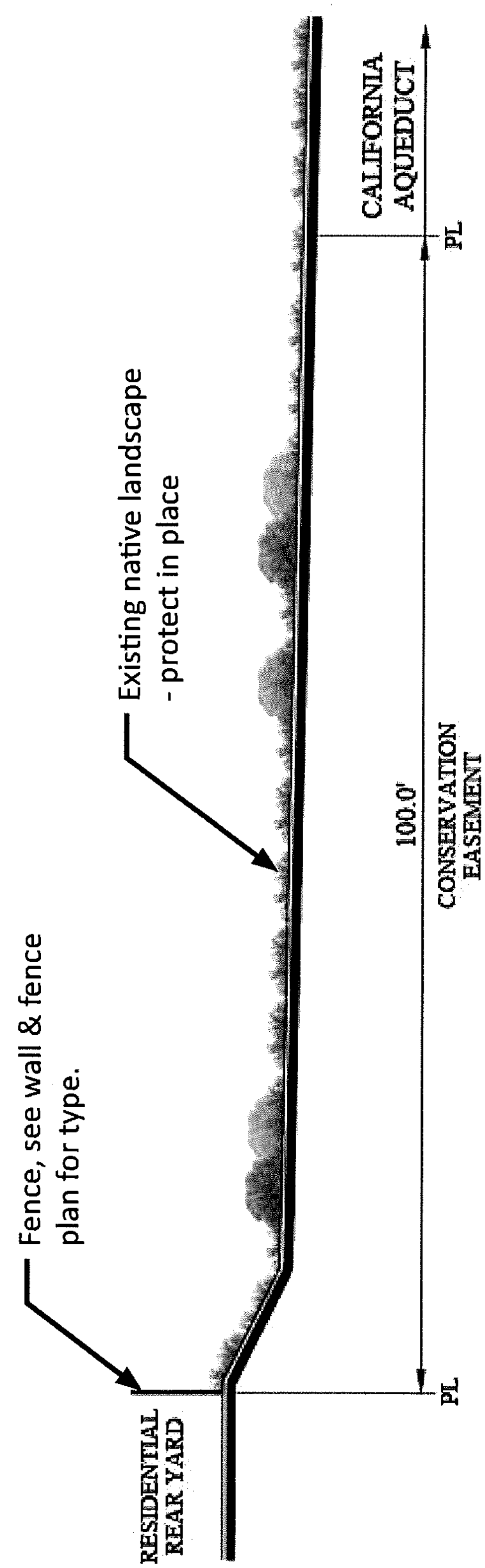


Figure A-10
Section B

A.1.6 CONCEPTUAL OVERALL ILLUSTRATIVE PARKS AND LANDSCAPE PLAN

The KT Project implements a linear park concept that provides an off-road trail corridor including pedestrian and bike pathways. These pathways connect to a comprehensive Class I bikeway and pedestrian system within Tracy Hills. The Tracy Hills Class I bikeway and pedestrian system, as built and planned in future phases, provides connectivity to neighborhood parks, HOA parks and recreational facilities , schools, retail and services, open space features and trail system, and a future community park. The KT Project linear park is part of a vision to provide a diversity of recreational opportunities in Tracy Hills comprised of an integrated and connected park and trail system. The park and trail system network not only promotes connectivity within the development, but also to the entire City.

As described in the 2013 Parks Master Plan (New Developments), the City may consider partial credits (up to 30% of the park acreage requirement) for linear parks in lieu of neighborhood park requirements. The proposed linear park is eligible to satisfy the park land requirement for the KT Project as it is part of the overall park system network for Tracy Hills. Once completed, the park will be dedicated to the City. Linear parks within the development that are dedicated to the City, and available for public use, may be maintained by the HOA. The design of the linear park, including amenity components, will be finalized through the preparation of improvement plans that will be reviewed and approved by the City.

The KT Project also include a private HOA park and recreational facility that may include but not limited to active and passive recreational features such as playground equipment, pool including deck/lounge area, BBQ area, open turf, restroom and shower facilities, and shade structure. The HOA park and recreational facilities will be sized appropriately to serve the KT Project. The design of the HOA park, including amenity components, will be finalized through the preparation of improvement plans that will be reviewed and approved by the City.

The parks within the community shall incorporate the following design elements:

- Landscaping should consider the use of drought tolerate species and be planted to conserve water and reduce irrigation needs. Use of reclaimed water or other water conserving strategies is encouraged.
- Use appropriate lighting in high use areas for safety purposes.
- The use of drought-tolerant landscaping and hydrozoning irrigation systems should be designed effectively.

Figure A-11
Conceptual Overall Illustrative, Parks and Landscape Plan - KT Project

A.1.7 LIGHTING

The site furnishings and lighting design for the residential villages located within the KT Project shall be consistent with the themes and standards established in Phase 1A of Tracy Hills. Refer to section 3.4.9 the Specific Plan for the site furnishings and lighting standards which shall be applied to this phase of the Specific Plan.

A.1.8 WALLS AND FENCES

Consistent with Phase 1A, walls and fences within this phase of the Specific Plan are intended to maintain the quality and character of the public realm. Wall and fence materials shall provide variety, privacy, and consistency within the community.

The following types of walls and view fences were selected for use within different areas of the project site, consistent with their application in Phase 1A. All wall and fence heights are measured from the higher grade elevation on either side of the wall or fence. Refer to Figure A-12 Master Wall and Fence Plan KT Project for general wall and fence locations. Wall and fence policies below as established in Phase 1A shall be applicable to the KT Project.

- Decorative walls and/or screen walls shall be integrated with the community design intent, as well as the overall landscape design.
- All community theme walls and fences shall be consistent in design as outlined herein.
- View fencing of full height tubular steel may be used and pilasters incorporated into steel fencing.
- Shrubs are encouraged to be planted along community walls to soften the visual character.
- Continuous fencing or walls shall have pilasters located at corners, at change in wall/fencing materials and significant redirections in the fence line.

*All Wall and Fencing materials and colors specified are for design intent. Should materials and/or colors not be available at time of installation, alternative materials and/or colors shall be substituted as specified "or equal" and shall be approved by City staff. Design intent is for Walls and Fences to be consistent community-wide.

1. Wall and Fence Detail References

Majority of the wall and fence types utilized in the KT Project were originally used and detailed in Phase 1A. Such fencing shall reference the details used in Phase 1A to ensure consistency throughout the Tracy Hills Specific Plan area. Please refer to the list below for detail references to the fencing shown in Figure A-12 Master Wall and Fence Plan - KT Project.

6'-0" Min. Proto II Block Decorative Wall- Split Face Block w/Cap - Refer to Figure 3-34

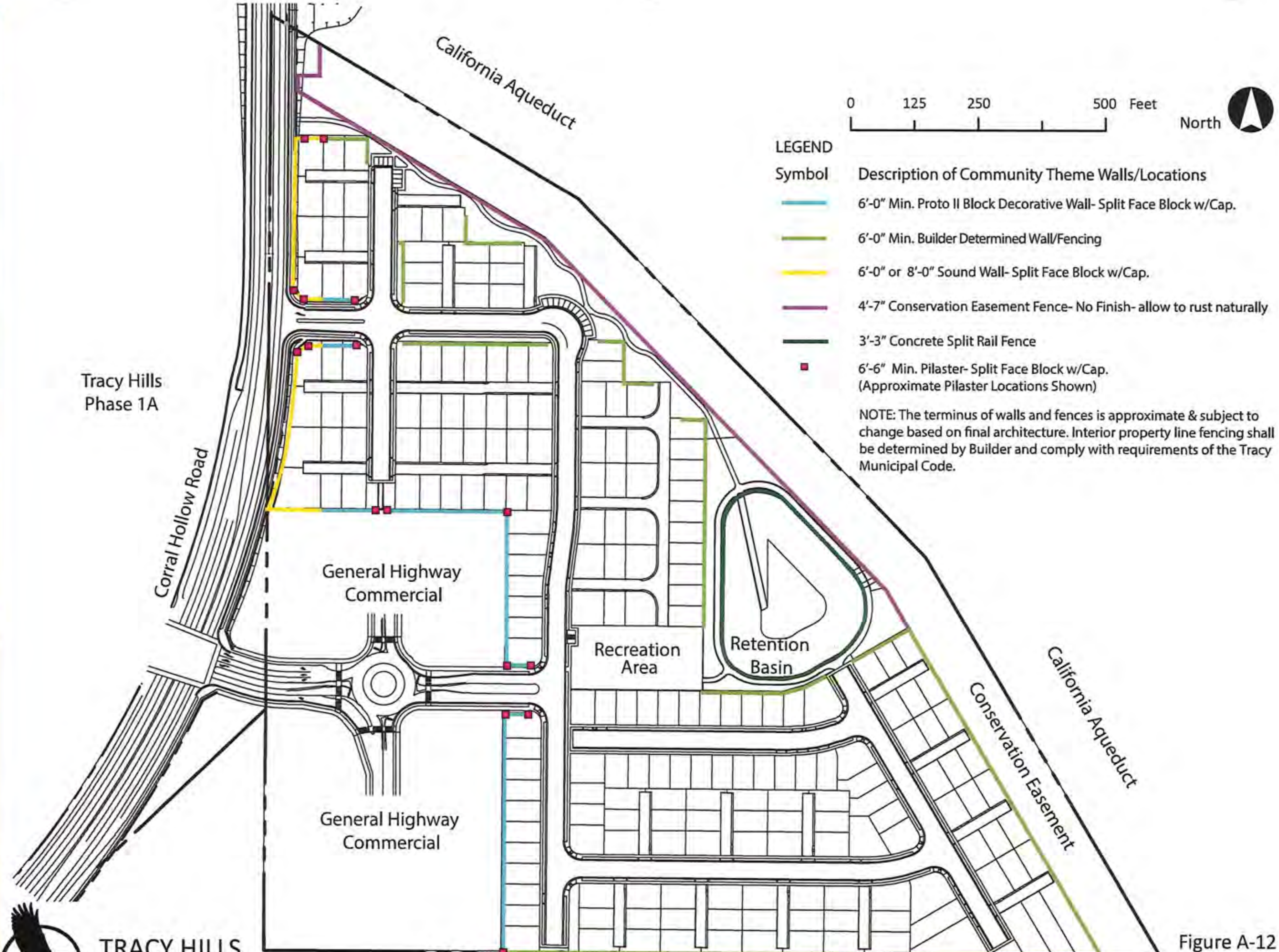
6'-0" Min. Builder Determined Wall/Fencing. Fencing may be Split Face Block, Tubular Steel or Wood.

6'-0" or 8'-0" Sound Wall- Split Face Block w/Cap - Refer to Figure 3-35

4'-7" Conservation Easement Fence - No Finish- allow to rust naturally - Refer to Figure 3-31

3'-3" Concrete Split Rail Fence - Refer to Figure 3-33

6'-6" Min. Pilaster - Split Face Block w/ Cap -Refer to Figures 3-34 & 3-35



TRACY HILLS Specific Plan

Figure A-12

Master Wall and Fence Plan - KT Project

A.1.9 LANDSCAPE MASTER TREE PLAN

The plant list for this project was developed to reinforce the community theme and to create some seasonal change with a mixture of deciduous and evergreen plants while maintaining a well-balanced landscape. Many plants on this list are considered low water and drought tolerant species and were chosen based on their specific growth characteristics, including flowering and foliage color, texture and form. Refer to Figure A-13 Master Tree Plan - KT Project for the street tree plan for this Phase of Tracy Hills.

The following items should be considered in the community landscape design process:

- Consistent street tree themes should be related to the hierarchy of the street system.
- Extensive use of trees, vines and shrubs to soften community theme wall and fencing.
- Recognition of existing natural conditions and situations.
- Use of both "formal" and "informal" planting arrangements, depending upon the particular condition.
- "Layering" or the shrub understory to create depth, variety and interest.
- Refer to local codes for spacing distance from utilities, light poles, etc.

1. Landscape Irrigation

All landscaped areas will be permanently irrigated using an automatic, underground irrigation system or bubbler low-flow systems. Please refer to Section 3.4.13 of the Specific Plan for additional information.

2. Utility and Equipment Screening

All utilities above/below ground providing service to the residential villages and commercial areas shall be screened to prevent unsightly conditions that detract from the overall aesthetics. Refer to Section 3.4.14 of the Specific Plan for utility screening guidelines.

3. Landscape Plant Matrix

Refer to Section 3.4.15 of the Specific Plan for the Landscape Plant Matrix.

TRACY HILLS

LEGEND

Symbol	Description/Location
	Village Parkway Trees*
(blue line)	Primary Tree - *Ulmus parvifolia* 'Drake' - (Drake Chinese Elm)
(green line)	Secondary Tree - *Lagerstroemia* 'Centennial Spirit'- (Crape Myrtle)
	*Minimum 15 Gallon at 30' O.C. (staked)
(orange line)	Tracy Hills Drive
	Parkway Tree (both sides) - *Platanus x acerifolia* 'Columbia' at 35' O.C. *Minimum 15 Gallon Std. (staked)
	Backdrop Tree - *Pinus eldarica* (informal massing) *Minimum 15 Gallon Std. (staked)
	Median Tree - *Ulmus parvifolia* 'Drake' at 35' O.C. *Min. 15 Gallon Std. (staked)

Frontyard Trees- Each lot is required to receive (1) 15 Gallon tree, where feasible, in addition to the parkway trees shown in the Master Tree Plan. Tree species to be determined by the builders' Landscape Architects, in accordance with the enclosed Plant Matrix, and shall be associated with the various architectural elevations. Tree selection shall take into consideration size/growth/maturity of tree as it relates to the front yard lot size.

NOTE: If, during the City's review of improvement plans or subsequent tree replacements, there is a conflict between a tree species shown in the Tracy Hills Specific Plan and a later adopted Urban Forestry Management Plan (UFMP), then the tree species shown in the UFMP shall prevail, subject to the review and approval of the City Urban Forestry Supervisor/Arborist or other designee of the Public Works Director.

Figure A-13
Master Tree Plan - KT Project

COMMUNITY GATEWAY ICON

B.1 COMMUNITY GATEWAY ICON

B.1.1 PURPOSE AND SCOPE

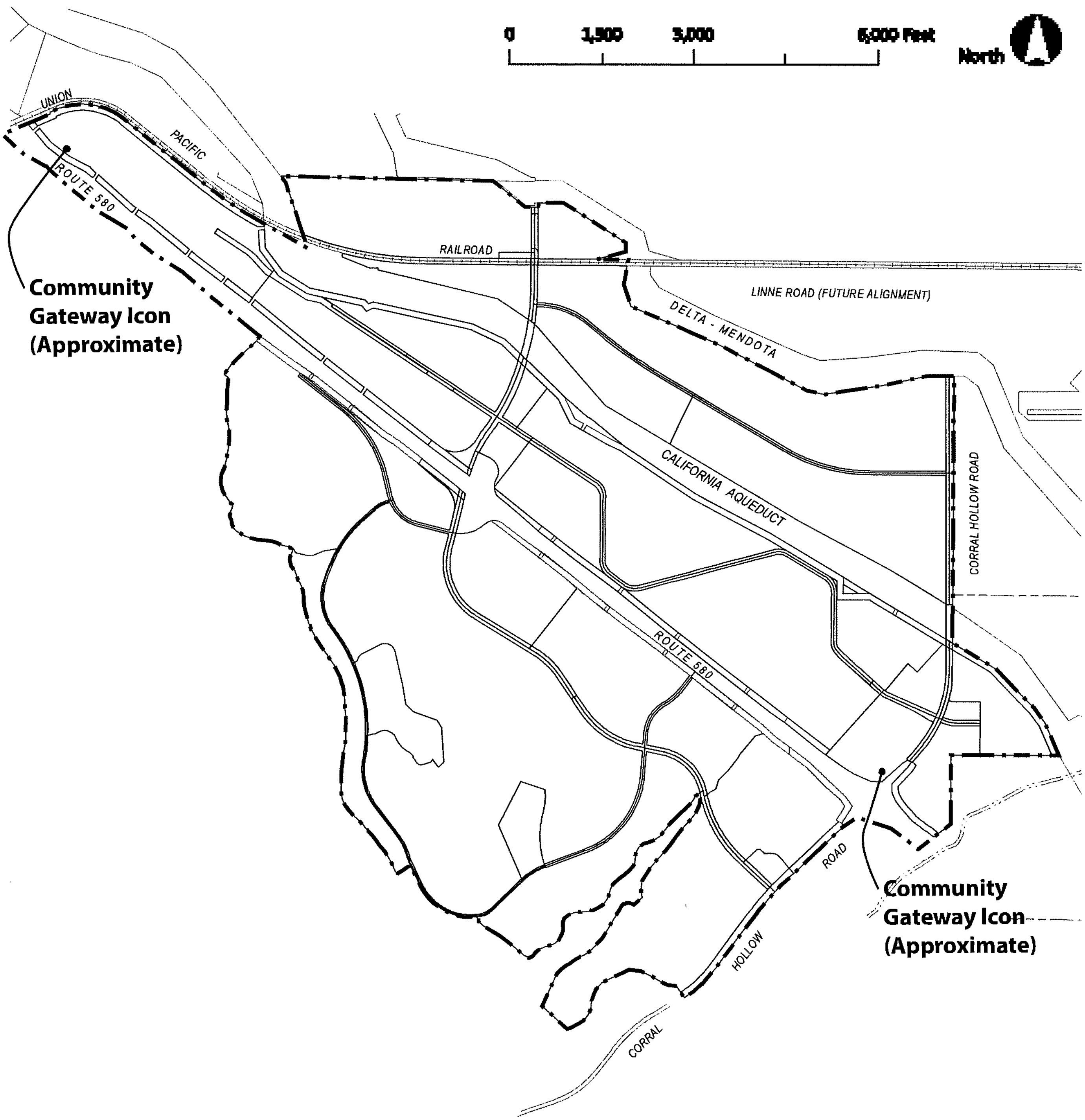
The Community Gateway Icon will be the landmark of the Tracy Hills community and establish a unifying community identity while providing a strong statement of community, commitment, and quality. At time of initial Specific Plan preparation, design details had not been developed for the Community Gateway Icon. This Appendix incorporates the Community Gateway Icon design and locations into the Specific Plan. The design and location of the Community Gateway Icon or second Community Gateway Icon may be approved as part of this Specific Plan or Appendix to the Specific Plan, without requiring a Development Review permit, if the proposal matches the design and location details shown in this Appendix.

B.1.2 LOCATION

The Tracy Hills Specific Plan Area includes two Community Gateway Icons. A Community Gateway Icon is located adjacent to the Corral Hollow Road and Interstate 580 interchange within Phase 1A. The second Community Gateway Icon is located at the western end of the Specific Plan Area along Interstate 580. Refer to Figure B-1, Location Map - Community Gateway Icon for additional information.

B.1.3 COMMUNITY GATEWAY ICON DETAIL

The Community Gateway Icon will incorporate materials and elements consistent with the other community monuments established in Section 3.4.5 of the Specific Plan. The Community Gateway Icon is approximately 40-feet high and has an approximate base dimension of 13-feet by 5-feet. The Icon's base shall have a stacked stone veneer consistent with that used on the other community monuments. The sign portion of the Icon will be a large vertical corten steel or similar material laser-cut/water-cut panel which will identify the Tracy Hills community and include the community's logo. Refer to Figure B-2 for an illustrative of the Community Gateway Icon and Figure B-3 for a detail of the Community Gateway Icon.



TRACY HILLS
Specific Plan

Figure B-1
Location Map - Community Gateway Icon

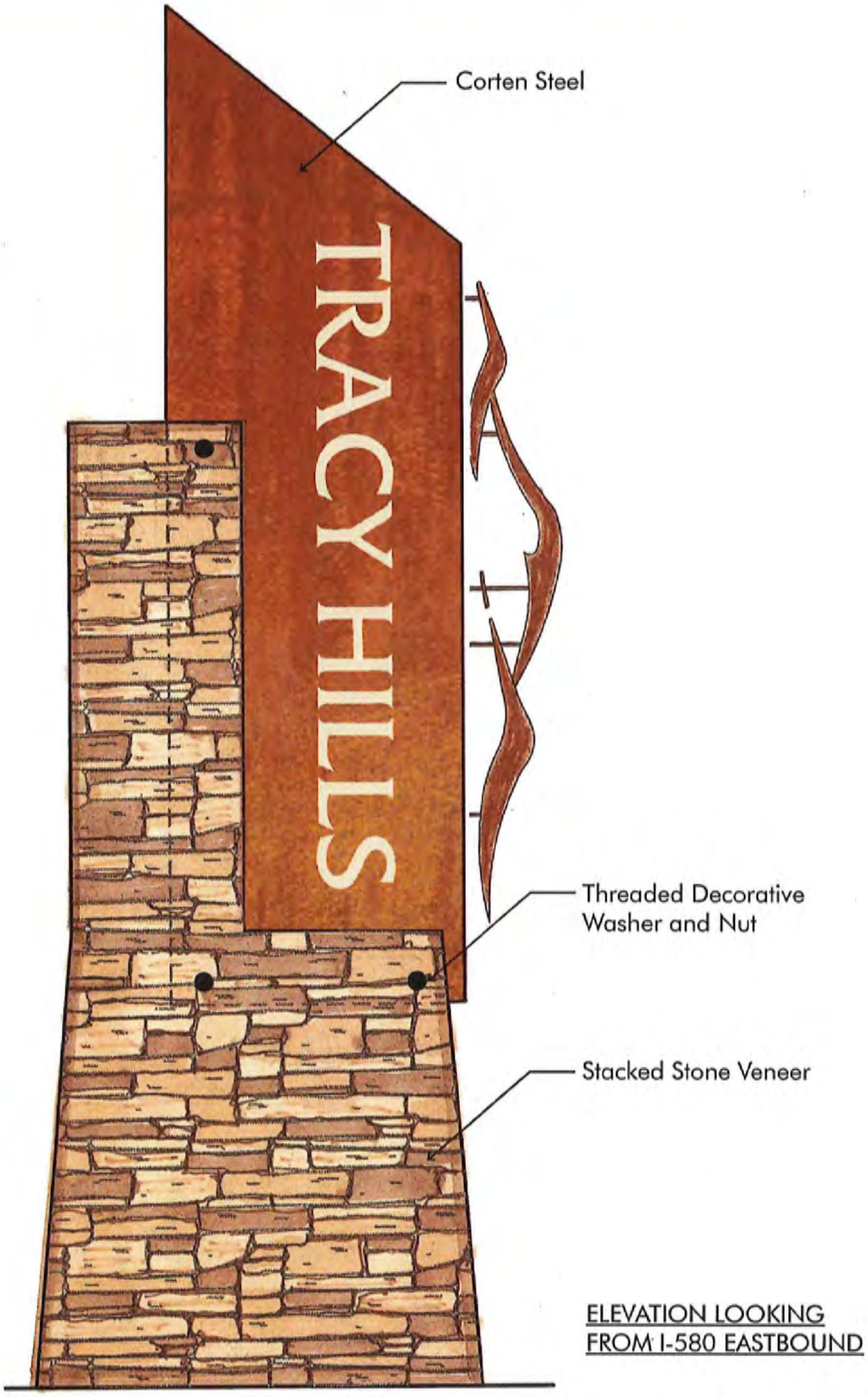
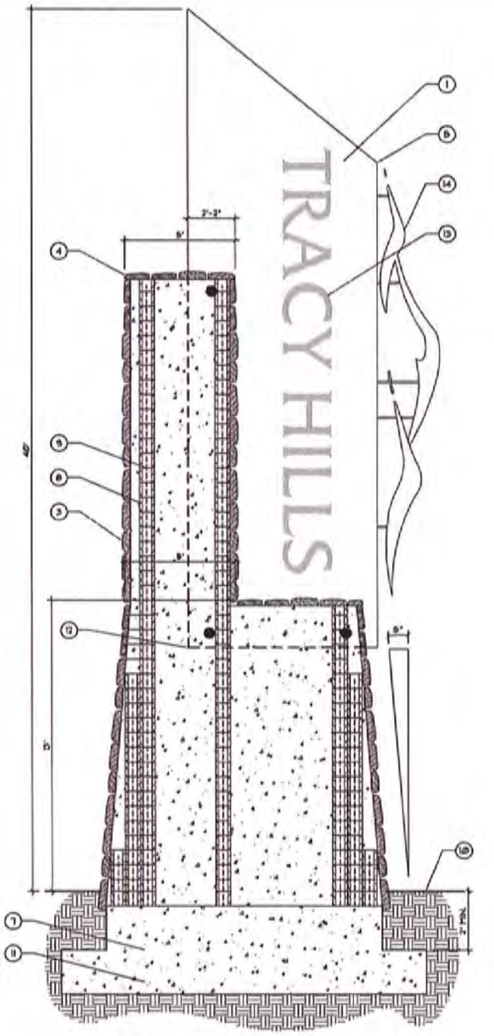
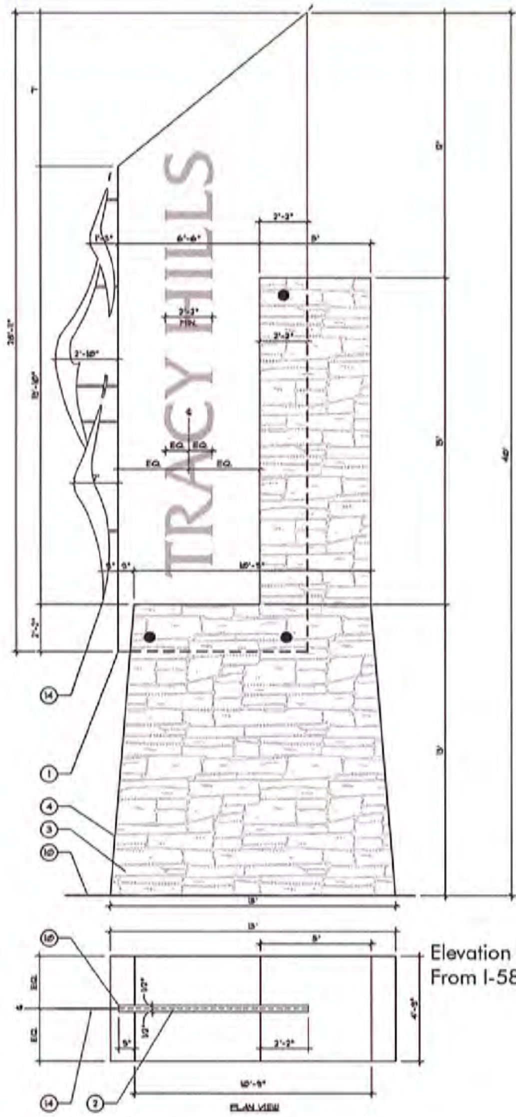


Figure B-2
Community Gateway Icon - Illustrative Elevation



Section Looking From I-580 Eastbound



Elevation Looking From I-580 Westbound

(1) TWO (2) 1/2" THICK CORTEN STEEL PANELS WITH LASER-CUT/ WATER-CUT LETTERING TO READ FROM BOTH DIRECTIONS. ATTACH TO CMU BLOCK BASE PER STRUCTURAL ENGINEER'S DETAILS. REFER TO LC-0 FOR FINISH.

(2) 1/16" THICK ALUMINUM SKIN PANEL EXTEND TO ALL EDGES-POWDERCOAT BOTH SIDES, SANDWICH AND BOLT BETWEEN (2) CORTEN STEEL PANELS. SEAL ALL EDGES WITH CLEAR WATERPROOF CAULKING OR OTHER AS RECOMMENDED BY SIGNAGE CONTRACTOR. REFER TO SHEET LC-0 FOR COLOR.

(3) STACKED STONE VENEER, MORTAR INTO PLACE. EXTEND 6" BELOW FINISH GRADE.

(4) MITER CORNERS OR STAGGER AND ALTERNATE STONE AT CORNERS FOR NATURAL LOOK.

(5) 1/8" RADIUS AT CORTEN PANEL CORNERS

(6) NOT USED

(7) CONCRETE FOOTING AND REINFORCING PER STRUCTURAL ENGINEER'S DETAILS AND CALCS.

(8) CMU BLOCK. GROUT SOLID ALL CELLS.

(9) REINFORCING PER STRUCTURAL DETAILS AND CALCS.

(9) REINFORCING PER STRUCTURAL DETAILS AND CALCS.

(10) FINISH GRADE

(11) COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.

(12) EPOXY BED

(13) COMMUNITY LOGO BY CLIENT'S MARKETING/BRANDING CONSULTANT. TYPEFACE/ FONT STYLE SHALL BE DESIGNED BY MARKETING/BRANDING CONSULTANT AND SUBMITTED VIA SHOP DRAWING FOR APPROVAL PRIOR TO CONSTRUCTION. BASED ON BRANDING CONSULTANT'S LOGO DESIGN, MONUMENTATION CONFIGURATION MAY BE ALTERED TO ACCEPT LOGO.

(14) TRACY HILLS LOGO GRAPHIC PER CLIENT'S MARKETING/BRANDING CONSULTANT. ATTACH LASER CUT/ WATER CUT 1/2" THICK CORTEN PANEL OF HILLS GRAPHIC TO 'FLOAT' ABOVE CORTEN 'BLADE'. SEE NOTE 15.

(15) LOGO/GRAPHIC PINS TO ATTACH CORTEN SIGNAGE. SIGNAGE CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING.

CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.

NOTES
1. REINFORCING, CONNECTION AND FOOTING DESIGN PER STRUCTURAL ENGINEER.
2. REFER TO PRODUCT AND MATERIAL SCHEDULE ON SHEET LC-0 FOR ALL MATERIALS, COLORS AND FINISHES.

Figure B-3
Community Gateway Icon - Detail

PHASE 1B

C.1 PHASE 1B

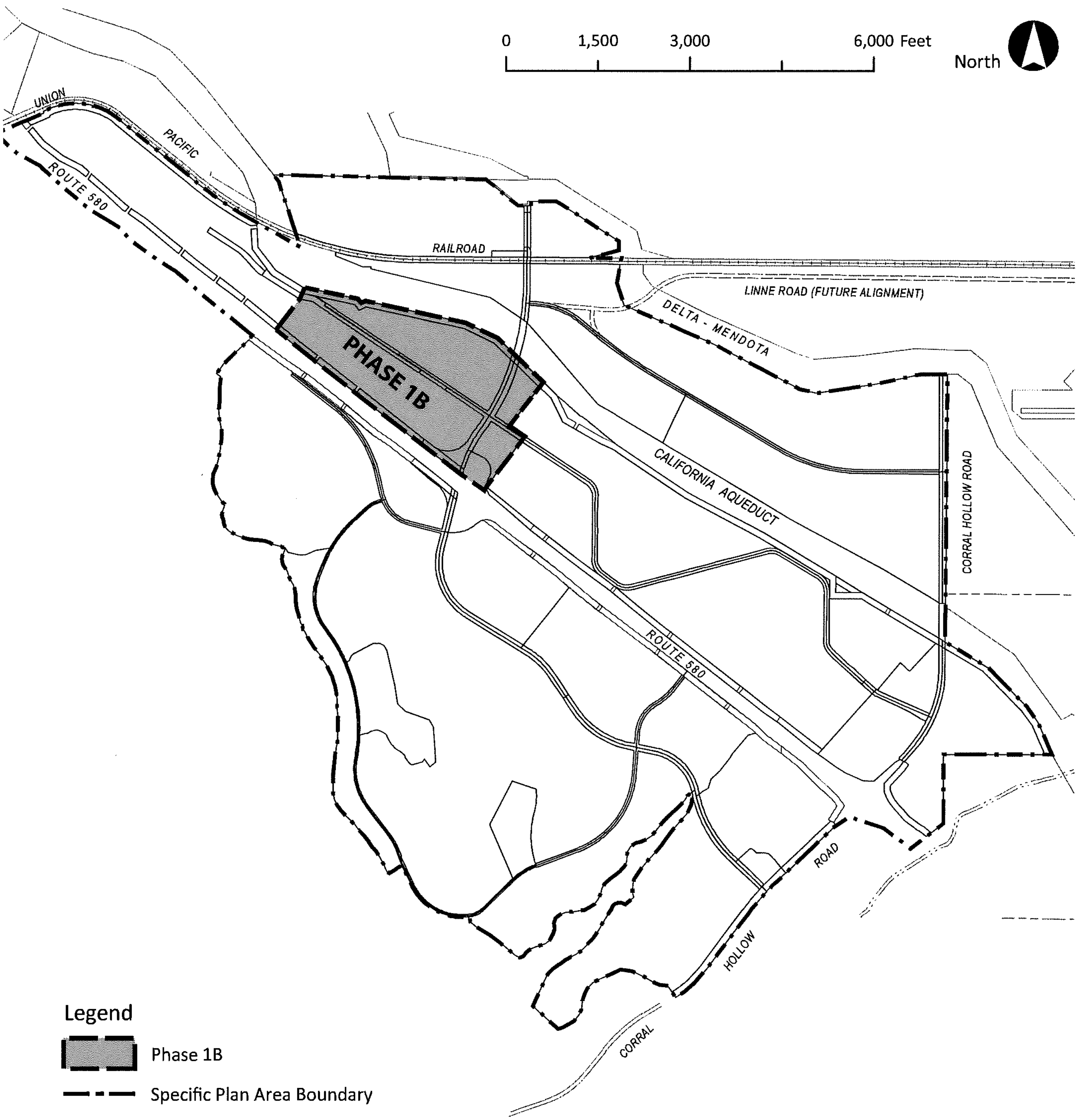
C.1.1 PURPOSE AND SCOPE

The landscape design guidelines contained in Section 3.4 of the Tracy Hills Specific Plan apply Specific Plan-wide; however, implementation details are only shown for Phase 1A. The purpose of Appendix C is to provide landscape design guidelines and implementation details for Phase 1B of Tracy Hills. The Phase 1B landscape design guidelines include the following components:

- Community Monumentation
- Circulation
- Streetscape and Trails
- Edge conditions/ Easements
- Conceptual Overall Illustrative Parks and Landscape Plan
- Lighting
- Walls and Fences
- Landscape Master Tree Plan

C.1.2 LOCATION

Phase 1B of the Specific Plan Area encompasses approximately 158 acres located generally west of Phase 1A, south of the California Aqueduct and north of Interstate 580. Refer to Figure C-1, Location Map - Phase 1B for additional information.



TRACY HILLS
Specific Plan

Figure C-1
LOCATION MAP - PHASE 1B

C.1.3 COMMUNITY MONUMENTATION

Phase 1B shall continue the Tracy Hills themes established in Phase 1A through the consistent application and use of monument signage. Monumentation will be consistent with the character of the project, but flexible enough to respond to individual project context. Logos, type styles, color schemes, and architectural features should be consistent throughout the area being identified. Monumentation may vary in size and detail in a manner that reflects their relative importance within the signage hierarchy, but will incorporate all the materials proposed within the monumentation. Refer to Figure C-2 Community Identity Signage/Monumentation Key Map - Phase 1B for preliminary signage locations.

1. Community Monumentation Detail Reference

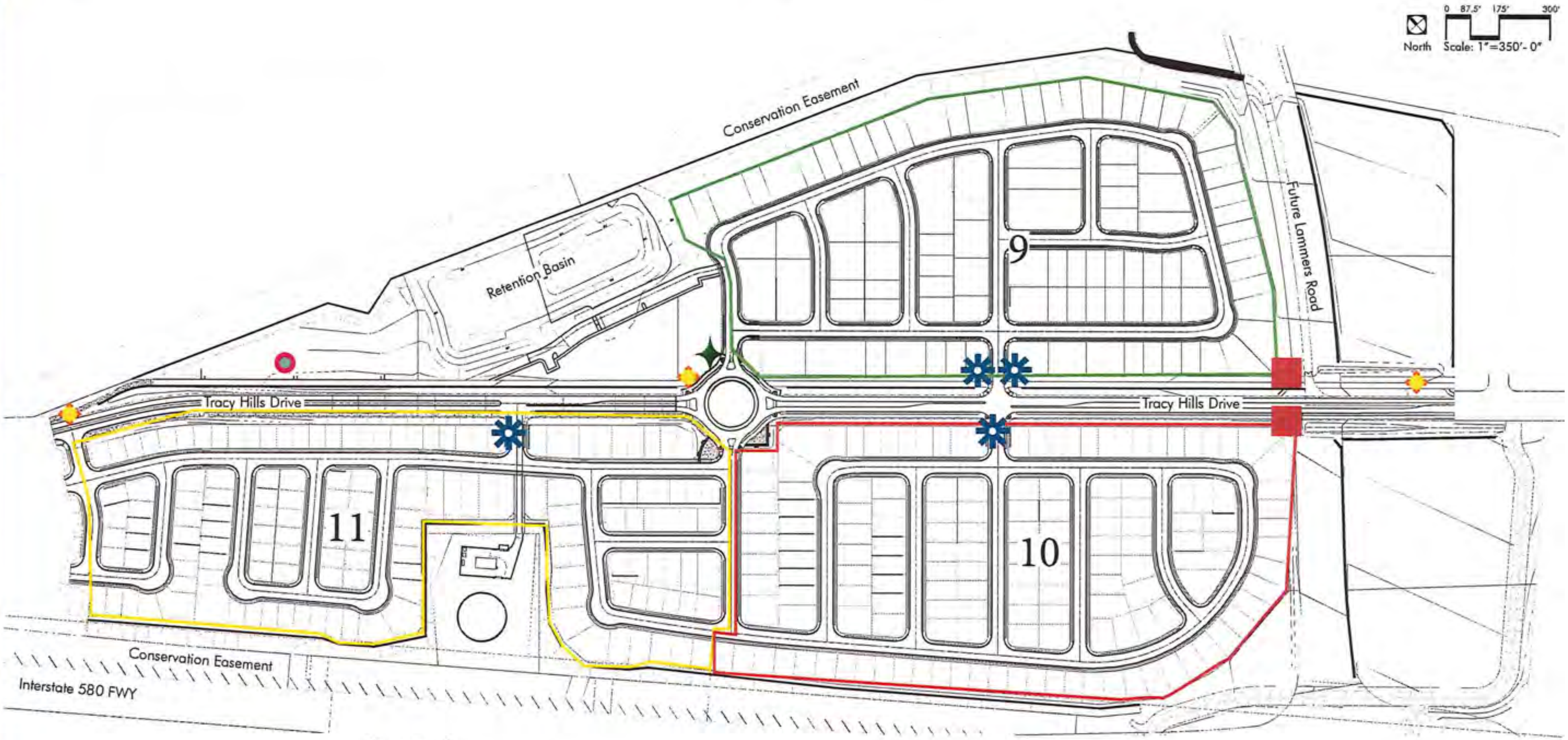
Community monumentation utilized in Phase 1B were originally used and detailed in Phase 1A. Monumentation shall reference the details used in Phase 1A to ensure consistency throughout the Tracy Hills Specific Plan area. Please refer to the list below for detail references of the monumentation shown in Figure C-2 Community Identity Signage/ Monumentation Key Map - Phase 1B.

Primary Neighborhood Entry Signage - Refer to Figure 3-3

Park Signage - Refer to Figure 3-4

Trailhead Marker - Refer to Figure 3-5

Dog Park Sign - Refer to Figure 3-5



Legend

Symbol	Description/Location
Red square	Tertiary Community Monumentation - Smaller version of existing Primary Community Monumentation at corner of Tracy Hills Drive and Corral Hollow (4 total - one monument on each corner)
Green line	Village 9 boundary
Red line	Village 10 boundary
Yellow line	Village 11 boundary

Symbol	Description/Location
Blue asterisk	Primary Neighborhood Entry Signage- Identifies entries of the neighborhoods off main arterial roads (one sign per symbol)
Green star	Park Signage- Similar to Neighborhood Entries but at a smaller scale and identifies main park entry.
Orange marker	Trailhead Marker- Signage at a smaller scale to blend into surroundings. It identifies location of trail access where it connects to a roadway.
Pink circle	Dog Park Sign- Signage at a smaller scale, matching Trailhead Marker.

TRACY HILLS Specific Plan

Figure C-2

COMMUNITY IDENTITY SIGNAGE/MONUMENTATION KEY MAP - PHASE 1B

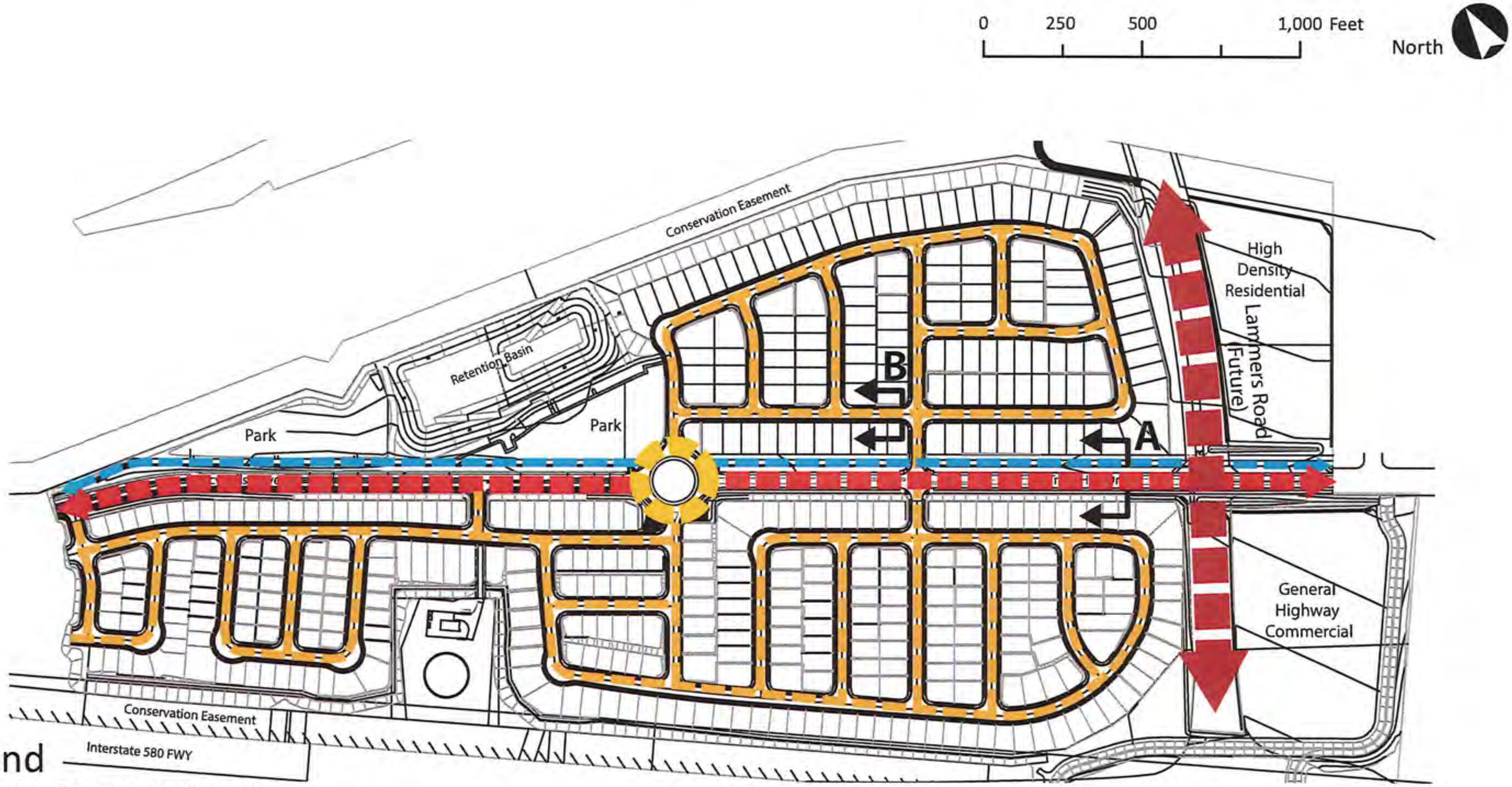
C.1.4 CIRCULATION

A hierarchy of streets and trails are proposed within Phase 1B which provide separate facilities for vehicles, cyclists, and pedestrians. Primary access is provided by the Tracy Hills Drive extension from Phase 1A. The Tracy Hills Drive extension will be a two lane divided road with a 6' wide sidewalk on one side of the street and a 16.5' wide decomposed granite paved trail over a pipeline easement on the other side of the street. Refer to Figure C-4 for a typical section of the spine road extension. Residential streets serving the villages in Phase 1B take access from Tracy Hills Drive with the central primary intersection being controlled with a roundabout. Refer to Figure C-5 for a typical section of the residential street. Refer to Figure C-3 Circulation Map - Phase 1B for additional information on the proposed circulation for this phase of Tracy Hills

Future access will be provided by the Lammers Road extension and new Interstate 580 interchange at the Lammers Road extension.

1. Streetscape and Trails

The following figures illustrate a hierarchy of streetscapes and circulation which provide distinctive landscape treatments for each planned roadway and trail. Landscape and hardscape treatments include elements such as landscaped medians, sidewalks, enhanced paving at pedestrian crossings and primary/secondary entries, trails and parkway trees with backdrops to enhance roadways. Consistent with Phase 1A, enhanced paving used is defined as any paving other than natural gray concrete or asphaltic concrete and the use of enhanced paving is strongly encouraged. Streetscapes and trails are shown in Figures C-4 to C-5 depict conceptual landscape application. Street trees shall be consistent with those shown in Figure C-11. Shrub and groundcover plant material shall be consistent with the species in the Landscape Plant Matrix in Section 3.4.15 of the Specific Plan.



Legend

Symbol	Description/Location
	Future Lammers Road Extention (Not Installed with Phase 1B)
	Tracy Hills Drive (See Figure C-4 For Typical Section)
	Residential Street (See Figure C-5 For Typical Section)
	16.5' Multi-Use trail (See Figure C-4 For Typical Section)
	Roundabout

TRACY HILLS
Specific Plan

Figure C-3
CIRCULATION MAP - PHASE 1B

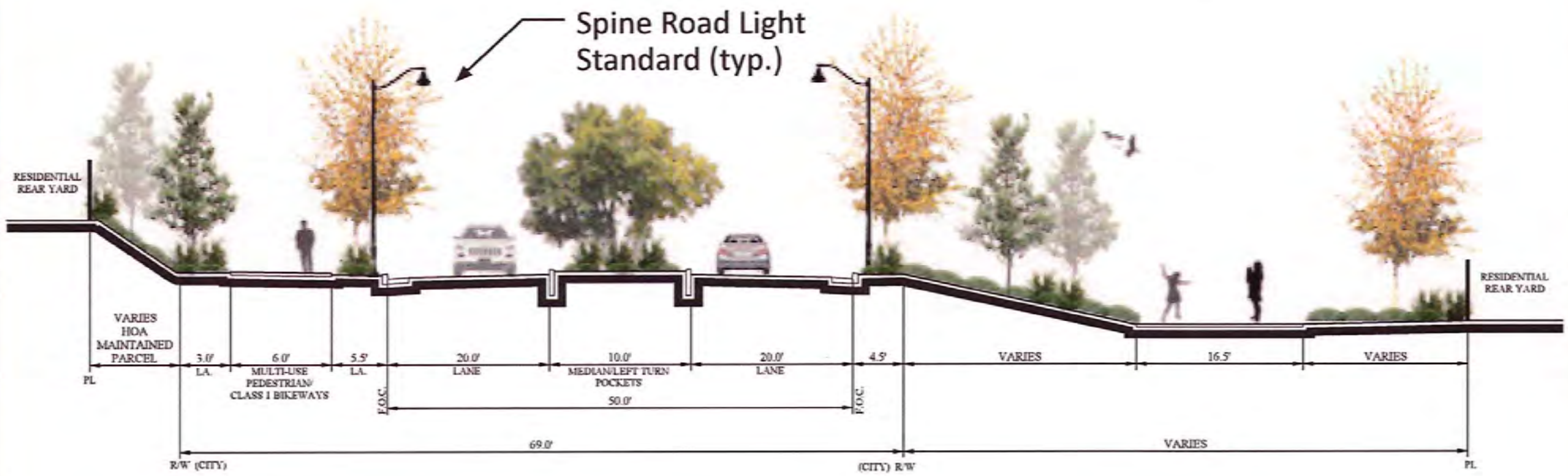


Figure C-4
Section A, Tracy Hills Drive & 16.5' Pipeline Easement

Notes:
- Street section is preliminary and subject to change.
- Landscape shown for illustrative purposes only. Refer to Master Tree Plan for specified street trees.

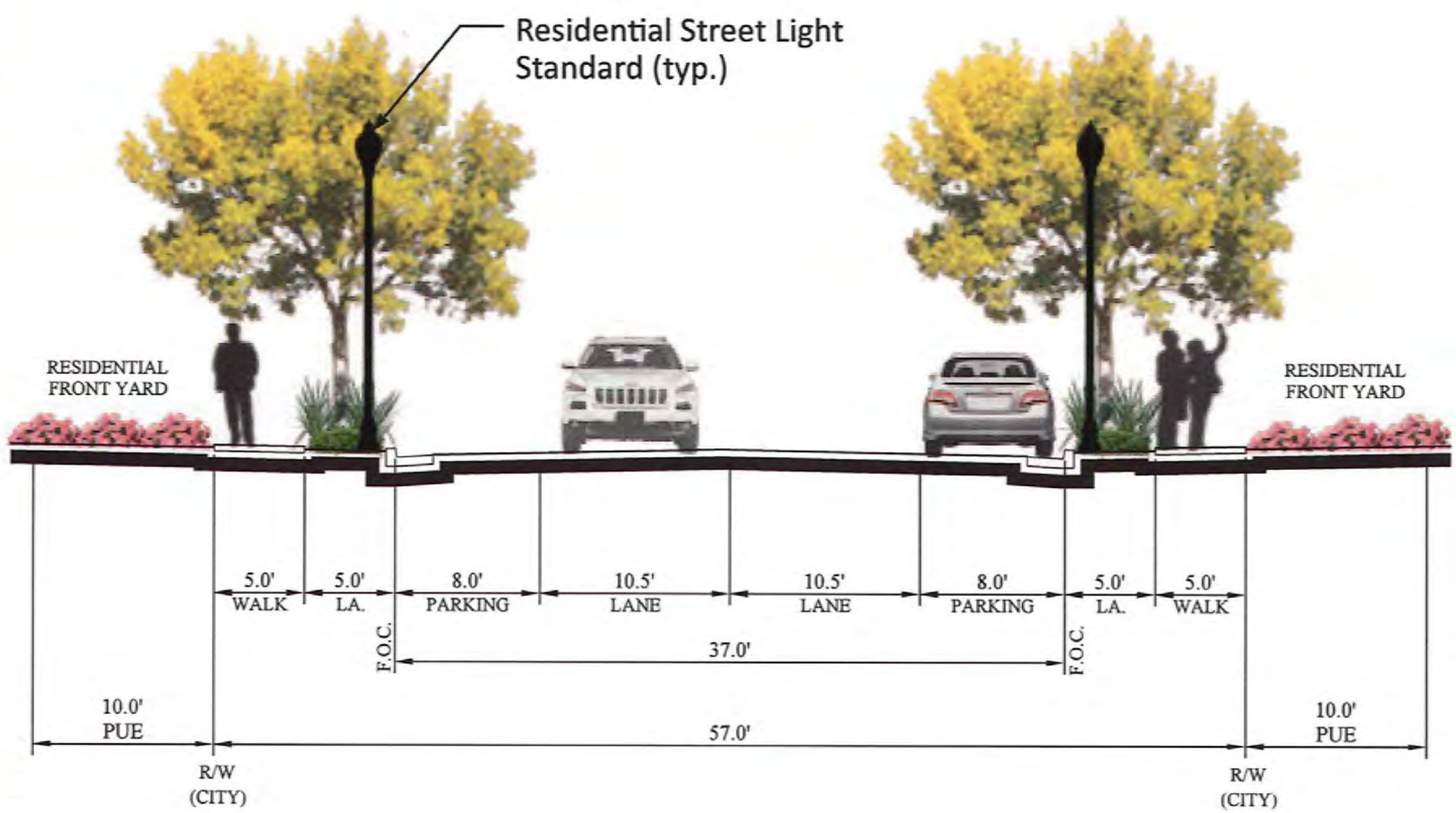


Figure C-5
Section B, Residential Street

Notes:
- Street section is preliminary and subject to change.
- Landscape shown for illustrative purposes only. Refer to Master Tree Plan for specified street trees.

C.1.5 EDGE CONDITIONS/EASEMENTS

One hundred foot wide conservation easements are recorded within Phase 1B along I-580 and the south side of the California Aqueduct. These easements were dedicated to the San Joaquin Council of Governments in 2012. The total amount of conservation easement in Phase 1B is approximately 16 acres. The purpose of the conservation easements is to provide permanent wildlife habitat. These conservation easements will be owned and maintained by the project's HOA and zoned Tracy Hills Conservation (C-TH). No development within these areas will be allowed except for installation of landscape materials, irrigation and protective fencing. Signs will be attached to the fencing advising the public to "stay out of the conservation easement areas."

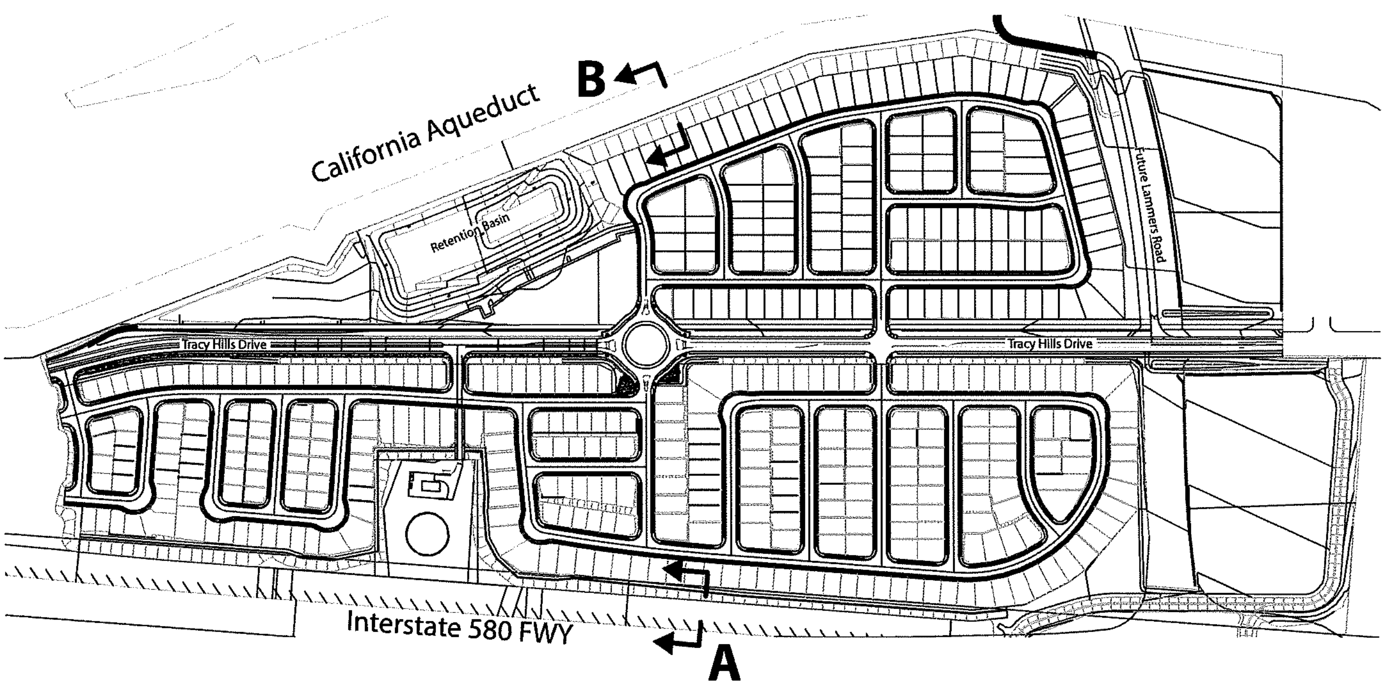


Figure C-6
Edge Conditions/Easements Key Map

Figure C-7
Section A

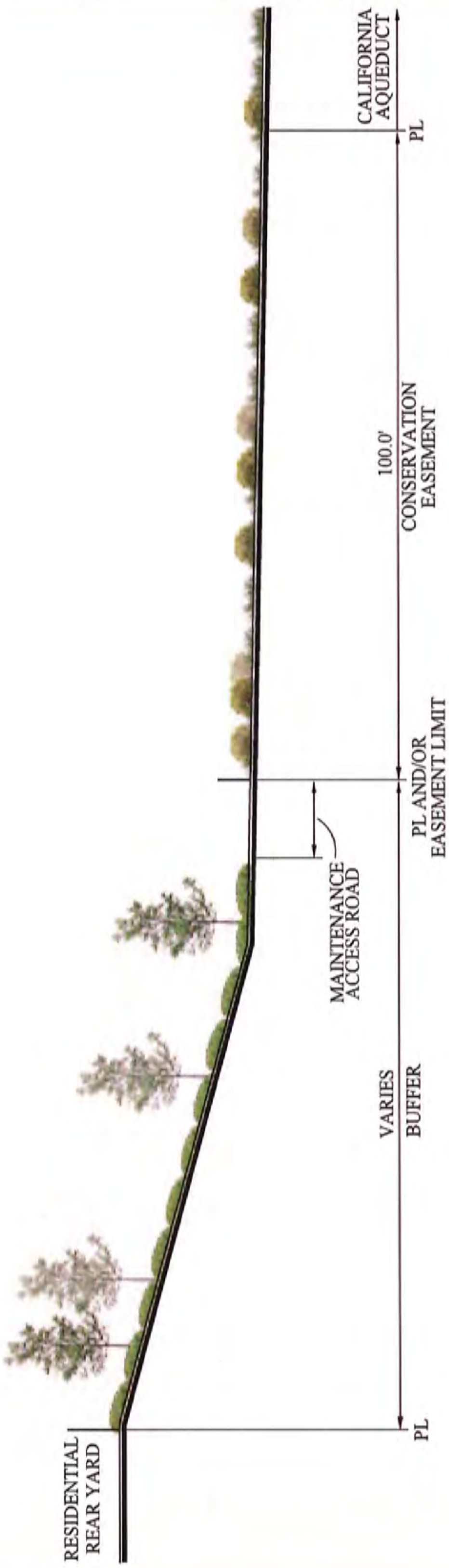


Figure C-8
Section B

C.1.6 CONCEPTUAL OVERALL ILLUSTRATIVE PARKS AND LANDSCAPE PLAN

Within the residential villages located in this phase of Tracy Hills, there is a variety of parks and trails which provide opportunities for both passive and active recreational activities. The parks shown herein are conceptual in nature and subject to design refinement. Parks will be designed and improved by the Developer in accordance with the Citywide Parks Master Plan and this Specific Plan.

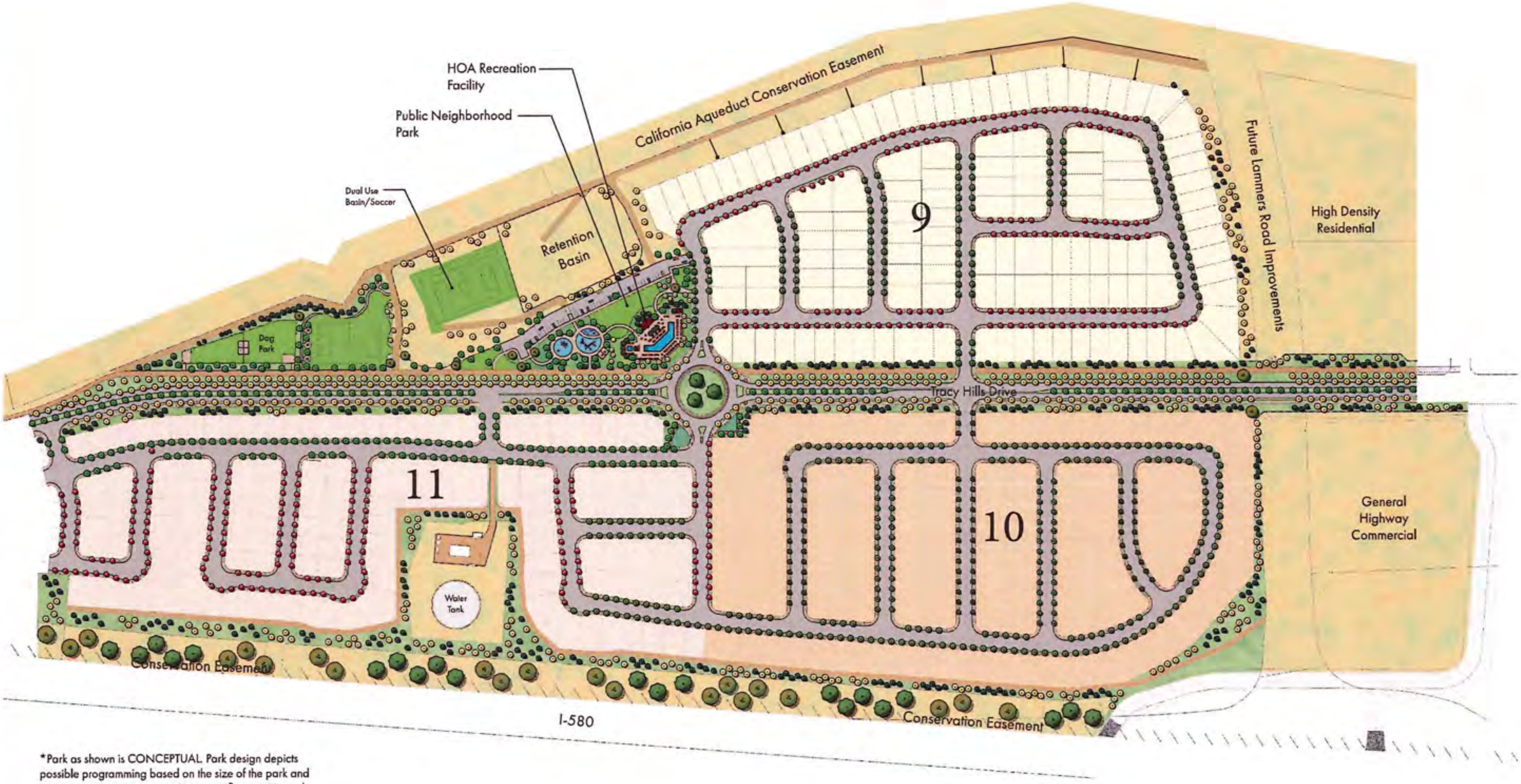
The park within this phase includes a neighborhood park which is centrally located within the low density residential. The decomposed granite multi-use trail fronts the neighborhood park on the south side with the conservation easement and retention basin along the north side of the park. A residential street fronts the park on the east side which will be the primary access to the park from the residential villages.

The parks within the community, amongst other things, shall incorporate the following design elements:

- Landscaping should consider the use of drought tolerate species and be planted to conserve water and reduce irrigation needs. Use of reclaimed water or other water conserving strategies is encouraged.
- Use appropriate lighting in high use areas for safety purposes.
- The use of drought-tolerant landscaping and hydrozoning irrigation systems should be designed effectively.

C.1.7 LIGHTING

The site furnishings and lighting design for the residential villages located within Phase 1B shall be consistent with the themes and standards established in Phase 1A of Tracy Hills. Refer to section 3.4.9 the Specific Plan for the site furnishings and lighting standards which shall be applied to this phase of the Specific Plan.



*Park as shown is CONCEPTUAL. Park design depicts possible programming based on the size of the park and in no way proposes or commits to specific amenities to be included in the final design of the park or HOA recreation facility. Neighborhood Park, Joint Use Basin, and any other element for which Tracy Phase 1B, LLC seeks park credits shall be reviewed and approved by the Parks Commission.

Figure C-9
Conceptual, Overall Illustrative, Parks and Landscape Plan - Phase 1B

C.1.8 WALLS AND FENCES

Consistent with Phase 1A, walls and fences within this phase of the Specific Plan are intended to maintain the quality and character of the public realm. Wall and fence materials shall provide variety, privacy and consistency within the community.

The following types of walls and fences were selected for use within different areas of the project site, consistent with their application in Phase 1A. All wall and fence heights are measured from the higher grade elevation on either side of the wall or fence. Refer to Figure C-10 Master Wall and Fence Plan - Phase 1B for general wall and fence locations. Wall and fence policies below as established in Phase 1A shall be applicable to Phase 1B.

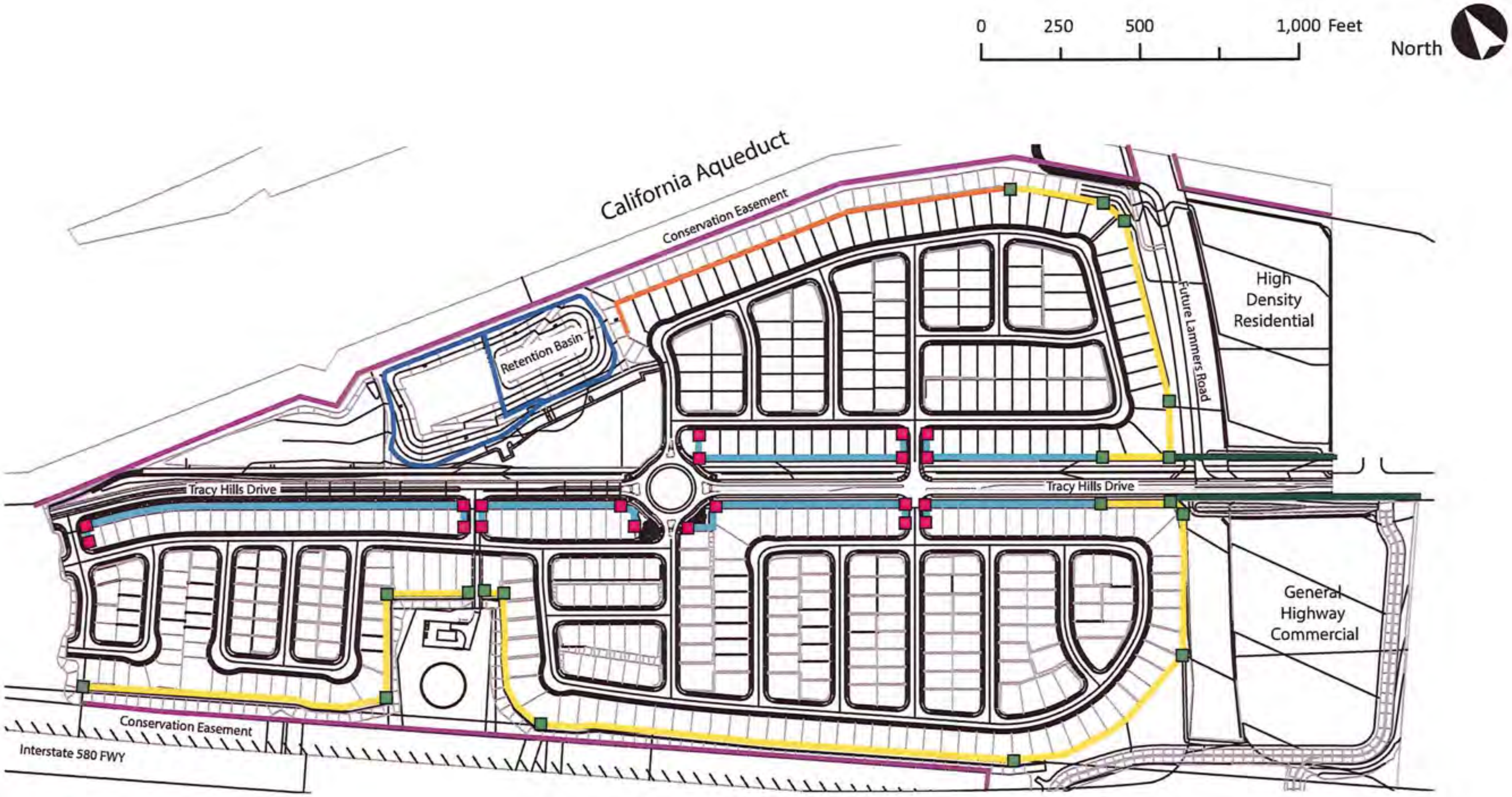
- Decorative walls and/or screen walls shall be integrated with the community design intent, as well as the overall landscape design.
- All community theme walls and fences shall be consistent in design as outlined herein.
- View fencing of full height tubular steel may be used and pilasters incorporated into steel fencing.
- Shrubs are encouraged to be planted along community walls to soften the visual character.
- Continuous fencing or walls shall have pilasters located at corners, at change in wall/fencing materials and significant redirections in the fence line.

*All Wall and Fencing materials and colors specified are for design intent. Should materials and/or colors not be available at time of installation, alternative materials and/or colors shall be substituted as specified "or equal" and shall be approved by City staff. Design intent is for Walls and Fences to be consistent community-wide.

1. Wall and Fence Detail References

Majority of the wall and fence types utilized in Phase 1B were originally used and detailed in Phase 1A. Such fencing shall reference the details used in Phase 1A to ensure consistency throughout the Tracy Hills Specific Plan area. Please refer to the list below for detail references for the fencing shown in Figure C-10 Master Wall and Fence Plan - Phase 1B.

- 6'-0" Min. Proto II Block Decorative Wall- Split Face Block w/Cap - Refer to Figure 3-34
- 6'-0" Min. Builder Determined Wall/Fence
- 6'-0" or 8'-0" Sound Wall- Split Face Block w/Cap - Refer to Figure 3-35
- 4'-7" Conservation Easement Fence - No Finish- allow to rust naturally - Refer to Figure 3-31
- Fence height and type to be determined
- 3'-3" Concrete Split Rail Fence - Refer to Figure 3-33
- 6'-6" Min. Pilaster - Split Face Block w/ Cap -Refer to Figures 3-34
- 6'-6" Min. Pilaster - Split Face Block w/ Cap - Refer to Figure 3-35



LEGEND

Symbol	Description of Community Theme Walls/Locations
(light blue line)	6'-0" Min. Proto II Block Decorative Wall- Split Face Block w/cap.
(orange line)	6'-0" Builder Determined Wall/Fence
(yellow line)	6'-0" or 8'-0" Sound Wall- Split Face Block w/cap.
(purple line)	4'-7" Conservation Easement Fence- No Finish- allow to rust naturally

LEGEND

Symbol	Description of Community Theme Walls/Locations
(dark blue line)	Fence height and type to be determined
(dark green line)	3'-3" Concrete Split Rail Fence
(green square)	6'-6" Min. Pilaster- Split face Block w/cap.
(red square)	6'-6" Min. Pilaster- Split face Block w/cap.

Approximate Pilaster location shown

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Specific Plan

Figure C-10
MASTER WALL AND FENCE PLAN - PHASE 1B

C.1.9 LANDSCAPE MASTER TREE PLAN

The plant list for this project was developed to reinforce the community theme and to create some seasonal change with a mixture of deciduous and evergreen plants while maintaining a well-balanced landscape. Many plants on this list are considered low water and drought tolerant species and were chosen based on their specific growth characteristics, including flowering and foliage color, texture and form. Refer to Figure C-11 Master Tree Plan - Phase 1B for the street tree plan for this Phase of Tracy Hills.

The following items should be considered in the community landscape design process:

- Consistent street tree themes should be related to the hierarchy of the street system.
- Extensive use of trees, vines and shrubs to soften community theme wall and fencing.
- Recognition of existing natural conditions and situations.
- Use of both "formal" and "informal" planting arrangements, depending upon the particular condition.
- "Layering" or the shrub understory to create depth, variety and interest.
- Refer to local codes for spacing distance from utilities, light poles, etc.

1. Landscape Irrigation

All landscaped areas will be permanently irrigated using an automatic, underground irrigation system or bubbler low-flow systems. Large turf areas may be irrigated with overhead spray and/or rotor irrigation. Please refer to Section 3.4.13 of the Specific Plan for additional information.

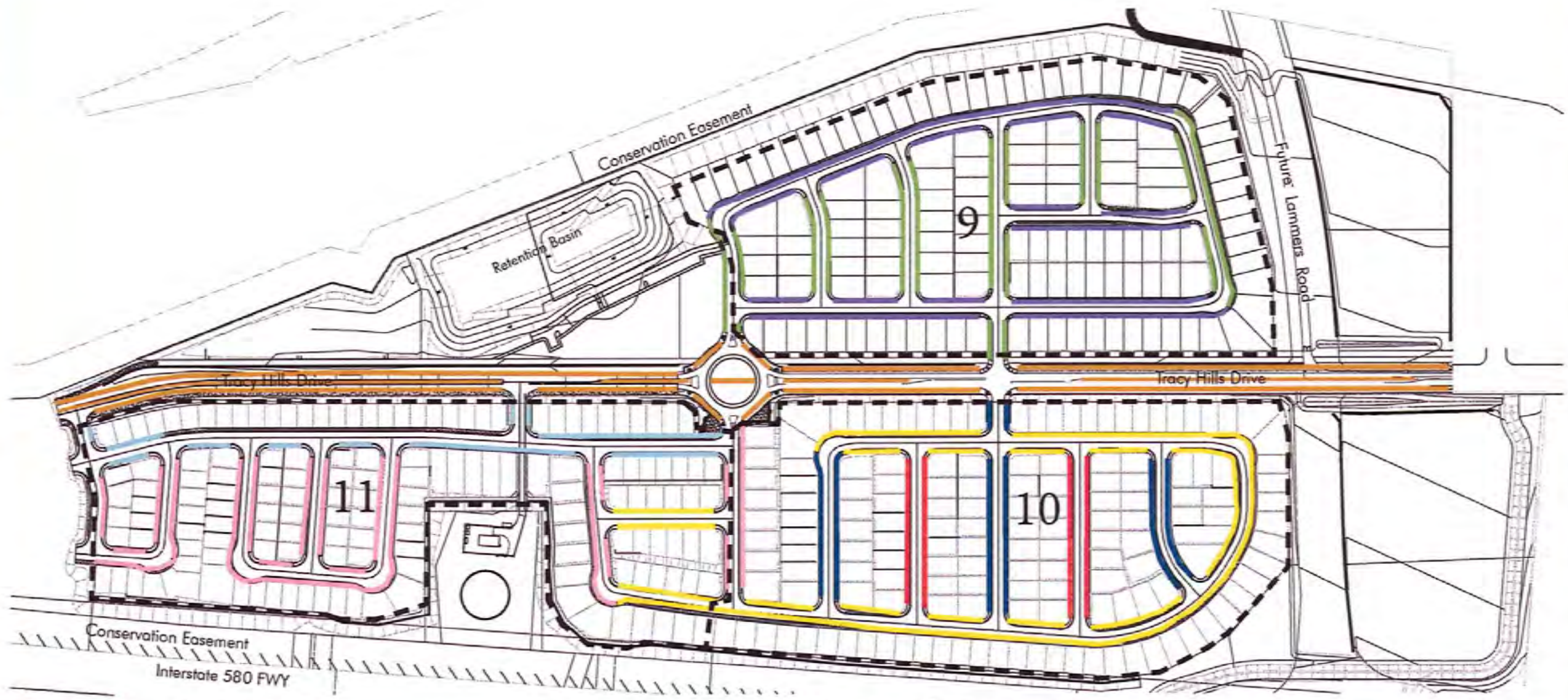
2. Utility and Equipment Screening

All utilities above/below ground providing service to the residential villages and commercial areas shall be screened to prevent unsightly conditions that detract from the overall aesthetics. Refer to Section 3.4.14 of the Specific Plan for utility screening guidelines.

3. Landscape Plant Matrix

Refer to Section 3.4.15 of the Specific Plan for the Landscape Plant Matrix.

TRACY HILLS



egend

Symbol	Description/Location	
	Village 9 Parkway Trees*	
	Primary Tree -	*Pistacia chinensis* 'Keith Davey' (Chinese Pistache-male)
	Secondary Tree -	*Acer rubrum* 'Redpointe' (Redpointe Red Maple)
		*Minimum 15 Gallon at 30' O.C. (staked)
	Village 10 Parkway Trees*	
	Primary Tree -	*Zelkova* 'Village Green' (Village Green Zelkova)
	Secondary Tree -	*Lagerstroemia* (Pink Var.) (Crape Myrtle)
	Secondary Tree -	*Lagerstroemia* (White Var.) (Crape Myrtle)
		*Minimum 15 Gallon at 30' O.C. (staked)
	Village 11 Parkway Trees*	
	Primary Tree -	*Ulmus parvifolia* 'Drake' (Drake Chinese Elm)
	Secondary Tree -	*Zelkova* 'Village Green' (Village Green Zelkova)
	Secondary Tree -	*Acer rubrum* 'Redpointe' (Redpointe Red Maple)
		*Minimum 15 Gallon at 30' O.C. (staked)

Symbol	Description/Location
	Tracy Hills Drive
	Parkway Tree - *Platanus x acerifolia* 'Columbia' at 35' O.C. *24" Box Std. (staked)
	Backdrop Tree - *Pinus eldarica* (informal massing) *Mix of 24" Box and 36" Box
	Median Tree - *Ulmus parvifolia* 'Drake' at 35' O.C. *36" Box Std. (staked)
	Roundabout Tree - *Cedrus deodara* (3 per Roundabout) *60" Box Std. (staked)

Frontyard Trees- Each lot is required to receive (1) 15 Gallon tree in addition to the street trees/parkway trees shown in the Master Tree Plan. Tree species to be determined by the builders' Landscape Architects, in accordance with the enclosed Plant Matrix, and should be associated with the various architectural elevations and take into consideration size/growth/maturity of tree as it relates to the front yard lot size.

NOTE: If, during the City's review of improvement plans or subsequent tree replacements, there is a conflict between a tree species shown in the Tracy Hills Specific Plan and a later adopted Urban Forestry Management Plan (UFMP), then the tree species shown in the UFMP shall prevail, subject to the review and approval of the City Urban Forestry Supervisor/Arborist or other designee of the Public Works Director.

Figure C-11
Master Tree Plan - Phase 1B

Figure D-1
Phase 2 Conceptual Illustrative
September 2023

Legend

Symbol	Description
NP	Neighborhood Park
V	Village

For supporting text, refer to sections 3.4.1, 3.4.2, and 3.4.3.

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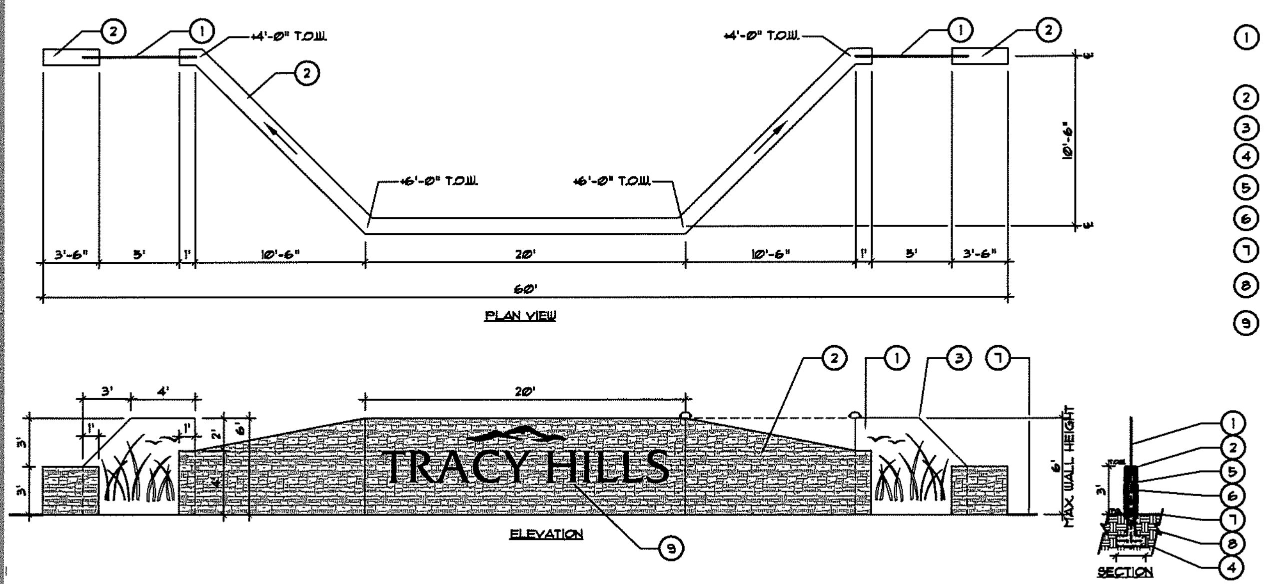
Specific Plan

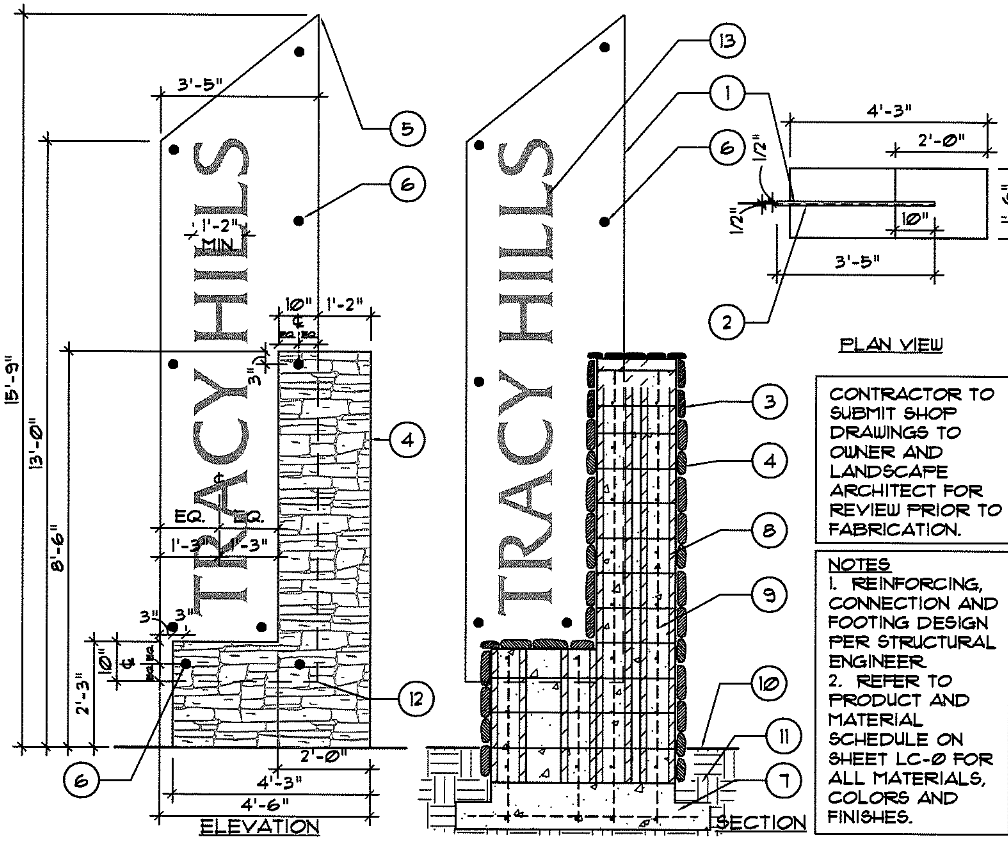
Figure D-2
Phase 2 Community Identity Signage/Monumentation Key Map
September 2023



1. CORTEN STEEL PANELS WITH LASER-CUT/WATER-CUT DESIGN. FINISH PER OUTDOOR DIMENSIONS. SLIP INTO/ATTACH TO CMU BLOCK BASE PER STRUCTURAL ENGINEER'S DETAILS. REFER TO LC-0 FOR PAINT COLOR.
2. STONE VENEER, MORTAR INTO PLACE. EXTEND 6" BELOW FINISH GRADE.
3. 1/8" RADIUS AT CORTEN STEEL PANEL CORNERS, TYPICAL.
4. CONCRETE FOOTING PER STRUCTURAL ENGINEER'S DETAIL
5. 8X8X16 CMU BLOCK GROUT SOLID ALL CELLS.
6. REINFORCING PER STRUCTURAL DETAILS.
7. FINISH GRADE
8. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
9. COMMUNITY SIGNAGE/TYPEFACE/ FONT STYLE BY CLIENT'S MARKETING/BRANDING CONSULTANT. IT SHALL BE DESIGNED AND SUBMITTED FOR APPROVAL BY MARKETING/BRANDING CONSULTANT VIA SHOP DRAWING PRIOR TO CONSTRUCTION.

NOTES
1. REINFORCING, CONNECTION AND FOOTING DESIGN PER STRUCTURAL ENGINEER.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.

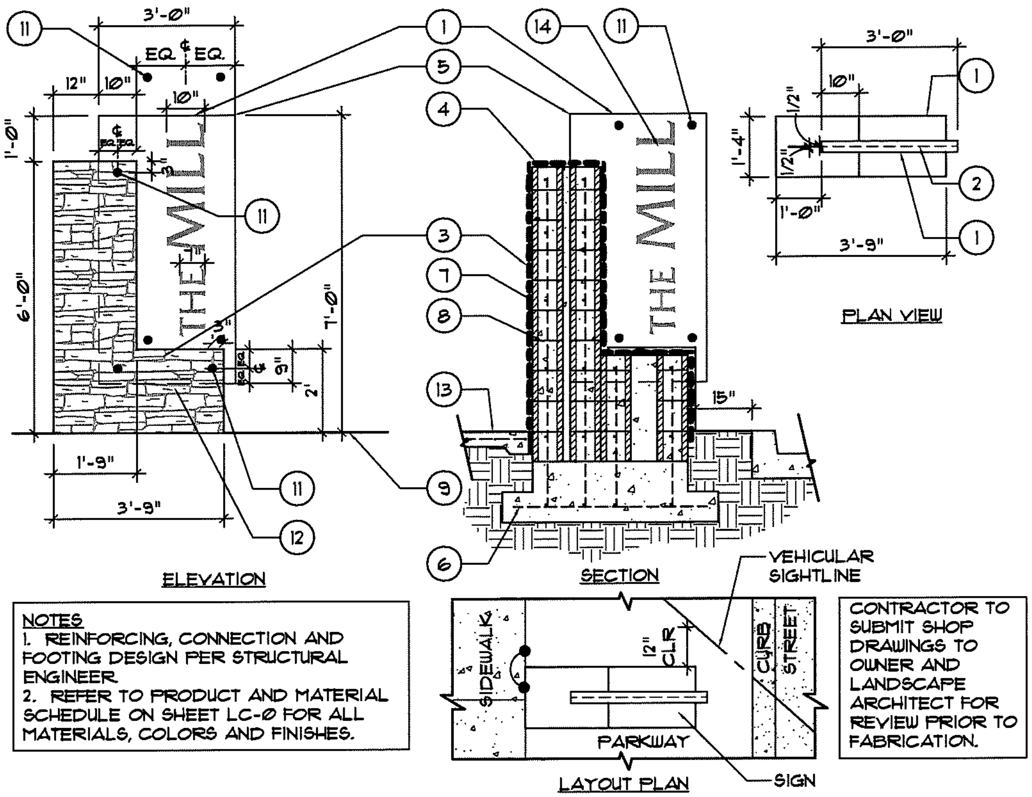
Figure D-3 Primary Community Monumentation



1. TWO (2) CORTEN STEEL PANELS WITH LASER-CUT/ WATER-CUT LETTERING TO READ FROM BOTH DIRECTIONS. ATTACH TO CMU BLOCK BASE PER STRUCTURAL ENGINEER'S DETAILS. REFER TO LC-Ø FOR FINISH.
2. DASHED LINE INDICATES GALV. STEEL SKIN PANEL EXTEND TO ALL EDGES, SANDWICH AND BOLT BETWEEN (2) CORTEN STEEL PANELS. SEAL ALL EDGES WITH CLEAR WATERPROOF CAULKING OR OTHER AS RECOMMENDED BY SIGNAGE
3. STACKED STONE VENEER, MORTAR INTO PLACE. EXTEND 6" BELOW FINISH GRADE.
4. MITER CORNERS OR STAGGER AND ALTERNATE STONE AT CORNERS. IF FAUX STONE IS USED, USE CORNER PIECES.
5. 1/8" RADIUS AT CORTEN STEEL PANEL CORNERS
6. 3/4" ALL THREAD WITH DECORATIVE WASHER AND NUT BOTH SIDES.
7. CONCRETE FOOTING PER STRUCTURAL ENGINEER'S DETAIL
8. CMU BLOCK. GROUT SOLID ALL CELLS.
9. REINFORCING PER STRUCTURAL DETAILS.
10. FINISH GRADE
11. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
12. EPOXY BED
13. COMMUNITY LOGO BY CLIENT'S MARKEING/BRANDING CONSULTANT. TYPEFACE/ FONT STYLE SHALL BE DESIGNED BY MARKETING/BRANDING CONSULTANT AND SUBMITTED VIA SHOP DRAWING FOR APPROVAL PRIOR TO CONSTRUCTION. BASED ON BRANDING CONSULTANT'S LOGO DESIGN, MONUMENTATION CONFIGURATION MAY BE ALTERED TO ACCEPT LOGO.

Figure D-4 Secondary Community Monumentation

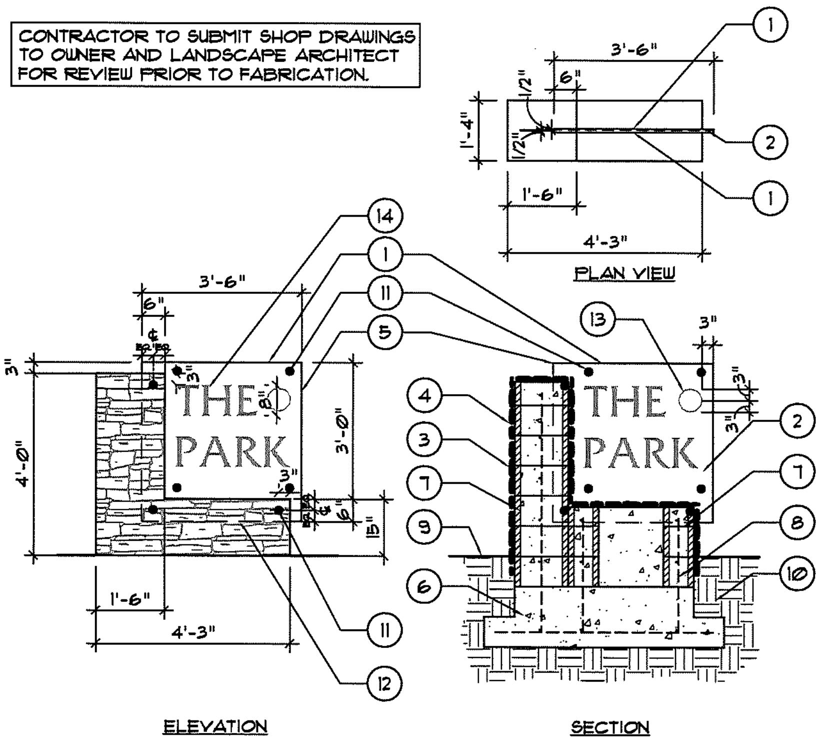
NOTE: CONSTRUCTION SPECIFICATIONS/ DETAILING HEREIN ARE SUBJECT TO CHANGE BASED ON STRUCTURAL CALCULATIONS.



1. TWO (2) CORTEN STEEL PANELS WITH LASER-CUT/ WATER-CUT LETTERING TO READ FROM BOTH DIRECTIONS. ATTACH TO CMU BLOCK BASE PER STRUCTURAL ENGINEER'S DETAILS. REFER TO LC-0 FOR FINISH.
2. DASHED LINE INDICATES GALV. STEEL SKIN PANEL EXTEND TO ALL EDGES, SANDWICH AND BOLT BETWEEN (2) CORTEN STEEL PANELS. SEAL ALL EDGES WITH CLEAR WATERPROOF CAULKING OR OTHER AS RECOMMENDED BY SIGNAGE CONTRACTOR. REFER TO SHEET LC-0 FOR PAINT COLOR.
3. STACKED STONE VENEER, MORTAR INTO PLACE. EXTEND 6" BELOW FINISH GRADE - NO GROUT.
4. MITER CORNERS OR STAGGER AND ALTERNATE STONE AT CORNERS. IF FAUX STONE IS USED, USE CORNER PIECES.
5. 1/8" RADIUS AT CORTEN STEEL PANEL CORNERS
6. CONCRETE FOOTING PER STRUCTURAL ENGINEER'S DETAIL
7. CMU BLOCK. GROUT SOLID ALL CELLS.
8. REINFORCING PER STRUCTURAL DETAILS.
9. FINISH GRADE
10. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
11. 3/4" ALL THREAD WITH DECORATIVE WASHER AND NUT BOTH SIDES.
12. EPOXY BED
13. ADJACENT CONCRETE PAVING,
14. VILLAGE TYPEFACE/ FONT STYLE SHALL BE DESIGNED BY MARKETING/BRANDING CONSULTANT AND SUBMITTED VIA SHOP DRAWING FOR APPROVAL PRIOR TO CONSTRUCTION.

Figure D-5 Primary Neighborhood Monumentation

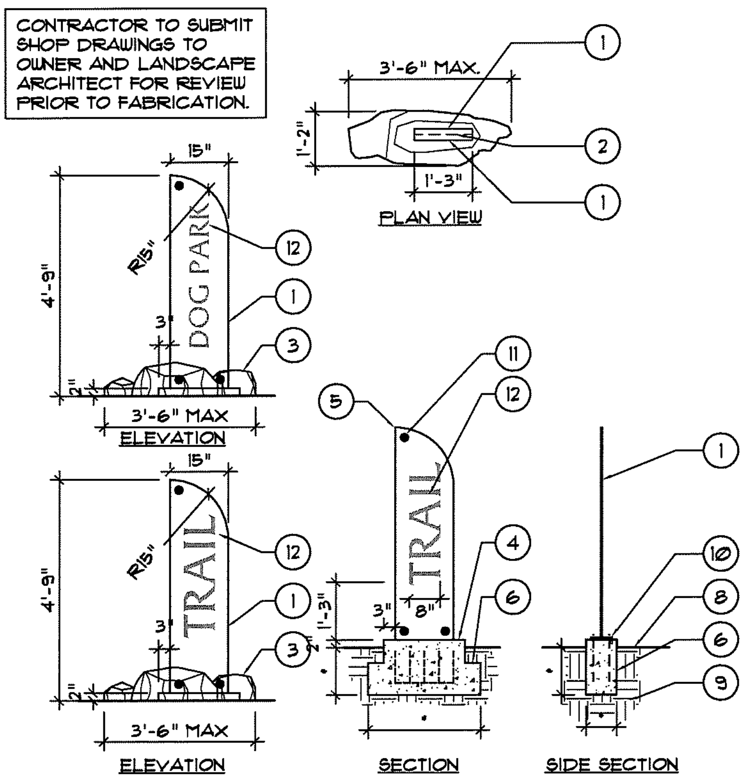
NOTE: CONSTRUCTION SPECIFICATIONS/ DETAILING HEREIN ARE SUBJECT TO CHANGE BASED ON STRUCTURAL CALCULATIONS.



1. TWO (2) CORETEN STEEL PANELS WITH LASER-CUT/ WATER-CUT LETTERING TO READ FROM BOTH DIRECTIONS. ATTACH TO CMU BLOCK BASE PER STRUCTURAL ENGINEER'S DETAILS. REFER TO LC-Ø FOR FINISH.
2. DASHED LINE INDICATES GALV. STEEL SKIN PANEL EXTEND TO ALL EDGES, SANDWICH AND BOLT BETWEEN (2) CORTEN STEEL PANELS. SEAL ALL EDGES WITH CLEAR WATERPROOF CAULKING OR OTHER AS RECOMMENDED BY SIGNAGE CONTRACTOR. REFER TO SHEET LC-O FOR PAINT COLOR.
3. STACKED STONE VENEER, MORTAR INTO PLACE. EXTEND 6" BELOW FINISH GRADE - NO GROUT.
4. MITER CORNERS OR STAGGER AND ALTERNATE STONE AT CORNERS. IF FAUX STONE IS USED, USE CORNER PIECES.
5. 1/8" RADIUS AT CORTEN STEEL PANEL CORNERS AND OUTSIDE CORNERS.
6. CONCRETE FOOTING PER STRUCTURAL ENGINEER'S DETAIL
7. CMU BLOCK. GROUT SOLID ALL CELLS.
8. REINFORCING PER STRUCTURAL DETAILS.
9. FINISH GRADE
10. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
11. 3/4" ALL THREAD BOLT WITH DECORATIVE WASHER AND NUT BOTH SIDES.
12. EPOXY BED
13. COMMUNITY BRANDING LOGO ON HOA PARK, CITY LOGO ON CITY PARK. BASED ON BRANDING CONSULTANT'S LOGO FOR HOA PARK, MONUMENTATION CONFIGURATION MAY BE ALTERED TO ACCEPT LOGO.
14. VILLAGE TYPEFACE/ FONT STYLE SHALL BE DESIGNED BY MARKETING/BRANDING CONSULTANT AND SUBMITTED VIA SHOP DRAWING FOR APPROVAL PRIOR TO CONSTRUCTION.

Figure D-6 Park Monumentation

NOTE: CONSTRUCTION SPECIFICATIONS/ DETAILING HEREIN ARE SUBJECT TO CHANGE BASED ON STRUCTURAL CALCULATIONS.



1. TWO (2) CORTEN STEEL PANELS WITH LASER-CUT/ WATER-CUT LETTERING TO READ FROM BOTH DIRECTIONS. ATTACH TO CMU BLOCK BASE PER STRUCTURAL ENGINEER'S DETAILS. REFER TO LC-0 FOR FINISH.
2. DASHED LINE INDICATES GALV. STEEL SKIN PANEL EXTEND TO ALL EDGES, SANDWICH AND BOLT BETWEEN (2) CORTEN STEEL PANELS. SEAL ALL EDGES WITH CLEAR WATERPROOF CAULKING OR OTHER AS RECOMMENDED BY SIGNAGE CONTRACTOR. REFER TO SHEET LC-0 FOR PAINT COLOR.
3. BOULDER GROUPING AT BASE OF SIGN. PLACE BOULDERS ON ALL SIDES TO COVER BASE.
4. POURED-IN-PLACE CONCRETE CURB WITH 1/2" RADIUS EASED EDGES.
5. 1/8" RADIUS AT CORTEN STEEL PANEL CORNERS AND OUTSIDE EDGES.
6. CONCRETE FOOTING PER STRUCTURAL ENGINEER'S DETAIL
7. REINFORCING PER STRUCTURAL DETAILS.
8. FINISH GRADE
9. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
10. CORTEN STEEL MOUNTING PLATE TO MATCH SIGN PANEL. WELD TO SIGN PANEL. MOUNT TO CONCRETE CURB PER STRUCTURAL ENGINEER'S DETAILS.
11. 3/4" ALL THREAD BOLT WITH DECORATIVE WASHER AND NUT BOTH SIDES.
12. TYPEFACE/ FONT STYLE SHALL BE DESIGNED BY MARKETING/BRANDING CONSULTANT AND SUBMITTED VIA SHOP DRAWING FOR APPROVAL PRIOR TO CONSTRUCTION.

Figure D-7 Trailhead Marker

NOTE: CONSTRUCTION SPECIFICATIONS/ DETAILING HEREIN ARE SUBJECT TO CHANGE BASED ON STRUCTURAL CALCULATIONS.

Figure D-8
Phase 2 Streetscape, Trails, and Edge Condition Key Map
September 2023

TRACY HILLS
Specific Plan

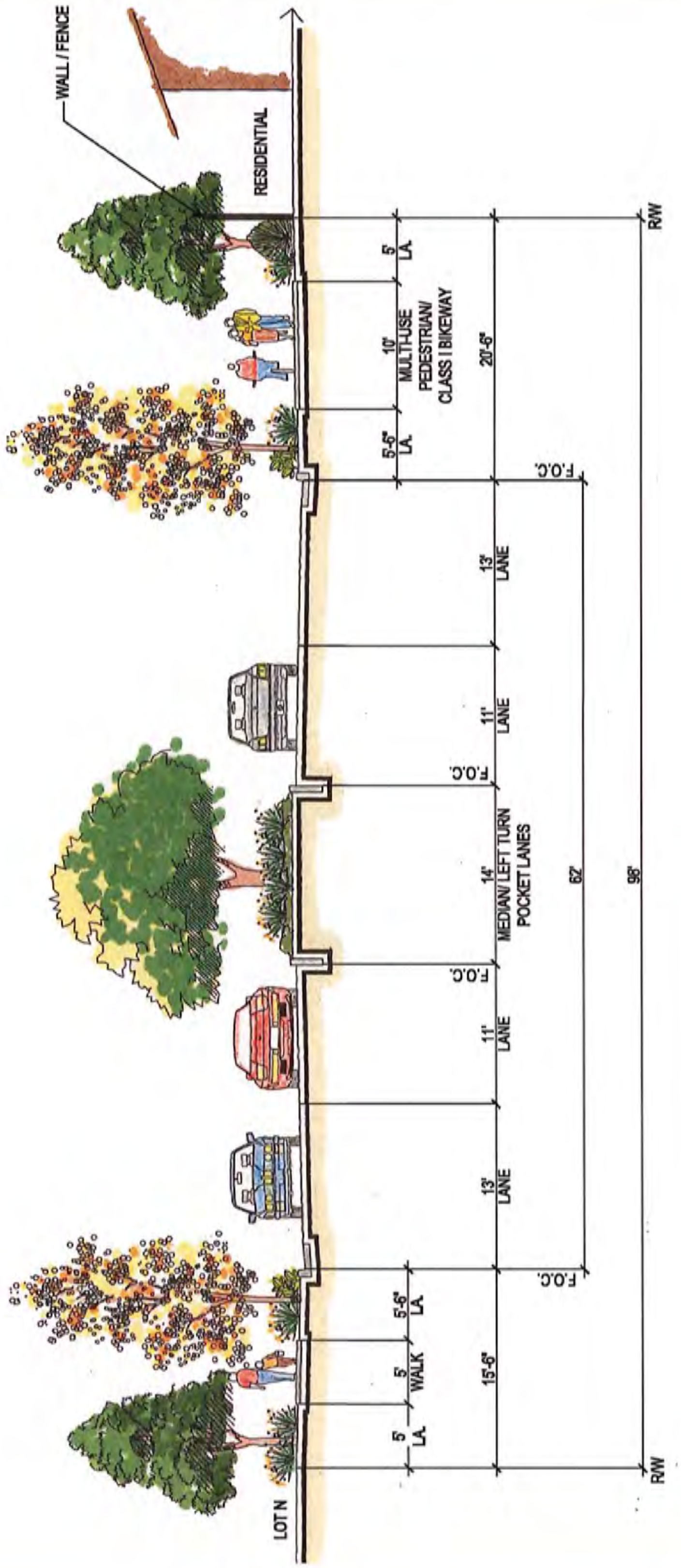


Figure D-9 Section 1 - Lammers Road

** Tree species in narrow parkways will be carefully specified, allowing for proper root growth and details for mulch circles will be specified to allow for mowing.*

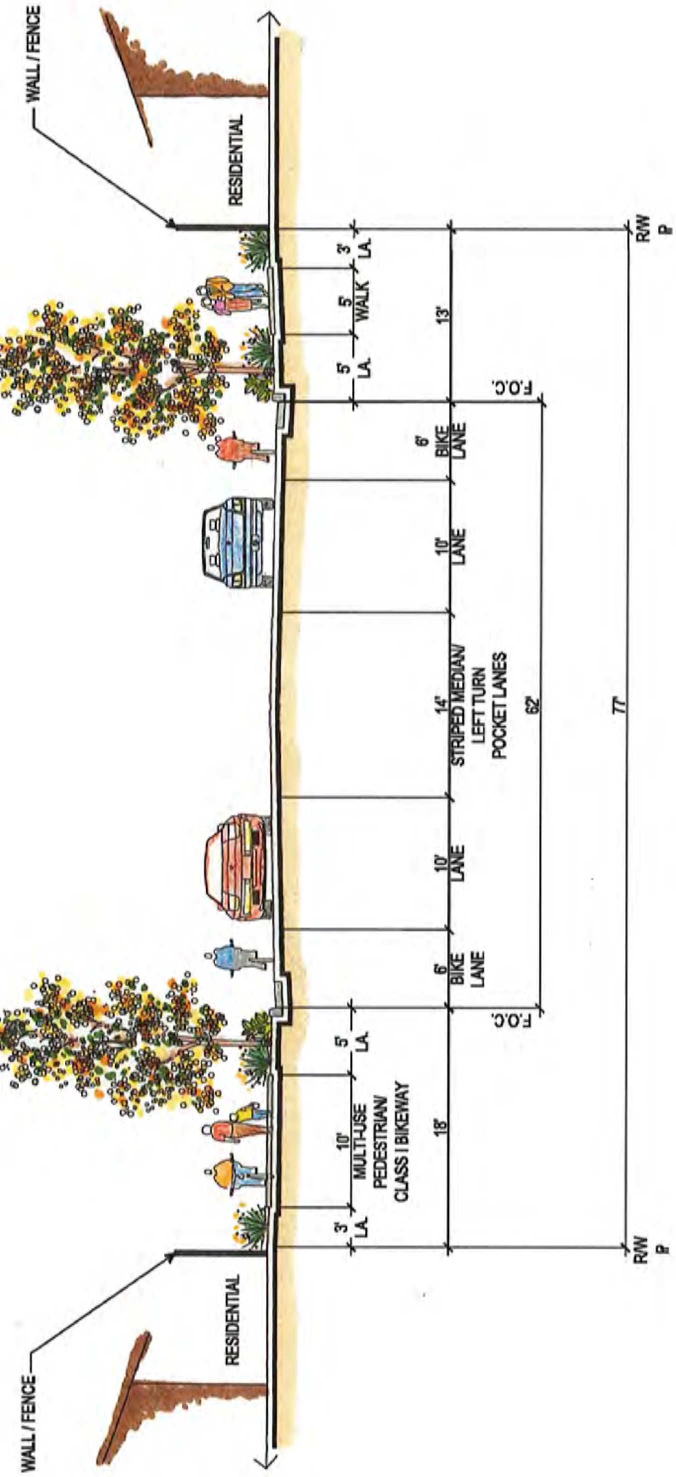


Figure D-10 Section 2 - Street C

** Tree species in narrow parkways will be carefully specified, allowing for proper root growth and details for mulch circles will be specified to allow for mowing.*

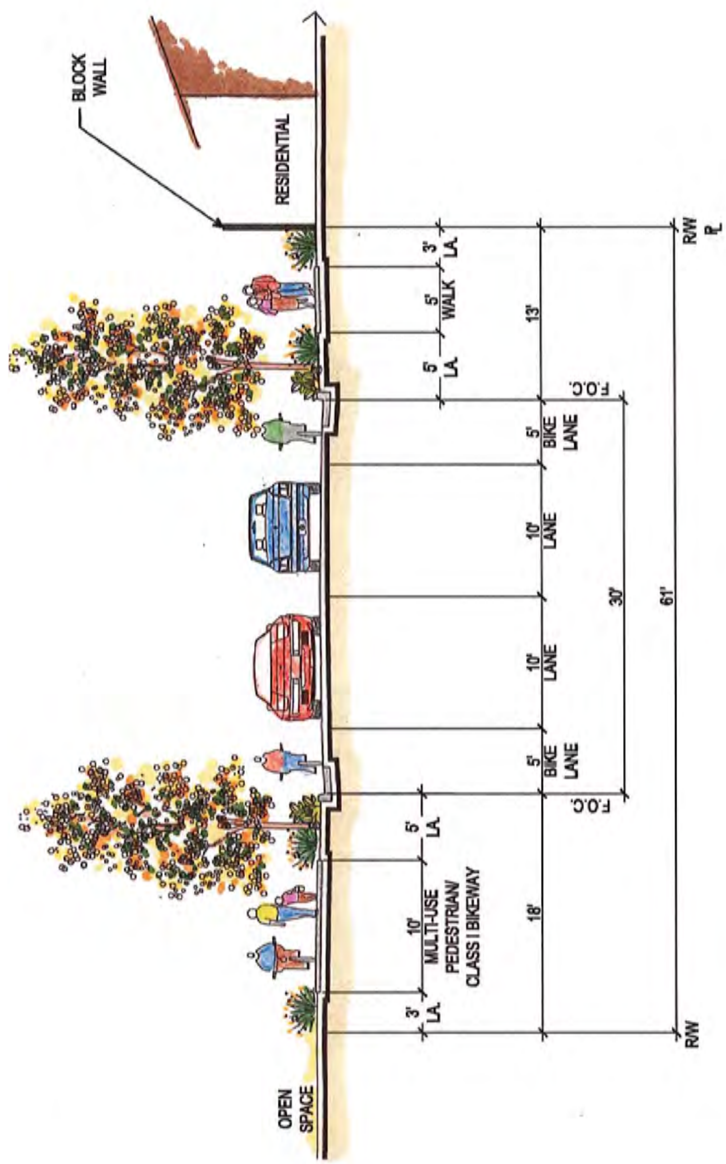


Figure D-11 Section 3 - Street D-2

** Tree species in narrow parkways will be carefully specified, allowing for proper root growth and details for mulch circles will be specified to allow for mowing.*

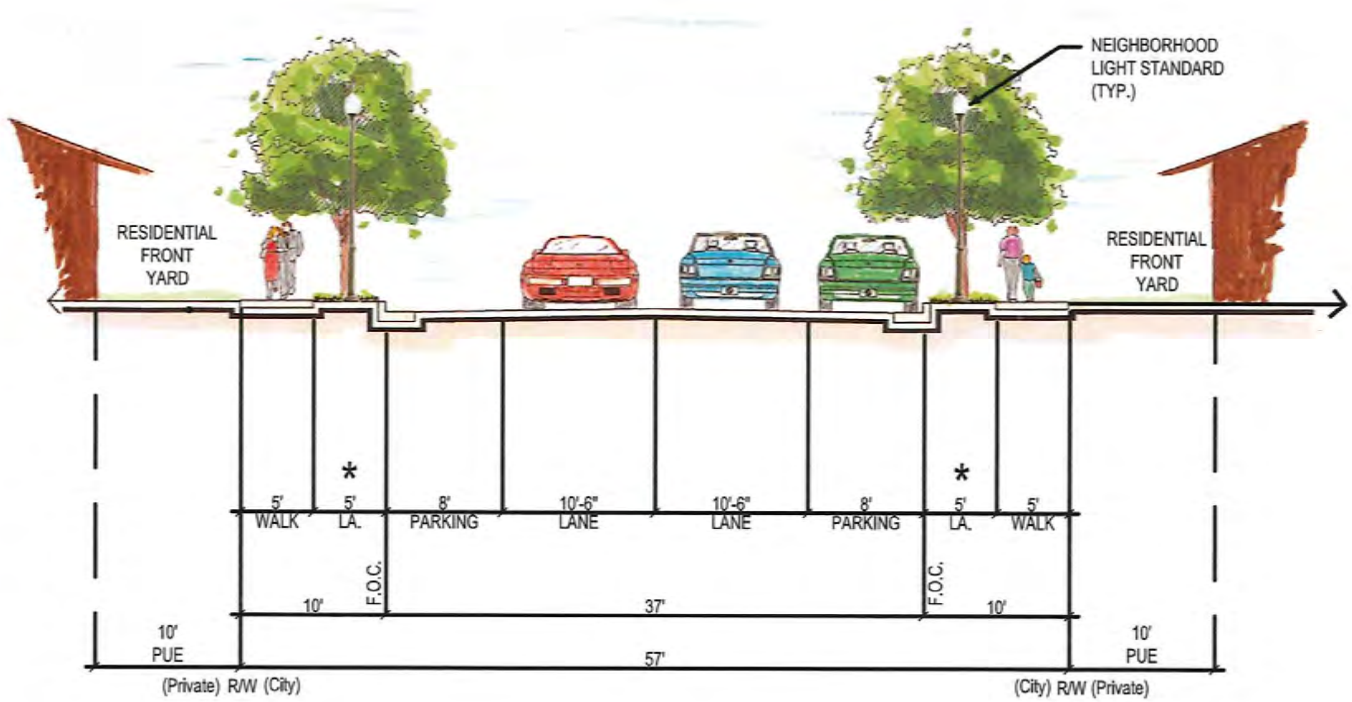


Figure D-12 Section 4 - Residential Street (57' R/W)

** Tree species in narrow parkways will be carefully specified, allowing for proper root growth and details for mulch circles will be specified to allow for mowing.*

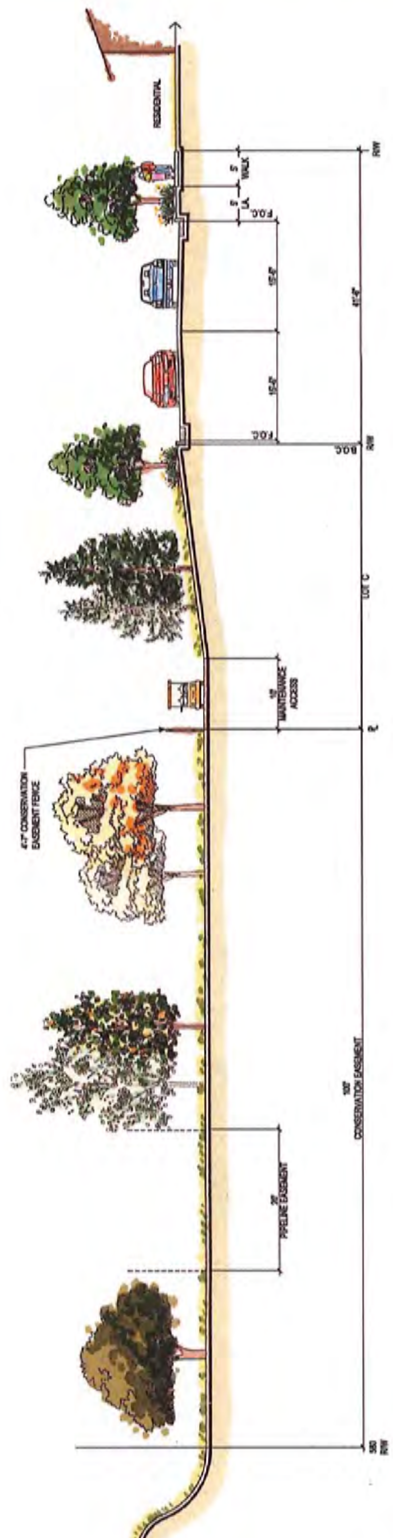
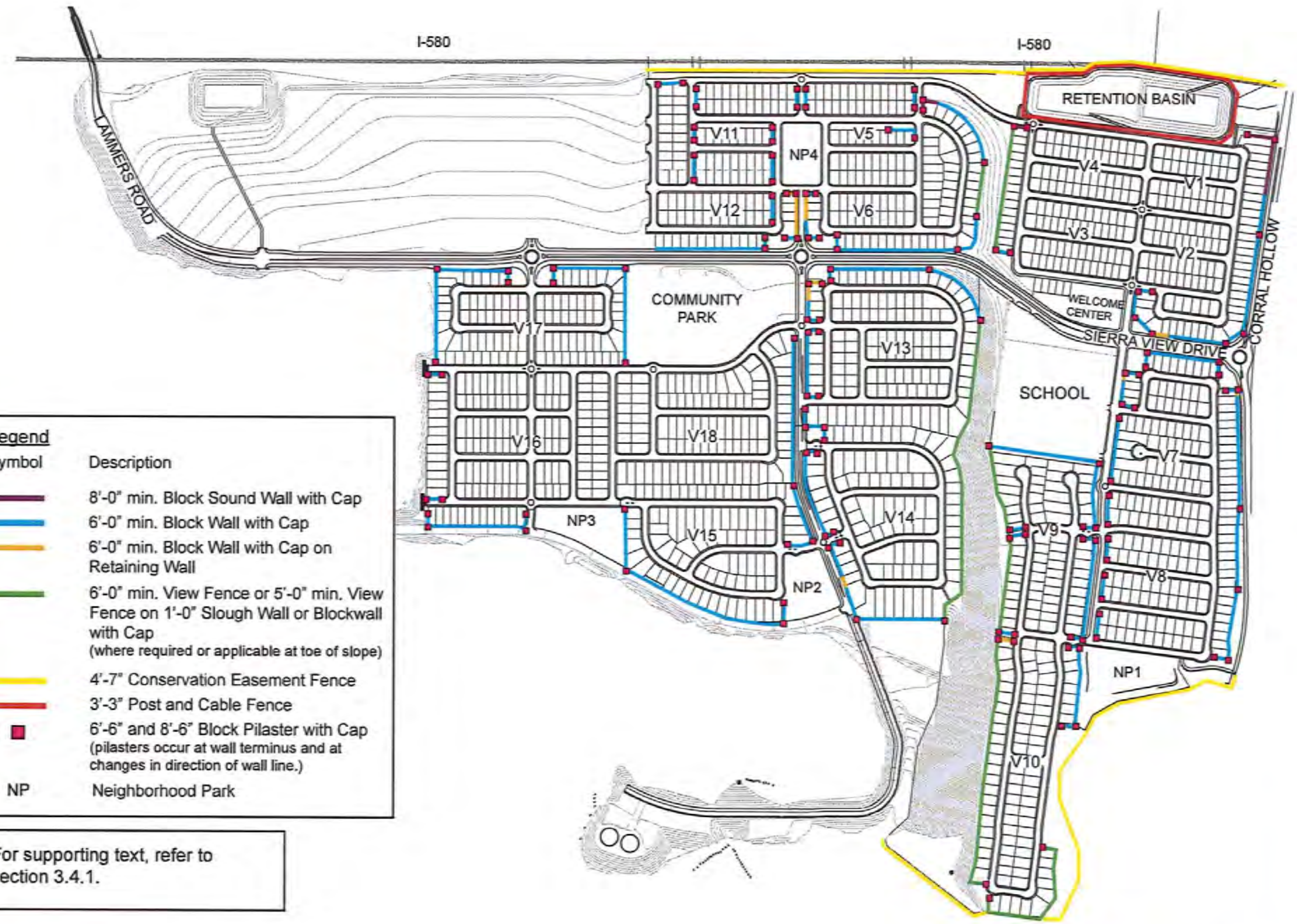


Figure D-13 Section 5 - Edge Condition

** Tree species in narrow parkways will be carefully specified, allowing for proper root growth and details for mulch circles will be specified to allow for mowing.*



Legend

Symbol	Description
Purple line	8'-0" min. Block Sound Wall with Cap
Blue line	6'-0" min. Block Wall with Cap
Orange line	6'-0" min. Block Wall with Cap on Retaining Wall
Green line	6'-0" min. View Fence or 5'-0" min. View Fence on 1'-0" Slough Wall or Blockwall with Cap (where required or applicable at toe of slope)
Yellow line	4'-7" Conservation Easement Fence
Red line	3'-3" Post and Cable Fence
■	6'-6" and 8'-6" Block Pilaster with Cap (pilasters occur at wall terminus and at changes in direction of wall line.)
NP	Neighborhood Park

For supporting text, refer to section 3.4.1.

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Specific Plan

Figure D-14
Phase 2 Master Wall and Fence Plan
September 2023

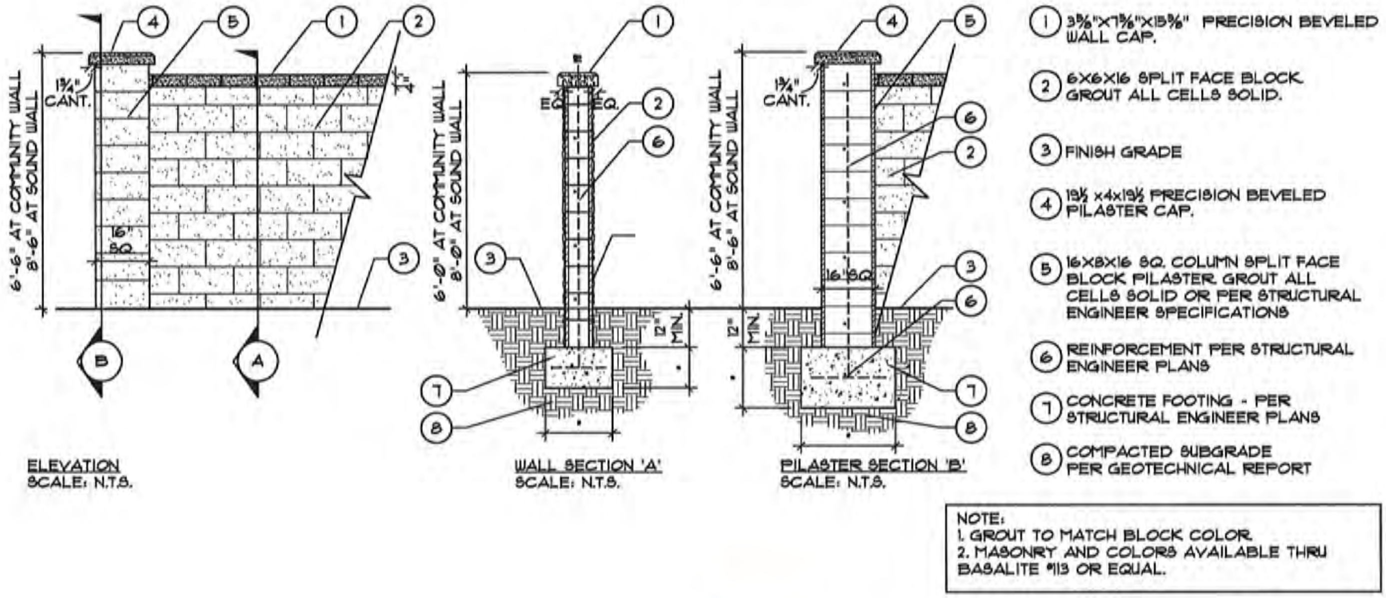


Fig. D-15 6'-0" Block Wall or 8'-0" Sound Wall

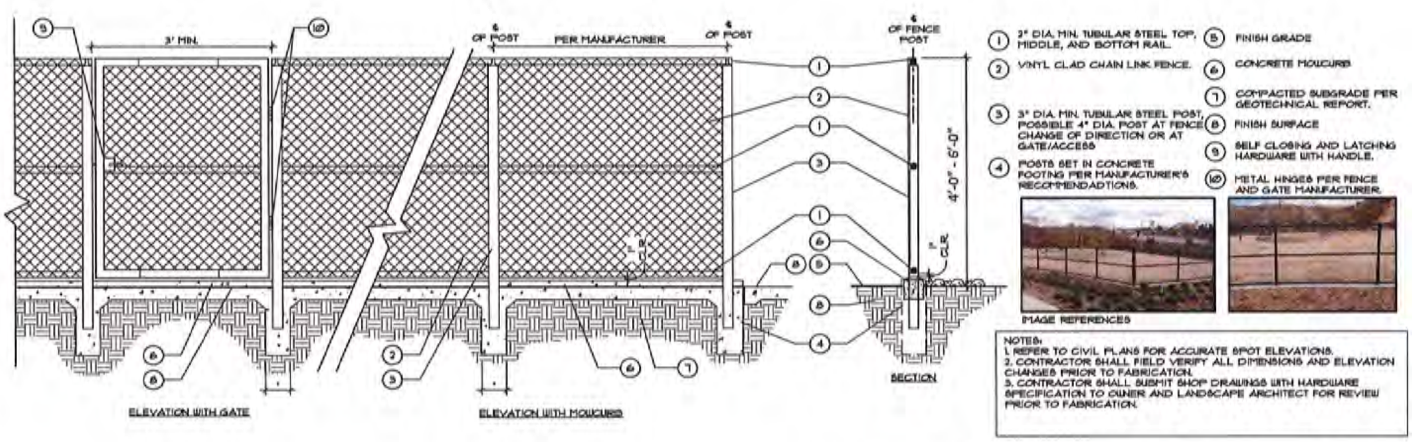
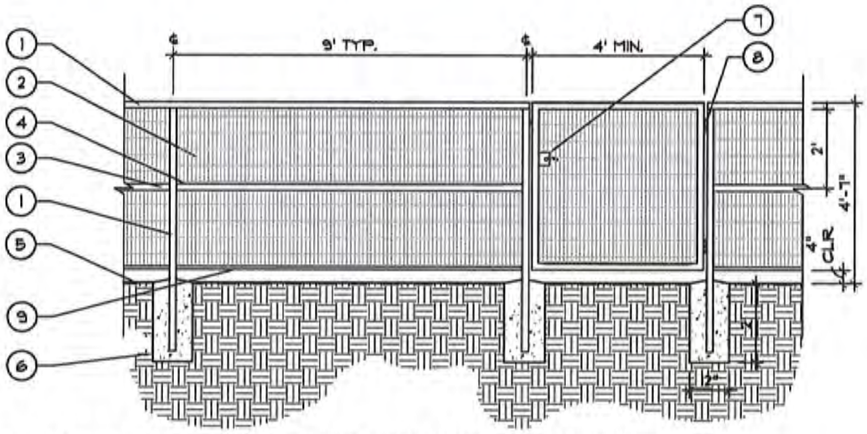


Fig. D-16 4'-0" to 6'-0" Black Vinyl-Coated Chain Link Fence

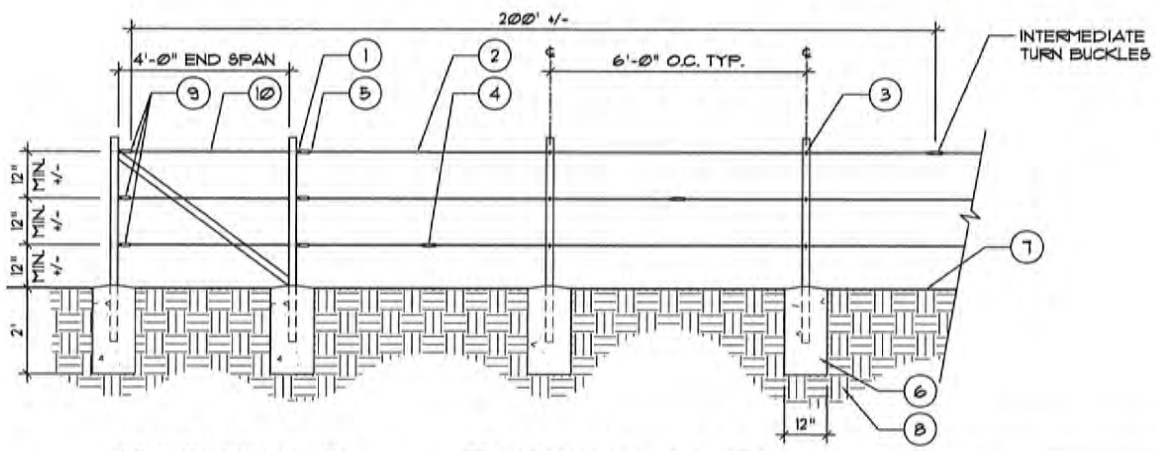


ELEVATION

1. 2" DIAMETER USED OIL FIELD PIPE
2. 2"X4" NO CLIMB FENCE
3. 2" DIAMETER USED OIL FIELD PIPE MID RAIL
4. SECURE NO CLIMB FENCE PER MANUFACTURER'S SPECIFICATION
5. FINISH GRADE
6. CONCRETE FOOTING PER FENCE CONTRACTOR. (HAMMER FENCE)
7. SELF-LATCHING AND LOCKING HARDWARE WITH HANDLE. CONTRACTOR TO SUBMIT SPECIFICATIONS FOR OWNER APPROVAL.
8. TWO (2) HEAVY DUTY, SELF-CLOSING METAL HINGES EQUALLY SPACED.
9. 1" SOLID STEEL BAR

FINISH NOTE: THIS IS AN AGRICULTURAL FENCE USING MATERIALS TYPICALLY USED FOR AGRICULTURAL FENCING. THE USED OIL FIELD PIPE FOR THIS FENCE IS INTENDED TO NATURALLY RUST AND, AS A RESULT, WILL NEED TO BE REPAIRED AND REPLACED OVER TIME. THE RUST IS AN INTENTIONAL AESTHETIC AND NOT A DEFECT IN FENCE QUALITY.

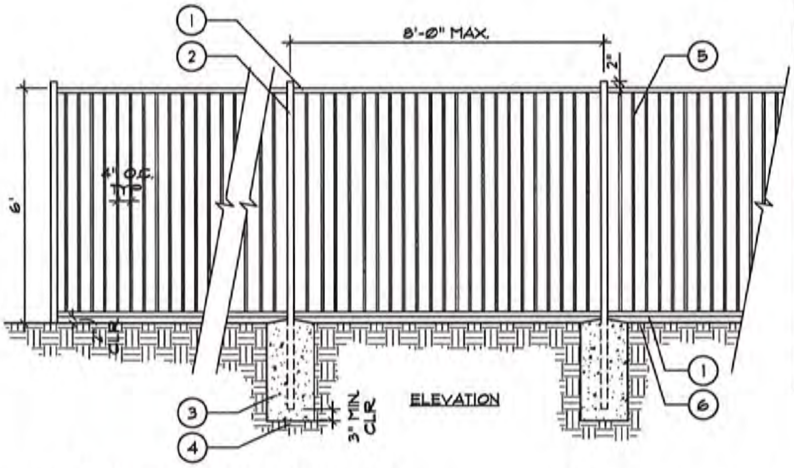
Fig. D-17 4'-7" Easement Fence



1. 2" DIA. TUBULAR STEEL VERTICAL SET POST WITH CAP
2. 3/8" DIA. 7 STRAND GALVANIZED WIRE ROPE
3. RECESSED 3/8" X 2" GALV. EYE BOLT- 1" I.D. EYE
4. GALVANIZED TURNBUCKLE
5. 3/8" X 2" GALVANIZED WIRE ROPE CLIPS. ALL CLIPS SHALL BE PLACED WITH NUTS FACING DOWNWARDS.
6. CONCRETE FOOTING-SLOPE TO DRAIN
7. FINISH GRADE
8. COMPACTED SUBGRADE PER GEOTECH. REPORT
9. 5/8" DIA. TURNBUCKLE WITH 4-1/2" ADJUSTMENT (TYP.)
10. END OF POST/CABLE FENCE DETAIL (TYP.)

NOTE:
- WIRE TENSIONING REQUIRED AT ENDS AND AT CHANGES OF DIRECTION.
- MAXIMUM DISTANCE BETWEEN TURNBUCKLES SHALL BE 200'-0" (EXCLUDES FENCE END APPLICATIONS).
- PROVIDE THIMBLES AT ALL CABLE LOOPS.

Fig. D-18 Post and Cable Fence



NOTES:

1. CONTRACTOR SHALL FIELD VERIFY AND VERIFY WITH STRUCTURAL ENGINEER ALL DIMENSIONS PRIOR TO FABRICATION.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH HARDWARE SPECIFICATION TO OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
3. 1/8" FILLET WELDS ALL AROUND AT ALL JOINTS AND CONNECTIONS. GRIND SMOOTH 360°.
4. ALL STEEL SHALL BE POWDER COATED. CONTRACTOR SHALL SUBMIT ONE (1) 3' x FULL HEIGHT SECTION OF FENCE OR ONE (1) FULL SIZE SAMPLE OF DECORATIVE PANEL TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
5. REFER TO STRUCTURAL PLANS FOR FOOTING DESIGN AND REINFORCING.
6. MANUFACTURER/CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT.

(1) 1 1/2" DIAMETER TUBULAR STEEL TOP AND BOTTOM RAILS, WELDED TO POST.

(2) 2" DIAMETER TUBULAR STEEL POST WITH FLAT CAP LOCATED @ 8'-0" O.C. MAX. AND AT ALL CHANGES OF DIRECTION

(3) CONCRETE FOOTING. SIZE AND REINFORCING PER STRUCTURAL PLANS.

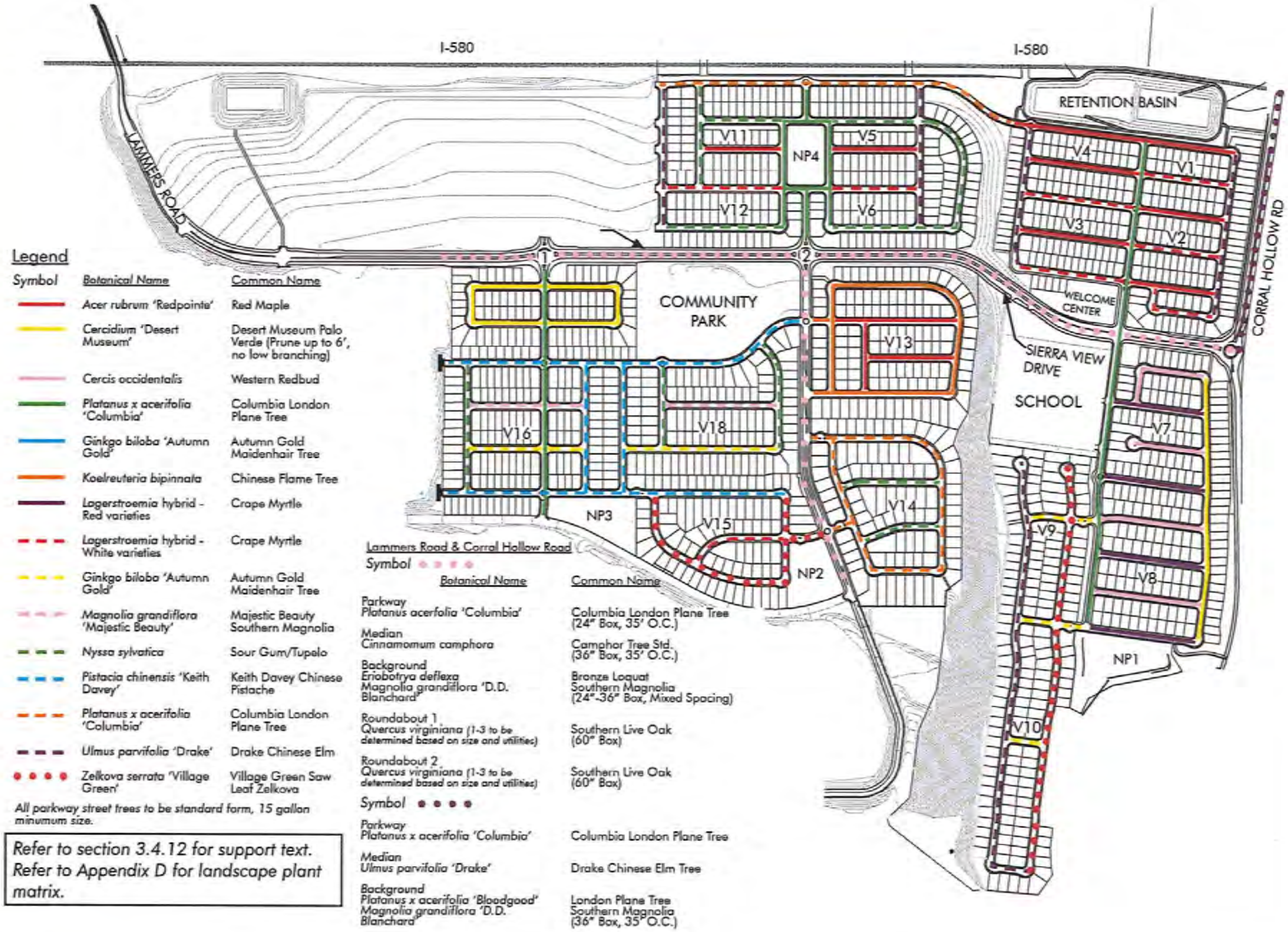
(4) COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

(5) 5/8" DIAMETER TUBULAR STEEL FENCE PICKETS @ 4" O.C. MAX.

(6) FINISH GRADE

NOTE:
VIEW FENCE SHALL BE 5'-0" HIGH TUBULAR STEEL ON 1'-0" HIGH SLOUGH WALL WHERE REQUIRED OR APPLICABLE AT TOE OF SLOPE.

Fig. E.5-19 Tube Steel Fence Detail

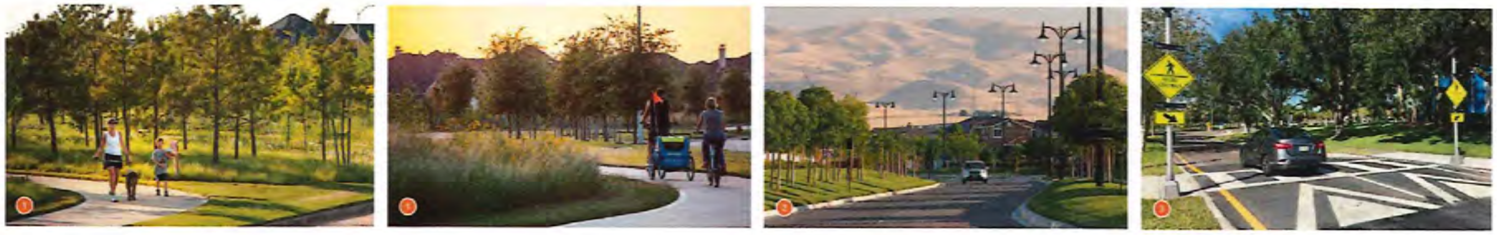


TRACY HILLS
Specific Plan

Figure D-20
Phase 2 Conceptual Overall Street Tree Plan
September 2023

Note: All graphics and images shown related to park development are conceptual in nature. All park designs will be subject to review and approval by the City and the Tracy Parks and Community Services Commission.

Figure D-21
Phase 2 Community Park
September 2021



LEGEND

1. MEANDERING PATH
2. TREE LINED STREET
3. RAISED PEDESTRIAN CROSSING
4. PLANTED PARKWAY
5. SEAT WALLS OR BENCHES
6. DOUBLE LINED TREES ALONG PATH
7. STONE ARCHED PROMENADE
8. ROUNDABOUT
9. CONNECTION TO COMMUNITY PARKS

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Figure D-22
Community Park Greenway Connection

September 2021

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Figure D-23
Phase 2 Neighborhood Park 1
September 2021

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Figure D-24
Phase 2 Neighborhood Park 2
September 2021

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Figure D-25
Phase 2 Neighborhood Park 3
September 2021

LEGEND
1. PLAY LAWN
2. PARK PATH
3. PLANTER AREA
4. COVERED PICNIC AREA
5. PARK BENCH
6. BIKE PARKING
7. PARK ENTRY/ MONUMENT
8. SPORT COURT
9. CHILDREN'S PLAYGROUND
10. SHADE SAILS
11. PLANTED BERM - FREEWAY SOUND MITIGATION
12. PLANTED BERM - WIND MITIGATION
13. HERITAGE OAK TREE
14. DRY STREAMBED WITH BRIDGE CROSSINGS

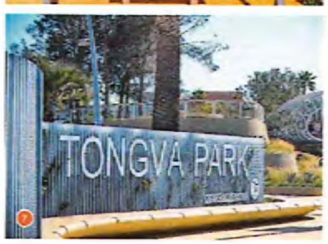

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Figure D-26
Phase 2 Neighborhood Park 4
September 2021

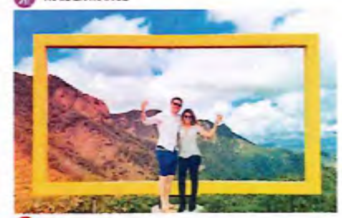
NATIVE SOIL TRAIL

TRAIL REST AREA - SHADED PICNIC TABLE

FITNESS STATION

10' DG TRAIL

TRAIL ENTRANCE



ART SCULPTURE

LOOKOUT POINT

INFORMATIONAL SIGNAGE

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Figure D-27
Phase 2 Trails
September 2021


NATIVE SOIL TRAIL

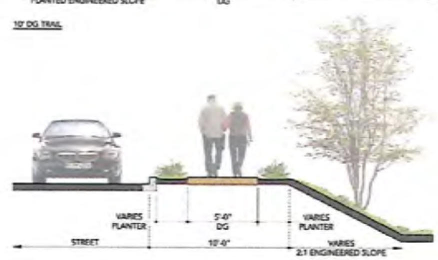

TRAIL REST AREA - SHADED PICNIC TABLE


FITNESS STATION


10' DG TRAIL

NATIVE SOIL TRAIL

10' DG TRAIL



DG TRAIL ALONG I-580


TRAIL ENTRANCE


ART SCULPTURE


LOOKOUT POINT


INFORMATIONAL SIGNAGE

Note: All graphics and images shown related to park development are conceptual in nature. All park designs will be subject to review and approval by the City and the Tracy Parks and Community Services Commission.

Figure D-28
Phase 2 Trail Sections
September 2021

Figure D-29 Landscape Plant Matrix- Phase 2 / Fuel Modification Acceptable


Arbutus unedo


Cercis occidentalis


Citrus spp.


Chilopsis linearis

Botanical Name	Common Name	Entries	Main Road Streetscape/ Medians (M)	Residential Front Yards	Neighborhood Parks	School	Mixed Use Business Park	100'Conservation Easement
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TREES								
Acer buergeranum	Trident Maple		●	●	●		●	
Acer rubrum 'Redpointe'	Redpointe Red Maple			●	●	●	●	
Acer palmatum spp.	Japanese Maple		●	●	●	●	●	
Aesculus californica	California Buckeye			●	●	●	●	
*Arbutus 'Marina'**	NCN	●	●	●	●	●	●	
*Arbutus unedo**	Strawberry Tree	●	●	●	●	●	●	
*Arctostaphylos cvs**	Common Manzanita cultivars				●	●	●	
Callistemon citrinus	Lemon Bottlebrush				●		●	
Callistemon viminalis	Weeping Bottlebrush				●		●	
Carpinus betulus 'Fastigiata'	European Hornbeam			●	●	●	●	
Celtis reticulata 1, 3, 5	Western Hackberry				●			
Celtis sinensis 1, 3, 5	Chinese Hackberry				●			
*Cercidium 'Desert Museum'**	Desert Museum Palo Verde	●	●	●	●	●	●	
*Cercidium floridum**	Blue Palo Verde	●	●	●	●	●	●	
*Cercidium microphyllum**	Littleleaf Palo Verde	●	●	●	●	●	●	
Cercis canadensis 5 (Deep Shade)	Eastern Redbud			●				
Cercis mexicana	Mexican Redbud	●	●	●	●	●	●	
*Cercis occidentalis**	Western Redbud	●	●	●	●	●	●	
*Chilopsis linearis**	Desert Willow	●	●	●	●	●	●	
Chionanthus retusus	Chinese Fringe Tree	●	●	●	●			
*x Chitalpa tashkentensis**	Chitalpa	●	●	●	●	●	●	
Cinnamomum camphora	Camphor Tree	●	●	●	●	●	●	

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6 Can be acquired in Patio Tree Form


Ginkgo biloba 'Autumn Gold'


Lagerstroemia spp.


Magnolia grandiflora


Melaleuca quinquenervia

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Citrus spp.	Citrus	●	●	●	●	●	●	
Cotinus coggygria	Smoke Tree				●	●	●	
*Erioelaeagnus angustifolia**	Russian Olive			●	●	●	●	
Elaeocarpus decipiens	Japanese Blueberry	●	●	●	●	●	●	
Eriobotrya deflexa	Bronze Loquat	●	●	●	●	●	●	
*Eriobotrya japonica**	Loquat	●	●	●	●	●	●	
Feijoa sellowiana	Pineapple Guava				●	●	●	
Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash	●	●	●	●	●	●	
Fraxinus holotricha 'Moraine'	Moraine Ash	●	●	●	●	●	●	
Fraxinus pennsylvanica 'Urbanite'	Urbanite Ash	●	●	●	●	●	●	
Fraxinus sp. 'Leprechaun'	Leprechaun Ash	●	●	●	●	●	●	
Fraxinus sp. 'Centerpointe'	Centerpointe Ash	●	●	●	●	●	●	
Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	●	●	●	●	●	●	
Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	●	●	●	●	●	●	
*Gleditsia triancanthos**	Honey Locust	●	●	●	●	●	●	
*Grevillea robusta**	Silk Oak	●	●	●	●	●	●	
Koelreuteria bipinnata	Chinese Flame Tree	●	●	●	●	●	●	
Koelreuteria paniculata	Goldenrain Tree	●	●	●	●	●	●	
*Lagerstroemia spp.**	Crape Myrtle	●	●	●	●	●	●	
*Laurus nobilis**	Sweet Bay				●	●	●	
Laurus nobilis 'Saratoga'	Saratoga Sweet Bay	●	●	●	●	●	●	
Magnolia spp. 1, 3	Magnolia			●	●			
Liquidambar styraciflua 4	Sweetgum		●		●			
Maytenus boaria 'Green Showers' 5	Green Showers Mayten			●				

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Platanus x acerfolia 'Columbia'


Pistacia chinensis


Populus fremontii


Quercus agrifolia

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*Melaleuca linariifolia**	Flaxleaf Paperbark	●	●	●	●	●	●	
*Melaleuca quinquenervia**	Cajeput Tree	●	●	●	●	●	●	
Nerium oleander 5	Oleander Standard			●				
Nyssa sylvatica	Sour Gum			●	●	●	●	
Olea europaea 'Majestic Beauty'	Fruitless Olive	●	●	●	●	●	●	
*Olea europaea 'Swan Hill'**	Swan Hill Olive	●	●	●	●	●	●	
*Olea europaea 'Wilsoni'**	Wilson Fruitless Olive	●	●	●	●	●	●	
*Parkinsonia aculeata**	Mexican Palo Verde	●	●	●	●	●	●	
*Pistacia chinensis 'Keith Davey'**	Chinese Pistache	●	●	●	●	●	●	
Platanus x acerifolia	London Plane Tree	●	●	●	●	●	●	
Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	●	●	●	●	●	●	
Platanus x acerifolia 'Columbia'	Columbia London Plane Tree	●	●	●	●	●	●	
Platanus x acerifolia 'Yarwood'	Yarwood Plane Tree	●	●	●	●	●	●	
Platanus racemosa	California Sycamore	●	●	●	●	●	●	
Podocarpus gracilior	Fern Pine	●	●	●	●	●	●	
Podocarpus henkelii	Long-leafed Yellowwood	●	●	●	●	●	●	
Podocarpus macrophyllus	Yew Pine	●	●	●	●	●	●	
Populus fremontii 1	Fremont or Western Cottonwood				●			
Populus nigra 'Italica' 1	Lombardy Poplar				●			
*Prunus caroliniana** 5	Carolina Laurel Cherry			●	●			
Prunus cerasifera 'Krauter Vesuvius' 5	Flowering Plum			●				
*Prunus ilicifolia lyonii** 1, 5	Catalina Cherry			●	●			
Prunus spp. 5	Laurel			●				
*Punica granatum**	Pomegranate	●	●	●	●	●	●	

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Rhaphiolepis 'Majestic Beauty'


Rhus lancea


Ulmus parvifolia


Zelkova serrata

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*Quercus agrifolia**	Coast Live Oak	●	●	●	●	●	●	●
Quercus coccinea	Scarlet Oak			●	●	●	●	
*Quercus douglasii**	Blue Oak				●	●	●	
*Quercus engelmanii**	Engelman Oak				●	●	●	
*Quercus ilex**	Holly Oak	●	●	●	●	●	●	
*Quercus lobata**	Valley Oak	●	●	●	●	●	●	●
Quercus palustris	Pin Oak		●	●	●	●	●	
Quercus rubra	Red Oak	●	●	●	●	●	●	
*Quercus suber**	Cork Oak	●	●	●	●	●	●	
Quercus virginiana	Southern Live Oak	●	●	●	●	●		
*Quercus wislizenii**	Interior Live Oak	●	●	●	●	●		
Rhaphiolepis 'Majestic Beauty' 6	Indian Hawthorn	●	●	●	●	●	●	
*Rhus lancea**	African Sumac	●	●	●	●	●	●	
Ulmus parvifolia var.	Chinese or Evergreen Elm	●	●	●	●	●	●	
Ulmus sp. 'Frontier'	Frontier Elm	●	●	●	●	●	●	
Ulmus sp. 'Homestead'	Homestead Elm	●	●	●	●	●	●	
Ulmus sp. 'Liberty'	Liberty Elm	●	●	●	●	●	●	
*Ulmus sp.'Prospector'**	Prospector Elm	●	●	●	●	●	●	
Umbellularia californica	California Bay	●	●	●	●	●	●	
Zelkova serrata	Sawleaf Zelkova	●	●	●	●	●	●	
Zelkova serrata 'Green Vase'	Green Vase Zelokova	●	●	●	●	●	●	
Zelkova serrata 'Village Green'	Village Green Zelkova	●	●	●	●	●	●	

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Chamaerops humilis


Abelia x grandifolia


Acanthus mollis


Buddleja davidii

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PALMS (not allowed on any city or city maintained property)								
*Butia capitata** 5	Pindo Palm			●				
*Chamaerops humilis** 5	Mediterranean Fan Palm			●				
Cycas revoluta 5	Sago Palm			●				
*Phoenix canariensis** 5	Canary Island Date Palm			●				
*Phoenix dactylifera** 5	Edible Date Palm			●				
SHRUBS								
Abelia x 'Edward Goucher'	Pink Abelia	●	●	●	●	●	●	
Abelia x grandiflora	Glossy Abelia	●	●	●	●	●	●	
Acanthus mollis	Bear's Breech	●		●	●	●	●	
Achillea spp.	Yarrow	●	●	●	●	●	●	
Agapanthus spp.	Lily of the Nile	●	●	●	●	●	●	
Aloysia citrodora	Lemon Verbena	●	●	●	●	●	●	
Alyogyne huegelii	Blue Hibiscus	●	●	●	●	●	●	
Anigozanthos spp.	Kangaroo Paw	●	●	●	●	●	●	
Arbutus unedo 'Oktoberfest'	Strawberry Tree	●	●	●	●	●	●	
*Arctostaphylos spp.***	Manzanita	●	●	●	●	●	●	
Aspidistra elatior (shaded areas)	Cast Iron Plant			●	●		●	
Aucuba japonica	Japanese Aucuba	●	●	●	●	●	●	
*Azalea spp.****	Azalea	●	●	●	●	●	●	
*Baccharis 'Centennial'**	Centennial Coyote Brush	●	●	●	●	●	●	
Berberis thunbergii var.	Japanese Barberry	●	●	●	●	●	●	
Buddleia davidii	Butterfly Bush	●	●	●	●	●	●	
Buxus microphylla japonica	Boxwood	●	●	●	●	●	●	

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Ceanothus 'Centennial'


Dendromecon harfordii


Dodonaea viscosa 'Purpurea'


Grevillea noellii

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Calamagrostis x.a. 'Karl Foerster'	Feather Reed Grass	●	●	●	●	●	●	
*Callistemon 'Little John'**	NCN	●	●	●	●	●	●	
Camellia spp.	Camellia	●	●	●	●	●	●	
*Ceanothus spp.***	Lilac	●	●	●	●	●	●	
Chondropetalum tectorum	Small Cape Rush	●	●	●	●	●	●	
*Cistus spp.**	Rockrose	●	●	●	●	●	●	
Coleonema pulchellum var.	Breath of Heaven	●	●	●	●	●	●	
*Convolvulus cneorum**	Bush Morning Glory	●	●	●	●	●	●	
*Coprosma x 'kirkii'**	Creeping Coprosma	●	●	●	●	●	●	
Cordyline australis var.	Australian Dracaena	●	●	●	●	●	●	
*Cotinus coggygria**	Smoke Tree	●	●	●	●	●	●	
*Dendromecon harfordii**	Island Bush Poppy	●	●	●	●	●	●	
Dianella species	NCN	●	●	●	●	●	●	
*Dietes bicolor**	Fortnight Lily	●	●	●	●	●	●	
*Dietes vegeta**	African Iris	●	●	●	●	●	●	
*Dodonaea viscosa**	Purple Hopseed Bush	●	●	●	●	●	●	
*Eleagnus pungens**	Silverberry	●	●	●	●	●	●	
*Epilobium canum**	California Fuschia	●	●	●	●	●	●	
*Erigeron karvinskianus**	Santa Barbara Daisy	●	●	●	●	●	●	
*Euonymus japonicus var.**	Euonymus	●	●	●	●	●	●	
Euryops spp.	Euryops	●	●	●	●	●	●	
x Fatshedera lizei	Botanical Wonder	●	●	●	●	●	●	
Fatsia japonica	Japanese Aralia	●	●	●	●	●	●	
*Feijoa sellowiana**	Pineapple Guava, Feijoa	●	●	●	●	●	●	

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Hydrangea macrophylla


Lantana camara


Lobelia laxiflora


Photina x fraseri

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Gaura lindheimeri	Gaura	●	●	●	●	●	●	
Grevillea spp., ****	Grevillea	●	●	●	●	●	●	
Grewia occidentalis	Lavender Starflower	●	●	●	●	●	●	
*Hemerocallis spp.***	Daylily	●	●	●	●	●	●	
*Heteromeles arbutifolia**	Toyon	●	●	●	●	●	●	
Heuchera spp. 5	Coral Bells			●	●			
Hydrangea spp.	Hydrangea	●	●	●	●	●	●	
Hypericum calycinum	Creeping St. Johnswort, Goldflower	●	●	●	●	●	●	
Ilex spp. (except Ilex vomitoria)	Holly	●	●	●	●		●	
Kalanchoe spp.	Kalanchoe	●	●	●	●	●	●	
Kniphofia spp.	Poker Plant	●	●	●	●	●	●	
*Lantana spp.***	Lantana	●	●	●	●	●	●	
*Lavandula spp.**	Lavender	●	●	●	●	●	●	
Lavatera maritima	Tree Mallow	●	●	●	●	●	●	
Leptospermum scoparium	New Zealand Tea Tree	●		●	●		●	
Leucophyllum spp. 2	Purple Sage	●	●	●	●	●	●	
Ligustrum j. t. (Topiary Forms)	Privet	●	●	●	●	●	●	
Liriope muscari	Big Blue Lily Turf	●	●	●	●	●	●	
*Lobelia laxiflora**	Red Mexican Lobelia	●	●	●	●	●		
Lomandra cvs.	Lomandra	●	●	●	●	●	●	
Loropetalum spp.	Fringe Flower	●	●	●	●	●	●	
Mahonia 'Golden Abundance'	Golden Abundance Mahonia	●	●	●	●	●	●	
Mahonia aquifolium	Oregon Grape	●	●	●	●	●	●	
*Mimulus aurantiacus**	Sticky Monkey Flower	●	●	●	●			

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Pyracantha coccinea


Romneya coulteri


Tulbaghia violacea


Westringia spp.

Botanical Name	Common Name	Entries	Main Road Streetscape/ Medians (M)	Residential Front Yards	Neighborhood Parks	School	Mixed Use Business Park	100'Conservation Easement
This matrix is strictly Guidelines and may not address all/new plant species that are or may become acceptable within the project's planting zone as well as additional plants that may be acceptable to the City moving forward. Plants must comply with State MWELO ordinance.								
Myoporum laetum	Myoporum	•	•	•	•	•	•	
*Myrsine africana**	African Boxwood	•	•	•	•	•	•	
*Myrtus communis var.**	Myrtle	•	•	•	•	•	•	
Nandina domestica var.	Nandina, Heavenly Bamboo	•	•	•	•	•	•	
Osmanthus fragrans	Sweet Olive	•	•	•	•	•	•	
*Pelargonium x hortorum**	Garden Geranium	•	•	•	•	•	•	
Perovskia spp. 2	Russian Sage	•	•	•	•	•	•	
*Phormium spp.***	Flax	•	•	•	•	•	•	
Photinia x fraseri	Fraser's Photinia	•	•	•	•	•	•	
*Phyllostachys viridis 'Robert Young'**	Robert Young Bamboo	•		•	•	•	•	
*Pittosporum spp.****	Pittosporum	•	•	•	•	•	•	
Podocarpus macrophylla 'Maki'	Shrubby Yew Pine	•		•	•	•	•	
Polygala d. 'Petite Butterflies'	Dwarf Sweet Pea Shrub	•	•	•	•	•	•	
Prunus spp.	Laurel	•	•	•	•	•	•	
*Pyracantha coccinea var.**	Pyracantha	•	•	•	•	•	•	
*Rhamnus californica var.**	California Coffeeberry			•	•	•		
Rhaphiolepis spp.	Indian Hawthorne	•	•	•	•	•	•	
*Rhus ovata**	Sugar Bush	•	•	•	•	•	•	
Ribies viburnifolium	Evergreen Currant			•	•	•	•	
*Romneya coulteri**	Matilija Poppy	•	•	•	•			
Rosa spp.	Rose	•	•	•	•	•	•	
*Sambucus mexicana**	Mexican Elderberry							•
*Santolina chamaecyparissus**	Lavender Cotton			•	•	•	•	
Sarcococca ruscifolia	Sweet Box			•				

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***Indicates that designer must select a zone-appropriate species

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Echeveria x imbricata


Sedum rubrotinctum


Achellia millefolium


Festuca glauca

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*Sisyrinchium bellum**	Blue-eyed Grass	●	●	●	●	●	●	●
Spiraea spp.	Spiraea	●	●	●	●	●	●	
Tagetes lemmonii	Mountain Marigold	●	●	●	●	●	●	
Teucrium x lucidrys	Dwarf Germander	●	●	●	●	●	●	
Tulbaghia violacea	Society Garlic	●	●	●	●	●	●	
Viburnum spp.	Viburnum	●	●	●	●	●	●	
*Westringia spp.**	Coast Rosemary	●	●	●	●	●	●	
*Xylosma congestum**	Xylosma, Glossy Xylosma	●	●	●	●	●	●	
*Yucca spp.***	Yucca	●	●	●	●		●	
SUCCULENTS (not allowed on any city or city maintained property)								
*Agave parryi**	Artichoke Agave	●	●	●	●	●	●	
*Aloe spp.***	Aloe	●	●	●	●	●	●	
*Bulbine frutescens**	Yellow Stalked Bulbine	●	●	●	●	●	●	
*Bulbine frutescens 'Hallmark'**	Orange Hallmark Bulbine	●	●	●	●	●	●	
*Bulbine frutescens 'Yellow'**	Yellow Bulbine	●	●	●	●	●	●	
*Cephalophyllum 'Red Spike'**	Red Spike Iceplant	●	●	●	●	●	●	
*Echeveria spp.**	Hen and Chicks	●	●	●	●	●	●	
*Euphorbia rigida**	Blue Euphorbia	●	●	●	●	●	●	
*Ferocactus wislizenii**	Fish Hook Barrel Cactus	●	●	●	●	●	●	
*Hesperaloe parviflora var.**	Hesperaloe	●	●	●	●	●	●	
Opuntia spp., ****	Prickly Pear	●	●	●	●		●	
*Portulacaria afra**	Elephant's Food, Elephant Bush	●	●	●	●	●	●	
*Sedum spp.**	Sedum	●	●	●	●	●	●	
Yucca spp.	Yucca	●	●	●	●		●	

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Heuchera spp.


Scaevola 'Mauve Clusters'


Clytostoma callistegiodes


Gelsemium sempervirens

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GROUNDCOVER								
*Achillea spp.***	Yarrow	●	●	●	●	●	●	
Aptenia spp.	Ice Plant	●	●	●	●	●	●	
Armeria maritima	Sea Pink	●	●	●	●	●	●	
Bergenia cordifolia	Heartleaf Bergenia	●	●	●	●	●	●	
Campanula muralis	Dalmatian Bellflower	●	●	●	●	●	●	
Campanula poscharskyana	Serbian Bellflower	●	●	●	●	●	●	
*Ceanothus griseus var.**	Carmel Creeper	●	●	●	●	●	●	
Cerastium tomentosum	Snow-in-Summer	●	●	●	●	●	●	
*Convolvulus mauritanicus**	Ground Morning Glory	●	●	●	●	●	●	
*Coprosma petrei**	Creeping Mirror Plant	●	●	●	●	●	●	
Cotoneaster dammeri 'Lowfast' 5	Bearberry Cotoneaster			●				
Festuca californica 'Serpentine Blue'	California Fescue selection	●	●	●	●	●	●	
*Festuca glauca**	Blue Fescue	●	●	●	●	●	●	
Fragaria chiloensis	Ornamental Strawberry	●	●	●	●	●	●	
Fragaria 'Pink Panda'	Pink Panda Ornamental Strawberry	●	●	●	●	●	●	
Gazania hybrids 1, 3	Hybrid Gazanias	●		●	●			
*Heuchera spp.*** 5	Coral Bells			●				
Hypericum calycinum	Creeping St. John's Wort	●	●	●	●	●	●	
Lonicera japonica 'Halliana'	Hall's Honeysuckle	●	●	●	●	●	●	
*Myoporum parvifolium**	Ground Cover Myoporum	●	●	●	●	●	●	
Ophiopogon spp.	Mondo Grass	●	●	●	●	●	●	
*Osteospermum spp.**	Freeway Daisy	●	●	●	●	●	●	
Pelargonium peltatum	Ivy Geranium	●	●	●	●	●	●	

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Jasminum polyanthum


Aristida purpurea


Carex pansa


Carex stricta

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Ribes viburnifolium	Evergreen Currant	●	●	●	●	●	●	
Rosa Ground Cover varieties	Ground Cover Rose	●	●	●	●	●	●	
Scaevola albida 'Mauve Clusters'	Fan Flower	●	●	●	●	●	●	
Thymus spp.	Thyme	●	●	●	●	●	●	
Trachelospermum asiaticum	Yellow Star Jasmine	●	●	●	●	●	●	
Trachelospermum jasminoides	Star Jasmine	●	●	●	●	●	●	
*Vinca minor**	Dwarf Periwinkle	●	●	●	●	●	●	
*Zoysia tenuifolia**	Korean Grass	●	●	●	●	●	●	
VINES								
Cissus antarctica	Kangaroo Vine	●	●	●	●	●	●	
Clematis armandii	Evergreen Clematis	●	●	●	●	●	●	
Clematis cultivars	Clematis	●	●	●	●	●	●	
Clytostoma callistegioides	Violet Trumpet Vine	●	●	●	●	●	●	
Distictus buccinatoria	Scarlet Trumpet Vine	●	●	●	●	●	●	
Feijoa sellowiana	Pineapple Guava	●	●	●	●	●	●	
*Gelsemium sempervirens**	Carolina Jessamine	●	●	●	●	●	●	
Hardenbergia violacea	Lilac Vine, Coral Pea	●	●	●	●	●	●	
Hardenbergia violacea 'Rosea'	Pink Lilac Vine	●	●	●	●	●	●	
Jasminum polyanthum	Pink Jasmine	●	●	●	●	●	●	
Parthenocissus quinquefolia	Virginia Creeper	●	●	●	●	●	●	
Parthenocissus tricuspidata	Boston Ivy	●	●	●	●	●	●	
Passiflora spp.	Passion Vine	●	●	●	●	●	●	
Podocarpus gracilior	Yew Pine	●	●	●	●	●	●	
*Rosa 'Cecile Brunner'**	Cecile Brunner Rose (polyantha)	●	●	●	●	●	●	

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Trachelospermum jasminoides


Bouteloua gracilis


Carex praegracilis


Festuca Mairei

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*Rosa banksiae 'Alba Plena'**	Dbl. White Lady Banks' Rose	●	●	●	●	●	●	
*Rosa banksiae 'Lutea'**	Yellow Lady Banks' Rose	●	●	●	●	●	●	
Solanum jasminoides	Potato Vine	●	●	●	●	●	●	
Trachelospermum jasminoides	Star Jasmine	●	●	●	●	●	●	
GRASSES								
*Aristida purpurea**	Purple Three Awn Grass	●	●	●	●	●	●	
*Bouteloua curtipendula**	Sideoats Grama Grass	●	●	●	●	●	●	
*Bouteloua gracilis**	Blue Grama Grass	●	●	●	●	●	●	
*Calamagrotis x acutifolia**	Feather Reed Grass	●	●	●	●	●	●	
Calamagrotis x 'Karl Foerster'	Karl Foerster Feather Reed Grass	●	●	●	●	●	●	
Calamagrotis foliosus	Mendecino Reed Grass	●	●	●	●	●	●	
Calamagrotis nutkaensis	Pacific Reed Grass	●	●	●	●	●	●	
*Carex elata 'Aurea'**	Golden Variegated Sedge	●	●	●	●	●	●	
Carex flagellifera	Weeping Brown Sedge	●	●	●	●	●	●	
*Carex oshimensis 'Evergold'**	Variegated Japanese Sedge	●	●	●	●	●	●	
Carex pansa	California Meadow Sedge	●	●	●	●	●	●	
Carex praegracilis	Clustered Field Sedge	●	●	●	●	●	●	
Carex stricta	Tussock Sedge	●	●	●	●	●	●	
Carex testacea	Brown Sedge	●	●	●	●	●	●	
Carex tumulicola	Foothill Sedge	●	●	●	●	●	●	
Chondropetalum tectorum	Small Cape Rush	●	●	●	●	●	●	
Festuca californica 'Serpentine Blue'	California Fescue selection	●	●	●	●	●	●	
*Festuca glauca**	Blue Fescue	●	●	●	●	●	●	
Festuca spp. (except arundinacea)	Fescue	●	●	●	●	●	●	

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Juncus patens


Lomandra longifolia 'Breeze'


Muhlenbergia spp.


Zoysia 'DeAnza'

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*Festuca idahoensis 'Siskyou Blue'**	Siskyou Blue Fescue	●	●	●	●	●	●	
*Festuca mairei**	Atlas Fescue	●	●	●	●	●	●	
Festuca rubra	Red Fescue	●	●	●	●	●	●	
*Helictotrichon sempervirens**	Blue Oat Grass	●	●	●	●	●	●	
Juncus effusus pacificus 'Quartz Creek'	Quartz Creek Soft Rush	●	●	●	●	●	●	
Juncus patens	California Gray Rush	●	●	●	●	●	●	
Leymus arenaris	Blue Lyme Grass	●	●	●	●	●	●	
*Leymus condensatus**	Wild Rye	●	●	●	●	●	●	
*Leymus condensatus 'Canyon Prince'**	Canyon Prince Wild Rye	●	●	●	●	●	●	
*Leymus triticoides**	Creeping Wild Rye	●	●	●	●	●	●	
Lomandra longifolia 'Breeze'	Spiny Head Mat Rush	●	●	●	●	●	●	
Muhlenbergia spp.	Muhlenbergia	●	●	●	●	●	●	
*Nolina bigelovii**	Desert Bigelov Nolina	●	●	●	●	●	●	
*Zoysia 'De Anza'**	Turf Zoysia De Anza	●	●	●	●	●	●	
Existing Grasses Protect in Place								●

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APPENDIX 'A'

Prohibited Plants and Trees

For Fuel Modification Zones in Moderate, High & Very High Hazard Areas

The following plant species are highly flammable and are more susceptible to burning, due to rough or peeling bark, production of large amounts of litter, vegetation that contains oils, resin, wax, or pitch, large amounts of dead material in the plant, or plantings with a high dead to live fuel ratio.

Botanical Name	Common Name	Plant Form
Acacia species	Acacia	Shrub/Tree
Adenostema fasciculatum	Chamise	Shrub
Adenostema sparsifolium	Red Shank	Shrub/Tree
Arborvitae	Thuja	Shrub/Tree
Artemisia californica	California Sagebrush	Shrub
Anthemis cotula	Mayweed	Weed
Arundo donax	Giant reed	Grass/weed
Bambusa species	Bamboo	Shrub
Brassica nigra	Black Mustard	Weed
Brassica ropa	Yellow Mustard	Weed
Cedrus species	Cedar	Tree
Cirsim vugare	Wild Artichoke	Weed
Conyza canadensis	Horseweed	Weed
Cortaderia selloana	Pampas Grass	Tall Grass
Cupressus species	Cypress	Tree
Cytisus species	Broom	Shrub
Eriogonum fasciculatum	Common Buckwheat	Shrub
Eucalyptus species	Eucalyptus	Shrub/Tree
Gensita species	Broom	Shrub
Hedera canariensis	Algerian Ivy	Ground Cover
Heterotheca grandiflora	Telegraph plant	Weed/shrub
Juniperus species	Junipers	Shrub
Lactuca serriola	Prickly lettuce	Weed
Liquidambar styraciflua	Sweet Gum	Tree
Miscanthus sinensis	Maiden Grass	Tall Grass
Nicotiana bigelevil	Indian tobacco	Shrub
Nicotiana glauca	Tree tobacco	Shrub
Palmae species	Palms	Tree
Pennisetum species	Fountain Grass	Ground cover
Picea species	Spruce	Tree
Pinus species	Pines	Tree
Rosmarinus species	Rosemary	Shrub
Retama monosperma	Broom	Shrub
Salvia species *	Sage	Shrub
Silybum marianum	Milk thistle	Weed
Spartium junceum	Spanish Broom	Shrub
Ulex europea	Gorse	Shrub
Urtica urens	Burning nettle	Weed
Botanical Name	Common Name	Plant Form
Washingtonia species	Palms	Tree

* Except -Salvia columbariae (chia), Salvia sonomensis (Creeping Sage)

APPENDIX 'A'

Prohibited Plants and Trees

For Fuel Modification Zones in Moderate, High & Very High Hazard Areas

Notes:

A. Certain natives are suitable to use in Fuel Modification Zone 2, where noted, if maintained. See comments in Comment column.

B. Plants that freeze should not be planted.

C. Not all plants could be listed. Here are the characteristics of more fire prone species:

- Dry and dead leaves or twigs
- Dry, leathery leaves
- Abundant, dense foliage
- High oil or resin content including gums or terpenes.
- Shaggy, rough, or peeling bark
- Abundant number of dead leaves underneath the plant (litter)
- Needle-like or very fine leaves
- Foliage with low moisture

Information:

1. Some plants on this list that are considered invasive. There are many other plants considered invasive that should not be planted in a fuel modification zone and they can be found on The California Invasive Plant Council's Website www.cal-ipc.org/ip/inventory/index.php. Other plants not considered invasive at this time may be determined to be invasive after further study.

2. For the purpose of using this list as a guide in selecting plant material, it is stipulated that all plant material will burn under various conditions.

3. The absence of a particular plant, shrub, groundcover, or tree from this list does not necessarily mean it is fire resistive and does not imply that a particular plant, shrub, groundcover, or tree will be approved by the fire code official or H.O.A. for landscaping in a Wildland Urban Interface Fire Area.

4. Landscape architects may submit proposals for use of certain vegetation on a project specific basis. They shall also submit justifications as to the fire resistivity of the proposed vegetation.

5. Tracy is located USDA Climate Zone 9b or Climate Zones 9b as defined in Sunset Western Garden Book. Plants, shrubs, groundcover, or trees recommended for this climate zone can be submitted for approval for landscaping purposes unless the plant is listed in this prohibited list.

6. Native, drought tolerant plants are encouraged unless they are on this list or otherwise known as flammable or invasive. Note that invasive species tend to require more maintenance are therefore discouraged.

7. Notwithstanding the type of plant not included on this list, spacing and configuration of plantings in relationship to structures is critical to stopping fire spread. Spacing and configuration shall be approved by the H.O.A.

8. This list was created by **Firewise 2000, LLC**. It is based on a review of several public agencies, non-profits and firesafe councils lists utilized in central and northern California.

APPENDIX 'B'

Planting Design Guidelines

"Do Not Plant and Restricted Plant List" City of Tracy

PLANTING DESIGN GUIDELINES

"DO NOT PLANT & RESTRICTED PLANT LIST"
TREES

BOTANICAL NAME	COMMON NAME	REMARKS / RESTRICTIONS
ACACIA DEALBATA	SILVER WATTLE	NOT ALLOWED
ACACIA MELANOXYLON	BLACKWOOD ACACIA	NOT ALLOWED
ACER SACCHARIUM	SILVER MAPLE	OPEN SPACE AREAS
ACER NEGUNDO CULTIVARS	BOX ELDER	OPEN SPACE / NATURAL AREAS
ALBIZIA JUILBRISSIN	SILK TREE CULTIVARS	NOT ALLOWED
AILANTHUS ALTISSIMA	TREE OF HEAVEN	NOT ALLOWED
ALNUS SPECIES	ALDER	OPEN SPACE / NATURAL AREAS
BETULA SPECIES EXCEPT BETULA PENDULA CULTIVARS	BIRCH EUROPEAN WHITE BIRCH	OPEN SPACE / NATURAL AREAS NOT ALLOWED
CRATAEGUS MONOGYNA	COMMON HAWTHORN	NOT ALLOWED
CRATAEGUS LAVIAGATA CULTIVARS	ENGLISH HAWTHORN	NON-PEDESTRIAN / VEHICLE AREA / MEDIAN PLANTER 12' WIDE MIN.
CATALPA SPECIES	CATALPA	OPEN SPACE AREAS
CELTIS SPECIES	HACKBERRY	NON-PEDESTRIAN / VEHICLE AREAS
CERCIS CANADENSIS CULTIVARS	EASTERN RED BUD	ESTABLISHED DEEP SHADE
CORNUS SPECIES	DOGWOOD	ESTABLISHED DEEP SHADE
FAGUS SPECIES	BEECH	NOT ALLOWED
FRANINUS SPECIES	ASH	NOT ALLOWED
LIQUIDAMBER STYRACIFULA	SWEETGUM	OPEN SPACE / MEDIAN PLANTER 12' WIDE MIN.
LIRODENDRON TULIPIFERA	TULIP TREE	NOT ALLOWED
MAGNOLIA GRANDIFLORIA CULTIVARS	SOUTHERN MAGNOLIA	NON-PEDESTRIAN / VEHICLE AREAS
MAYTEN BORIA	MAYTEN TREE	NOT ALLOWED
MORUS ALBA	MULBERRY	OPEN SPACE
MYOPORUM LAETUM	NGAIO TREE	NOT ALLOWED
NERIUM SPECIES	OLEANDER	NOT ALLOWED
PALMS	VARIOUS SPECIES	NOT ALLOWED
POPULUS SPECIES	POPLAR	NATURAL SPACES

NOTES
1. NO FRUIT TREES SHALL BE PLANTED
2. DO NOT SPECIFY ANY TREES ON THE CALIFORNIA INVASIVE PLANT LISTING.

CITY OF TRACY

TRACY Think Inside the Triangle™	REVIEWED BY: Robert Armijo CITY ENGINEER RCE 63173		DETAIL No. D 7.1 Sheet 1 of 3
	Res No. 2020-031	DATE: February 18, 2020	**PLANTING Plant Material Design Guidelines: Trees**
	Rev: Lyle C.	Rev:	
	Rev:	Rev:	

PARKS AND STREETSCAPE STANDARD PLANS

APPENDIX 'B'

Planting Design Guidelines

"Do Not Plant and Restricted Plant List" City of Tracy

PLANTING DESIGN GUIDELINES

"DO NOT PLANT & RESTRICTED PLANT LIST"
TREES

BOTANICAL NAME	COMMON NAME	REMARKS / RESTRICTIONS
PRUNUS BLIREANA CULTIVARS	FLOWERING PLUM	NON-PEDESTRIAN / VEHICLE AREAS
PRUNUS CERISIFERIA CULTIVARS	FLOWERING PLUM	NOT ALLOWED
PRUNUS SERRULATA CULTIVARS	FLOWERING CHERRY	NOT ALLOWED
PYRUS SPECIES	FLOWERING PEAR	NOT ALLOWED
ROBINIA SPECIES	LOCUST	NOT ALLOWED
SALIX SPECIES	WILLOW	NATURAL AREAS
SAPIUM SEBIFERUM	CHINESE TALLOW	NOT ALLOWED
SCHINUS SPECIES	PEPPER TREE	NOT ALLOWED
SEQUIOA SEMPERVIRENS CULTIVARS	COAST REDWOOD	NOT ALLOWED
STYRAX JAPONICUS	JAPANESE SNOWBELL	ESTABLISHED DEEP SHADE
TAMARIX SPECIES	TAMARIX	NOT ALLOWED

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	Res No. 2020–031	DATE: February 18, 2020	PLANTING Plant Material Design Guidelines: Trees	
	Rev: Lyle C.	Rev:		
	Rev:	Rev:		

PARKS AND STREETSCAPE STANDARD PLANS

APPENDIX 'B'

Planting Design Guidelines

"Do Not Plant and Restricted Plant List" City of Tracy

PLANTING DESIGN GUIDELINES

"DO NOT PLANT & RESTRICTED PLANT LIST"
SHRUBS, GRASSES, GROUND COVERS, PERENNIALS & VINES

BOTANICAL NAME	COMMON NAME	REMARKS / RESTRICTIONS
CARPOBROTUS CHILENSIS	ICE PLANT	NOT ALLOWED
CORTADERIA SELLOANA	PAMPAS GRASS	NOT ALLOWED
COTONEASTER SPECIES	CONTONEASTER	NOT ALLOWED
CYTISUS SPECIES	BROOM	NOT ALLOWED
FESTUCA ARUNDINACEA	BUNCH GRASS	NOT ALLOWED
GAZANIA SPECIES	GAZANIA	NON-PEDESTRIAN AREAS
HEUCHERA SPECIES	CORAL BELLS	NOT ALLOWED
HEDRA SPECIES	IVY	NOT ALLOWED
ILEX VOMITORIA	YAUPON HOLLY	NOT ALLOWED
LIGUSTRUM SPECIES	PRIVET	NOT ALLOWED
LONICERA SPECIES	HONEYSUCKLE	NOT ALLOWED
MAHONIA REPENS	CREEPING MAHONIA	ESTABLISHED DEEP SHADE
MACFADYENA UNGUS-CATI	CAT'S CLAW	NOT ALLOWED
NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	NOT ALLOWED
NERIUM OLEANDER CULTIVARS	OLEANDER	NOT ALLOWED
PACHYSANDRA TERMINALIS	JAPANESE SPRUGE	ESTABLISHED DEEP SHADE
PENNISETUM SETACEUM	FOUNTAIN GRASS	NOT IN OPEN SPACE OR NATURAL AREAS
PENSTEMON HYBRIDS	BEARDTOUNGE	NOT ALLOWED
PRUNUS LYONII	CATALINA CHERRY	NON-PEDESTRIAN / VEHICLE AREAS
PRUNUS LUSITANICA	PORTUGUESE LAUREL	NOT ALLOWED
STACHYS BYANTINA	LAMB'S EAR	NOT ALLOWED
VERBENA SPECIES	VERBENA	NOT ALLOWED
VINCA MAJOR	PERIWINKLE	NOT ALLOWED

NOTES

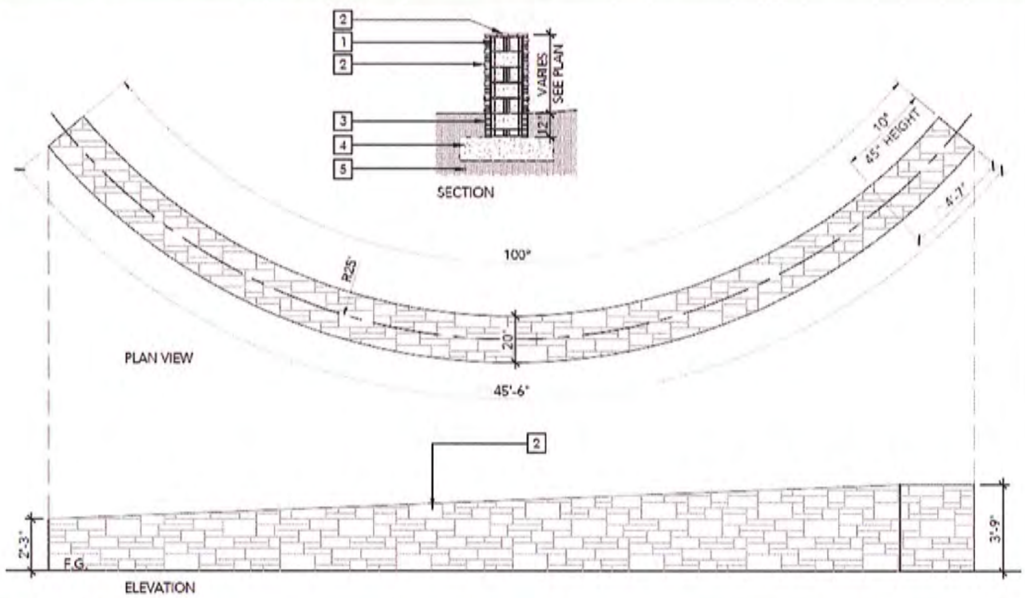
1. WOODY SHRUBS SHOULD BE AVOIDED IN AREAS OF HIGH FOOT TRAFFIC SUCH AS PARKS, DOG PARK, PEDESTRIAN WALKWAYS AND TRAILS.
2. DO NOT SPECIFY ANY SHRUBS ON THE CALIFORNIA INVASIVE PLANT LISTING.
3. ORNAMENTAL NO-MOW, BIOSWALE, BIO-RETENTION, OR SPORT FIELD TURF GRASSES TO BE REVIEWED UPON SUBMITTAL.

CITY OF TRACY

TRACY Think Inside the Triangle™	REVIEWED BY: Robert Armijo CITY ENGINEER RCE 63173		DETAIL No. D 7.1 Sheet 3 of 3
	Res No. 2020–031	DATE: February 18, 2020	**PLANTING** **Plant Material** **Design Guidelines: Shrubs**
	Rev: Lyle C.	Rev:	
	Rev:	Rev:	

PARKS AND STREETSCAPE STANDARD PLANS

1. 8X8X16 CMU BLOCK WALL, GROUT SOLID WITH REINFORCEMENT PER STRUCTURAL ENGINEER
2. STONE VENEER TO BE 30% MOUNTAIN LION 2.5" SPLIT MODULAR, 30% MOUNTAIN LION 5" SPLIT MODULAR, 20% RUST BELT 2.5" SPLIT MODULAR, 20% RUST BELT 5" SPLIT MODULAR, AVAILABLE FROM CREATIVE MINES, CONTACT ALLISON DILLARD 714.637.7373. DRY STACK STONE WITH NO GROUT, MORTAR IN PLACE. CORNERS TO BE MITER CUT OR STAGGER AND ALTERNATE STONE OR USE CORNER PIECES IF MANUFACTURED STONE.
3. BRICK LEDGER
4. CONCRETE FOOTING, SIZE AND REINFORCEMENT PER STRUCTURAL ENGINEER, SEE DETAIL 1, SHEET SW.2, CITY PROJECT NO. ENG23-0029
5. COMPACT SUBGRADE PER GEOTECHNICAL ENGINEER'S REPORT RECOMMENDATIONS



Final Sign Copy on Monument Walls TBD

A | ENTRY MONUMENT WALL

Final Sign Copy on Monument Walls TBD

Figure D-30
Roundabout Artwork / Monument Wall

PHASE 1C

F.1 PHASE 1C

F.1.1 PURPOSE AND SCOPE

The landscape design guidelines contained in Section 3.4 of the Tracy Hills Specific Plan apply Specific Plan-wide; however, implementation details are only shown for Phase 1A. The purpose of Appendix F is to provide landscape design guidelines and implementation details for Phase 1C of Tracy Hills. The Phase 1C landscape design guidelines include the following components:

- Community Monumentation
- Circulation
- Streetscape and Trails
- Edge conditions/ Easements
- Conceptual Overall Illustrative Parks and Landscape Plan
- Lighting
- Walls and Fences
- Landscape Master Tree Plan

F.1.2 LOCATION

Phase 1C of the Specific Plan Area encompasses approximately 121.6 acres located generally west of Phase 1B, south of the California Aqueduct and north of Interstate 580. Refer to Figure F-1, Location Map - Phase 1C for additional information.

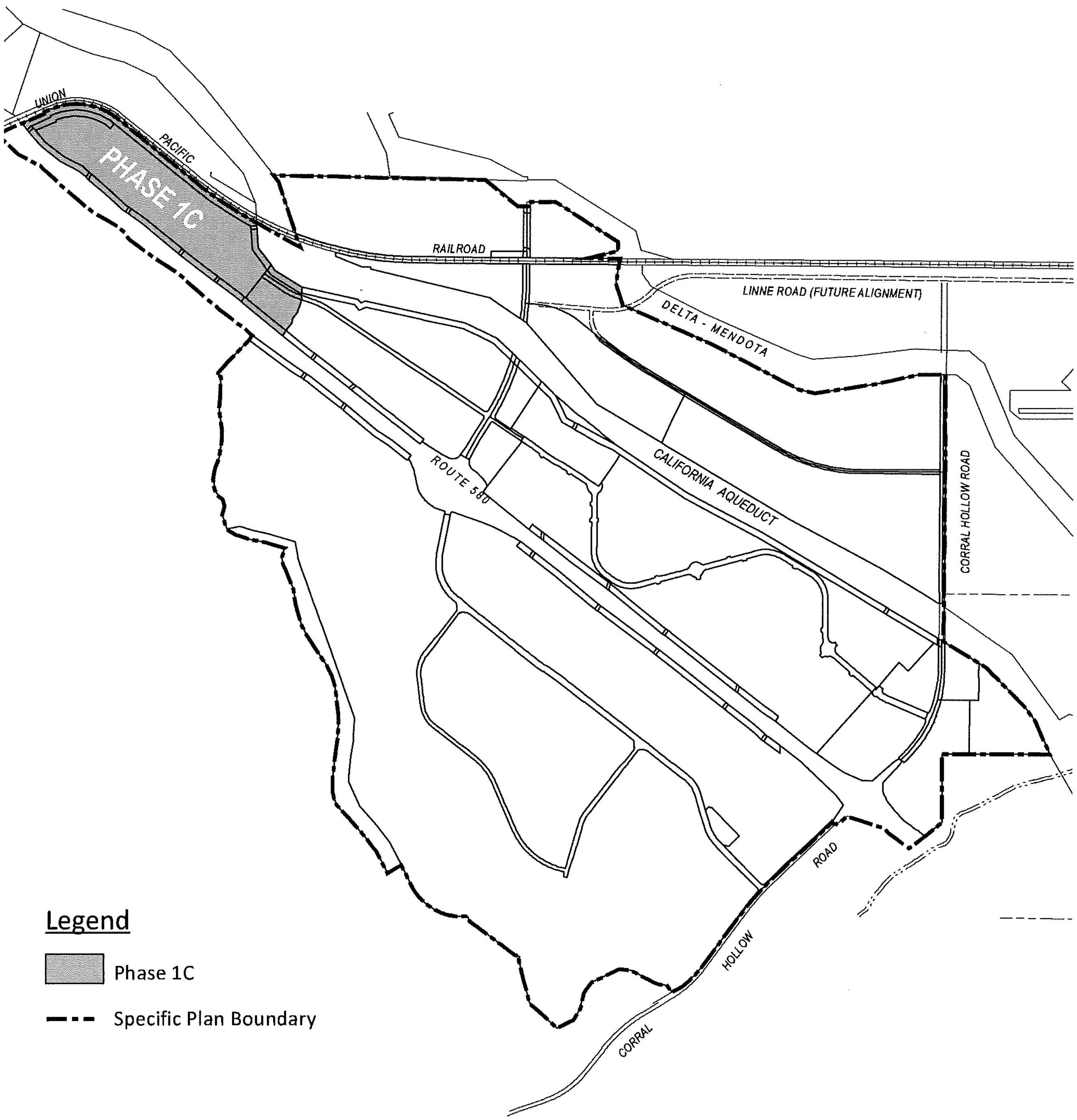


Figure F-1
LOCATION MAP - PHASE 1C

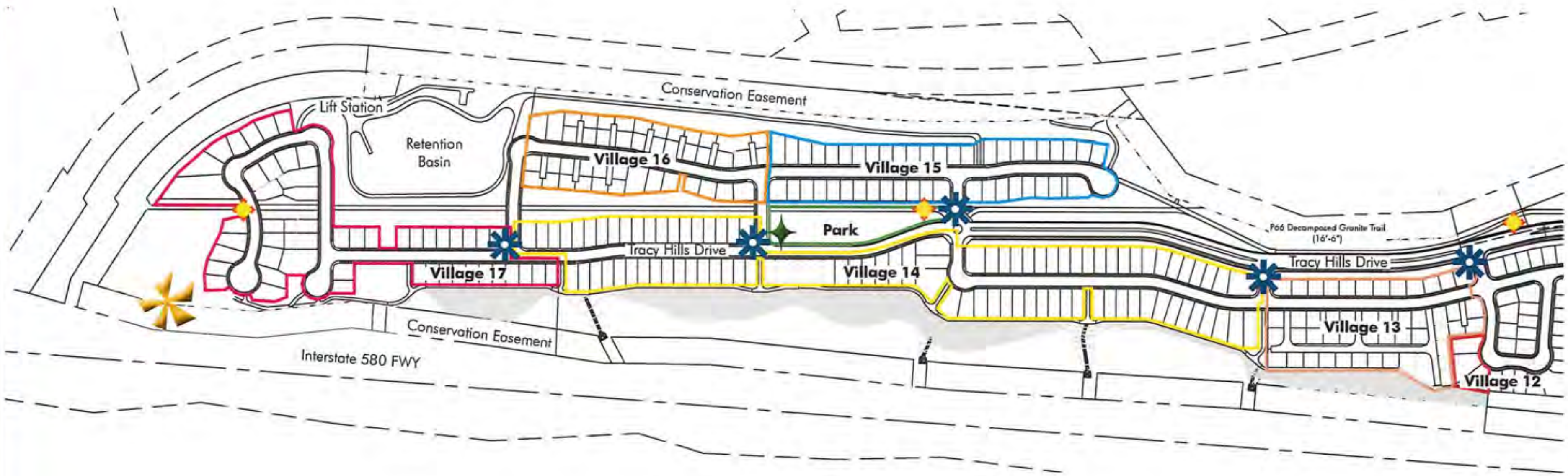
F.1.3 COMMUNITY MONUMENTATION

Phase 1C shall continue the Tracy Hills theming established in Phase 1A and Phase 1B through the consistent application and use of monument signage. Monumentation will be consistent with the character of the project, but flexible enough to respond to individual project context. Logos, type styles, color schemes, and architectural features should be consistent throughout the area being identified. Monumentation may vary in size and detail in a manner that reflects their relative importance within the signage hierarchy, but will incorporate all the materials proposed within the monumentation. Refer to Figure F-2 Community Identity Signage/Monumentation Key Map - Phase 1C for preliminary signage locations.

1. Community Monumentation Detail Reference

Community monumentation utilized in Phase 1C were originally used and detailed in Phase 1A and Phase 1B. Monumentation shall reference the details used in Phase 1A and Phase 1B to ensure consistency throughout the Tracy Hills Specific Plan area. Please refer to the list below for detail references of the monumentation shown in Figure F-2 Community Identity Signage/Monumentation Key Map - Phase 1C.

- Primary Neighborhood Entry Signage - Refer to Figure 3-3
- Park Signage - Refer to Figure 3-4
- Trailhead Marker - Refer to Figure 3-5
- Existing Community Gateway Icon - Figure B-2



Legend

Symbol	Description/Location
	Village 12 Boundary
	Village 13 Boundary
	Village 14 Boundary
	Village 15 Boundary
	Village 16 Boundary
	Village 17 Boundary
	Neighborhood Park

Symbol	Description/Location
	Primary Neighborhood Entry Signage- Identifies entries of the neighborhoods off main arterial roads (one sign per symbol)
	Park Signage- Similar to Neighborhood Entries but at a smaller scale and identifies main park entry.
	Trailhead Marker- Signage at a smaller scale to blend into surroundings. It identifies location of trail access where it connects to a roadway.
	Existing Community Gateway Icon - Create a unifying community identity and statement of community commitment and quality

Figure F-2

COMMUNITY IDENTITY SIGNAGE/MONUMENTATION KEY MAP - PHASE 1C

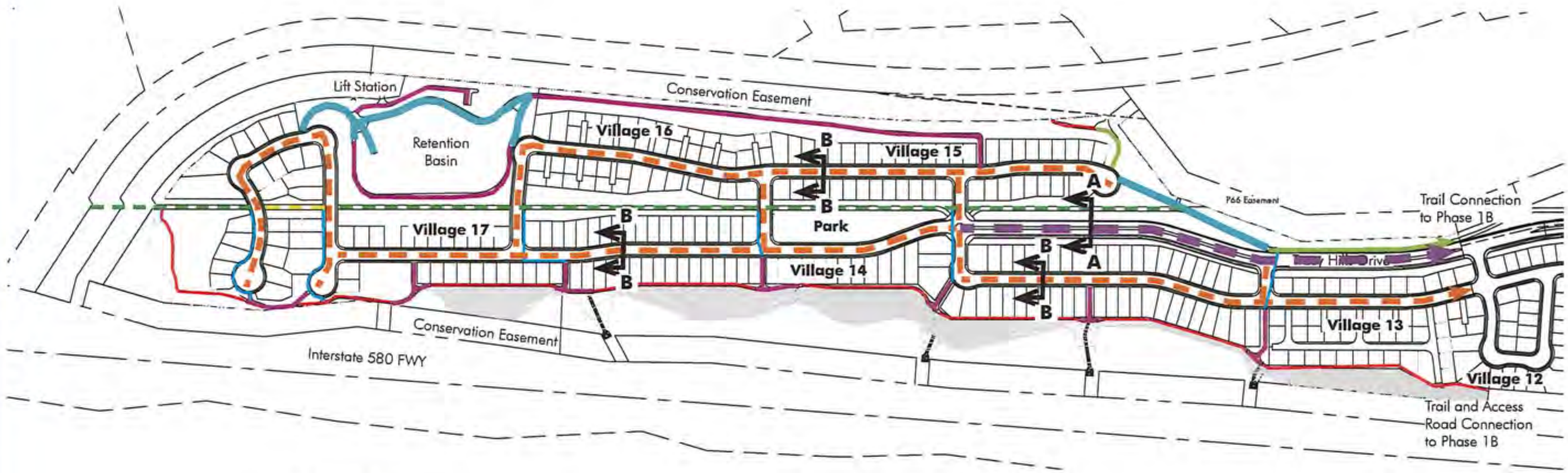
June 2024

F.1.4 CIRCULATION

A hierarchy of streets and trails are proposed within Phase 1C which provide separate facilities for vehicles, cyclists, and pedestrians. Primary access is provided by the Tracy Hills Drive extension from Phase 1A. The Tracy Hills Drive extension will be a two lane divided road with a 6' wide sidewalk on one side of the street and a 16.5' wide decomposed granite paved trail over a pipeline easement on the other side of the street. Refer to Figure F-4 for a typical section of the spine road extension. Residential streets serving the villages in Phase 1C take access from Tracy Hills Drive. Refer to Figure F-5 for a typical section of the residential street, and Figure F-6 for modified Residential Street Section. Refer to Figure F-3 Circulation Map - Phase 1C for additional information on the proposed circulation for this phase of Tracy Hills

1. Streetscape and Trails

The following figures illustrate a hierarchy of streetscapes and circulation which provide distinctive landscape treatments for each planned roadway and trail. Landscape and hardscape treatments include elements such as landscaped medians, sidewalks, and secondary entries, trails and parkway trees with backdrops to enhance roadways. Streetscapes and trails are shown in Figures F-4 to F-6 depict conceptual landscape application. Street trees shall be consistent with those shown in Figure F-13. Shrub and groundcover plant material shall be consistent with the species in the Landscape Plant Matrix in Section 3.4.15 of the Specific Plan.



Legend

Symbol	Description/Location
	12′ Decomposed Granite Trail
	16′-6″ Decomposed Granite Trail (P66 Easement)
	EVA 20′ AC (P66 Easement)
	5′ Wide Connective Sidewalk (Neighborhood Trail Loop)
	Park Connection Trail
	10′ Native Soil Trail and Access Road
	16′ A/B EVA Access Road and Trail
	12′ A/B Access Road and Trail
	Tracy Hills Drive with 6′ sidewalk on one side of the street
	Residential Street with 5′ sidewalks on both sides of the street

Figure F-3

CIRCULATION MAP AND STREET SECTION MAP - PHASE 1C

June 2024

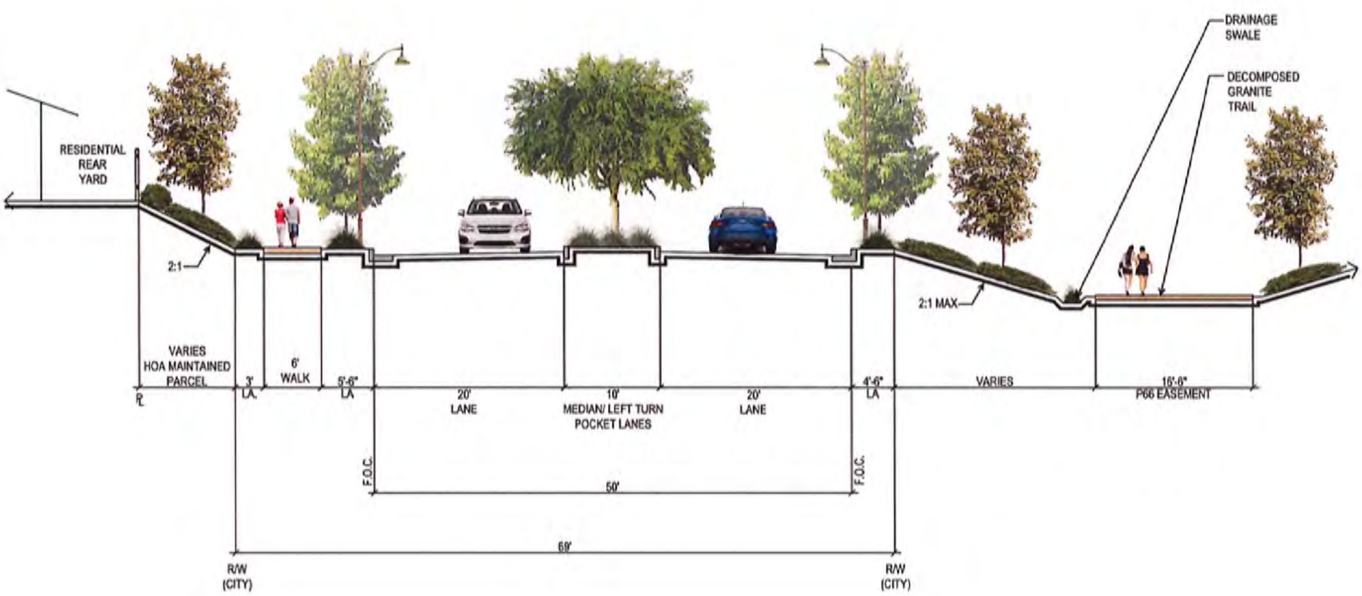


Figure F-4

SECTION A - TRACY HILLS DRIVE SECTION - PHASE 1C

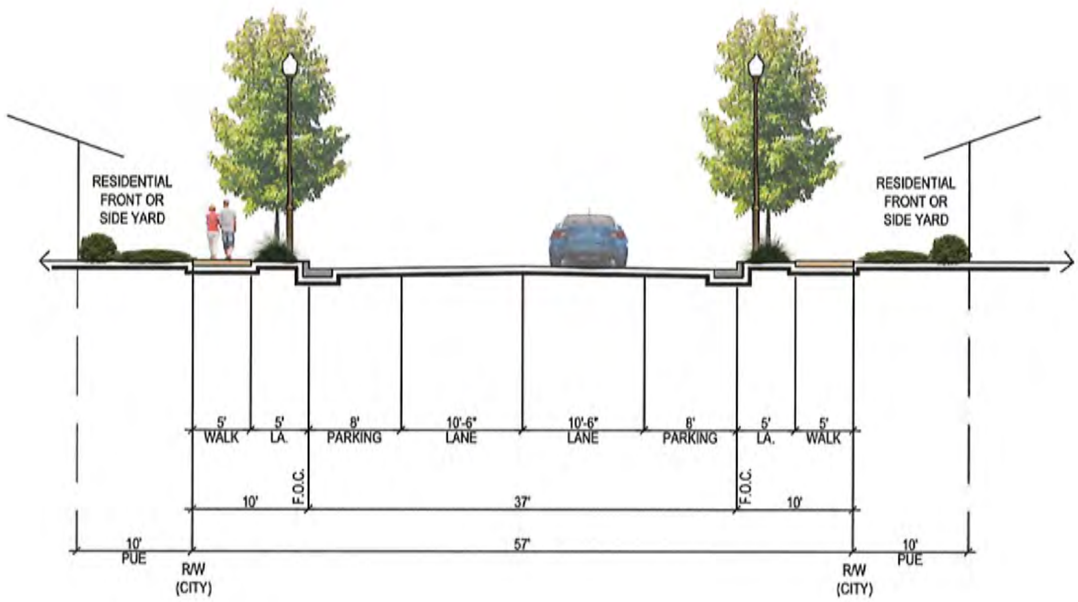


Figure F-5

SECTION B - RESIDENTIAL STREET SECTION - PHASE 1C

F.1.5 EDGE CONDITIONS/EASEMENTS

One hundred foot wide conservation easements are recorded within Phase 1C along I-580 and the south side of the California Aqueduct. These easements were dedicated to the San Joaquin Council of Governments in 2012. The total amount of conservation easement in Phase 1C is approximately 29.1 acres. The purpose of the conservation easements is to provide permanent wildlife habitat. These conservation easements will be owned and maintained by the project's HOA and zoned Tracy Hills Conservation (C-TH). No development within these areas will be allowed except for installation of landscape materials, irrigation and protective fencing. Signs will be attached to the fencing advising the public to "stay out of the conservation easement areas."

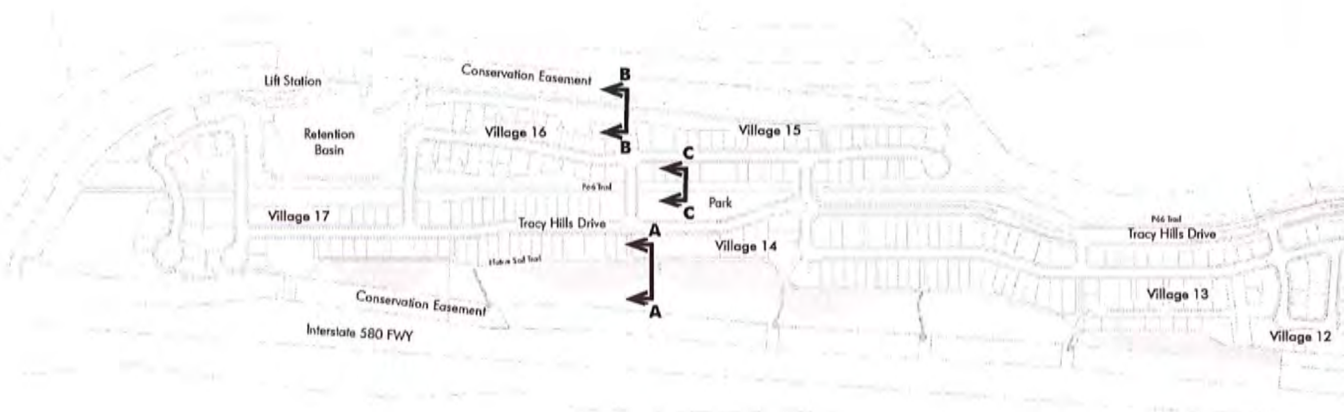


Figure F-7
EDGE CONDITION/EASEMENTS KEY MAP - PHASE 1C

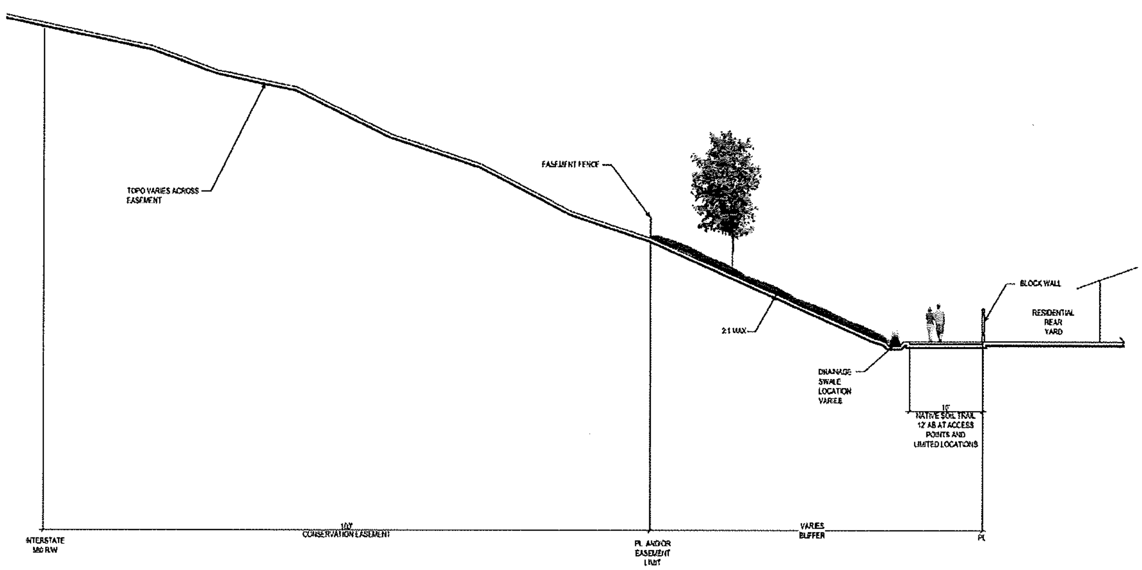
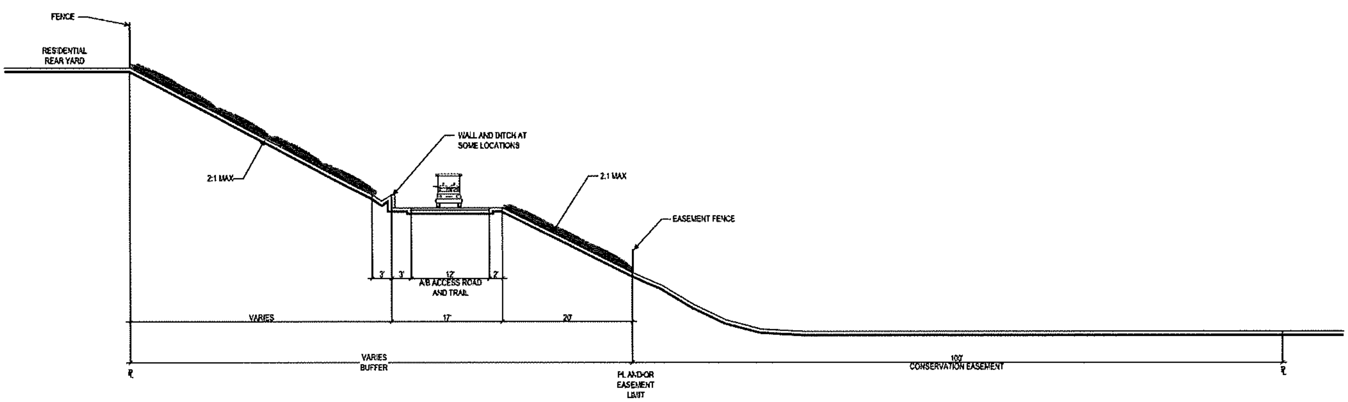


Figure F-8
SECTION A - PHASE 1C



TRACY HILLS

Specific Plan

Figure F-9

SECTION B - PHASE 1C

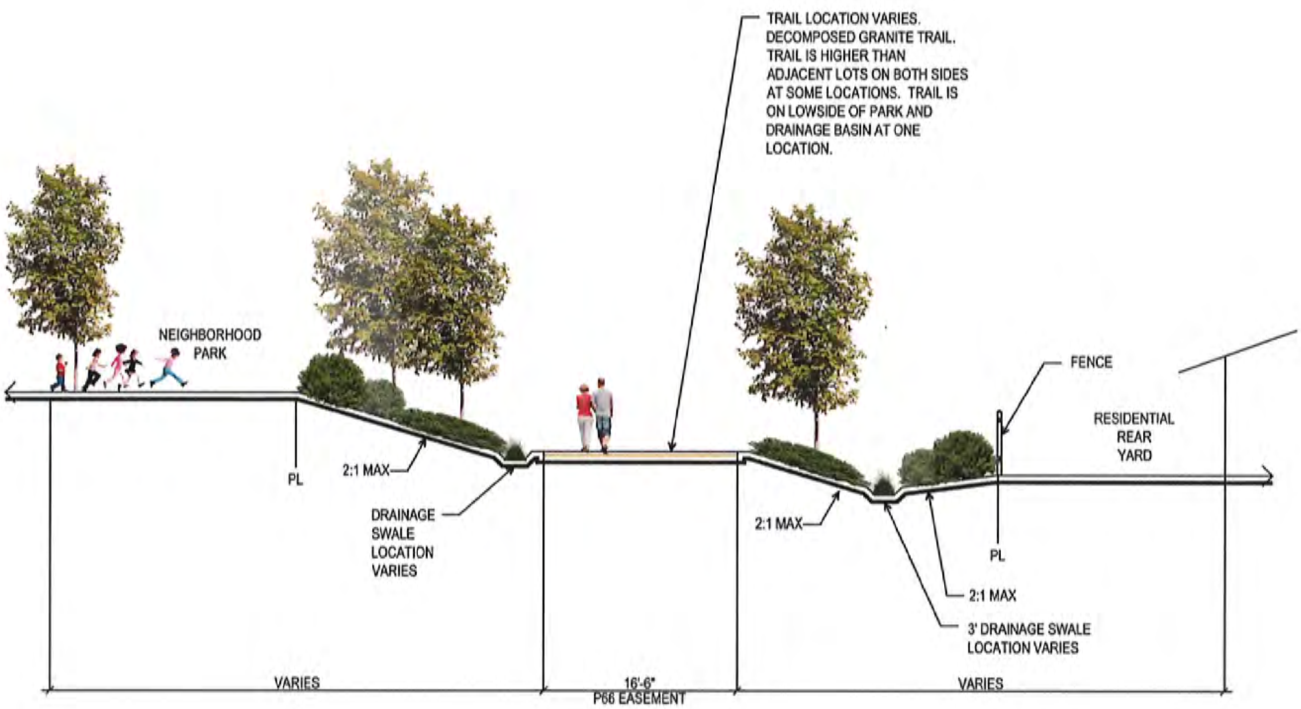


Figure F-10

SECTION C - P66 EASEMENT TRAIL - PHASE 1C

F.1.6 CONCEPTUAL OVERALL ILLUSTRATIVE PARK AND LANDSCAPE PLAN (FIGURE F-11)

Within the residential villages located in this phase of Tracy Hills, there are a variety of trail connections and a neighborhood park which provide opportunities for both passive and active recreational activities. The park shown herein is conceptual in nature and subject to design refinement. The park will be designed and improved by the Developer in accordance with this Specific Plan.

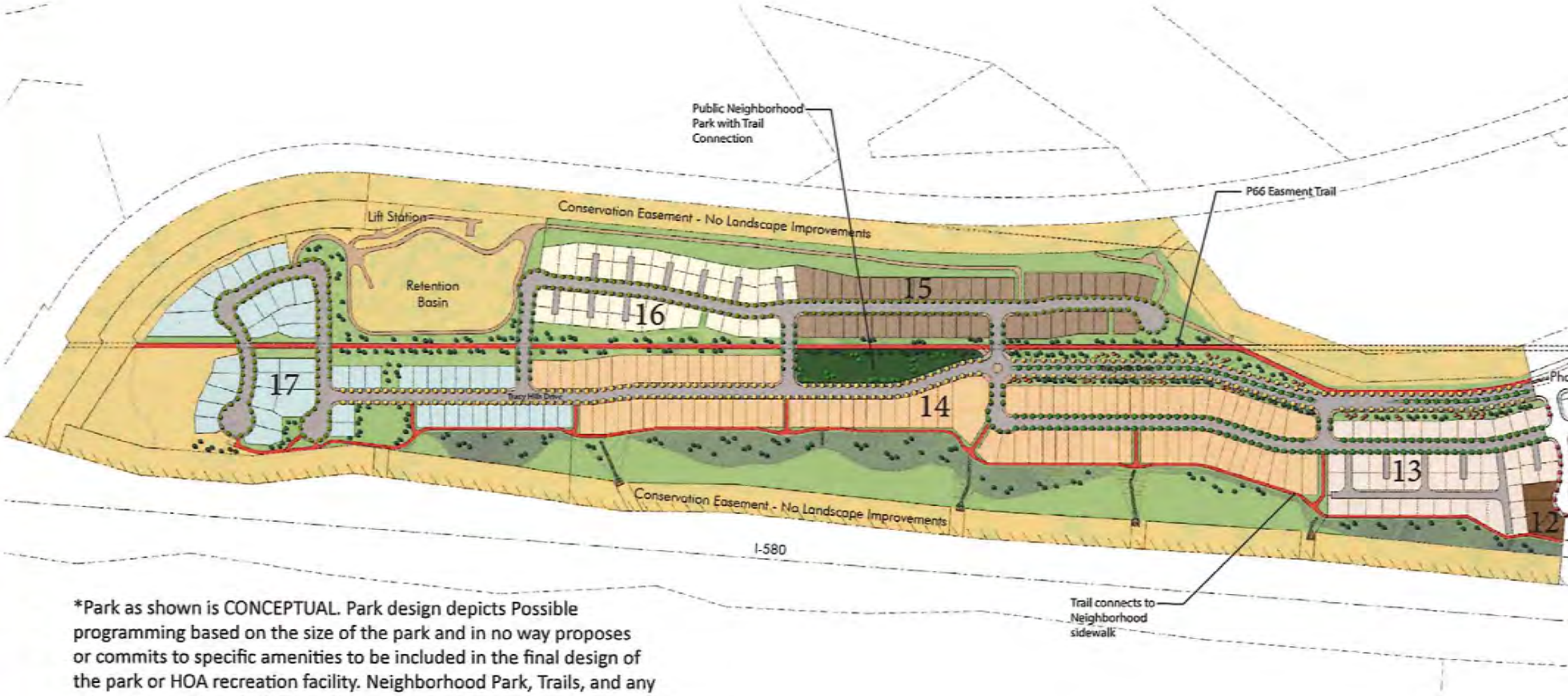
Phase 1C includes a neighborhood park which is centrally located along a residential street (residential street section extension from Tracy Hills Drive). The P66 Easement decomposed granite multi-use trail parallels the backside of the neighborhood park. The residential street that fronts the park and the side streets allow access to the park from the residential villages and will provide parking and an accessible path.

The parks within the community, amongst other things, shall incorporate the following design elements:

- Landscaping should consider the use of drought tolerate species and be planted to conserve water and reduce irrigation needs. Use of reclaimed water or other water conserving strategies is encouraged.
- Use appropriate lighting in high use areas for public safety purposes. Street light standards will also assist with safety lighting.
- The use of drought-tolerant landscaping and hydrozoning irrigation systems should be designed effectively.
- 42" high minimum, non-climbable safety fencing and additional barriers shall be incorporated into the park design to discourage direct path of travel from all play areas to street frontages no matter the distance.

F.1.7 LIGHTING

The site furnishings and lighting design for the residential villages located within Phase 1C shall be consistent with the themes and standards established in Phase 1A and Phase 1B of Tracy Hills. Refer to section 3.4.9 the Specific Plan for the site furnishings and lighting standards which shall be applied to this phase of the Specific Plan.



*Park as shown is CONCEPTUAL. Park design depicts Possible programming based on the size of the park and in no way proposes or commits to specific amenities to be included in the final design of the park or HOA recreation facility. Neighborhood Park, Trails, and any other element for which Tracy Phase 1B, LLC seeks park credits shall be reviewed and approved by the Parks Commission.

TRACY HILLS
Specific Plan

Figure F-11

CONCEPTUAL, OVERALL ILLUSTRATIVE, PARKS AND LANDSCAPE PLAN - PHASE 1C

June 2024

F.1.8 WALLS AND FENCES

Consistent with Phase 1A and Phase 1B, walls and fences within this phase of the Specific Plan are intended to maintain the quality and character of the public realm. Wall and fence materials shall provide variety, privacy and consistency within the community.

The following types of walls and fences were selected for use within different areas of the project site, consistent with their application in Phase 1A and Phase 1B. All wall and fence heights are measured from the higher grade elevation on either side of the wall or fence. Refer to Figure F-12 Master Wall and Fence Plan - Phase 1C for general wall and fence locations. Wall and fence policies below as established in Phase 1A and Phase 1B shall be applicable to Phase 1C.

- Decorative walls and/or screen walls shall be integrated with the community design intent, as well as the overall landscape design.
- All community theme walls and fences shall be consistent in design as outlined herein.
- View fencing of full height tubular steel may be used and pilasters incorporated into steel fencing.
- Additional theme and safety fencing not outlined herein is encouraged and permitted to support open space and park theming and safety.
- Shrubs are encouraged to be planted along community walls to soften the visual character.
- Continuous fencing or walls shall have pilasters located at corners, at change in wall/fencing materials and significant redirections in the fence line when visible from neighborhood streets.

*All Wall and Fencing materials and colors specified are for design intent. Should materials and/or colors not be available at time of installation, alternative materials and/or colors shall be substituted as specified "or equal" and shall be approved by City staff. Design intent is for Walls and Fences to be consistent community-wide.

1. Wall and Fence Detail References

Majority of the wall and fence types utilized in Phase 1C were originally used and detailed in Phase 1A and Phase 1B. Such fencing shall reference the details used in Phase 1A and Phase 1B to ensure consistency throughout the Tracy Hills Specific Plan area. Please refer to the list below for detail references for the fencing shown in Figure F-12 Master Wall and Fence Plan - Phase 1C.

6'-0" min. Proto II Block decorative Wall - Split Face Block with Cap

6'-0" min. Builder Determined Wall or Fence

4'-7" Conservation Easement Fence - No finish - Allow to rust naturally

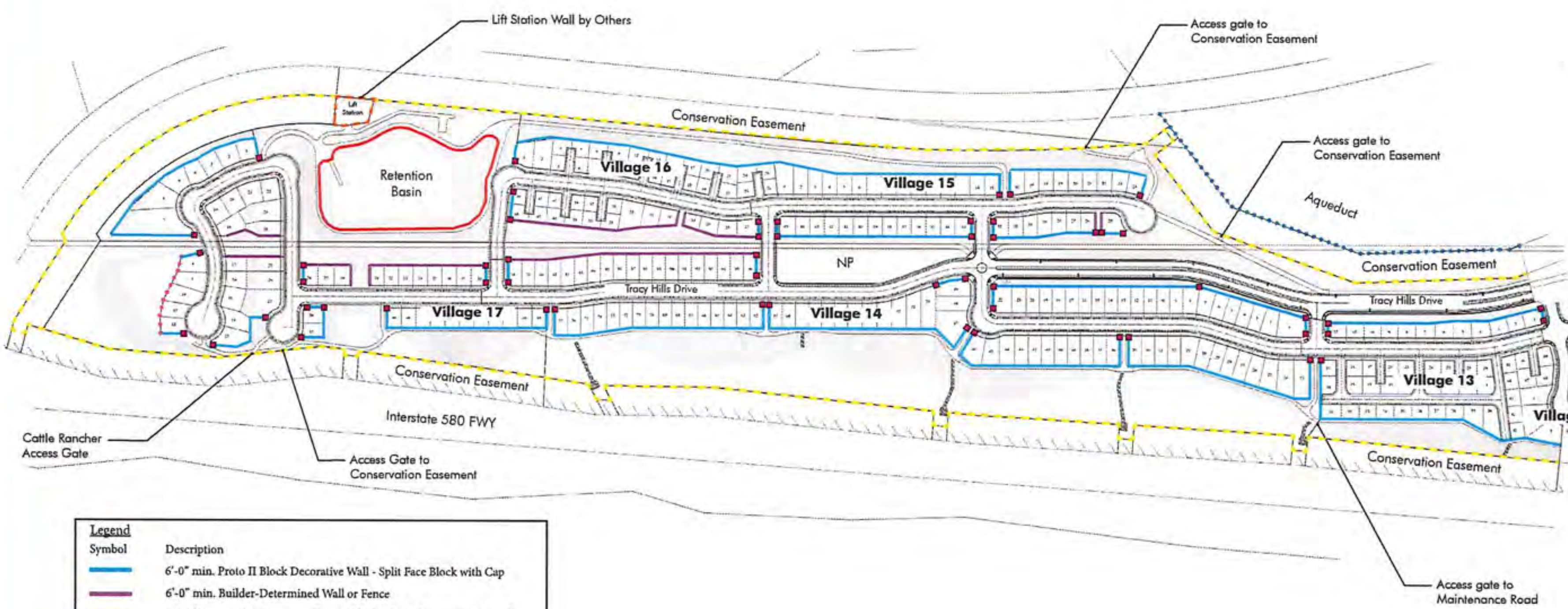
7'-0" High Tubular Steel Fence at DWR Property Line (Figure F-14)

6'-0" High View/Non-Combustible Good Neighbor Fence (Figure F-13)

3'-3" Concrete Split Rail Fence

Lift Station Wall by Others

6'-6" Block Pilaster with Cap

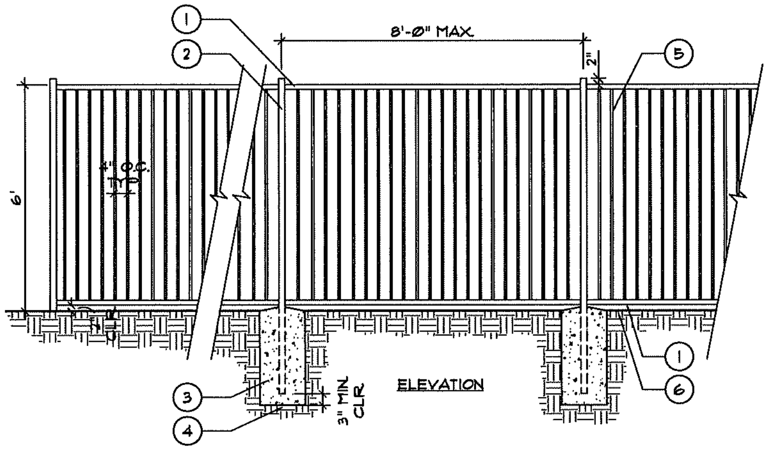


Legend

Symbol	Description
(solid blue line)	6'-0" min. Proto II Block Decorative Wall - Split Face Block with Cap
(solid purple line)	6'-0" min. Builder-Determined Wall or Fence
(yellow dashed line)	4'-7" Conservation Easement Fence - No finish - Allow to rust naturally
(blue dotted line)	7'-0" High Tubular Steel Fence at DWR Property Line
(pink dotted line)	6'-0" High View/Non-Combustible Good Neighbor Fence
(solid red line)	3'-3" Post and Cable Fence
(orange dashed line)	Lift Station Wall by Others
(red square)	6'-6" Block Pilaster with Cap (Approximate location shown. Pilasters occur at wall terminus, wall material changes and at 90° changes in direction of wall when visible to neighborhood street frontages.)
NP	Neighborhood Park

Figure F-12

MASTER WALL AND FENCE PLAN - PHASE 1C



NOTES:

1. CONTRACTOR SHALL FIELD VERIFY AND VERIFY WITH STRUCTURAL ENGINEER ALL DIMENSIONS PRIOR TO FABRICATION.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH HARDWARE SPECIFICATION TO OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
3. 1/8" FILLET WELDS ALL AROUND AT ALL JOINTS AND CONNECTIONS. GRIND SMOOTH 360°.
4. ALL STEEL SHALL BE POWDER COATED. CONTRACTOR SHALL SUBMIT ONE (1) 3' x FULL HEIGHT SECTION OF FENCE OR ONE (1) FULL SIZE SAMPLE OF DECORATIVE PANEL TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
5. REFER TO STRUCTURAL PLANS FOR FOOTING DESIGN AND REINFORCING.
6. MANUFACTURER/CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT.

(1) 1 1/2" DIAMETER TUBULAR STEEL TOP AND BOTTOM RAILS, WELDED TO POST.

(2) 2" DIAMETER TUBULAR STEEL POST WITH FLAT CAP LOCATED @ 8'-0" O.C. MAX. AND AT ALL CHANGES OF DIRECTION

(3) CONCRETE FOOTING. SIZE AND REINFORCING PER STRUCTURAL PLANS.

(4) COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

(5) 5/8" DIAMETER TUBULAR STEEL FENCE PICKETS @ 4" O.C. MAX.

(6) FINISH GRADE

NOTE:
VIEW FENCE SHALL BE 5'-0" HIGH TUBULAR STEEL ON 1'-0" HIGH SLOUGH WALL WHERE REQUIRED OR APPLICABLE AT TOE OF SLOPE.

Figure F-13

6'-0" High View Fence

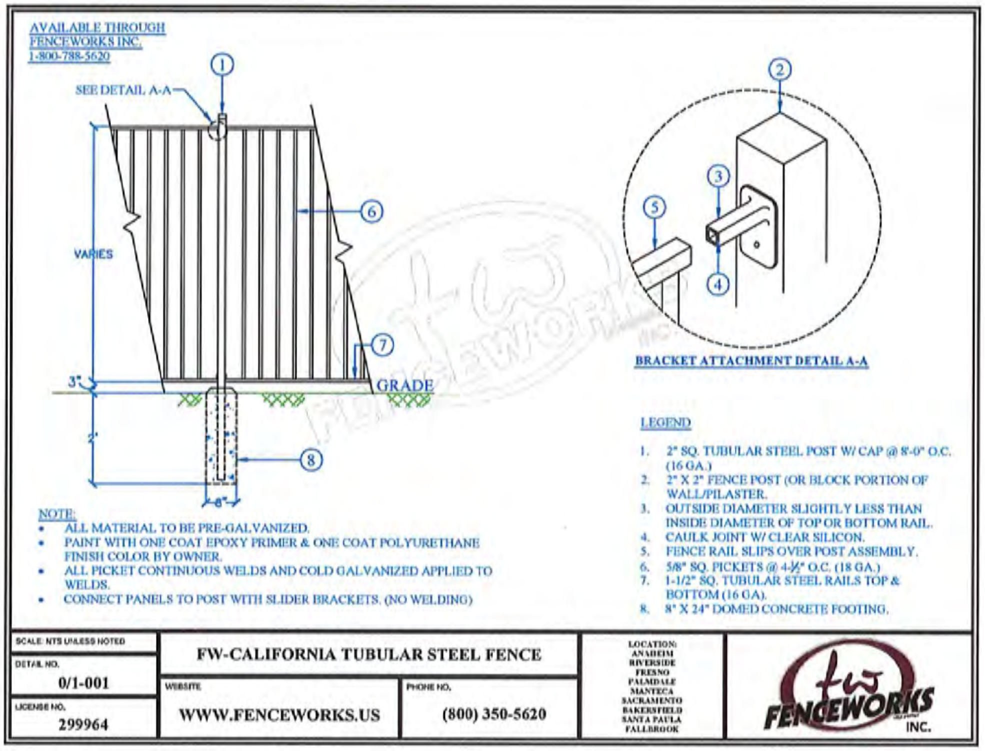


Figure F-14
7'-0" High Tubular Steel Fence at DWR Property Line

F.1.9 LANDSCAPE MASTER TREE PLAN

The plant list for this project was developed to reinforce the community theme and to create some seasonal change with a mixture of deciduous and evergreen plants while maintaining a well-balanced landscape. Many plants on this list are considered low water and drought tolerant species and were chosen based on their specific growth characteristics, including flowering and foliage color, texture and form. Refer to Figure F-15 Master Tree Plan - Phase 1C for the street tree plan for this Phase of Tracy Hills.

The following items should be considered in the community landscape design process:

- Consistent street tree themes should be related to the hierarchy of the street system.
- Extensive use of trees, vines and shrubs to soften community theme wall and fencing.
- Recognition of existing natural conditions and situations.
- Use of both "formal" and "informal" planting arrangements, depending upon the particular condition/Design Intent.
- "Layering" for the shrub understory to create depth, variety, interest, color, and texture.
- Refer to local codes for spacing distance from utilities, light poles, etc.

1. Landscape Irrigation

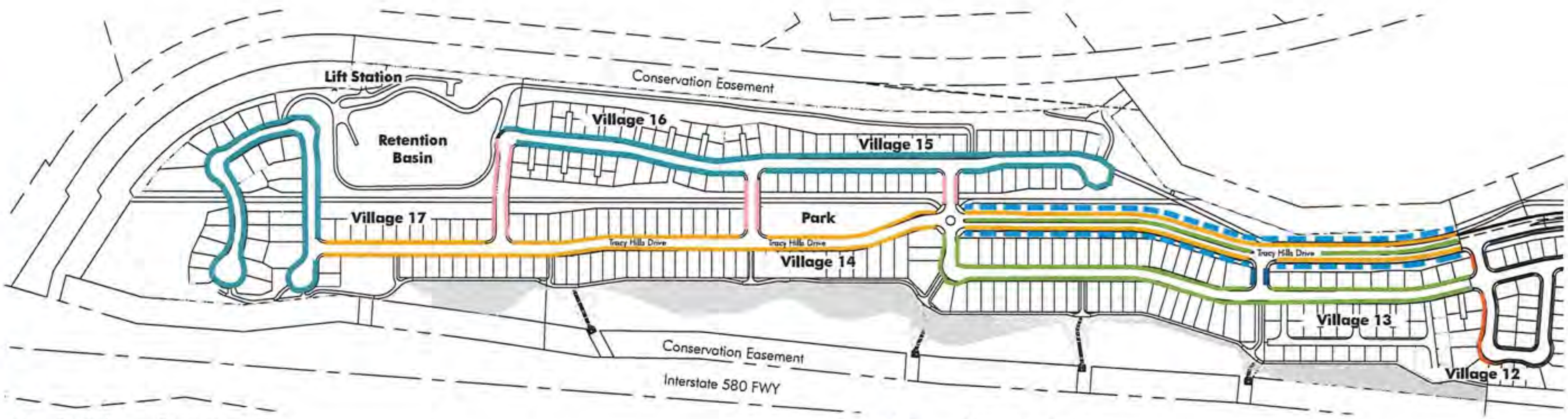
All landscaped areas will be permanently irrigated using an automatic, underground irrigation system or bubbler low-flow systems. Large turf areas may be irrigated with overhead spray and/or rotor irrigation. Please refer to Section 3.4.13 of the Specific Plan for additional information.

2. Utility and Equipment Screening

All utilities above/below ground providing service to the residential villages and commercial areas, whenever possible, shall be screened to prevent unsightly conditions that detract from the overall aesthetics. Electrical transformers should be located within vaults. In the case that subsurface transformers are not available, or experience extreme manufacturing lead times (e.g. lack of available supply) surface (pad-mounted) transformers may be used, with approval from the Community and Economic Development Director. Refer to Section 3.4.14 of the Specific Plan for additional utility screening guidelines.

3. Landscape Plant Matrix

Refer to Section 3.4.15 of the Specific Plan for the Landscape Plant Matrix.



end Symbol Description/Location

Village 12 Parkway Trees
- Primary Tree - *Acer rubrum* 'Redpointe' (Redpointe Red Maple)

Vollage 13 Parkway Trees
- Primary Tree - *Ulmus parvifolia* 'Drake' (Drake Chinese Elm)
- Secondary Tree - *Magnolia grandiflora* 'Majestic Beauty' (Majestic Beauty Southern Magnolia)

Village 14 Parkway Trees
- Primary Tree - *Platanus x acerfolia* 'Columbia' (Columbia London Plane Tree)
- Secondary Tree - *Ulmus parvifolia* 'Drake' (Drake Chinese Elm)
- Secondary Tree - *Lagerstroemia hybrid* 'White Variety'

Village 15/16 Parkway Trees
- Primary Tree - *Zelkova serrata* 'Village Green' (Village Green Zelkova)
- Secondary Tree - *Lagerstroemia hybrid* 'White Variety'

Village 17 Parkway Trees
- Primary Tree - *Platanus x acerfolia* 'Columbia' (Columbia London Plane Tree)
- Secondary Tree - *Zelkova serrata* 'Village Green' (Village Green Zelkova)
- Secondary Tree - *Lagerstroemia hybrid* 'White Variety'

Symbol Description/Location

Tracy Hills Drive (Refer to Construction Document set prepared by FORMA)
- Parkway Tree (both sides) - *Platanus acerfolia* 'Columbia' at 35' O.C.
- Backdrop Tree - Eriobotrya deflexa and Melaleuca quinquenervia (informal massing) 15 Gallon Minimum
- Median Tree - *Ulmus parvifolia* 'Drake' at 35' O.C.

Frontyard Trees- Each lot is required to receive (1) 15 Gallon minimum tree in addition to the street trees/ parkway trees shown in the Master Tree Plan. Tree species to be determined by the builders' Landscape Architects in accordance with the enclosed Plant Matrix and will be associated with the various architectural elevations.

Figure F-15

MASTER TREE PLAN - PHASE 1C

June 2024

TRACY HILLS

Exhibit 2

APPROVED AS TO FORM

____
CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

RESOLUTION 2025-_____

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1. **APPROVING A VESTING TENTATIVE SUBDIVISION MAP TO CREATE 289 SINGLE-FAMILY RESIDENTIAL LOTS AND VARIOUS OTHER PARCELS ON APPROXIMATELY 121.5 ACRES LOCATED SOUTH OF I-580, WEST OF CORRAL HOLLOW ROAD, ASSESSOR'S PARCEL NUMBERS 251-040-08 AND 251-040-19, APPLICATION NUMBER TSM2022-0001; AND**

2. **DETERMINING THAT BASED ON THE ENVIRONMENTAL IMPACT REPORT THAT WAS CERTIFIED BY THE CITY COUNCIL ON APRIL 5, 2016, FOR THE TRACY HILLS SPECIFIC PLAN, AND AN ADDENDUM TO THE EIR HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTIONS 15162 AND 15164 TO ADDRESS THE PROPOSED AMENDMENT TO THE TRACY HILLS SPECIFIC PLAN FOR THE TRACY HILLS PHASE 1B PROJECT. THE PHASE 1C PROJECT WAS ANALYZED AS PART OF THE PREVIOUS PHASE 1B PROJECT. NO NEW SIGNIFICANT ENVIRONMENTAL IMPACTS WERE IDENTIFIED FOR THE PROJECT AND THEREFORE, NO FURTHER ENVIRONMENTAL REVIEW IS NECESSARY.**

WHEREAS, the Tracy Hills Specific Plan Area consists of approximately 2,767 acres located in the vicinity of Corral Hollow Road and Interstate 580; and

WHEREAS, the Tracy Hills Specific Plan was originally approved and annexed to the City in 1998, which included certification of an Environmental Impact Report (EIR); and

WHEREAS, on April 5, 2016, the City Council certified a Subsequent EIR and approved a General Plan Amendment and a comprehensive update to the Tracy Hills Specific Plan; and

WHEREAS, On January 12, 2022, an application was submitted for a Specific Plan Amendment and Vesting Tentative Subdivision Map for the Tracy Hills Phase 1C Project to create 289 single-family residential lots and various other parcels on approximately 121.5 acres located south of I-580, west of Corral Hollow Road, Application Number TSM2022-0001; and

WHEREAS, The proposed Vesting Tentative Subdivision Map for the Tracy Hills Phase 1C Project is consistent with the General Plan and the Tracy Hills Specific Plan, as amended; and

WHEREAS, The proposed Vesting Tentative Subdivision Map is consistent with the Tracy Municipal Code, Title 12, Subdivisions; and

WHEREAS, The site is physically suitable for the type of development and will be developed in accordance with City standards; and

WHEREAS, An Environmental Impact Report (EIR) was certified by the City Council on April 5, 2016 for the Tracy Hills Specific Plan. An Addendum to the EIR has been prepared in accordance with the provisions of California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164 to address the proposed amendment to the Tracy Hills Specific Plan for the Tracy Hills Phase 1B Project. The Phase 1C project was analyzed as part of the previous Phase 1B project. No new significant environmental impacts were identified for the project and therefore, no further environmental review is necessary; and

WHEREAS, the Planning Commission considered this matter at a duly noticed public hearing held on July 23, 2025, and voted to recommend that the City Council approve the project; and

WHEREAS, the City Council considered this matter at a duly noticed public hearing held on September 2, 2025; now, therefore, be it

RESOLVED: That based on the Environmental Impact Report (EIR) that was certified by the City Council on April 5, 2016, for the Tracy Hills Specific Plan, and an Addendum to the EIR that was prepared in accordance with the provisions of California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164 to address the proposed amendment to the Tracy Hills Specific Plan for the Tracy Hills Phase 1B Project. The Phase 1C project was analyzed as part of the previous Phase 2 project, the City Council hereby determines that none of the conditions or circumstances that would require preparation of a subsequent EIR, pursuant to Sections 15162 and 15168 of the CEQA Guidelines, exist in connection with the proposed Tracy Hills Phase 1C project, and therefore, pursuant to Section 15168(c)(2), no further environmental document is required; and be it

FURTHER RESOLVED: That based on the findings set forth in **Exhibit 1** hereto, the City Council hereby approves the Vesting Tentative Subdivision Map for the Tracy Hills Phase 1C Project (Application Number TSM22-0001), subject to the Conditions of Approval set forth in **Exhibit 2** and the vesting tentative map in **Exhibit 3** hereto; provided, however, that the approval of this Vesting Tentative Subdivision Map shall not be effective until the first day following the effective date of the Ordinance approving the Tracy Hills Specific Plan Amendment for the Tracy Hills Phase 1C Project (Application Number SPA22-0001).

* * * * * * * * * * * * * * *

The foregoing Resolution 2025-_____ was adopted by the City Council of the City of Tracy on September 2, 2025, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTENTION:	COUNCIL MEMBERS:

____
DAN ARRIOLA
Mayor of the City of Tracy

ATTEST: _______________________________
APRIL QUINTANILLA
City Clerk and Clerk of the Council of the City of Tracy

Date of Attestation: ___________________

Exhibit 1 – Findings to support approval of Vesting Tentative Subdivision Map
Exhibit 2 – Conditions of Approval for Vesting Tentative Subdivision Map
Exhibit 3 – Tracy Hills Phase 1C - Vesting Tentative Subdivision Map

City of Tracy
Vesting Tentative Subdivision Map Findings
Tracy Hills Phase 1C
Application Number TSM2022-0001
City Council – September 2, 2025

In accordance with Tracy Municipal Code (TMC) Section 12.28.020, the City Council has final authority on all Vesting Tentative Subdivision Maps, following recommendation by the Planning Commission. Vesting Tentative Subdivision Maps must meet the requirements set forth in TMC Chapters 12.28 and 12.16, including a noticed public hearing.

After consideration of the entire record, under TMC Sections 12.28.040 and 12.16.070, the City Council may approve the Vesting Tentative Subdivision Map if the facts in the record support the following findings:

(1) The proposed map is consistent with the general plan, any applicable specific plan, and this title;

(2) The site is physically suitable for the type of development;

(3) The site is physically suitable for the proposed density of development;

(4) The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

(5) The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision;

(6) Complies with all other applicable ordinances, regulations and guidelines of the City, including but not limited to the local floodplain ordinance (Municipal Code Chapter 9.52).

Therefore, the City Council conducted a noticed public hearing on August 19, 2025, to consider approving a Vesting Tentative Subdivision Map for the Tracy Hills Phase 1C Project (Application Number TSM2022-0001), and upon its conclusion, makes the following requisite findings for the Vesting Tentative Subdivision Map based on consideration of the entire record of evidence, including, without limitation, the following:

(1) The proposed Vesting Tentative Subdivision Map (Application Number TSM22-0001) is consistent with the General Plan, the Tracy Hills Specific Plan, TMC Chapter 10.08 Zoning Regulations, and Title 12, the Subdivision Ordinance, of the Tracy Municipal Code. The property has a General Plan designation of Residential Medium and a Tracy Hills Specific Plan designation of Single-Family Homes – Small Lot.

(2) The site is physically suitable for the type of development. The site is relatively flat and the physical qualities of the property and the large-lot subdivision make it suitable for residential development in accordance with City standards.

(3) The site is physically suitable for the proposed density of development. All proposed development on the property will be consistent with the allowable densities and floor area ratios prescribed by the General Plan and the Tracy Hills Specific Plan. Traffic circulation is designed in accordance with City standards for the proposed development to ensure adequate traffic service levels are met.

(4) The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The proposed Vesting Tentative Subdivision Map is consistent with the Tracy Hills Specific Plan Environmental Impact Report (EIR) approved by the City Council on April 5, 2016, and the General Plan EIR approved by the City Council on February 1, 2011. Pursuant to CEQA Guidelines Section 15162 and 15168(c)(2), no additional environmental documentation is required. Significant fish or wildlife or their habitat have not otherwise been identified on the site and no further environmental documentation is required. In addition, the subdivider will demonstrate compliance with the San Joaquin County Multi-Species Habitat Conservation & Open Space Plan administered by the San Joaquin Council of Governments for the protection of any wildlife or habitats found on the site prior to development.

(5) The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. There are no public easements on the property that would conflict with the proposed subdivision. The developer will comply with all utility and infrastructure requirements of the Tracy Hills Specific Plan as development occurs. The subdivision will facilitate the construction and dedication of various streets for proper circulation in accordance with City standards.

(6) Complies with all other applicable ordinances, regulations and guidelines of the City, including but not limited to the local floodplain ordinance (Municipal Code Chapter 9.52). The subject property is not located within any floodplain and the project, with conditions, will meet all applicable City design and improvement standards.

City of Tracy
Conditions of Approval
Tracy Hills Phase 1C
Vesting Tentative Subdivision Map Application Number TSM21-0001
September 2, 2025

A. General Provisions and Definitions.

A.1. General. These Conditions of Approval apply to the Tracy Hills Phase 1C Project (hereinafter "Project"), which includes the following:

Vesting Tentative Subdivision Map Application Number TSM21-0001:
A Vesting Tentative Subdivision Map to create 314 parcels, including 289 residential parcels, 22 homeowner association parcels, two public park parcels, and one parcel for a public lift station, on a site containing approximately 121.5 acres, identified as Assessor's Parcel Numbers 251-040-008 and 251-040-18 (hereinafter "Property"), Application Number TSM21-0001.

A.2. Compliance with submitted plans. Except as otherwise modified herein, the Property shall be subdivided and developed in substantial compliance with the Vesting Tentative Subdivision Map (Application Number TSM21-0001) received by the Community and Economic Development Department on February 18, 2025, to the satisfaction of the City Engineer.

A.3. Payment of applicable fees. The Developer shall pay all applicable fees for the project for each building, 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. Applicable fees will be assessed at the time of building permit application and paid at the time of building occupancy, on "pro-rata" basis, based on the individual building(s) square footage.

A.4. 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), City of Tracy Design Documents, the Tracy Hills Specific Plan, and the City's Design Goals and Standards.

A.5. Definitions.

a. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed Engineer designated by the City Manager, or the Community and Economic Development Director, or the City Engineer to perform the duties set forth herein.

b. "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 Tracy Hills Specific Plan, and the City's Design Documents (including the Standard Plans, Standard Specifications, and relevant Public Facility Master Plans).

c. "Community and Economic Development Director" means the Community and Economic Development Director of the City of Tracy, or any other person designated by the City Manager or the Community and Economic Development Director, to perform the duties set forth here. (The Community and Economic Development Director is also referred to in the Tracy Municipal Code as the Development and Engineering Services Director.)

d. "Conditions of Approval" shall mean these conditions of approval applicable to the Project, Application Numbers TSM21-0001. The Conditions of Approval shall specifically include all conditions set forth herein.

e. "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.

f. "Property" means the approximately 121.5 acres located in the Tracy Hills Specific Plan Area that is the subject of the Vesting Tentative Subdivision Map for Tracy Hills Phase 1C, Application Number TSM22-0001.

g. "Subdivider" means a person, firm, corporation, partnership, or association who owns the property or represents the owner and who proposes to divide, divides, or causes to be divided real property into a subdivision for oneself or for others. Employees and consultants of such persons or entities, acting in such capacity, are not subdividers.

A.6. Indemnification. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney fees, litigation expenses, court costs or any other costs arising out of or in any way related to this project approval, or the City's activities conducted pursuant to its processing and approval of this project approval, including any constitutional claim. Accordingly, to the fullest extent permitted by law and as a condition of this approval, the applicant and property owner, and its representative(s), or its successors shall defend, indemnify and hold harmless the City, Its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this project approval, or the City's activities conducted pursuant to its processing and approval of this project approval, including any constitutional claim. The applicant and property owner, and its representative(s), or its successors shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

B. **Final Map** – The following Conditions of Approval shall be satisfied prior to City Council Final Map approval:

B.1. Traffic: Subdivider shall fund, design, and construct all necessary on-site and off-site traffic facilities as generally described on the Vesting Tentative Subdivision Map and as follows:

a. I-580 & Corral Hollow Road Ramp Terminals: Subdivider shall enter into a Funding Agreement with the City of Tracy, whereby Subdivider commits to funding the interchange improvements.

b. Subdivider shall ensure to the satisfaction of the Fire Chief and Police Chief that the existing all-weather EVA road extending from Tracy Hills Drive northerly to its terminus at South Lammers Road, is maintained and fully accessible to and traversable by all emergency vehicles and available for resident evacuation.

c. Sierra View Drive (southern extension of former Lammers Road) shall be constructed, offered for dedication and capable of public use prior to first Final Map approval.

d. Subdivider is advised that certain traffic improvements are required by prior approvals and agreements, including the amended Development Agreement. These requirements, though not a function of this Vesting Tentative Map, are enforceable at the time of either building permit issuance or final occupancy of a dwelling. Specifically, per the amended Development Agreement, the required widening of Corral Hollow Road from the southern terminus of the bridge crossing the California Aqueduct to the intersection with Linne Rd shall commence construction prior to the final inspection of the structure that will contain the 2,600th dwelling unit within the area defined as the Project in the Development Agreement. This may occur during the course of development of Phase 1C and/or Phase 2.

B.2. Storm Drainage: Subdivider shall fund, design, and construct all necessary storm drainage facilities as generally described on the Tentative Subdivision Map and as follows:

a. All permanent underground storm drainage lines and structures to be maintained by the City shall be located within right-of-way to be dedicated to the City or within an easement. If applicable, interim facilities and storm drain lines and collection basins shall be maintained by the Subdivider.

b. Subdivider shall provide design and construction details for all storm water intercept points at Project boundary at I-580 showing adequate inlet structures, erosion control features, storm drainage easements and connections to the proposed storm drainage facilities in Tracy Hills Drive.

B.3. Water Supply. The Subdivider shall fund, design, and construct all necessary water supply lines and facilities as generally described on the Vesting Tentative Subdivision Map and as follows:

a. Fire flow parameters per Design Standards Section 6.02 shall be met for the phased construction of water lines to the satisfaction of the Fire Marshall.

B.4. Private Utilities. All private utility services to serve the Project such as electric, telephone and cable TV to the building must be installed underground, within right-of-way or a dedicated five (5) feet wide Public Utility Easement (PUE) and at the location approved by the City and the respective owner(s) of the utilities.

The Subdivider shall submit improvement plans for the installation of electric, gas, telephone and TV cable lines that are to be installed under the sidewalk or within the PUE. Underground utility conduits may be installed under the sidewalks, and underground boxes and structures may be located in the landscaped parkway next to the curb. All above-ground boxes and facilities shall be behind the sidewalk and within the PUE. Pop-outs to provide additional width of PUE where required to accommodate larger above-ground structures will be permitted subject to review and approval by Public Works Director and the City Engineer. Before approval of the first Final Map, the Subdivider shall complete the necessary coordination work with the respective owner(s) of the utilities for approval.

B.5. Public Parks. Subdivider shall enter into an agreement with the City, which shall be recorded against the property, which stipulates the following:

a. The design and development of the park must comply with City Standards. This includes the approval of a park conceptual plan through the Parks & Community Services Commission. Designs shall reflect the concept design approved by the Parks & Community Services Commission on June 6, 2024.

b. Construction of the 1.95-acre public park located on Parcel K begin no later than occupancy of the 145th unit unless extended by the Community and Economic Development Director.

B.6. Fire Marshall Requirement

a. Fire Flow. The Subdivider shall submit calculations, and improvement plans as required by the Fire Marshall and the City Engineer and obtain a letter from the Fire Marshall that confirms that the fire flow parameters per Tracy Design Standards Section 6.02 are met for the phased construction of water lines to the satisfaction of the Fire Marshal.

b. Fire Service Line – The Subdivider shall design and install fire hydrants at the locations approved by the Fire Marshall. Before the approval of the Improvement Plans, the Subdivider shall obtain written approval from the Fire Marshall for the design, location and construction details of the fire service connections to the Project, and for the location and spacing of fire hydrants that are to be installed to serve the Project.

B.7. Community Facilities Districts. Subdivider shall provide for perpetual funding of the on-going costs of providing the following services:

- Police/Public Safety and Public Works Services.

- Public Landscaping. 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, excluding the community park.

- Streetlights

Subdivider shall enter into an agreement with the City, to be signed by the Finance Director, which shall be recorded against the Property, which will identify which of the following mechanisms will be used to fund which of the above referenced services. More than one of the following mechanisms may be used, at the discretion of the Finance Director:

a. <u>CFD Annexation</u>: Subdivider to 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. Subdivider shall be responsible for all costs associated with the CFD proceedings.

b. <u>Homeowner's Association and Dormant CFD.</u> Prior to the final inspection or occupancy of the first dwelling unit (except for up to fifteen model homes) form a Homeowner's Association (HOA) or other maintenance association, with CC&Rs reasonably acceptable to the City, to assume the obligation for the on-going costs of operation, maintenance, and replacement for the subject improvements or services on the Property;

   i. Subdivider shall cause the HOA to enter into an agreement with the City, in a form to be approved by the City and to be recorded against the Property prior to the final inspection or occupancy of the first dwelling (except for up to fifteen model homes), setting forth, among other things, the required maintenance obligations, the standards of maintenance, and all other associated obligation(s) to ensure the long-term operation, maintenance and replacement by the HOA for subject improvements or services on the Property;

   ii. Before final inspection or occupancy of the first dwelling (except for up to fifteen model homes), annex into a CFD in a "dormant" capacity, to be triggered if the HOA fails (as determined by the City in its sole and exclusive discretion) to perform the required level of operation, maintenance and replacement for the subject improvements or services on the Property. The dormant tax or assessment shall be disclosed to all homebuyers and non-residential property owners, even during the dormant period.

iii. For each Final Map, Subdivider shall make and submit to the City, in a form reasonably acceptable to the City, an irrevocable offer of dedication of all public landscape areas within the Final Map area.

This alternative may not be used for the Police/Public Safety and Public Work Services.

c. Direct funding. Subdivider 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 for a residential dwelling unit, Subdivider shall deposit with the City an amount necessary, as reasonably determined by the City, to fund in perpetuity the full ongoing costs of operation, maintenance and replacement for the subject improvements on the Property. If the provisions for adequate funding of the on-going costs of operation, maintenance and replacement of the subject improvements on the Property are met subject to the Finance Director's review and approval, the terms of this condition shall be considered to have been met.

B.8. 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.9. Final Map Phasing. The Final Map may be phased upon approval by the City Engineer of a Phasing Plan prior to the approval of the first Final Map. The Phasing Plan shall describe all phases and corresponding permanent or interim improvements.

B.10. Final Map Approval and Recordation. The Subdivider shall submit a Final Map consistent with the Vesting Tentative Subdivision Map Application Number TSM21-0001 for review by the City Engineer and approval by the City Council. The Final Map shall be prepared in accordance with the applicable requirements of the Tracy Municipal Code, these Conditions of Approval, all other applicable City Regulations, the Subdivision Map Act, and in substantial conformance with the Vesting Tentative Subdivision Map. The approved map shall be recorded at the San Joaquin County Recorder's Office. Applications for Building Permits will not be approved prior to recordation of the Final Map.

B.11. Improvement Plans. The construction of required improvements requires the prior approval of Improvement Plans through a Subdivision Improvement Agreement (SIA) with improvement security as described in Tracy Municipal Code Chapter 12.36. The

Subdivider shall submit all necessary plans, studies, and application forms, for review and approval by the City Engineer.

B.12. Credits and Reimbursement. The use of credits and reimbursements shall be pursuant to the Development Agreement and the Tracy Municipal Code.

C. Grading Permit – Prior to Grading Permit release, the following Conditions of Approval shall be satisfied prior to disturbance of the site or issuance of a Grading Permit:

C.1. Grading Permit Requirement: A Grading Permit will be required for the construction of improvements. The Subdivider shall submittal all necessary plans and studies, as determined by the City Engineer, and pay all applicable fees for the review and approval of a Grading Permit.

C.2. Habitat Conservation: Subdivider shall demonstrate compliance with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), biologist survey, and the Incidental Take Minimization Measures (ITMM) prepared by San Joaquin Council of Government (SJCOG) Habitat Division, to the satisfaction of the Community and Economic Development Director.

C.3. Air Pollution Control District: Subdivider shall comply with all applicable requirements of the San Joaquin Valley Air Pollution Control District (APCD), to the satisfaction of the Community and Economic Development Director.

C.4. Site Damage Prevention Plan: Subdivider shall work with Conoco Phillips and/or Shell to implement and observe site damage prevention plan, per Mitigation Measure HAZ 4.8-2a and b.

D. Acceptance of Public Improvements

D.1. Prior to acceptance of public improvements, Subdivider shall demonstrate to the reasonable satisfaction of the City Engineer, completion of the following:

a. All the public improvements shown on the Improvement Plans are completed and free of deficiencies.

b. Subdivider has completed the 90-day public landscaping maintenance period.

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

d. Where applicable, signed and notarized Grant Deed(s) with legal description(s) and plat maps for the offer of dedication of right-of-way, and Grant of Easements as required per these Conditions of Approval and City Regulations, or dedications shown on the Final Map.

e. All improvement plans shall contain a note stating that the Subdivider (or Contractor) will be responsible for preserving and protecting 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 Subdivider'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).

D.2. Release of Improvement Security Subdivider may request the release of the Improvement Security(s) after or upon City Council's acceptance of public improvements, both on-site and off-site, in accordance with TMC section 12.36.080, upon written request and submittal of the recorded Notice of Completion.

E. South San Joaquin County Fire Authority

E.1 To reduce the risk of wildfire and protect structures within the proposed development, a defensible space shall be established and maintained around the perimeter of the development area in accordance with California Government Code Section 51182.

E.2 Prior to the delivery of any combustible building construction materials to the project site the following conditions shall be completed to the satisfaction of the SSJCFA:

a. A water supply for fire protection shall be installed and approved by the appropriate inspecting department.

b. Approved vehicle access for firefighting shall be provided to all construction sites prior to the start of construction.

c. 200 feet of clearance of vegetation shall be provided for each construction site prior to combustible material arriving on the site and shall be maintained throughout the duration of construction. The SSJCFA may allow this clearance to occur in phases to help protect the soil from erosion.

d. Street names shall be made available to the SSJCFA prior to the start of construction.

e. Lot numbers and/or address identification shall be provided for each lot under construction and posted at the front of the unit.

E.3 All perimeter structures located adjacent to wildland fuels shall be constructed per Chapter 7A of the California Building Code and per the California Residential Code, Section R337.

E.4 The following vegetation management practices shall be completed in open spaces in the Tracy Hills Phase 1C development, to ensure effective vegetation management preventing the spread of fire.

a. Vegetation Maintenance Methods:

i. Vegetation, including weeds and grasses, must be managed through discing, rototilling, or mowing.

ii. If discing or rototilling is used, sufficient passes must be made to adequately cover and incorporate the vegetation into the soil to prevent the spread of fire.

iii. If mowing is chosen as the method of vegetation control, the stubble must be cut to no more than four inches in height.

b. Fence Line Vegetation Management:

i. Vegetation along fence lines within the open spaces contiguous to the development must also be removed and managed according to the same standards as the rest of the parcel.

c. Frequency and Timing:

i. Vegetation management must be performed regularly, with frequency determined by the growth rate of the vegetation to ensure compliance with these standards at all times.

ii. Management activities should be conducted before the peak fire season to maximize the effectiveness of the fire prevention measures.

d. Responsibility and Compliance:

i. The responsibility for maintaining the vegetation in accordance with this condition lies with the property owner or designated maintenance entity.

ii. Compliance will be monitored by the South San Joaquin County Fire Authority.

E.5. Fencing installed along the boundary between the new development and contiguous open spaces must be constructed from fire-resistant materials to reduce the risk of fire spread. Acceptable materials include:

a. Noncombustible materials

b. Ignition-resistant materials. The ignition-resistant material shall be labeled for exterior use and shall meet the requirements of California Building Code Section 704A.2.

c. Fire-treated wood labeled for exterior applications is also permitted, provided it meets recognized testing standards for outdoor fire exposure and shall meet the requirements of California Building Code Section 2303.2.

d. Proper maintenance of the fencing, including the regular removal of debris and vegetation along its base, is essential to maintain the fire-resistant properties. Compliance with these requirements will be monitored by the fire authority, and any fencing not meeting the approved standards will be subject to corrective action.

Exhibit 3

BASIS OF BEARINGS:

THE LINE BETWEEN TWO FOUND MONUMENTS AS SHOWN ON THE RECORD OF SURVEY FILED JUNE 26, 2007, IN BOOK 36 OF SURVEYS AT PAGE 118, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, TAKEN AS N44°38'35"W, IS THE BASIS OF BEARINGS FOR THIS MAP.

BENCHMARK:

BASIS OF ELEVATIONS:
PER GEOLOGIC CONTROL NETWORK RECORD OF SURVEY FOR CITY OF TRACY. RECORDED BOOK 36 PAGE 118 ELEVATION SHOWN ARE IN TERMS OF NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BASED LOCALLY UPON ELEVATION FOR THE FOLLOWING BENCHMARKS AS PUBLISHED BY THE NATIONAL GEOLOGIC SURVEY:
PT. 3022 "L1259 1974" ELEV. 250.25'

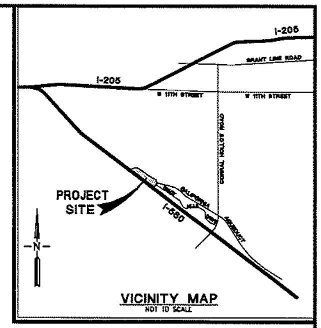
RECEIVED
FEBRUARY 26, 2025
City of Tracy
Community and Economic Development

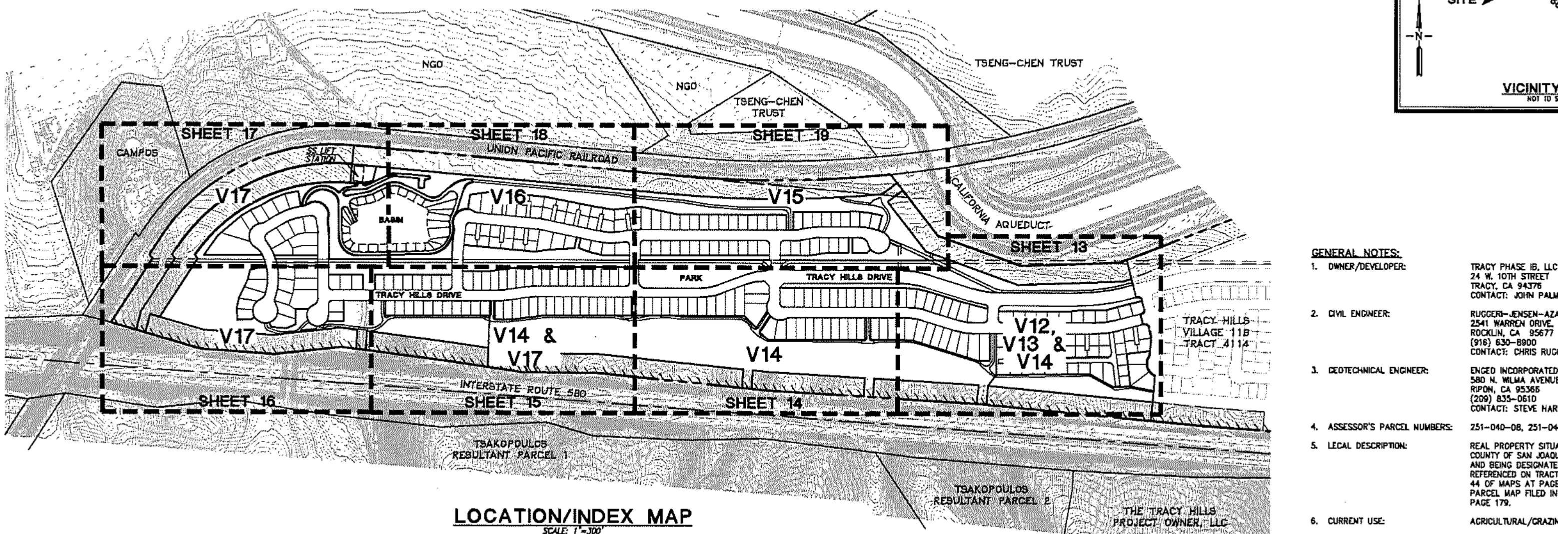
VESTING TENTATIVE MAP - TRACT 4012

TRACY HILLS - PHASE 1C

CITY OF TRACY, COUNTY OF SAN JOAQUIN, CALIFORNIA

0 300 600 900
1 inch = 300 ft.





LOCATION/INDEX MAP

SCALE: 1"=300'

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	TRACT BOUNDARY	
	EASEMENT LINE	
	LOT LINE	
	RIGHT OF WAY	
	CENTER LINE	
	FLOW LINE	
12"SD	STORM DRAIN	EX 12"SD
8"SS	SANITARY SEWER	EX 12"SS
8"W	WATER	EX 8"W
8"RCW	RECLAIMED WATER	EX 8"RCW
4"FM	FORCE MAIN	
	RETAINING WALL	
	SOUND WALL	
	DRAINAGE DITCH/SWALE	
	CURB & GUTTER	
	SIDEWALK	
	PAVED ACCESS ROAD/EVA	
	DG TRAIL	
	DIRT TRAIL	
	STORM WATER INLET	
	FIELD INLET	
	MANHOLE	
	FIRE HYDRANT	
	BLOWOFF RISER	
	GATE VALVE	
	FENCE	
	SLOPE	
130	CONTOUR ELEVATIONS	
x 525.2	SPOT ELEVATION	
	MONUMENT	

SHEET INDEX

ABBREVIATIONS

(#)	DENOTES SHEET NOTE NUMBER	JUT	JOINT UTILITY TRENCH
AB	AGGREGATE BASE	LP	LOW POINT
AC	ASPHALT CONCRETE	MIN	MINIMUM
BLDG	BUILDING	P	PAD ELEVATION
C & G	CURB & GUTTER	PAE	PRIVATE ACCESS EASEMENT
CMP	CORRUGATED METAL PIPE	PUE	PUBLIC UTILITY EASEMENT
CR	CURB RETURN	R	RADIUS
DG	DECOMPOSED GRANITE	RCW	RECLAIMED WATER
DRN	DRAINAGE OPEN SPACE	RET	RETAINING WALL
ESMT	EASEMENT	RW	RIGHT OF WAY
EVA	EMERGENCY VEHICLE ACCESS	SD	STORM DRAIN
EX	EXISTING	SS	SANITARY SEWER
FC	FACE OF CURB	SSFM	SANITARY SEWER FORCE MAIN
FSW	FRONT OF SIDEWALK	TC	TOP OF CURB
GB	GRADE BREAK	W	WATER
HP	HIGH POINT		

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT THIS MAP HAS BEEN REVIEWED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE TRACY MUNICIPAL CODE AND THE SUBDIVISION MAP ACT AS TO FORM AND CONTENT.

CITY ENGINEER DATE

PLANNING COMMISSION FILING CERTIFICATE

TENTATIVE MAP FILED THIS ____ DAY OF ____ 20__ IN THE OFFICE OF THE TRACY PLANNING COMMISSION, TRACY, CALIFORNIA, ACCOMPANIED WITH APPROPRIATE FILING FEES. THIS CERTIFICATE DOES NOT DEEM THIS APPLICATION COMPLETE.

CITY COUNCIL CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF TRACY HAS CONDITIONALLY APPROVED THIS TENTATIVE MAP _____ BY RESOLUTION NO. _______.

CITY CLERK DATE

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY RUGGERI-JENSEN-AZAR UNDER MY DIRECTION

CHRISTOPHER P. RUGGERI, RCE 60901 DATE

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER P. RUGGERI
No. 60901
Exp. 12-31-24
CIVIL
STATE OF CALIFORNIA

OWNER/DEVELOPER

JOHN STANEK, TRACY PHASE 1B, LLC DATE

GENERAL NOTES:

1. OWNER/DEVELOPER: TRACY PHASE IB, LLC
   24 W. 10TH STREET
   TRACY, CA 94376
   CONTACT: JOHN PALMER
2. CIVIL ENGINEER: RUGGERI-JENSEN-AZAR
   2541 WARREN DRIVE, SUITE 100
   ROCKLIN, CA 95677
   (916) 630-8900
   CONTACT: CHRIS RUGGERI, RCE 60901
3. GEOTECHNICAL ENGINEER: ENGEO INCORPORATED
   580 N. WILMA AVENUE, SUITE A
   RIPON, CA 95366
   (209) 835-0610
   CONTACT: STEVE HARRIS, GE
4. ASSESSOR'S PARCEL NUMBERS: 251-040-08, 251-040-18
5. LEGAL DESCRIPTION: REAL PROPERTY SITUATE IN THE CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, AND BEING DESIGNATED REMAINDER (PARCEL 3) REFERENCED ON TRACT NO. 4114 FILED IN BOOK 44 OF MAPS AT PAGE 66, AND PARCEL 4 OF PARCEL MAP FILED IN BOOK 26 OF MAPS AT PAGE 179.
6. CURRENT USE: AGRICULTURAL/GRAZING
7. ZONING: TRACY HILLS SPECIFIC PLAN- MEDIUM DENSITY RESIDENTIAL (MDR)
8. GENERAL PLAN LAND USE DESIGNATION: RESIDENTIAL MEDIUM (RM)
9. GROSS AREA: 121.5± ACRES
10. TOTAL PROPOSED RESIDENTIAL LOTS: 289
11. UTILITIES:
    WATER: CITY OF TRACY
    GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
    SANITARY SEWER: CITY OF TRACY
    STORM DRAIN: CITY OF TRACY
    FIRE: CITY OF TRACY
    TELEPHONE: AT&T
    CABLE TV: COMCAST
12. TOPOGRAPHY SHOWN IS BASED ON AN AERIAL TOPOGRAPHIC MAP PREPARED BY TETRATECH IN JANUARY 2013.
13. BOUNDARY AS SHOWN IS BASED ON A RESOLVED BOUNDARY PREPARED BY RUGGERI-JENSEN-AZAR IN JULY 2018.
14. THE PROPERTY LIES WITHIN NO SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP NUMBERS 06077 C0725 & 06077 C0730F EFFECTIVE DATE, OCTOBER 19, 2009.
15. THIS SUBDIVISION MAY BE CONSTRUCTED IN MULTIPLE PHASES. MULTIPLE FINAL MAPS MAY BE FILED ON LANDS SHOWN ON THIS MAP PURSUANT TO THE SUBDIVISION MAP ACT SECTION 66456.1.
16. EXISTING CONSERVATION EASEMENT "GAPS" ALONG I-580 WILL BE REALIGNED TO MATCH I-580 STORM DRAIN OUTLETS.
17. IMPROVEMENTS SHOWN ON THIS VTM ARE SUBJECT TO REVISION IN FINAL DESIGN.

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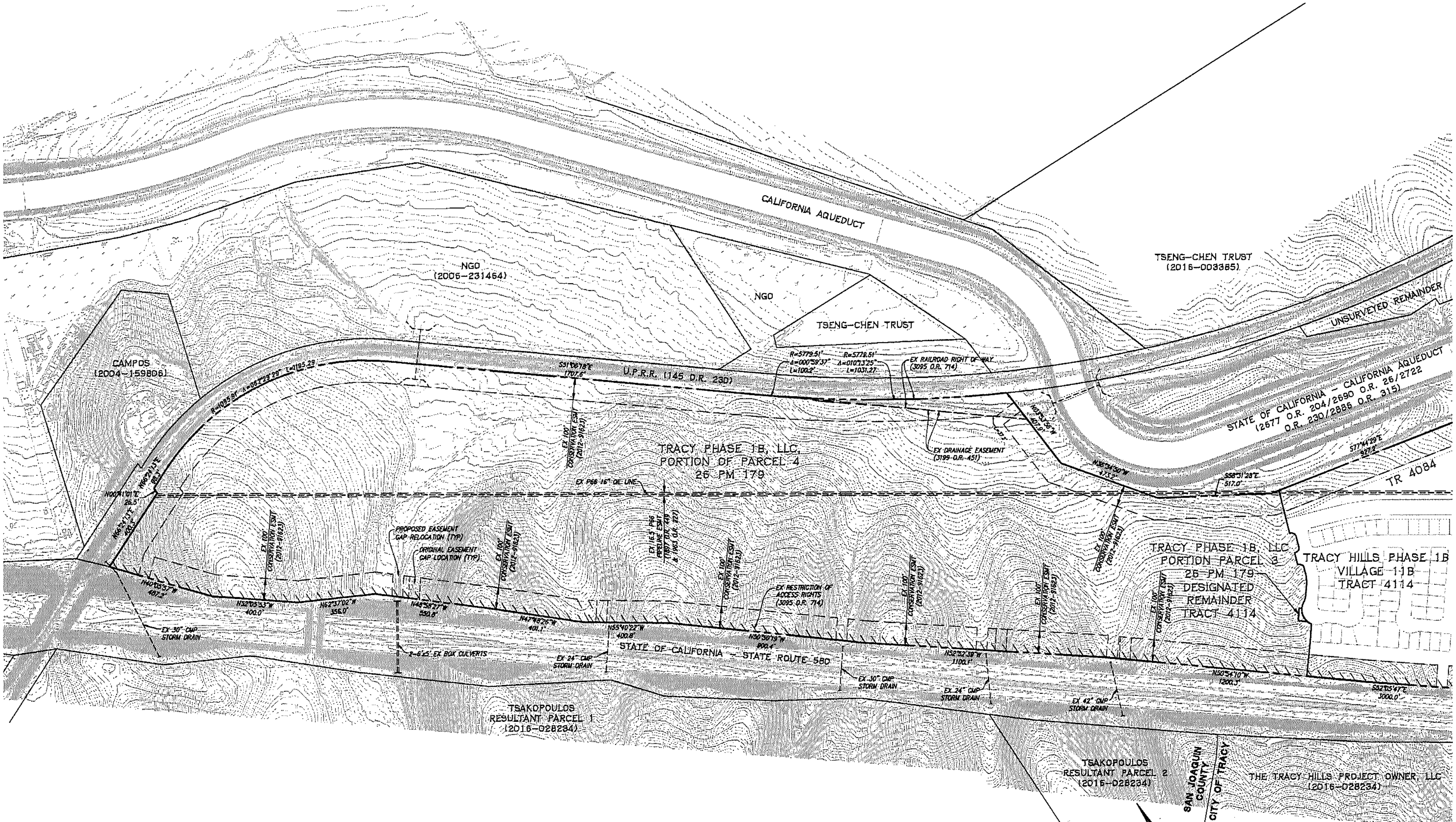
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: FEBRUARY 18, 2025 JOB NO: 185020 SHEET 1 OF 19

G:\JOB2018\185020\TENT-MAP\01-TS-185020.DWG 6/25/2024 4:04:29 PM RYAN WHEELER



VESTING TENTATIVE MAP - TRACT 4012

EXISTING CONDITION PLAN

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA
FOR: INTEGRAL COMMUNITIES

0 200 400 600
1 inch = 200 ft.

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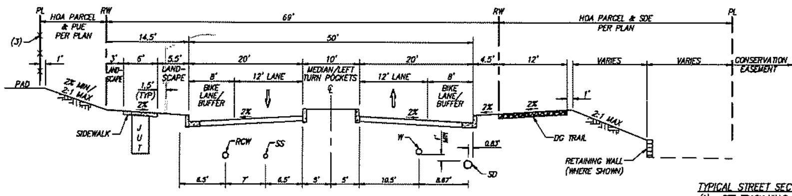
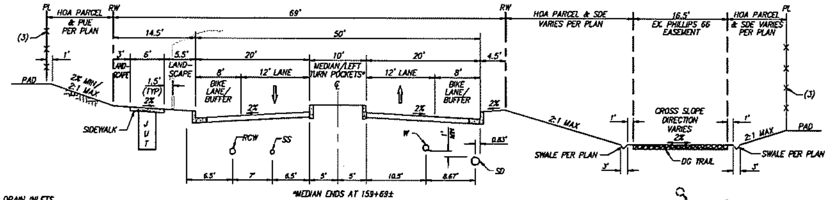
DATE: FEBRUARY 18, 2025 JOB NO: 185020 SHEET 2 OF 19



TRACY HILLS DRIVE - STA 142+69 TO 150+00

NO SCALE



TRACY HILLS DRIVE - STA 154+00 TO 161+31

NO SCALE

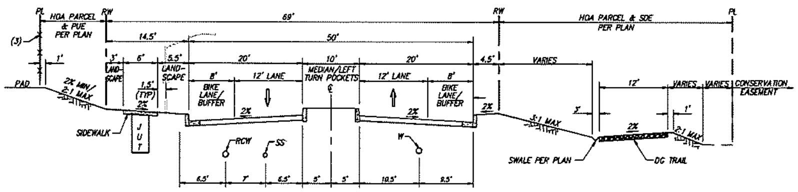
TYPICAL STREET SECTION NOTES:

(1) SEE TRACY HILLS SPECIFIC PLAN/DESIGN GUIDELINES FOR NEW STORM DRAIN INLETS.

(2) STREET LIGHT PER APPROVED TRACY HILLS SPECIFIC PLAN/DESIGN GUIDELINES.

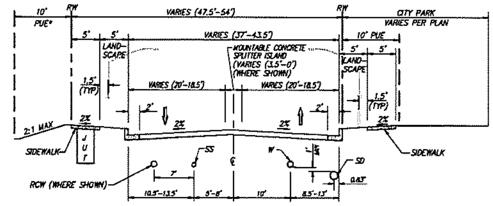
(3) FENCE OR WALL PER TRACY HILLS SPECIFIC PLAN/DESIGN GUIDELINES.

(4) ALL WALKS SHALL BE CONSTRUCTED WITH 2% MAXIMUM CROSS-SLOPES.



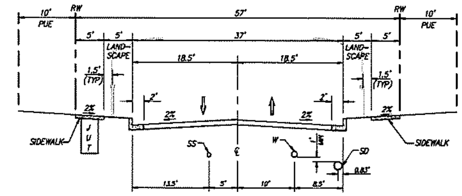
TRACY HILLS DRIVE - STA 150+00 TO 154+00

NO SCALE



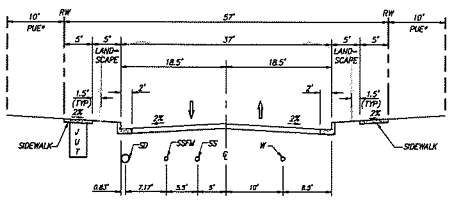
TRACY HILLS DRIVE - STA 162+38 TO 169+35

NO SCALE



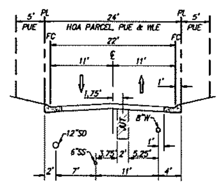
TRACY HILLS DRIVE - STA 169+35 TO 173+15

NO SCALE



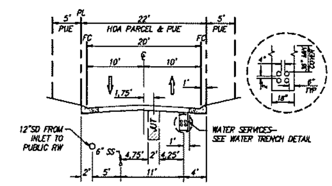
STREET A 10+00 TO 17+50

NO SCALE



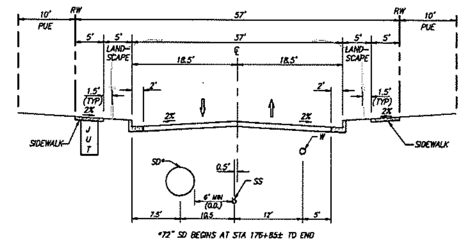
PRIVATE LANE DETAIL

NO SCALE



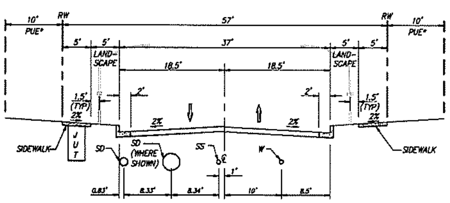
CLUSTER DRIVEWAY DETAIL

NO SCALE



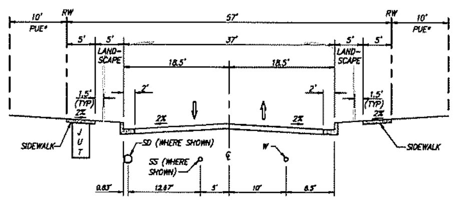
TRACY HILLS DRIVE - STA 173+15 TO END

NO SCALE



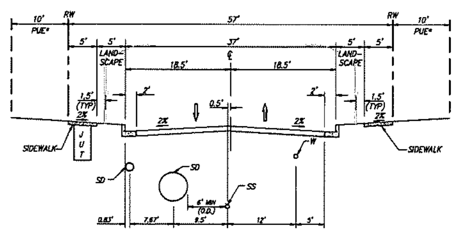
STREET A 28+60 TO END
STREET B 1+00 TO 13+50
& STREET C

NO SCALE



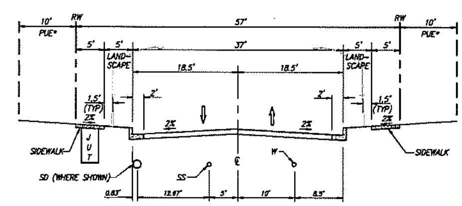
STREET A 17+50 TO 28+60
STREET B 13+50 TO END
STREET D, STREET E & STREET F

NO SCALE



STREET G STA 1+98 TO 6+50

NO SCALE



STREET G 6+50 TO END

NO SCALE

***PUES ON SIDE YARD CORNER LOTS SHALL BE 5'. FINAL SIDEYARD PUE WIDTHS TO BE ADJUSTED OR ELIMINATED WITH FINAL JUT DESIGN**

VESTING TENTATIVE MAP - TRACT 4012
STREET SECTIONS AND DETAILS

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA
FOR: INTEGRAL COMMUNITIES

RUGGERI-JENSEN-AZAR
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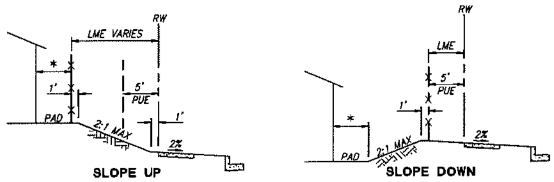
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

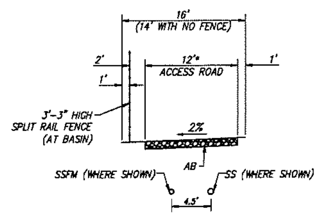
DATE: FEBRUARY 18, 2025 JOB NO: 185020 SHEET 3 OF 19



* 5' TYP (3' MIN) SIDE YARD FENCE TO HOUSE

TYPICAL LANDSCAPE MAINTENANCE EASEMENT FOR CORNER LOTS

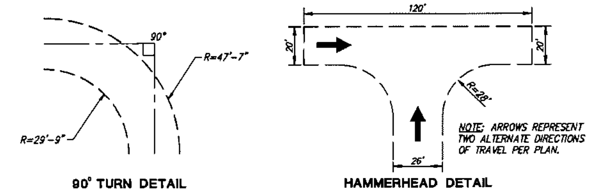
NO SCALE



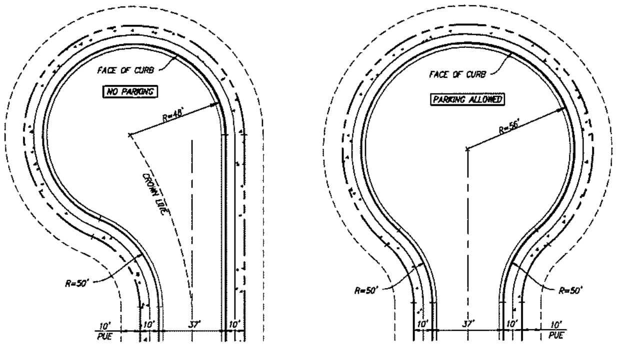
*16' WHERE DESIGNATED AS EVA

BASIN ACCESS ROAD

NO SCALE



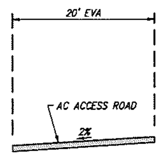
FIRE TRUCK TURN TEMPLATES



NOTE: RADII IS SHOWN TO FACE OF CURB PER CITY OF TRACY STANDARD PLAN 114 (SEE STANDARD PLAN FOR ADDITIONAL INFORMATION)

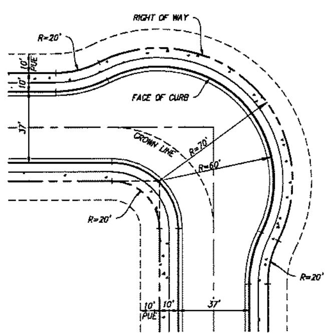
CUL-DE-SAC BULBS DETAIL

SCALE: 1"=30'



20' EVA DETAIL AT STREET G

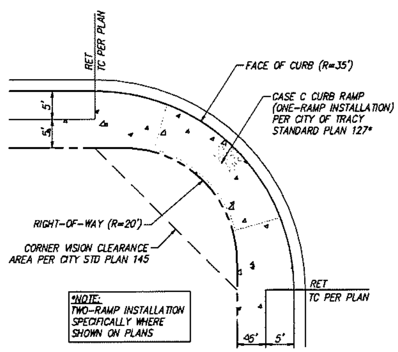
NO SCALE



NOTE: RADII IS SHOWN TO RIGHT OF WAY PER CITY OF TRACY STANDARD PLAN 113 (SEE STANDARD PLAN FOR ADDITIONAL INFORMATION)

KNUCKLE DETAIL

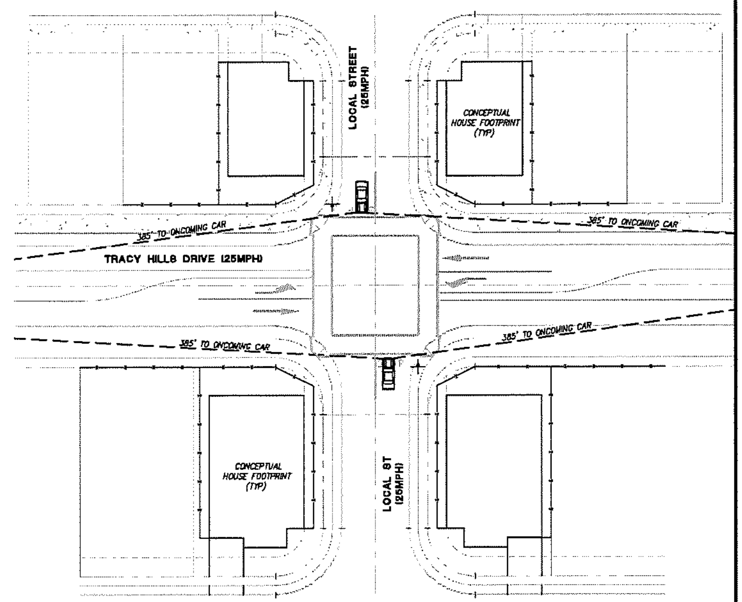
SCALE: 1"=30'



*NOTE:
TWO-RAMP INSTALLATION SPECIFICALLY WHERE SHOWN ON PLANS

TYPICAL CURB RETURN DETAIL

NO SCALE



NOTES:
1. TRACY HILLS DRIVE POSTED 25 MPH (35 MPH DESIGN SPEED)
2. CORNER SIGHT DISTANCE BASED ON CALTRANS TABLE 405.1 FOR UNCONTROLLED INTERSECTION AS A CONSERVATIVE MEASUREMENT.

SIGHT DISTANCE DETAIL

SCALE: 1"=30'

VESTING TENTATIVE MAP - TRACT 4012

TYPICAL DETAILS

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA
FOR: INTEGRAL COMMUNITIES

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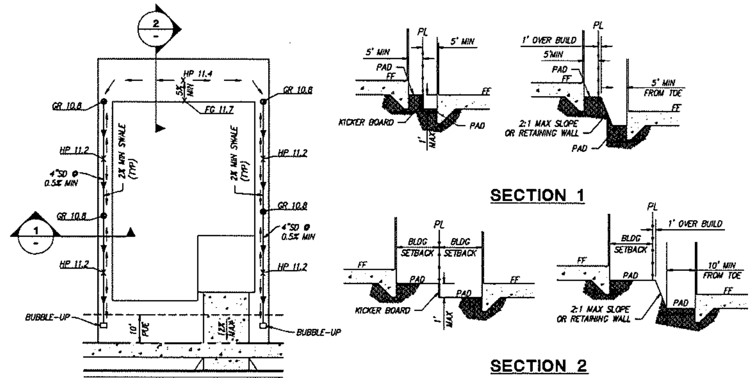
DATE: FEBRUARY 18, 2025 JOB NO: 185020 SHEET 4 OF 19

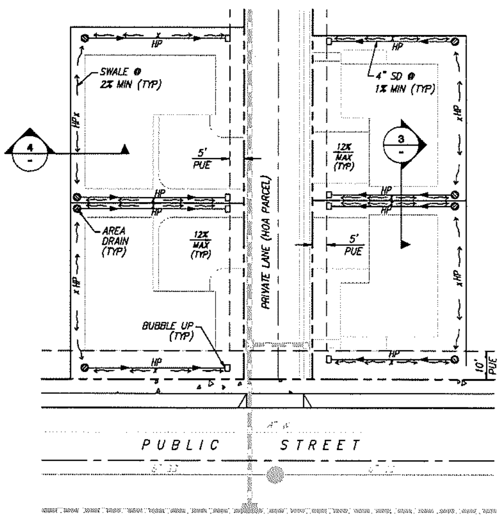


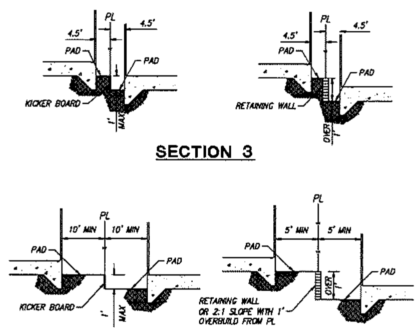
SECTION 1

SECTION 2

TYPICAL LOT GRADING DETAIL- PUBLIC STREETS

SCALE: 1"=20'





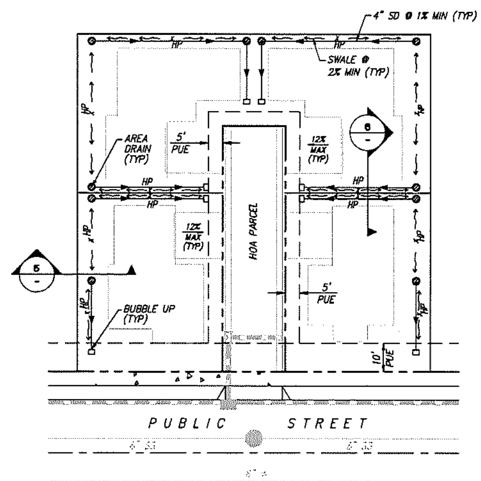
SECTION 3

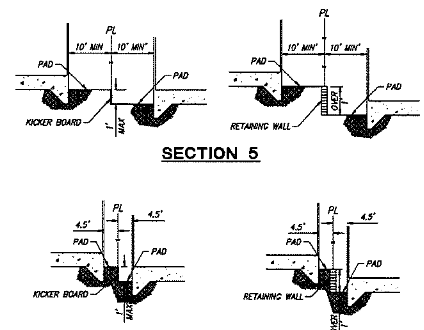
SECTION 4

SEE TRACY HILLS SPECIFIC PLAN FOR BUILDING SETBACKS

TYPICAL LOT GRADING DETAIL- PRIVATE LANES

NOT TO SCALE





SECTION 5

SECTION 6

TYPICAL LOT GRADING DETAIL- CLUSTER DRIVEWAYS

NOT TO SCALE

VESTING TENTATIVE MAP - TRACT 4012

LOT GRADING DETAILS

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA

FOR: INTEGRAL COMMUNITIES

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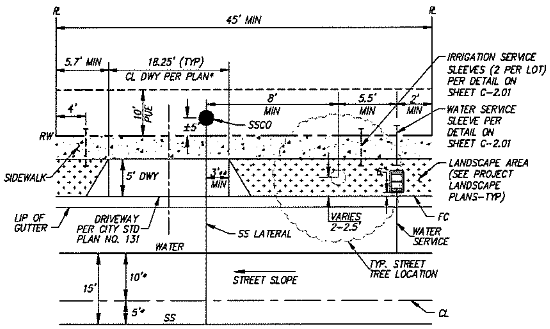
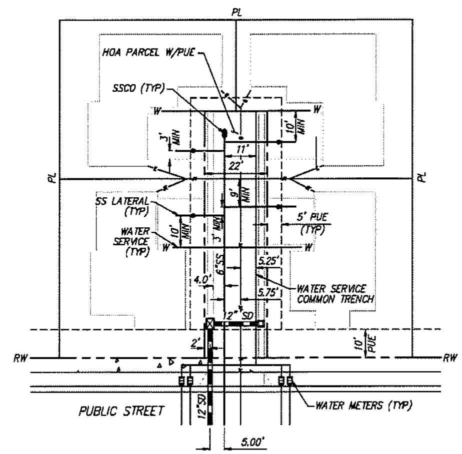
DATE: FEBRUARY 18, 2025 JOB NO: 185020 SHEET 5 OF 19



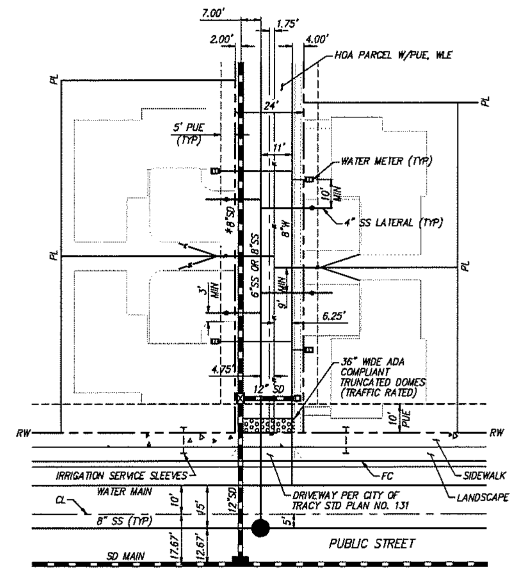
NOTES:
* DIMENSIONS ARE TYPICAL, UNLESS OTHERWISE NOTED ON PLANS.
** SS LATERAL MAY BE EITHER WITHIN OR OUTSIDE OF DRIVEWAY, 3' MIN FROM EDGE OF DRIVEWAY. WHERE LOT WIDTH ALLOWS, SS LATERAL IS TO BE OUTSIDE OF DRIVEWAY. SS LATERAL WITHIN DRIVEWAY IS TO HAVE TRAFFIC RATED BOX AND COVER AT CLEANOUT.

TYPICAL UTILITY LOCATION DETAIL- PUBLIC STREET LOT WITH TREE
NO SCALE



NOTES:
1. 12" STORM DRAIN BE CLASS III RCP 6" & 8" SD SHALL BE HDPE.
2. SANITARY SEWER PIPE SHALL BE SDR-26 PVC.
3. SANITARY SEWER LATERALS SHALL BE LOCATED IN THE DRIVEWAY WITH TRAFFIC RATED BOX AND COVER AT CLEANOUT.
4. STORM DRAIN, SEWER AND WATER SERVICES ARE PRIVATE/MAINTAINED BY HOA.
5. CLUSTER DRIVEWAYS ARE TO BE LIGHTED USING WALL-MOUNTED FIXTURES ATTACHED TO EXTERIOR GARAGE WALL PROVIDING A MINIMUM AVERAGE LUMINANCE OF 0.3 cd/m² AT THE CENTERLINE OF THE DRIVEWAY.

TYPICAL UTILITY LOCATION DETAIL- CLUSTER DRIVEWAYS
NO SCALE



NOTES:
1. 12" AND LARGER STORM DRAIN BE CLASS III RCP 6" & 8" SD SHALL BE HDPE.
2. SANITARY SEWER PIPE SHALL BE SDR-26 PVC.
3. SANITARY SEWER LATERALS SHALL BE LOCATED IN THE DRIVEWAY WITH TRAFFIC RATED BOX AND COVER AT CLEANOUT.
4. STORM DRAIN, SEWER AND WATER SERVICES ARE PRIVATE/MAINTAINED BY HOA.
5. PRIVATE LANES ARE TO BE LIGHTED USING WALL-MOUNTED FIXTURES ATTACHED TO EXTERIOR GARAGE WALL PROVIDING A MINIMUM AVERAGE LUMINANCE OF 0.3 cd/m² AT THE CENTERLINE OF THE LANE.

* "OR AS NOTED ON PLANS"

TYPICAL UTILITY LOCATION DETAIL- PRIVATE LANES
NO SCALE

VESTING TENTATIVE MAP - TRACT 4012
UTILITY DETAILS

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA
FOR: INTEGRAL COMMUNITIES

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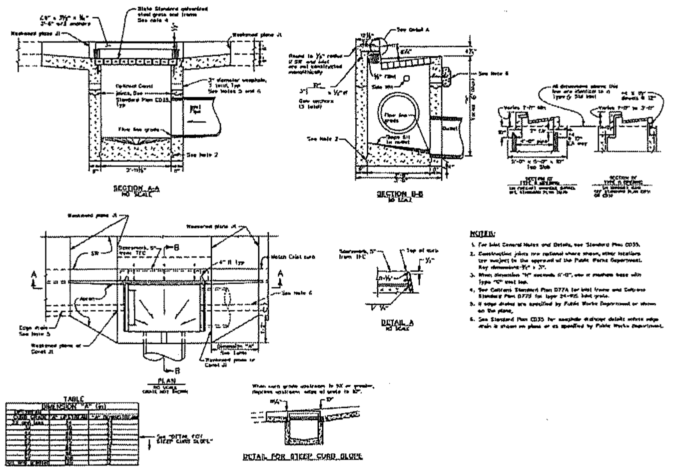
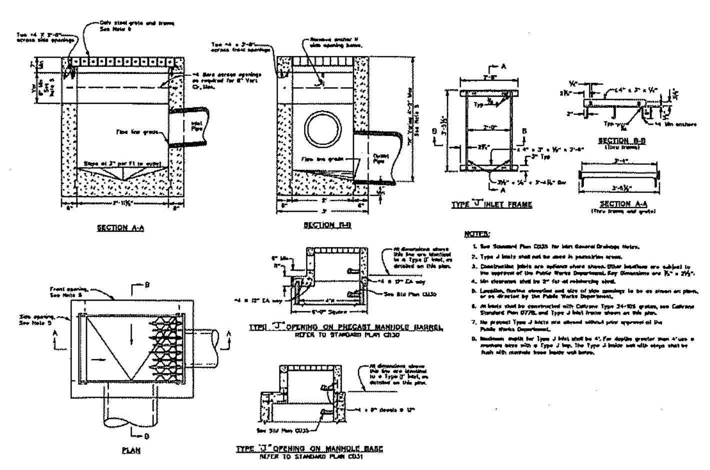
DATE: FEBRUARY 18, 2025 JOB NO: 185020 SHEET 6 OF 19



CD 27 - TYPE "G" INLET

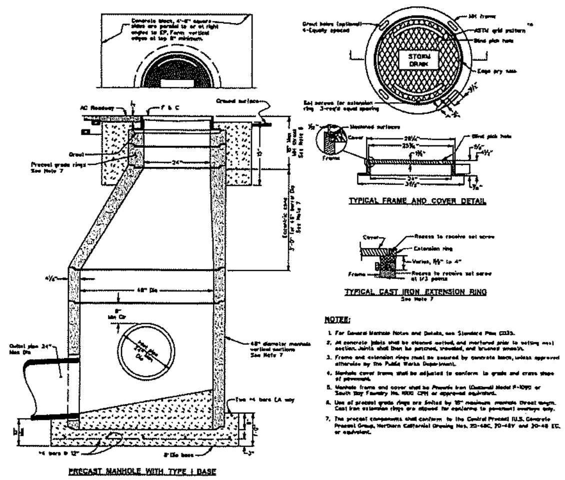
NO SCALE



CD 29 - TYPE "J" INLET

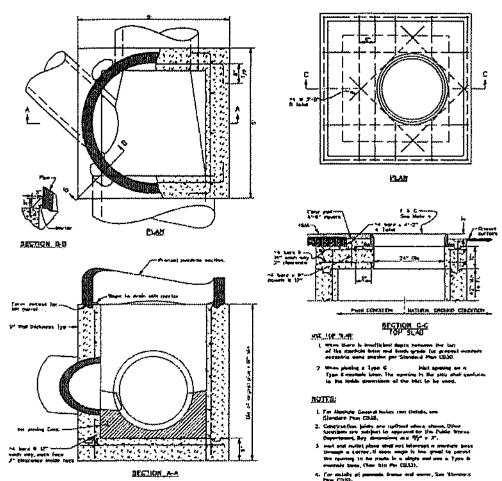
NO SCALE

STORM DRAIN DETAILS SHOWN FOR REFERENCE ONLY - SEE TRACY HILLS DESIGN GUIDELINES



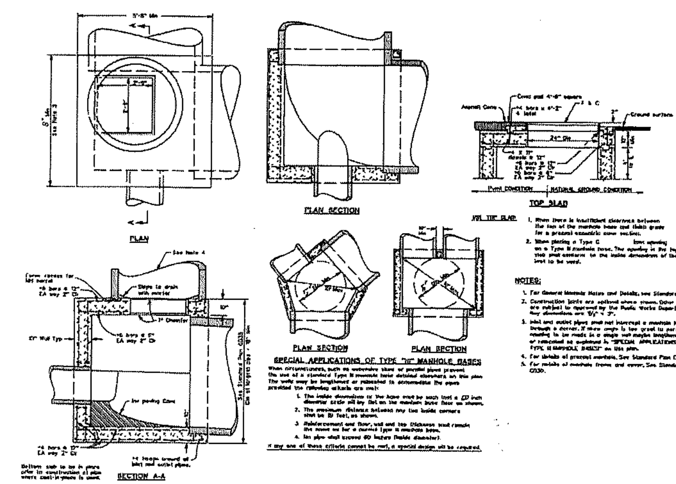
CD 30 - TYPE I MANHOLE BASE

NO SCALE



CD 31 - TYPE II MANHOLE BASE

NO SCALE



CD 32 - TYPE III MANHOLE BASE

NO SCALE

VESTING TENTATIVE MAP - TRACT 4012

STORM DRAIN DETAILS

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA

FOR: INTEGRAL COMMUNITIES

RJA

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DATE: FEBRUARY 18, 2025 JOB NO: 185020 SHEET 7 OF 19

VILLAGE 12 47' x 70'	
LOT #	AREA (SF)
1	7,166
2	8,202
3	5,787

VILLAGE 13 58' X 64'	
LOT #	AREA (SF)
1	4,191
2	4,481
3	4,297
4	4,071
5	4,201
6	4,027
7	4,059
8	3,782
9	3,538
10	3,538
11	3,782
12	4,710
13	4,301
14	3,834
15	3,852
16	3,782
17	3,213
18	3,622
19	3,585
20	3,213
21	3,767
22	3,514
23	3,732
24	3,971
25	3,213
26	3,407
27	3,339
28	3,222
29	3,715
30	3,715
31	4,521
32	3,782
33	3,538
34	3,782
35	3,782
36	3,553
37	3,538
38	3,782
39	5,491
40	6,694
41	3,140
42	3,140
43	3,140
44	3,140
45	3,641
46	3,398
47	3,860
48	4,371
49	4,702

VILLAGE 14 45' x 100'	
LOT #	AREA (SF)
1	8,965
2	5,350
3	4,500
4	4,500
5	4,500
6	4,688
7	5,229
8	5,257
9	4,657
10	4,657
11	4,657
12	4,657
13	4,657
14	4,657
15	4,657
16	4,657
17	4,657
18	4,657
19	4,657
20	4,657
21	5,196
22	7,595
23	7,913
24	7,877
25	6,436
26	5,753
27	5,175
28	5,175
29	5,176
30	5,758
31	6,668
32	5,175
33	5,175
34	5,175
35	5,175
36	5,175
37	5,175
38	5,175
39	5,175
40	5,175
41	5,175
42	5,175
43	5,554
44	5,911
45	5,611
46	6,739
47	11,217
48	6,375

VILLAGE 14 45' x 100'	
LOT #	AREA (SF)
49	7,928
50	7,938
51	6,894
52	5,946
53	5,108
54	5,000
55	4,960
56	5,000
57	4,500
58	4,500
59	4,500
60	4,500
61	4,500
62	4,500
63	4,500
64	4,500
65	4,500
66	4,500
67	4,500
68	4,500
69	4,500
70	4,500
71	4,500
72	4,624
73	4,831
74	4,839
75	4,797
76	4,638
77	4,504
78	5,416
79	4,500
80	4,500
81	4,624
82	4,828
83	4,832
84	4,791
85	4,634
86	4,504
87	4,500
88	4,500
89	4,500
90	4,500
91	4,500
92	4,500
93	4,500
94	4,500
95	4,500
96	5,862

VILLAGE 15 50' x 80'	
LOT #	AREA (SF)
1	6,328
2	5,282
3	4,771
4	4,293
5	4,080
6	4,080
7	4,080
8	4,080
9	4,080
10	4,080
11	4,080
12	4,080
13	4,080
14	4,080
15	4,080
16	4,722
17	4,364
18	4,050
19	4,000
20	4,000
21	4,000
22	4,039
23	4,736
24	4,271
25	6,424
26	4,198
27	4,209
28	4,199
29	4,477
30	4,295
31	4,027
32	4,396
33	4,893
34	4,080
35	4,080
36	4,080
37	4,080
38	4,080
39	4,080
40	4,080
41	4,080
42	4,080
43	4,080
44	4,080
45	4,451

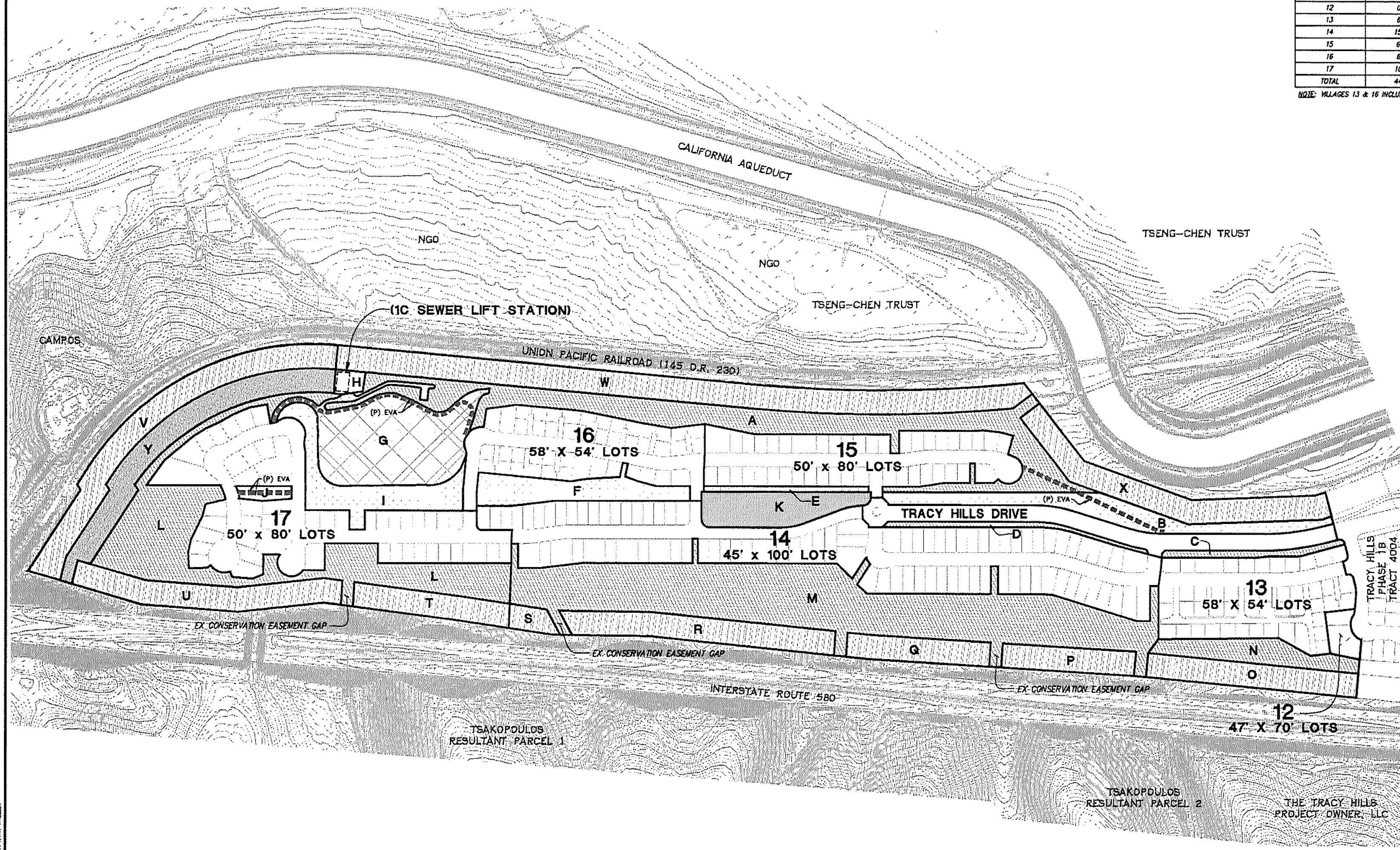
VILLAGE 16 58' X 54'	
LOT #	AREA (SF)
1	5,828
2	6,929
3	3,307
4	3,297
5	3,297
6	3,307
7	3,307
8	3,297
9	4,029
10	3,849
11	3,293
12	3,435
13	3,285
14	3,213
15	3,213
16	3,330
17	3,376
18	3,213
19	3,366
20	3,287
21	3,676
22	4,180
23	4,157
24	3,571
25	3,786
26	3,436
27	5,297
28	4,402
29	3,976
30	3,348
31	3,980
32	5,743
33	7,629
34	3,517
35	3,294
36	3,297
37	3,307
38	3,308
39	3,297
40	3,297
41	3,308
42	3,308
43	3,297
44	3,493
45	3,442

VILLAGE 17 50' x 80'	
LOT #	AREA (SF)
1	5,351
2	5,683
3	5,305
4	5,241
5	4,973
6	10,026
7	22,199
8	5,558
9	6,211
10	6,554
11	4,618
12	4,774
13	7,182
14	6,063
15	5,207
16	5,604
17	5,984
18	6,353
19	7,076
20	5,431
21	5,943
22	5,918
23	9,409
24	6,544
25	7,460
26	7,486
27	13,161
28	4,714
29	4,853
30	4,853
31	4,000
32	4,000
33	4,000
34	4,000
35	4,000
36	4,000
37	4,000
38	4,314
39	4,000
40	4,000
41	4,000
42	4,000
43	4,000
44	4,000
45	4,000
46	4,000
47	4,000
48	4,000
49	4,000
50	4,829
51	4,103

VESTING TENTATIVE MAP - TRACT 4012
RESIDENTIAL LOT AREA SUMMARY - 289 LOTS

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA
FOR: INTEGRAL COMMUNITIES

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300



LOT SUMMARY			
VILLAGE	ACRES	LOT COUNT	TYPICAL LOT SIZE
12	0.51	3	47' X 70'
13	6.21	49	58' X 54'
14	15.20	96	45' X 100'
15	6.48	45	50' X 80'
16	6.19	45	58' X 54'
17	10.19	51	50' X 80'
TOTAL	44.78	289	VARIES

NOTE: VILLAGES 13 & 16 INCLUDE 58'x54' LOTS IN BOTH SINGLE LOADED AND CLUSTER CONFIGURATIONS.

PARCEL SUMMARY		
PARCEL	OWNER	ACRES
A	HOA	7.18
B	HOA	2.56
C	HOA	0.49
D	HOA	0.51
E	HOA	0.36
F	HOA	1.94
G	CITY	5.14
H	CITY	0.26
I	HOA	2.50
J	HOA	0.29
K	CITY	1.95
L	HOA	7.02
M	HOA	13.23
N	HOA	1.58
O	HOA	2.00
P	HOA	1.26
Q	HOA	1.36
R	HOA	2.56
S	HOA	0.42
T	HOA	1.49
U	HOA	2.56
V	HOA	3.83
W	HOA	6.54
X	HOA	3.19
Y	HOA	3.35
TOTAL		73.57

PARK SUMMARY		
PARCEL	OWNER	ACRES
B (LINEAR PARK)	HOA	2.56
E (LINEAR PARK)	HOA	0.36
F (LINEAR PARK)	HOA	1.94
I (LINEAR PARK)	HOA	2.50
J (LINEAR PARK)	HOA	0.29
K (CITY PARK)	CITY	1.95
TOTAL		9.60

OTHER LAND USES		
PARCEL	USE	ACRES
–	TRACY HILLS DRIVE	3.24
G	RETENTION BASIN	5.14
H	SS LIFT STATION	0.26
J	EVA	0.29
TOTAL		8.93

LEGEND

- PUBLIC PARK (CITY OWNED & MAINTAINED)
- LINEAR PARK (HOA OWNED & MAINTAINED)
- EXISTING CONSERVATION EASEMENT (HOA OWNED & MAINTAINED)
- IN TRACT OPEN SPACE (HOA OWNED & MAINTAINED)
- RETENTION BASIN (CITY OWNED & MAINTAINED)
- PROPOSED 100' CONSERVATION EASEMENT (HOA OWNED & MAINTAINED PARCELS)
- PROPOSED EVA

VESTING TENTATIVE MAP - TRACT 4012
OWNERSHIP EXHIBIT

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA
FOR: INTEGRAL COMMUNITIES

0 200 400 600
1 inch = 200 ft.

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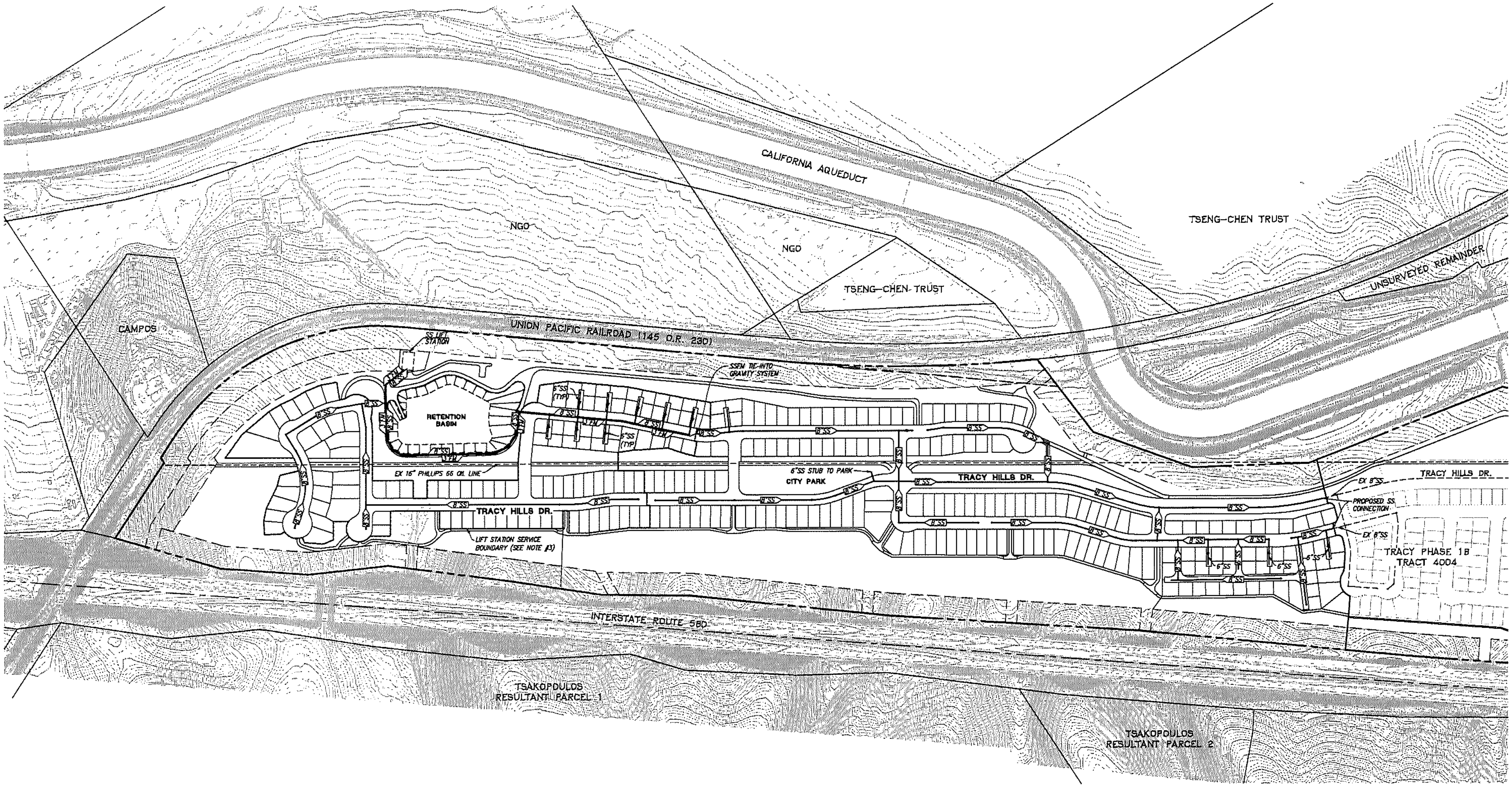
DATE: FEBRUARY 18, 2025 JOB NO: 185020 SHEET 9 OF 19



NOTES:

1. SEE DETAILS ON SHEET 6 FOR PRIVATE LANE AND CLUSTER PRODUCT UTILITY CONFIGURATIONS.
2. SANITARY SEWER SYSTEM LAYOUT SHOWN IN INDIVIDUAL VILLAGES IS SCHEMATIC. ULTIMATE DESIGN/LAYOUT TO BE APPROVED BY THE CITY AS PART OF IMPROVEMENT PLANS.
3. 109 TOTAL LOTS ARE WITHIN THE LIFT STATION SERVICE BOUNDARY.

VESTING TENTATIVE MAP - TRACT 4012
OVERALL SANITARY SEWER PLAN

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA
FOR: INTEGRAL COMMUNITIES

0 200 400 600
1 inch = 200 ft.

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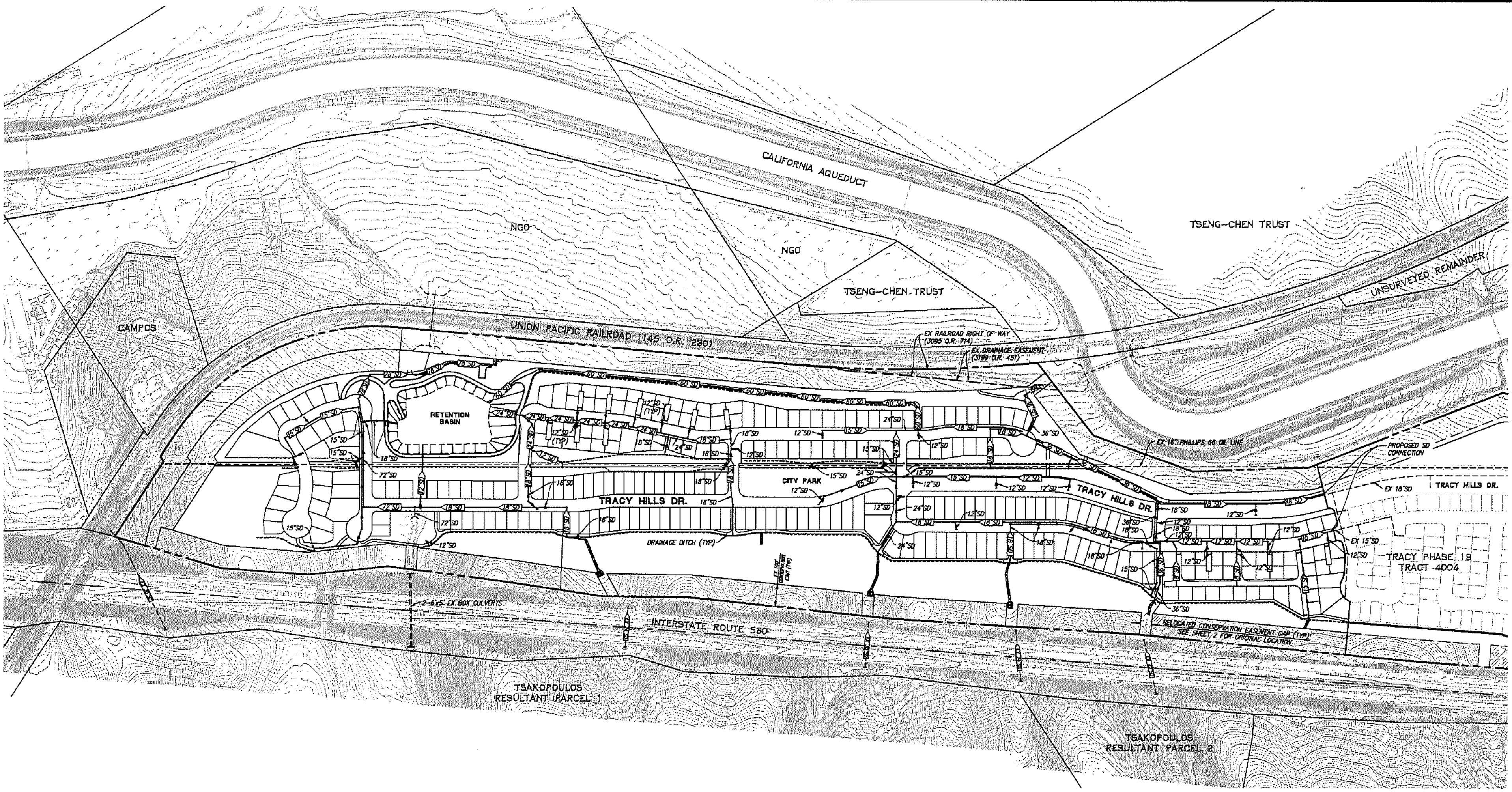
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: FEBRUARY 18, 2025 JOB NO: 185020 SHEET 10 OF 19



NOTES:

1. SEE DETAILS ON SHEET 6 FOR PRIVATE LANE AND CLUSTER PRODUCT UTILITY CONFIGURATIONS.
2. STORM DRAIN SYSTEM LAYOUT SHOWN IN INDIVIDUAL VILLAGES IS SCHEMATIC. ULTIMATE DESIGN/LAYOUT TO BE APPROVED BY THE CITY AS PART OF IMPROVEMENT PLANS.
3. PIPE SIZES NOT LABELED IN PUBLIC STREETS SHALL BE 12" SD. SEE ALSO TYPICAL MOTORCOURT & CLUSTER PRODUCT UTILITY LAYOUT DETAIL FOR PIPE SIZES.
4. BLANKET STORM DRAIN EASEMENTS OVER HOA PARCELS CONTAINING STORM DRAIN FACILITIES TO BE PROVIDED WITH FINAL MAP.
5. BATTERY POWERED WATER LEVEL RECORDERS SHALL BE INSTALLED AT THE PROPOSED RETENTION BASIN.

VESTING TENTATIVE MAP - TRACT 4012

OVERALL STORM DRAIN SYSTEM PLAN

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA
FOR: INTEGRAL COMMUNITIES

0 200 400 600
1 inch = 200 ft.

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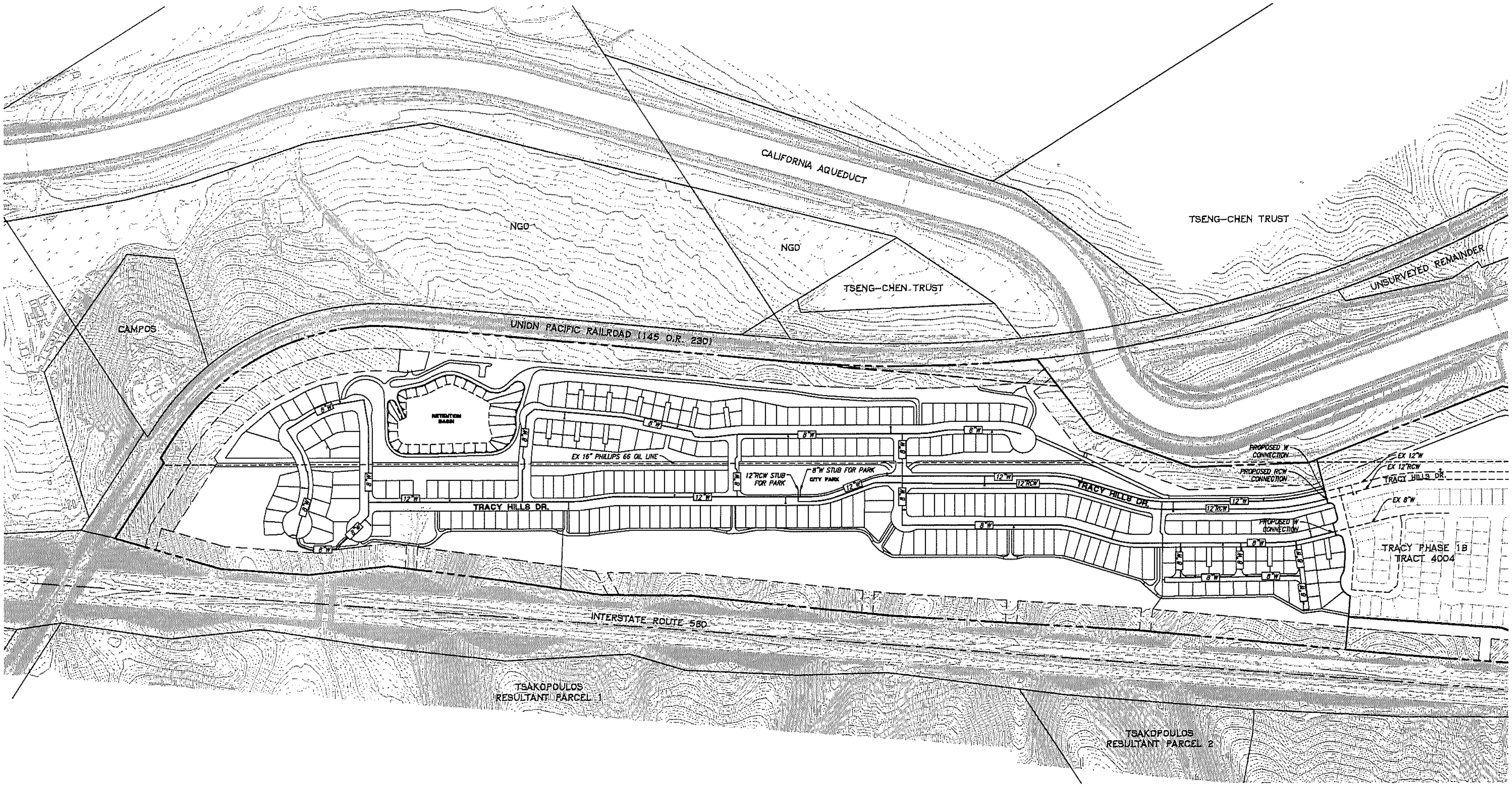
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: FEBRUARY 18, 2025 JOB NO: 185020 SHEET 11 OF 19



VESTING TENTATIVE MAP - TRACT 4012

OVERALL WATER SYSTEM PLAN

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA

FOR: INTEGRAL COMMUNITIES

N

0 200 400 600

1 inch = 200 ft.

NOTES:

1. SEE DETAILS ON SHEET 6 FOR PRIVATE LANE AND CLUSTER PRODUCT UTILITY CONFIGURATIONS.
2. WATER SYSTEM LAYOUT SHOWN IN INDIVIDUAL VILLAGES IS SCHEMATIC. ULTIMATE DESIGN/LAYOUT TO BE APPROVED BY THE CITY AS PART OF IMPROVEMENT PLANS.
3. 3-WAY OR 4-WAY VALVES WILL BE INSTALLED ON WATER MAINS AT TEE OR CROSS INTERSECTIONS, RESPECTIVELY.
4. RECLAIMED WATER SIZE BASED ON CITY OF TRACY CITYWIDE WATER SYSTEM MASTER PLAN.

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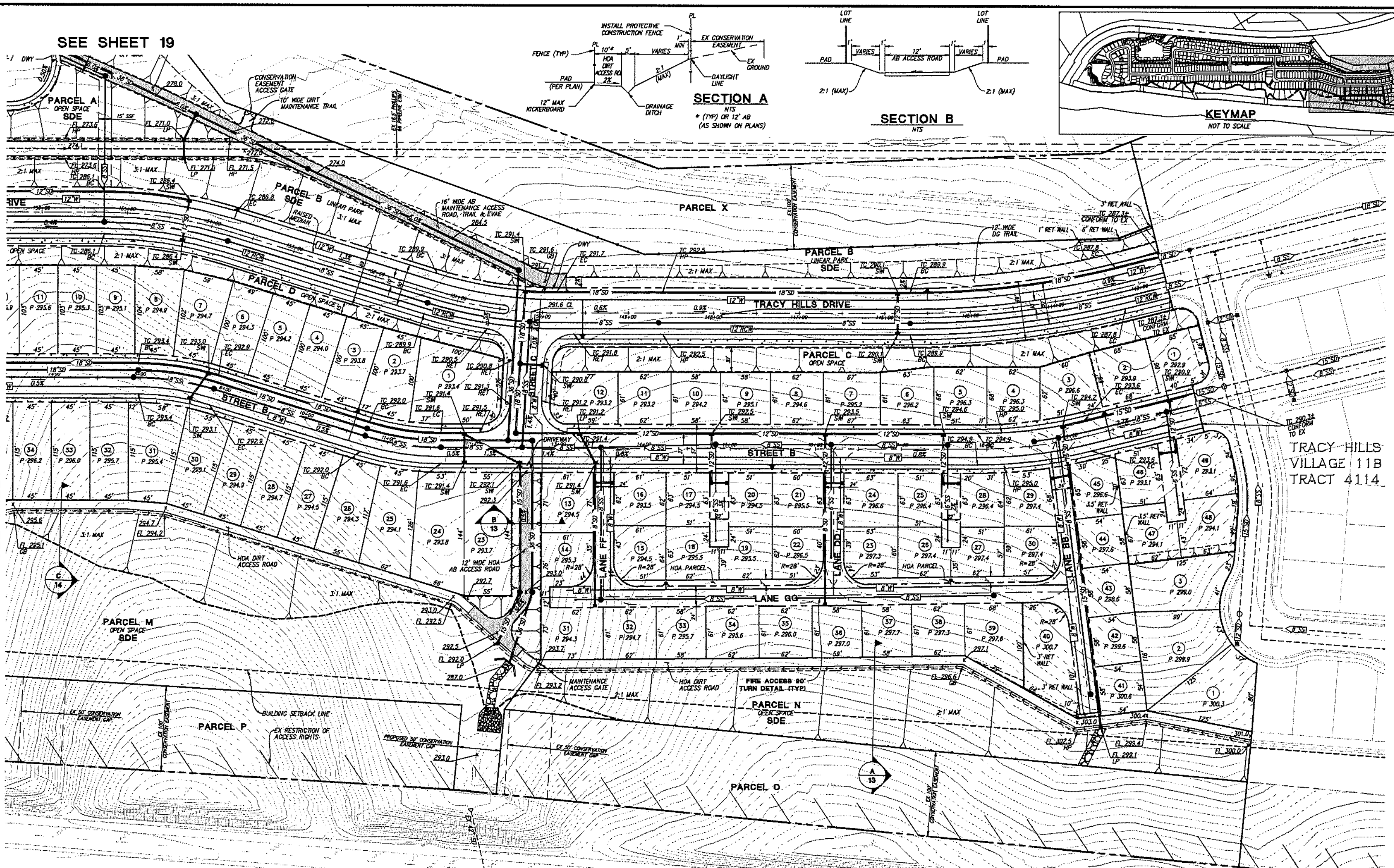
DATE: FEBRUARY 18, 2025 JOB NO: 185020 SHEET 12 OF 19



NOTE: SEE DETAIL SHEET 6 FOR UTILITIES IN CLUSTER DRIVEWAYS

NOTE: SLOPES STEEPER THAN 3:1 AND TALLER THAN 10' SHALL BE CONSTRUCTED WITH KEYWAYS PER GEOTECHNICAL RECOMMENDATIONS

VESTING TENTATIVE MAP - TRACT 4012
VILLAGE 12, VILLAGE 13 & VILLAGE 14

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA
FOR: INTEGRAL COMMUNITIES

0 50 100 150
1 inch = 50 ft.

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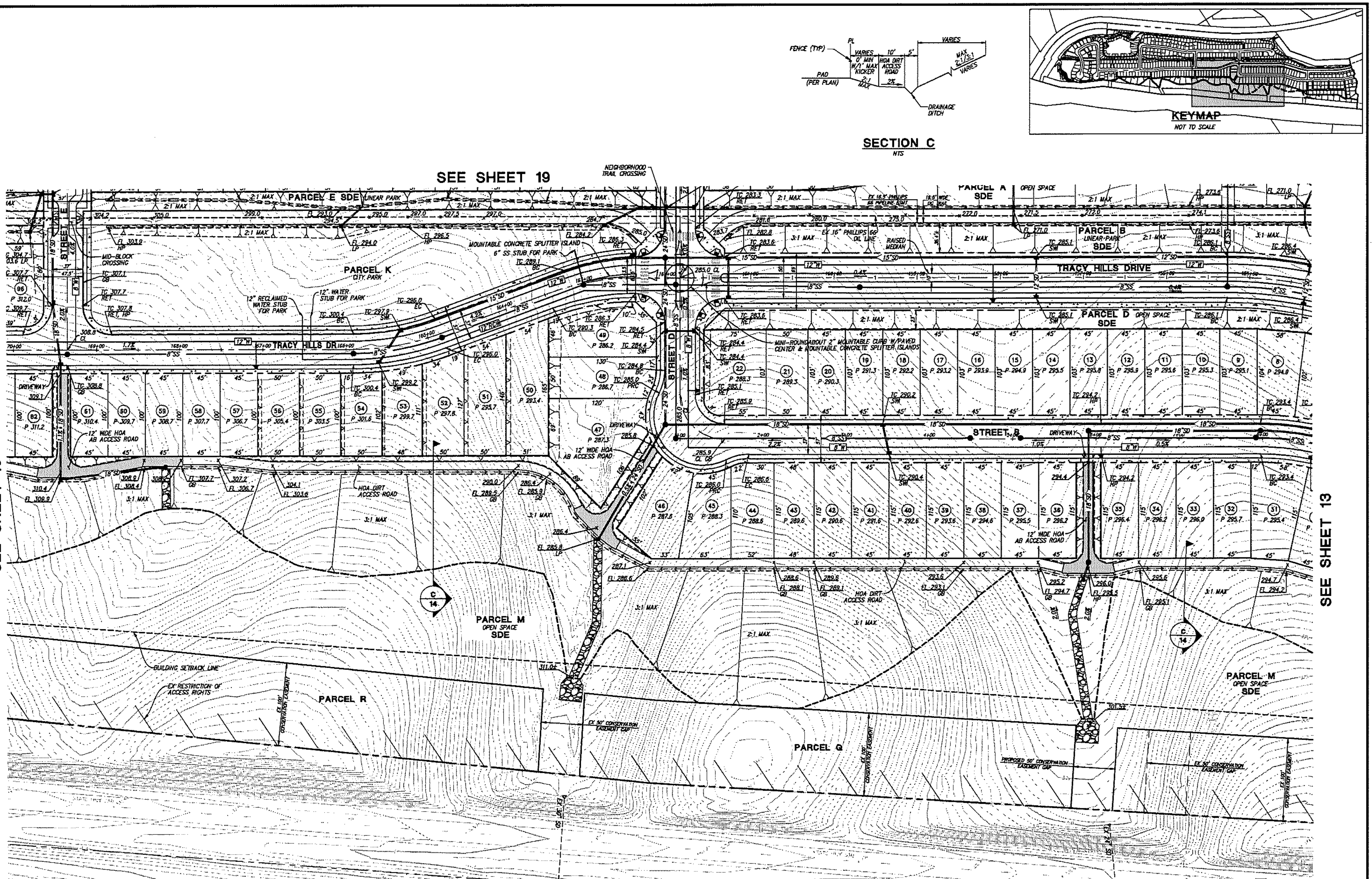
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: FEBRUARY 18, 2025 JOB NO: 185020 SHEET 13 OF 19



NOTE: SLOPES STEEPER THAN 3:1 AND TALLER THAN 10' SHALL BE CONSTRUCTED WITH KEYWAYS PER GEOTECHNICAL RECOMMENDATIONS

VESTING TENTATIVE MAP - TRACT 4012

VILLAGE 14

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA
FOR: INTEGRAL COMMUNITIES

0 50 100 150
1 inch = 50 ft.

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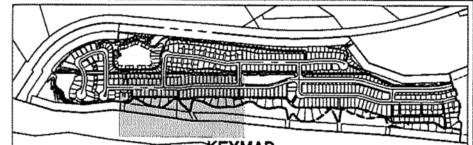
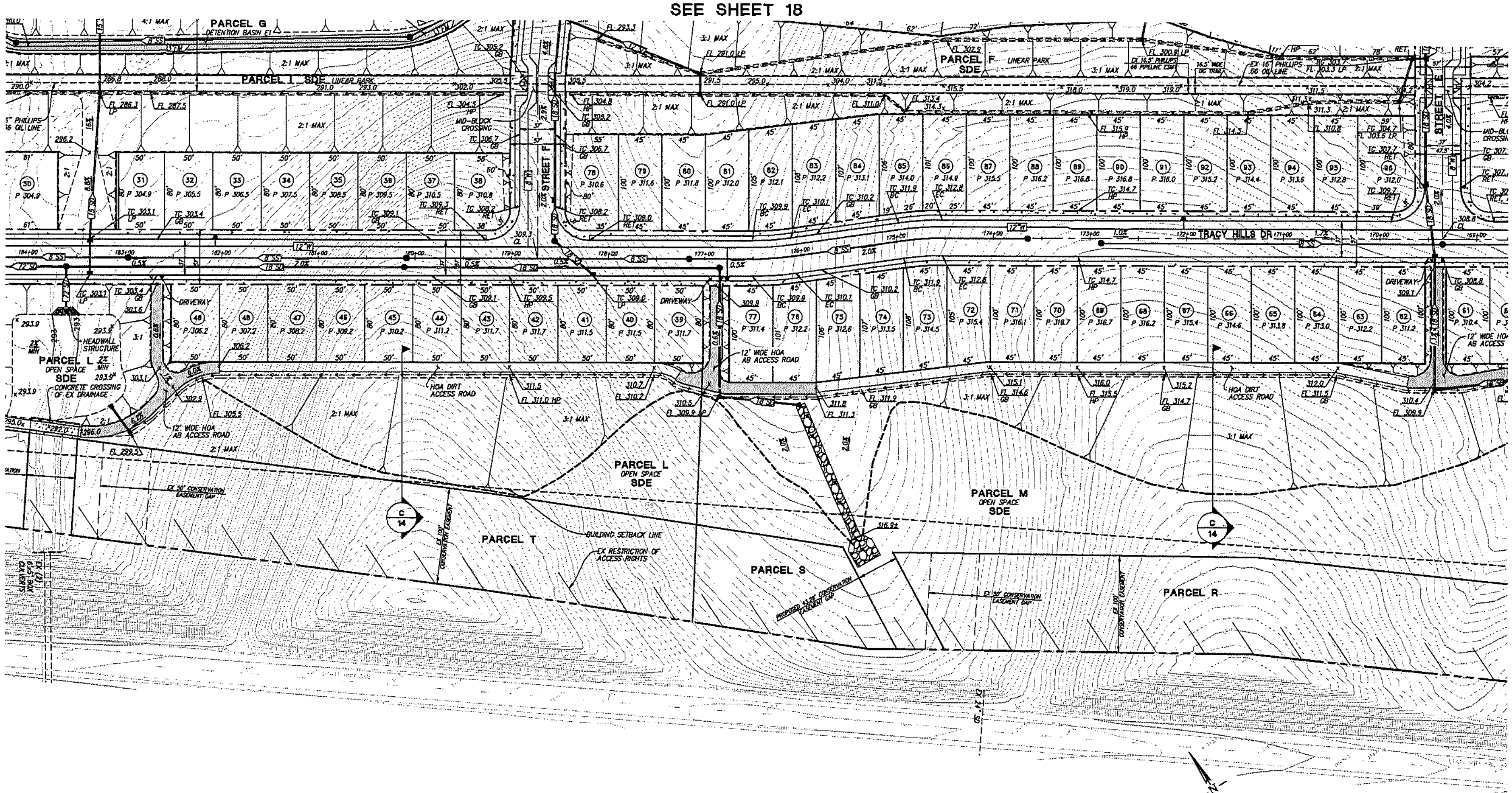
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: FEBRUARY 18, 2025 JOB NO: 185020 SHEET 14 OF 19





NOTE: SLOPES STEEPER THAN 3:1 AND TALLER THAN 10' SHALL BE CONSTRUCTED WITH KEYWAYS PER GEOTECHNICAL RECOMMENDATIONS

VESTING TENTATIVE MAP - TRACT 4012
VILLAGE 14 & 17

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA
FOR: INTEGRAL COMMUNITIES

0 50 100 150
1 inch = 60 ft.

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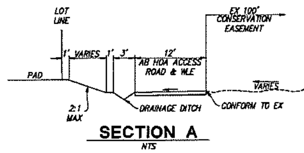
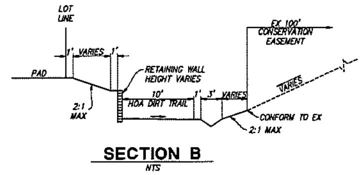
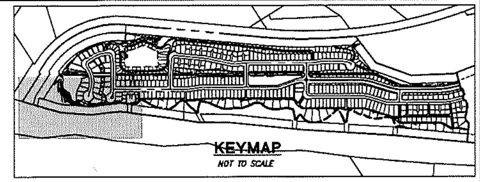
PHONE: (925) 227-9100 FAX: (925) 227-9300

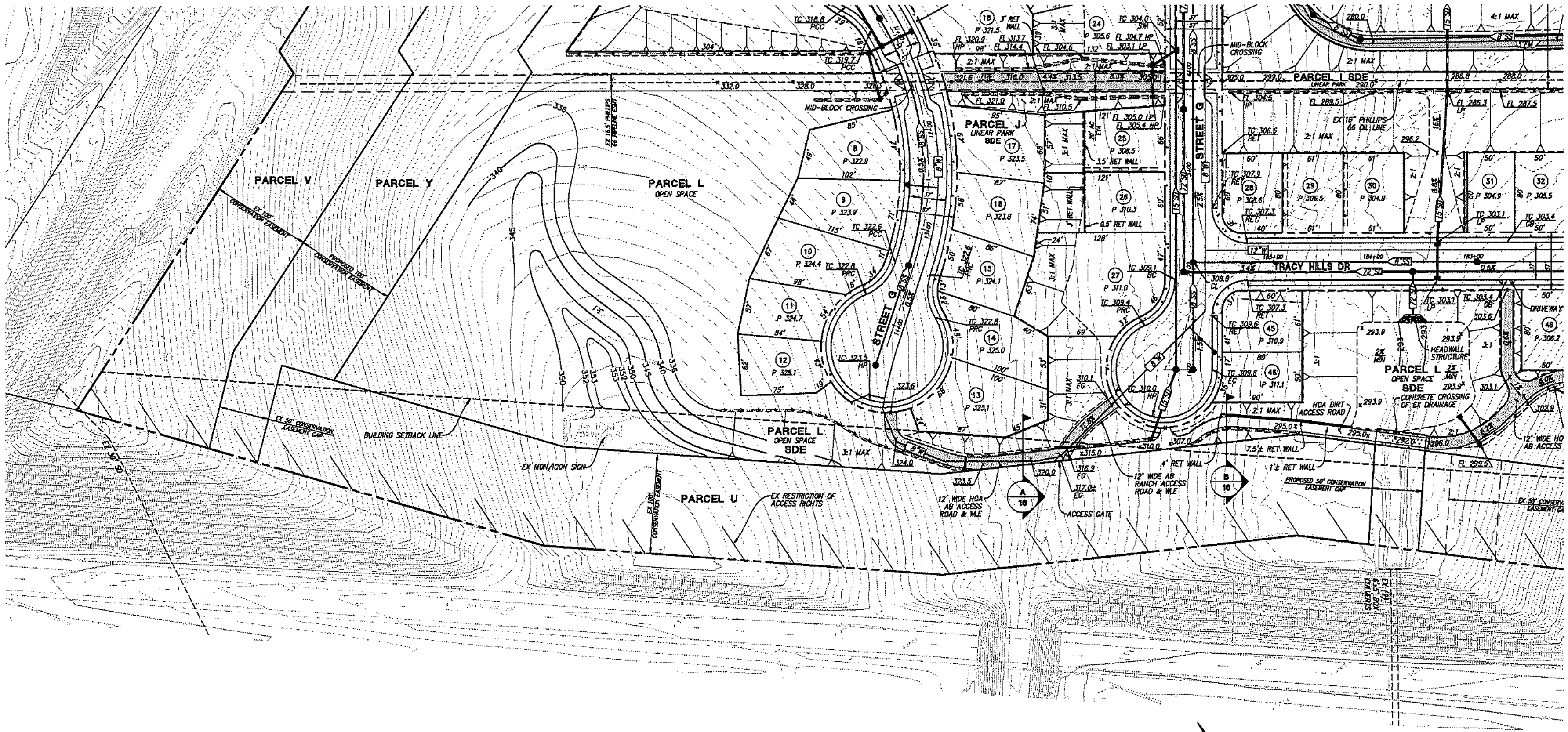
DATE: FEBRUARY 18, 2025 JOB NO: 185020 SHEET 15 OF 19







SEE SHEET 17



SEE SHEET 15

NOTE: SLOPES STEEPER THAN 3:1 AND TALLER THAN 10' SHALL BE CONSTRUCTED WITH KEYWAYS PER GEOTECHNICAL RECOMMENDATIONS

VESTING TENTATIVE MAP - TRACT 4012

VILLAGE 17

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA
FOR: INTEGRAL COMMUNITIES

0 50 100 150
1 inch = 50 ft.

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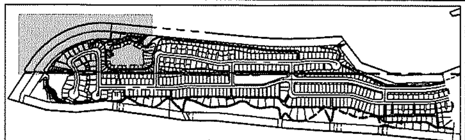
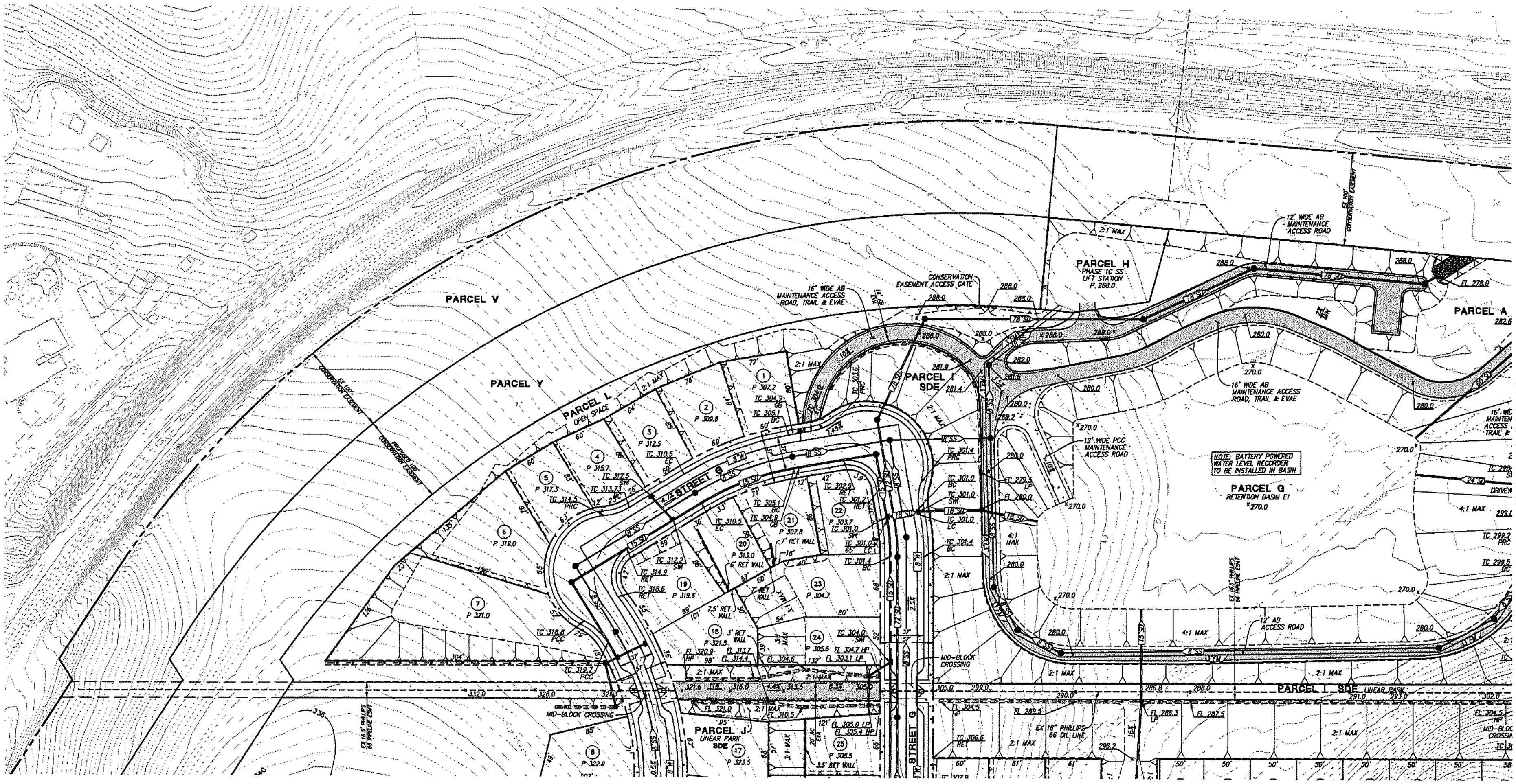
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: FEBRUARY 18, 2025 JOB NO: 185020 SHEET 16 OF 19





SEE SHEET 18

SEE SHEET 16

NOTE: SLOPES STEEPER THAN 3:1 AND TALLER THAN 10' SHALL BE CONSTRUCTED WITH KEYWAYS PER GEOTECHNICAL RECOMMENDATIONS

VESTING TENTATIVE MAP - TRACT 4012
VILLAGE 17

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA
FOR: INTEGRAL COMMUNITIES

0 50 100 150
1 inch = 50 ft.

RJA
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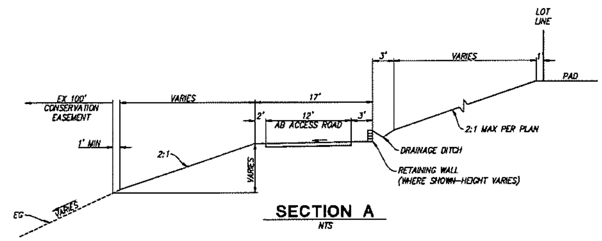
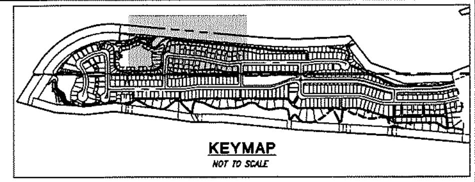
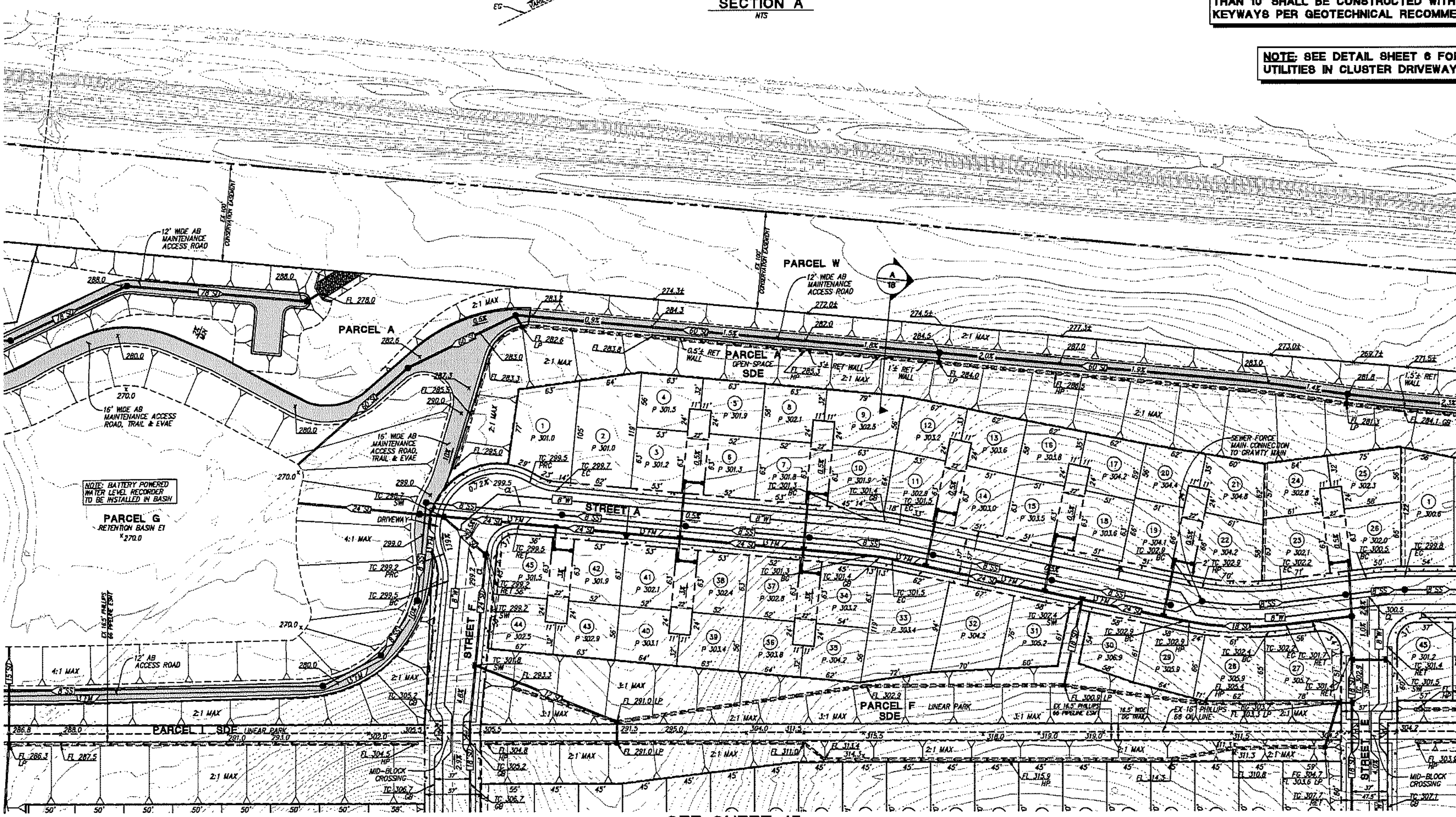
PHONE: (925) 227-9100 FAX: (925) 227-9300





NOTE: SLOPES STEEPER THAN 3:1 AND TALLER THAN 10' SHALL BE CONSTRUCTED WITH KEYWAYS PER GEOTECHNICAL RECOMMENDATIONS

NOTE: SEE DETAIL SHEET 6 FOR UTILITIES IN CLUSTER DRIVEWAYS



SEE SHEET 17

SEE SHEET 19

SEE SHEET 15

VESTING TENTATIVE MAP - TRACT 4012
VILLAGE 16

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA
FOR: INTEGRAL COMMUNITIES

0 50 100 150
1 inch = 50 ft.

RJA
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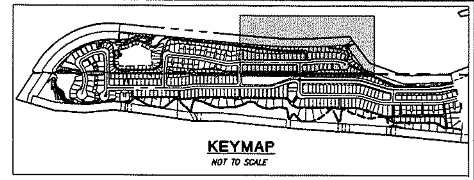
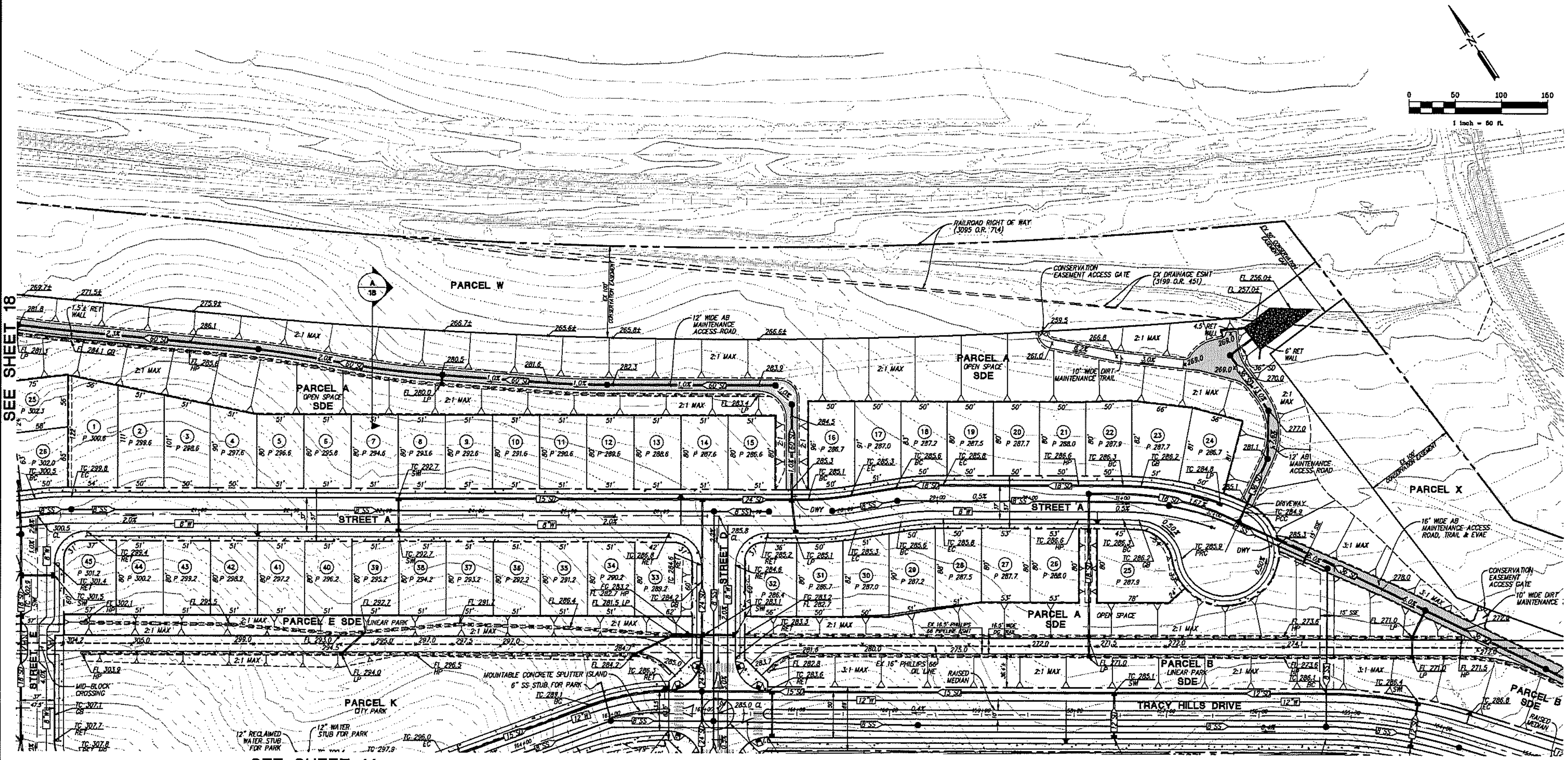
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: FEBRUARY 18, 2025 JOB NO: 185020





SEE SHEET 18

SEE SHEET 14

SEE SHEET 13

NOTE: SLOPES STEEPER THAN 3:1 AND TALLER THAN 10' SHALL BE CONSTRUCTED WITH KEYWAYS PER GEOTECHNICAL RECOMMENDATIONS

VESTING TENTATIVE MAP - TRACT 4012
VILLAGE 15 / RETENTION BASIN

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA
FOR: INTEGRAL COMMUNITIES

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: FEBRUARY 18, 2025 JOB NO: 185020

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

RECEIVED
FEBRUARY 26, 2025
City of Tracy
Community and Economic Development

February 13, 2025

Job No. 185020

Mr. Jonathan Mitchell
City Engineer
Development Services Department
City of Tracy
333 Civic Center Plaza
Tracy, CA 95376

Subject: Tracy Hills Phase 1C Horizontal Location of Domestic Water Line

Dear Jonathan:

Per the City of Tracy Design Standards section 1.05, an Applicant may request Minor Deviations where warranted.

A deviation from Section 6.04(A) which states that water mains shall be installed within paved the portions of the street Right of Way.

Within Tracy Hills Phase 1C, Street G, at station 3+68+/- to 4+09+/-, the street section is narrowed from 37' to 21' (face of curb) to facilitate a mid block pedestrian crossing requested by the City. The water line will be located 1' behind face of curb for this portion of Street G and cannot be adjusted horizontally to be within the pavement section due to minimum separation requirements with other utilities.

See attached exhibit for a graphic of the area described above.

Please consider this our request for approval of this design.

Sincerely,

Ruggeri-Jensen-Azar

Alexander J. Azar, P.E.

cc: Lisa Mikelonis, John Palmer, Mike Souza, Integral Communities
Nanda Gottiparthy, Doug Rodgers, SNG

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RECEIVED
FEBRUARY 26, 2025
City of Tracy
Community and Economic Development