

Wednesday, November 19, 2025, 7:00 P.M.

A quorum of Planning Commission will be in attendance at
Tracy City Hall, 333 Civic Center Plaza, Tracy
Web Site: www.cityoftracy.org

THIS MEETING WILL BE OPEN TO THE PUBLIC FOR IN-PERSON AND REMOTE PARTICIPATION PURSUANT TO GOVERNMENT CODE SECTION 54953(e).

MEMBERS OF THE PUBLIC MAY PARTICIPATE REMOTELY IN THE MEETING VIA THE FOLLOWING METHOD:

As always, the public may view the Planning Commission meetings live on the City of Tracy's website at CityofTracy.org or on Comcast Channel 26/AT&T U-verse Channel 99. To view from the City's website, open the "Government" menu at the top of the City's homepage and select "[Planning Commission Meeting Videos](#)" under the "Boards and Commissions" section.

If you only wish to watch the meeting and do not wish to address the Planning Commission, you may stream the meeting through the City's website or watch on Channel 26.

Remote Public Comment:

During the upcoming Planning Commission meeting public comment will be accepted via the options listed below. If you would like to comment remotely, please follow the protocols below:

- *Comments via:*
 - **Online by visiting** <https://cityoftracyevents.webex.com> and using the following
 - **Event Number 2554 600 6421** and **Event Password:** Planning
 - ***If you would like to participate in the public comment anonymously,*** you may submit your comment in WebEx by typing "Anonymous" when prompted to provide a First and Last Name and inserting Anonymous@example.com when prompted to provide an email address.
 - **Join by phone by dialing +1-408-418-9388, 2554 600 6421, #75266464#** Press *3 to raise the hand icon to speak on an item.
- *Protocols for commenting via WebEx:*
 - *If you wish to comment on the "New Business" or "Items from the Audience" portions of the agenda:*
 - *Listen for the Chair to open that portion of the agenda for discussion, then raise your hand to speak by clicking on the Hand icon on the Participants panel to the right of your screen.*
 - *If you no longer wish to comment, you may lower your hand by clicking on the Hand icon again.*

- *Comments for the “New Business” or “Items from the Audience” portions of the agenda will be accepted until the public comment for that item is closed.*

Comments received on Webex outside of the comment periods outlined above will not be included in the record.

Americans With Disabilities Act – The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in Planning Commission meetings. Persons requiring assistance or auxiliary aids should call City Hall (209/831-6105) 24 hours prior to the meeting.

Addressing the Planning Commission on Items on the Agenda – The Brown Act provides that every regular Planning Commission meeting shall provide an opportunity for the public to address the Planning Commission on any item within its jurisdiction before or during the Planning Commission’s consideration of the item, provided no action shall be taken on any item not on the agenda. To facilitate the orderly process of public comment and to assist the Planning Commission to conduct its business as efficiently as possible, members of the public wishing to address the Planning Commission are requested to, but not required to, hand a speaker card, which includes the speaker’s name or other identifying designation and address to the City Clerk prior to the agenda item being called. Generally, once the Planning Commission begins its consideration of an item, no more speaker cards will be accepted. An individual’s failure to present a speaker card or state their name shall not preclude the individual from addressing the Planning Commission. Each citizen will be allowed a maximum of five minutes for input or testimony. In the event there are 15 or more individuals wishing to speak regarding any agenda item including the “Items from the Audience/Public Comment” portion of the agenda and regular items, the maximum amount of time allowed per speaker will be three minutes. When speaking under a specific agenda item, each speaker should avoid repetition of the remarks of the prior speakers. To promote time efficiency and an orderly meeting, the Presiding Officer may request that a spokesperson be designated to represent similar views. A designated spokesperson shall have 10 minutes to speak. At the Presiding Officer’s discretion, additional time may be granted. The City Clerk shall be the timekeeper.

Addressing the Planning Commission on Items not on the Agenda – The Brown Act prohibits discussion or action on items not on the posted agenda. The City Council’s Meeting Protocols and Rules of Procedure provide that in the interest of allowing Planning Commission to have adequate time to address the agenda items of business, “Items from the Audience/Public Comment” following the Consent Calendar will be limited to 15-minutes maximum period. “Items from the Audience/Public Comment” listed near the end of the agenda will not have a maximum time limit. A five-minute maximum time limit per speaker will apply to all individuals speaking during “Items from the Audience/Public Comment”. For non-agendized items, Planning Commissioners may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to

Planning Commission. When members of the public address the Planning Commission, they should be as specific as possible about their concerns. If several members of the public comment on the same issue an effort should be made to avoid repetition of views already expressed.

Notice – A 90-day limit is set by law for filing challenges in the Superior Court to certain City administrative decisions and orders when those decisions or orders require: (1) a hearing by law, (2) the receipt of evidence, and (3) the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge a Planning Commission action in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised during the public hearing, or raised in written correspondence delivered to the Planning Commission prior to or at the public hearing.

Full copies of the agenda are available on the City's website: www.cityoftracy.org.

MEETING AGENDA

CALL TO ORDER

PLEDGE OF

ALLEGIANCE

ACTIONS, BY MOTION, OF PLANNING COMMISSION PURSUANT TO AB 2449, IF

ANY ROLL CALL

MINUTES – 11.05.25 Regular Meeting Minutes

DIRECTOR'S REPORT REGARDING THIS AGENDA

ITEMS FROM THE AUDIENCE - *In accordance with Council Meeting Protocols and Rules of Procedure, adopted by Resolution No. 2019-240, a five-minute maximum time limit per speaker will apply to all individuals speaking during "Items from the Audience/Public Comment". For non-agendized items, Planning Commissioners may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to the Planning Commission.*

1. NEW BUSINESS

- 1.A STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION APPROVING THE FOLLOWING ACTIONS (1) DETERMINE THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTIONS 15332, PERTAINING TO CERTAIN INFILL DEVELOPMENT PROJECTS (2) APPROVE A DEVELOPMENT REVIEW PERMIT (D25-0009) FOR THE CONSTRUCTION OF A THREE-STORY, APPROXIMATELY 44,140 SQUARE FOOT BUILDING AND RELATED SITE IMPROVEMENTS ON A VACANT 2.35-ACRE SITE (3) GRANT A CONDITIONAL USE PERMIT (CUP25-0003) TO PERMIT A SELF-STORAGE FACILITY LOCATED AT ASSESSOR'S PARCEL NUMBER 214-020-40. THE APPLICANT IS KITCHELL DEVELOPMENT, AND THE PROPERTY OWNER IS TIGER TRACY LLC.
 - 1.B STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION (1) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332, PERTAINING TO INFILL PROJECTS; AND (2) APPROVING A DEVELOPMENT REVIEW PERMIT, APPLICATION NUMBER D23-0010, FOR THE CONSTRUCTION OF A FOUR-STORY HOTEL, WITH AN EVENT CENTER, AND RELATED SITE IMPROVEMENTS ON A 1.77-ACRE SITE. THE APPLICANT IS NAVDEEP GREWAL, AND THE PROPERTY OWNER IS NAVDEEP GREWAL.
2. ITEMS FROM THE AUDIENCE
 3. DIRECTOR'S REPORT
 4. ITEMS FROM THE COMMISSION
 5. ADJOURNMENT

Posted: November 13, 2025

Any materials distributed to the majority of the Planning Commission regarding any item on this agenda will be made available for public inspection via the City of Tracy website at www.cityoftracy.org.

**MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 5, 2025, 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

CALL TO ORDER

Chair Penning called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Chair Penning led the pledge of allegiance.

ROLL CALL

Roll Call found Commissioner English, Vice Chair Boakye-Boateng and Chair Penning present. Commissioner Atwal, and Commissioner Orcutt absent. Also present were: Scott Claar, Planning Manager; Daniella Green, Assistant City Attorney; Craig Hoffman, Senior Planner; Breanna Alamilla, Associate Planner; Gina Peace, Executive Assistant; and Jennifer Lucero, Administrative Assistant.

MINUTES

Chair Penning introduced the Regular Meeting Minutes from the September 10, 2025 Planning Commission Regular Meeting.

ACTION: It was moved by Commissioner English and seconded by Vice Chair Boakye-Boateng to approve the September 10, 2025 Planning Commission Regular Meeting Minutes. A roll call vote found Commissioner English, Vice Chair Boakye-Boateng and Chair Penning in favor. Commissioner Atwal and Commissioner Orcutt absent. Passed and so ordered; 3-0-2-0.

DIRECTOR'S REPORT REGARDING THIS AGENDA

Scott Claar, Planning Manager, introduced Breanna Alamilla, Associate Planner.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

1.A Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a resolution recommending that the City Council take the following actions (1) Determine that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15378

(not a “project” within the meaning of CEQA) and 15061(b)(3) (“common sense” exemption) and (2) Recommend that the City Council adopt an ordinance amending Article 8 – Medium Density Cluster Zone, Article 9 – Medium Density Residential Zone, Article 9.5 – Small Lot Residential Zone, Article 11 – High Density Residential Zone, Article 19 – General Highway Commercial Zone, and adding a “density” definition to Article 2 of Title 10, Planning and Zoning, of the Tracy Municipal Code. This project is City initiated to comply with State housing laws and to complete implementation actions required in the City Council adopted 2023-2031 Housing Element Update.

Craig Hoffman, Senior Planner, presented the staff report and addressed questions from the Commission.

Chair Penning opened the Public Hearing at 7:35 p.m.

Seeing as no one else came forward, the public hearing was closed.

ACTION: It was moved by Vice Chair Boakye-Boateng and seconded by Commissioner English that the Planning Commission adopts a resolution that:

- (1) Determines that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15378 (not a “project” within the meaning of CEQA) and 15061(b)(3) (“common sense” exemption).
- (2) Recommends that the City Council adopt an ordinance amending Article 8 – Medium Density Cluster Zone, Article 9 – Medium Density Residential Zone, Article 9.5 – Small Lot Residential Zone, Article 11 – High Density Residential Zone, Article 19 – General Highway Commercial Zone, and adding a “density” definition to Article 2 of Title 10, Planning and Zoning, of the Tracy Municipal Code.

A roll call vote found Commissioner English, Vice Chair Boakye-Boateng, and Chair Penning in favor. Commissioner Atwal and Commissioner Orcutt absent. Passed and so ordered; 3-0-2-0.

- 1.B** Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a resolution recommending that the City Council take the following actions (1) Determine that this project is covered by the common sense exemption and is not subject to California Environmental Quality Act (CEQA) pursuant to CEQA guidelines section 15061(b)(3) and (2) recommend that the City Council adopt an ordinance amending Article 2, Definitions, And Article 30, Development Review, Of Chapter 10.08, Zoning Regulations, adopt a new Chapter, Chapter 10.10, Housing Regulations, consisting of new articles, Article 1, Qualifying Housing Streamlined Review, Article 2, Multiple-Unit and Mixed-Use Objective Design Standards, Article 3, Community Care Facilities, Article 4, Transitional and Supportive Housing, and Article 5, Emergency Homeless Shelters and Low Barrier

Navigation Centers, and repeal and relocate Section 10.08.3195, Day care home, and section 10.08.3197, standards for emergency homeless shelters, to Chapter 10.10, Housing Regulations, of Title 10, Planning and Zoning, of the Tracy Municipal Code.

This project is city initiated to come into compliance with State housing laws and to complete implementation actions required in the City Council adopted 2023-2031 Housing Element Update.

Breanna Alamilla, Associate Planner, presented the staff report and addressed questions from the Commission.

Chair Penning opened the Public Hearing at 7:59 p.m.

Seeing as no one else came forward, the public hearing was closed.

ACTION: It was moved by Vice Chair Boakye-Boateng and seconded by Commissioner English that the Planning Commission adopts a resolution that:

- (1) Determine that this project is covered by the common sense exemption and is not subject to California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).
- (2) Recommend that the City Council adopt an ordinance amending Article 2, Definitions, and Article 30, Development Review, of Chapter 10.08, Zoning Regulations, adopt a new Chapter, Chapter 10.10, Housing Regulations, consisting of new articles, Article 1, Qualifying Housing Streamlined Review, Article 2, Multiple-Unit and Mixed-Use Objective Design Standards, Article 3, Community Care Facilities, Article 4, Transitional and Supportive Housing, and Article 5, Emergency Homeless Shelters and Low Barrier Navigation Centers, and repeal and relocate Section 10.08.3195, Day care home, and Section 10.08.3197, Standards for emergency homeless shelters, to Chapter 10.10, Housing Regulations, of Title 10, Planning and Zoning, of the Tracy Municipal Code.

A roll call vote found Commissioner English, Vice Chair Boakye-Boateng, and Chair Penning in favor. Commissioner Atwal and Commissioner Orcutt absent. Passed and so ordered; 3-0-2-0.

1.C The Planning Commission will receive a presentation from the City Attorney's office regarding the Brown Act.

Daniella G. Green, Assistant City Attorney, presented the staff report and addressed questions from the Commission.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

None.

4. ITEMS FROM THE COMMISSION

Commissioner English inquired about an update on a Senior Housing project on Mt. Diablo brought before the Planning Commission. Scott Claar, Planning Manager, advised he would bring information to the next regular Planning Commission meeting.

5. ADJOURNMENT

ACTION: It was moved by Chair Penning and seconded by Commissioner English to adjourn.

Time: 9:00 p.m.

CHAIR

STAFF LIAISON

This meeting's agenda was posted at the Tracy City Hall on October 30th, 2025. The above are action minutes. A recording is available on the City's website.



PLANNING COMMISSION STAFF REPORT

Item No. 1.A

DATE	November 19, 2025
TITLE	Joe Pombo Self Storage
LOCATION	APN 214-020-40
APPLICATION TYPE	Development Review Permit (D25-0009) Conditional Use Permit (CUP25-0003)
CEQA STATUS	Categorically Exempt CEQA Guidelines Section 15332
PROJECT PLANNER	Genevieve Federighi (209) 831-6435 genevieve.federighi@cityoftracy.org

RECOMMENDATION

Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a resolution approving the following actions:

- (1) Determine that this project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15332, pertaining to certain infill development projects.
- (2) Approve a Development Review Permit (D25-0009) for the construction of a three-story, approximately 44,140 square foot building and related site improvements on a vacant 2.35-acre site.
- (3) Grant a Conditional Use Permit (CUP25-0003) to permit a self-storage facility located at Assessor's Parcel Number 214-020-40.

The applicant is Kitchell Development, and the property owner is Tiger Tracy LLC.

PROJECT ANALYSIS

Background

On June 5, 2025, the City received a Development Review Permit application and Conditional Use Permit application for a three-story self-storage building and associated parking and landscaping improvements on a vacant 2.35-acre site south of I-205 and north of the intersection of Grant Line Road and Joe Pombo Parkway (Attachment A).

The project site is currently undeveloped and surrounded by commercial development, including a medical office building to the east; multi-tenant retail buildings (Orchard Plaza), a gasoline fueling station, and a drive-through coffee kiosk to the south; a gasoline fueling station to the west; and Interstate 205 to the north.

The site is zoned General Highway Commercial (GHC) and has a land use designation of Commercial in the General Plan. The GHC zone district requires a Conditional Use Permit for self-storage facilities which are to be granted by the Planning Commission. Additionally, the Development Review Permit is a Tier 2 application due to the site being located within 500 feet of the freeway and therefore subject to Planning Commission review in accordance with TMC Section 10.08.3950.

The project proposal includes a three-story, approximately 44,140 square foot self-storage facility. The building is proposed toward the front of the site with vehicular access along the sides and rear of the building. Other improvements include landscaping, bio-detention areas, drive aisles, and parking and loading areas. The facility has access through the interior of the building rather than exterior access that is common for existing storage facilities in the city. Specific details of the project are discussed below.

Architecture

The proposed building features a contemporary architectural design that complements the surrounding development character, particularly the adjacent medical facility. The building's massing is articulated to create a gradual transition in scale, beginning with a single-story element at the rental office, stepping up to two stories near Joe Pombo Parkway, and continuing to three-stories at the main storage portion of the building, which is to the rear of the site.

A variety of complementary materials is utilized to provide visual interest and enhance overall aesthetics. The building base will be finished with split-face concrete block for durability and texture, while the upper façade will be completed with smooth stucco. The office area will be accentuated using large windows and decorative black tile, establishing a clearly identifiable focal point for customers. Decorative orange pop-outs will be incorporated at the office entry and repeated across the façade to provide decorative accents to the building.

Prominent window elements along the façade facing Interstate 205 allow natural light into interior spaces and provide architectural distinction and visual prominence to motorists along the freeway. Additionally, a high parapet wall is integrated into the design to effectively screen all roof-mounted equipment from public view, including from the freeway and surrounding rights-of-ways.

Parking and Circulation

In accordance with the City's zoning regulations, the project is required to provide a minimum of four (4) off-street parking spaces. The proposed site plan exceeds this requirement by providing a total of twenty-two (22) parking spaces, along with three (3) oversized vehicle loading spaces. The project site does not have direct frontage on Grant Line Road and instead has vehicular access from the existing private road, Joe Pombo Parkway, which was constructed as part of the adjacent development to the south. The project proposes to construct a new driveway connection to this private access drive on the east side property and to widen and improve the existing driveway currently serving the adjacent drive-through coffee kiosk on the west side of the property. These proposed access improvements are depicted in Exhibit 3 of Attachment B.

Landscaping

The project meets all applicable landscaping requirements for parking areas including: minimum number of required trees, landscape area coverage within the parking area, and tree canopy coverage standards. A landscaped buffer is provided along the northern property boundary, incorporating a combination of shrubs and tree species to screen the building from the adjacent freeway. Accent landscaping is proposed along the southern frontage, adjacent to Joe Pombo Parkway, to enhance visual interest and reduce the perceived massing of the building.

Conditional Use Permit

The project site is located within the GHC zoning district, which is intended to accommodate commercial uses that are automobile-oriented and generally operate independently from shopping centers or business clusters. Self-storage facilities are conditionally permitted within the GHC zone district, allowing the Planning Commission to consider approval based on site-specific conditions and compatibility with surrounding uses. The proposed self-storage facility is appropriate for this location as it is expected to generate limited traffic, minimal nighttime activity, and will help meet an existing demand for self-storage services within the community.

CALIFORNIA ENVIRONMENTAL QUALITY ACT REQUIREMENTS

The proposed project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332, which pertains to certain in-fill development projects. Because the project is consistent with the General Plan and Zoning, occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, has no value as habitat for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air quality, or

water quality, and can be adequately served by all required utilities and public services, no further environmental assessment is necessary.

SUMMARY

This agenda item pertains to the consideration and adoption of a resolution approving a Development Review Permit and a Conditional Use Permit permitting the construction and operation of a three-story, approximately 44,140-square-foot self-storage facility located on a vacant 2.35-acre site, Assessor's Parcel Number (APN) 214-020-40. The action further includes a determination that the project qualifies for a categorical exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the CEQA Guidelines, which pertains to certain infill development projects.

ATTACHMENTS

A - Location Map

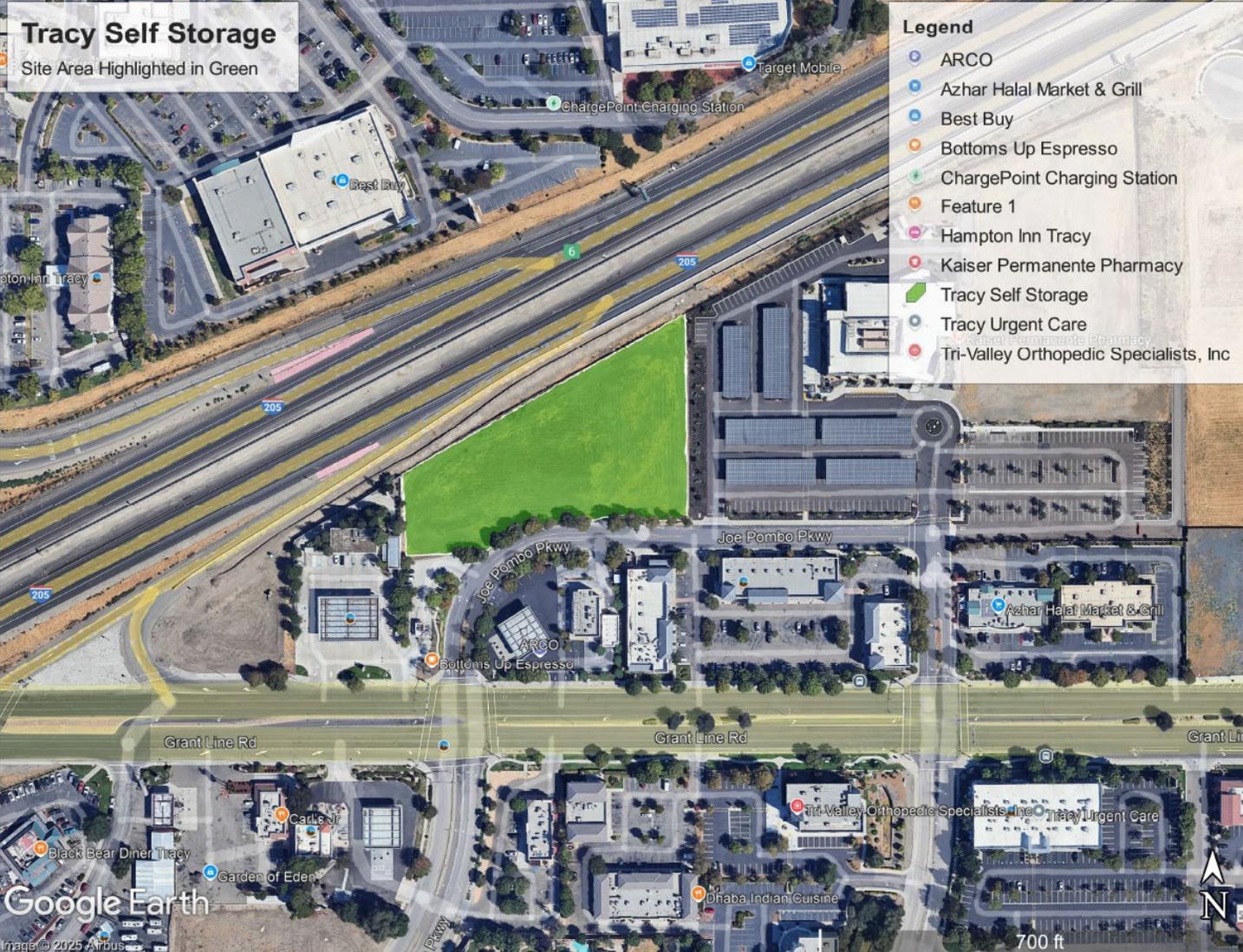
B – Resolution

Exhibit 1 - Findings

Exhibit 2 - Conditions of Approval

Exhibit 3 - Plan Set

LOCATION MAP



APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY'S OFFICE

TRACY PLANNING COMMISSION

RESOLUTION 2025-_____

-
- 1. DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA GUIDELINES SECTION 15332, PERTAINING TO CERTAIN INFILL DEVELOPMENT PROJECTS;**
 - 2. APPROVING A DEVELOPMENT REVIEW PERMIT (D25-0009) FOR THE CONSTRUCTION OF A THREE-STORY, APPROXIMATELY 130,480 SQUARE FOOT BUILDING AND RELATED SITE IMPROVEMENTS ON A VACANT 2.35-ACRE SITE; AND**
 - 3. GRANTING A CONDITIONAL USE PERMIT (CUP25-0003), TO PERMIT THE USE OF A SELF-STORAGE FACILITY LOCATED AT ASSESSORS PARCEL NUMBER 214-020-40.**

WHEREAS, the applicant submitted a Development Review Permit application (D25-0009) and a Conditional Use Permit (CUP25-0003) application for the construction and operation of a three-story, approximately 130,480 square foot self-storage facility on June 5, 2025; and

WHEREAS, the subject site is designated Commercial in the Tracy General Plan and is zoned General Highway Commercial (GHC) in the Tracy Municipal Code (TMC) where storage facilities are conditionally permitted; and

WHEREAS, the Planning Commission may grant a Conditional Use Permit, on the basis of the application and evidence submitted, subject to making all the required findings set forth in TMC Section 10.08.4250; and

WHEREAS, the Planning Commission may approve a Development Review Permit on the basis of the application and evidence submitted, subject to making all the required findings set forth in TMC 10.08.3920; and

WHEREAS, the Statement of Findings attached hereto as Exhibit 1 articulates the required findings and the evidentiary support for those findings; and

WHEREAS, the proposed project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332, which pertains to infill projects consistent with the General Plan and Zoning, occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, has no value as habitat for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services. No further environmental assessment is necessary; and

WHEREAS, the Planning Commission conducted a public hearing to review and consider the applications on November 19, 2025; now, therefore, be it

RESOLVED: That the Planning Commission of the City of Tracy hereby determines, based on the evidence in the record and its own independent judgement, that the proposed project is categorically exempt from the California Environmental Quality Act pursuant to Guidelines Section 15332 pertaining to certain infill development projects; and be it

FURTHER RESOLVED: That the Planning Commission, hereby approves Development Review Permit (D25-0009) for the construction of a three-story, approximately 130,480 square foot self-storage facility and related site improvements on a vacant 2.35-acre site, Assessor's Parcel Number 214-020-40, based on the findings contained in Exhibit 1 and subject to the Conditions of Approval contained in Exhibit 2; and be it

FURTHER RESOLVED: That the Planning Commission hereby grants a Conditional Use Permit (CUP25-0003) to permit a self-storage facility at Assessor's Parcel Number 214-020-40, based on the findings contained in Exhibit 1 and subject to the Conditions of Approval in Exhibit 2; and be it

FURTHER RESOLVED: That the Development Review Permit (D25-0009) and Conditional Use Permit (CUP25-0003) shall be valid for a 2-year term, within which time a building permit must be issued and diligently pursued, or a request to renew both permits must be submitted prior to the expiration date.

* * * * *

The foregoing Resolution 2025-_____ was adopted by the Planning Commission on November 19, 2025, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTENTION:	COMMISSION MEMBERS:

CHAIR

ATTEST:

STAFF LIAISON

**CITY OF TRACY
DEVELOPMENT REVIEW PERMIT FINDINGS
APPLICATION NUMBER D25-0009**

Development Review Permits must meet the requirements set forth in Tracy Municipal Code (TMC) Article 30, including a noticed public hearing. Pursuant to TMC Section 10.08.3960, before approving a Development Review Permit, the Planning Commission must review application materials and public comments submitted prior to or at the public hearing, and consider the following several site-specific factors set forth in TMC 10.08.3960:

- general site considerations including height, bulk, and size of buildings;
- physical and architectural relationship with the existing and proposed structures;
- site layout, orientation, and location of the buildings and relationships with open areas and topography;
- location and type of landscaping;
- appropriateness of exterior lighting; and
- appropriate City utilities, public infrastructure, circulation, and roadway access.

After the consideration of the entire record, under TMC 10.08.3960 the Planning Commission may approve the Development Review Permit if the facts on the record support the following findings:

- (a) That the proposal increases the quality of the project site, and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy; and
- (b) That the proposal conforms to the Zoning Regulations of Tracy Municipal Code Chapter 10.08, the general plan, any applicable specific plan, the Design Goals and Standards, any applicable Infrastructure Master Plans, and other City regulations.

Therefore, the Planning Commission conducted a noticed public hearing on November 19, 2025, and upon its conclusion, makes the requisite findings for the Development Review Permit based on consideration of the entire record of evidence, including, without limitation, the following:

- (a) The proposal increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy, because the proposed project would develop an existing vacant site that is surrounded by commercial development. The proposed building, landscaping, and parking area meet the City's objectives for high quality design by utilizing a mix of materials and variation in design. The proposed building is architecturally interesting in that it has stepped building starting with a one story element then stepping up beyond the front office and it has incorporated a number of horizontal and vertical changes through its use of color and materials, which give the building interest and dimension. The architectural theme is present on all four sides of the building, and rooftop equipment will be screened from view behind building parapets. Through circulation is provided throughout the site, and the parking area will connect with an existing driveway on the site adjacent to the south to further improve circulation and provide a second point of access to the site. In furtherance of the City's landscaping goals, a significant amount of landscaping, including a variety of canopy and accent trees, is proposed throughout the parking area, on the site's perimeter, and around the building.

- (b) The proposal, as conditioned, conforms to the Tracy Municipal Code, the City of Tracy General Plan, the City Design Goals and Standards, applicable City Standards, California Building Codes, and California Fire Codes, because the proposed development will comply with all applicable City and state regulations for building design and construction, off-street parking and circulation, landscaping design, and all GHC zone standards.

**CITY OF TRACY
CONDITIONAL USE PERMIT FINDINGS
APPLICATION NUMBER CUP25-0003**

Conditional Use Permits (CUPs) must meet the requirements set forth in TMC Sections 10.08.4250-10.08.4330. Pursuant to TMC Section 10.08.4290, the Planning Commission will conduct a noticed public hearing, consider the application materials, and pertinent evidence and testimony in support of the findings required for approval provided in TMC Section 10.08.4310. Upon conclusion of the public hearing and consideration of the entire record, the Planning Commission may approve the CUP if the record supports all of the following findings:

- (a) That there are circumstances or conditions applicable to the land, structure, or use which make the granting of a use permit necessary for the preservation and enjoyment of substantial property right;
- (b) That the proposed location of the conditional use is in accordance with the objectives of Chapter 10.08 – Zoning Regulations and the purposes of the zone in which the site is located;
- (c) That the proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to, or inharmonious with, properties or improvements in the vicinity; and
- (d) That the proposed use will comply with each of the applicable provisions of Chapter 10.08 – Zoning Regulations.

Therefore, the Planning Commission conducted a noticed public hearing on November 19, 2025, and upon its conclusion, makes the requisite findings for the Conditional Use Permit based on consideration of the entire record of evidence, including, without limitation, the following:

- (a) There are circumstances applicable to the use which make the granting of a use permit necessary for the preservation and enjoyment of substantial property right because the proposed use will provide a needed service for the City and the project site is located on a lower traveled, private access road which is well suited for this type of land use.
- (b) The proposed location of the use and the conditions under which it would be operated or maintained is in accordance with the objectives of Tracy Municipal Code Chapter 10.08, and the purposes of the GHC zone in which the site is located as the proposed project is consistent with the design and siting requirements and policies of the City of Tracy Design Goals and Standards and the General Plan designation of Commercial.
- (c) The project will not, under the circumstances of the particular case or as conditioned, be injurious or detrimental to the health, safety, or general welfare of persons or property in the vicinity of the proposed use, or to the general welfare of the City because the proposed use is well suited for the location as it is not on a public street which is more desirable for a commercial business and the building designed for interior access will have minimal impacts to the surrounding businesses. The impact to the site is minimal as the site is currently vacant and one of the two driveways will be shared with an

existing driveway located on the southwest of the site. Furthermore, self-storage facility will meet the requirements of the California Environmental Quality Act, the California Building Code, and applicable provisions of the Tracy Municipal Code.

- (d) The project complies with the zoning and other elements of the Tracy Municipal Code, the City of Tracy General Plan, the Design Goals and Standards, City Standards, and the project has met all requirements of the GHC Zone including minimum yards and off-street parking requirements.

**CITY OF TRACY
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
CONDITIONS OF APPROVAL**

Joe Pombo Self-Storage Facility
Development Review Permit, Application Number D25-0009
Conditional Use Permit, Application Number CUP25-0003
November 19, 2025

A. General Provisions and Definitions.

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

The Project: A Development Review Permit and Conditional Use Permit for the construction and operation of a three-story, approximately 130,480 square foot self-storage facility on a vacant 2.35-acre site located at Assessor's Parcel Number 214-020-40.

The Property: An approximately 2.35-acre site located south of I-205 and north of the intersection of Grant Line Road and Joe Pombo Parkway; Assessor's Parcel Number 214-020-40.

A.2. Definitions.

- a. "Applicant" means any person, or other legal entity, defined as a "Developer".
- b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed Engineer designated by the City Manager, or the Community and Economic Development Director, or the City Engineer to perform the duties set forth herein.
- c. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, and the City's Design Documents (including the Standard Plans, Standard Specifications, and relevant Public Facility Master Plans).
- d. "Community and Economic Development Director" means the Community and Economic Development Director of the City of Tracy Community and Economic Development Department, or any other person designated by the City Manager or the Community and Economic Development Director to perform the duties set forth herein.
- e. "Conditions of Approval" shall mean the conditions of approval applicable to the Project located at the Property, Application Numbers D25-0009 and CUP25-0003. The Conditions of Approval shall specifically include all conditions set forth

herein.

- f. “Developer” means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term “Developer” shall include all successors in interest.
- A.3. Compliance with submitted plans. Except as otherwise modified herein, the project shall be constructed in substantial compliance with the project plans received by the Community and Economic Development Department on October 29, 2025, to the satisfaction of the Community and Economic Development Director.
- A.4. Compliance with laws. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to:
- the Planning and Zoning Law (Government Code sections 65000, et seq.),
 - the California Environmental Quality Act (Public Resources Code sections 21000, et seq., “CEQA”),
 - the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., “CEQA Guidelines”),
 - California Building Code, and
 - California Fire Code
- A.5. Compliance with City regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations, including, but not limited to, the Tracy Municipal Code (TMC), Standard Plans, and the City’s Design Goals and Standards.
- A.6. 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. Planning Division Conditions**
- B.1. 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.2. Bollards. Concrete bollard pipes shall not be used in areas visible to the general public. Large boulders, planter boxes, decorative walls, or other architectural features that complement the character of the site may be used as needed for protection of site improvements from potential vehicular impact.
- B.3. Parking area. Before the approval of a building permit, the applicant shall submit the following to the satisfaction of the Community and Economic Development Director:
 - B.2.1 Site plans and construction details that demonstrate 12-inch wide concrete curbs along the perimeter of landscape planters where such planters are parallel and adjacent to vehicular parking spaces to provide access to vehicles without stepping into the landscape planters.
 - B.2.2 Detailed plans that demonstrate the parking stalls are striped in accordance with Standard Plan 141.
 - B.2.3 Detailed plans that demonstrate sidewalk, landscape planters, and bio-retention areas perpendicular to parking stalls overhang up to 24 inches into the parking stall in place of wheel stops where feasible. Any landscape planter overhang may not be double-counted toward the required amount of parking area landscaping.

B.4. Landscaping & irrigation plans. Before the approval of a building permit, the applicant shall provide detailed landscape, and irrigation plans consistent with the following to the satisfaction of the Community and Economic Development Director:

B.3.1. Said plans shall demonstrate compliance with Tracy Municipal Code Section 10.08.3560 for parking area landscaping. Said plans shall include a planting legend indicating, at minimum, the quantity, planting size, and height and width at maturity and calculations for landscape and canopy tree shading areas.

B.3.2. Each planter shall contain a combination of trees, shrubs, and groundcover. Trees shall be a minimum of 24" box size, shrubs shall be a minimum size of 5 gallon, and groundcover shall be a minimum size of 1 gallon at planting.

B.3.3. Where trees are planted ten feet or less from a sidewalk or curb, root barriers dimensioned 8 feet long by 24 inches deep shall be provided adjacent to such sidewalk and curb, centered on the tree.

B.3.4. Landscape & Irrigation Maintenance. Prior to the issuance of a building permit, the Developer shall execute a two-year landscape and irrigation maintenance agreement and submit financial security, such as a performance bond, to ensure the success of all on-site landscaping for the term of the agreement. The security amount shall be equal to \$2.50 per square foot of the landscaped area or equal to the actual labor and material installation cost of all on-site landscaping and irrigation.

B.5. Landscaping & irrigation installation. Prior to final inspection or certificate of occupancy, all landscaping and irrigation substantially conforming with the development review permit plans dated October 29, 2025 and the approved building permit construction plans shall be installed to the satisfaction of the Community and Economic Development Director.

B.6. Lighting.

B.5.1. Before the issuance of a building permit, the applicant shall submit detailed plans that demonstrate a minimum of one foot candle throughout the parking area as defined in TMC Section 10.08.3450.

B.5.2. Prior to final inspection or certificate of occupancy, all exterior and parking area lighting shall be directed downward or shielded, to prevent glare or spray of light into the public rights-of-way and onto any adjacent private property, to the satisfaction of the Community and Economic Development Director.

- B.7. Screening utilities and equipment. Before the approval of a building permit, the applicant shall submit detailed plans that demonstrate the following:
- B.6.1. No roof mounted equipment, including, but not limited to, HVAC units, vents, fans, antennas, sky lights and dishes, whether proposed as part of this application, potential future equipment, or any portion thereof, shall be readily visible from any public right-of-way, including I-205. The plans shall demonstrate that such equipment is fully screened from view by building parapet designed to be equal to or higher than the height of the mounted equipment to the satisfaction of the Community and Economic Development Director.
 - B.6.2. All vents, gutters, downspouts, flashing, plumbing lines, fire risers, and electrical conduits shall be internal to the structures and other ground-mounted, wall-mounted or building-attached utilities, including bollards, shall be painted to match the color of the adjacent surfaces or otherwise designed in harmony with the building exterior to the satisfaction of the Community and Economic Development Director.
 - B.6.3. All PG&E transformers, phone company boxes, Fire Department connections, backflow preventers, irrigation controllers, and other on-site utilities, shall be vaulted or substantially screened from view behind structures or landscaping, to the satisfaction of the Community and Economic Development Director.
 - B.6.4. Trash enclosures shall be designed and appropriately sized for this project, including allowance for recycling collection. The trash and recycling collection enclosure shall include a solid roof structure, solid metal doors, and solid walls sufficiently sized to fully screen the dumpsters. The enclosure, including the roof, shall be architecturally compatible with the building, which includes but is not limited to, design, materials, and colors. A six-inch concrete curb and/or bollards may be installed on the interior of the enclosure for the protection and durability of the enclosure walls.
- B.8. Signs. No business identification signs are approved with this permit. Prior to the installation of any signs requiring a sign permit, the applicant shall obtain applicable sign and building permits in accordance with the Tracy Municipal Code.
- B.9. Fencing. No chain link fence is permitted on site where it would be visible from the public right-of-way, and the existing chain link fencing shall be removed prior to final inspection. Electronically charged, razor wire, barbed wire, integrated corrugated metal, or plain exposed plastic concrete/PCC fences, vinyl slats, and woven fabric fences are not permitted anywhere on-site.

B.10. Prior to issuance of a building permit, the Developer shall comply with all applicable requirements of the San Joaquin Valley Air Pollution Control District (APCD), including District Rule 9510, Regulation VIII, and payment of all applicable fees, to the satisfaction of the APCD.

B.10. Approval of the Development Review Permit and the Conditional Use Permit shall be for a 2-year period.

C. Engineering Division Conditions

C.1. General Conditions

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

- 1) Potable Water Technical Memorandum prepared by Black Water Consulting Engineers of Modesto, CA dated February 3, 2023;
- 2) Sanitary Sewer Technical Memorandum prepared by Black Water Consulting Engineers of Modesto, CA dated February 3, 2023;
- 3) Storm Drain Technical Memorandum prepared by Wood Rodgers, of Roseville, CA dated February 9, 2023;
- 4) Traffic Analysis and Engineering Review prepared by Kimley-Horn and Associates of San Jose, CA dated February 15, 2023;

C.2. RESERVED

C.3. RESERVED

C.4. Grading Permit

All grading work (on-site and off-site) shall require a Grading Plan. All grading work shall be performed and completed in accordance with the recommendation(s) of the Project's Registered Geotechnical Engineer.

Prior to the release of the Grading Permit for the Project, Developer shall provide all documents related to said Grading Permit required by the applicable City Regulations and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:

C.4.1 Developer has completed all conditions set forth in this section.

C.4.2 Developer has obtained the approval (i.e. recorded easements for slopes, drainage, utilities, access, parking, construction, etc.) of all other public agencies and/or private entities with jurisdiction or interest over the required public and/or private facilities and/or property. Written

permission from affected owner(s) will be required to be submitted to the City prior to the issuance of the Grading Permit.

- C.4.3 Developer has obtained a demolition permit to remove any existing structure located within the project's limits.
- C.4.4 All existing on-site water well(s), septic system(s), and leech field(s), if any, shall be abandoned or removed in accordance with the City and San Joaquin County requirements. Developer shall be responsible for all costs associated with the abandonment or removal of the existing well(s), septic system(s), and leech field(s) including the cost of permit(s) and inspection. Developer shall submit a copy of written approval(s) or permit(s) obtained from San Joaquin County regarding the removal and abandonment of any existing well(s), prior to the issuance of the Grading Permit.
- C.4.5 The Improvement Plans for all improvements to serve the Project (on-site and off-site) including the Grading Plan shall be prepared in accordance with the City's Subdivision Ordinance (Tracy Municipal Code Chapter 12.36), City Design Documents as defined in Title 12 of the Tracy Municipal Code, and these Conditions of Approval.
- C.4.6 On-site Grading Plan shall be prepared on a twenty-four (24) inch x thirty-six (36) inch size 20-pound (min.) bond paper and PDF. These plans shall use the City's Title Block. Improvement Plans shall be prepared under the supervision of, stamped and signed by the Project's Registered Civil Engineer of Record and the Project's Registered Geotechnical Engineer. Developer shall obtain all applicable signatures by City departments and outside agencies (where applicable) on the plans prior to submitting the mylars to Engineering Division for City Engineer's signature. Erosion control measures shall be implemented in accordance with the Grading Plan approved by the City Engineer for all grading work. All grading work not completed before October 15 may be subject to additional requirements as applicable. Improvement Plans shall specify all proposed erosion control methods and construction details to be employed and specify materials to be used during and after the construction.
- C.4.7 Payment of the applicable Grading Permit fees which include grading plan checking and inspection fees, and other applicable fees as required by these Conditions of Approval.
- C.4.8 For Projects on property larger than one (1) acre: Prior to the issuance of the Grading Permit, Developer shall submit to the Utilities Department (stephanie.hiestand@cityoftracy.org) one (1) electronic copy and one (1)

hard copy of the Storm Water Pollution Prevention Plan (SWPPP) as submitted in Stormwater Multiple Applications and Reporting Tracker System (SMARTS) along with either a copy of the Notice of Intent (NOI) with the state-issued Wastewater Discharge Identification number (WDID) or a copy of the receipt for the NOI. After the completion of the Project, the Developer is responsible for filing the Notice of Termination (NOT) required by SWQCB, and shall provide the City, a copy of the completed Notice of Termination. Cost of preparing the SWPPP, NOI and NOT including the annual storm drainage fees and the filing fees of the NOI and NOT shall be paid by the Developer. Developer shall comply with all the requirements of the SWPPP, applicable Best Management Practices (BMPs) and the Stormwater Post-Construction Standards [the "Storm Water Treatment Manual"] adopted by the City in 2015 and any subsequent amendment(s).

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

- C.4.9 Developer shall provide a PDF copy of the Project's Geotechnical Report signed and stamped by the Project's Registered Geotechnical Engineer. The technical report must include relevant information related to, but not limited to, soil types and characteristics; soil bearing capacity; recommendations of soil and pavement compaction, import fill gradation, retaining wall design, slope gradients, flexible and in-flexible pavement (including paving calculations such as 5-values, gravel factors, gravel equivalence); bore logs; elevation of the highest observed groundwater level; infiltration testing at the bottom floor elevation of the proposed basin; and other design recommendations or geotechnical tests to the satisfaction of the City Engineer.

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

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

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

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

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

C.4.11 Developer shall provide a copy of the approved Incidental Take Minimization Measures (ITMM) habitat survey [San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)] from San Joaquin Council of Governments (SJCOG).

- C.4.12 Developer shall provide a copy of the approved Air Impact Assessment (AIA) with an Indirect Source Review (ISR) and approved dust control permit from San Joaquin Valley Air Pollution Control District (SJVAPCD).
- C.4.13 Developer shall abandon or remove all existing irrigation structures, channels and pipes, if any, as directed by the City after coordination with the irrigation district, if the facilities are no longer required for irrigation purposes. If irrigation facilities including tile drains, if any, are required to remain to serve existing adjacent agricultural uses, the Developer will design, coordinate and construct required modifications to the facilities to the satisfaction of the affected agency and the City. Written permission from irrigation district or affected owner(s) will be required to be submitted to the City prior to the issuance of the Grading Permit. The cost of relocating and/or removing irrigation facilities and/or tile drains is the sole responsibility of the Developer.
- C.4.14 Developer shall underground existing overhead utilities such as electric, TV cable, telephone, and others. Each dry utility shall be installed at the location approved by the respective owner(s) of dry utility and the Developer shall coordinate such activities with each utility owner. All costs associated with the undergrounding shall be the sole responsibility of the Developer and no reimbursement will be due from the City. Developer shall submit undergrounding plans. Referenced and incorporated herein are Title 11 and Title 12 of the Tracy Municipal Code. Exemptions from this condition are further clarified in the aforementioned code sections.
- C.4.15 If at any point during grading that the Developer, its contractor, its engineers, and their respective officials, employees, subcontractor, and/or subconsultant exposes/encounters/uncovers any potential archeological, historical, or other paleontological findings, the Developer shall address the findings as required per the General Plan Cultural Resource Policy and General Plan Environmental Impact Report; and subsequent Cultural Resource Policy or mitigation in any applicable environmental document.

C.5. Improvement Agreement(s)

All construction activity involving public improvements will require a fully executed improvement agreement (Off-site, Subdivision, and/or Inspection). Any construction activity involving public improvements without a fully executed improvement agreement is prohibited. All public improvements shall be performed and completed in accordance with the recommendation(s) of the Project's Registered Civil Engineer of Record.

Prior to the consideration of City Council's approval of said improvement agreement, the Developer shall provide all documents related to said improvements required by the applicable City Regulations and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:

- C.5.1. Off-site and/or Public Infrastructure Improvement Plans prepared on a twenty-four (24) inch x thirty-six (36) inch size 20-pound (min.) bond paper and PDF that incorporate all requirements described in the documents described in these Conditions of Approval, the City's Design Documents as defined in Title 12 of the Tracy Municipal Code. Developer shall use the latest title block and, if necessary, contain a signature block for the Fire Marshal. Improvement Plans shall be prepared under the supervision of, and stamped and signed by a Registered Civil, Traffic, Electrical, Mechanical Engineer, and Landscape Architect for the relevant discipline. Developer shall obtain all applicable signatures by City departments and outside agencies (where applicable) on the plans including signatures by Fire Marshal to submitting the mylars to Engineering Division for City Engineer's signature. The improvement plans shall be prepared to specifically include, but not be limited to, the following items:
- C.5.1.a. All existing and proposed utilities such as domestic water line, irrigation service, fire service line, storm drain, and sanitary sewer, including the size and location of the pipes.
 - C.5.1.b. All supporting engineering calculations, materials information or technical specifications, cost estimate, and technical reports. All improvement plans shall contain a note stating that the Developer (or Contractor) will be responsible to preserve and protect all existing survey monuments and other survey markers such as benchmarks.
 - C.5.1.c. A PDF copy of the Project's approved Geotechnical/Soils Report that was prepared for the grading permit submittal.
 - C.5.1.d. Storm Water - Storm drainage release point is a location at the boundary of the Project adjacent public right-of-way where storm water leaves the Property, in a storm event and that the Property's on-site storm drainage system fails to function or it is clogged. Site grading shall be designed such that the Project's storm drainage overland release point will be directly to an adjacent public right-of-way with a functional storm drainage system and the existing storm drainage line has adequate capacity to drain storm water from the

Property. The storm drainage release point is recommended to be at least 0.70-foot lower than the building finish floor elevation and shall be designed and improved to the satisfaction of the City Engineer.

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

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

- C.5.1.e Sanitary Sewer - It is the Developer's responsibility to design and construct the Project's permanent on-site sanitary sewer (sewer) improvements including the Project's sewer connection in accordance with the City's Design Standards, City Regulations and Standard Specifications. Sewer improvements shall include but not limited to, replacing asphalt concrete pavement, reconstructing curb, gutter and sidewalk, restoring pavement marking and striping, and other improvements that are disturbed as a result of installing the Project's permanent sewer connection. Developer shall submit improvement plans that include the design of the sewer line from the Property to the point of connection. Developer shall also construct the recommended mitigations described in the sanitary sewer technical memorandum. Developer shall install a 6-inch diameter sewer lateral.
- C.5.1.f Water Distribution - Developer shall design and construct domestic and irrigation water service that comply with the City Regulations. Water line sizing, layout and looping requirements for this Project shall comply with City Regulations. During the construction of the Project, the Developer is responsible for providing water infrastructure (temporary or permanent) capable of delivering adequate fire flows and pressure appropriate to the various stages of construction and as approved by the Fire Marshal.

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

The Project's water service connections shall use a remote-read (radio-read) master water meter and a Reduced Pressure Type back-flow protection device in accordance with City Regulations. The domestic and irrigation water service connection(s) must be completed before the inspection of the building. The location of the meters shall be per City Regulations and shall not in the driveway. Other proposed locations shall be approved to the satisfaction of the City Engineer.

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

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

C.5.1.g Streets – The Developer shall have frontage improvements. All streets and utilities improvements within City right-of-way shall be designed and constructed in accordance with City Regulations, and City’s Design Documents including the City’s Facilities Master Plan for storm drainage, roadways, wastewater, and water as adopted, amended, and updated by the City, or as otherwise specifically approved by the City. The Developer shall construct frontage improvements as described below.

Grant Line Road and Joe Pombo Parkway

Developer shall install an audible pedestrian crossing system at the existing traffic signal at Grant Line Road and Joe Pombo Parkway.

Joe Pombo Parkway

Developer shall construct or re-construct cracked, settled, and/or damaged portland cement concrete curb, gutter, and sidewalk; a parkway, construct landscaping and its automatic irrigation system; fire hydrants; and streetlights along the Project’s frontage.

Developer shall preserve the existing trees on the project’s frontage.

Along the Project frontage, Developer shall construct a landscaped and irrigated parkway. Landscape and irrigation plans shall be prepared on a 24-inch x 36-inch size 20-pound (min.) bond paper and PDF that incorporate all requirements described in the documents described in these Conditions of Approval, the City’s Design Documents as defined in Title 12 of the Tracy Municipal Code. Developer shall use the latest title block. Said landscape and irrigation plan shall be prepared by a California licensed landscape architect.

Developer shall also construct the recommended mitigations described in the traffic technical memorandum.

C.5.2. Joint Trench Plans and Composite Utility Plans, prepared on a twenty-four (24) inch x thirty-six (36) inch size 20-pound (min.) bond paper and PDF for the installation of dry utilities such as electric, gas, TV cable, telephone, and others that will be located within a PUE, if existing, to be installed to serve the Project. All private utility services to serve Project must be installed underground or relocated to be underground, and to be installed at the location approved by the

respective owner(s) of the utilities from the street or an existing or proposed utility easement to the building(s).

- C.5.3. Payment of applicable fees required by City Regulations, and these Conditions of Approval including but not limited to plan checking, grading, construction inspection, agreement processing, encroachment permits, and testing fees.
- C.5.4. Project Engineer's reasonable cost estimate that summarizes the cost of constructing all the public improvements shown on the Improvement Plans.
- C.5.5. Traffic Control Plan - Prior to starting the work for any work within City's right-of-way, the Developer shall submit a Traffic Control Plan (TCP). TCP can be split among the different construction phases. TCP will show the method and type of construction signs to be used for regulating traffic at the work areas within these streets. TCP shall conform to the Manual on Uniform Traffic Control Devices as amended by the State of California, latest edition (MUTCD-CA). TCP shall be prepared under the supervision of, signed and stamped by a Registered Civil Engineer or Registered Traffic Engineer.

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

- C.5.6. No street trench shall be left open, uncovered, and/or unprotected during night hours and when the Developer's contractor is not performing construction activities. Appropriate signs and barricades shall be installed on the street and on all trenches during such times. If the Developer or its contractor elects to use steel plates to cover street trenches, said steel plates will be skid-resistance, and shall be either pinned and recessed into the pavement or ramped on all sides. Ramps will be made of cold-mix asphalt concrete, be a minimum two-foot wide, and will run the entire length of each side.
- C.5.6 If at any point during utility installation or construction in general that the Developer, its contractor, its engineers, and their respective officials, employees, subcontractor, and/or subconsultant exposes/encounters/uncovers any archeological, historical, or other

paleontological findings, the Developer shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and subsequent Cultural Resource Policy or mitigation in any applicable environmental document.

- C.5.7 Improvement Security - Developer shall provide improvement security for all public facilities, as required by the Improvement Agreement. The form of the improvement security may be a bond, or other form in accordance with the Government Code, and the TMC. The amount of the improvement security shall be in accordance with Title 12 of the TMC.

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

C.6. Building Permit

Prior to the release of a building permit within Project boundaries, the Developer shall demonstrate, to the satisfaction of the City Engineer, compliance with all required Conditions of Approval, including, but not limited to, the following:

- C.6.1 Developer has satisfied all conditions in C.1 through C.4 in these Conditions of Approval and has obtained a City approved Grading Permit.
- C.6.2 Developer shall pay any applicable development impact fees, including outstanding past-due development impact fees.
- C.6.3 Developer has obtained an access easement from its south-west neighbor.

C.7 Acceptance of Public Improvements

Prior to the consideration of City Council's acceptance of public improvements, the Developer shall demonstrate to the reasonable satisfaction of the City Engineer, completion of the following:

- C.7.1 Developer has satisfied all conditions in C.1 through C.6 in these Conditions of Approval.
- C.7.2 Prior to improvement acceptance, Developer submitted the Storm water Treatment Facilities Maintenance Agreement (STFMA) to the Utilities Department.

- C.7.3 Developer has satisfactory completed construction of all required/conditioned improvements. Unless specifically provided in these Conditions of Approval, or some other applicable City Regulations, the Developer shall use diligent and good faith efforts in taking all actions necessary to construct all public facilities required to serve the Project, and the Developer shall bear all costs related to construction of the public facilities (including all costs of design, construction, construction management, plan check, inspection, land acquisition, program implementation, and contingency).
- C.7.4 Certified "As-Built" On-site Grading and Off-Site Improvement Plans (or Record Drawings) - Prior to improvement acceptance, Developer shall cause its design professionals(s) to prepare Certified "As-Built" grading and off-site Improvement Plans (or Record Drawings). Said Record Drawings shall be prepared on a twenty-four (24) inch x thirty-six (36) inch size 4-millimeter-thick polymer film (mylar). Developer shall re-obtain all signatures from outside agencies prior to submitting the Record Drawings to the City.
- C.7.5 Prior to improvement acceptance, Developer shall be responsible for any repairs or reconstruction of street pavement, curb, gutter, sidewalk and other public improvements associated with the Project, if determined by the City Engineer to be in poor condition or damaged by construction activities related to the Project.
- C.7.6 Prior to improvement acceptance, Developer has completed the ninety (90) day public landscaping maintenance period.
- C.7.7 Prior to improvement acceptance Per Section 21107.5 of the California Vehicle Code, Developer shall install signs at all entrance(s) of the Project stating that the streets are privately owned and maintained and are not subject to the public traffic regulations or control. Said signs must be conspicuously placed, plainly visible, and legible during daylight hours from a distance of one hundred (100) feet, if applicable.
- C.7.8 Survey Monuments – Prior to improvement acceptance, Developer shall submit centerline tie sheets, corner records, a record of survey, etc. for the following: new public streets; re-established survey monuments, damaged, destroyed, altered, and/or reconstructed any existing curb returns, survey monuments and/or benchmarks. Any survey document will be submitted to the City and to the San Joaquin County Surveyor to comply with California Business and Professions Code Section 8771(c). Said work shall be executed by a California licensed Land Surveyor at the Developer's sole expense.

C.7.9 Prior to improvement acceptance, repair and maintenance of all on-site water lines, laterals, sub-water meters, valves, fittings, fire hydrant and appurtenances shall be the responsibility of the Developer.

C.7.10 Prior to improvement acceptance, Developer shall submit warranty bonds.

C.8 Special Conditions

C.8.1 When street cuts are made for the installation of utilities, the Developer shall conform to Section 3.14 of the 2020 Design Standards and is required install a two (2) inch thick asphalt concrete (AC) overlay with reinforcing fabric at least twenty-five (25) feet from all sides of each utility trench. A two (2) inch deep grind on the existing AC pavement will be required where the AC overlay will be applied and shall be uniform thickness in order to maintain current pavement grades, cross and longitudinal slopes. This pavement repair requirement is when cuts/trenches are perpendicular and parallel to the street's direction.

C.8.2 Nothing contained herein shall be construed to permit any violation of relevant ordinances and regulations of the City of Tracy, or other public agency having jurisdiction. This Condition of Approval does not preclude the City from requiring pertinent revisions and additional requirements to the improvement plans, prior to the City Engineer's signature on the improvement plans, and prior to issuance of Grading Permit, Encroachment Permit, Building Permit, if the City Engineer finds it necessary due to public health and safety reasons, and it is in the best interest of the City. The Developer shall bear all the cost for the inclusion, design, and implementations of such additions and requirements, without reimbursement or any payment from the City.

C.8.3 Prior to the release of the Building Permit, if water is required for the Project, the Developer shall obtain an account for the water service and register the water meter with the Finance Department. Developer shall pay all fees associated with obtaining the account number for the water service.

C.8.4 Prior to acceptance of the public improvements, Developer shall cause its design professional to provide to the City in both AutoCAD format, and Shape File format (both in versions approved by the City), the public improvements associated with this Project.

D. Utilities Department Conditions

- D.1. Prior to issuance of a construction or building permit, the applicant shall demonstrate compliance with the 2015 Post-Construction Stormwater Standards (PCSWS) Manual and obtain approval through the following:
- D.1.1. Develop a Project Stormwater Plan (PSP) that identifies the methods to be employed to reduce or eliminate stormwater pollutant discharges through the construction, operation and maintenance of source control measures, low impact development design, site design measures, stormwater treatment control measures and hydromodification control measures.
 - D.1.1.a. Design and sizing requirements shall comply with PCSWS Manual.
 - D.1.1.b. Demand Management Areas must be clearly designated along with identification of pollutants of concern.
 - D.1.1.c. Calculations of the Stormwater Design Volume and/or Design Flow with results from the Post-Construction Stormwater Runoff Calculator must be submitted in the PSP for approval.
 - D.1.1.d. Per the PCSWS Manual, include a hydromodification management plan ensuring the post-project runoff flow rate shall not exceed estimated pre-project flow rate for the 2-year, 24 hour storm.
 - D.1.1.e. Submit one (1) hard copy of the PSP and an electronic copy to the Utilities Department (WaterResources@cityoftracy.org), include the project name, address and Project # and/or Permit # in the title or subject line.
 - D.1.2. A separate plan sheet(s) designated SW shall be submitted in the plan set that includes the identified methods for pollution prevention outlined in the submitted PSP. You must include all standards, cross sections and design specifications such as landscape requirement in treatment areas including type of irrigation installation and/or height of drain inlet above the flow line, etc. in these SW plan sheets along with legend.
 - D.1.3. Develop and electronically submit to the Utilities Department for approval (WaterResources@cityoftracy.org) a preliminary Operations and Maintenance (O & M) Plan that identifies the operation, maintenance, and inspection requirements for all stormwater treatment and baseline hydromodification control measures identified in the approved PSP.
 - D.1.4. No later than two (2) months after approval notification of the submitted PSP, the applicant shall electronically submit the following information to the Utilities Department (WaterResources@cityoftracy.org) for

development of a draft stormwater maintenance access agreement, in accordance with the MAPCSWS:

- i. Property Owner(s) name and title report; or Corporate name(s) and binding documents (resolutions, etc) designating ability to sign agreement
 - ii. Property Address
 - iii. Exhibit A – legal property description
 - iv. Exhibit B – approved O & M Plan
- D.2. Prior to issuance of a grading permit, the applicant shall provide proof of permit coverage under the Construction General Permit and submittal of an electronic Stormwater Pollution Prevention Plan (SWPPP), to be submitted to WaterResources@cityoftracy.org
- D.3. Project shall always be in compliance with Federal, State and Local mandates with potable water, recycled water and water quality.
- D.4. Prior to Certificate of Occupancy, the applicant shall complete the following to the satisfaction of the Utilities Director:
- D.4.1. Return to the Utilities Department, two legally signed and notarized copies of the final maintenance access agreement including all exhibits and approved O & M plan previously submitted and received from the Utilities Department.
 - D.4.2. Obtain final approval by the Utilities Department of the constructed and installed Stormwater pollution prevention methods outlined in the PSP. Frequent inspections of the Post-Construction treatment measures should occur during the construction phase by calling 209-831-6333.
 - D.4.3. The project shall be in full compliance with Construction General Permit including 70% stabilization of the project with Notice of Termination approval.
- D.5. Before the approval of a construction, grading or building permit, the applicant shall demonstrate compliance with Tracy Municipal Code Chapters 11.28 and 11.34 and Chapter 4 or 5 of the California Green Building Standards Code to the satisfaction of the Utilities Director.
- D.6. Prior to issuance of a construction or building permit, applicant shall demonstrate compliance with the 2015 Model Water Efficient Landscape Ordinance and obtain approval by the Utilities Department through the following:

- D.6.1. Develop and submit electronically and by hard copy, a Landscape Document Package (LDP) that identifies the methods to be employed to reduce water usage through proper landscape design, installation and maintenance. This LDP shall consist of:
- i. A project information sheet that includes the checklist of all documents in the LDP;
 - ii. The Water Efficient Landscape Worksheets that include a hydrozone information table and the water budget calculations – Maximum Applied Water Allowance and Estimate Total Water Use;
 - iii. A soil management report, after compaction and from various locations throughout the project;
 - iv. A landscape design plan that includes the statement, “I agree to comply with the requirements of the 2015 water efficient landscape ordinance and shall submit for approval a complete Landscape Document Package:
 - v. An irrigation design plan with schedule; and
 - vi. A grading design plan.
- D.6.2. Per State Water Resources Control Board on May 24, 2022, all Commercial, Industrial, and Institutional facilities may not use potable water to irrigate non- functional turf. Non-functional turf is defined as a ground cover surface of mowed grass that is ornamental and not otherwise used for recreational purposes.
Please submit your final landscape plan in conformance with these new regulations.
- D.6.3. A Certificate of Completion must be completed, signed, and submitted to the Utilities Department prior to Final approval for Occupancy.

E. Building & Fire Safety Conditions

- E.1. At the time of building permit application submittal, applicant shall provide plans that comply with the current California Code of Federal regulations at the time of application submittal.
- E.2. At the time of building permit application submittal, the applicant shall demonstrate compliance with CBC Chapter 10 for all egress requirements.
- E.3. At the time of building permit application submittal, the applicant shall provide an accessible route from each exit access stairway to the public right of way, pr CBC 11B-206. Additionally, the applicant shall provide an accessible route to the trash

enclosure.

E.4. At the time of building permit application submittal, the applicant shall provide an accessible route from each exit access stairway to the public right of way, per CBC 11B-206. Additionally, the applicant shall provide an accessible route to the trash enclosure.

E.5. At the time of building permit application submittal, the applicant shall provide an accessible route from this location to the public right of way, per CBC 11B-206. Additionally, the applicant shall provide an accessible route to the trash enclosure.

E.6. At the time of building permit application submittal, the applicant shall provide code analysis for opening protection, per CBC 705.8, as applicable.

F. South San Joaquin County Fire Authority Conditions

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

F.1.1. Construction documents shall be designed to the current edition of the California Code of Regulations, Title 24, as amended by the City of Tracy Municipal Code.

F.1.2. Deferred submittals shall be listed on the coversheet of each page for any fire protection system - fire service underground, fire sprinkler system, fire standpipe system, or the fire alarm system. Each deferred submittal shall be submitted, reviewed and approved by SSJCFA prior to installation.

F.1.3. Fire protection water supply application must be submitted separately from construction permit. All piping and installation shall be in accordance with CFC §507 & NFPA standards. Approval of grading and/or on-site improvements does not grant installation of underground fire service.

F.1.4. Fire sprinklers shall be designed by a licensed fire protection contractor or engineer. Hydraulic calculations, specifications and plans shall be submitted prior to issuance of building permit.

F.2. A request for fire flow shall be submitted to the South San Joaquin County Fire Authority and results shall be approved by the Fire Marshal prior to construction. Fire flow requirements shall be in accordance with CFC Appendix B.

- F.3. All hydrants shall be installed, inspected and tested prior to bringing combustible materials onsite, including storage.
- F.4. A Knox Box shall be required for this project. Each tenant shall have keys placed in the Knox Box. The operator of the building shall immediately notify the Fire Authority and provide the new key where a lock is changed or rekeyed. The key to such shall be secured in the Knox Box.
- F.5. The building shall be provided with approved address identification in accordance with 2022 California Fire Code §505.1 as amended by the Tracy Municipal Code §9.06.070 Section 912.2.CFC §505.1. The address shall be illuminated at night. Illumination shall be either internally or externally at an intensity of 5.0 foot-candles.
- F.6. Prior to final inspection, emergency radio responder coverage shall be tested to confirm coverage areas. It is beneficial for the applicant to conduct testing at foundation as retrofitting for the conduit is costly. If coverage is inadequate, a separate permit for emergency radio responder coverage shall be submitted to SSJCFA for review and approval prior to installation.
- F.7. Prior to construction, an address must be posted at the construction site entrance. Address must be a minimum of 4 inches high by ½ inch numerals. Address must be provided so that emergency service personnel can locate the construction site in the event of an emergency.
- F.8. Prior to construction, all-weather fire apparatus access roads shall be installed. Fire apparatus access roads during construction shall have a minimum 20' unobstructed width in accordance with CFC §503

G. The following conditions provide the applicant with options for funding required Citywide services.

G.1. Streets and Streetlights

Before issuance of any building permit for the Property, Developer shall provide for perpetual funding of the on-going costs of the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights and signals that will serve the Project (collectively, the "Infrastructure"), by doing one of the following, subject to the approval of the City's Finance Director:

- a. Community Facilities District (CFD). Developer shall enter into an agreement with the City, to be signed by the Finance Director, which shall

be recorded against the Property, which requires that prior to the final inspection, Developer shall complete the annexation of the Property to City of Tracy Community Facilities District in compliance with the requirements of the Mello – Roos Community Facilities Act of 1982 (Gov. Code § 53311 et seq.) including, without limitation, affirmative votes, and the recordation of a Notice of Special Tax Lien. Developer shall be responsible for all costs associated with the CFD proceedings.

Or

b. POA and dormant CFD. If the POA is the chosen funding mechanism, Developer must do the following:

- 1) Form a Property Owner's Association (POA) or other maintenance association, with CC&Rs reasonably acceptable to the City, to assume the obligation for the on-going costs of the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights and signals that will serve the Project (collectively, the "Infrastructure");
- 2) Cause the POA 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, setting forth, among other things, the required maintenance obligations, the standards of maintenance, and all other associated obligation(s) of the POA to ensure the on-going costs of the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights and signals that will serve the Project (collectively, the "Infrastructure");
- 3) Before final inspection, annex into a CFD in a "dormant" capacity, to be triggered if the POA fails (as determined by the City in its sole and exclusive discretion) to perform the required level of operation, maintenance and replacement for the on-going costs of the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights and signals that will serve the Project (collectively, the "Infrastructure"). The dormant tax or assessment shall be disclosed to all property owners, even during the dormant period.

Or

- c. Direct funding. Developer shall enter into an agreement with the City, which shall be recorded against the Property, which requires that prior to approval of final inspection, Developer shall deposit with the City an amount necessary, as reasonably determined by the City, to fund in perpetuity the on-going costs of the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights and signals that will serve the Project (collectively, the “Infrastructure”).

If the provisions for adequate funding of the on-going costs of the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights and signals that will serve the Project (collectively, the “Infrastructure”) are met prior to issuance of the building permit for the Property, subject to the Finance Director’s review and approval, the terms of this condition shall be considered to have been met and this condition shall become null and void.

G.2. Landscaping Maintenance

Prior to issuance of any building permit for the Property, Developer shall provide for perpetual funding of the on-going costs of operation, maintenance and replacement for public landscaping for the Property at a high-quality service level as determined by the Parks Director by doing one of the following, subject to the approval of the City’s Finance Director:

- a. CFD or other funding mechanism. The Developer shall enter into an agreement with the City, which shall be recorded against the Property, which stipulates the following: (1) prior to issuance of a building permit, the Developer shall form or annex into a Community Facilities District (CFD) for funding the on-going costs related to maintenance, operation, repair and replacement of public landscaping, public walls and any public amenities included in the Project, and ongoing public landscaping maintenance costs associated with major program roadways identified in the Citywide Roadway and Transportation Master Plan; (2) the items to be maintained include but are not limited to the following: ground cover, turf, shrubs, trees, irrigation systems, drainage and electrical systems; masonry walls or other fencing, entryway monuments or other ornamental structures, furniture, recreation equipment, hardscape and any associated appurtenances within medians, parkways, dedicated easements, channelways, public parks, and public open space areas and trails; (3) formation of the CFD shall include, but not be limited to, affirmative votes and the

recording of a Notice of Special Tax Lien; (4) upon successful formation, the parcels will be subject to the maximum special tax rates as outlined in the Rate and Method of Apportionment; (5) prior to issuance of a building permit, the Developer shall deposit an amount equal to the first year's taxes; and (6) the Developer shall be responsible for all costs associated with formation or annexation of the CFD.

Or

- b. POA and dormant CFD. If the POA is the chosen funding mechanism, the Developer must do the following:
1. Form a Property Owner's Association (POA) or other maintenance association, with CC&Rs reasonably acceptable to the City, to assume the obligation for the on-going maintenance of all public landscaping areas that will serve the Property;
 2. Cause the POA 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, setting forth, among other things, the required maintenance obligations, the standards of maintenance, and all other associated obligation(s) to ensure the long-term maintenance by the POA of all public landscape areas that will serve the Property;
 3. Make and submit to the City, in a form reasonably acceptable to the City, an irrevocable offer of dedication of all public landscape areas that will serve the Property;
 4. Before final inspection, annex into a CFD in a "dormant" capacity, to be triggered if the POA fails (as determined by the City in its sole and exclusive discretion) to perform the required level of public landscape maintenance. The dormant tax or assessment shall be disclosed to all property owners, even during the dormant period.

Or

- c. Direct funding. The Developer shall enter into an agreement with the City, which shall be recorded against the Property, which stipulates that prior to issuance of a building permit, the Developer shall deposit with the City an amount necessary, as reasonably determined by the City, to fund in perpetuity the full on-going maintenance costs related to maintenance, operation, repair and replacement of public landscaping, public walls and

any public amenities included in the Project, and ongoing public landscaping maintenance costs associated with major program roadways identified in the Citywide Roadway and Transportation Master Plan. The items to be maintained include but are not limited to the following: ground cover, turf, shrubs, trees, irrigation systems, drainage and electrical systems, masonry walls or other fencing, entryway monuments or other ornamental structures, furniture, recreation equipment, hardscape and any associated appurtenances within medians, parkways, dedicated easements, channel-ways, public parks, and public open space areas and trails.

GENERAL ABBREVIATIONS / LEGEND

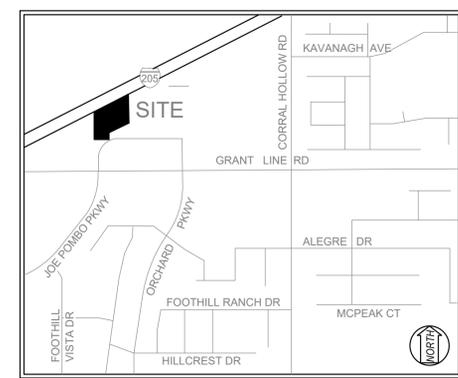
BFP	BACKFLOW PREVENTER	MW	MONITORING WELL
CB	CATCH BASIN	PO	POWER POLE
CL	CENTERLINE	IP	IRON PIPE
DCV	DETECTOR CHECK VALVE	RS	RAILROAD SPIKE
DE	DIRT ELEVATION	SCM	STANDARD CITY MONUMENT
DWY	DRIVEWAY	SM	SURVEY MONUMENT
E	ELECTRICAL LINE	SDM	STORM DRAIN MANHOLE
EB	ELECTRIC BOX	SS	STREET SIGN
EP	EDGE OF PAVEMENT	SL	STREET LIGHT
EX	EXISTING	WV	WATER VALVE
FDC	FIRE DEPARTMENT CONNECTION	WT	TREE WITH SIZE
FF	FINISHED FLOOR	TR	TREE REMOVAL
FL	FLOWLINE	TRF	TRANSFORMER
FS	FINISHED SURFACE/FIRE SERVICES	X	BARBED WIRE FENCE
G	GAS PIPE	O	CHAIN-LINKED FENCE
GB	GRADE BREAK	D	WOOD FENCE
GM	GAS METER	SA	SAWCUT LINE
GP	GUARD POST	---	WALL
GR	GRATE		
HCR	HANDICAP RAMP		
INV	INVERT		
JP	JOINT POLE		
JT	JOINT TRENCH		
LF	LINEAR FEET		
MW	MONITORING WELL		
OHE	OVERHEAD ELECTRIC		
OHT	OVERHEAD TELEPHONE		
PAE	PUBLIC ACCESS EASEMENT		
PB	PULL BOX		
PCC	PORTLAND CEMENT CONCRETE		
PG&E	PACIFIC GAS & ELECTRIC		
PIV	POST INDICATOR VALVE		
PUE	PUBLIC UTILITY EASEMENT		
PVC	POLYVINYL CHLORIDE PIPE		
R	RIDGE LINE		
RCP	REINFORCED CONCRETE PIPE		
RPP	REDUCED PRESSURE PRINCIPLE BACKFLOW		
SD	STORM DRAIN PIPE		
SOCB	STORM DRAIN CATCH BASIN		
SDCO	STORM DRAIN CLEANOUT		
SDMH	STORM DRAIN MANHOLE		
SS	SANITARY SEWER PIPE		
SSCO	SANITARY SEWER CLEANOUT		
SSMH	SANITARY SEWER MANHOLE		
SW	SIDEWALK		
T	TELEPHONE LINE		
TC	TOP OF CURB		
TH	TOP OF CONCRETE HEADER		
TORW	TOP OF RETAINING WALL		
TP	TELEPHONE POLE		
TS	TRAFFIC SIGNAL		
TSB	TRAFFIC SIGNAL BOX		
VG	VALLEY GUTTER		
W	WATER PIPE		
WM	WATER METER		

JOE POMPO PKWY STORAGE

2355 GRANT LINE ROAD

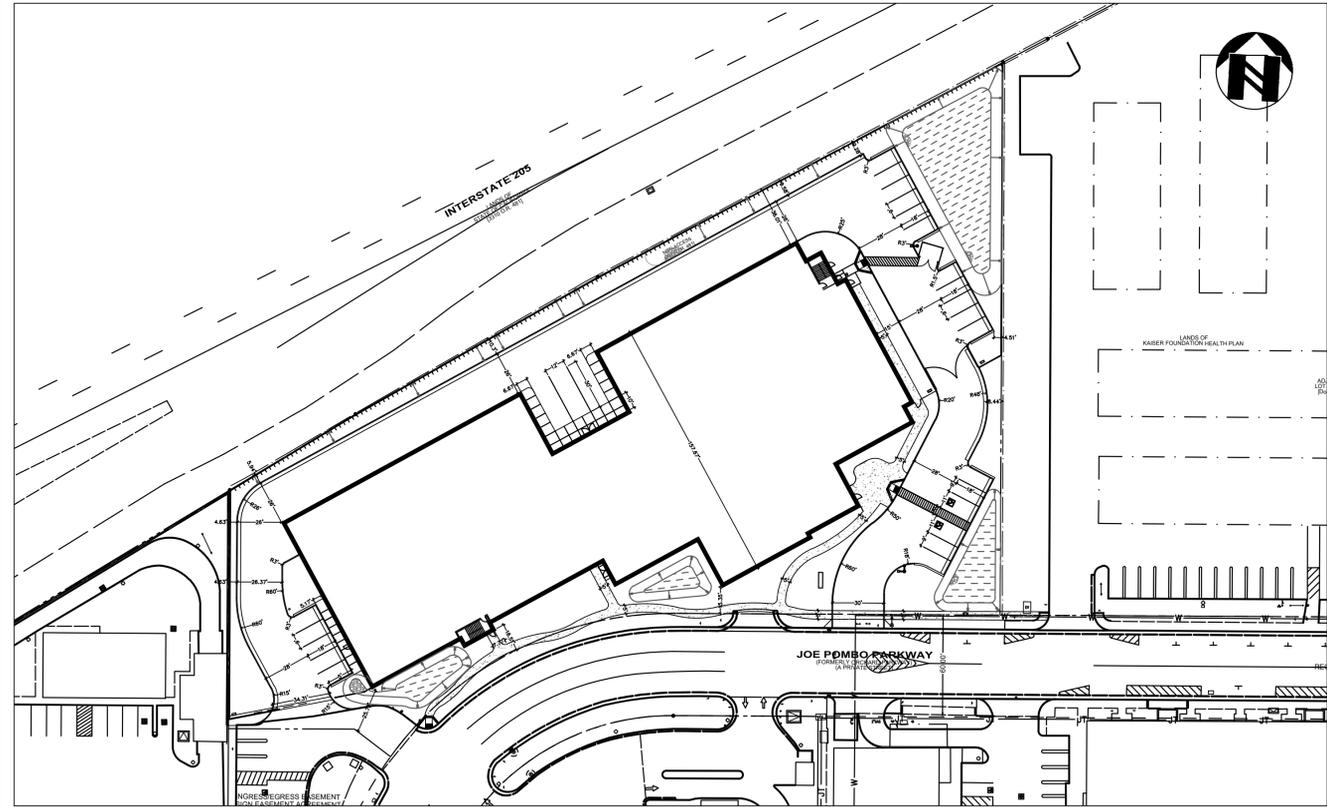
TRACY, CALIFORNIA

A.P.N. 214-020-40



VICINITY MAP NOT TO SCALE

SITE KEY MAP 1"=50'



SHEET INDEX

CIVIL	COVER SHEET
C-01	AERIAL PHOTO
C-11	HORIZONTAL CONTROL PLAN
C-21	GRADING PLAN
C-31	UTILITY PLAN
C-41	ALTA SURVEY
C-51	ALTA SURVEY
C-52	ALTA SURVEY
ARCHITECTURAL	SITE PLAN
A-1	SITE DETAILS
A-2	LOCATION MAP
A-3	FIRST FLOOR
A-4	SECOND FLOOR
A-5	THIRD FLOOR
A-6	SOUTH ELEVATION
A-7	SOUTH ELEVATION COLOR
A-8	RENDERING
A-9	SECTION B
A-10	SECTION A
A-11	SIGNAGE EXHIBIT
A-12	MATERIALS
A-13	
LANDSCAPING	CONCEPTUAL LANDSCAPE PLAN (COLOR)
L-1	STRUCTURAL PLANS
L-2	CONCEPTUAL LANDSCAPE PLAN
L-1	

DATE	REV #	BY	DESCRIPTION
09-04-25	1	ams	DESIGNED
	2	ams	DRAWN
	3	ams	CHECKED
	4	ams	PROJ. MGR.

ams associates, inc. PLANNING ENGINEERING SURVEYING

801 YGNACIO VALLEY ROAD
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WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

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PROJECT DATA

A.P.N.: 214-020-40

ZONING NOTE:
THIS SURVEY MAKES NO EVALUATION AS TO COMPLIANCE WITH ZONING AND BUILDING CODES AND/OR ORDINANCES OTHER THAN CURRENT MUNICIPAL BUILDING SETBACK LINE LOCATIONS. THE SUBJECT PROPERTY IS CURRENTLY ZONED "GHC"; GENERAL HIGHWAY COMMERCIAL ZONING DISTRICT. INFORMATION WAS OBTAINED FROM THE CITY OF TRACY, PLANNING DEPARTMENT WEBSITE ON APRIL 25, 2025.

BASE OF BEARINGS:
THE CALCULATED BEARING OF NORTH 87°07'22" EAST BETWEEN TWO FOUND CITY OF TRACY MONUMENTS "GPS 2" AND "GPS 22" OF THE GEODETIC CONTROL NETWORK OF THE CITY OF TRACY AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 36 OF SURVEYS AT PAGE 118, SAN JOAQUIN COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON. COORDINATES SHOWN ARE BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 3 "NAD 83" (EPOCH 2004.00)

BENCHMARK:
CITY OF TRACY BENCHMARK "2075"
FOUND BRASS DISK LOCATED ON THE SOUTHEASTERLY CURB RETURN AT THE INTERSECTION OF GRANT LINE ROAD AND CORRAL HOLLOW ROAD.
ELEVATION: 25.82 FEET (DATUM) NAVD 1988

FLOOD ZONE NOTE:
THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060303 0590 F, DATED OCTOBER 16, 2009, AS BEING LOCATED IN FLOOD ZONE "X". AREAS OF DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON APRIL 25, 2025.

COVER SHEET
OF
PROJECT
JOE POMPO PKWY STORAGE
2355 GRANT LINE ROAD
SAN JOAQUIN COUNTY
CALIFORNIA
TRACY

SHEET	C-01
OF	
PROJECT	25-2728
FILE PATH:	

NOT APPROVED FOR PRIVATE UNDERGROUND FIRE SERVICE INSTALLATION. A SEPARATE PLAN SUBMITTAL IS REQUIRED FROM THE INSTALLING CONTRACTOR. SEE THE SACRAMENTO METROPOLITAN FIRE DISTRICT NOTES.



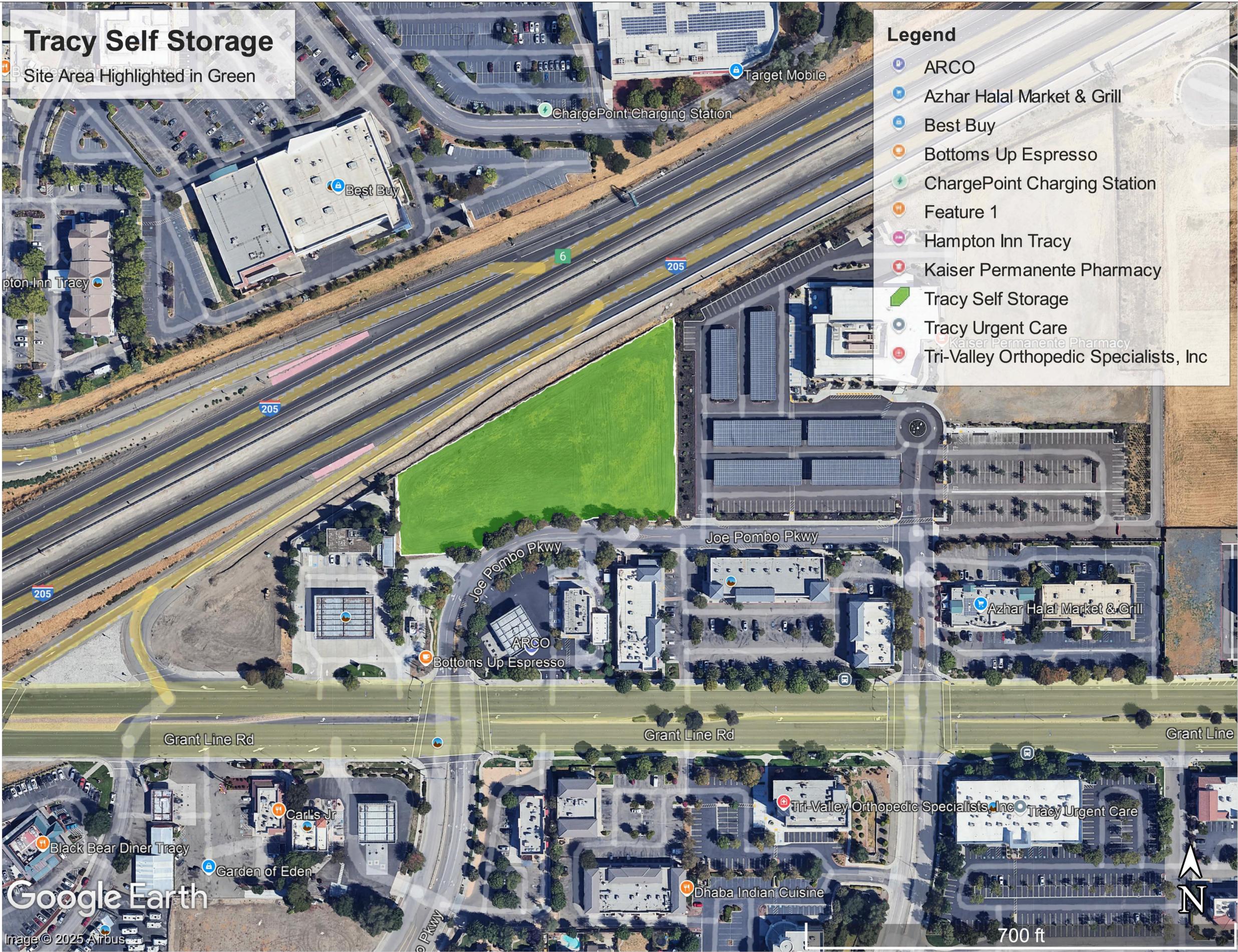


Tracy Self Storage

Site Area Highlighted in Green

Legend

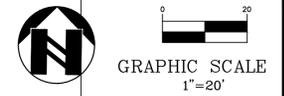
- ARCO
- Azhar Halal Market & Grill
- Best Buy
- Bottoms Up Espresso
- ChargePoint Charging Station
- Feature 1
- Hampton Inn Tracy
- Kaiser Permanente Pharmacy
- Tracy Self Storage
- Tracy Urgent Care
- Tri-Valley Orthopedic Specialists, Inc



Google Earth

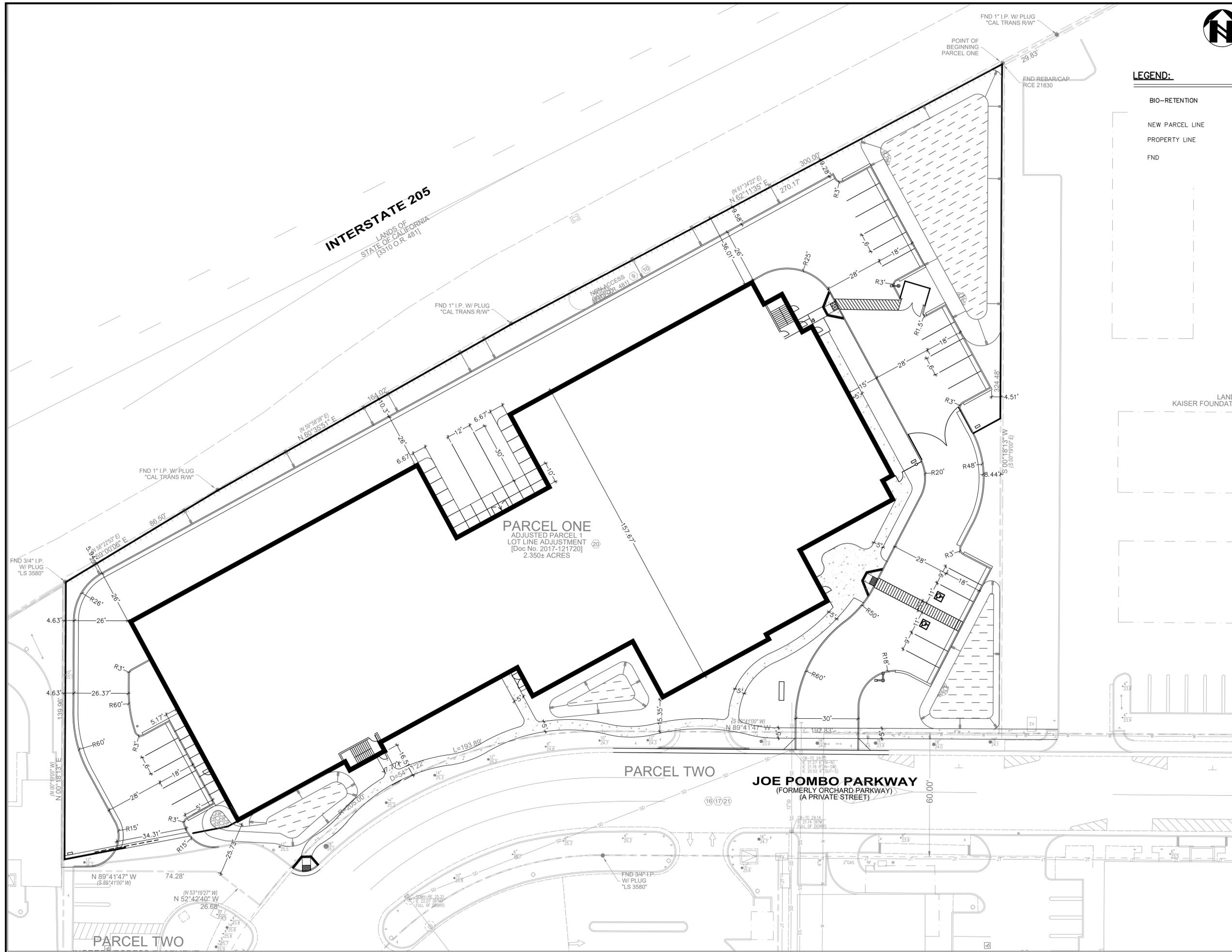
Image © 2025 Airbus

SHEET C-11 OF	PROJECT 25-2728	AERIAL PHOTO JOE POMBO PKWY STORAGE 2355 GRANT LINE ROAD SAN JOAQUIN COUNTY CALIFORNIA TRACY			ams associates, inc. PLANNING ENGINEERING SURVEYING 801 YONACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94596 925-943-2777 FAX 925-943-2778		
		DATE: 09-04-25	REV. #	BY	DATE	DESCRIPTION	
		DESIGNED: AMS	△				
		DRAWN: AMS	△				
		CHECKED: AMS	△				
		PROJ. MGR: AMS	△				



LEGEND:

- BIO-RETENTION
- NEW PARCEL LINE
- PROPERTY LINE
- FND
- FOUND



INTERSTATE 205
LANDS OF
STATE OF CALIFORNIA
[§310 O.R. 481]

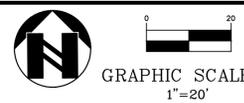
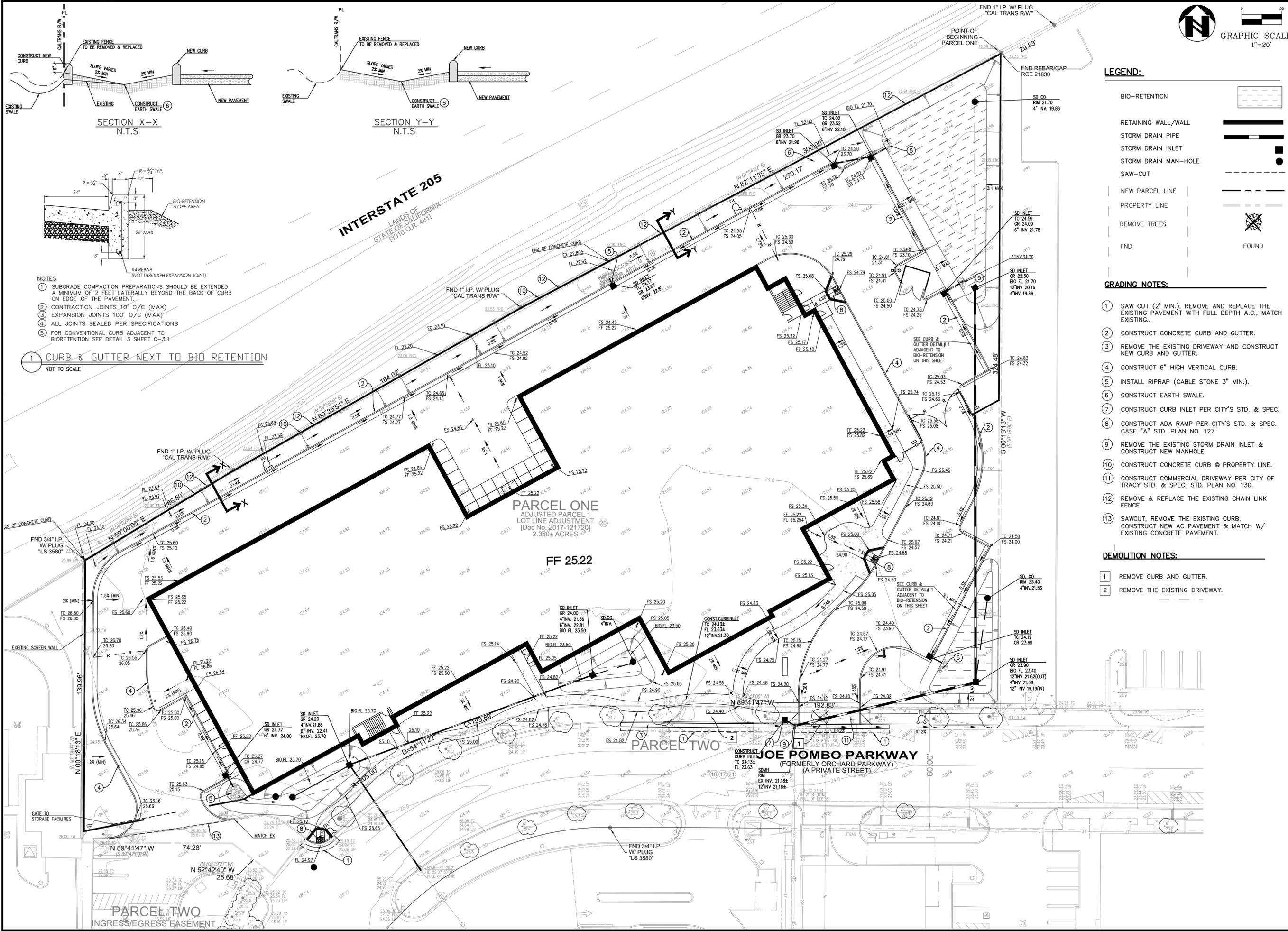
PARCEL ONE
ADJUSTED PARCEL 1
LOT LINE ADJUSTMENT
[Doc No. 2017-121720]
2.350± ACRES

PARCEL TWO

JOE POMBO PARKWAY
(FORMERLY ORCHARD PARKWAY)
(A PRIVATE STREET)

PARCEL TWO

SHEET C-21 OF PROJECT 25-2728	HORIZONTAL CONTROL PLAN		DATE: 09-04-25 SCALE: 1" = 20' DESIGNED: AMS DRAWN: AMS CHECKED: AMS PROJ. MGR: AMS
	JOE POMBO PKWY STORAGE		
TRACY	SAN JOAQUIN COUNTY	CALIFORNIA	PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94596 925-943-2777 FAX 925-943-2778		ams associates, inc.	
FILE PATH: C:\USERS\VALLEN\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\25-2728 TRACY SELF STORAGE\LATEST DATE DIRECTORY\25-05-06\2728SITE.DWG			

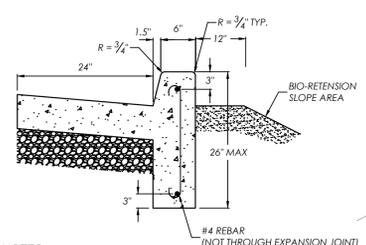


LEGEND:

BIO-RETENTION	
RETAINING WALL/WALL	
STORM DRAIN PIPE	
STORM DRAIN INLET	
STORM DRAIN MAN-HOLE	
SAW-CUT	
NEW PARCEL LINE	
PROPERTY LINE	
REMOVE TREES	
FND	

- GRADING NOTES:**
- SAW CUT (2' MIN.), REMOVE AND REPLACE THE EXISTING PAVEMENT WITH FULL DEPTH A.C., MATCH EXISTING.
 - CONSTRUCT CONCRETE CURB AND GUTTER.
 - REMOVE THE EXISTING DRIVEWAY AND CONSTRUCT NEW CURB AND GUTTER.
 - CONSTRUCT 6" HIGH VERTICAL CURB.
 - INSTALL RIPRAP (CABLE STONE 3" MIN.).
 - CONSTRUCT EARTH SWALE.
 - CONSTRUCT CURB INLET PER CITY'S STD. & SPEC.
 - CONSTRUCT ADA RAMP PER CITY'S STD. & SPEC. CASE "A" STD. PLAN NO. 127
 - REMOVE THE EXISTING STORM DRAIN INLET & CONSTRUCT NEW MANHOLE.
 - CONSTRUCT CONCRETE CURB @ PROPERTY LINE.
 - CONSTRUCT COMMERCIAL DRIVEWAY PER CITY OF TRACY STD. & SPEC. STD. PLAN NO. 130.
 - REMOVE & REPLACE THE EXISTING CHAIN LINK FENCE.
 - SAWCUT, REMOVE THE EXISTING CURB. CONSTRUCT NEW AC PAVEMENT & MATCH W/ EXISTING CONCRETE PAVEMENT.

- DEMOLITION NOTES:**
- REMOVE CURB AND GUTTER.
 - REMOVE THE EXISTING DRIVEWAY.

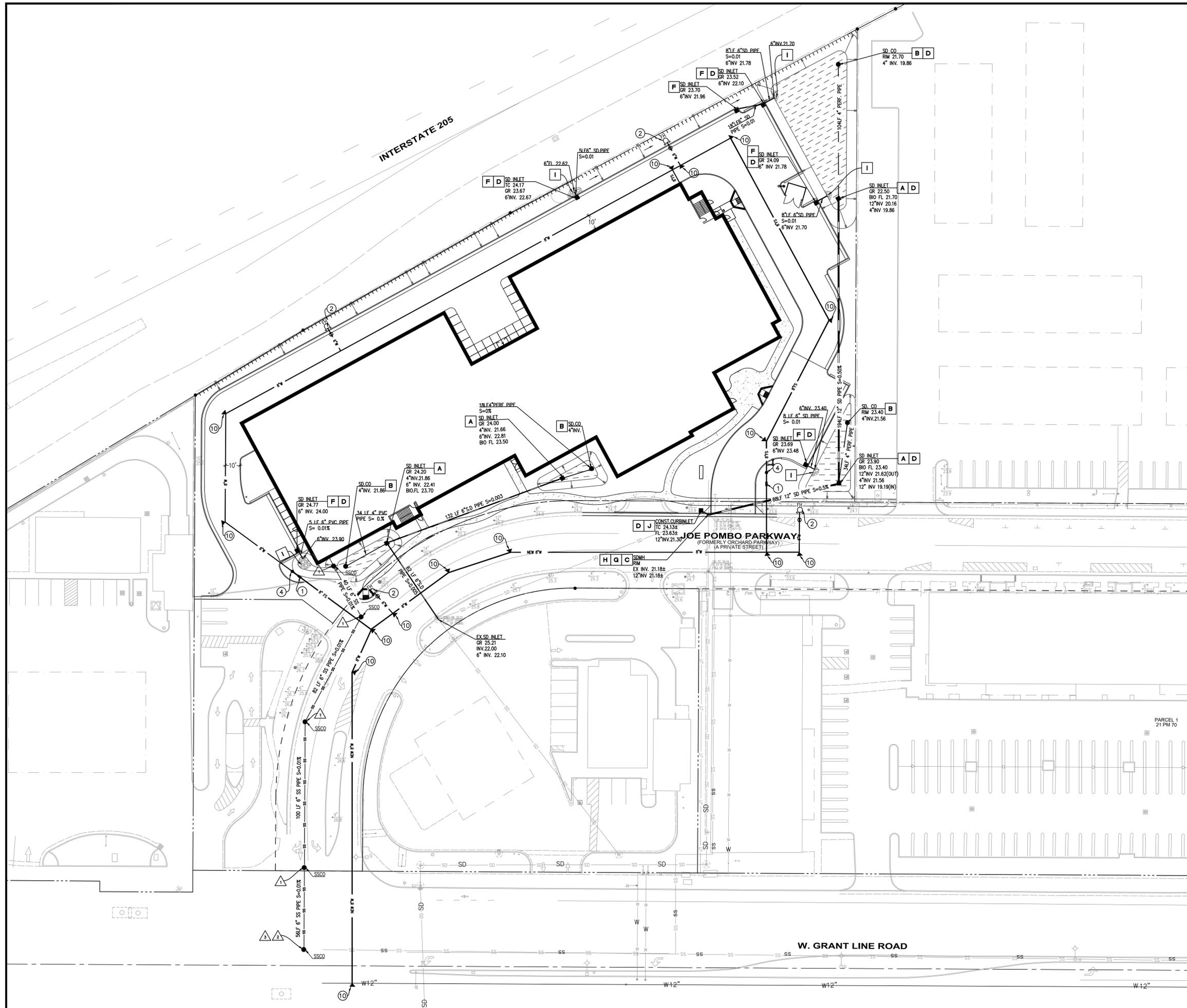


- NOTES**
- SUBGRADE COMPACTION PREPARATIONS SHOULD BE EXTENDED A MINIMUM OF 2 FEET LATERALLY BEYOND THE BACK OF CURB ON EDGE OF THE PAVEMENT.
 - CONTRACTION JOINTS 10' O/C (MAX)
 - EXPANSION JOINTS 100' O/C (MAX)
 - ALL JOINTS SEALED PER SPECIFICATIONS
 - FOR CONVENTIONAL CURB ADJACENT TO BIORETENTION SEE DETAIL 3 SHEET C-3.1
- 1 CURB & GUTTER NEXT TO BIO RETENTION**
NOT TO SCALE

SHEET C-31 OF PROJECT	DATE: 09-04-25	REV #	BY	DESCRIPTION
	SCALE: 1" = 20'	DESIGNED: AMS		
	DRAWN: AMS			
	CHECKED: AMS			
PROJECT 25-2728		PROJ. MGR: AMS		
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GRADING PLAN
JOE POMBO PKWY STORAGE
2355 GRANT LINE ROAD
SAN JOAQUIN COUNTY CALIFORNIA

TRACY
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778
ams associates, inc. PLANNING ENGINEERING SURVEYING



- LEGEND:**
- TRUST BLOCK
 - FIRE HYDRANT
 - STORM DRAIN INLET
 - STORM DRAIN MAN-HOLE
 - SANITARY SEWER CLEAN-OUT
 - SANITARY SEWER CLEAN OUT
 - SSCO
 - SDCO
 - POST INDICATOR VALVE
 - PIV
 - FIRE DEPT. CONNECTION
 - FDC
 - GATE VALVE
 - STORM DRAIN PIPE
 - SEWER PIPE

- WATER NOTES:**
- 1 INSTALL 8" RP DEVICE FOR FIRE SERVICE.
 - 2 INSTALL FIRE HYDRANT PER CITY'S STD. & SPECS. PER STD. DRW. NO. 401
 - 3 INSTALL FIRE DEPT. CONNECTION (FDC).
 - 4 INSTALL POST INDICATOR CHECK VALVE (PIV).
 - 5 INSTALL 1 1/2" IRRIGATION METER. PER STD. DRW. NO. 404
 - 6 INSTALL 1" DOMESTIC METER. PER STD. DRW. NO. 403
 - 7 INSTALL BACK FLOW PREVENTER (BFP).
 - 8 INSTALL 8" SINGLE CHECK VALVE.
 - 9 REMOVE THE EXISTING FH. REUSE THE EXISTING HEAD IF APPROVED BY FIRE DEPARTMENT.
 - 10 INSTALL THRUST BLOCK PER CITY'S STD. & SPECS. PER STD. DRW. NO. 414

- STORM DRAIN NOTES:**
- A INSTALL STORM DRAIN INLET CHRISTY U-23 OR EQUAL.
 - B INSTALL STORM DRAIN CLEAN-OUTS.
 - C CONSTRUCT STORM DRAIN MANHOLE PER CITY'S STD. & SPECS. PER STD. DRW. NO. 300
 - D INSTALL STORM DRAIN MARKER PER CITY'S STD. & SPECS.
 - E FOR CONSTRUCTION OF BIO-RETENTION AREA. SEE DETAIL SHEET & GRADING PLAN.
 - F INSTALL SHALLOW STORM DRAIN INLET.
 - G REMOVE THE EXISTING STORM DRAIN INLET.
 - I INSTALL 3" MIN COBBLE STONE.
 - J INSTALL DROP INLET PER CITY'S STD. & SPECS. PER STD. DRW. NO. 301
 - H THE CONTRACTOR TO CLEAN THE EXISTING STORM DRAIN INLET.

- SANITARY SEWER NOTES:**
- A INSTALL SANITARY CLEAN OUT PER CITY'S STD. & SPECS. STD. DRW. NO. 201
 - B POT HOLE & VERIFY LOCATION OF SANITARY SEWER LATERAL PRIOR TO CONSTRUCTION.
 - C INSTALL SANITARY SEWER MANHOLE PER CITY'S STD. & SPECS. PER STD. DRW. NO. 200

- FIRE DEPARTMENT NOTES:**
- FIRE DEPARTMENT NOTES:
1. FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 40 FEET FROM THE BUILDING 2022 NFPA 24 SECTION 7.2.3.
 2. PROVIDE A KNOX BOX BY RENTAL OFFICE AND BY THE STAIRS ON THE FRONT OF THE BUILDING.
 3. ELECTRONIC GATES REQUIRE A KNOX KEY SWITCH AND A TRAFFIC PRE-EMPTIVE OPTICAL SIGNAL RECEIVER FOR EMERGENCY ACCESS ACROSS FIRE DEPARTMENT LANES. 2022 CALIFORNIA CODE §503.6 AS AMENDED BY THE TRACY MUNICIPAL CODE §9.06.070.
 4. ALL FIRE HYDRANTS SHALL BE INSTALLED, INSPECTED & TESTED PRIOR TO BRINGING COMBUSTIBLE MATERIALS ONSITE, INCLUDING STORAGE.

DATE: 09-04-25	REV #	BY	DESCRIPTION
SCALE: 1" = 20'	DESIGNED: AMS		
	DRAWN: AMS		
	CHECKED: AMS		
	PROJ. MGR: AMS		

801 YGNACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94596 925-943-2777 FAX 925-943-2778	ams associates, inc. PLANNING ENGINEERING SURVEYING
UTILITY PLAN JOE POMBO PKWY STORAGE	
2355 GRANT LINE ROAD SAN JOAQUIN COUNTY CALIFORNIA	
TRACY	
PROJECT 25-2728	
SHEET C-41	

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EXCEPTIONS TABLE

- Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2025-2026. (NOT A SURVEY MATTER)
- INTENTIONALLY DELETED
- INTENTIONALLY DELETED
- The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy. (NOT A SURVEY MATTER)
- Any liens or other assessments, bonds, or special district liens including without limitation, Community Facility Districts, that arise by reason of any local, City, Municipal or County Project or Special District. (NOT A SURVEY MATTER)
- Taxes and assessments levied by the Naglee-Burke Irrigation District. (NOT A SURVEY MATTER)
- Taxes and assessments levied by the Sacramento-San Joaquin Drainage District. (NOT A SURVEY MATTER)
- Matters contained in that certain document
 Entitled: Deed
 Dated: September 23, 1912
 Executed by: Land and Guaranty Company and Naglee-Burke Irrigation Association
 Recording Date: September 27, 1912
 Recording No.: Book A, Volume 211, Page 497, of Official Records
 Reference is hereby made to said document for full particulars. (NOT A SURVEY MATTER)
- The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by the document.
 Recording Date: June 10, 1969
 Recording No.: 24996, Book 3310, Page 481, of Official Records (AREAS OF NON-ACCESS PLOTTED HEREON)
- The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by said map/plat.
 Affects: The Northernly boundary line of said land (AREAS OF NON-ACCESS PLOTTED HEREON)
- Matters contained in that certain document
 Entitled: Agreement for Completion of Public Improvement Work
 Dated: May 3, 1989
 Executed by: Tracy Orchard Inc. and the City of Tracy, a municipal corporation
 Recording Date: May 26, 1989
 Recording No.: 88044354, of Official Records
 Reference is hereby made to said document for full particulars. (NOT PLOTTABLE)
- The Land described herein is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the Redevelopment Plan) as disclosed by a document.
 Redevelopment Agency: Tracy Redevelopment Project
 Recording Date: July 18, 1990
 Recording No.: 90071153, of Official Records
 and Recording Date: July 18, 1990
 and Recording No.: 90071154, of Official Records
 An Amendment to the Tracy Redevelopment Project recorded July 9, 2010, as Instrument No. 2010-050236, of Official Records. (NOT PLOTTABLE)
- An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document
 Entitled: Memorandum of Drainage Lease
 Lessor: Tracy Orchard Inc., a California corporation
 Lessee: Atlantic Richfield Company, a Delaware corporation
 Recording Date: November 14, 1997
 Recording No.: 97112650, of Official Records
 The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein. (NOT PLOTTABLE) (LOCATION NOT DEFINED OF RECORD)
- INTENTIONALLY DELETED
- INTENTIONALLY DELETED

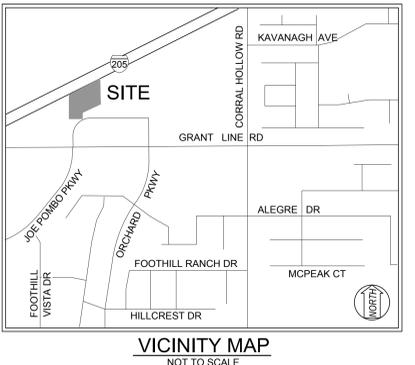
- Matters contained in that certain document
 Entitled: Reciprocal Road and Utility Easement and Maintenance Agreement
 Orchard Parkway, Tracy
 Dated: February 3, 2000
 Executed by: Tracy Orchard Inc., a California corporation and Souza I, LLC, a California limited liability company
 Recording Date: February 9, 2000
 Recording No.: 00013930, of Official Records
 Reference is hereby made to said document for full particulars (EASEMENT PLOTTED HEREON AS PARCEL TWO)
- Matters contained in that certain document
 Entitled: Reciprocal Road and Utility Easement and Maintenance Agreement
 Orchard Parkway, Tracy
 Dated: September 13, 2002
 Executed by: Tracy Orchard Inc., a California corporation and Kaiser Foundation Health Plan, Inc., a California nonprofit public benefit corporation
 Recording Date: September 13, 2002
 Recording No.: 2002-158060, of Official Records
 Reference is hereby made to said document for full particulars. (EASEMENT PLOTTED HEREON AS PARCEL TWO)
- Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document.
 Recording Date: September 13, 2002
 Recording No.: 2002-158062, of Official Records
 Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value. (NOT PLOTTABLE)
- Matters contained in that certain document
 Entitled: Deferred Improvement Agreement (Agreement for Deferred Payment of In-fill Capital In-Lieu Fees)
 Dated: July 27, 2009
 Executed by: Tracy Orchard Inc., a California corporation and the City of Tracy, a municipal corporation
 Recording Date: September 15, 2009
 Recording No.: 2009-135325, of Official Records
 Reference is hereby made to said document for full particulars. (NOT PLOTTABLE)
- INTENTIONALLY DELETED
- Matters contained in that certain document
 Entitled: Reciprocal Road and Utility Easement and Maintenance Agreement
 Orchard Parkway, Tracy
 Dated: February 15, 2023
 Executed by: Tiger Tracy LLC and Tracy Orchard Plaza LP
 Recording Date: February 16, 2023
 Recording No.: 2023-012255, of Official Records
 Reference is hereby made to said document for full particulars. (EASEMENT PLOTTED HEREON AS PARCEL TWO)
- Water rights, claims or title to water, whether or not disclosed by the public records. (NOT A SURVEY MATTER)
- Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.
 The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.
- The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents. (NOT A SURVEY MATTER)
- Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey.
 Job No.: 25-2728
 Dated: April 28, 2025
 Prepared by: Shane R. Barber LS 9097, of AMS Associates, Inc.
 Matters shown:
 A. Curbs and parking improvements on the southerly adjoining property extend onto Parcel 1.
 B. Driveway access to the southerly adjoining property extends onto the southwest portion of Parcel 1.
 C. A sanitary sewer line on Joe Pombo Parkway extends onto Parcel 1. (AS SHOWN HEREON)
- Any lien or right to a lien for services, labor or material not shown by the Public Records. (NOT A SURVEY MATTER)
- Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records. (AS SHOWN HEREON)
- Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof. (AS SHOWN HEREON)

TABLE A REQUIREMENTS NOTES

- NO Address was observed while conducting the fieldwork. (VACANT LOT)
- The subject parcel DOES NOT lie within a Special Flood Hazard. Refer to Note # 07 for Flood zone classification.
- The Gross land area is 2.350 ± ACRES (102,365 ± Square Feet)
- Vertical relief of the surveyed parcel shown hereon is based upon a ground survey. The contour interval shown hereon is 1 foot. Refer to Note #6 for benchmark information and vertical datum.
- A zoning report WAS NOT provided to the surveyor. Information within the report is noted hereon. See Zoning Report Note on this sheet for details. (Refer to Note # 05)
- Substantial features observed in the process of conducting the fieldwork are plotted hereon.
- Number and type of clearly identifiable parking spaces on surface parking areas, lots and in parking structures are described within the "Parking Summary". Striping of clearly identifiable parking spaces on surface parking areas and lots are plotted hereon.
- Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5 E.V.) as determined by (a) plans and/or reports provided by client (with reference as to the sources of information)
 The Location of utilities existing on or serving the surveyed property are plotted hereon. The locations of these underground utility lines have been compiled from available plans and no warranty is implied as to the exact location of these lines. Said subsurface objects may include, but are not limited to, concrete footings, slabs, shoring, structural piles, utility vaults, piping, underground tanks, and any other subsurface structures not revealed by a surface inspection
- Names of adjoining owners according to current tax records are noted hereon.
- The distance to the nearest intersecting street is shown hereon.
- Any plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A items) are shown hereon.
 (PLOTTED HEREON AS PARCEL TWO)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
 PARCEL ONE:
 A PORTION OF RESULTANT PARCEL ONE AS SAID PARCEL IS DESCRIBED AND SHOWN IN THAT GRANT DEED TO TRACY ORCHARD, INC., RECORDED MARCH 24, 2005, AS DOCUMENT NO. 2005-068855, SAN JOAQUIN COUNTY RECORDS, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEASTERLY CORNER OF SAID PARCEL ONE (DOC NO. 2005-068855), SAID POINT ALSO BEING ON THE SOUTHEASTERLY LINE OF INTERSTATE HIGHWAY 205, AS DESCRIBED IN GRANT DEED TO THE STATE OF CALIFORNIA RECORDED JUNE 10, 1969, IN BOOK 3310 OF OFFICIAL RECORDS, AT PAGE 481, SAN JOAQUIN COUNTY RECORDS, THENCE ALONG THE EASTERLY LINE OF SAID PARCEL ONE (DOC NO. 2005-068855), SOUTH 00°19'00" EAST, 324.48 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL ONE (DOC NO. 2005-068855), SAID POINT ALSO BEING ON THE NORTHERLY LINE OF THAT 60-FOOT WIDE INGRESS/EGRESS EASEMENT, AS DESCRIBED IN INSTRUMENT NO. 97028672 RECORDED MARCH 21, 1997, SAN JOAQUIN COUNTY RECORDS, THENCE ALONG THE NORTHERLY LINE OF SAID 60-FOOT INGRESS/EGRESS (INST. NO. 97028672) SOUTH 89°41'00" WEST, 192.63 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 305.00 FEET, THROUGH A CENTRAL ANGLE OF 54°11'25", AN ARC DISTANCE OF 193.89 FEET, THENCE LEAVING THE NORTHERLY LINE OF SAID 60-FOOT INGRESS/EGRESS EASEMENT (INST. NO. 97028672) NORTH 53°19'27" WEST, 26.59 FEET, THENCE SOUTH 89°41'00" WEST, 74.28 FEET TO THE WESTERLY LINE OF SAID PARCEL ONE (DOC NO. 2005-068855), SAID POINT ALSO BEING ON THE EASTERLY LINE OF PARCEL A, AS SAID PARCEL IS DELINEATED UPON THAT CERTAIN PARCEL MAP, FILED DECEMBER 28, 1984 IN BOOK 13 OF PARCEL MAPS, AT PAGE 57, SAN JOAQUIN COUNTY RECORDS, THENCE ALONG WESTERLY LINE OF SAID PARCEL ONE (DOC NO. 2005-068855), AND THE EASTERLY LINE OF SAID PARCEL A (13 P.M. 57) NORTH 00°19'00" WEST, 139.96 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL ONE (DOC NO. 2005-068855), SAID POINT ALSO BEING THE SOUTHEASTERLY LINE OF SAID INTERSTATE HIGHWAY 205 (3310 O.R. 481), THENCE ALONG THE NORTHWESTERLY LINE OF SAID INTERSTATE HIGHWAY 205 (3310 O.R. 481), THE FOLLOWING THREE COURSES: NORTH 58°22'53" EAST, 86.50 FEET; NORTH 59°58'38" EAST, 164.02 FEET; AND NORTH 61°54'22" EAST, 270.17 FEET TO THE POINT OF BEGINNING.
 PARCEL TWO:
 AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES SITUATED IN THE CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 A PORTION OF RESULTANT PARCELS ONE AND TWO AS SAID PARCELS ARE DESCRIBED AND SHOWN IN THAT GRANT DEED TO TRACY ORCHARD, INC., RECORDED MARCH 24, 2005, AS DOCUMENT NO. 2005-068855, SAN JOAQUIN COUNTY RECORDS, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID RESULTANT PARCEL TWO (DOC NO. 2005-068855), SAID POINT ALSO BEING THE NORTH RIGHT OF WAY LINE OF GRANT LINE ROAD, THENCE SOUTH 89°41'00" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID GRANT LINE ROAD, 60.00 FEET TO A POINT, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF THAT 60-FOOT WIDE INGRESS/EGRESS EASEMENT, AS DESCRIBED IN INSTRUMENT NO. 97028672, RECORDED MARCH 21, 1997, SAN JOAQUIN COUNTY RECORDS, THENCE NORTH 00°19'00" WEST, ALONG THE WESTERLY LINE OF SAID 60-FOOT WIDE INGRESS/EGRESS EASEMENT (INST. NO. 97028672), 195.00 FEET TO A POINT, THENCE SOUTH 89°41'00" WEST, ALONG THE SOUTHERLY LINE OF SAID 60-FOOT WIDE INGRESS/EGRESS EASEMENT (INST. NO. 97028672), 550.02 FEET TO A POINT, THENCE ALONG A CURVE TO THE SOUTHWEST, HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC LENGTH OF 227.77 FEET TO A POINT, THENCE SOUTH 00°19'00" EAST, ALONG THE EASTERLY LINE OF SAID 60-FOOT WIDE INGRESS/EGRESS EASEMENT (INST. NO. 97028672), 50.00 FEET TO A POINT, ON THE NORTH RIGHT OF WAY LINE OF SAID GRANT LINE ROAD, THENCE SOUTH 89°41'00" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID GRANT LINE ROAD, 60.00 FEET TO A POINT, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID 60-FOOT WIDE INGRESS/EGRESS EASEMENT (INST. NO. 97028672), THENCE NORTH 00°19'00" EAST, ALONG THE WESTERLY LINE OF SAID 60-FOOT WIDE INGRESS/EGRESS EASEMENT (INST. NO. 97028672), 60.00 FEET TO A POINT, THENCE ALONG A CURVE TO THE NORTHEAST, HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC LENGTH OF 322.01 FEET TO A POINT, THENCE NORTH 89°41'00" WEST, ALONG THE SOUTHERLY LINE OF SAID 60-FOOT WIDE INGRESS/EGRESS EASEMENT (INST. NO. 97028672), 610.02 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID RESULTANT PARCEL TWO; THENCE SOUTH 00°19'00" EAST, ALONG THE EASTERLY LINE OF SAID 60-FOOT WIDE INGRESS/EGRESS EASEMENT (INST. NO. 97028672), 255.00 FEET TO THE POINT OF BEGINNING.
 THE ABOVE LEGAL DESCRIPTION IS ALSO REFERRED TO AS "EXHIBIT "B" - LEGAL DESCRIPTION ADJUSTED PARCEL 1 - ADJUSTED PARCEL 1" AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT OWNER'S CERTIFICATE - LLA NO. MS17-0006, RECORDED OCTOBER 19, 2017, AS INSTRUMENT NO. 2017-121720, SAN JOAQUIN COUNTY RECORDS.



NOTES

- All distances shown hereon are in U.S. Survey feet and decimals thereof.
- This survey was prepared from information furnished in an ALTA Commitment for Title Insurance, prepared by Fidelity National Title Insurance Company, Commitment No. FBDO-2500618, dated March 25, 2025, Amendment B. No liability is assumed for matters of record not stated in said Commitment for Title Insurance that may affect the boundary lines, exceptions, or easements affecting the property.
- The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all unknown underground utilities.) However, the surveyor can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.
- A.P.N.: 214-020-40
- Zoning Note:
 This survey makes no evaluation as to compliance with zoning and building codes and/or ordinances other than current municipal building setback line locations.
 The subject property is currently zoned "GHC"; General Highway Commercial Zoning District.
 Information was obtained from the City of Tracy, Planning Department Website on April 25, 2025.
- Basis of Bearings:
 The calculated bearing of North 87°07'22" East between two found City of Tracy control monuments "GPS 2" and "GPS 22" of the geodetic control network of the City of Tracy as shown on the record of survey filed in Book 36 of Official Records at Page 118, San Joaquin County Records was used as the basis of bearings shown hereon, coordinates shown are based on the California State Plane Coordinate System, Zone 3 "NAD 83" (Epoch 2004.00)
- Benchmark:
 City of Tracy Benchmark "2075"
 Found Brass Disk located on the southeasterly curb return at the intersection of Grant Line Road and Corral Hollow Road.
 Elevation: 25.82 feet (Datum) NAVD 1988
- Flood Zone Note:
 The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060303 0590 F, dated October 16, 2009, as being located in Flood Zone "X".
 Areas of determined to be outside the 0.2% annual chance flood.
 Information was obtained from the FEMA website (www.fema.gov) on April 25, 2025.

LEGEND

PROPERTY LINE	— — — — —
ADJACENT PROPERTY LINE	— · — · — · —
CENTERLINE	— — — — —
BUILDING LINE W/ DOOR	— — — — —
BUILDING OVERHANG	— — — — —
FOUND MONUMENT AS NOTED	●
FOUND IRON PIPE OR AS NOTED	●
LIGHT	⊕
STREET LIGHT	⊕
TRAFFIC SIGNAL POLE	⊕
TRANSFORMER	⊕
FIRE HYDRANT	⊕
STORM DRAIN MANHOLE	⊕
SANITARY SEWER MANHOLE	⊕
CLEAN OUT	⊕
GAS METER	⊕
VALVE	⊕
CATCH BASIN / DROP INLET	⊕
WATER METER	⊕
FIRE DEPARTMENT CONNECTION	⊕
BACK FLOW PREVENTER	⊕
POST INDICATOR VALVE	⊕
UTILITY BOX (SIZE VARIES)	⊕
SIGN	⊕
TITLE REPORT EXCEPTION NUMBER	①
RECORD INFORMATION W/ REFERENCE	(100.00)D
CURB	— — — — —
CURB & GUTTER	— — — — —
CONCRETE	— — — — —
RETAINING WALL	— — — — —
EDGE OF PAVEMENT	— — — — —
SANITARY SEWER	— — — — —
STORM DRAIN	— — — — —
WATER	— — — — —
STANDARD PARKING STALLS	①
ACCESSIBLE PARKING STALLS	①

ABBREVIATIONS

BD	BRASS DISK
BL	CENTERLINE
CL	BUILDING
EB	ELECTRIC BOX
EV	ELECTRIC VAULT
EW	EDGE OF WALK
FND	FOUND
FC	FACE OF CURB
FH	FIRE HYDRANT
FW	FACE OF WALL
MON	MONUMENT
O.R.	OFFICIAL RECORD
PED	PEDESTAL
PL	PROPERTY LINE
PM	PARCEL MAPS
PG&E	PACIFIC GAS & ELECTRIC
S.S.E.	SANITARY SEWER EASEMENT
SSCO	SANITARY SEWER CLEAN OUT
TB	TELEPHONE BOX
TE	TRASH ENCLOSURE
TSB	TRAFFIC SIGNAL BOX
TMH	TELEPHONE MANHOLE
VG	VALLEY GUTTER
W.L.E.	WATER LINE EASEMENT

PARKING SUMMARY

DESCRIPTION	STALLS
STANDARD PARKING	0
COMPACT PARKING	0
ACCESSIBLE PARKING	0
TOTAL	0

REFERENCES

- PARCEL MAP (8 PM 132)
- PARCEL MAP (13 PM 57)
- PARCEL MAP (21 PM 70)
- PARCEL MAP (21 M 131)

SURVEYOR'S CERTIFICATE

TO: Tiger Tracy LLC, a Kansas limited liability company.
 AND: Fidelity National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6(a), 8, 11(a), 13, 14 and 18 of Table A thereof. The fieldwork was completed on April 22, 2025.

28 APR 2025
 DATE

SHANE R. BARBER L.S. 9097
 sbarber@barbersurveying.com

DATE: JUNE 2025 REV. # BY: SB 06/12/25 UPDATED TITLE REPORT
 SCALE: N/A
 DESIGNED: AS
 DRAWN: SB
 CHECKED: WTB
 PROJ. MGR: WTB
 FILE PATH:

801 N. JOAQUIN VALLEY ROAD
 SUITE 100
 WALNUT CREEK, CA 94596
 925-943-2777 FAX 925-943-2778

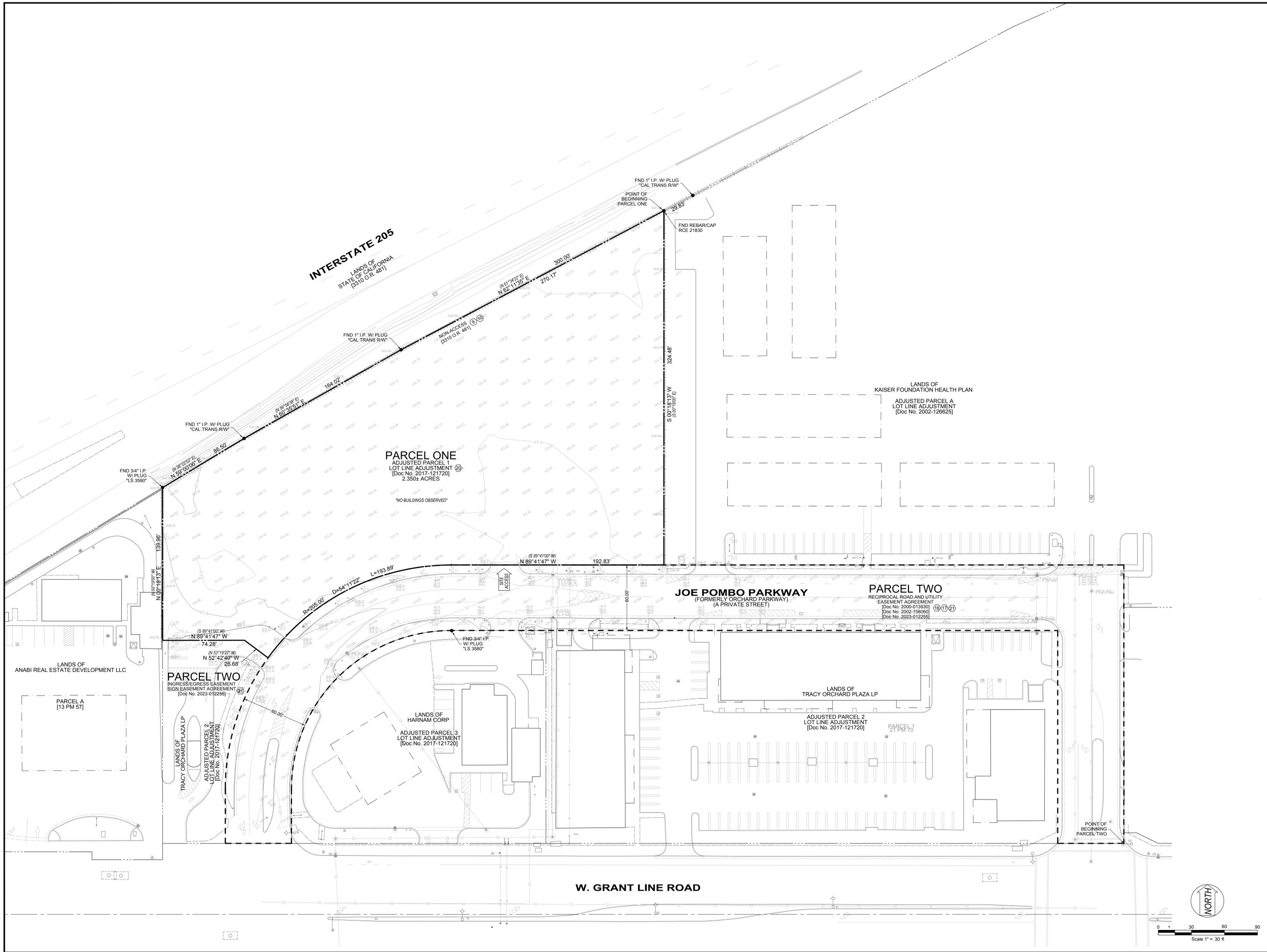
ams ASSOCIATES, INC. PLANNING ENGINEERING SURVEYING

CALIFORNIA

ALTA / NSPS LAND TITLE SURVEY
 FOR: TIGER TRACY LLC
 JOE POMBO PARKWAY
 SAN JOAQUIN COUNTY

TRACY

SHEET 1 OF 2 PROJECT 25-2728



DATE	REV #	BY	DATE	DESCRIPTION
JUNE 2025	20	AS	06/12/25	UPDATED TITLE REPORT
	19	AS		
	18	SB		
	17	AS		
	16	AS		
	15	SB		
	14	AS		
	13	AS		
	12	AS		
	11	AS		
	10	AS		
	9	AS		
	8	AS		
	7	AS		
	6	AS		
	5	AS		
	4	AS		
	3	AS		
	2	AS		
	1	AS		

801 VASCAR VALLEY ROAD
 SUITE 200
 WALNUT CREEK, CA 94596
 925-943-2777 FAX 925-943-2778

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ALTA / NSPS LAND TITLE SURVEY
FOR: TIGER TRACY LLC
 JOE POMBO PARKWAY
 SAN JOAQUIN COUNTY TRACY
 SHEET 2 OF 2
 PROJECT 25-2728

KEYNOTES

1. FIRE CONTROL ROOM
2. 6' HIGH DECORATIVE METAL FENCE
3. PROPERTY LINE, TYP.
4. S.E.S. ROOM
5. 6' HIGH CMU PERIMETER SCREEN / SECURITY WALL
6. EXISTING FIRE HYDRANT
7. FIRE ACCESS TURNING RADII- 35' INSIDE, 55' OUTSIDE.
8. ACCESS CONTROL KEYPAD BOLLARD
9. KNOX BOX LOCATION
10. TRASH ENCLOSURE
11. 5' CONCRETE SIDEWALK, TYP.
12. LANDSCAPE AREA WITH 6" RAISED CURBS - SEE LANDSCAPE PLANS
13. LANDSCAPE / RETENTION AREA - SEE CIVIL.
14. RECESSED CANOPY LIGHTING, TYP.
15. PROPOSED MONUMENT SIGN LOCATION - UNDER SEPARATE PERMIT.
16. NEW PRIVATE FIRE HYDRANT - SEE CIVIL.
17. ACCESSIBLE PARKING AND RAMP - SEE CIVIL.
18. ELECTRICAL TRANSFORMER - SEE ELECTRICAL.
19. ASPHALT DRIVE
20. AUTOMATIC SECURITY GATE
- NOTE: ALL ELECTRONIC GATES REQUIRE A KNOX KEY SWITCH AND A TRAFFIC PRE-EMPTIVE OPTICAL SIGNAL RECEIVER FOR EMERGENCY ACCESS ACROSS FIRE DEPARTMENT ACCESS LANES. 2022 CALIFORNIA FIRE CODE CH. 503.6 AS AMENDED BY THE TRACY MUNICIPAL CODE 9.06.070
21. EXIT
22. ENTRANCE & EXIT
23. LIGHT POLE, TYP.
24. WALL-MOUNTED LIGHT FIXTURE, TYP.
25. SURFACE-MOUNTED LIGHT FIXTURE, TYP.
26. BUILDING-MOUNTED SIGNAGE - SEE SIGN EXHIBIT.

JOE POMBO PKWY. STORAGE

TRACY, CALIFORNIA

PROJECT NUMBER: 25008
DATE: 07.29.25

SITE DATA

ZONING DISTRICT: GHC
APN: 21402040
SITE AREA: 102,366 SQ. FT. / 2.35 ACRES (GROSS)
BUILDING USE: S-1 - STORAGE, B - RENTAL OFFICE (ACCESSORY)
BUILDING CONSTRUCTION TYPE: II-B (SPRINKLERED)

BUILDING AREA:
FIRST FLOOR: 44,140 SQ. FT. (FOOTPRINT)
SECOND FLOOR: 43,040 SQ. FT.
THIRD FLOOR: 43,300 SQ. FT.
TOTAL: 130,480 SQ. FT.

BUILDING HEIGHT:
ALLOWED: UNLIMITED
PROVIDED: 40'-0"
LOT COVERAGE: UNLIMITED
PROVIDED: 44,140 SQ. FT. / 102,366 SQ. FT. = 43.1%

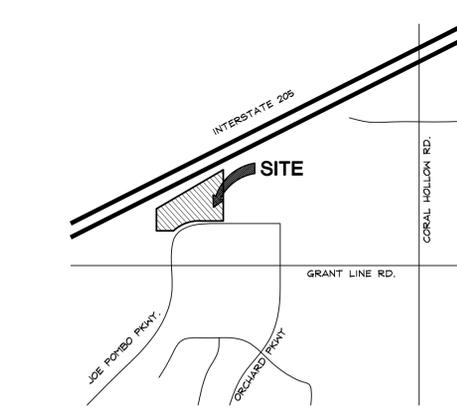
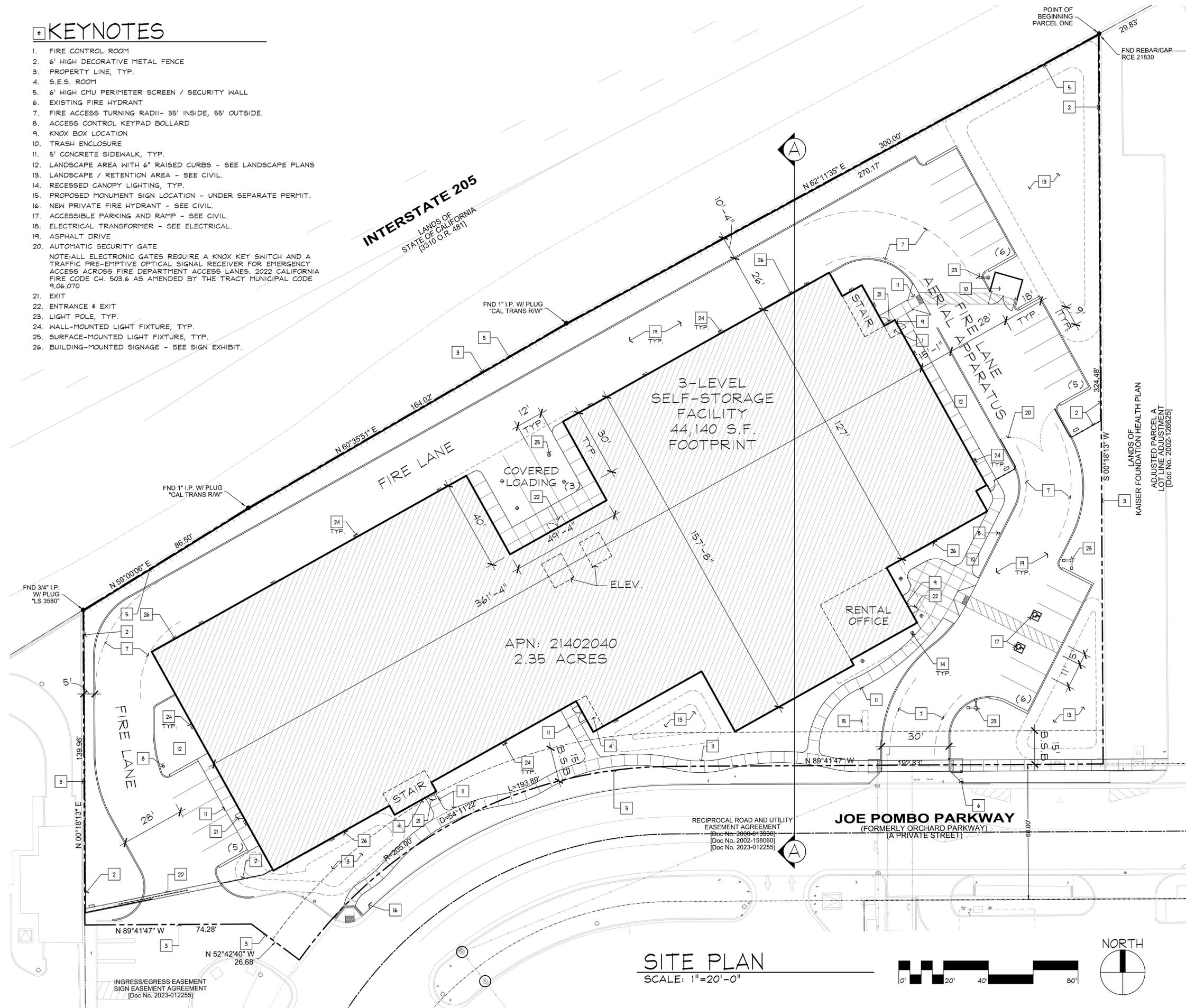
SETBACKS:
TOTAL: 15 FT.
SIDE: 0' (ADJ. TO COMMERCIAL/INDUSTRIAL)
REAR: 0' (ADJ. TO COMMERCIAL/INDUSTRIAL)

PARKING ANALYSIS:
REQUIRED: 1 SPACE PER 250 S.F. OFFICE (950/250) = 4 SPACES

PROVIDED: 22 SPACES
LOADING PROVIDED (12'x30') 3 SPACES

PROJECT SCOPE DOES NOT INCLUDE PHASING

COVERAGE:
TOTAL BUILDING AREA = 130,480 SQ. FT.
BUILDING FOOTPRINT = 44,140 SQ. FT.
TOTAL LANDSCAPING = 30,617 SQ. FT.
TOTAL PARKING AREA = 9,480 SQ. FT.
(INCLUDES PAVEMENT, LANDSCAPING AND PEDESTRIAN PATHWAYS WITHIN THE PARKING AREA - SEE LANDSCAPE PLANS)
SHADE COVERAGE = 4,833 SQ. FT. = 5% (SEE LANDSCAPE PLANS)



LOCATION MAP
SCALE: N.T.S.

A1



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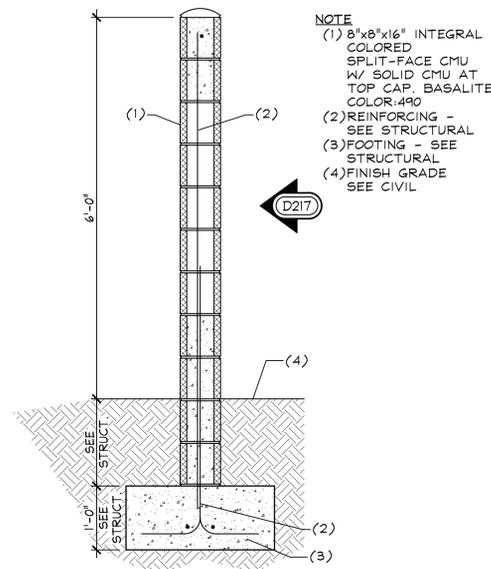
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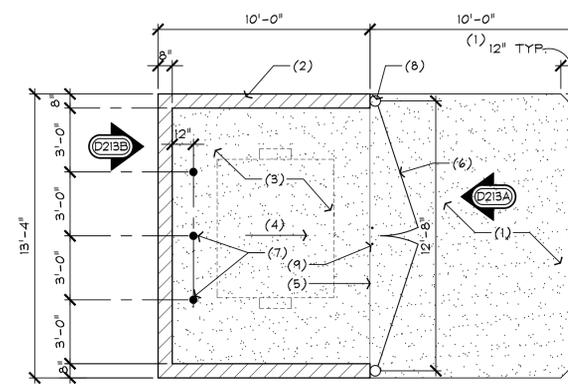
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PROJECT NUMBER: 25008
DATE: 07.29.25

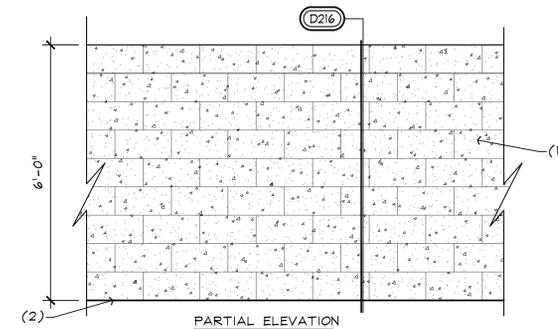
SITE DETAILS



D216 6'-0" SCREEN WALL
SCALE: 3/4"=1'-0"

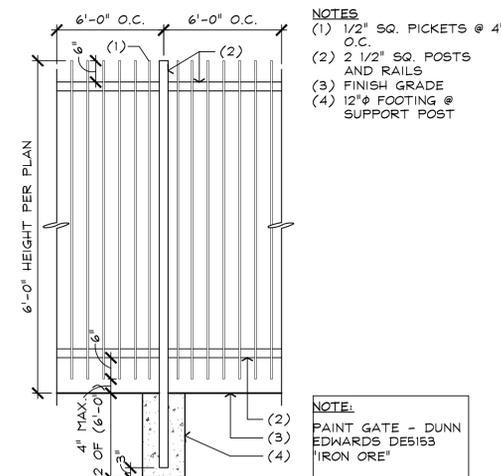


D212 TYPICAL REFUSE ENCLOSURE DETAIL
SCALE: 1/4"=1'-0" PER STANDARD DETAIL: GIL-180 02-008

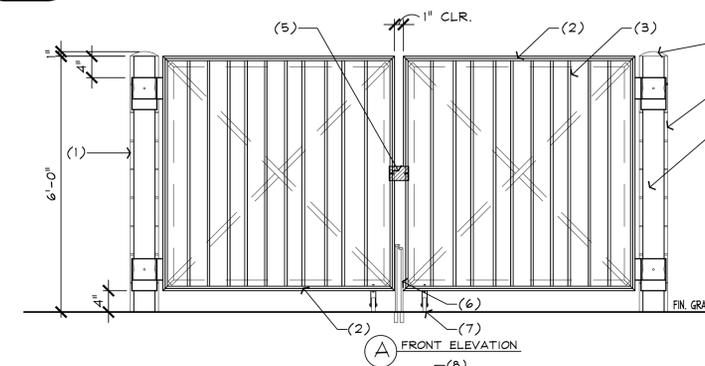


NOTE
(1) 8"x8"x16" INTEGRAL COLORED SPLIT-FACE CMU - PROVIDE SOLID CMU AT TOP CAP BY BASALITE COLOR: 490
(2) FINISH GRADE - SEE CIVIL

D217 6'-0" SCREEN WALL ELEVATION
SCALE: 1/2"=1'-0"



D223 ORNAMENTAL IRON FENCE
SCALE: 1/2"=1'-0" 02-003



D213 REFUSE ELEVATIONS
SCALE: 1/2"=1'-0" 02-005

A2



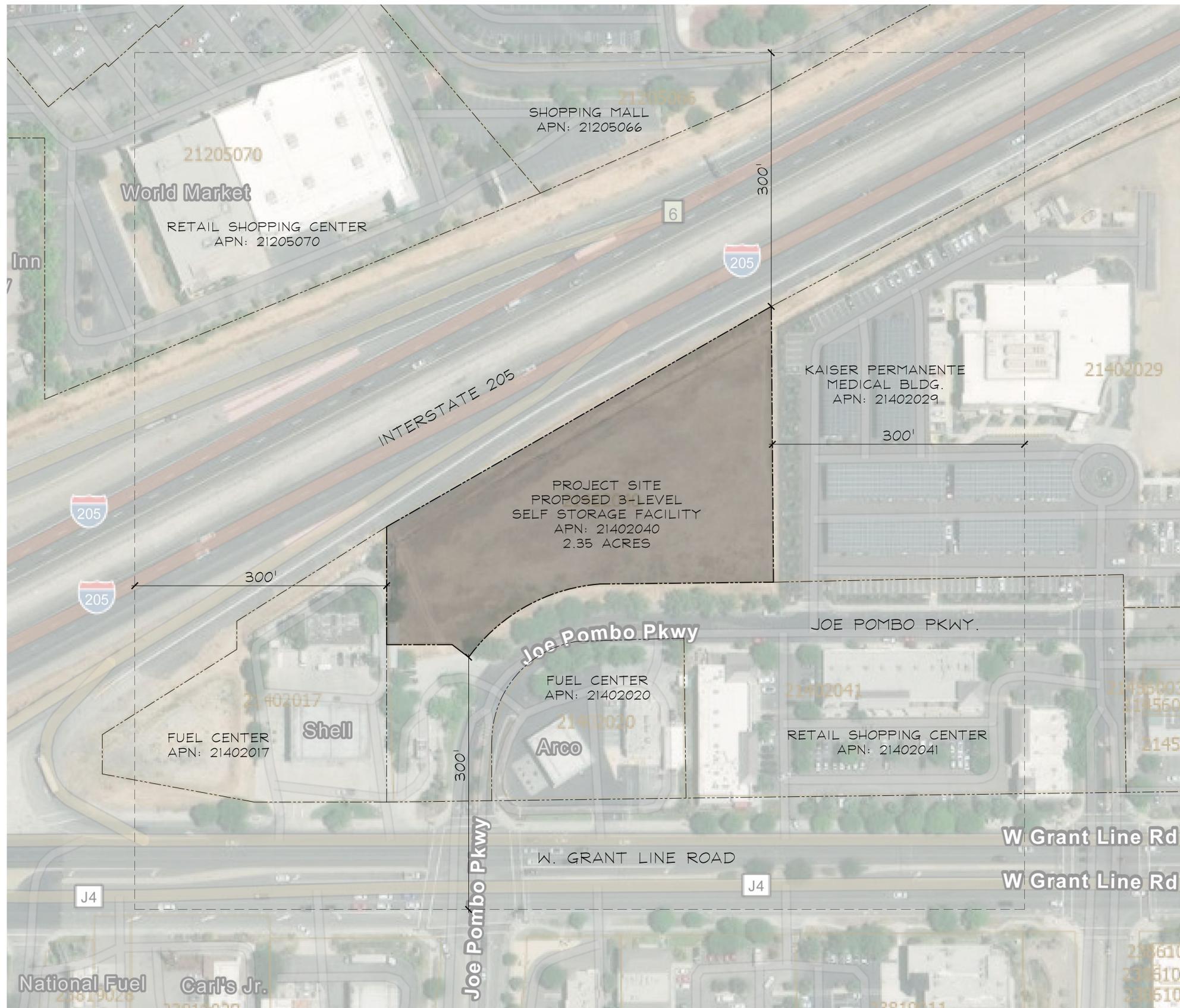
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TRACY, CALIFORNIA

PROJECT NUMBER: 25008
DATE: 06.02.25



A3



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LOCATION MAP
SCALE: 1"=60'-0"



W:\V_PBA_PROJECTS\25 Projects\25008 Tracy Self Storage\Drawings\25008 Location Map.dwg
 May 28, 2025 - 11:51pm

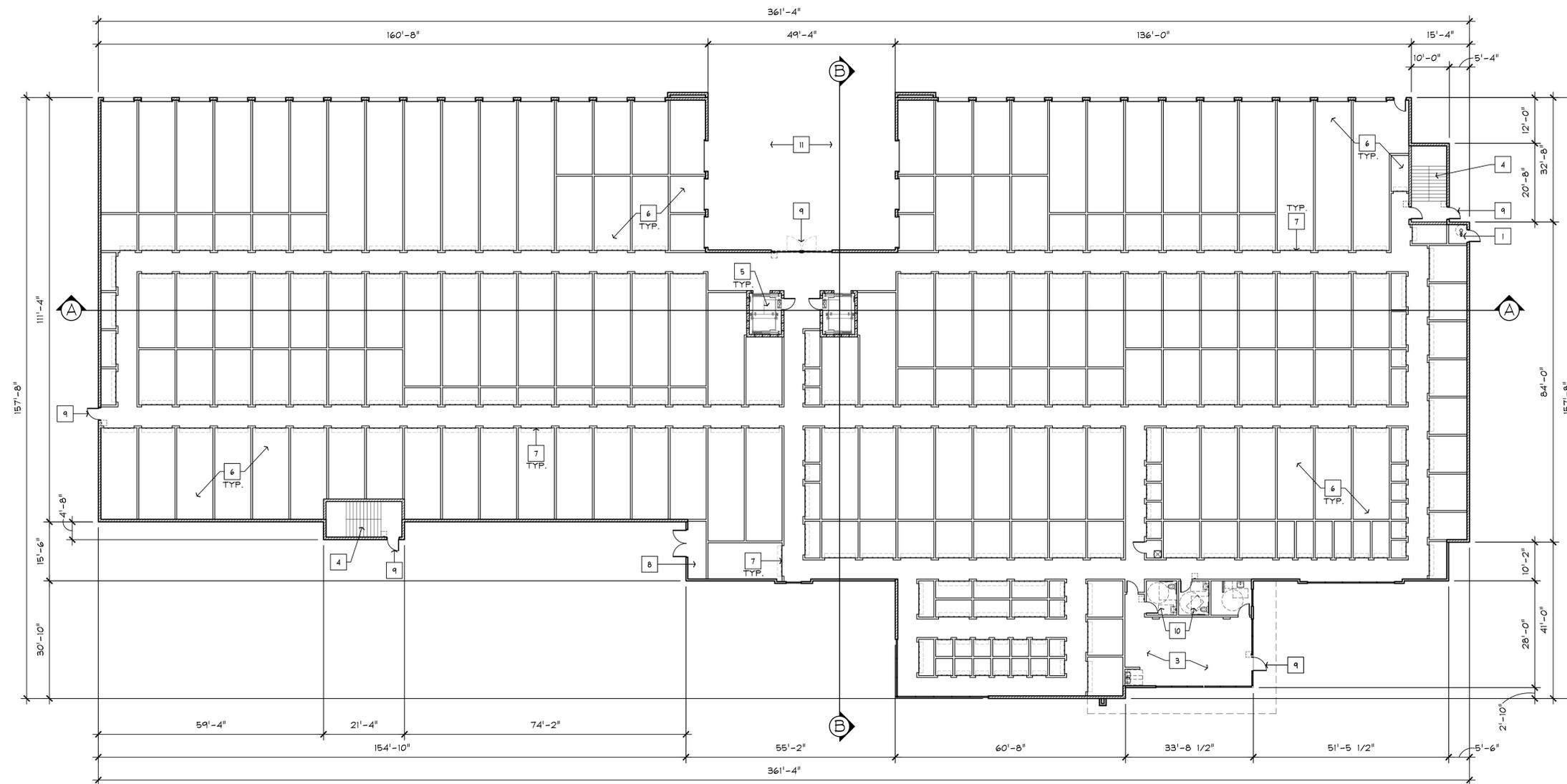
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TRACY, CALIFORNIA

PROJECT NUMBER: 25008
DATE: 07.29.25

KEYNOTES

1. FIRE CONTROL ROOM
2. NOT USED
3. RENTAL OFFICE
4. STAIRS, TYP.
5. ELEVATOR, TYP.
6. STORAGE UNIT, TYP.
7. COILING STORAGE UNIT DOOR, TYP.
8. SERVICE ENTRANCE SERVICE ROOM
9. ENTRANCE / EXIT
10. UNISEX RESTROOM, TYP.
11. COVERED LOADING



A4

PRELIMINARY
FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"



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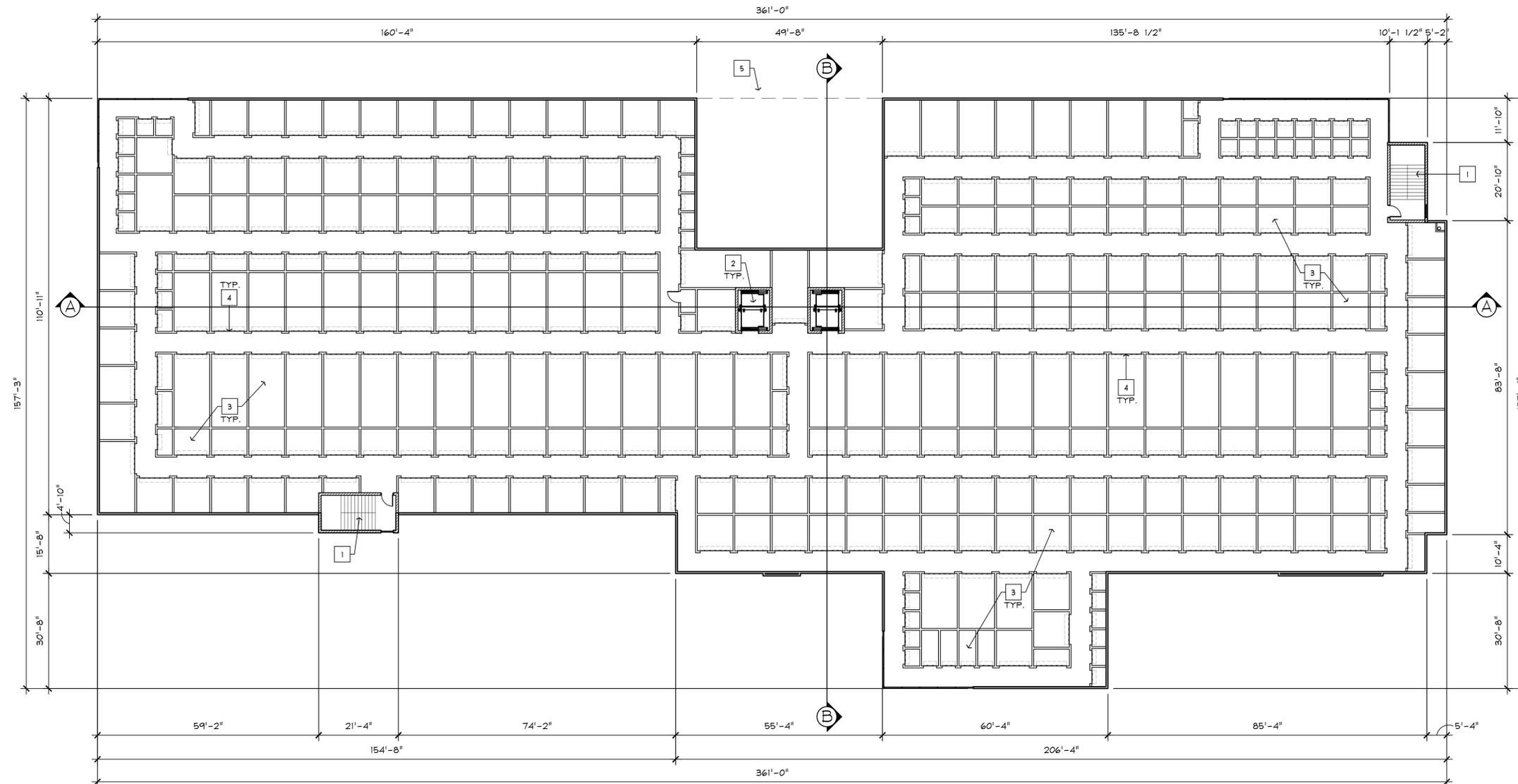
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TRACY, CALIFORNIA

PROJECT NUMBER: 25008
DATE: 07.29.25

KEYNOTES

1. STAIRS, TYP.
2. ELEVATOR, TYP.
3. STORAGE UNIT, TYP.
4. COILING STORAGE UNIT DOOR, TYP.
5. LINE OF FLOOR ABOVE



A5

PRELIMINARY
SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



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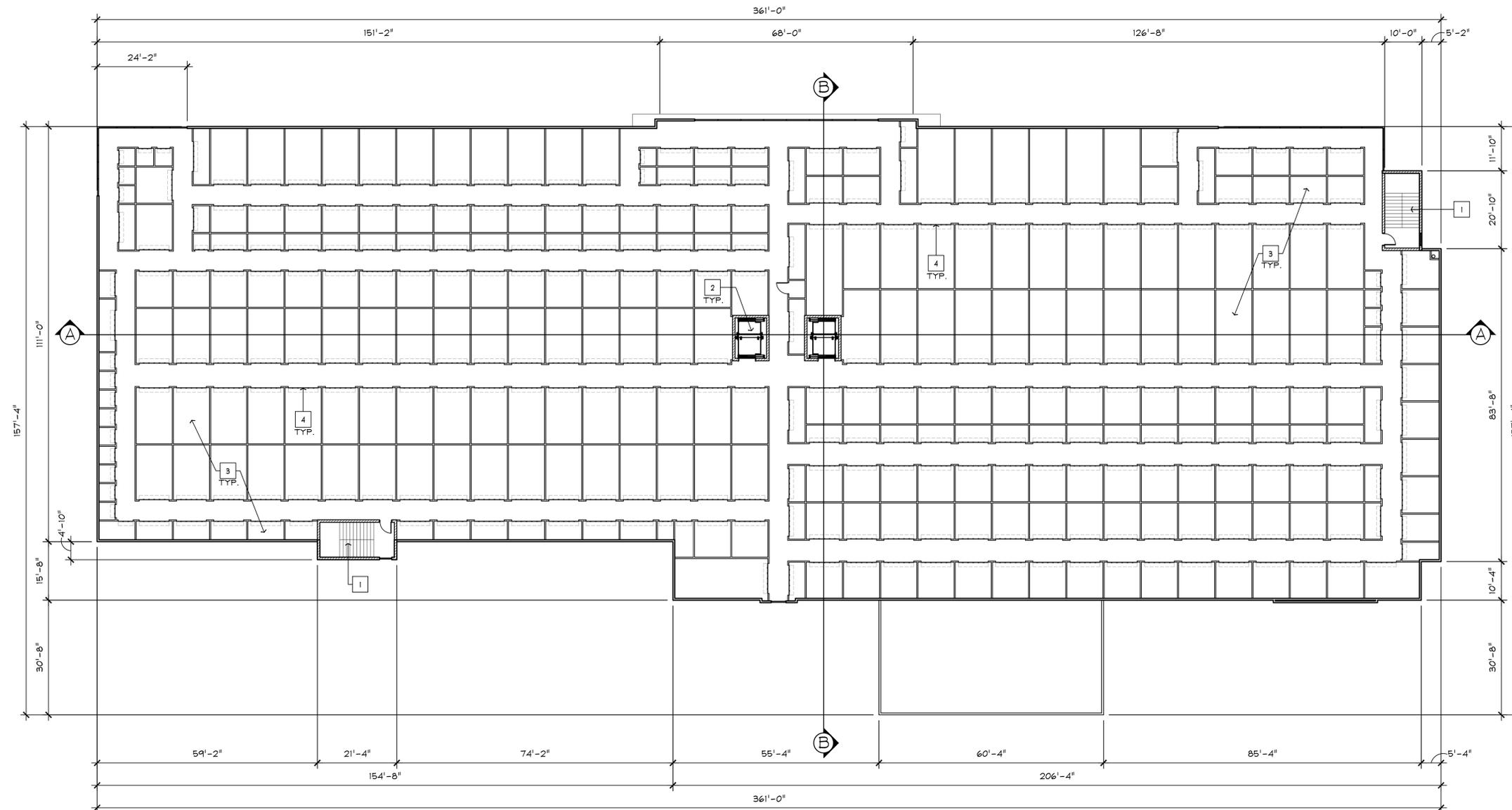
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TRACY, CALIFORNIA

PROJECT NUMBER: 25008
DATE: 07.29.25

KEYNOTES

1. STAIRS, TYP.
2. ELEVATOR, TYP.
3. STORAGE UNIT, TYP.
4. COILING STORAGE UNIT DOOR, TYP.



A6

PRELIMINARY
THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"



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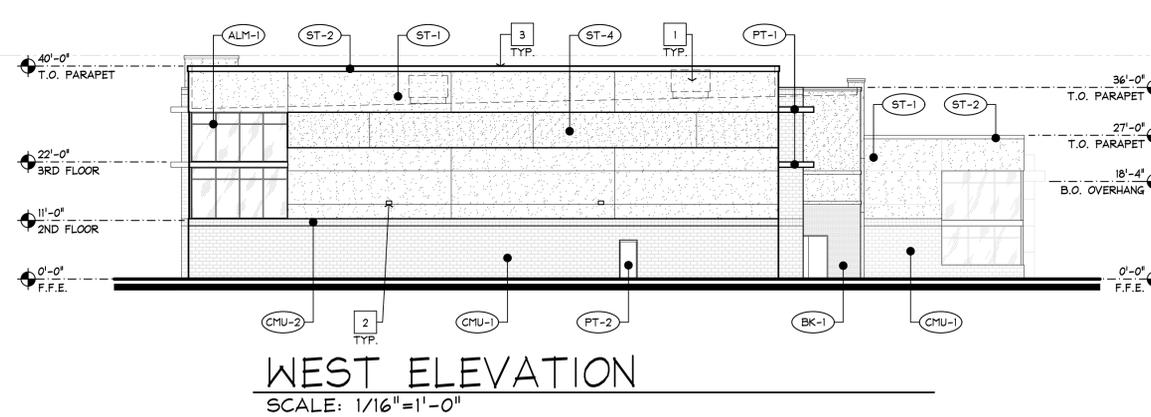
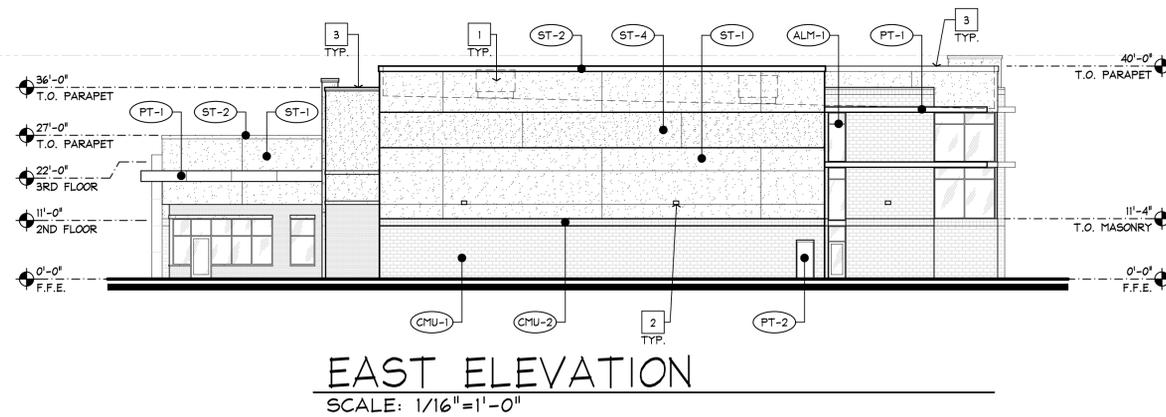
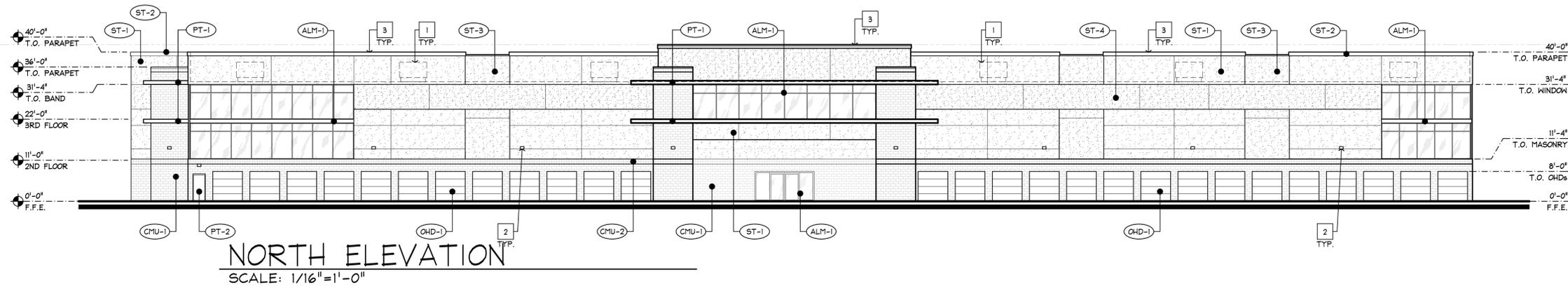
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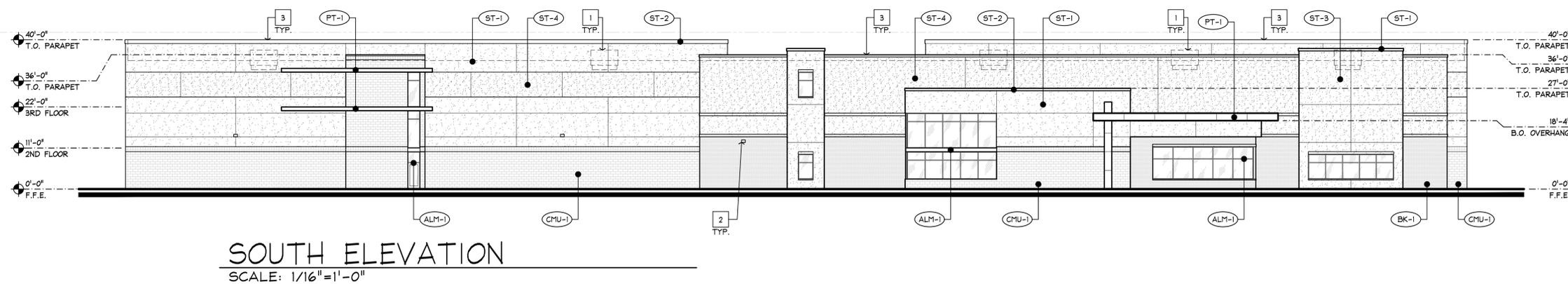
COLORS & MATERIALS

MARK	FINISH / COLOR
CMU-1	8"x8"x16" SPLIT-FACE CONC. BLOCK - FIELD MFR: BASALITE - COLOR: '490'
CMU-2	8"x8"x16" SMOOTH-FACE CONC. BLOCK - ACCENT MFR: BASALITE - COLOR: '490' CENTER SCORED
BK-1	THIN BRICK - ACCENT MFR: PACIFIC CLAY - COLOR: 'CHARCOAL' MODULAR SIZE
ST-1	SYNTHETIC STUCCO SYSTEM- FIELD MFR: DUNN-EDWARDS - COLOR: DE6373 'PORPOISE'
ST-2	SYNTHETIC STUCCO SYSTEM- ACCENT MFR: DUNN-EDWARDS - COLOR: DE6363 'POINTED ROCK'
ST-3	SYNTHETIC STUCCO SYSTEM- ACCENT MFR: DUNN-EDWARDS - COLOR: DE6326 'SOFT PUMICE'
ST-4	SYNTHETIC STUCCO SYSTEM- ACCENT MFR: DUNN-EDWARDS - COLOR: DE5832 'NAVY TEAL'
PT-1	PAINT - ACCENT MFR: DUNN-EDWARDS - COLOR: DE5153 'IRON ORE'
PT-2	PAINT - ACCENT MFR: DUNN-EDWARDS - COLOR: DE6363 'POINTED ROCK'
ALM-1	ANODIZED ALUMINUM STOREFRONT MFR: ARCADIA COLOR: CLEAR ANODIZED W/ CLEAR 1" LOW-E GLAZING
OHD-1	OVERHEAD COLING DOORS MFR: JANUS INTL. - COLOR: 'SILHOUETTE GRAY'



KEYNOTES

1. ROOFTOP MECHANICAL EQUIPMENT, FULLY SCREENED BY BUILDING PARAPET
2. BUILDING-MOUNTED SITE LIGHTING, TYP.
3. METAL PARAPET CAP, TYP. COLOR TO MATCH SURROUNDING TRIM.



A7



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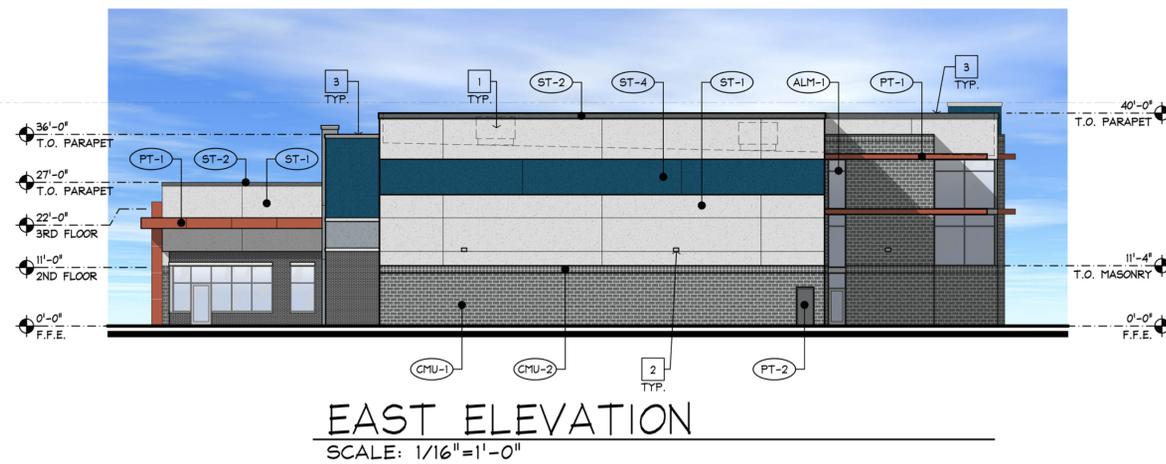
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DATE: 07.29.25



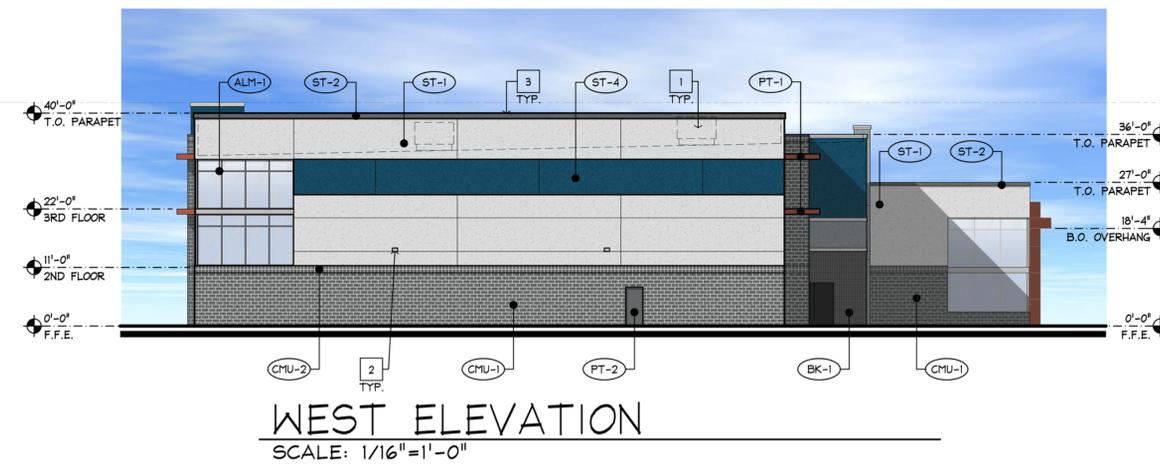
NORTH ELEVATION
SCALE: 1/16" = 1'-0"

COLORS & MATERIALS

MARK	FINISH / COLOR
CMU-1	8"x8"x16" SPLIT-FACE CONC. BLOCK - FIELD MFR: BASALITE - COLOR: '490'
CMU-2	8"x8"x16" SMOOTH-FACE CONC. BLOCK - ACCENT MFR: BASALITE - COLOR: '490' CENTER SCORED
EK	THIN BRICK - ACCENT MFR: PACIFIC CLAY - COLOR: 'CHARCOAL' MODULAR SIZE
ST-1	SYNTHETIC STUCCO SYSTEM- FIELD MFR: DUNN-EDWARDS - COLOR: DE6373 'PORPOISE'
ST-2	SYNTHETIC STUCCO SYSTEM- ACCENT MFR: DUNN-EDWARDS - COLOR: DE6363 'POINTED ROCK'
ST-3	SYNTHETIC STUCCO SYSTEM- ACCENT MFR: DUNN-EDWARDS - COLOR: DE6326 'SOFT PUMICE'
ST-4	SYNTHETIC STUCCO SYSTEM- ACCENT MFR: DUNN-EDWARDS - COLOR: DE5832 'NAVY TEAL'
PT-1	PAINT - ACCENT MFR: DUNN-EDWARDS - COLOR: DE5153 'IRON ORE'
PT-2	PAINT - ACCENT MFR: DUNN-EDWARDS - COLOR: DE6363 'POINTED ROCK'
ALM-1	ANODIZED ALUMINUM STOREFRONT MFR: ARCADIA COLOR: CLEAR ANODIZED W/ CLEAR 1" LOW-E GLAZING
OHD-1	OVERHEAD COLING DOORS MFR: JANUS INTL. - COLOR: 'SILHOUETTE GRAY'



EAST ELEVATION
SCALE: 1/16" = 1'-0"



WEST ELEVATION
SCALE: 1/16" = 1'-0"

KEYNOTES

1. ROOFTOP MECHANICAL EQUIPMENT, FULLY SCREENED BY BUILDING PARAPET
2. BUILDING-MOUNTED SITE LIGHTING, TYP.
3. METAL PARAPET CAP, TYP. COLOR TO MATCH SURROUNDING TRIM.



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

A8



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TRACY, CALIFORNIA

PROJECT NUMBER: 25008
DATE: 07.29.25



SOUTHEASTERN VIEW



NORTHEASTERN VIEW

A9



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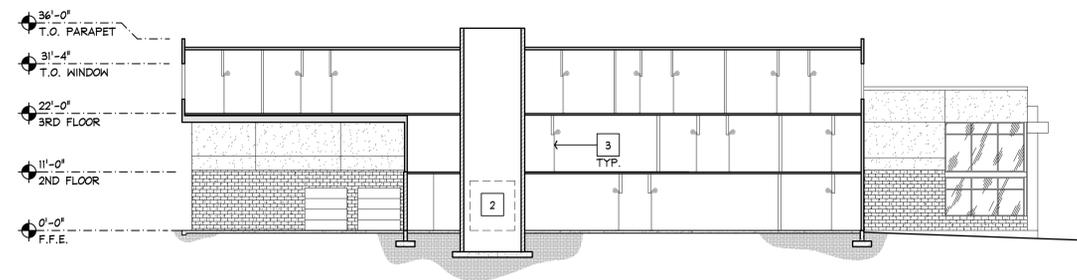
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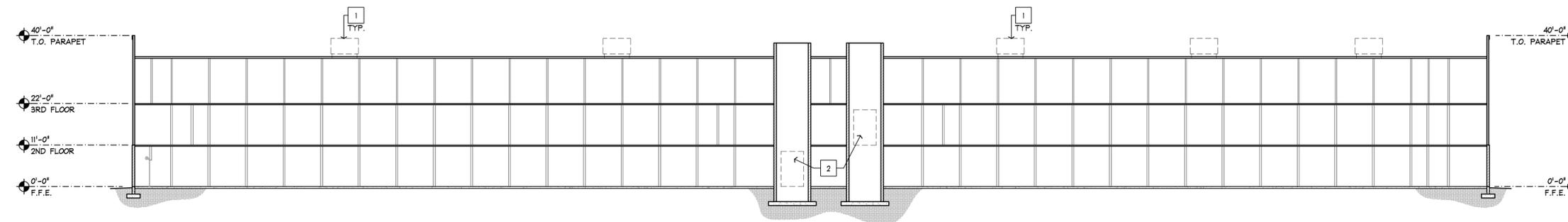
PROJECT NUMBER: 25008
DATE: 06.02.25

KEYNOTES

1. ROOFTOP MECHANICAL EQUIPMENT, FULLY SCREENED BY BUILDING PARAPET. HEIGHT INCLUDES MOUNTING CURB.
2. ELEVATOR CAR, TYP.
3. COILING OVERHEAD STORAGE UNIT DOOR, TYP.



BUILDING SECTION B
SCALE: 1/16" = 1'-0"



BUILDING SECTION A
SCALE: 1/16" = 1'-0"

A10



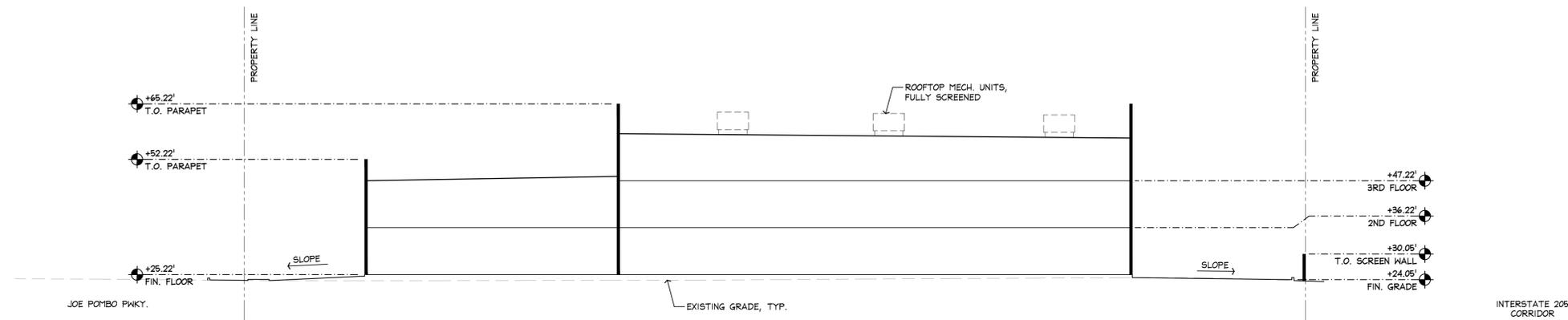
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TRACY, CALIFORNIA

PROJECT NUMBER: 25008
DATE: 06.02.25



SITE CROSS SECTION 'A'
SCALE: 1/16"=1'-0"

A11



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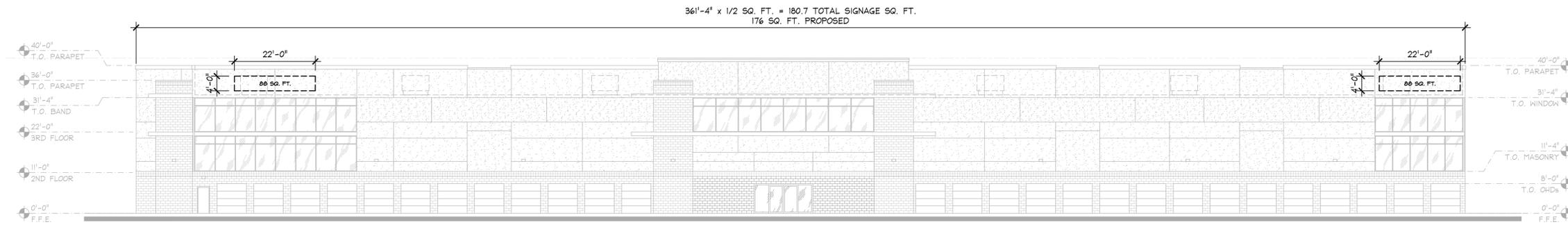
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JOE POMBO PKWY. STORAGE

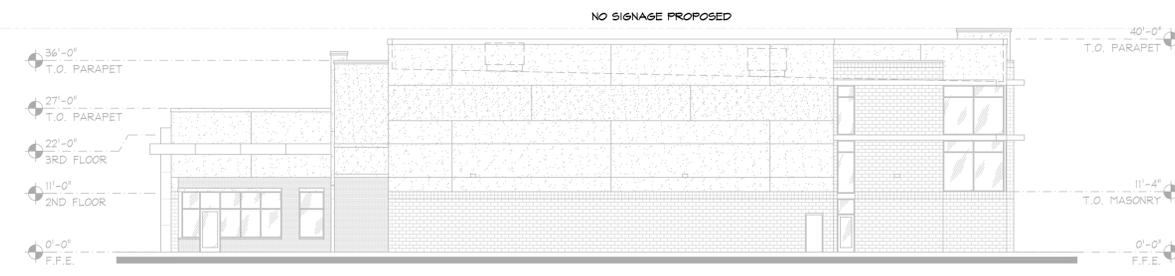
TRACY, CALIFORNIA

PROJECT NUMBER: 25008
DATE: 07.29.25

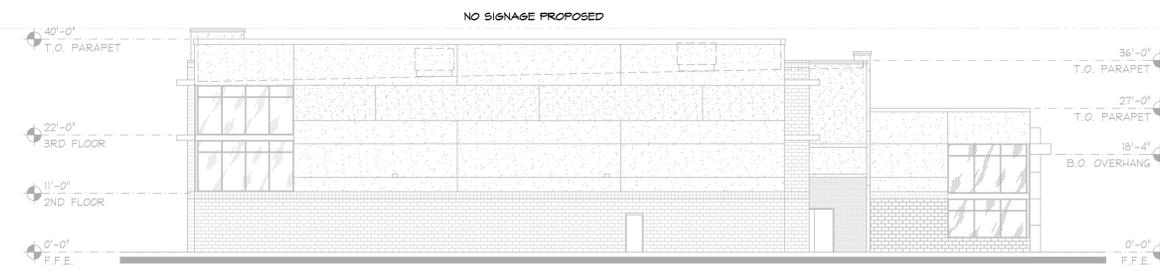
SIGNAGE EXHIBIT



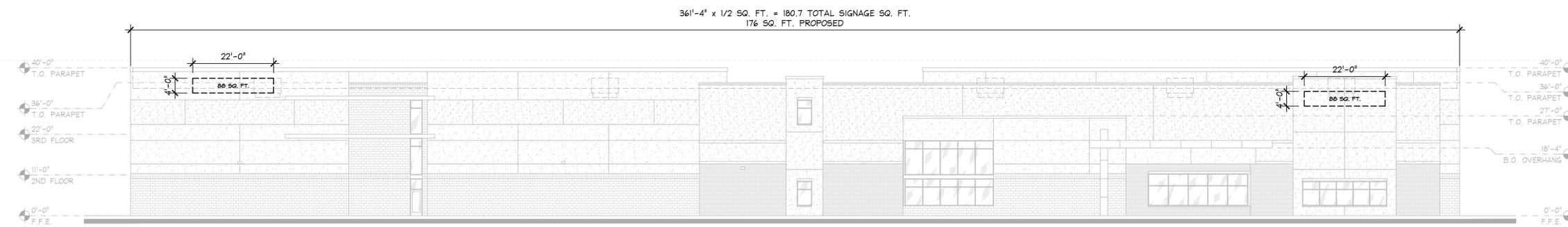
NORTH ELEVATION
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE: 1/16" = 1'-0"



WEST ELEVATION
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

A12



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chandler - arizona - 85225
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JOE POMBO PARKWAY STORAGE

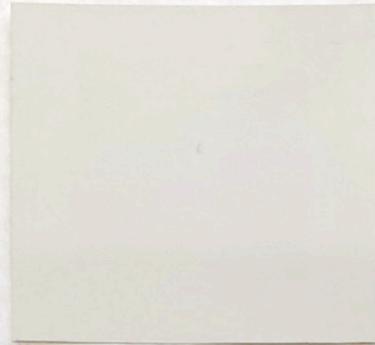
NWC OF JOE POMBO PKWY & GRANT LINE RD. - TRACY, CA

PROJECT: 25008

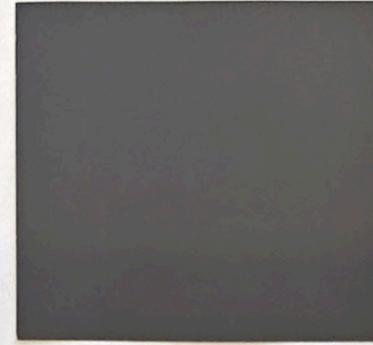
DATE: 07.29.2025



8"x8"x16" INTEGRAL COLOR SPLIT-FACE
CONCRETE BLOCK - FIELD
MFR: BASALITE - COLOR: '490'



SYNTHETIC STUCCO SYSTEM - FIELD
SMOOTH FINISH
COLOR: DUNN-EDWARDS
DE6373 'PORPOISE'



SYNTHETIC STUCCO SYSTEM - ACCENT
SMOOTH FINISH / ACCENT PAINT
COLOR: DUNN-EDWARDS
DE6363 'POINTED ROCK'



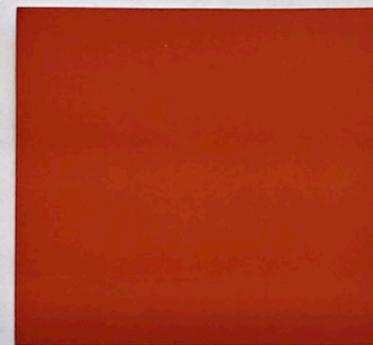
ANODIZED ALUMINUM STOREFRONT
MFR: ARCADIA
COLOR: CLEAR ANODIZED



8"x8"x16" INTEGRAL COLOR SMOOTH-FACE
CONCRETE BLOCK - ACCENT
MFR: BASALITE - COLOR: '490'
CENTER-SCORED



SYNTHETIC STUCCO SYSTEM - ACCENT
SMOOTH FINISH
COLOR: DUNN-EDWARDS
DE5832 'NAVY TEAL'



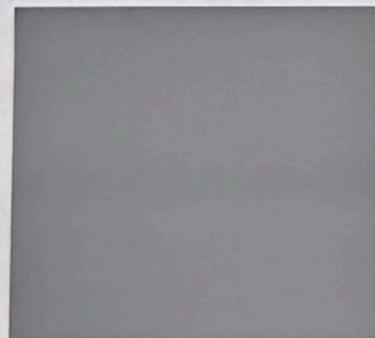
ACCENT PAINT
COLOR: DUNN-EDWARDS
DE5153 'IRON ORE'



1" LOW-E GLAZING
MFR: GUARDIAN GLASS
STYLE: SUNGUARD SNX 51/23 ON CLEAR



THIN BRICK - FIELD
MFR: PACIFIC CLAY - COLOR: CHARCOAL
MODULAR SIZE, VELOUR TEXTURE

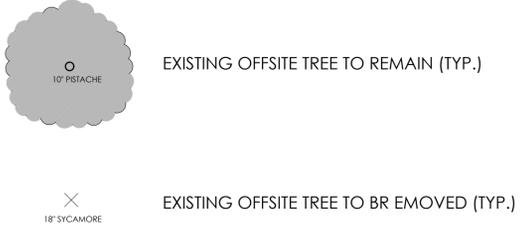


SYNTHETIC STUCCO SYSTEM - ACCENT
SMOOTH FINISH
COLOR: DUNN-EDWARDS
DE6326 'SOFT PUMICE'

A13

PLANT SCHEDULE SITE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	
TREES					
	12	Acer rubrum 'October Glory' / October Glory Red Maple	24" box	Moderate	
	3	Arbutus x 'Marina' / Marina Strawberry Tree	24" box	Low	
	8	Cercis occidentalis / Western Redbud - Standard	24" box	Low	
	2	Quercus agrifolia / Coast Live Oak	24" box	Low	
	7	Quercus suber / Cork Oak	24" box	Low	
	6	Ulmus x 'Frontier' / Frontier Elm	24" box	Moderate	
SHRUBS					
	14	Agave americana 'Marginata' / Variegated Century Plant	5 gal.	Low	
	95	Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush	5 gal.	Low	
	246	Dianella revoluta 'DR5000' / Little Rev™ Flax Lily	1 gal.	Low	
	20	Frangula californica 'Mound San Bruno' / Mound San Bruno Coffeeberry	5 gal.	Low	
	168	Olea europaea 'Montra' / Little Olive® Olive	5 gal.	Low	
	44	Phormium tenax 'Firebird' / Firebird New Zealand Flax	5 gal.	Low	
	143	Rhaphiolepis indica 'Parhap' / Oriental Pearl Indian Hawthorn	5 gal.	Low	
GROUND COVERS					
	87	Grevillea lanigera 'Mt. Tamboritha' / Mt. Tamboritha Woolly Grevillea	1 gal.	Low	41" o.c.
	366	Lomandra longifolia 'Roma 13' / Platinum Beauty® Variegated Mat Rush	1 gal.	Low	36" o.c.
	617	Muhlenbergia rigens / Deer Grass	1 gal.	Low	42" o.c.
	336	Rosa x 'Meisenthal' / Lemon Drift® Rose	1 gal.	Low	30" o.c.



LANDSCAPE NOTES

- All new planting areas shall receive a uniform 3-4" layer of wood chip organic mulch. Shredded bark (Guerrilla hair) is not an acceptable mulch.
- All new plant material shall be irrigated with drip irrigation and a smart controller. Landscape Plans will comply with City of Tracy Water Conservation Standards.
- Contractor shall obtain and submit a Soils Fertility Test per the State of California Dept. of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) as enforced by Sacramento County. Soil samples shall be collected after grading operations have been completed and prior to the installation of landscape materials. Contractor shall install soil amendments as recommended, or better, to correct for deficiencies noted in the Soils Test. Prior to scheduling final inspections for the building permit, the Soils Test requirement must be completed. Soils Test and documentation verifying the implementation of the Soils Test recommendations shall be submitted with the Certificate of Completion to the County as required by the MWELO.
- Root barriers 24 inches deep and 20-feet in length centered on trunks shall be installed for all trees planted within 5' of public sidewalks and curbs per Sacramento County Street Improvement Standards section 4-32. Root barriers shall conform to sections 20-2.01 and 50-43.13 of the Sacramento County Technical Provisions. For all other onsite trees within 5' of pavement or structures: install Root barrier that extends 5' in both directions for a total of 10 linear feet.

COMPLIANCE STATEMENT

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan.

Pedro J. Saccaro 7-17-25

Water Efficient Landscape Worksheet

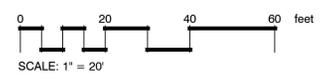
HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
1 MODERATE- TREES	0.5	BUBBLERS	0.81	0.62	760	469	15154
2 LOW-SHRUBS	0.2	DRIP	0.81	0.25	29,857	7,372	238134
TOTALS					30,617	7,841	253288

ETAF Calculations	
Total ETAF x Area	7,841
Total Area	30,617
Average ETAF	26%

Note:
 1. Average ETAF for Regular Landscape areas must be below .55 for residential areas and .45 for non-residential areas.

Maximum Applied Water Allowance (MAWA). MAWA= (Eto) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA)
 (52.1) (.62) (.45 x 30,617) + (1-.45) X 0 = 445046 Gal.

Estimated Total Water use (ETWU). ETWU= (Eto) (Conversion factor) ((ETAF) (Area))
 (52.1) (.62) (7,841) = 253288 Gal.



PARKING LOT SHADE CALCULATIONS-

Symbol	Botanical Name/ Common Name	Qty. @ full shade (Sq. Ft.)	Qty. @ 3/4 Shade (Sq. Ft.)	Qty. @ 1/2 shade (Sq. Ft.)	Qty. @ 1/4 shade (Sq. Ft.)	Total (Sq. Ft.)
	Parking Lot Shade Tree	0 @ 706 SF	0 @ 530 SF	9 @ 354 SF	1 @ 177 SF	3,363 SF
	Parking Lot Shade Tree	0 @ 962 SF	4 @ 722 SF	14 @ 481 SF	0 @ 240 SF	9,622 SF
TOTAL TREE SHADE						12,985 SF
Asphalt Area (see hatched area on plan)						ASPHALT PARKING AREA = 27,018 SF
						40% SHADE AREA REQUIRED = 10,807 SF
						TOTAL SHADE PROVIDED = 12,985 SF
						PERCENT SHADE = 48%



OLIVE STREET
 LANDSCAPE ARCHITECTURE
 P.O. Box 2083
 Petaluma CA 94952
 707-280-8990
 OliveStreetLandscape.com
 rod@olivestreetlandscape.com

Rev	Date	Description	Drawn	Checked
-	-	-	-	-

7-17-25 PLAN RESPONSE/REVISIONS
 6-2-25 PLANNING

SELF STORAGE FACILITY
CONCEPTUAL LANDSCAPE PLAN
 JOE POMBO PARKWAY
 TRACY, CA

City Of
TRACY
 County Of
SAN JOAQUIN
 State Of
CALIFORNIA

Prepared Under the Direction of:

Sheet
L1

Scale: SEE PLAN
 Date: 7-17-25
 Project Number: -
 Plan File: -



Acer rubrum 'October Glory'



Ulmus x 'Frontier'



Arbutus x 'Marina'



Cercis occidentalis



Quercus agrifolia



Quercus suber



Agave americana 'Marginata'



Phormium tenax 'Firebird'



Dianella revoluta 'DR5000'



Collistemon viminalis 'Little John'



Frangula californica 'Mound San Bruno'



Olea europaea 'Montra'



Rhaphiolepis indica 'Parhap'



Lomandra longifolia 'Roma 13'



Muhlenbergia rigens



Rosa x 'Meisental'



Grevillea lanigera 'Mt. Tamboritha'



P.O. Box 2083
Petaluma CA 94952
707-280-8990
olivestreetlandscape.com
rod@olivestreetlandscape.com

Rev	Date	Description	Designed	Drawn	Checked
-	7-17-25	PLAN RESPONSE/REVISIONS			
-	6-25	PLANNING			

SELF STORAGE FACILITY

PLANT PALETTE

JOE POMBO PARKWAY
TRACY, CA

City Of
TRACY

County Of
SAN JOAQUIN

State Of
CALIFORNIA

Prepared Under the Direction of:



Sheet

L2

Scale: SEE PLAN

Date: 7-17-25

Project Number: -

Plan File: -

PLANT SCHEDULE SITE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
TREES					
	12	Acer rubrum 'October Glory' / October Glory Red Maple	24" box	Moderate	
	3	Arbutus x 'Marina' / Marina Strawberry Tree	24" box	Low	
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Padmya Dussan 7-17-25

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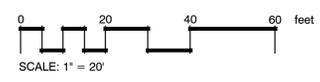
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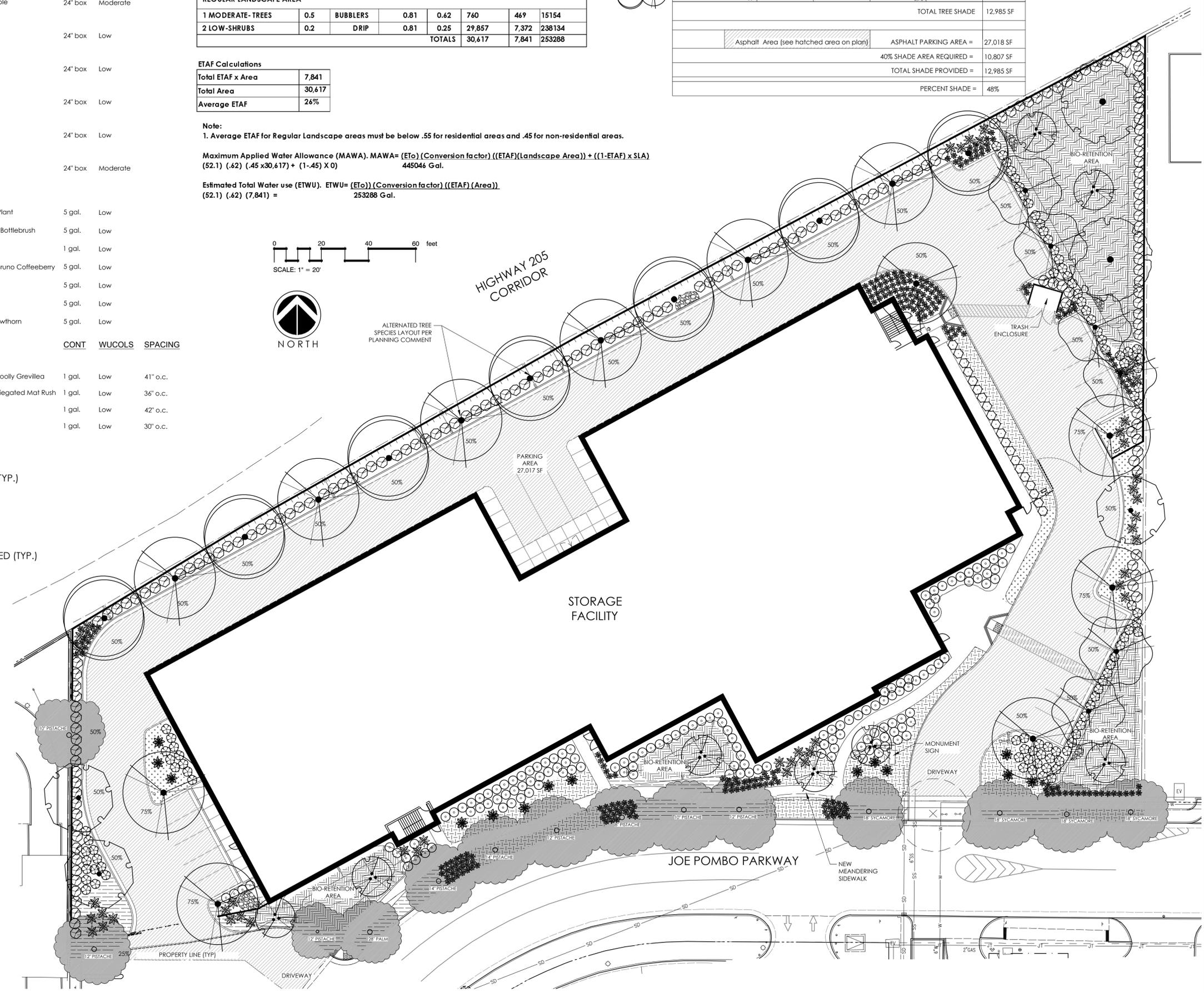
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Rev	Date	Description	Designed	Drawn	Checked
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7-17-25 PLAN RESPONSE/REVISIONS
 6-2-25 PLANNING

SELF STORAGE FACILITY
**CONCEPTUAL
 LANDSCAPE PLAN**
 JOE POMBO PARKWAY
 TRACY, CA

City Of TRACY
County Of SAN JOAQUIN
State Of CALIFORNIA
Prepared Under the Direction of:
Sheet L1
Scale: SEE PLAN
Date: 7-17-25
Project Number: -
Plan File: -



PLANNING COMMISSION STAFF REPORT

Item No. 1.B

DATE	November 19, 2025
TITLE	Cambria Hotel and Event Center
LOCATION	747 W. Larch Road (APN: 212-170-49) and 3837 N. Tracy Boulevard (APN: 212-170-50)
APPLICATION TYPE	Development Review Permit (D23-0010)
CEQA STATUS	Categorically Exempt CEQA Guidelines Section 15332
PROJECT PLANNER	Martin E. Vargas (209) 831-6438 martin.e.vargas@cityoftracy.org

RECOMMENDATION

Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a Resolution:

- (1) Determining that this project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, pertaining to infill projects; and
- (2) Approving a Development Review Permit, Application Number D23-0010, for the construction of a four-story hotel with an event center and related site improvements on a 1.77-acre site.

The applicant is Navdeep Grewal, and the property owner is Navdeep Grewal.

PROJECT ANALYSIS

Background

The project site consists of 1.77-acres located at 747 W. Larch Road and 3837 N. Tracy Boulevard, which is the southwest corner of W. Larch Road and N. Tracy Boulevard (Attachment A: Location Map). The project site is designated Commercial in the General Plan and zoned Highway Service (HS) in the Tracy Municipal Code. The project site is located within 500 feet of a freeway and therefore the Development Review Permit application requires review in a public hearing by the Planning Commission as defined in Tracy Municipal Code, Section 10.08.3950(b)(2).

Project Proposal

The proposed project is to develop a four-story, 90-room hotel with an event center, off-street parking, landscaping, and related site improvements (Exhibit 3: Development Plan Set). The front facade of the four-story hotel and the event center is facing north towards W. Larch Road. The proposed project will include the expansion of the public right-of-way on W. Larch Road and N. Tracy Boulevard, including the installation of traffic signals at the intersection of these two roads to ensure safe and efficient movements of vehicular and pedestrian traffic.

The first floor of the four-story hotel is approximately 18,000 square feet, the second floor is approximately 13,500 square feet, the third floor is approximately 12,000 square feet, the fourth floor is approximately 12,000 square feet, and the event center is approximately 2,250 square feet. The four-story hotel and event center is a total of approximately 58,000 square feet. The dimensions of the hotel are approximately 200 feet in length, approximately 65 feet in width, and 45 feet in height. The dimensions of the event center are approximately 83 feet in length, approximately 73 in width, and approximately 11 feet in height.

Architecture

The exterior of the four-story hotel and event center is comprised of cement plaster and metal panel systems to enhance the architectural elements. The cement plaster will be painted in white and gray colors, and the metal panel systems will be painted in orange, brown, and gray colors. Multiple glass windows will be installed throughout the four-story hotel and event center to allow natural lighting to enter. There will be two exterior entrances to enter the hotel lobby, in which one exterior entrance is on the north side of the building and one exterior entrance is on the south side of the building. There will be two exterior entrances to enter the event center in which both exterior entrances will be on the north side of the building. The exterior front entrance of the four-story hotel and the exterior front entrances of the event center will have a canopy located above each entrance. The canopy above the front entrance of the four-story hotel is 35 feet in length and approximately 26 feet in width. The canopy above the two front entrances of the event center is approximately 27 feet in length and approximately 25 feet in width. Enhanced lighting will be installed throughout the site on the buildings and in the parking lot to increase a sense of safety and visibility on site. The architecture includes reasonable design elements to achieve consistency with the City's Design Goals and Standards.

Hotel and Event Center

The event center will have a hallway (pre-function room), two ballrooms, and a rooftop terrace to enhance the guest experience. The pre-function room is approximately 1,230 square feet, one ballroom is 1,120 square feet, and the other ballroom is approximately

1,130 square feet. The proposed project will have an outdoor patio area for relaxation and socializing that will be adjacent to the exterior back entrance of the four-story hotel. The four-story hotel will have bar and breakfast, a meeting room, and an exercise room. The bar and breakfast and meeting room will be located on the first floor, and the exercise room will be located on the second floor. The four-story hotel and event center will have access to each other from inside the building.

Parking and Circulation

The project meets the Tracy Municipal Code (TMC) off-street parking and landscaping requirements and provides sufficient vehicular and pedestrian circulation. The landscaping is comprised of trees, shrubs and grass that are planted throughout the parking area and along the street frontage of the site. The proposed project will have two driveway entrances that can be accessed from the public right-of-way on W. Larch Road and one driveway entrance that can be accessed from the public right-of-way on N. Tracy Boulevard. There are a total of 133 parking spaces being provided at the site. There are 81 parking spaces located around the hotel and event center. There are 52 parking spaces in the basement, which is located underneath the hotel and event center, and approximately 17,650 square feet. There are 90 parking spaces required for the hotel use (based on TMC requirement of 1 parking space per guest room) and 38 parking spaces required for the event center use (based on TMC requirement of 1 parking space per 60 square feet of assembly area), which in total is 128 parking spaces required.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REQUIREMENTS

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, pertaining to infill projects on sites that are consistent with the General Plan and Zoning Designations; occurs within city limits on a project of no more than five acres and are substantially surrounded by urban uses; has no value as habitat for endangered, rare or threatened species; would not result in any significant effects related to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

SUMMARY

The requested Development Review Permit (D23-0010) would allow for the construction of the four-story hotel and event center and related site improvements on a 1.77-acre site located at 747 W. Larch Road and 3837 N. Tracy Boulevard. The project site is designated Commercial in the General Plan and zoned Highway Service (HS) in the Tracy Municipal Code. The project site is located within 500 feet of a freeway and therefore the Development Review Permit application requires review in a public hearing by Planning Commission as defined in Tracy Municipal Code, section 10.08.3950. The project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, pertaining to infill projects.

ATTACHMENTS

- A – Location Map
- B – Planning Commission Resolution for approving the Development Review Permit:
 - Exhibit 1 – Development Plan Set
 - Exhibit 2 – Development Review Findings
 - Exhibit 3 – Development Review Conditions of Approval

Attachment A

747 W. Larch Rd. & 3837 N. Tracy Blvd



West Larch Rd.

North Tracy Blvd.

I-205 Freeway



APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY'S OFFICE

TRACY PLANNING COMMISSION

RESOLUTION 2025_____

-
- 1. APPROVING A DEVELOPMENT REVIEW PERMIT, APPLICATION NUMBER D23-0010, FOR THE CONSTRUCTION OF A FOUR-STORY HOTEL WITH AN EVENT CENTER AND RELATED SITE IMPROVEMENTS ON A 1.77-ACRE SITE; AND**
 - 2. DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332, PERTAINING TO INFILL PROJECTS.**

WHEREAS, on June 22, 2023, a Development Review Permit, Application Number D23-0010, was submitted for the construction of a four-story hotel with an event center and related site improvements on a 1.77-acre site located at 747 W. Larch Road and 3837 N. Tracy Boulevard; and

WHEREAS, the project site has a General Plan designation of Commercial and is zoned Highway Service (HS) in the Tracy Municipal Code, where such uses are permitted; and

WHEREAS, the project site is located within 500 feet of a freeway and therefore the Development Review Permit application requires review in a public hearing by the Planning Commission as defined in Tracy Municipal Code, Section 10.08.3950(b)(2);

WHEREAS, the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, pertaining to infill projects on sites that are consistent with the General Plan and Zoning Designations; occurs within city limits on a project of no more than five acres and are substantially surrounded by urban uses; has no value as habitat for endangered, rare or threatened species; would not result in any significant effects related to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

WHEREAS, the Planning Commission conducted a public hearing to receive, review and consider evidence and testimony regarding the subject applications on November 19, 2025; now, therefore, be it

RESOLVED: That the Planning Commission of the City of Tracy hereby determines, based on the evidence in the record and its own independent judgement, that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, pertaining to infill projects; and be it

FURTHER RESOLVED: That the Planning Commission of the City of Tracy, hereby approves Development Review Permit, Application Number D23-0010, as shown in the Development Plan Set contained in Exhibit 1, for the construction of a four-story hotel with an event center and related site improvements on a 1.77-acre site located at 747 W. Larch Road and 3837 N. Tracy Boulevard, based on the findings contained in Exhibit 2 and subject to the Conditions of Approval contained in Exhibit 3.

The foregoing Resolution 2025-_____ was adopted by the Planning Commission of the City of Tracy on the 19th day of November, 2025, by the following vote:

AYES: COMMISSION MEMBERS:
NOES: COMMISSION MEMBERS:
ABSENT: COMMISSION MEMBERS:
ABSTENTION: COMMISSION MEMBERS:

CHAIR

ATTEST: _____
 STAFF LIAISON

Date of Attestation: _____

- Exhibit 1 – Development Plan Set
- Exhibit 2 – Development Review Findings
- Exhibit 3 – Development Review Conditions of Approval



PROJECT DIRECTORY

DEVELOPER: MR. NAVDEEP GREWAL
349 BRIANNE CT.
PLEASANTON, CA 94566
TEL: (925) 451-7933
EMAIL: grewalng@gmail.com

ARCHITECT: MR. SHARAD LAL, AIA, LEED AP BD+C
SKL ASSOCIATES, INC.
P.O. BOX 31561
WALNUT CREEK, CA 94598
TEL: (925) 680-2711
EMAIL: slal@sklinc.com

ENGINEER: MR. RAY KARI, P.E.
JMH WEISS, INC.
1731 TECHNOLOGY DRIVE, STE 880
SAN JOSE, CA 95110
TEL: (408) 780-3807
EMAIL: rbrown@jmhweiss.com

LANDSCAPE ARCHITECT: MR. CHARLIE WILSON, L.A.
WILSON & ASSOCIATES
815 SAN DIEGO ROAD
BERKELEY, CA 94707
TEL: (510) 644-9602

GEO TECHNICAL ENGINEER: MR. JERRY YANG, P.E.
GEO TRINITY CONSULTANTS, INC.
7770 PARDEE LANE, SUITE 101
OAKLAND, CA 94621
TEL: (510) 383-9950

PLANNING STATISTICS

PROJECT ADDRESS 747 W LARCH ROAD
APN 212-170-49
CURRENT ZONING HS (HIGHWAY SERVICE ZONE)
DESCRIPTION FOUR STORY, WOOD FRAMED BLDG.
SITE AREA 77,035.75 S.F. (1.77 Ac.)
(E) USE VACANT LOT W/ S.F.D. DEMOLISHED
PROPOSED USE HOTEL & EVENT CENTER
NUMBER OF ROOMS 90
EVENT CENTER ACTIVITY AREA 2,249 S.F.
TOTAL PARKING 133 (28 COMP)

PROPOSED BUILDING AREA (GROSS S.F.)

LEVEL	HOTEL
BASEMENT	17,645 S.F.
FIRST	18,063 S.F.
SECOND	13,496 S.F.
THIRD	12,104 S.F.
FOURTH	12,104 S.F.
HOTEL AREA	55,767 S.F.

DEVELOPMENT STANDARDS	STANDARDS Article 22	PROPOSED
HOTEL & MOTELS USE (TABLE 10.08.2880)		
MIN. LOT SIZE (10.08.2930)	22,500 S.F.	77,035 S.F.
MIN. LOT WIDTH (10.08.2930)	150 FT.	232 FT.
MAXIMUM HT. (10.08.2950)	45 FT.	45 FT. (MAX.)
FRONT YARD (10.08.2940)	15 FT.	56 FT.
SIDE YARD (10.08.2940)	15 FT.	45 FT.
INTERIOR SIDE YARD (10.08.2940)	0 FT. @ COMMERCIAL	77 FT.
REAR YARD (10.08.2940)	0 FT. @ COMMERCIAL	60 FT.
MAX. LOT COVERAGE % (10.08.2960)	NA	18,063 ÷ 77,035 = 0.23 %
F.A.R. (CODE 10.08.2970)	NA	55,767 ÷ 77,035 = 0.72
MIN. LANDSCAPE AREA % OF SITE	20%	12,660 ÷ 77,035 = 16.4 %
	16,930 ÷ 77,035 = 21.8 % (incl. frontage)	
PARKING HOTEL (TABLE 10.08.3480)	1 PER GUEST ROOM = 90	90
PARKING EVENT CENTER (TABLE 10.08.3480)	1 SPACE PER 60 S.F. 2249 ÷ 60 = 38	43
	TOTAL	133
BICYCLE PARKING (TABLE 10.08.3510)	5% OF PARKING = 133 X 0.05 = 7	10 SHORT TERM
BICYCLE PARKING (S.106.4.1.2) LONG TERM	5% OF TENANT OCCUPANTS PARKING	1 LONG TERM

PROPOSED PARKING - AUTO

TYPE	STANDARD	COMPACT(30%)	ACCESSIBLE	EV CAPABLE	EV READY	EV CHARGES	TOTAL
SURFACE	67	14	4	133 X 0.1 = 13	133 X 0.25 = 33	133 X 0.05 = 7	81
BASEMENT	31	21	3	14	33	7	52
TOTAL	98	35	7	14	33	7	133

PROJECT SCOPE

PROJECT CONSISTS OF A NEW 4-STORY WOOD FRAMED BUILDING TO HOUSE A FRANCHISED CAMBRIA HOTEL AND EVENT CENTER.

THE HOTEL WILL HAVE 90 GUEST ROOMS, LOCATED ON THE 1ST THROUGH 4TH FLOORS. TWO BALLROOMS OF TOTAL ACTIVITY AREA OF 2,249 S.F. SURFACE PARKING IS PROVIDED FOR 81 PARKING SPACES AND 52 PARKING SPACES IN THE BASEMENT.

AMONG THE OTHER AMENITIES ARE A BAR AND BREAKFAST, EXERCISE, MEETING ROOM & OUTDOOR PATIOS, WHICH ARE FOR GUEST USE ONLY.

BUILDING CODE ANALYSIS

- APPLICABLE CODES AS AMENDED BY STATE OF CALIFORNIA AND LOCAL JURISDICTION
2022 CBC, CFC, CMC, CPC
2022 CEC
2022 CAL ENERGY CODE
2022 CAL GREEN BUILDING STANDARD CODE
- TYPE OF OCCUPANCY
HOTEL R-1
LOBBY/BOH B
BANQUET A-2
PARKING S-2
- TYPE OF CONSTRUCTION
BASEMENT TYPE - IA
SUPER STRUCTURE TYPE - VA
- ALLOWABLE HEIGHT IN FEET ABOVE GRADE PLANE TABLE 504.3
A-2 SPRINKLER WITHOUT AREA INCREASE IN FEET 65 FT. PROVIDED 18 FT.
R-1 SPRINKLER WITHOUT AREA INCREASE IN FEET 70 FT. PROVIDED 45 FT.
- ALLOWABLE STORIES ABOVE GRADE PLANE TABLE 504.4
A-2 SPRINKLER WITHOUT AREA INCREASE STORIES 3 PROVIDED 1
R-1 SPRINKLER WITHOUT AREA INCREASE STORIES 4 PROVIDED 4
- ALLOWABLE AREA TABLE 506.2
A-2 (SM W/O HEIGHT INCREASE) 34,500 S.F.
B(SM) 54,000 S.F.
R-1 (SM W/O HEIGHT INCREASE) 36,000 S.F.
- ALLOWABLE AREA MIXED OCCUPANCY, MULTI-STORY BUILDINGS SEC. 506.2.2
FRONTAGE INCREASE FACTOR (TABLE 506.3.3, 100%) I_f = 0.75
FIRST FLOOR (A-2 OCCUPANCY) A_f = [A_f + (NS x I_f)]
A_f = [34,500 + (11,500 x 0.75)]
A_f = 43,125 S.F.
TYPICAL FLOOR (R-1 OCCUPANCY) A_f = [A_f + (NS x I_f)]
A_f = [36,000 + (12,000 x 0.75)]
A_f = 45,000 S.F.
SUM OF RATIOS $\frac{18063}{43125} + \frac{13496}{45000} + \left[\frac{12104}{45000} \times 2 \right] = 0.42 + 0.3 + 0.54 = 1.26$ LESS THAN 2
- EXTERIOR WALL PROTECTION - TABLE 601 FOR TYPE V-A
STRUCTURAL FRAME 1-HR.
EXTERIOR BEARING 1-HR.
INTERIOR BEARING 1-HR.
INTERIOR NON-BEARING NONE
FLOOR & SECONDARY 1-HR.
ROOF CONSTRUCTION 1-HR.
- EXTERIOR WALL FIRE RATING PER FIRE SEPARATION DISTANCE TABLE 602
5 < X < 10 FT 1-HR.
> 30 FT 0-HR.
- OCCUPANCY SEPARATION - TABLE 508.4
A-B 1-HR.
A-R 1-HR.
R-B 1-HR.

DRAWING INDEX

SHEET #	DESCRIPTION
T-1	TITLE SHEET
T-2	CONTEXT PHOTOS
T-3	RENDERING
T-4	COLOR ELEVATIONS
AS-1	SITE PLAN
AS-2	SITE DETAILS
L1.0	LANDSCAPE PLANTING PLAN
C1.0	TITLE SHEET
C1.1	BOUNDARY & TOPOGRAPHIC SURVEY
C2.0	DEMOLITION PLAN
C3.0	GRADING & DRAINAGE PLAN
C4.0	STORMWATER CONTROL PLAN
CA.1	STORMWATER CONTROL PLAN NOTES
C5.0	UTILITY PLAN
C6.0	SECTIONS & DETAILS
C7.0	FIRE ACCESS DETAILS
A-0	BASEMENT PLAN
A-1	FIRST FLOOR PLAN
A-2	SECOND FLOOR PLAN
A-3	THIRD FLOOR PLAN
A-4	FOURTH FLOOR PLAN
A-5	ROOF PLAN
A-6	NORTH & EAST ELEVATIONS
A-7	SOUTH & WEST ELEVATION
A-8	SECTIONS

GUESTROOM DISTRIBUTION MARRIX

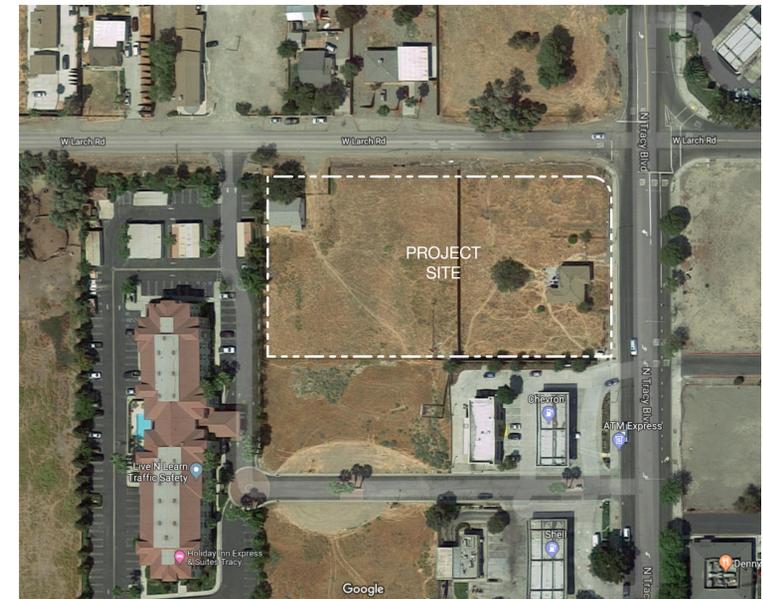
GUESTROOM TYPE	1ST.	2ND.	3RD.	4TH.	TOTAL
KING	6	13	13	13	45
KING	-	1	1	1	3
ACC. KING	-	1	1	1	3
DOUBLE QUEEN	-	12	12	12	36
ACC. DOUBLE QUEEN	-	1	1	1	3
TOTAL	6	28	28	28	90

GUEST ROOMS WITH MOBILITY AND COMMUNICATIONS FEATURES

	TABLE	MIN. REQUIRED	PROVIDED	ROOM NUMBER
GUESTROOM W/O ROLL-IN SHOWER	11B-224.2	4	0	316, 331, 416, 431, 531
GUESTROOM W/ ROLL-IN SHOWER	11B-224.2	1	4	231, 316
GUESTROOM W/ COMM.	11B-224.4	12	11	220, 229, 314, 320, 329, 414, 420, 429, 514, 520, 529
GUESTROOM W/ MOB. & COMM.	11B-224.4		2	231, 316



PROPOSED CAMBRIA HOTEL & EVENT CENTER • TRACY • CA



AERIAL VIEW



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PROPOSED NEW HOTEL
APN: 212-1709-49
747 W. LARCH ROAD
TRACY, CA-95376



ARCHITECTURE • PLANNING • INTERIORS
SKL ASSOCIATES INC
212 N WIGET LN
WALNUT CREEK
CA 94598
T 925 680 2711
INFO@SKLINC.COM

MARK	DATE	DESCRIPTION
△		
REVISION		

SHEET TITLE
TITLE SHEET

ISSUED FOR **DEVELOPMENT REVIEW**

PROJECT NO: 19002
MODEL FILE: TRACYCAMBRIA3.pln
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CHKD BY:
DATE: 07-30-2024
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SHEET
T-1



1 SITE CONTEXT



WEST



NORTH WEST



EAST



NORTH EAST



NORTH

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MARK	DATE	DESCRIPTION
△		

SHEET TITLE	
CONTEXT PHOTOS	
ISSUED FOR	DEVELOPMENT REVIEW

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PRELIM VIEW

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PROPOSED NEW HOTEL
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 TRACY, CA-95376



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SHEET TITLE	
RENDERING	
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SHEET
T-3



NORTH ELEVATION



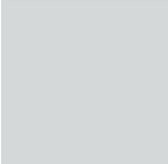
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

	
CEMENT PLASTER-01 SW 6253 OLYMPUS WHITE	CEMENT PLASTER-02 SW 6255 MORNING FOG
	
CEMENT PLASTER-03 SW 6990 CAVIAR	METAL PANEL SYSTEM-04 SW 6256 SERIOUS GRAY
	
METAL PANEL SYSTEM-05 SW 6349 PENNYWISE	FIBER CEMENT PANEL-06 NICHIHA - STEEL
	
AL STOREFRONT / WINDOW-07 TO MATCH 04	CONC. PAVING -08 DAVIS COLOR - PEWTER
	
METAL PANEL SYSTEM-09 WALNUT	

COLOR PALETTE

NOTE: COLORS PRINTED ON DRAWINGS VARY WITH DIFFERENT EXPOSURE AND SHADE CONDITIONS AS WELL AS THE PRINTER USED FOR OUTPUT. REFER TO MANUFACTURER COLOR CHIPS FOR MORE ACCURATE COLOR REPRESENTATION.

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PROPOSED NEW HOTEL
 APN: 212-1709-49
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 TRACY, CA-95376



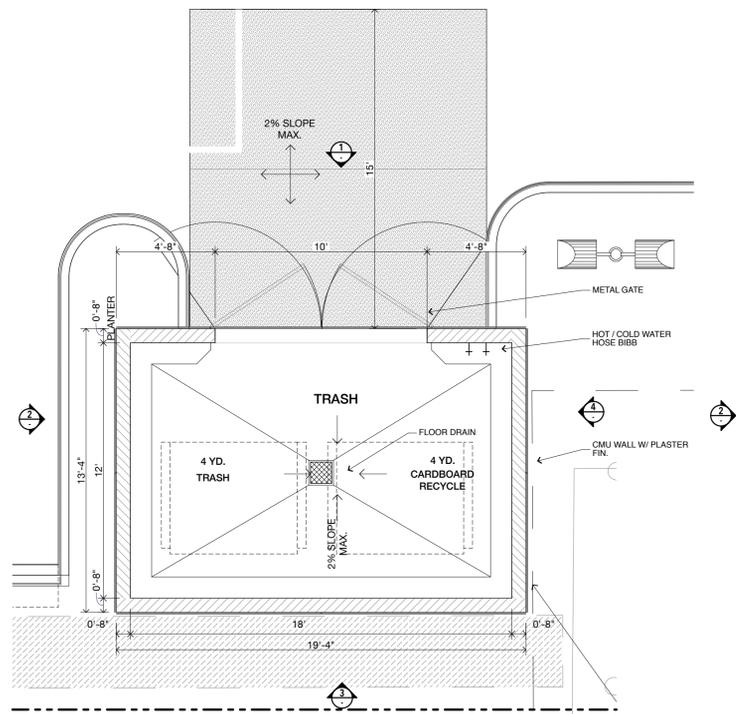
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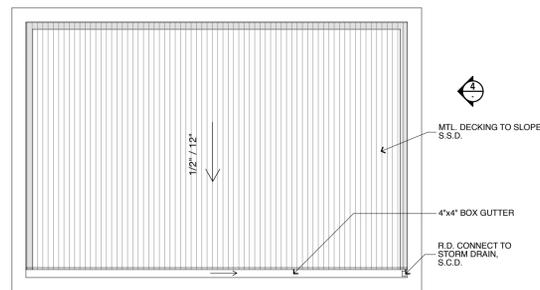
SHEET TITLE	
COLOR ELEVATIONS	
ISSUED FOR	DEVELOPMENT REVIEW

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MODEL FILE:	TRACYCAMBRIA3.pln
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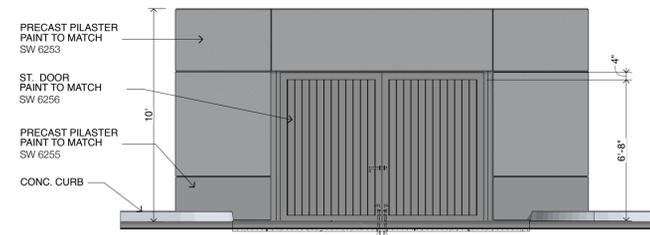




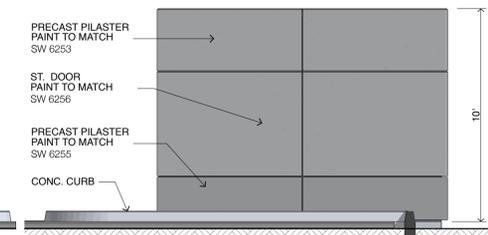
PLAN



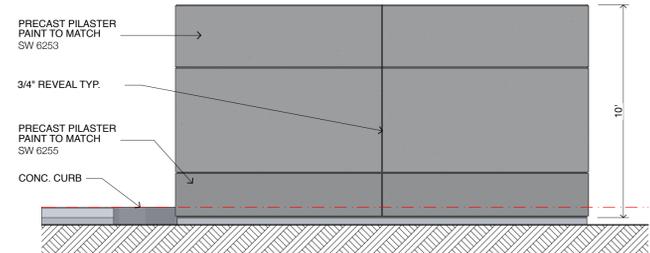
ROOF PLAN



1 - FRONT

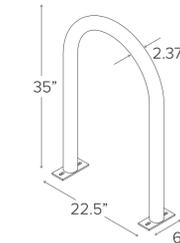


2 - SIDE (4-SIM.)

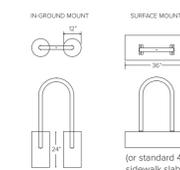


3 - REAR

HOOP RACK HEAVY DUTY
Submittal Sheet



- CAPACITY** 2 Bikes
- MATERIALS** 2" schedule 40 pipe (2.375" OD)
- FINISHES**
- Galvanized
An after fabrication hot dipped galvanized finish is our standard option.
 - Powder Coat
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat
 - PVC Dip
Black PVC
 - Stainless
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.



- MOUNT OPTIONS**
- In-ground
In ground mount is embedded into concrete base. Specify in ground mount for this option.
 - Surface
Foot Mount has two 2.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option.
 - Rail
Rail Mounted Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3"x1.4"x3/16" thick galvanized mounting rails. Specify rail mount for this option.
- Rack Angle:** 90° 60°



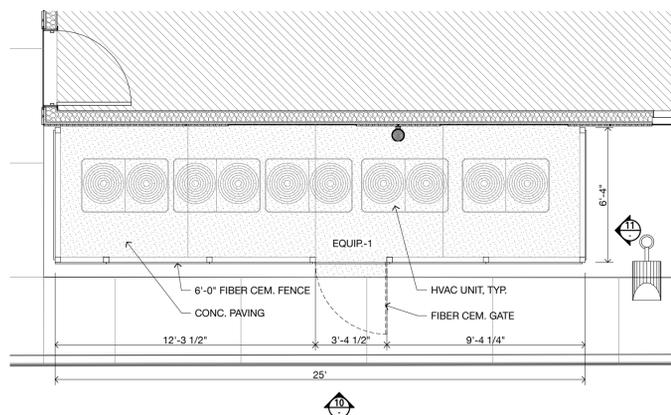
- OPTIONAL LEAN BAR**
- Add Lean Bar



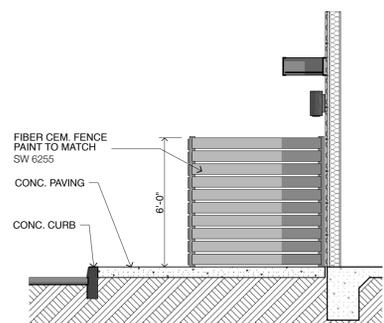
www.dero.com | 1-888-337-6729

1 TRASH ENCL. DETAILS

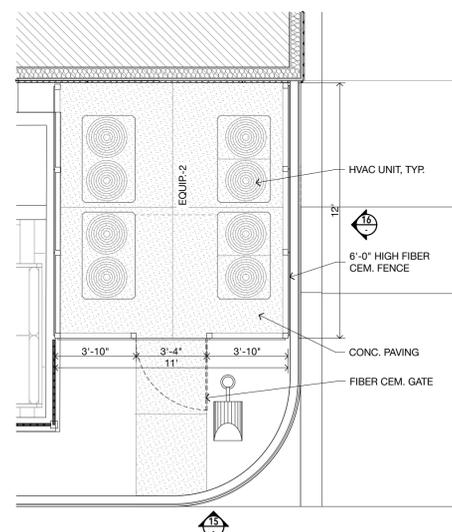
SCALE: 1/4" = 1'-0"



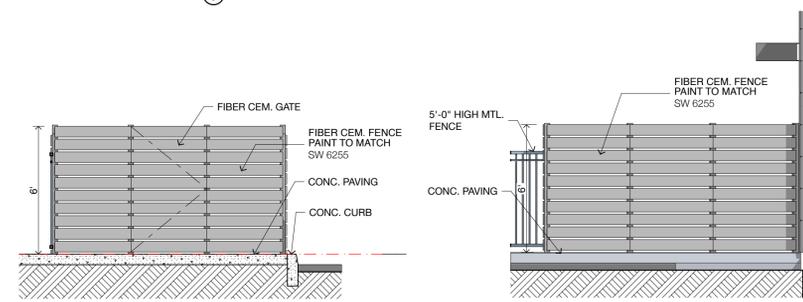
11 - FRONT



12 - SIDE



15 - FRONT

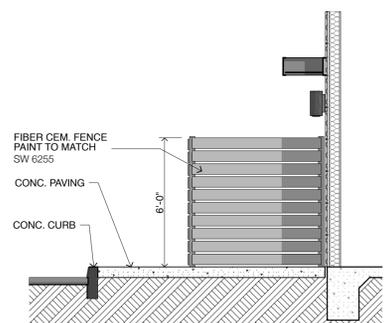


16 - SIDE

2 EQUIP. ENCLOSURE -1

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

11 - FRONT

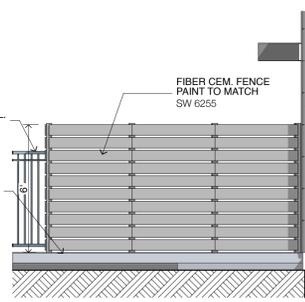


12 - SIDE

3 EQUIP. ENCLOSURE -2

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

15 - FRONT



16 - SIDE

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PROPOSED NEW HOTEL
APN: 212-1709-49
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TRACY, CA-95376



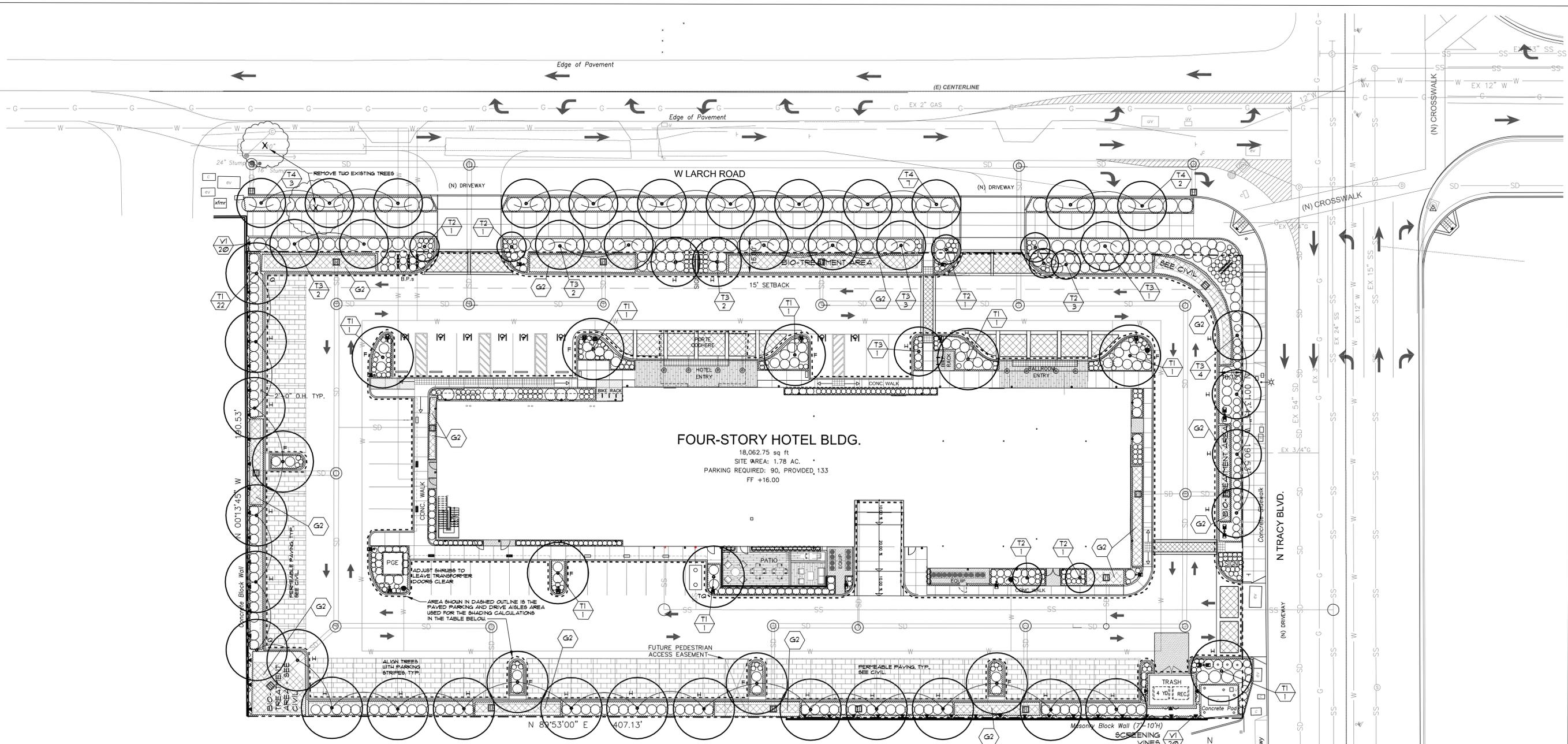
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SKL ASSOCIATES INC
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MARK	DATE	DESCRIPTION
△		
REVISION		

SHEET TITLE	SITE DETAILS
ISSUED FOR	DEVELOPMENT REVIEW

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SHEET
AS-2



FOUR-STORY HOTEL BLDG.
 18,062.75 sq ft
 SITE AREA: 1.78 AC.
 PARKING REQUIRED: 90, PROVIDED, 133
 FF +16.00

NOTES

1. AN AUTOMATIC IRRIGATION SYSTEM CONFORMING TO ALL STATE AND LOCAL WATER CONSERVATION (WELO) STANDARDS WILL BE PROVIDED IN ALL LANDSCAPE AREAS.
2. LANDSCAPE COVERAGE:
 TOTAL SITE AREA WITHIN NEW PROPERTY LINES — 11,536.8 SQ. FT.
 12,660 SQ. FT. ON SITE (WITHIN NEW PROPERTY LINES) — 12,660 SQ. FT. - 16.3% +/-
 16,930 SQ. FT. INCLUDING OFF-SITE LANDSCAPE AREA
 FAST PROPERTY LINE ON LARCH ROAD — 16,930 SQ. FT. - 21.8% +/-
3. PER TRACY MUNICIPAL CODE (TMC) SECTION 10.08.350(d), THE PERCENT OF PARKING AREA IN LANDSCAPING IS 20% FOR A PARKING LOT OVER 60 SPACES. THIS PARKING LOT IS 80 SPACES. THE LANDSCAPING AREA PROVIDED, PER THE ABOVE CALCULATIONS IS 21.8%.

PARKING LOT SHADE CALCULATIONS

TREE SIZE	CROWN DIAMETER	'F' = FULL (SF.)	'TQ' = THREE QUARTER (SF.)	'H' = HALF (SF.)	'Q' = QUARTER (SF.)
LARGE TREES, T1	35'	9 • 962 = 8,658	1 • 122 = 122	18 • 481 = 8,658	2 • 241 = 482
MEDIUM TREES, T3	30'	-	-	7 • 353 = 2,471	-
SMALL TREES	25'	-	-	-	-

PARKING LOT SHADING STATEMENT AND ASSUMPTIONS:
 THE PAVED PARKING AND DRIVE AISLES AREA WITH THE NEW PROPERTY LINES ON THIS PROJECT TOTAL APPROXIMATELY 37,185 SQ. FT. 40% OF THAT EQUALS 14,874 SQ. FT. AREA SHOWN IN DASHED OUTLINE ON PLAN. PER THE ABOVE TABLE, THE TREE SHADING COVERAGE IS APPROXIMATELY 20,991 SQ. FT. OR 56% +/- COVERAGE ABOVE THE 40% MINIMUM REQUIRED.

PLANT LEGEND

KEY	BOTANICAL/COMMON NAME	CANOPY SIZE	SIZE	QTY.	REMARKS
TREES					
T1	PLATANUS ACERIFOLIA 'COLUMBIA' — LONDON PLANE TREE	LARGE	24' BOX	30	962 SF TOTAL EACH TREE FULL
T2	LAGERSTROEMIA X MUSKOGEE' — CRAPE MYRTLE	-	24' BOX	8	STANDARD FORM
T3	PISTACHIA CHINENSIS — CHINESE PISTACHE	MEDIUM	24' BOX	15	TRACY STREET TREE - 106 SF TOTAL EACH TREE FULL
T4	FRAXINUS PENNSYLVANICA 'URBANITE' — RED ASH	LARGE	24' BOX	12	TRACY STREET TREE
SHRUBS, GRASSES AND PERENNIALS ○ ○ ○ ○ ○ SHOWN GRAPHICALLY					
S1	HEMEROCALLIS VAR'S. — DAYLILY	-	5 G.C.	-	MIXED EVERGRN VAR'S.
S2	PHORMIUM T. 'APRICOT QUEEN' — NEW ZEALAND FLAX	-	5 G.C.	-	
S3	XYLOSMA CONGESTUM — N.C.N.	-	5 G.C.	-	
S4	VIBURNUM TINUS 'SPRING BOUQUET' — LAURUSTINUS	-	5 G.C.	-	
S5	RAPHIOLEPIS I. 'DANCER' — INDIA HAWTHORN	-	5 G.C.	-	
S6	ESCALLONIA FRADESI — N.C.N.	-	5 G.C.	-	
S7	MISCANTHUS S. 'GRACILLINUS' — MAIDEN GRASS	-	5 G.C.	-	
S8	DIETES VEGETA — FORTNIGHT LILY	-	5 G.C.	-	
S9	KNIOPHORIA X 'BEE'S SUNSET' — TORCH LILY	-	5 G.C.	-	
S10	LAVANDULA A. 'HIDCOTE SUPERIOR' — ENGLISH LAVENDER	-	5 G.C.	-	
S11	LIGUSTRUM J. 'TEXANUM' — TEXAS PRIVET	-	5 G.C.	-	
S12	CONTONEASTER D. 'LOWFAST' — BEARBERRY	-	5 G.C.	-	
S13	FRUNUS LAUROCERASUS 'ZABELIANA' — ZABEL LAUREL	-	5 G.C.	-	
GROUNDCOVERS AND VINES					
G1	GAZANIA X 'SUNRISE YELLOW' — GAZANIA	FLATS	AS REQ.	3" SPACE TRI. @ 12' O.C.	
G2	DELTA BLUEGRASS COMPANY 'BIO-FILTRATION SOD' FESCUE MIX SOD	SOD	AS REQ.	3" DEPTH	
G3	BARK MULCH, MEDIUM GRIND 'WALK-ON' BARK	-	AS REQ.	3" DEPTH	
V1	FICUS FUMILA 'MINIMA' — CREEPING FIG	5 G.C.	-	TRAIN TO WALL	

91 INDICATES PLANT KEY
 3 INDICATES PLANT QUANTITY



NO	DATE	REVISIONS
03-04-25		CITY COMMENTS AND COORDINATION
02-25-25		CITY COMMENTS AND COORDINATION
02-18-25		CITY COMMENTS AND COORDINATION
07-29-24		CITY COMMENTS AND COORDINATION
04-19-24		CITY COMMENTS AND COORDINATION
11-10-23		CITY COMMENTS AND COORDINATION

CAMBRIA HOTEL
 747 W. LARCH ROAD
 TRACY, CALIFORNIA 95304

WILSON & ASSOCIATES
 LANDSCAPE ARCHITECTURE
 815 SAN DIEGO ROAD • BERKELEY, CA 94707
 PH: 510-644-9602 • E: cwilson815@gmail.com

PRELIMINARY LANDSCAPE PLAN

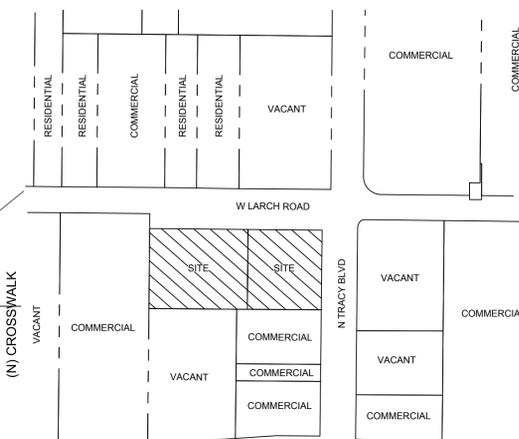
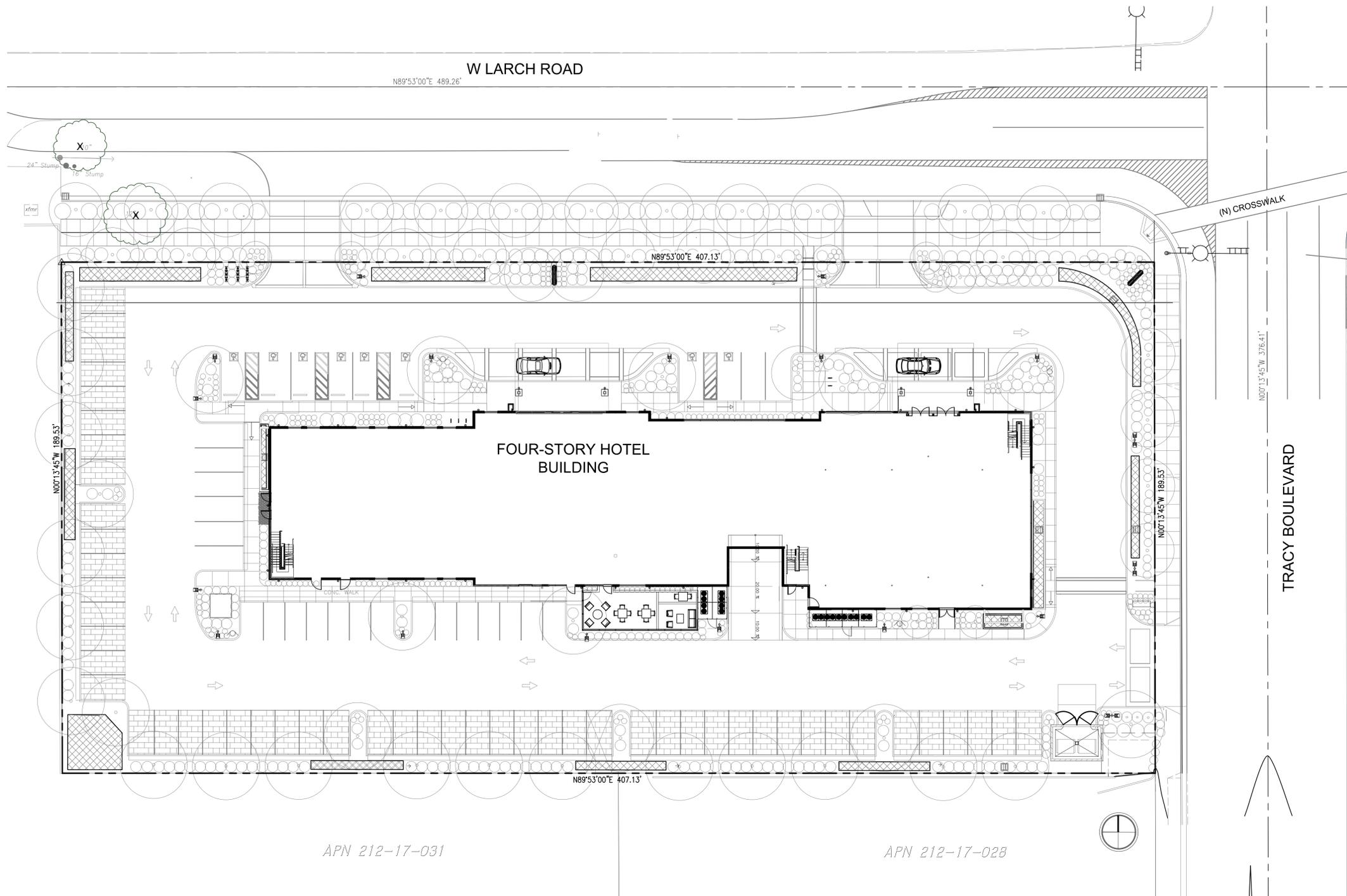
BY: CW
 JOB:
 DATE: 05-09-23

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 REVISIONS



747 W LARCH ROAD

TRACY, CALIFORNIA



LOCATION MAP
SCALE 1" = 200'

SITE ADDRESS

747 W LARCH ROAD
TRACY, CA 95304

BASIS OF BEARINGS:

THE BEARING OF THE MONUMENTED CENTER LINE OF LARCH ROAD AS SHOWN ON THAT CERTAIN "WHITEHALL INDUSTRIAL PARK" FILED IN BOOK OF MAPS AND PLATS, PAGE 46, SAN JOAQUIN COUNTY RECORDS TAKEN AS NORTH 89°53'00" EAST.

BENCHMARK:

VERTICAL DATUM IS BASED UPON CITY BM 2007, A BRASS DISC AT THE SOUTHEAST CORNER OF N. TRACY BLVD. AND W. LARCH RD. ELEVATION TAKEN AS 15.22, NAVD88 DATUM.

FLOOD HAZARD NOTE:

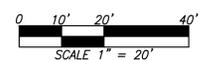
THE PARCEL DESCRIBED HEREON IS LOCATED WITHIN THE FLOOD HAZARD ZONE DESIGNATION ZONE AE (ELEVATION 13), AS SHOWN UPON THE FLOOD INSURANCE RATE MAP (FIRM) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR SAN JOAQUIN COUNTY, COMMUNITY PANEL NUMBER 06077C0590F, EFFECTIVE DATE: OCTOBER 16, 2009.

SAID ZONE AE (ELEVATION 13) IS DEFINED AS AREAS SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD EVENT WHERE BASE FLOOD ELEVATIONS ARE SHOWN.

SURVEY NOTE:

ALL FEATURES SHOWN HEREON REPRESENT SURFACE CONDITIONS OF THE PROJECT AREA COMPILED FROM A GROUND SURVEY PERFORMED BY OTHERS (DATE APPROX. 2019) AND A VERIFICATION SURVEY PERFORMED IN FEBRUARY OF 2023 BY JMH WEISS. UNDERGROUND UTILITIES, WHERE SHOWN WERE COMPILED FROM THE REFERENCED PRIOR SURVEY. JMH WEISS MADE NO FURTHER ATTEMPT TO DETERMINE THE EXISTENCE OR EXTENT OF UNDERGROUND UTILITIES OR OTHER FEATURES NOT SURFACE VISIBLE.

SHEET INDEX		
Page	Sheet	Sheet Title
1	C1.0	Title Sheet
2	C1.1	Boundary & Topographic Survey
3	C2.0	Demolition Plan
4	C3.0	Grading & Drainage Plan
5	C4.0	Stormwater Control Plan
6	C4.1	Stormwater Control Plan Notes
7	C5.0	Utility Plan
8	C6.0	Sections & Details
9	C7.0	Fire Access Plan



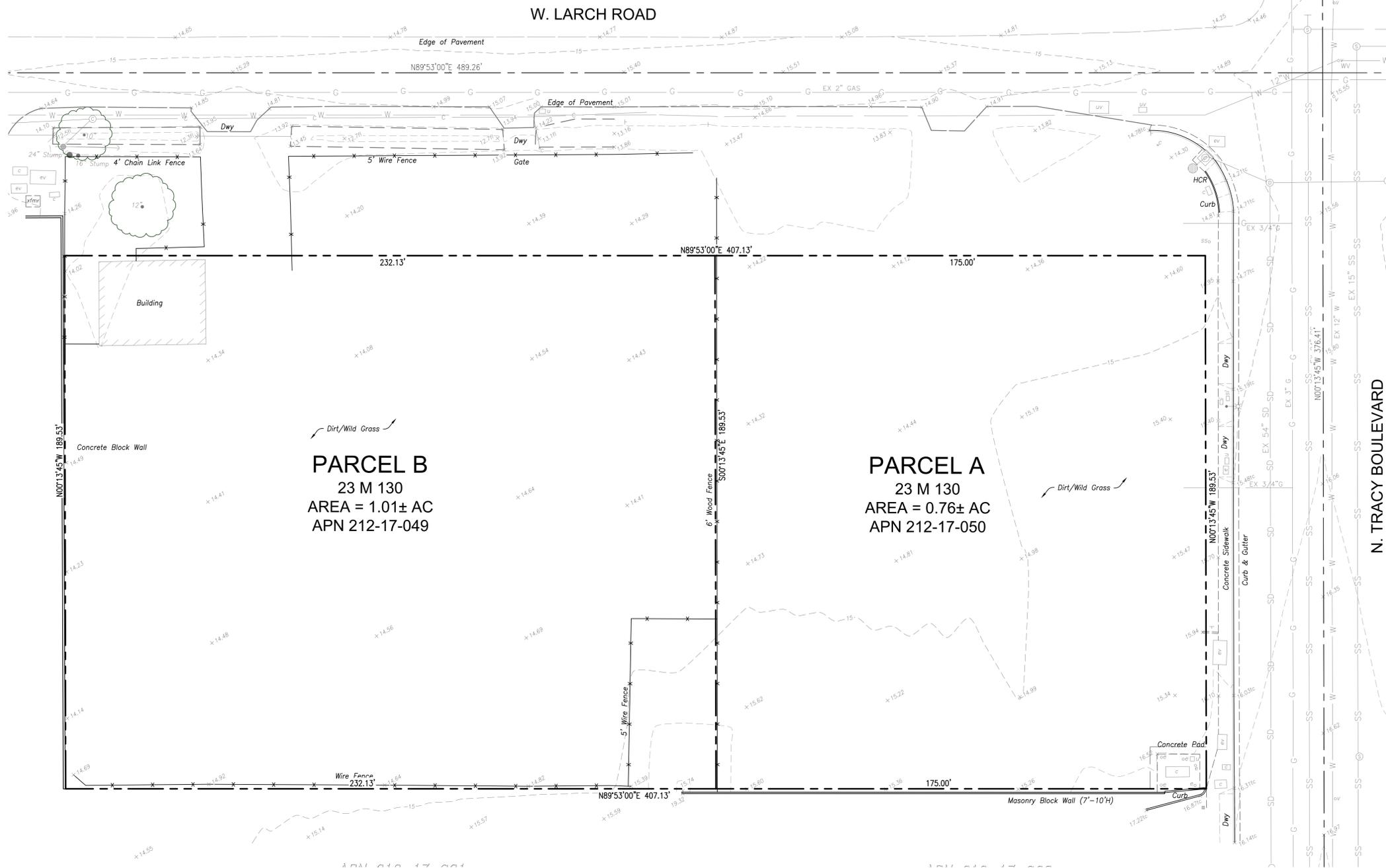
NO.	DATE	BY	REVISIONS



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CAMBRIA HOTEL
747 W LARCH ROAD
CITY OF TRACY
TITLE SHEET

PROJECT NO: 5286 | DESIGNED: RB | CHECKED: NB | DATE: MAY 2025



GENERAL NOTES:

- 1) ALL FEATURES SHOWN HEREON REPRESENT SURFACE CONDITIONS OF THE PROJECT AREA COMPILED FROM A GROUND SURVEY PERFORMED BY OTHERS (DATE APPROX. 2019) AND A VERIFICATION SURVEY PERFORMED IN FEBRUARY OF 2023 BY JMH WEISS. UNDERGROUND UTILITIES, WHERE SHOWN WERE COMPILED FROM THE REFERENCED PRIOR SURVEY; JMH WEISS MADE NO FURTHER ATTEMPT TO DETERMINE THE EXISTENCE OR EXTENT OF UNDERGROUND UTILITIES OR OTHER FEATURES NOT SURFACE VISIBLE.
- 2) BOUNDARY INFORMATION WAS COMPILED FROM THE PRIOR MAPPING AND IS NOT THE RESULT OF A NEW FIELD SURVEY. FOUND PROPERTY CORNERS INDICATE SOME DISCREPANCY AGAINST THIS RECORD DATA.
- 3) N. TRACY BLVD. APPEARS TO HAVE RECEIVED A 2" OVERLAY SINCE THE TIME OF THE PRIOR TOPO; CENTERLINE PAVEMENT SHOTS FROM PRIOR TOPO USED IN THIS FILE WERE RAISED 2" AND SHOULD BE CONSIDERED APPROXIMATE.

DATUM NOTES:

- 1) HORIZONTAL COORDINATES ARE BASED UPON A BEST FIT TO CLIENT PROVIDED CONTROL FROM THE PRIOR TOPO, USING POINTS 501, 505, AND 506.
- 2) BEARINGS ARE BASED UPON THE MONUMENTED CENTERLINE OF W. LARCH ROAD PER BOOK 23 OF PARCEL MAPS, PAGE 130, SAN JOAQUIN COUNTY RECORDS.
- 2) VERTICAL DATUM IS BASED UPON CITY BM 2007, A BRASS DISC AT THE SOUTHEAST CORNER OF N. TRACY BLVD. AND W. LARCH RD. ELEVATION TAKEN AS 15.22, NAVD88 DATUM.

NO.	DATE	BY	DELTA	REVISIONS

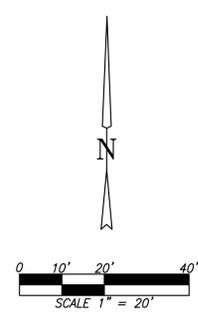


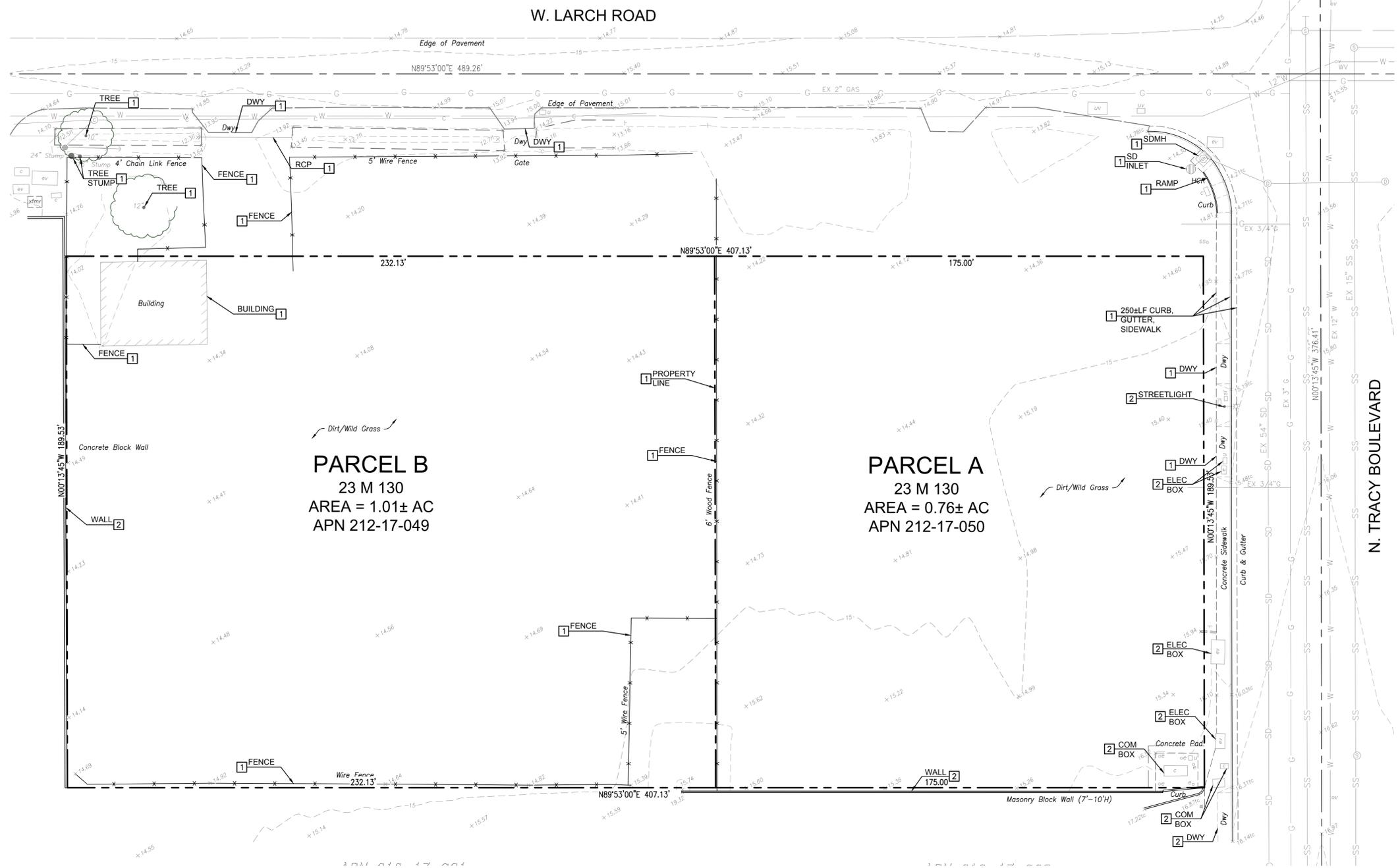
PARCEL B
 23 M 130
 AREA = 1.01± AC
 APN 212-17-049

PARCEL A
 23 M 130
 AREA = 0.76± AC
 APN 212-17-050

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CAMBRIA HOTEL
 747 W LARCH ROAD
 CITY OF TRACY
 BOUNDARY &
 TOPOGRAPHIC SURVEY
 PROJECT NO: 5286 | DESIGNED: RK | CHECKED: NB | DATE: MAY 2025





GENERAL DEMOLITION NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY SIZES AND INVERTS. ANY DISCREPANCY BETWEEN THESE PLANS AND THE FIELD SHALL BE COMMUNICATED TO THE ENGINEER PRIOR TO DEMOLITION.
2. GAS, WATER, AND SANITARY SEWER SHOWN ON THIS PLAN FOR REFERENCE ONLY. CONTRACTOR SHALL CONTACT U.S.A. (UNDERGROUND SERVICE ALERT AT 811 FOR LOCATION OF ALL UTILITIES. THE OWNER/CONTRACTOR MAY HIRE AN INDEPENDENT CONSULTANT TO LOCATE AND VERIFY ALL ONSITE UTILITIES AT THEIR OWN DISCRETION.
3. ALL EXISTING ELECTRICAL AND GAS FACILITY ABANDONMENT AND/OR REMOVAL TO BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. ALL REMOVAL AND BACKFILL OF EXISTING FACILITIES TO BE SUPERVISED BY THE GEOTECHNICAL ENGINEER.
4. ALL WATER VALVES TO BE MARKED FOR LOCATION. CONTRACTOR TO MAINTAIN RECORD OF ALL EXISTING VALVES ON-SITE RELATED TO FIRE SUPPLY. NO HYDRANTS SHALL BE REMOVED UNLESS NOTED ON THIS PLAN.
5. MAINTAIN DRIVEWAY ACCESS FOR ADJACENT PROPERTIES AT ALL TIMES. PROVIDE TRAFFIC SIGNAGE CONTROLS FOR ALL AREAS WHERE TRAFFIC WILL BE LIMITED DUE TO DEMOLITION ACTIVITIES.
6. CONTRACTOR TO PROVIDE EROSION CONTROL BMP'S FOR ALL EXPOSED AREAS DURING DEMOLITION. INCLUDING STOCKPILES. CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AT ACCESS POINTS TO DISTURBED AREAS.
7. DAMAGED CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED OR REPLACED TO THE NEAREST SCORE MARK IN A MANNER ACCEPTABLE TO THE CITY ENGINEER OR HIS/HER DESIGNEE.
8. VERIFY WITH GEOTECHNICAL ENGINEER REGARDING RECYCLING AND RE-USE OF AC PAVING AS BACKFILL.

DEMOLITION LEGEND

- 1 TO BE REMOVED
- 2 TO REMAIN

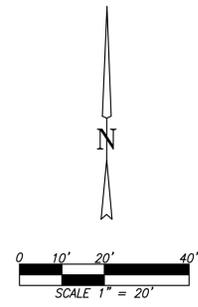
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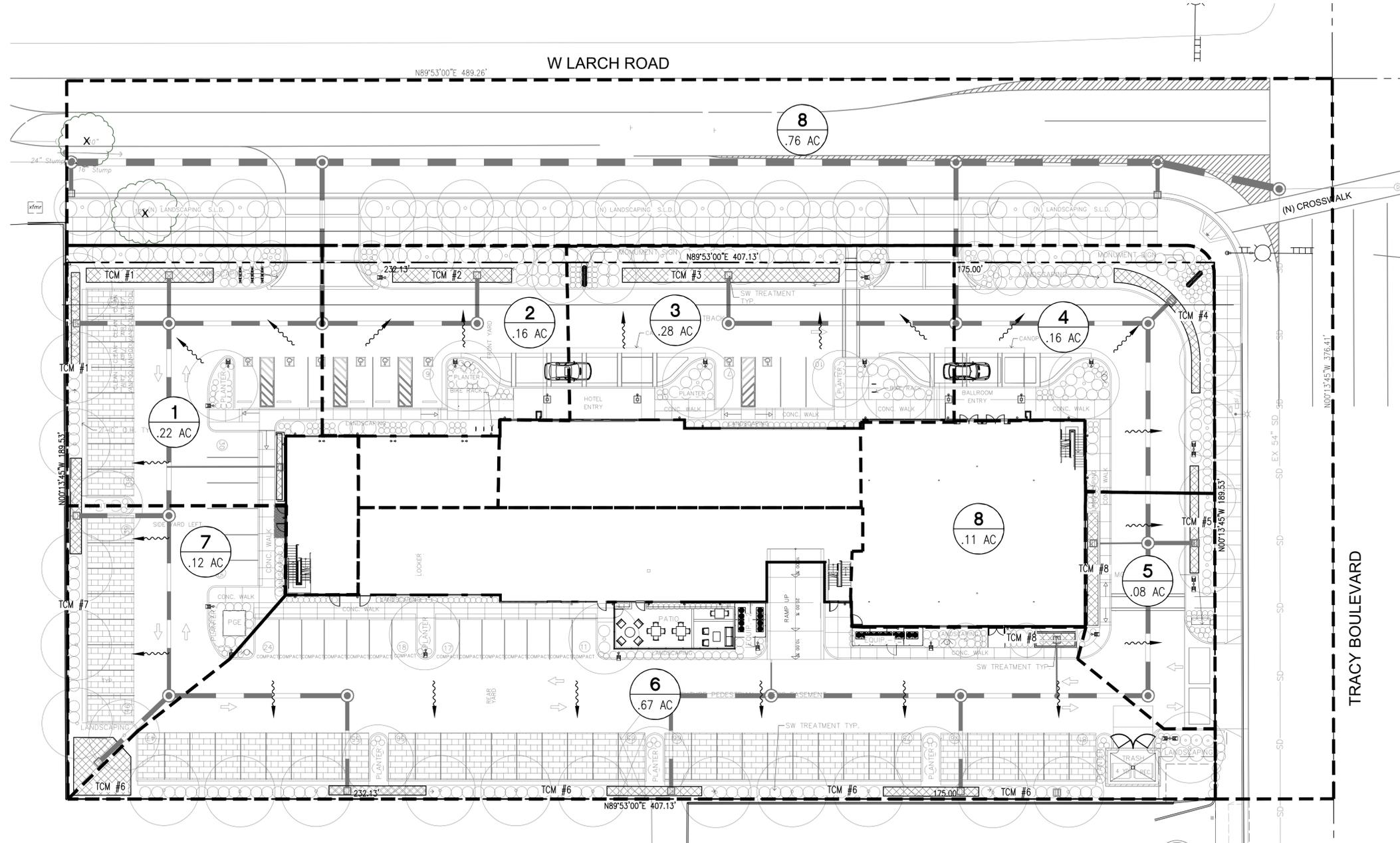
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CAMBRIA HOTEL
 747 W LARCH ROAD
 CITY OF TRACY
 DEMOLITION PLAN

PROJECT NO: 5286 | DESIGNED: RK | CHECKED: NB | DATE: MAY 2025



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LEGEND

- BIORETENTION AREA (BRA)
- DRAINAGE AREA BOUNDARY LINE
- DRAINAGE AREA DESIGNATION
- TRIBUTARY AREA
- STORM DRAIN PIPE
- STORM DRAIN CLEANOUT/MANHOLE
- STORM DRAIN INLET

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS.
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

BIOTREATMENT & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS.
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED IN LINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

PROJECT SITE INFORMATION:

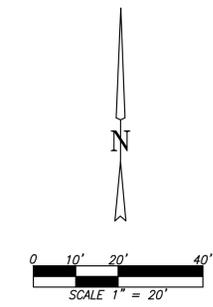
1. SOILS TYPE: D
2. GROUND WATER DEPTH: 0 TO 10 FEET
3. NAME OF RECEIVING BODY: SUGAR CUT
4. FLOOD ZONE: AE
5. FLOOD ELEVATION (IF APPLICABLE): 13 FEET (NAVD 88)

TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention		Self Retaining / Treating		Media Filter		Credits		Comments	
											Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type		Cartridge Height (inches)
1	1	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	9,444	7,482	0	1,962	12.02%	307	324	6	-	-	-	-	-	-	-
2	2	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	6,982	5,464	0	1,518	8.88%	225	226	6	-	-	-	-	-	-	-
3	3	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	12,426	10,341	0	2,085	15.81%	422	424	6	-	-	-	-	-	-	-
4	4	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	6,859	4,459	0	2,400	8.73%	188	205	6	-	-	-	-	-	-	-
5	5	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	3,490	2,721	0	769	4.44%	112	115	6	-	-	-	-	-	-	-
6	6	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	29,114	25,183	0	3,931	37.05%	1,023	1,081	6	-	-	-	-	-	-	-
7	7	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	5,304	4,329	0	975	6.75%	177	182	6	-	-	-	-	-	-	-
8	8	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	4,965	4,965	0	0	6.32%	199	217	6	-	-	-	-	-	-	-
9	9	Offsite	Maintenance	N/A	N/A	34,547	32,397	0	2,150	-	-	-	-	-	-	-	-	-	-	

Footnotes:

- * "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
- ** Sizing for Treatment Area Required calculated using the 4% Method [(Impervious Area + Pervious Area x 0.1) x 0.04], or by Flow-Combo Method (See flow-combo calcs). Sizing for permeable paving is equal to .5 * Impervious Area



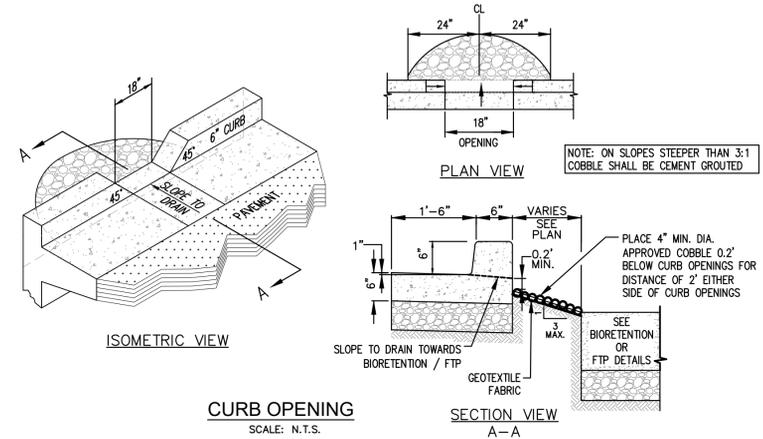
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CAMBRIA HOTEL
 747 W LARCH ROAD
 CITY OF TRACY
STORMWATER CONTROL PLAN
 PROJECT NO: 5286 | DESIGNED/RK | CHECKED: NB | DATE: MAY 2025

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS, AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" - 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON



OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:
 I.A. PROPERTY ADDRESS:
 747 W LARCH ROAD
 TRACY, CA 95304

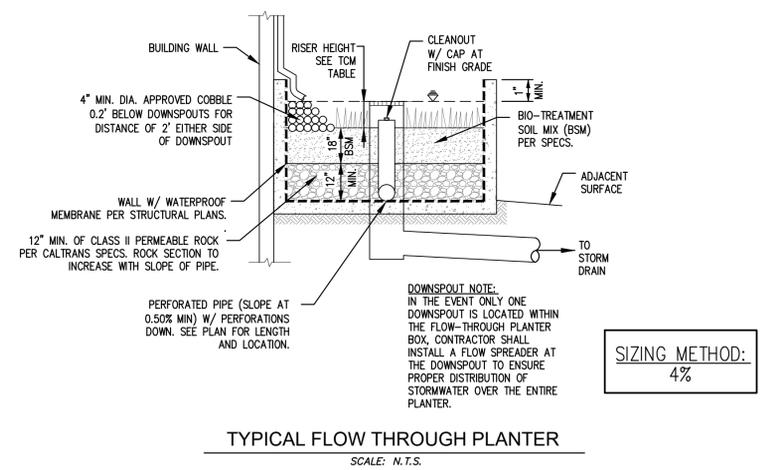
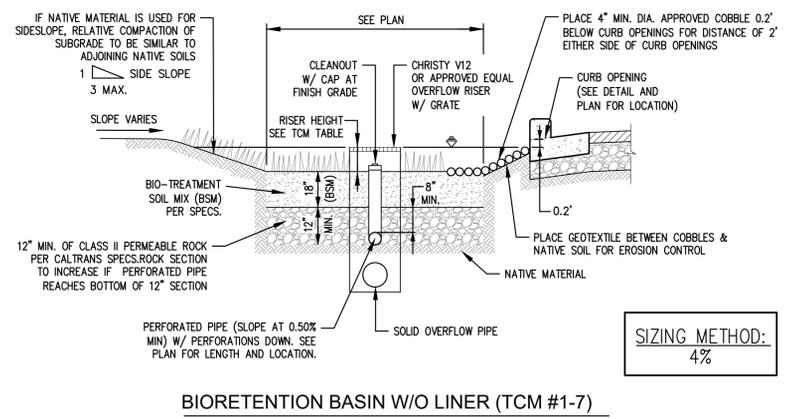
I.B. PROPERTY OWNER:

II. RESPONSIBLE PARTY FOR MAINTENANCE:
 II.A. CONTACT:
 NAVDEEP GREWAL

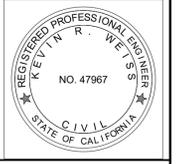
II.B. PHONE NUMBER OF CONTACT:
 925-451-7933

II.C. EMAIL:
 GREWALSNGN@GMAIL.COM

II.D. ADDRESS:
 349 BRIANNE COURT
 PLEASANTON, CA 94566



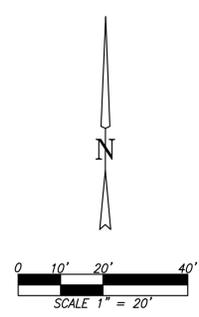
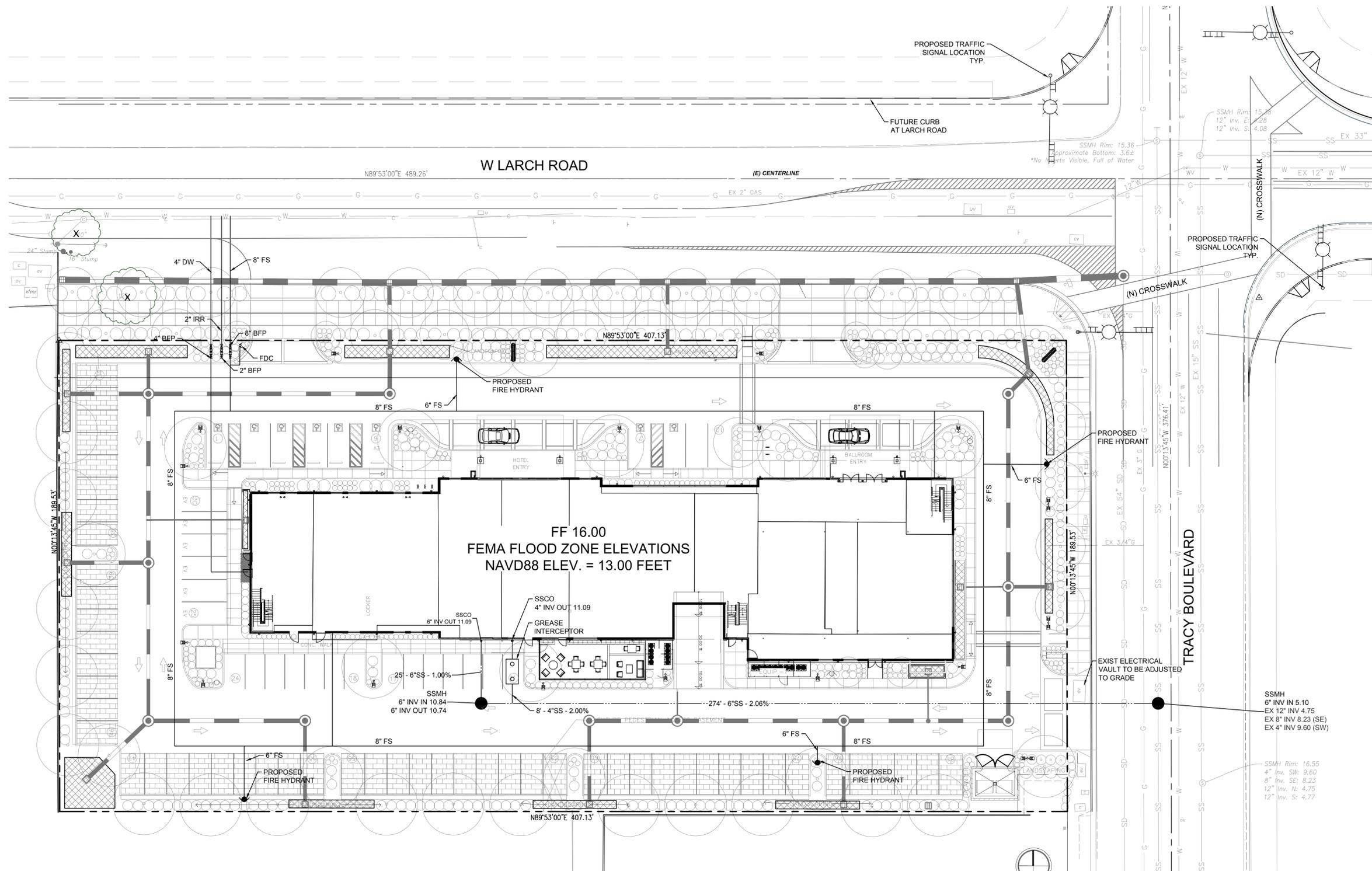
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CAMBRIA HOTEL
 747 W LARCH ROAD
 CITY OF TRACY
 STORMWATER CONTROL
 PLAN NOTES

PROJECT NO: 5286 | DESIGNED: RK | CHECKED: NB | DATE: MAY 2025

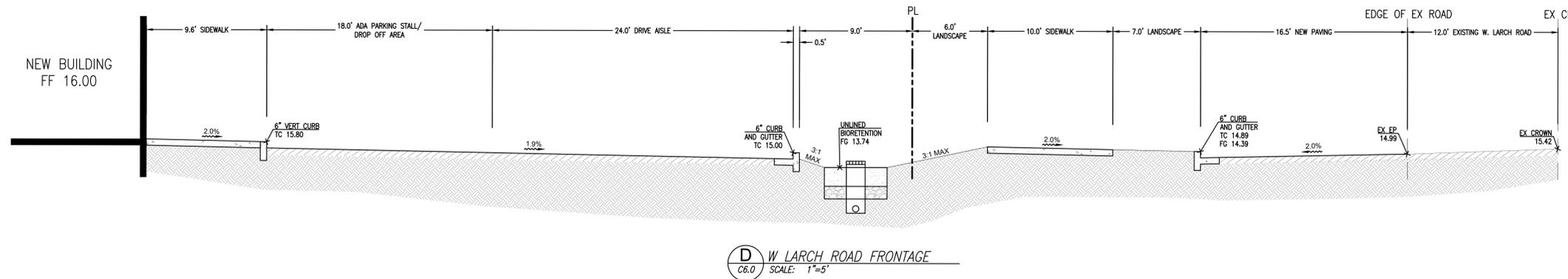
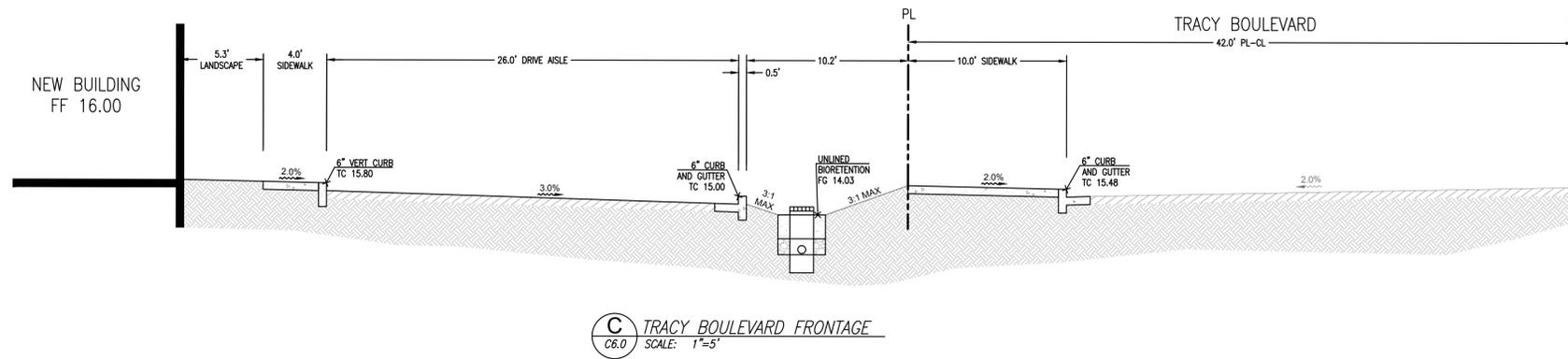
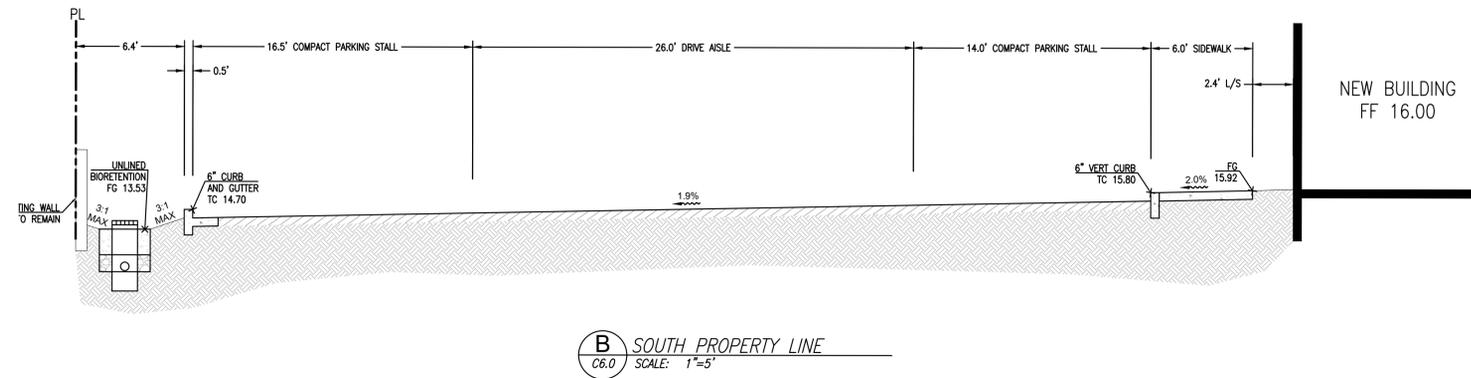
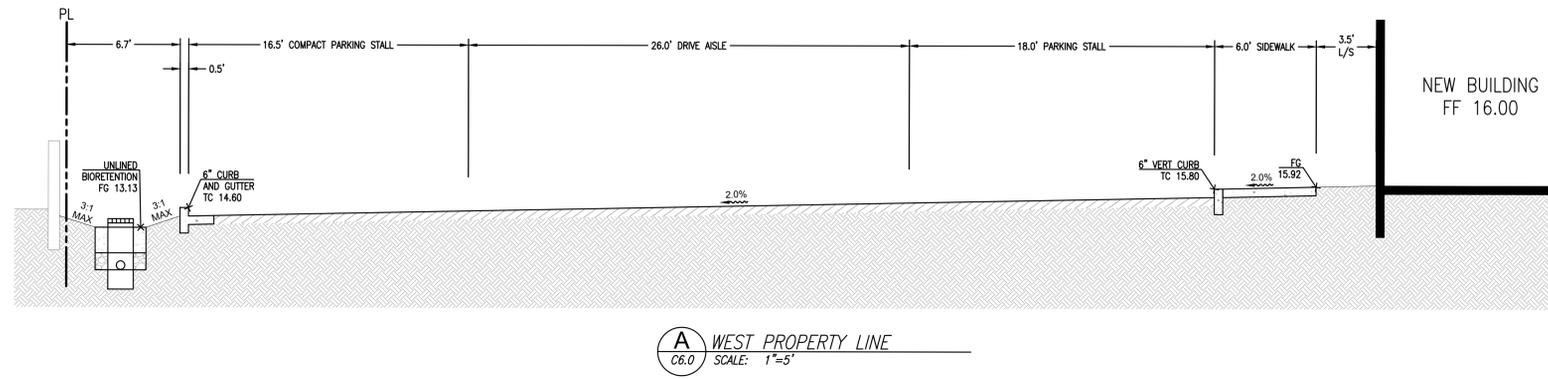


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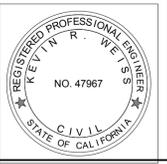
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CAMBRIA HOTEL
 747 W LARCH ROAD
 CITY OF TRACY
 UTILITY PLAN
 PROJECT NO: 5286 | DESIGNED: RK | CHECKED: NB | DATE: MAY 2025

SHEET
C5.0
 7 OF 9 SHEETS



NO.	DATE	BY	DELTA	REVISIONS

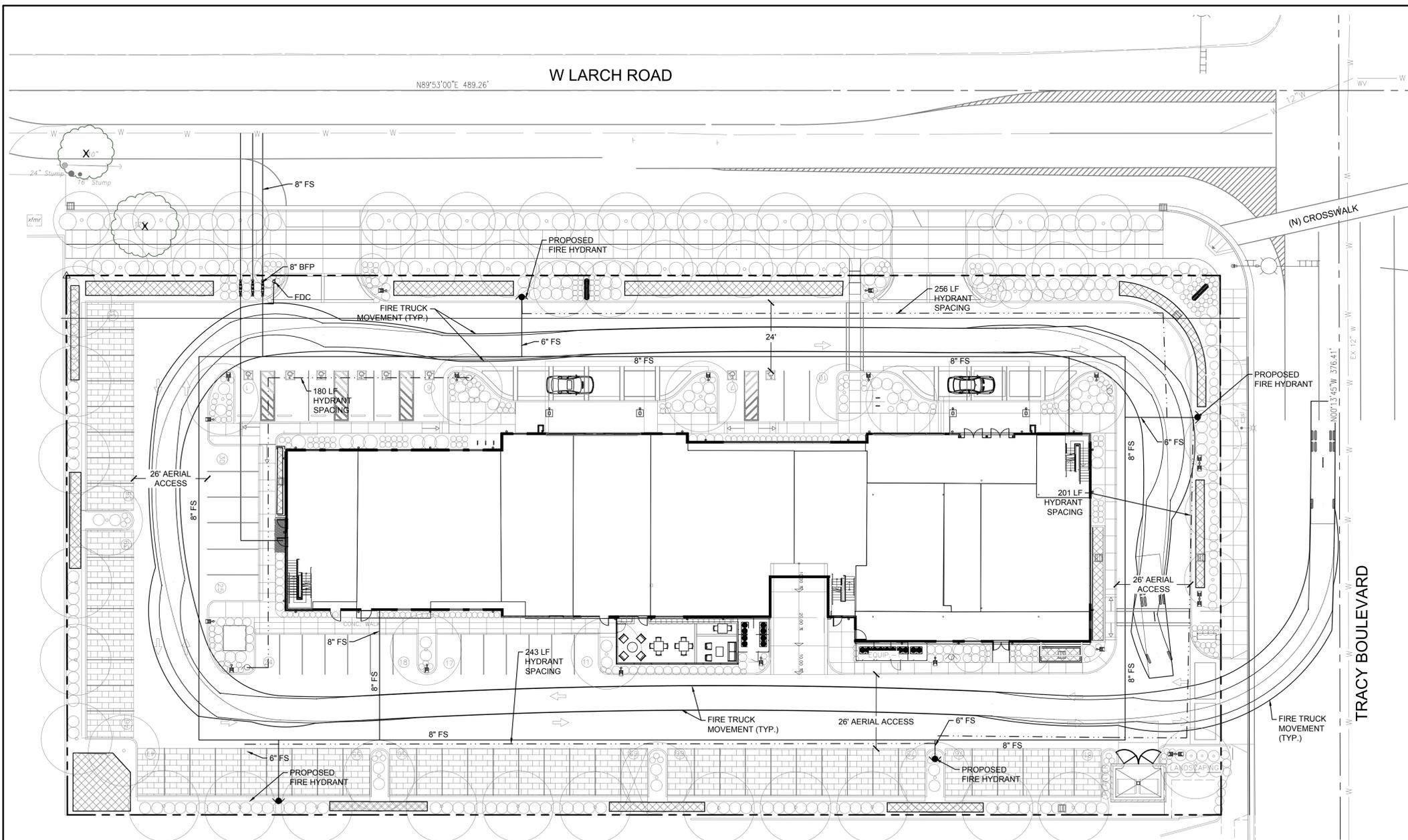


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CAMBRIA HOTEL
 747 W LARCH ROAD
 CITY OF TRACY
 SECTIONS & DETAILS

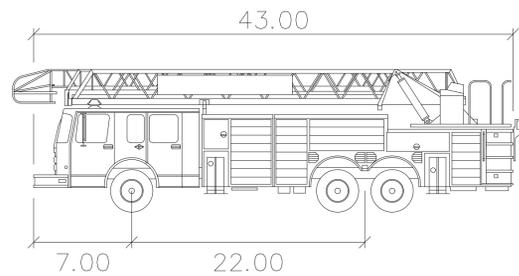
PROJECT NO: 5286 | DESIGNED: RK | CHECKED: NB | DATE: MAY 2025

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FIRE PROTECTION NOTES

1. ALL FIRE TRUCK ACCESSIBLE ROADWAYS FOR THIS PROJECT WILL BE DESIGNED TO SUPPORT FIRE APPARATUS OF AT LEAST 75,000 LBS.
2. FIRE DEPARTMENT CONNECTION (FDC) WILL BE PROVIDED AT THE BUILDING. EACH FDC IS LOCATED LESS THAN 100' FROM EACH FIRE HYDRANT.
3. ALL EXTERIOR CURBING TO BE PAINTED RED WITH WHITE LETTERING READING "NO PARKING - FIRE LANE" WITH R26F (NO STOPPING FIRE LANE) SIGNS AT 100' INTERVALS
4. THE UNDERGROUND FIRE PROTECTION SYSTEM SHOWN ON THIS PLAN IS SCHEMATIC ONLY AND IS NOT INTENDED TO BE AN INSTALLATION DRAWING. REFER TO CONTRACTOR'S SHOP DRAWINGS FOR PIPE SIZING, LOCATION AND APPURTENANCES.
5. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE JURISDICTION.
6. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE JURISDICTION, THE RATING AGENCY AND THE ARCHITECT ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO THE START OF WORK.
7. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL COORDINATE WITH THE OVERHEAD SPRINKLER CONTRACTOR FOR LOCATION OF RISER ASSEMBLIES.
8. ALL FIRE DEPARTMENT ACCESS ROADS, WATER MAINS, AND FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL DURING CONSTRUCTION IN ACCORDANCE WITH THE FIRE CODE AND ALL OTHER APPLICABLE STANDARDS. ALL SHUTDOWN OF ACTIVE FIRE LOOPS REQUIRE NOTIFICATION OF FIRE DEPARTMENT AND OWNER.
9. EXISTING FIRE SERVICES TO REMAIN UNLESS NOTED OTHERWISE.



Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

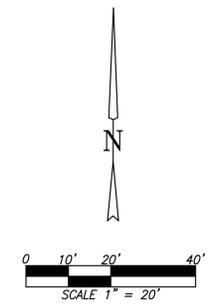
JMH Weiss, Inc. #5280 - 747 W Larch Road Tracy, CA March 16, 2023
 LAND DEVELOPMENT CONSULTANTS
747 W Larch Road Tracy, CA

Total Required Fire Flow Estimate - Garage & Podium Structure

Construction Type	Garage (sf)	Residential & Common Space (sf)	Total (sf)	% of Total	Fire Hydrant Calculation		Fire Sprinkler Calculation	
					Total Required Fire Flow ¹ (gpm)	Total Required Fire Flow, Prorated ² (gpm)	Required Fire Flow, 50% (III-A) Reduction and 25% reduction (I-A) ³ (gpm)	Total Required Fire Flow with Reductions, Prorated ² (gpm)
Type 1A	18,153	-	18,153	24.7%	1,500	370	1,125	278
Type IIIA	-	55,418	55,418	75.3%	3,500	2,636	1,750	1,318
Totals	18,153	55,418	73,571	100%	5,000	3,007		1,596
Round-Up						3,250		1,750

2019 CFC Table C102.1	
Min. number of hydrants	4
Ave. spacing between hydrants,ft	350
Max. distance from any point on street to a hydrant, ft	210

¹ 2019 CFC Table B105.1
² Required fire flow multiplied by % of total floor area, per CA State Fire Marshall Code Interpretation 11-015 (Dated 6/28/2021)
³ Allowed for fully sprinklered building (2019 CFC Section B105.1)



NO.	REVISIONS

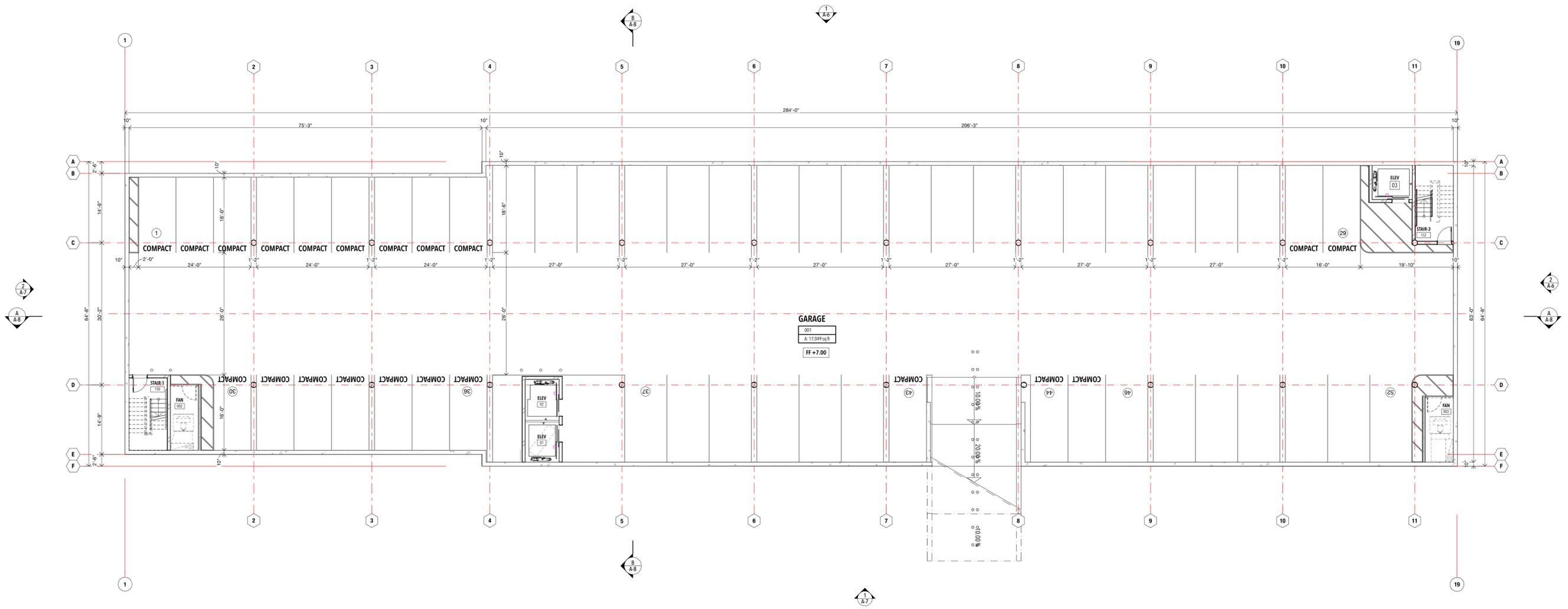
DATE	BY	DELTA

NO.	REVISIONS

JMH Weiss
 Real Estate Development Consultants
 Planning and Engineering
 1731 Technology Drive, Suite 880 San Jose, CA 95110
 t 408.286.4555 www.jmhweiss.com

CAMBRIA HOTEL
747 W LARCH ROAD
CITY OF TRACY
FIRE ACCESS PLAN

PROJECT NO: 5280 | DESIGNED: RK | CHECKED: NB | DATE: MAY 2025



1 BASEMENT PLAN
 SCALE: 3/32" = 1'-0"
 0 8' 16' 24'

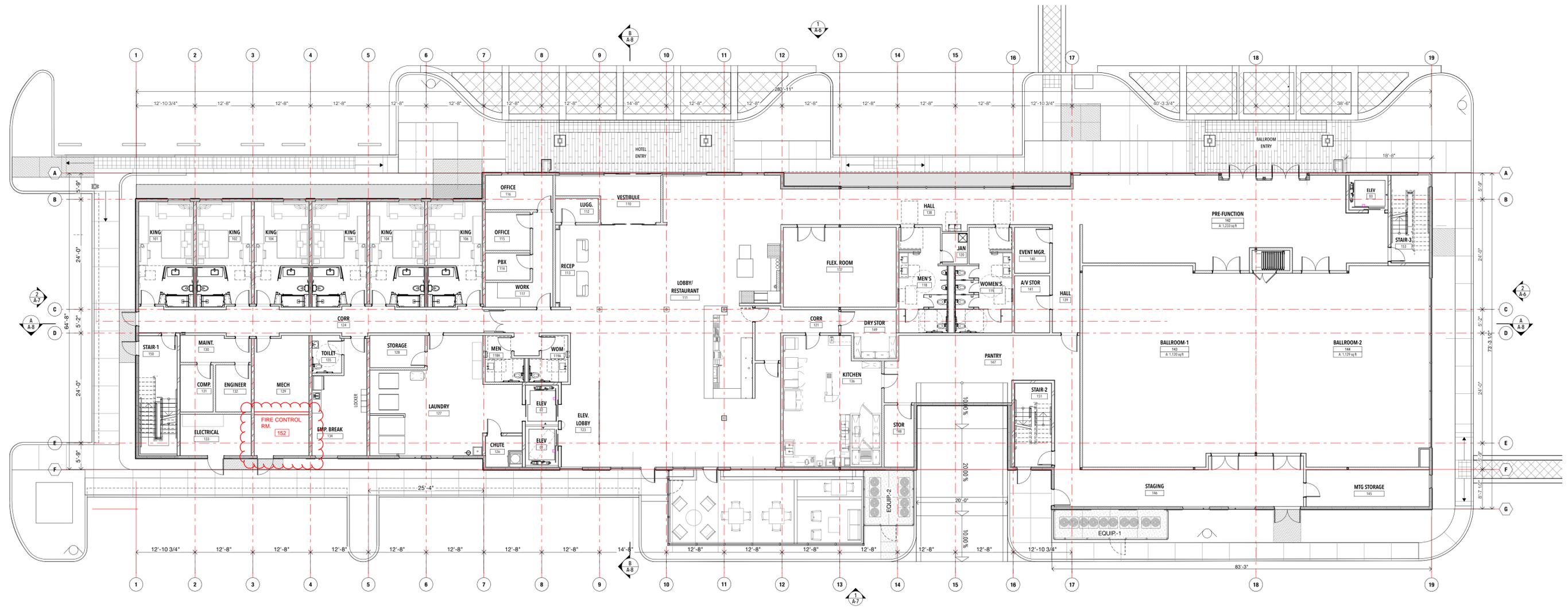


MARK	DATE	DESCRIPTION
△		

SHEET TITLE	
BASEMENT PLAN	
ISSUED FOR	DEVELOPMENT REVIEW

PROJECT NO:	19002
MODEL FILE:	TRACYCAMBRIA2.pln
DRAWN BY:	SKL
CHKD BY:	
DATE:	11-15-2023
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FUTURE PEDESTRIAN ACCESS EASEMENT

1 FIRST FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 0 8' 16' 24'

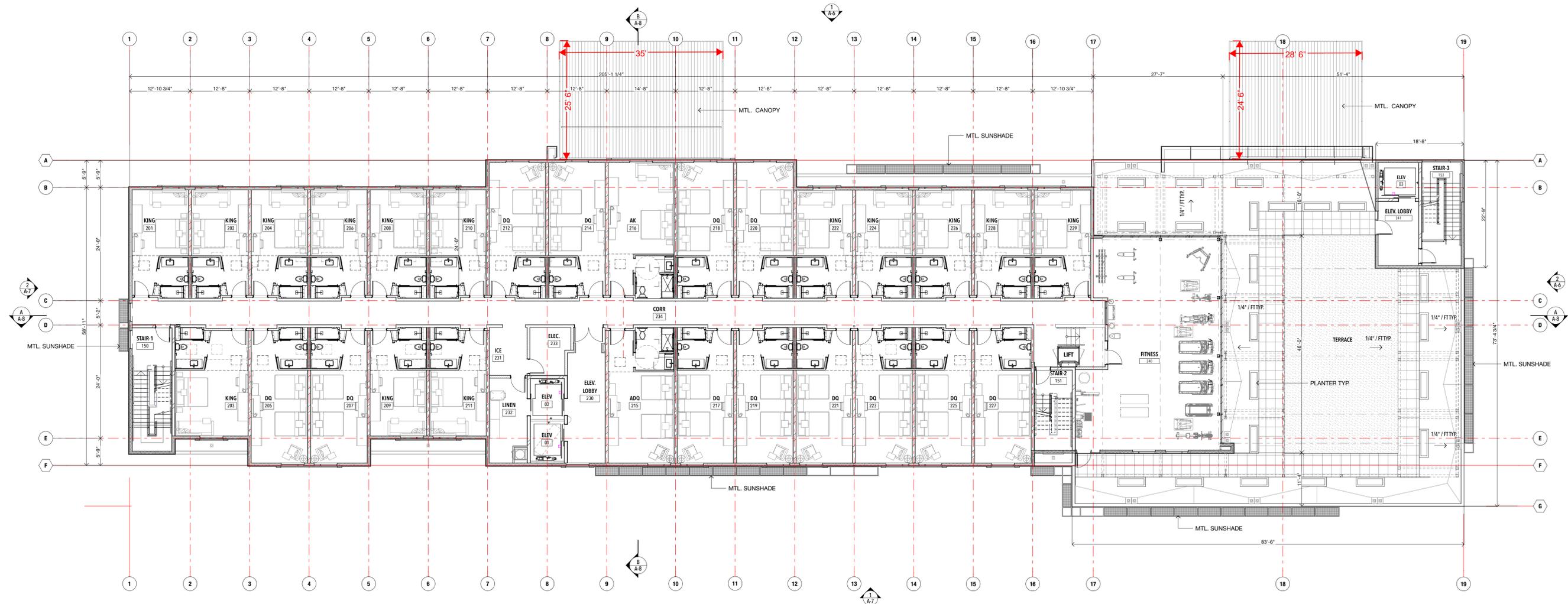


MARK	DATE	DESCRIPTION
△		
REVISION		

SHEET TITLE	1ST FLOOR PLAN
ISSUED FOR	DEVELOPMENT REVIEW

PROJECT NO:	19002
MODEL FILE:	TRACYCAMBRIA3.pln
DRAWN BY:	SKL
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1 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

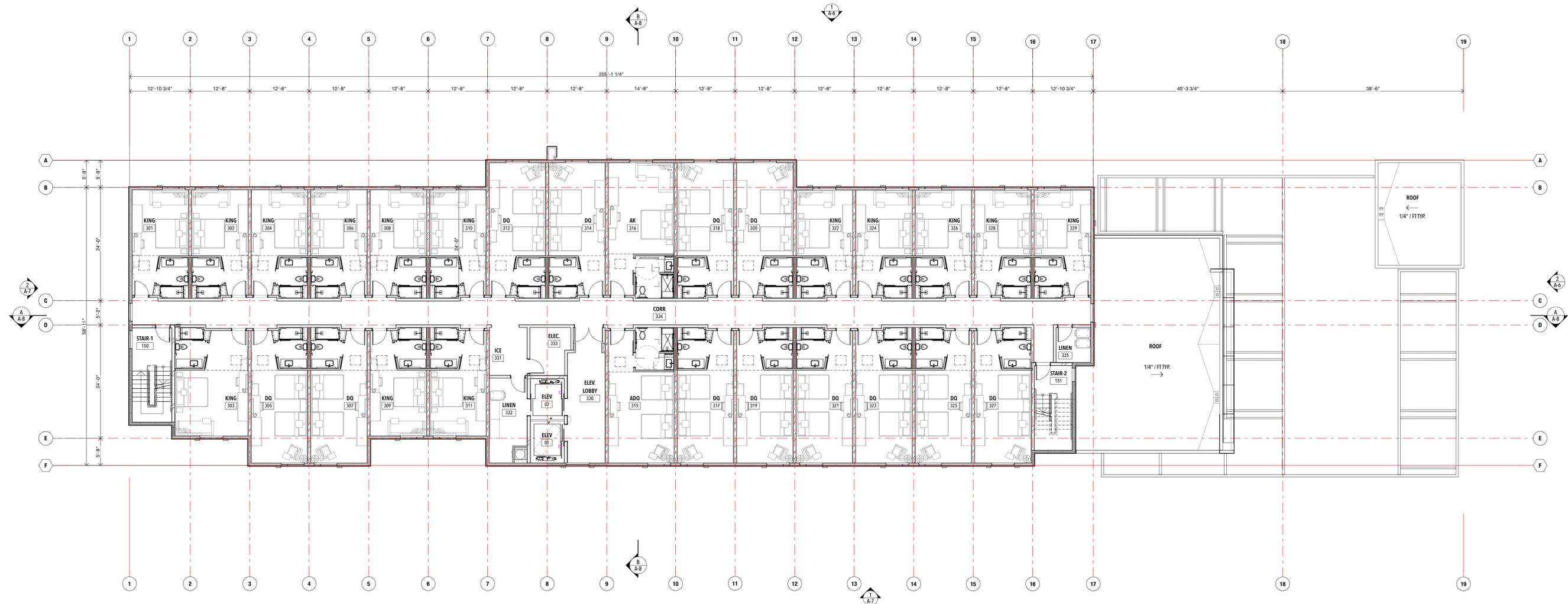


MARK	DATE	DESCRIPTION

SHEET TITLE	
2ND FLOOR PLAN	
ISSUED FOR	DEVELOPMENT REVIEW

PROJECT NO:	19002
MODEL FILE:	TRACYCAMBRIA3.pln
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1 THIRD FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 0 8' 16' 24'

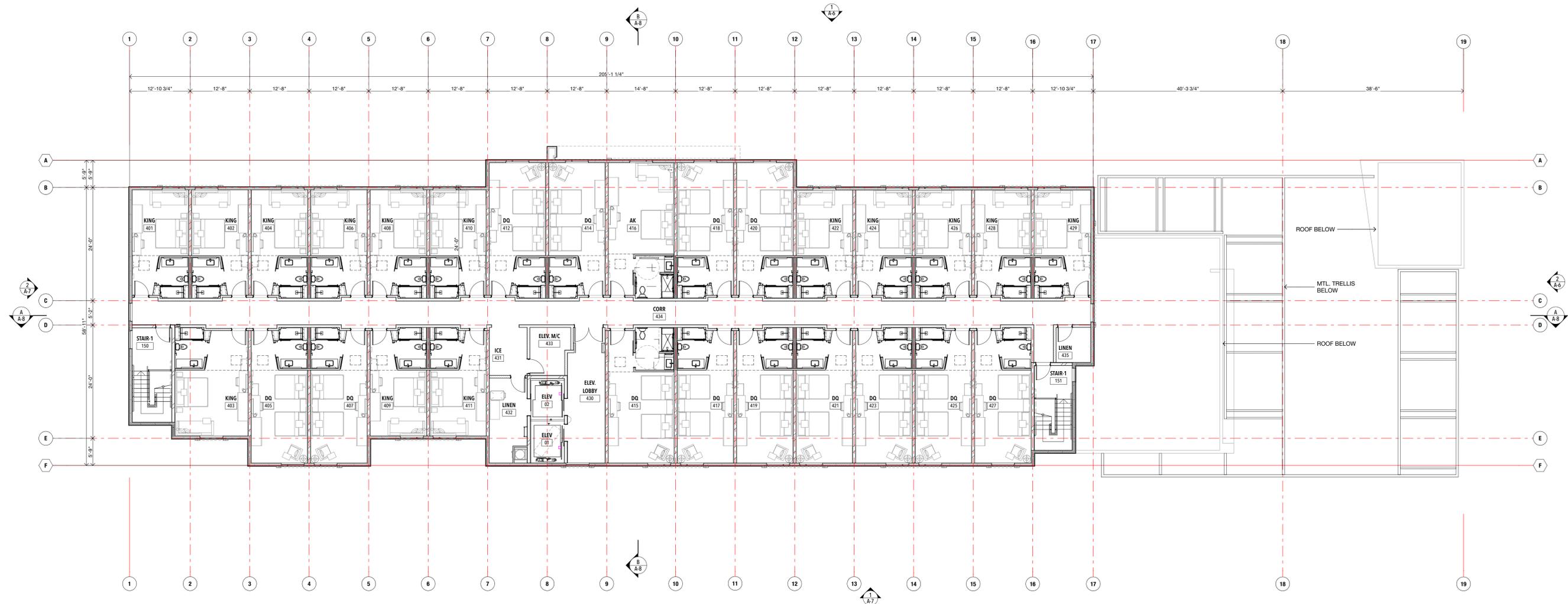


MARK	DATE	DESCRIPTION
△		

SHEET TITLE	
3RD FLOOR PLAN	
ISSUED FOR	DEVELOPMENT REVIEW

PROJECT NO:	19002
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1 **FOURTH FLOOR PLAN**
 SCALE: 3/32" = 1'-0"
 0 8' 16' 24'



PROPOSED NEW HOTEL
 APN: 212-1709-49
 747 W. LARCH ROAD
 TRACY, CA-95376



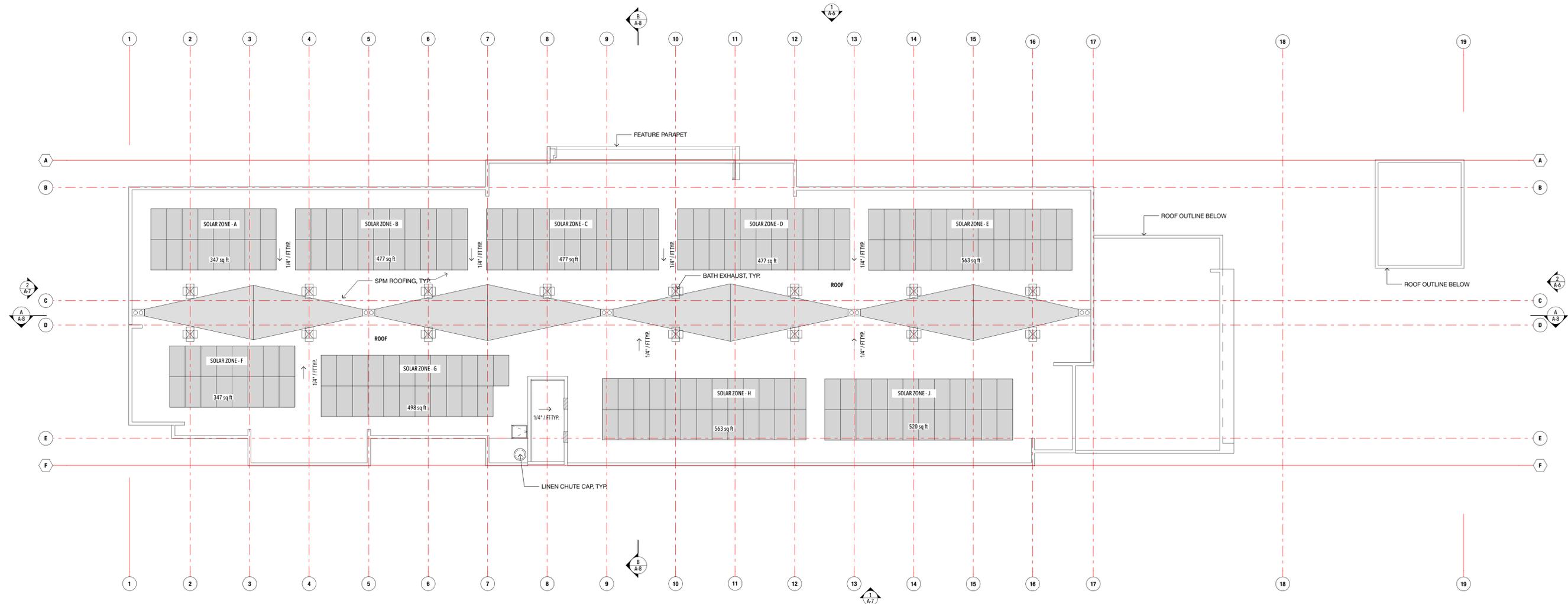
ARCHITECTURE • PLANNING • INTERIORS
SKL ASSOCIATES INC
 212 N WIGET LN
 WALNUT CREEK
 CA 94598
 T 925 680 2711
 INFO@SKLINC.COM

MARK	DATE	DESCRIPTION

SHEET TITLE
4TH FLOOR PLAN
 ISSUED FOR **DEVELOPMENT REVIEW**

PROJECT NO: 19002
 MODEL FILE: TRACYCAMBRIA3.pln
 DRAWN BY: SKL
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 DATE: 03-06-2024
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SHEET
A-4



1 ROOF PLAN
SCALE: 3/32" = 1'-0"
0 8' 16' 24'



MARK	DATE	DESCRIPTION
△		

SHEET TITLE	
ROOF PLAN	
ISSUED FOR	DEVELOPMENT REVIEW

PROJECT NO:	19002
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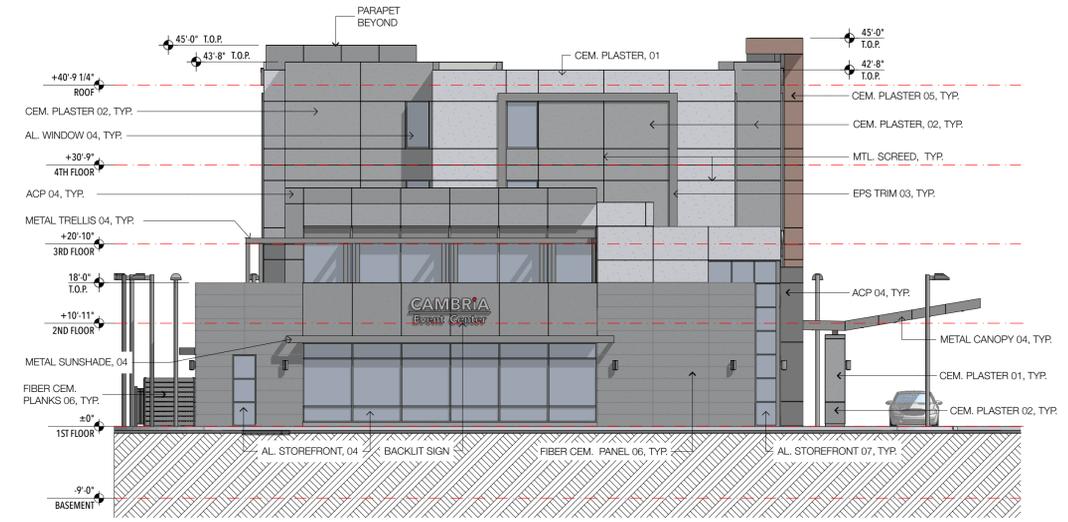


1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



COLOR PALETTE

CEMENT PLASTER-01 SW 6253 OLYMPUS WHITE	CEMENT PLASTER-02 SW 6255 MORNING FOG
CEMENT PLASTER-03 SW 6990 CAVIAR	METAL PANEL SYSTEM-04 SW 6256 SERIOUS GRAY
METAL PANEL SYSTEM-05 SW 6349 PENNYWISE	FIBER CEMENT PANEL-06 NICHHA - STEEL
AL. STOREFRONT / WINDOW-07 TO MATCH 04	CONC. PAVING -08 DAVIS COLOR - PEWTER
METAL PANEL SYSTEM-09 WALNUT	



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



PROPOSED NEW HOTEL
APN: 212-1709-49
747 W. LARCH ROAD
TRACY, CA-95376



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WALNUT CREEK
CA 94598
T 925 680 2711
INFO@SKLINC.COM

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REVISION		

SHEET TITLE
NORTH & EAST ELEVATIONS
ISSUED FOR **DEVELOPMENT REVIEW**

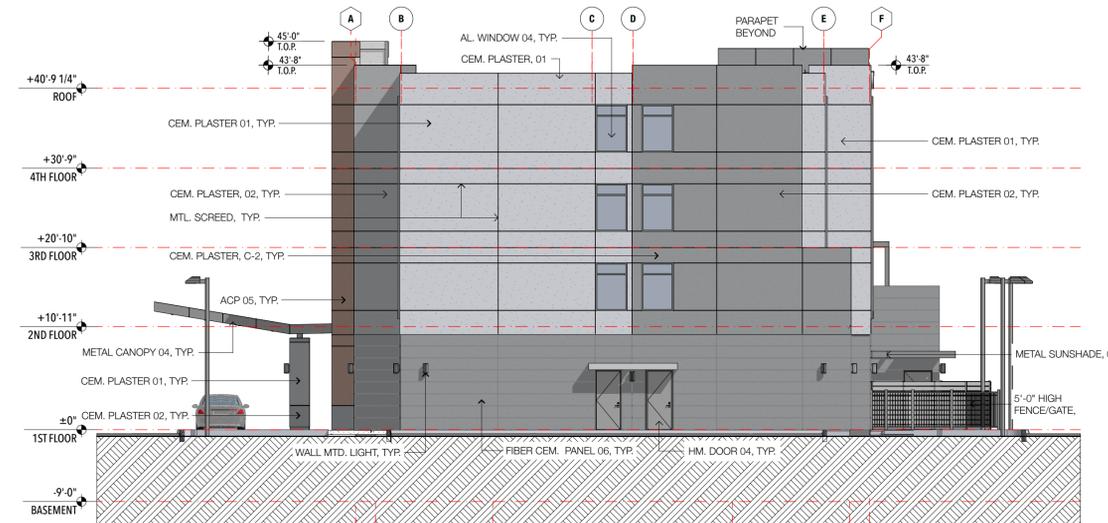
PROJECT NO: 19002
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1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"



COLOR PALETTE
NOTE: COLORS PRINTED ON DRAWINGS VARY WITH DIFFERENT EXPOSURE AND SHADE CONDITIONS AS WELL AS THE PRINTER USED FOR OUTPUT. REFER TO MANUFACTURER COLOR CHIPS FOR MORE ACCURATE COLOR REPRESENTATION.



PROPOSED NEW HOTEL
APN: 212-1709-49
747 W. LARCH ROAD
TRACY, CA-95376



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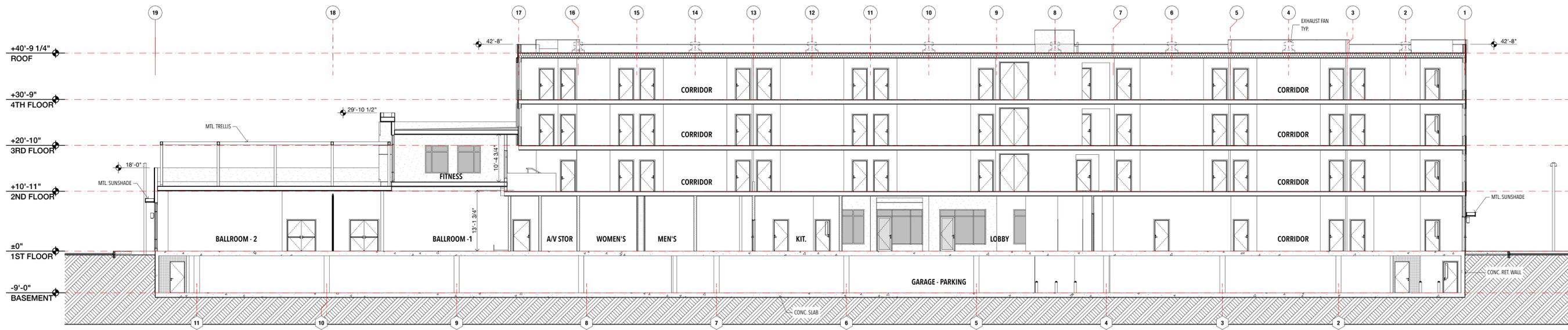
MARK	DATE	DESCRIPTION

SHEET TITLE
SOUTH & WEST ELEVATIONS
ISSUED FOR **DEVELOPMENT REVIEW**

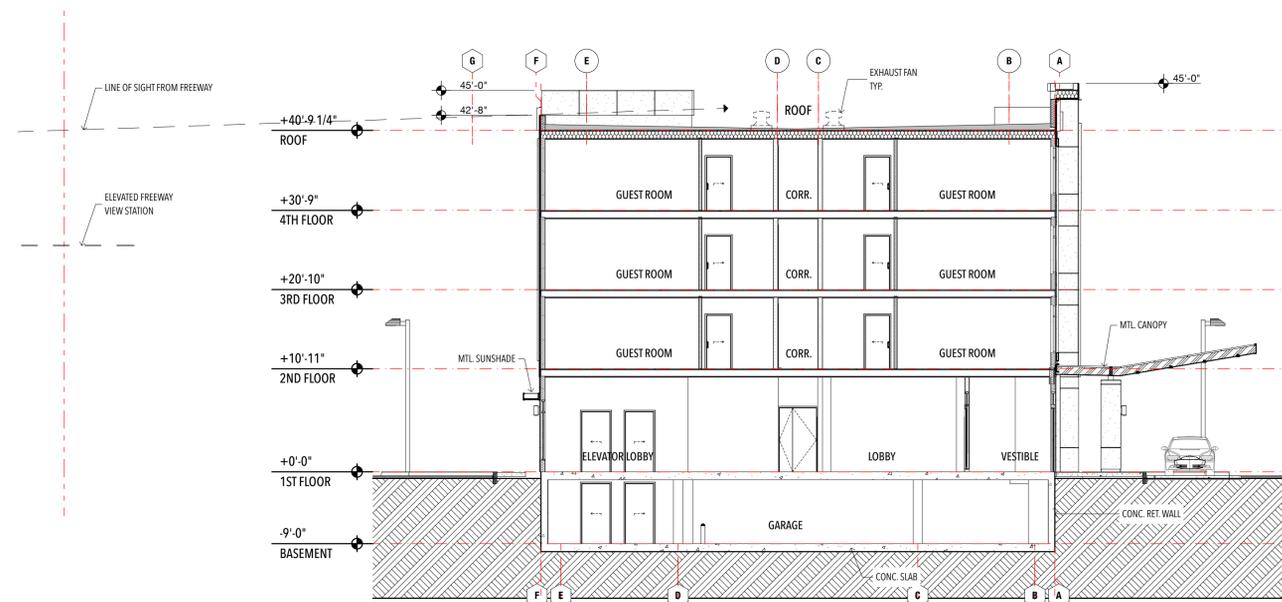
PROJECT NO: 19002
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SHEET
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1 SECTION A-A
SCALE: 3/32" = 1'-0"
0 6' 12' 24'



2 SECTION B-B
SCALE: 3/32" = 1'-0"
0 6' 12' 24'

MARK	DATE	DESCRIPTION
△		

SHEET TITLE	SECTIONS
ISSUED FOR	DEVELOPMENT REVIEW

PROJECT NO:	19002
MODEL FILE:	TRACYCAMBRIA3.pln
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DATE:	07-30-2024
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**CITY OF TRACY
DEVELOPMENT REVIEW PERMIT FINDINGS
APPLICATION NUMBER D23-0010**

November 19, 2025

Development Review Permits must meet the requirements set forth in Tracy Municipal Code (TMC) Article 30, including a noticed public hearing. Pursuant to TMC Section 10.08.3960, before approving a Development Review Permit, the Planning Commission must review application materials and public comments submitted prior to or at the public hearing, and consider the following site-specific factors set forth in TMC Section 10.08.3960:

- General site considerations including height, bulk, and size of buildings;
- Physical and architectural relationship with the existing and proposed structures;
- Site layout, orientation, and location of the buildings and relationships with open areas and topography;
- Location and type of landscaping;
- Off-street parking areas;
- Height, materials, colors, and variations in boundary walls, fences, and screen plantings;
- Appropriate sign design and exterior lighting; and
- Appropriate City utilities, public infrastructure, circulation, and roadway access.

After consideration of the entire record, under TMC Section 10.08.3960, the Planning Commission may approve the Development Review Permit if the facts in the record support the following findings:

- (a) That the proposal increases the quality of the project site, and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy; and
- (b) That the proposal conforms to Chapter 10.08, Zoning Regulations, of the Tracy Municipal Code, the General Plan, any applicable specific plan, the Design Goals and Standards, any applicable Infrastructure Master Plans, and other City regulations.

Therefore, the Planning Commission conducted a noticed public hearing on November 19, 2025, and upon its conclusion, makes the requisite findings for the Development Review Permit based on consideration of the entire record of evidence, including, without limitation, the following:

- (a) The Project increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and for the citizens of Tracy, because the proposed four-story hotel and event center will be constructed with vertical and horizontal elements and a mix of materials and colors. Additionally, adding visual interest along all sides,

especially the frontage facing W. Larch Road, the proposed shade canopies, and the entryways, which will help to create a sense of arrival to the site.

- (b) The Project conforms to all applicable requirements of Chapter 10.08 of the Tracy Municipal Code, the City of Tracy General Plan, the City Design Goals and Standards, the California Building and Fire Codes, and all other applicable City Standards. The Project meets all City requirements for the Highway Service (HS) Zone, including all City requirements for both the land use and physical improvements that are proposed.

City of Tracy
Conditions of Approval
Cambria Hotel and Event Center
Development Review Permit, Application Number D23-0010
November 19, 2025

A. General Provisions and Definitions.

- A.1. General. These Conditions of Approval apply to the Cambria Hotel and Event Center Project (hereinafter “Project”), which includes the following:

Development Review Permit, Application Number D23-0010: A Development Review Permit for the construction of a four-story hotel with an event center and related site improvements on a 1.77-acre site located at 747 W. Larch Road and 3837 N. Tracy Boulevard, Assessor’s Parcel Numbers 212-170-49 and 212-170-50.

- A.2. Compliance with submitted plans. Except as otherwise modified herein, the project shall be constructed in substantial compliance with the project plans received by the Community and Economic Development Department on July 30, 2025, to the satisfaction of the Community and Economic Development Director.
- A.3. Payment of applicable fees. The Developer shall pay all applicable fees for the project, including, but not limited to, development impact fees, building permit fees, plan check fees, grading permit fees, encroachment permit fees, inspection fees, school fees, or any other City or other agency fees or deposits that may be applicable to the project.
- A.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 Design Documents, and the City’s Design Goals and Standards.
- A.5. Building Permit Required. The Developer shall submit a building permit application along with all pertinent construction documents such as plans, specifications, and/or calculations to the Building Safety Division prior to the construction of any regulated structures, on-site improvements, or accessibility features. Construction documents shall conform to the Title 24 California Code of Regulations edition effective on the date of application for a building permit.
- A.6. Copy on Building Permit Plans. The Developer shall include a sheet with a legible photocopy of the approved Director Determination and these Conditions of Approval. This sheet shall be included in all plan sets, including all job copies, and shall be available for reference by any City official, including building inspectors.

A.7. 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, 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 Director of the City of Tracy Community and Economic Development Department, or any other person designated by the City Manager or the Community and Economic Development Director to perform the duties set forth herein.
- d. “Conditions of Approval” shall mean the conditions of approval applicable to the Project, Application Number D23-0010. 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.

A.8. Compliance with laws. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to:

- a. the Planning and Zoning Law (Government Code sections 65000, et seq.),
- b. the California Environmental Quality Act (Public Resources Code sections 21000, et seq., “CEQA”),
- c. the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., “CEQA Guidelines”),
- d. California Building Code, and
- e. Fire Codes.

A.9. 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.

- A.10. 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. Planning Division Conditions

- B.1. Parking. The Developer shall submit the following to the satisfaction of the Director of Community and Economic Development:
- a. Site plans and construction details that demonstrate 12-inch-wide concrete curbs along the perimeter of landscape planters where such planters are parallel and adjacent to vehicular parking spaces to provide access to vehicles without stepping into the landscape planters.
 - b. Site and construction details shall demonstrate the parking stalls are striped in accordance with City Standard Plan 141. Planters or sidewalks at the head of parking spaces may be constructed two feet into the front of parking spaces. Such two-foot overhang of landscape planters into the head of parking spaces is not included in the minimum area of required landscaping.

- c. Bicycle parking spaces shall be provided in accordance with Tracy Municipal Code Section 10.08.3510.
- d. Bollard pipes shall not be used in areas visible to the general public. Boulders, planter boxes, decorative walls, or other architectural features that complement the character of the site may be used as needed for protection of utilities or other site improvements from potential vehicular impact.

B.2. Landscaping. The Developer shall provide detailed landscape, and irrigation plans consistent with the following, in accordance with City regulations, to the satisfaction of the Director of Community and Economic Development and/or Director of Public Works:

- a. Said shall demonstrate compliance with the City of Tracy Design Goals & Standards and the Tracy Municipal Code Section 10.08.3560 for parking area landscaping. Said plans shall clearly delineate the property line and shall include a planting legend indicating, at minimum, the quantity, planting size, and height and width at maturity.
- b. The landscape and irrigation plans shall include documentation which demonstrates there is no less than 20 percent of the parking area in landscaping and 40 percent canopy tree coverage at tree maturity.
- c. Each planter shall contain a combination of trees, shrubs, and groundcover. Trees shall be a minimum of 24-inch box and shrubs shall be minimum five gallons size at planting.
- d. Where trees are planted ten feet or less from a sidewalk or curb, root barriers dimensioned 8 feet long by 24 inches deep shall be provided adjacent to such sidewalk and curb, centered on the tree.

B.3. Screening Utilities and Equipment. The Developer shall provide detailed plans with the applications for Building Permits that satisfy the following conditions:

- a. Roof-mounted equipment, including, but not limited to, HVAC units, vents, fans, antennas, sky lights and dishes, whether proposed as part of this application, potential future equipment, or any portion thereof, shall not be readily visible from any public right-of-way. The plans shall demonstrate that such equipment is fully screened from view behind parapet walls to the satisfaction of the Community and Economic Development Director.
- b. All PG&E transformers, phone company boxes, Fire Department connections, backflow preventers, irrigation controllers, and other on-site utilities, shall be vaulted or substantially screened from view behind

structures or landscaping, to the satisfaction of the Community and Economic Development Director.

- c. All vents, gutters, downspouts, flashing, and electrical conduits shall be internal to the structures or painted to match the color of the adjacent surfaces, and other ground-mounted, wall-mounted, or building-attached utilities, including bollards, shall be painted to match the color of the adjacent surfaces or otherwise designed in harmony with the building exterior to the satisfaction of the Community and Economic Development Director. Bollards may have strips of reflective tape or bright colored stripes added near the top of the bollard to increase visibility.
- B.4. No outdoor storage of materials is permitted on the site.
 - B.5. No business identification signs are approved with this development review permit. All business identification signs shall obtain a sign permit in accordance with the Residential Areas Specific Plan and the Tracy Municipal Code.
 - B.6. The Developer shall install all on-site circulation signs to the satisfaction of the Community and Economic Development Director.
 - B.7. The parking lot lighting shall comply with the minimum requirement of one foot-candle power within the employee parking areas. Prior to final inspection or certificate of occupancy, all exterior and parking lot lighting shall be directed downward or shielded to prevent glare or spray of light into adjacent properties and the public rights-of-way, to the satisfaction of the Community and Economic Development Director.
 - B.8. Prior to issuance of a building permit, the Developer shall submit a lot line adjustment or lot merger application to the Community and Economic Development Department, which shall be approved and recorded on the property to result in no property lines being located underneath any proposed buildings, to the satisfaction of the Director.

C. Development Engineering Division Conditions

- C.1. Utility Plans. The construction of on-site utilities, except storm drain, is subject to review and approval through the Building Permit process. A Utility Plan shall be submitted concurrently with the application for a Building Permit and is subject to review and approval through the issuance of a Building Permit. The following conditions shall be addressed on the Utility Plan:

C.1.1. Storm Drainage.

- a. Storm drainage plans are to be submitted with the required hydrologic and hydraulic calculations for the sizing of storm drainage pipe(s) and basins and shall comply with City Regulations.
- b. SWPPP's shall be implemented during project construction. In addition, the Project may implement stormwater control measures such as disconnected roof leaders, non-contiguous street sidewalks (providing landscape strips/parkways), tree planting in parkways and use of drought tolerant landscape with drip irrigation systems and "intelligent" controllers. Similarly, public education measures regarding the damaging effects of pollutants to water quality may also be implemented.
- c. Prior to grading permit release, Developer shall depict on the Improvement Plans bioretention basins with bio-treatment soils to the satisfaction of the City C-3 requirements and to the satisfaction of the City Engineer. On-site runoff from the site landscaping, pavement and roofs will discharge directly into these bioretention basins which will then filter the water that will drain into the city storm drain system.
- d. Per the 2012 Storm Drainage Master Plan, this parcel is master planned to drain into an underground pipe. The on-site storm drains should be sized for the ten (10) year discharge, using the one hundred (100) year water surface elevation for the point of discharge as the starting water surface elevation (tailwater elevation).
- e. As required by Item No. 16, Section V on page 103 of the 2020 Design Standards, storm drain run-off will not cross lot lines. Generally, storm drainage release point is a location at the boundary of the Project adjacent public right-of-way where storm water leaves the Property, in a storm event and that the Property's on-site storm drainage system fails to function or it is clogged. Site grading shall be designed such that the project's storm drainage overland release point will be directly to an adjacent public right-of way with a functional storm drainage system and the existing storm drainage line has adequate capacity to drain storm water from the property. The storm drainage release point is recommended to be at least 0.70 feet lower than the new building's finished floor elevation and shall be designed and improved to the satisfaction of the City Engineer.
- f. 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 Developer.

C.1.2. Sanitary Sewer.

- a. All on-site sanitary sewer lines and associated improvements shall be designed and installed per City Regulations, including all laterals/connections to the existing main(s). Prior to release of a building permit for the building(s) within each project phase, Developer shall submit improvement plans and obtain approval for the plans for the on-site sewer improvements serving the building(s) within the phase.
- b. No final inspection of any building(s) within the phase will be performed or any occupancy for the building(s) will be issued, until the on-site sewer improvements listed above are completed and functional, as determined by the City Engineer.
- c. The Developer shall pay impact fees at the time of issuance of building permits or as permitted by State law.

C.1.3. Water Distribution System.

- a. All potable water lines and associated improvements as required by the City shall be designed and installed per City Regulations.

C.2. Grading Plan. A Grading Permit shall be secured prior site disturbance or grading of the site. The following conditions shall be satisfied through inclusion in the plan set submitted with any future application for Grading Permit:

C.2.1. Contents. The Developer shall provide all relevant documents related to the grading permit, as required by the City Regulations and these Conditions of Approval, to the satisfaction of the City Engineer.

C.2.2. Erosion Control. Grading Plans shall specify the method of erosion control to be employed and materials to be used.

C.2.3. Grading and Drainage Plans. Developer shall submit a Grading and Drainage Plan prepared by a Registered Civil Engineer and accompanied by the Project's Geo-technical /Soils Engineering report. The report shall provide recommendations regarding adequacy of the site relative to the stability of soils such as soil types and classification, percolation rate, soil bearing capacity, highest observed ground water elevation, and others.

- 1) When the grade differential between the Project site and the adjacent property(s) exceeds 12 inches, a reinforced or masonry block wall, engineered slope, or engineered retaining wall is required for retaining soil. The Subdivider shall submit Retaining Wall Plans that includes the

construction detail(s) and structural calculations of the retaining wall or masonry wall for City's review and approval.

- 2) If an engineered slope is used to retain soil on adjacent property outside the Project boundary, a slope easement will be necessary from the adjacent property. The Subdivider shall obtain a slope easement from owner(s) of the adjacent and affected property(s) and submit to the City the recorded slope easements.
- 3) If applicable, show existing irrigation structure(s), channel(s) and pipe(s) that are to remain or relocated or to be removed, after coordinating with the irrigation district or owner of the irrigation facilities. If there are irrigation facilities including tile drains, that are required to remain to serve existing adjacent agricultural uses, the Subdivider shall design, coordinate and construct required modifications to the facilities to the reasonable satisfaction of the owner of the irrigation facilities and the City.

C.3. Offsite Plan.

C.3.1. Traffic Signal. Prior to obtaining a building permit, Developer shall obtain approved traffic signal plans to construct a traffic signal at Tracy Blvd and Larch Road.

C.3.2. Frontage Improvements. Prior to obtaining a building permit, Developer shall obtain approved street improvement plans to construct the Project's frontage improvements including but not limited to curb, gutter, sidewalk, landscaping, automatic irrigation, streetscape, fire hydrants, streetlights, and other improvements to the satisfaction of the City.

C.4. Temporary or Final Building Certificate of Occupancy. Prior to a Temporary or Final Building Certificate of Occupancy, Developer shall provide documentation which demonstrates, to the satisfaction of the City Engineer, that:

- a. The Developer has satisfied all the requirements set forth in these Conditions of Approval.
- b. The Developer has completed construction of all required public facilities for the building for which a certificate of occupancy is requested, unless otherwise defined herein. Unless specifically provided in these Conditions of Approval, or some other applicable City Regulations, the Subdivider shall use diligent and good faith efforts in taking all actions necessary to construct all public facilities required to serve the Project, and the Subdivider shall bear all costs related to construction of the public facilities (including all costs of design, construction, construction management, plan check, inspection, land acquisition, program implementation, and contingency).

- c. All the public improvements shown on the Improvement Plans are completed and all the deficiencies listed in the deficiency report prepared by the assigned Engineering Inspector are all corrected.
 - d. Developer has completed the 90-day public landscaping maintenance period.
 - e. Developer 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.
 - f. 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.
 - g. Prior to any occupancy, Developer shall construct a full operational traffic signal at Tracy Blvd and Larch Road.
 - h. Prior to any occupancy, Developer shall obtain approved traffic signal timing sheets for the traffic signal at Tracy Blvd and Larch Road.
- C.5. Building Permit. The City will not approve any building permit within the Project boundaries until the Subdivider demonstrates, to the reasonable satisfaction of the City Engineer, compliance with all the required Conditions and the payment of all fees.

D. Building Safety Conditions

- D.1. At the time of the building permit application submittal, the Applicant shall provide plans, specifications, engineering analysis, for all structures, fences, monument signs, the hotel etc... to the Building Safety Division that comply with the Title 24 California Code of Regulations in effect at the time of application.
- D.2. Prior to building permit issuance, the Applicant must adjust or eliminate all interior lot lines per City of Tracy Municipal Code Title 12 Sub-Section 10.04.080 – Lot Line Adjustment Procedure.
- D.3. The proposed hotel is in the 200-year flood plain. Therefore, at the time of the building permit application submittal, the Applicant shall provide substantial reports that are prepared by a Registered Civil Engineer for the City of Tracy to make an official finding that will allow the development in the 200-year flood plain.

- D.4. At the time of the building permit application submittal, the Applicant shall provide an accessible route to the trash enclosure per CBC 11B-206.
- D.5. At the time of the building permit application submittal, the Applicant shall provide the minimum required accessible parking stalls per CBC 11B-208, since there is a separate parking facility from the one provided at grade level.

E. Utilities Division Conditions

- E.1. Prior to the issuance of a construction or building permit, the Applicant shall demonstrate compliance with the 2015 Post-Construction Stormwater Standards (PCSWS) Manual and obtain approval through the following:
 - E.1.1. Develop a Project Stormwater Plan (PSP) that identifies the methods to be employed to reduce or eliminate stormwater pollutant discharges through the construction, operation and maintenance of source control measures, low impact development design, site design measures, stormwater treatment control measures, and hydromodification control measures.
 - a. Design and sizing requirements shall comply with PCSWS Manual.
 - b. Demand Management Areas must be clearly designated along with identification of pollutants of concern.
 - c. Calculations of the Stormwater Design Volume and/or Design Flow with results from the Post-Construction Stormwater Runoff Calculator must be submitted in the PSP for approval.
 - d. Per the PCSWS Manual, include a hydromodification management plan ensuring the post-project runoff flow rate shall not exceed estimated pre-project flow rate for the 2-year, 24-hour storm.
 - e. Submit one (1) hard copy of the PSP and an electronic copy to the Utilities Division (WaterResources@cityoftracy.org), include the project name, address and Project # and/or Permit # in the title or subject line.
- E.2. A separate plan sheet(s) designated SW shall be submitted in the plan set that includes the identified methods for pollution prevention outlined in the submitted PSP. You must include all standards, cross sections and design specifications such as landscape requirement in treatment areas including type of irrigation installation and/or height of drain inlet above the flow line, etc. in these SW plan sheets along with legend.

- E.3. Develop and electronically submit to the Utilities Division for approval (WaterResources@cityoftracy.org) a preliminary Operations and Maintenance (O & M) Plan that identifies the operation, maintenance, and inspection requirements for all stormwater treatment and baseline hydromodification control measures identified in the approved PSP.
- E.4. No later than two (2) months after approval notification of the submitted PSP, the Applicant shall electronically submit the following information to the Utilities Division (WaterResources@cityoftracy.org) for development of a draft stormwater maintenance access agreement, in accordance with the MAPCSWS:
- a. Property Owner(s) name and title report; or Corporate name(s) and binding documents (resolutions, etc) designating ability to sign agreement.
 - b. Property Address.
 - c. Exhibit A – Legal property description.
 - d. Exhibit B – Approved O & M Plan.
- E.5. Prior to issuance of a grading permit, the Applicant shall provide proof of permit coverage under the Construction General Permit and submittal of an electronic Stormwater Pollution Prevention Plan (SWPPP), to be submitted to WaterResources@cityoftracy.org.
- E.6. Project shall always be in compliance with Federal, State and Local mandates with potable water, recycled water and water quality.
- E.7. Prior to Certificate of Occupancy, the Applicant shall complete the following to the satisfaction of the Utilities Assistant Director:
- E.7.1. Return to the Utilities Division, two legally signed and notarized copies of the final maintenance access agreement including all exhibits and approved O & M plan previously submitted and received from the Utilities Division.
 - E.7.2. Obtain final approval by the Utilities Division of the constructed and installed Stormwater pollution prevention methods outlined in the PSP. Frequent inspections of the Post-Construction treatment measures should occur during the construction phase by calling 209-831-6333.
 - E.7.3. The project shall be in full compliance with Construction General Permit including 70% stabilization of the project with Notice of Termination approval.
- E.8. Before the approval of a construction, grading or building permit, the Applicant shall demonstrate compliance with Tracy Municipal Code Chapters 11.28 and 11.34 and Chapter 4 or 5 of the California Green Building Standards Code to the satisfaction of the Utilities Assistant Director.

E.9. Prior to issuance of a construction or building permit, the Applicant shall demonstrate compliance with the 2015 Model Water Efficient Landscape Ordinance and obtain approval by the Utilities Division through the following:

E.9.1. Develop and submit electronically and by hard copy, a Landscape Document Package (LDP) that identifies the methods to be employed to reduce water usage through proper landscape design, installation and maintenance. This LDP shall consist of:

- a. A project information sheet that includes the checklist of all documents in the LDP;
- b. The Water Efficient Landscape Worksheets that include a hydrozone information table and the water budget calculations – Maximum Applied Water Allowance and Estimate Total Water Use;
- c. A soil management report, after compaction and from various locations throughout the project;
- d. A landscape design plan that includes the statement, “I agree to comply with the requirements of the 2015 water efficient landscape ordinance and shall submit for approval a complete Landscape Document Package;
- e. An irrigation design plan with schedule; and
- f. A grading design plan.

E.9.2. Per State Water Resources Control Board on May 24, 2022, all Commercial, Industrial, and Institutional facilities are prohibited from using potable water to irrigate non-functional turf. Non-functional turf is defined as a ground cover surface of mowed grass that is ornamental and not otherwise used for recreational purposes. Please submit your final landscape plan in conformance with these new regulations.

E.9.3. A Certificate of Completion must be completed, signed, and submitted to the Utilities Division prior to Final approval for Occupancy.

F. South San Joaquin Fire Authority (SSJFA) Conditions

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

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- a. Construction documents shall be designed to the current edition of the California Code of Regulations, Title 24, as amended by the City of Tracy Municipal Code.
 - b. Deferred submittals for fire sprinkler system, fire protection water supply, and fire alarm system shall be listed on the coversheet. Each deferred submittal shall be submitted, reviewed and approved by SSJCFA prior to installation.
 - c. Fire protection water supply application must be submitted separately from construction permit. All piping and installation shall be in accordance with CFC §507 & NFPA standards. Approval of grading and/or on-site improvements does not grant installation of underground fire service.
 - d. Fire sprinklers shall be designed by a licensed fire protection contractor or engineer. Hydraulic calculations, specifications and plans shall be submitted prior to issuance of building permit.
 - e. A request for fire flow shall be submitted to the South San Joaquin County Fire Authority and results shall be approved by the Fire Marshal prior to construction. Fire flow requirements shall be in accordance with CFC Appendix B.
 - f. Fire department connections shall be installed in accordance with CFC §912 and NFPA standards. A hydrant shall be placed within 100' of the FDC, in accordance with 2022 California Fire Code §912.2.1 as amended by the Tracy Municipal Code §9.06.070 Section 912.2.1. FDC locations shall be approved by the fire code official prior to issuance of construction permit.
- F.2. Engineering and building permit applications received by our offices are subject to the current fee schedule for South San Joaquin County Fire Authority. Contact our offices for additional information.
- a. Application processing fees and minimum plan review fees are due at time of submittal of construction documents.
 - b. Additional plan review fees, minimum inspection fees and administrative fees are calculated on approval of project and shall be paid prior to issuance of permit.
 - c. Permit holder is responsible for any additional inspection fees incurred and shall be paid prior to final inspection.

- F.3. All hydrants shall be installed, inspected and tested prior to bringing combustible materials onsite, including storage.
- F.4. A Knox Box shall be required for this project. Each tenant shall have keys placed in the Knox Box. The operator of the building shall immediately notify the Fire Authority and provide the new key where a lock is changed or rekeyed. The key to such shall be secured in the Knox Box.
- F.5. The building shall be provided with approved address identification in accordance with 2022 California Fire Code §505.1 as amended by the Tracy Municipal Code §9.06.070 Section 912.2.CFC §505.1. The address shall be illuminated at night. Illumination shall be either internally or externally at an intensity of 5.0 foot-candles.
- F.6. Prior to final inspection, emergency radio responder coverage shall be tested to confirm coverage areas. It is beneficial for the applicant to conduct testing at foundation as retrofitting for the conduit is costly. If coverage is inadequate, a separate permit for emergency radio responder coverage shall be submitted to SSJCFA for review and approval prior to installation.
- F.7. Prior to construction, an address must be posted at the construction site entrance. Address must be a minimum of 4 inches high by ½ inch numerals. Address must be provided so that emergency service personnel can locate the construction site in the event of an emergency.
- F.8. Prior to construction, all-weather fire apparatus access roads shall be installed. Fire apparatus access roads during construction shall have a minimum 20' unobstructed width in accordance with CFC §503.
- F.9. Additional comments may occur upon submittal of construction documents.

G. Community Facilities District Conditions

Contact: Sara Castro (209) 831-6862 sara.castro@cityoftracy.org

G.1. Streets and Streetlights.

Before issuance of any building permit for the Property, Developer shall provide for perpetual funding of the on-going costs of the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights and signals that will serve the Project (collectively, the "Infrastructure"), by doing one of the following, subject to the approval of the City's Finance Director:

- a. Community Facilities District (CFD). Developer shall enter into an agreement with the City, to be signed by the Finance Director, which shall be recorded against the Property, which requires that prior to the final inspection, Developer shall complete the annexation of the Property to City of Tracy Community Facilities District in compliance with the requirements of the Mello – Roos Community Facilities Act of 1982 (Gov. Code § 53311 et seq.) including, without limitation, affirmative votes, and the recordation of a Notice of Special Tax Lien. Developer shall be responsible for all costs associated with the CFD proceedings.

Or

- b. POA and dormant CFD. If the POA is the chosen funding mechanism, Developer must do the following:
 1. Form a Property Owner’s Association (POA) or other maintenance association, with CC&Rs reasonably acceptable to the City, to assume the obligation for the on-going costs of the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights and signals that will serve the Project (collectively, the “Infrastructure”);
 2. Cause the POA 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, setting forth, among other things, the required maintenance obligations, the standards of maintenance, and all other associated obligation(s) of the POA to ensure the on-going costs of the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights and signals that will serve the Project (collectively, the “Infrastructure”);
 3. Before final inspection, annex into a CFD in a "dormant" capacity, to be triggered if the POA fails (as determined by the City in its sole and exclusive discretion) to perform the required level of operation, maintenance and replacement for the on-going costs of the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights and

signals that will serve the Project (collectively, the “Infrastructure”). The dormant tax or assessment shall be disclosed to all property owners, even during the dormant period.

Or

- c. Direct Funding. Direct funding. Developer shall enter into an agreement with the City, which shall be recorded against the Property, which requires that prior to approval of final inspection, Developer shall deposit with the City an amount necessary, as reasonably determined by the City, to fund in perpetuity the on-going costs of the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights and signals that will serve the Project (collectively, the “Infrastructure”).

If the provisions for adequate funding of the on-going costs of the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights and signals that will serve the Project (collectively, the “Infrastructure”) are met prior to issuance of the building permit for the Property, subject to the Finance Director’s review and approval, the terms of this condition shall be considered to have been met and this condition shall become null and void.

G.2. Landscaping Maintenance.

Prior to issuance of any building permit for the Property, Developer shall provide for perpetual funding of the on-going costs of operation, maintenance and replacement for public landscaping for the Property at a high-quality service level as determined by the Parks Director by doing one of the following, subject to the approval of the City’s Finance Director:

- a. CFD or other funding mechanism. The Developer shall enter into an agreement with the City, which shall be recorded against the Property, which stipulates the following: (1) prior to issuance of a building permit, the Developer shall form or annex into a Community Facilities District (CFD) for funding the on-going costs related to maintenance, operation, repair and replacement of public landscaping, public walls and any public amenities included in the Project, and ongoing public landscaping maintenance costs associated with major program roadways identified in the Citywide Roadway and Transportation Master Plan; (2) the items to be maintained

include but are not limited to the following: ground cover, turf, shrubs, trees, irrigation systems, drainage and electrical systems; masonry walls or other fencing, entryway monuments or other ornamental structures, furniture, recreation equipment, hardscape and any associated appurtenances within medians, parkways, dedicated easements, channel-ways, public parks, and public open space areas and trails; (3) formation of the CFD shall include, but not be limited to, affirmative votes and the recordation of a Notice of Special Tax Lien; (4) upon successful formation, the parcels will be subject to the maximum special tax rates as outlined in the Rate and Method of Apportionment; (5) prior to issuance of a building permit, the Developer shall deposit an amount equal to the first year's taxes; and (6) the Developer shall be responsible for all costs associated with formation or annexation of the CFD.

Or

- b. POA and dormant CFD. If the POA is the chosen funding mechanism, the Developer must do the following:
1. Form a Property Owner's Association (POA) or other maintenance association, with CC&Rs reasonably acceptable to the City, to assume the obligation for the on-going maintenance of all public landscaping areas that will serve the Property;
 2. Cause the POA 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, setting forth, among other things, the required maintenance obligations, the standards of maintenance, and all other associated obligation(s) to ensure the long-term maintenance by the POA of all public landscape areas that will serve the Property;
 3. Make and submit to the City in a form reasonably acceptable to the City, an irrevocable offer of dedication of all public landscape areas that will serve the Property;
 4. Before final inspection, annex into a CFD in a "dormant" capacity, to be triggered if the POA fails (as determined by the City in its sole and exclusive discretion) to perform the required level of public landscape maintenance. The dormant tax or assessment shall be disclosed to all property owners, even during the dormant period.

Or

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