

## NOTICE OF A REGULAR MEETING

Pursuant to Section 54954.2 of the Government Code of the State of California, a Regular meeting of the City of Tracy Planning Commission is hereby called for:

Date/Time: Wednesday, July 8, 2020  
7:00 P.M. (or as soon thereafter as possible)

Location: City Hall  
333 Civic Center Plaza, Tracy

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Planning Commission on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

**THIS REGULAR MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDER N-29-20 WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE RALPH M. BROWN ACT**

**RESIDENTS ARE STRONGLY ENCOURAGED TO PARTICIPATE REMOTELY AT THE JULY 8, 2020 MEETING**

**Remote Access to City of Tracy Planning Commission Meeting:**

*In accordance with the guidelines provided in Executive Order N-29-20 on social distancing measures, the City of Tracy will allow for remote participation at the upcoming Planning Commission meeting on Wednesday, July 8, 2020.*

**Remote Public Comment:**

*Public comment via email **will only be accepted for agendized items before the start of the Planning Commission meeting at 7:00 p.m. Please send an email to [publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org). Identify the item you wish to comment on in your email's subject line***

*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:**
  - **Phone** by dialing (209) 831-6010, or
  - **Online by visiting** <https://cityoftracyevents.webex.com> and using the following **Event Number:** 126 550 8537 and **Event Password:** Planning
  - **If you would like to participate in the public comment anonymously**, you may submit your comment via phone or in WebEx by typing "Anonymous" when prompted to provide a First and Last Name and inserting [Anonymous@example.com](mailto:Anonymous@example.com) when prompted to provide an email address.
- **Protocols for submitting comments by phone:**
  - *Identify the item you wish to comment on to staff when calling in. Comments received by phone will be accepted for the "Items from the Audience/Public Comment" and "New Business" portions of the agenda.*
  - *Comments received by phone for the "Items from the Audience/Public Comment" portion of the agenda must be received by the time the Chairperson opens that portion of the agenda for discussion.*
  - *Comments received by phone on each "New Business" will be accepted until the Chairperson announces that public comment for that item is closed.*

- *Protocols for commenting via WebEx:*
  - *If you wish to comment on the “Items from the Audience/Public Comment” or “New Business” portions of the agenda:*
    - *Listen for the Chairperson 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 “Items from the Agenda/Public Comment” or “New Business” portions of the agenda will be accepted until the public comment for that item is closed.*
- *The total allotted time for public comment will be as follows:*
  - *Items from the Audience: 15 minutes*
  - *New Business: 10 minutes*

Comments received by [publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org), phone call, or on Webex outside of the comment periods outlined above will not be included in the record.

## REGULAR MEETING AGENDA

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### MINUTES – 6/24/20

### DIRECTOR'S REPORT REGARDING THIS AGENDA

ITEMS FROM THE AUDIENCE - *In accordance with Council Meeting Protocols and Rules of Procedure*, adopted by Resolution 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.

- A. PUBLIC HEARING TO CONSIDER A VESTING TENTATIVE SUBDIVISION MAP (LARKSPUR ESTATES UNIT 4) TO DIVIDE ONE PARCEL INTO 13 PARCELS ON 1.89 ACRES LOCATED ON THE SOUTH SIDE OF DE BORD DRIVE AND CAIRO COURT, ASSESSOR'S PARCEL NUMBER 246-330-50, AND A DEVELOPMENT REVIEW APPLICATION FOR THE ARCHITECTURE OF 14 SINGLE FAMILY HOMES TO BE PLACED ON THE NEW SUBDIVISION LOTS AS WELL A LOT FORMERLY USED FOR EMERGENCY VEHICLE ACCESS, ASSESSOR'S PARCEL NUMBER 246-310-08; THE APPLICANT AND PROPERTY OWNER IS BRIGHT DEVELOPMENT, CA CORPORATION; APPLICATION NUMBERS TSM19-0003 AND D20-0005

#### 2. ITEMS FROM THE AUDIENCE

Planning Commission Agenda

July 8, 2020

Page 3

3. DIRECTOR'S REPORT
4. ITEMS FROM THE COMMISSION
5. ADJOURNMENT

Posted: July 2, 2020

The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in public meetings. Persons requiring assistance or auxiliary aids in order to participate should call City Hall (209-831-6000) at least 24 hours prior to the meeting.

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](http://www.cityoftracy.org).

**MINUTES  
TRACY CITY PLANNING COMMISSION  
JUNE 24, 2020, 7:00 P.M.  
CITY OF TRACY COUNCIL CHAMBERS  
333 CIVIC CENTER PLAZA**

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

Chair Orcutt led the pledge of allegiance.

**ROLL CALL**

Roll Call found Commissioner Atwal, Commissioner Francis, Commissioner Wood, Vice Chair Hudson, and Chair Orcutt present. Also present were: Bianca Rodriguez, Assistant City Attorney; Bill Dean, Assistant Development Services Director; Nanda Gottiparty, SNG Associates Consultant; Robert Armijo, City Engineer; Richard Joaquin, Parks Planning and Development Manager; Genevieve Federighi, Associate Planner; Gina Peace, Executive Assistant; and Paula Venegas, Recording Secretary.

**MINUTES**

Chair Orcutt introduced the Minutes from the June 10, 2020 meeting.

**ACTION:** It was moved by Vice Chair Hudson and seconded by Chair Orcutt to approve the Planning Commission meeting minutes from June 10, 2020.  
A voice vote found all in favor, passed and so ordered; 5-0-0-0.

**DIRECTOR'S REPORT REGARDING THIS AGENDA**

Bill Dean, Assistant Development Services Director, welcomed the Commission, expressing gratitude to all for making these meetings a success.

**ITEMS FROM THE AUDIENCE**

There were no comments from the Public.

**1. NEW BUSINESS**

- A. PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT AND A DEVELOPMENT REVIEW PERMIT FOR THE ESTABLISHMENT OF A 24-UNIT MULTI-FAMILY RESIDENTIAL PROJECT, INCLUDING PARKING AND RELATED ON-SITE IMPROVEMENTS, ON APPROXIMATELY 0.7 ACRES LOCATED ON THE SOUTH SIDE OF GRANT LINE ROAD AT 508 AND 522 W. GRANT LINE ROAD, APNS 233-030-09 AND 10; APPLICANT/OWNERS ARE SOOSAN ROD AND RAMNEEK SINGH APPLICATION NUMBERS CUP18-0004 AND D18-0028**

Genevieve Federighi, Associate Planner, delivered the staff report.

Chair Orcutt opened the Public Hearing at 7:12 p.m.

There were no comments from the Public.

Chair Orcutt closed the Public Hearing at 7:16 p.m.

Commission and Staff discussion followed.

**ACTION:** It was moved by Chair Orcutt and seconded by Vice Chair Hudson to recommend that the planning commission approve the conditional use permit and development review to allow the establishment of a 24-unit residential apartment complex and associated site improvements, including parking, landscaping and fencing improvements at 508 and 522 w grant line road, application numbers CUP18-0004 and d18-0028, subject to conditions and based on findings contained in the planning commission resolution dated June 24, 2020, additionally extending the permit timelines from 2 years to 3 years and the landscape time to 5 years. These stipulations will be added to the Conditions of Approval and the Resolution.

A roll call vote found all in favor; passed and so ordered; 5-0-0-0. .

## **2. ITEMS FROM THE AUDIENCE**

There were no comments from the Public.

## **3. DIRECTOR'S REPORT**

Bill Dean thanked the Commission for their continuous thorough reviews of the projects and superb attention to detail. He mentioned several exciting projects scheduled for upcoming meetings as well.

## **4. ITEMS FROM THE COMMISSION**

Chair Orcutt questioned whether the Annual Planning Conference was going to carry on this year. Bill Dean responded that all information regarding the Conference will be compiled into an email and sent to the Commission before the next scheduled meeting.

Chair Orcutt recommended all future projects include an aerial view image which would help the Commission with their review.

## **5. ADJOURNMENT**

**ACTION:** It was moved by Chair Orcutt and seconded by Vice Chair Hudson to adjourn.  
A roll call vote found all in favor; passed and so ordered; 5-0-0-0.

Time: 8:15 p.m.

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CHAIR

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STAFF LIAISON

## AGENDA ITEM 1.A

### REQUEST

PUBLIC HEARING TO CONSIDER A VESTING TENTATIVE SUBDIVISION MAP (LARKSPUR ESTATES UNIT 4) TO DIVIDE ONE PARCEL INTO 13 PARCELS ON 1.89 ACRES LOCATED ON THE SOUTH SIDE OF DE BORD DRIVE AND CAIRO COURT, ASSESSOR'S PARCEL NUMBER 246-330-50, AND A DEVELOPMENT REVIEW APPLICATION FOR THE ARCHITECTURE OF 14 SINGLE FAMILY HOMES TO BE PLACED ON THE NEW SUBDIVISION LOTS AS WELL A LOT FORMERLY USED FOR EMERGENCY VEHICLE ACCESS, ASSESSOR'S PARCEL NUMBER 246-310-08; THE APPLICANT AND PROPERTY OWNER IS BRIGHT DEVELOPMENT, CA CORPORATION; APPLICATION NUMBERS TSM19-0003 AND D20-0005

### BACKGROUND

The property was annexed to the City of Tracy in 1994, and is within the Larkspur Estates subdivision, with a zoning designation of Low Density Residential (LDR), which is consistent with the designation of Residential Low by the General Plan. The subject property is on the south side of De Bord Drive and Cairo Court (Attachment A).

This property was part of the original 180-lot Larkspur Estates Vesting Tentative Subdivision Map, approved in 1995. This parcel is being used as a temporary storm drain retention basin for the remainder of the subdivision. The permanent storm drain basin will be in place for this area soon, therefore the basin will no longer be needed and can be filled and constructed upon. While these lots had already been shown as part of that original subdivision map, so much time has passed that the tentative map expired before this parcel being used as a temporary basin could be final mapped. Therefore, this new map is proposed, and is consistent with the previously approved map.

### DISCUSSION

#### Project Summary, Subdivision Map

The proposal is to divide this 1.89-acre lot into 13 single-family lots along the south side of De Bord Drive and the southeast side of Cairo Court. The lots range in size from 5,608 to 9,470 square feet, and comply with the lot size standards of the LDR zone in which they are located (Attachment B). These new lots proposed would be consistent with the surrounding existing lot sizes and layout.

Most of the public property improvements on De Bord Drive and Cairo Court are already completed, including the streets, curbs, gutters, sidewalks, driveways, street light, fire hydrants and utility connections for the future houses. The remaining public improvements such as street trees will be completed in compliance with City Standards, as conditioned.

The 13-lot map, as proposed is in compliance with all of the requirements of the Tracy Municipal Code and the Subdivision Map Act.

### Project Summary, Architecture

When the surrounding Larkspur Estates subdivision was constructed mostly in the late 1990's, the houses built were a mix of one and two story floor plans (mostly two-story) and all with three-car garages. Today's Design Goals and Standards, which did not exist at that time, require more variety of floor plans with a design less dominated by garages.

The new proposed architecture would be used on the 13 new lots created by the proposed subdivision map, and on one existing lot at 2110 Bentley Lane. The Bentley Lane lot was created in an earlier phase of the subdivision, but remained vacant because it was reserved as an emergency vehicle access into the subdivision as there was only one main access point from Mac Arthur Drive at the time. Now that the Tiburon Village/Ventana subdivision has been constructed to the south, additional access points exist and this emergency access point is no longer necessary.

There are two floor plans, one single-story and one two-story each with two elevation styles proposed, and both with two-car garages (Attachment C). The single-story floor plan is proposed with a Spanish style elevation and a Craftsman elevation. The Spanish elevations feature stucco finishes and accents around windows and posts, shutters, and wrought iron details typical for the simple architectural style. The Craftsman elevation, used on the single-story plan, utilizes porch posts with stone and wood finishes, board and batten siding, and a mix of rich colors that help accent those features. The Cottage elevation, used on the two-story floor plan features wooden porch posts, horizontal siding as an under gable treatment, shutters, and a brick accent at the garage. While most of the decorative features are concentrated on the front elevations, elements true to each design style (such as window trims and siding) are carried to the rear and sides of each elevation as well.

### Environmental Document

The project is categorically exempt from the California Environmental Quality Act Pursuant to CEQA Guidelines Section 15332, pertaining to infill projects smaller than five acres surrounded by urban uses that are consistent with the Zoning and General Plan designations and not having any significant environmental effects. An analysis of the project shows that there will be no significant on-site impacts as a result of this particular project. There is also no evidence of any significant impacts to occur off-site as a result of the project, as traffic, air quality, land use and other potential cumulative impacts.

### RECOMMENDATION

Staff recommends that the Planning Commission recommend that the City Council approve a 13-lot Vesting Tentative Subdivision Map on 1.89 acres located on the south side of De Bord Drive and Cairo Court, Application Number TSM19-0003, and the proposed floor plans and elevations subject to the conditions and based on the findings contained in the Planning Commission Resolution dated July 8, 2020 (Attachment D).

### RECOMMENDED MOTION

Planning Commission recommends that the City Council approve a 13-lot Vesting Tentative Subdivision Map on 1.89 acres located on the south side of De Bord Drive and Cairo Court, Application Number TSM19-0003, and the proposed floor plans and

elevations subject to the conditions and based on the findings contained in the Planning Commission Resolution dated July 8, 2020 (Attachment D).

Prepared by: Victoria Lombardo, Senior Planner

Approved by: Bill Dean, Assistant Development Services Director

**ATTACHMENTS**

- A: Location Map
- B: Vesting Tentative Subdivision Map
- C: Architectural Floor Plans Elevations, and Development Plan
- D: Planning Commission Resolution

Exhibit 1: Conditions of Approval

# ATTACHMENT A



## LOCATION MAP

NO SCALE

# ATTACHMENT B

TRACKING NO. TSM19 - 0003

## VESTING TENTATIVE SUBDIVISION MAP FOR: SUBDIVISIONS OF SAN JOAQUIN COUNTY LARKSPUR ESTATES, UNIT NO. 4 TRACT NO. 3804

TRACY, CALIFORNIA

OWNER:  
BRIGHT DEVELOPMENT  
1620 N CARPENTER ROAD, SUITE B  
MODESTO, CA 95351  
D.W.B. 05/20/20  
DATE:

SUBDIVIDER:  
BRIGHT DEVELOPMENT  
1620 N CARPENTER ROAD, SUITE B  
MODESTO, CA 95351  
D.W.B. 05/20/20  
DATE:

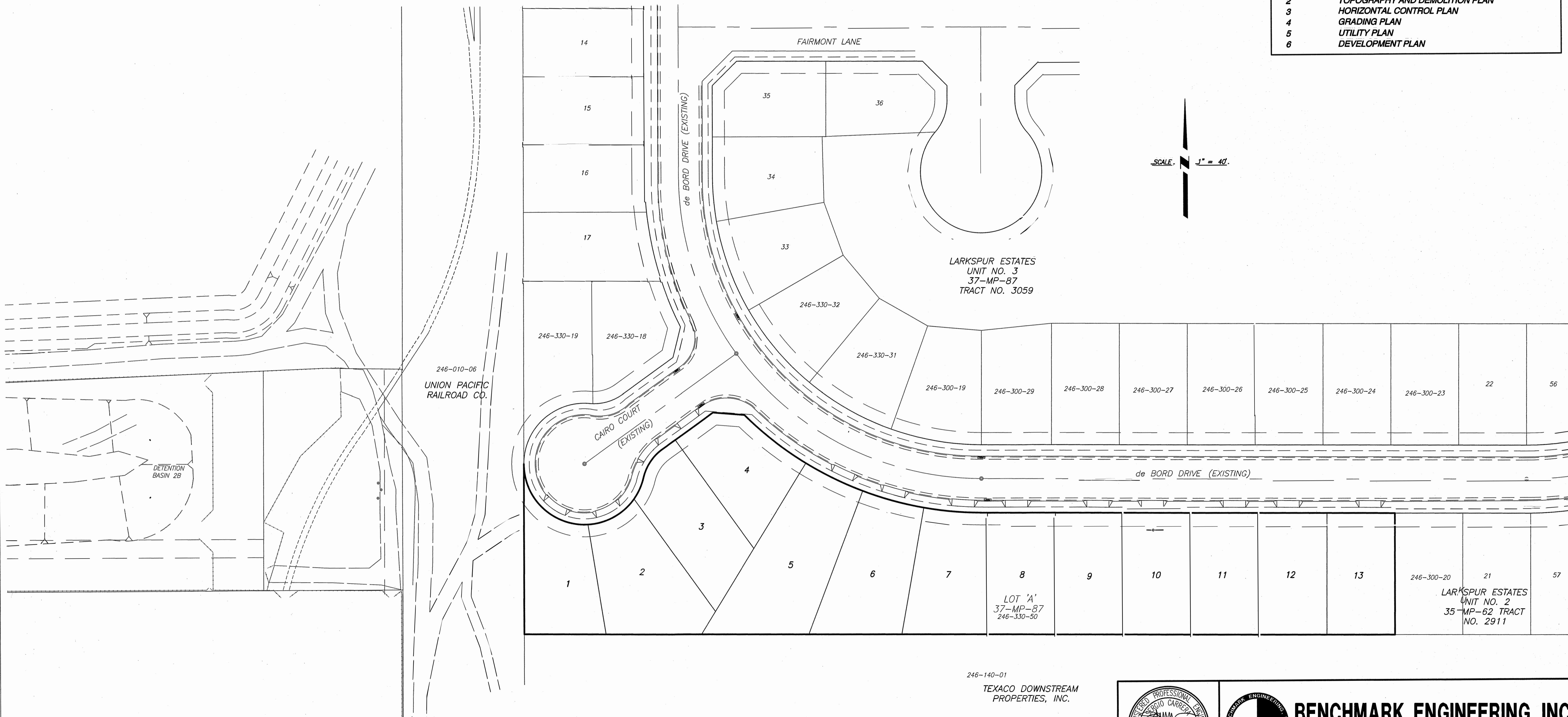
STATEMENT OF SUBDIVIDER

- ASSESSORS PARCEL NO: 246-330-50
- EXISTING ZONING: LOW DENSITY RESIDENTIAL (LDR)
- EXISTING GENERAL PLAN: RESIDENTIAL LOW
- EROSION CONTROL PER CITY OF TRACY ORDINANCES AND STANDARDS
- FRONT YARD DEPTHS AND BUILDING LINES PER CITY OF TRACY ORDINANCES AND STANDARDS
- WATER SUPPLY: BY CITY OF TRACY
- SEWAGE DISPOSAL: BY CITY OF TRACY
- STORM DRAINAGE: BY CITY OF TRACY
- ALL PROPOSED LOTS ARE PROPOSED TO DRAIN ON-SITE

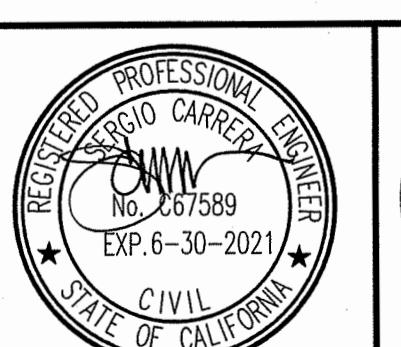
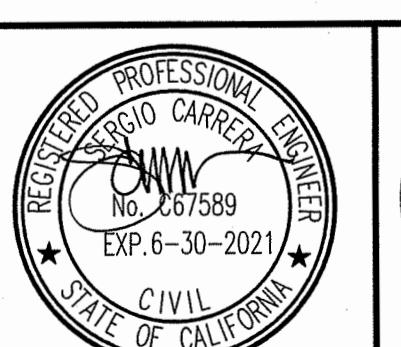
NOTES:

- ALL STREET IMPROVEMENTS AND UTILITIES ARE EXISTING.
- NO AREAS ARE SUBJECT TO INUNDATION BY FLOOD WATERS.
- TOTAL AREA OF THIS SUBDIVISION IS 1.89 ACRES CONTAINING 13 LOTS.
- ALL TREES ON SITE ARE TO BE REMOVED.
- EXISTING STORM DRAINAGE BASIN TO BE BACKFILLED FOR USE AS SINGLE FAMILY RESIDENTIAL LOTS.
- CITY STORM DRAIN BASIN 2B TO BE EXPANDED AND STORM DRAIN INFRASTRUCTURE TO BE IN COMPLETE PRIOR TO BACKFILLING THE EXISTING STORM DRAIN BASIN.

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA  
FEBRUARY, 2020

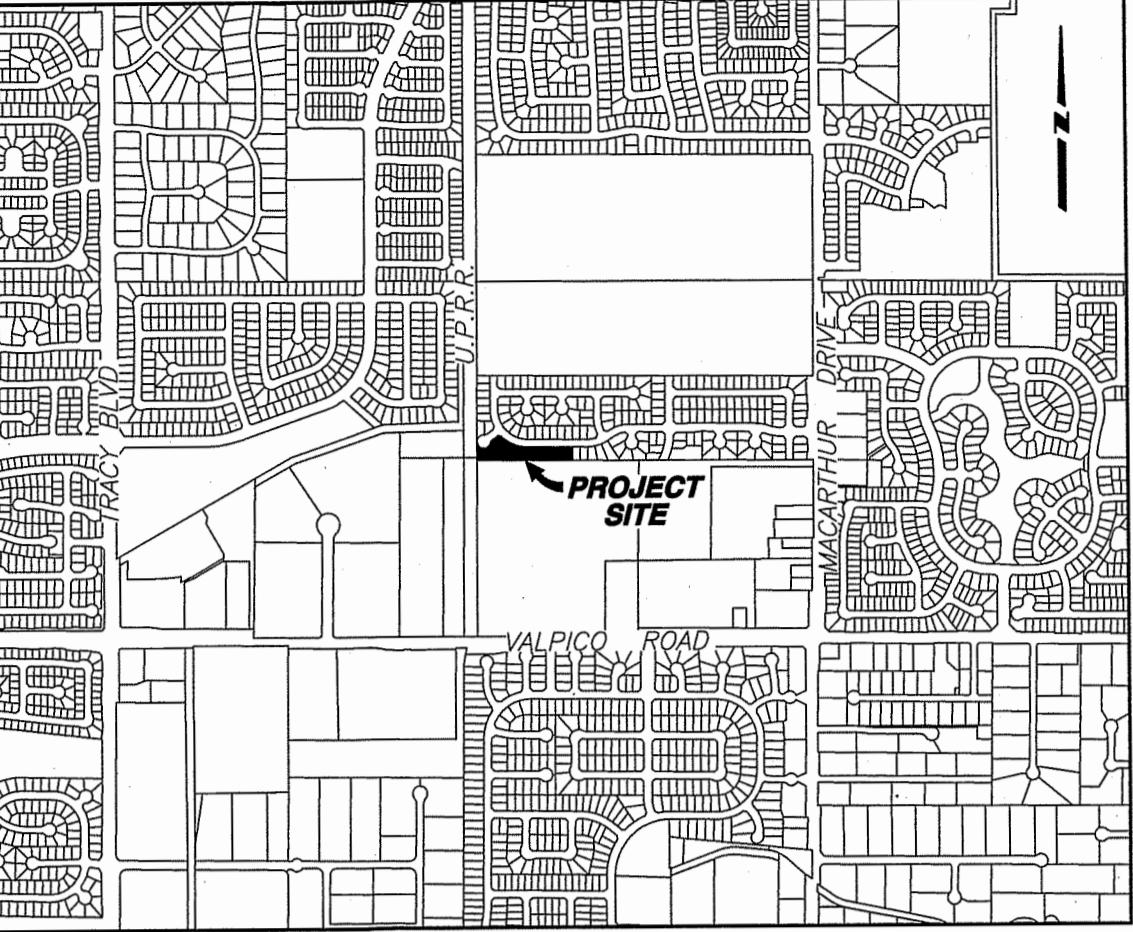


246-140-01  
TEXACO DOWNSTREAM  
PROPERTIES, INC.



**BENCHMARK ENGINEERING, INC.**  
CIVIL ENGINEERING & LAND SURVEYING  
915 17th STREET • MODESTO, CALIFORNIA • 95354  
(209) 548-9300 FAX:(209) 548-9305

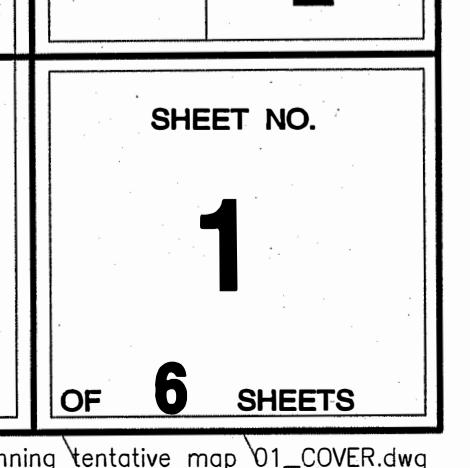
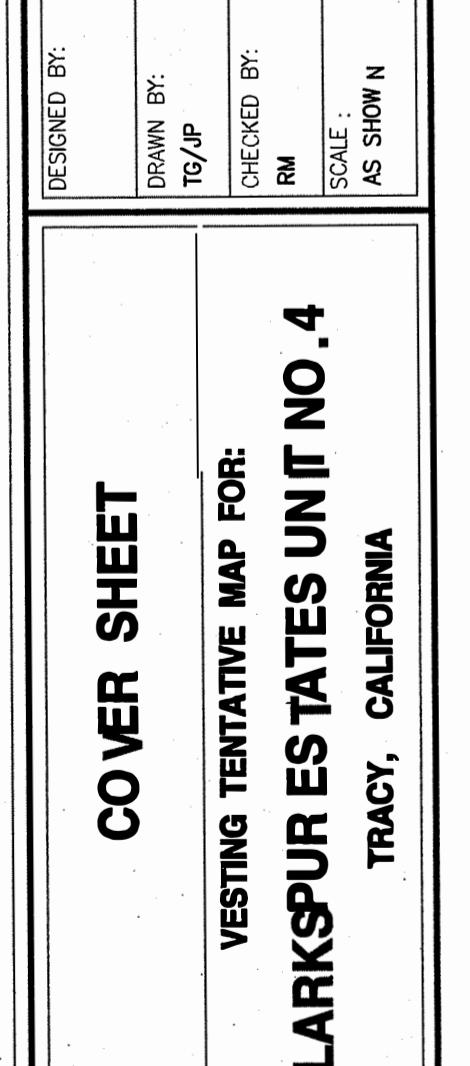
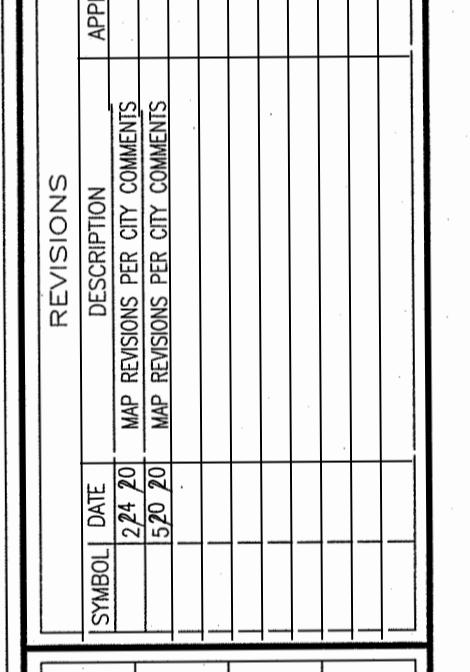
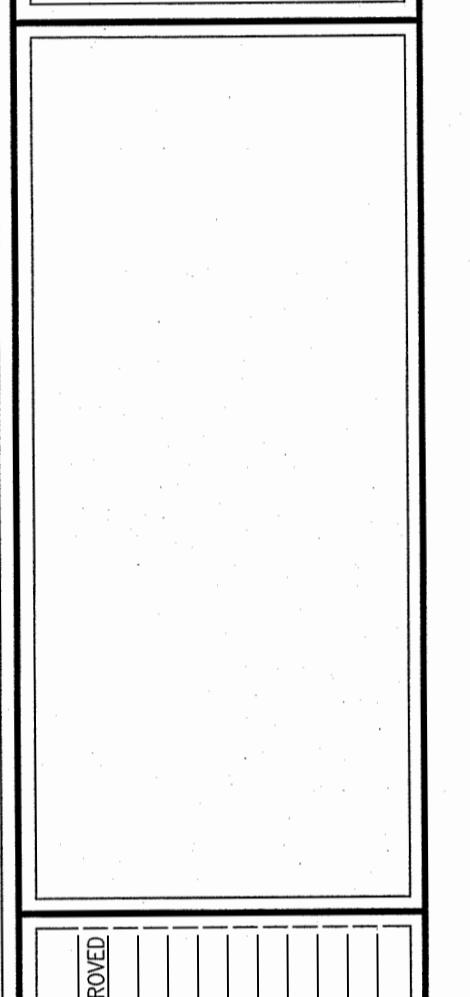
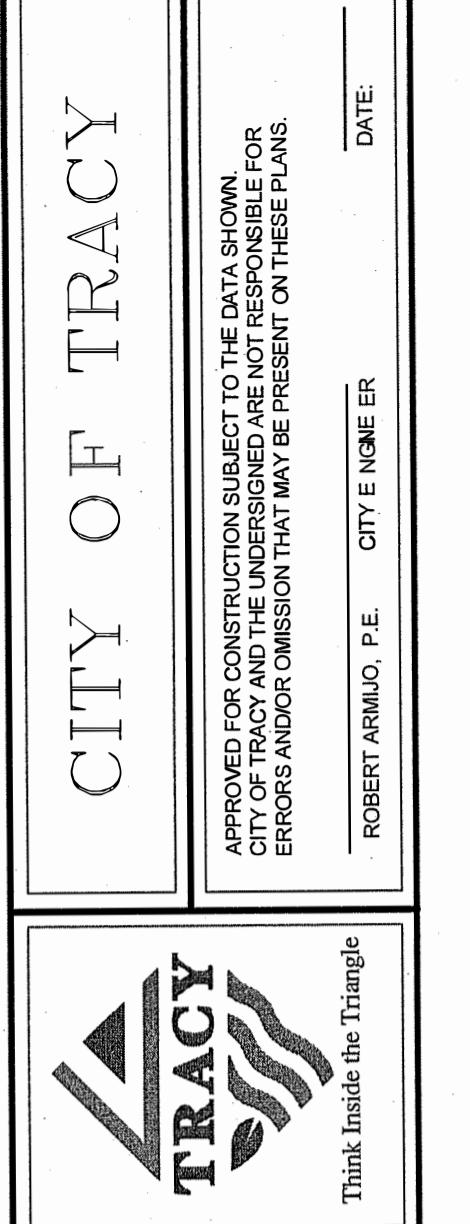
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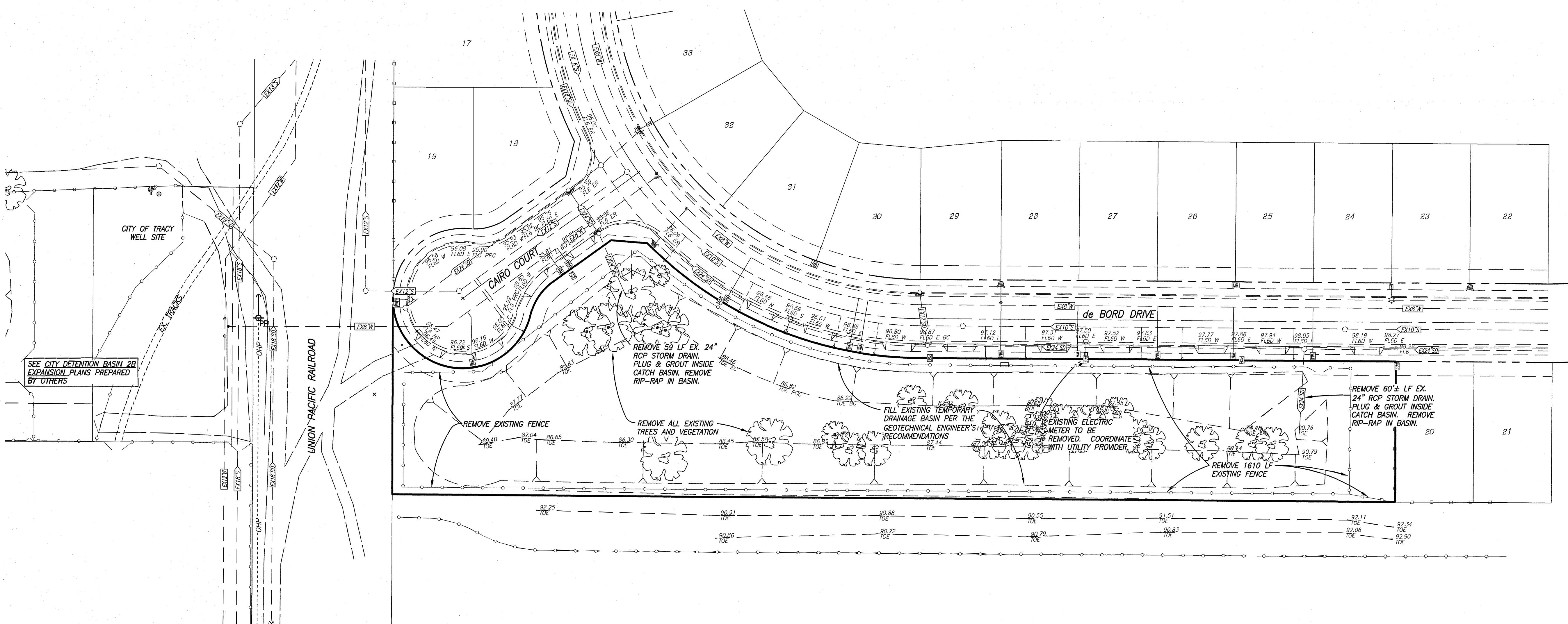
VICINITY MAP  
NOT TO SCALE

INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	TOPOGRAPHY AND DEMOLITION PLAN
3	HORIZONTAL CONTROL PLAN
4	GRADING PLAN
5	UTILITY PLAN
6	DEVELOPMENT PLAN



APPROVED FOR CONSTRUCTION SUBJECT TO THE DATA SHOWN.  
CITY OF TRACY AND THE UNDERSIGNED ARE NOT RESPONSIBLE FOR  
ERRORS AND/OR OMISSIONS THAT MAY BE PRESENT ON THESE PLANS.  
DATE:



**NOTE:**  
ALL WORK ASSOCIATED WITH THE INSTALLATION OF NEW  
STORM DRAIN PIPING AND APPURTENANCES, INCLUDING  
GRADING FOR THE PERMANENT RETENTION/DETENTION  
BASIN 2B, SHALL BE COMPLETED AND ACCEPTED PRIOR TO  
ANY GRADING ACTIVITIES IN THE EXISTING RETENTION BASIN.  
SEE CITY DETENTION BASIN 2B EXPANSION PLANS

SCALE 1" = 40'

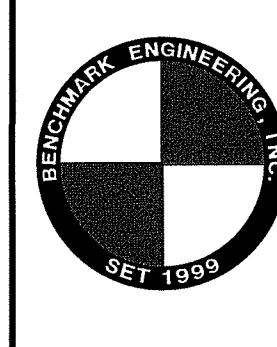
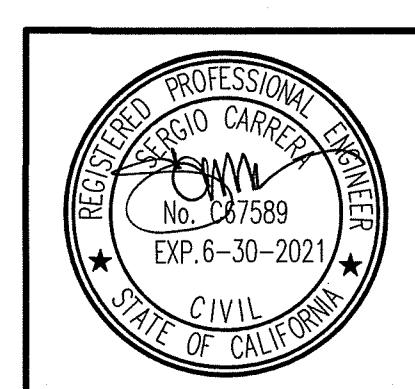
REVISIONS	DESCRIPTION	APPROVED
SYMBOL DATE	MAP REVISIONS PER CITY COMMENTS	
5/20/20		

DESIGNED BY:	DRAWN BY:	CHECKED BY:
	TG/AP	RM

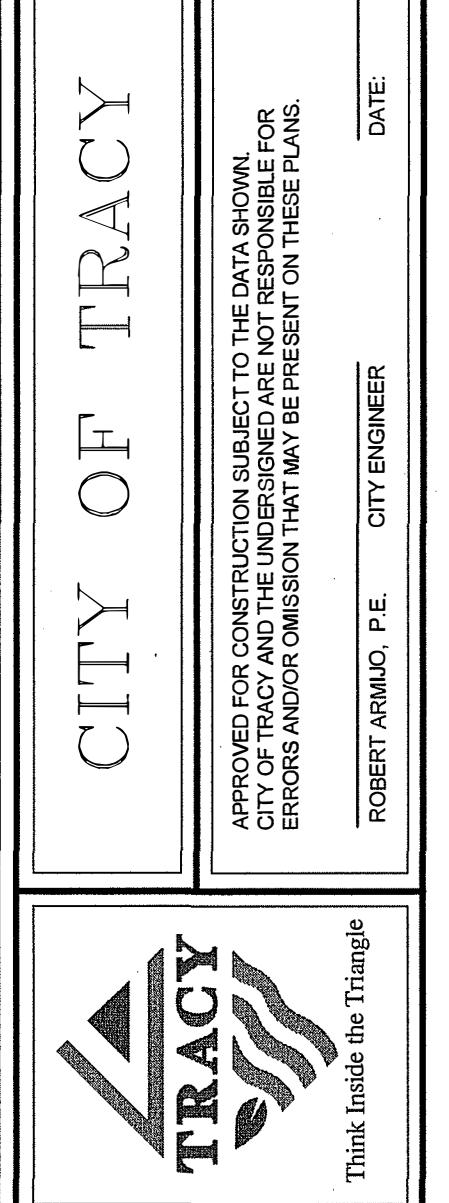
SCALE  
AS SHOWN

**TOPOGRAPHY AND  
DEMOLITION PLAN**  
VESTING TENTATIVE MAP FOR:  
**LARKSPUR ESTATES UNIT NO. 4**  
TRACY, CALIFORNIA

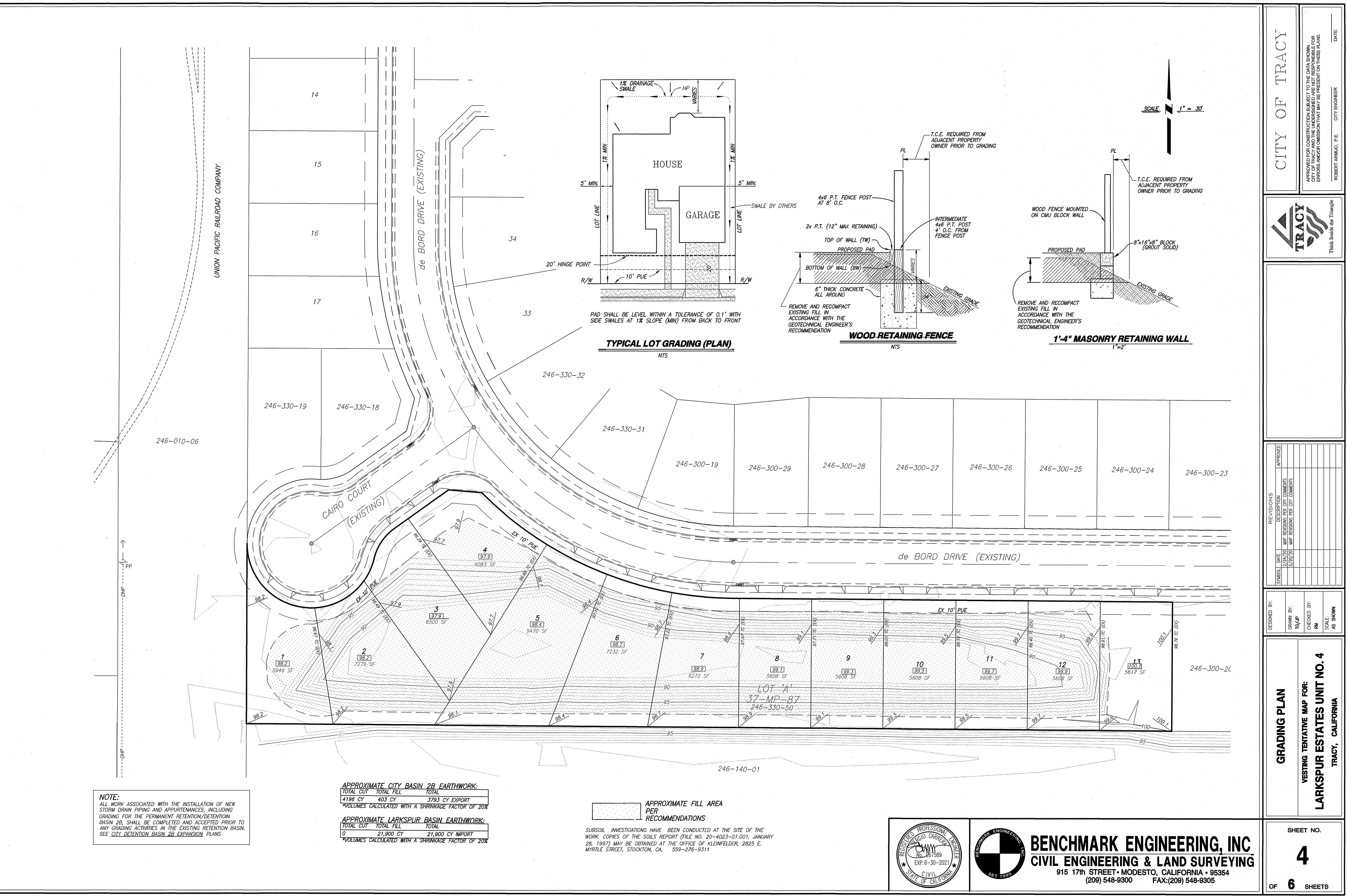
SHEET NO.  
**2**  
OF 6 SHEETS

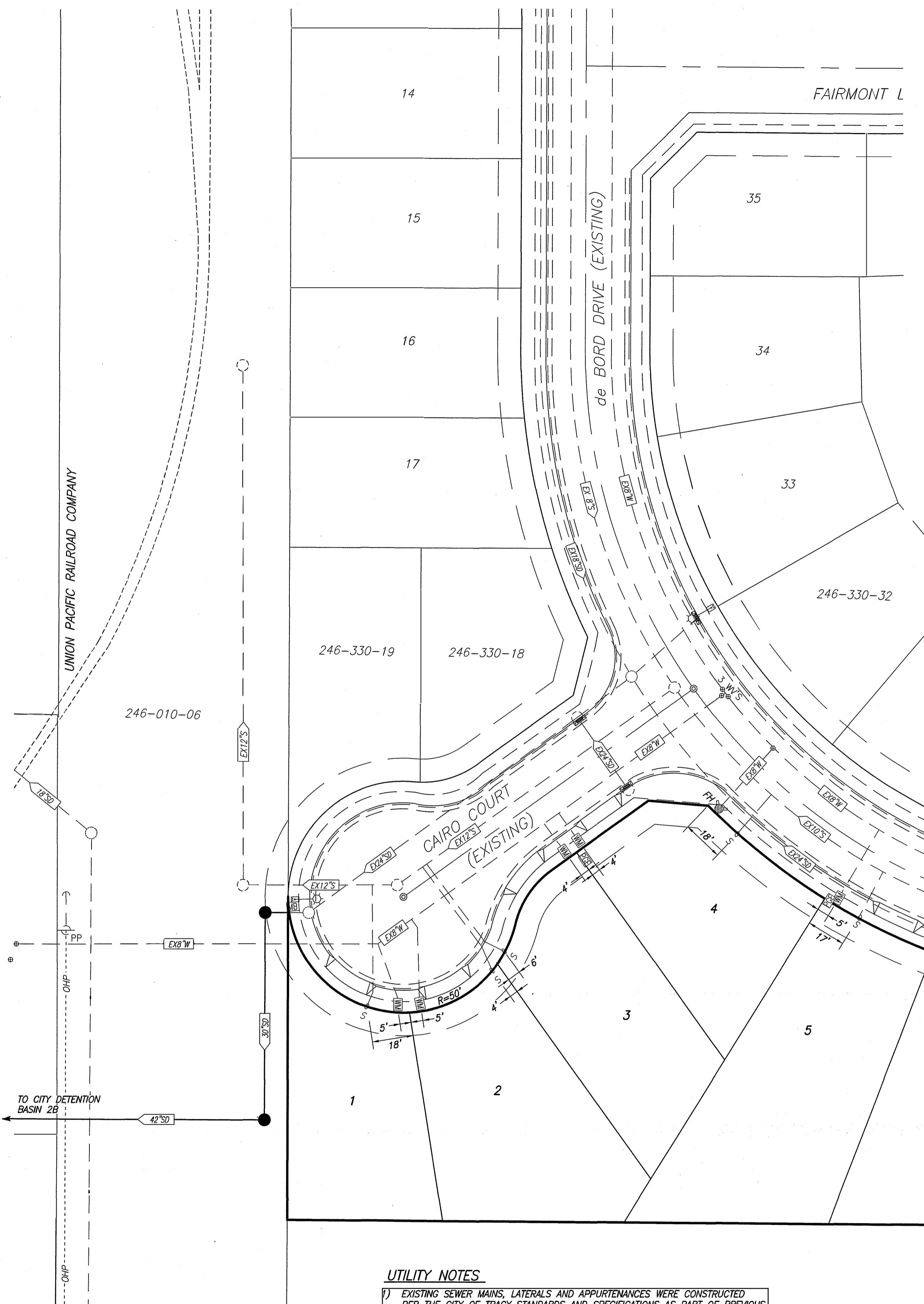


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ENCROACHMENT PERMIT FROM  
UNION PACIFIC RAILROAD REQUIRED  
FOR WORK WITHIN THEIR R/W

## UTILITY NOTES

- 1) EXISTING SEWER MAINS, LATERALS AND APPURTENANCES WERE CONSTRUCTED PER THE CITY OF TRACY STANDARDS AND SPECIFICATIONS AS PART OF PREVIOUS LARKSPUR SUBDIVISION UNITS.
- 2) EXISTING WATER MAINS, FIRE HYDRANTS, HOUSE SERVICES AND APPURTENANCES WERE CONSTRUCTED PER THE CITY OF TRACY STANDARDS AND SPECIFICATIONS AS PART OF PREVIOUS LARKSPUR SUBDIVISION UNITS.
- 3) EXISTING STORM DRAIN MAINS, CATCH BASINS AND APPURTENANCES WERE CONSTRUCTED PER THE CITY OF TRACY STANDARDS AND SPECIFICATIONS AS PART OF PREVIOUS LARKSPUR SUBDIVISION UNITS.

## 5.13 Pipe

13(A). The minimum size for storm drains shall be 12-inch diameter.

13(B). Reinforced concrete pipe, for storm drains in the Hill Area, which carry flows with velocities exceeding 14 feet per second shall be centrifugally spun, dense, thick walled RCP and have double gasketed joints when located in fill areas and single gasketed with smooth concentric joints in all other areas. The concrete protective cover from the inner surface to the reinforcement shall be 2-inch minimum.

13(C). When storm drain pipe lines are steeper than 20%, cut off walls shall be constructed at maximum 50-foot intervals, around the pipes in the trench area.

13(D). All catch basin laterals shall have a minimum diameter of 12 inches.

## 5.14 Manholes

14(A). Manholes shall be placed at the intersections of all storm drains, at all locations where there is a change in size, change in horizontal or vertical alignment and at the ends of all permanent lines. Drop inlets may be substituted for manholes.

14(B). Manhole spacing shall conform to the following limits:

Diameter	Maximum Spacing
" to 30 "	400 feet
" and over	600 feet

14(C). All storm drain manholes shall be constructed in conformance with standard Plan 301. All storm drain manholes installed outside the public right-of-way shall have bolted lids. When the manhole is designed with head then bolted lids and rubber seals are required.

14(D). In the Hill Area, where high flow velocities (in excess of 6 fps) are expected, manholes shall be channelized to  $\frac{3}{4}$  of the through pipe diameter. Lateral pipes shall be connected such that the lateral pipe inverts are higher than the crown of the main line, except at a dissipater. Use bolt down frame and cover where the GL is calculated to be within one foot of the cover elevation. A steel plate shall be stalled on the manhole wall, which will be impacted by flows from an incoming pipe.

LARKSPUR ESTATES  
UNIT NO. 3  
37-MP-87

WIT NO. 3  
7-MP-87

246-300-29      246-300-28      246-300-27      246-300-26      246-300-25      246-300-24      246-300-23

**NOTE:**  
EXISTING UTILITIES TO REMAIN  
UNLESS NOTED OTHERWISE

*de BORD DRIVE (EXISTING)*

8      9      10      11      12      13      246-300-20

LOT 'A'  
37-MP-87  
246-330-50

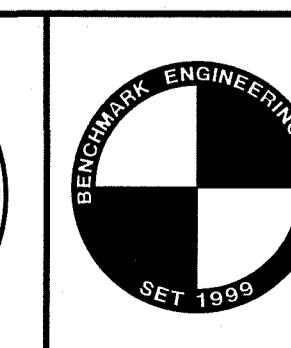
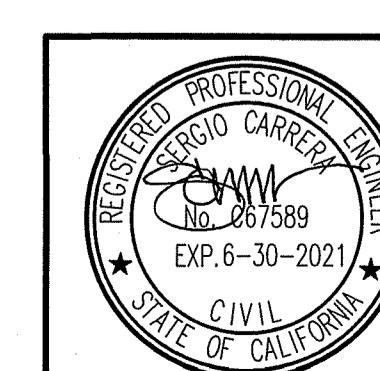
EX24"SD      EX8"W      EX10"S      EX24"SD      EX8"W      EX10"S      EX24"SD

FH      MB      FH

14'      15'      4'      14'      3'      15'      4'      13'      17'      8'

246-140-01

<u>EX8"SD</u>	EXISTING STORM DRAIN LINE & SIZE
<u>EX8"S</u>	EXISTING SEWER LINE & SIZE
<u>EX8"W</u>	EXISTING WATER LINE & SIZE
⊕	EXISTING WATER VALVE
—○—	EXISTING MANHOLE
管网	EXISTING FIRE HYDRANT
	EXISTING ELECTROLIER
S	SEWER
SD	STORM DRAIN
S.F.	SQUARE FEET
W	WATER
◎	EXISTING MONUMENT



# **BENCHMARK ENGINEERING, INC.**

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## **CIVIL ENGINEERING & LAND SURVEYING**

# SHEET 5

# VESTING TENTATIVE MAP FOR: UTILITY PLAN

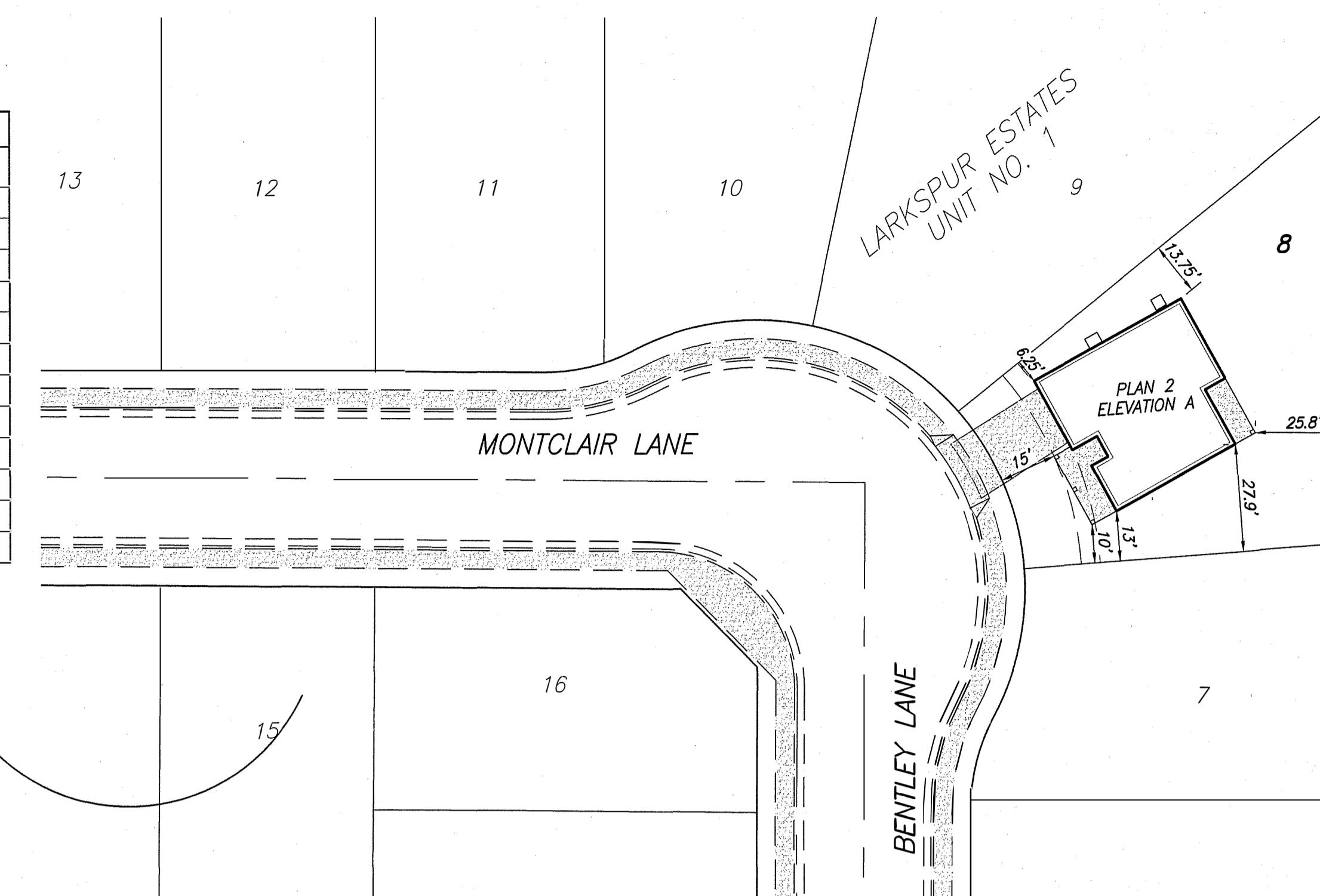
**VESTING TENTATIVE MAP FOR:  
ARKSPUR ESTATES UNIT N  
UTILITY PLAN**

**SHEET NO. 5 OF 6 SHEETS**

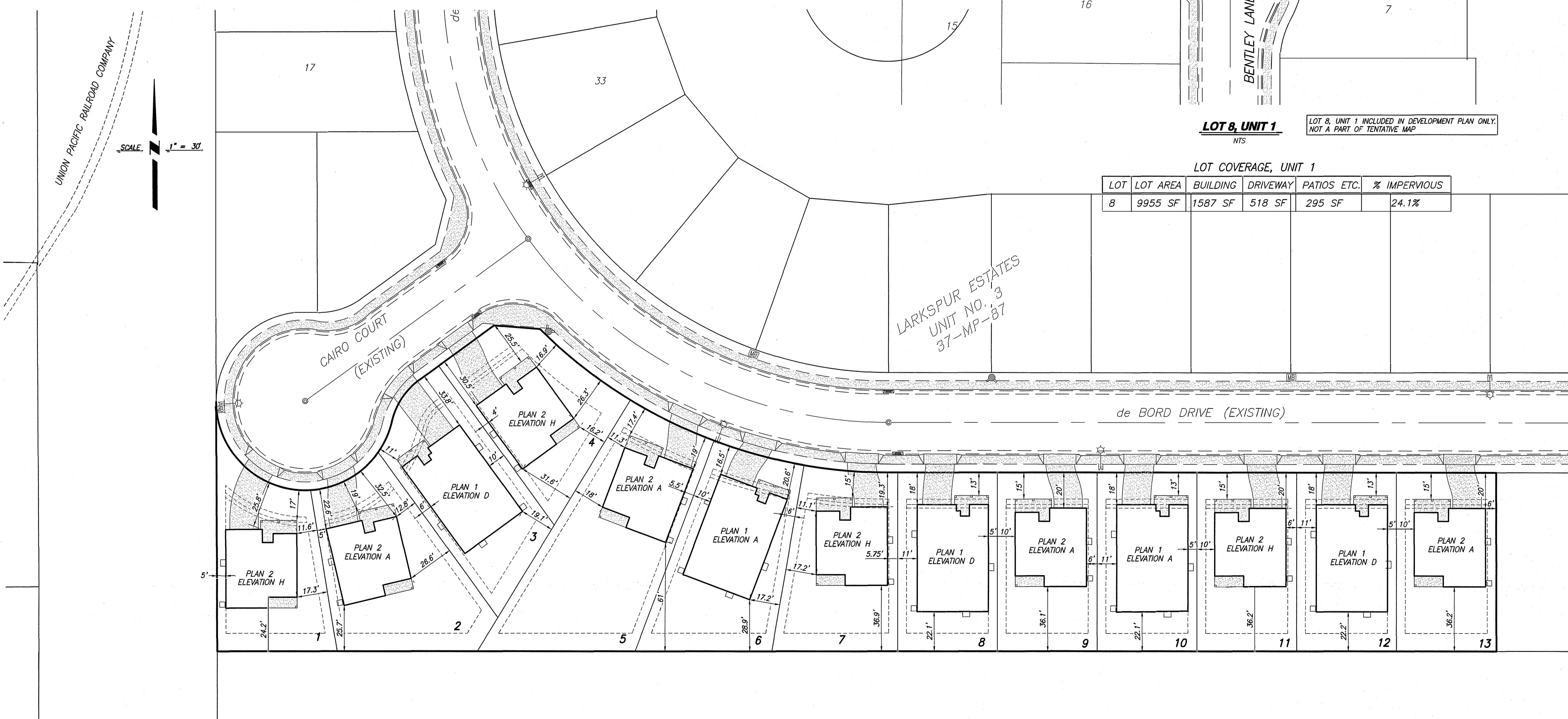
FLOOR PLANS		
PLAN 1	QUANTITY	PERCENTAGE
PLAN 1	5	36%
PLAN 2	9	64%
<b>TOTAL</b>	<b>14</b>	<b>100%</b>

LOT COVERAGE, UNIT 4

LOT	LOT AREA	BUILDING	DRIVEWAY	PATIOS ETC.	% IMPERVIOUS
1	5949 SF	1587 SF	508 SF	295 SF	40.2%
2	7279 SF	1587 SF	557 SF	295 SF	33.5%
3	6500 SF	2359 SF	886 SF	180 SF	52.7%
4	6083 SF	1587 SF	625 SF	295 SF	41.2%
5	9470 SF	1587 SF	498 SF	295 SF	25.1%
6	7232 SF	2359 SF	532 SF	180 SF	42.5%
7	6272 SF	1587 SF	521 SF	295 SF	38.3%
8	5600 SF	2359 SF	480 SF	180 SF	53.9%
9	5600 SF	1587 SF	512 SF	295 SF	42.8%
10	5600 SF	2359 SF	476 SF	180 SF	53.8%
11	5600 SF	1587 SF	498 SF	295 SF	42.5%
12	5600 SF	2359 SF	499 SF	180 SF	54.3%
13	5600 SF	1587 SF	513 SF	295 SF	42.8%



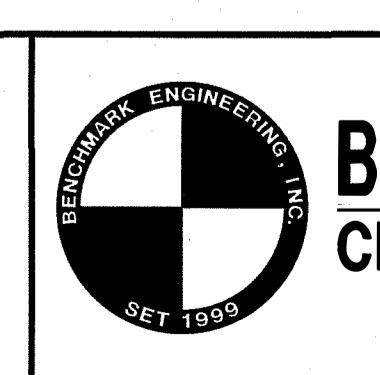
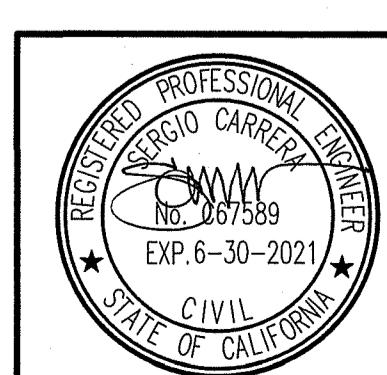
MacARTHUR DRIVE



DEVELOPMENT PLAN  
VESTING TENTATIVE MAP FOR:  
LARKSPUR ESTATES UNIT NO. 4  
TRACY, CALIFORNIA

6

OF 6 SHEETS



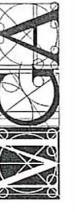
BENCHMARK ENGINEERING, INC.  
CIVIL ENGINEERING & LAND SURVEYING  
915 17th STREET • MODESTO, CALIFORNIA • 95354  
(209) 548-9300 FAX:(209) 548-9305

CITY OF TRACY  
**TRACY**  
Think Inside the Triangle

APPROVED FOR CONSTRUCTION SUBJECT TO THE DATA SHOWN.  
CITY OF TRACY AND THE UNDERSIGNED ARE NOT RESPONSIBLE FOR  
ERROS AND/OR OMISSION THAT MAY BE PRESENT ON THESE PLANS.

ROBERT ARAMIO, P.E. CITY ENGINEER

DATE:



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8881 Research Drive, Irvine, California 92618  
(949) 307-3800 Fax (949) 307-7800  
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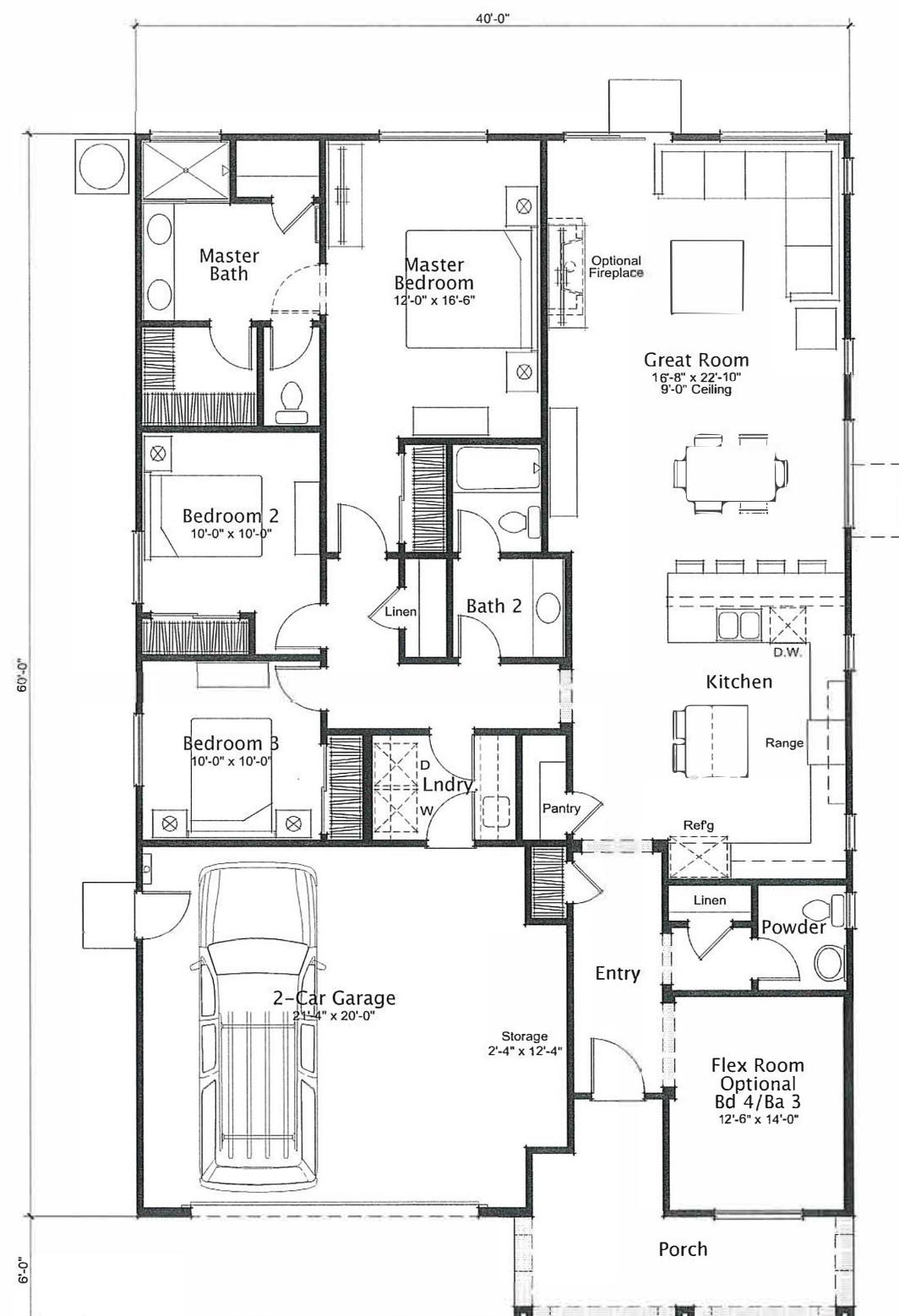
**BRIGHT HOMES**  
Larksprur Estates Unit 4 - Tracy, CA



Title  
Conceptual  
Floor Plan  
Plan 1883

Date  
November 13, 2019  
Project Number  
4433  
Scale  
1/4" = 1'-0"  
Revision  
1-10-2020  
3-2-2020

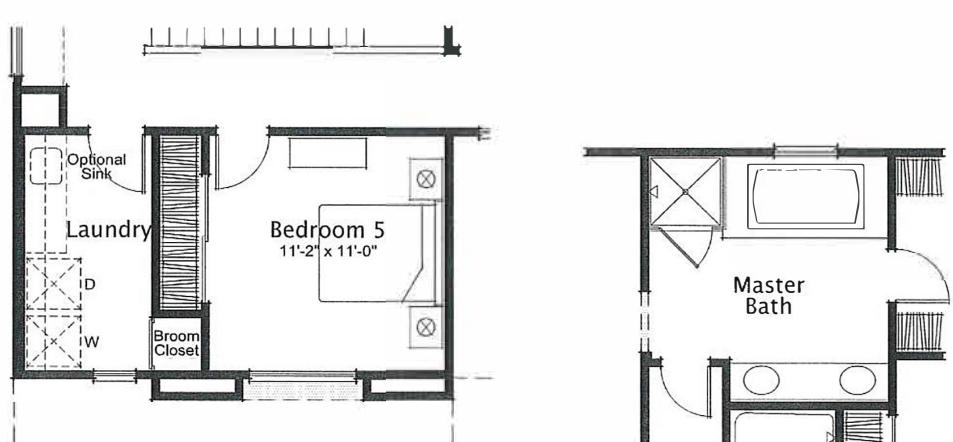
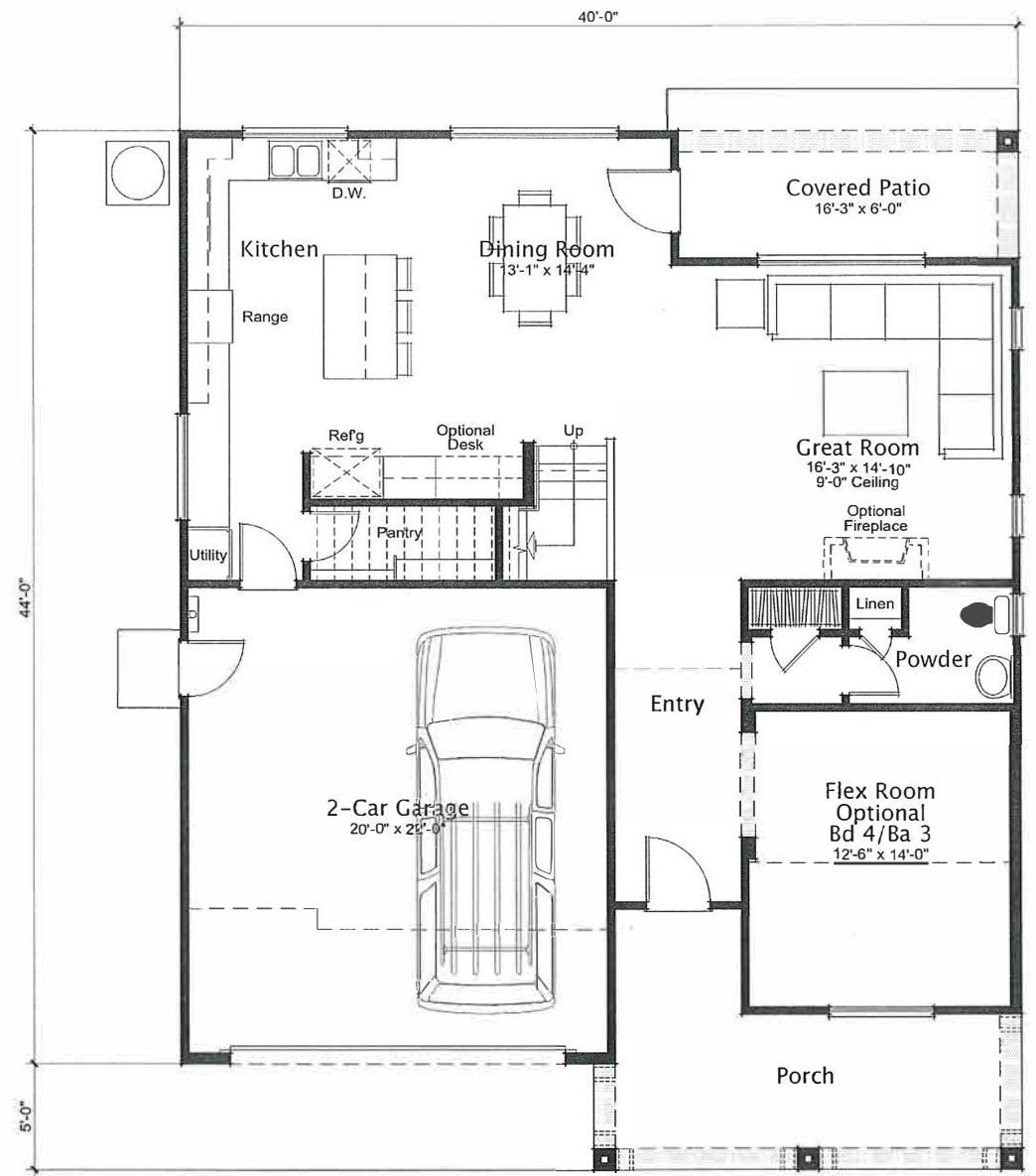
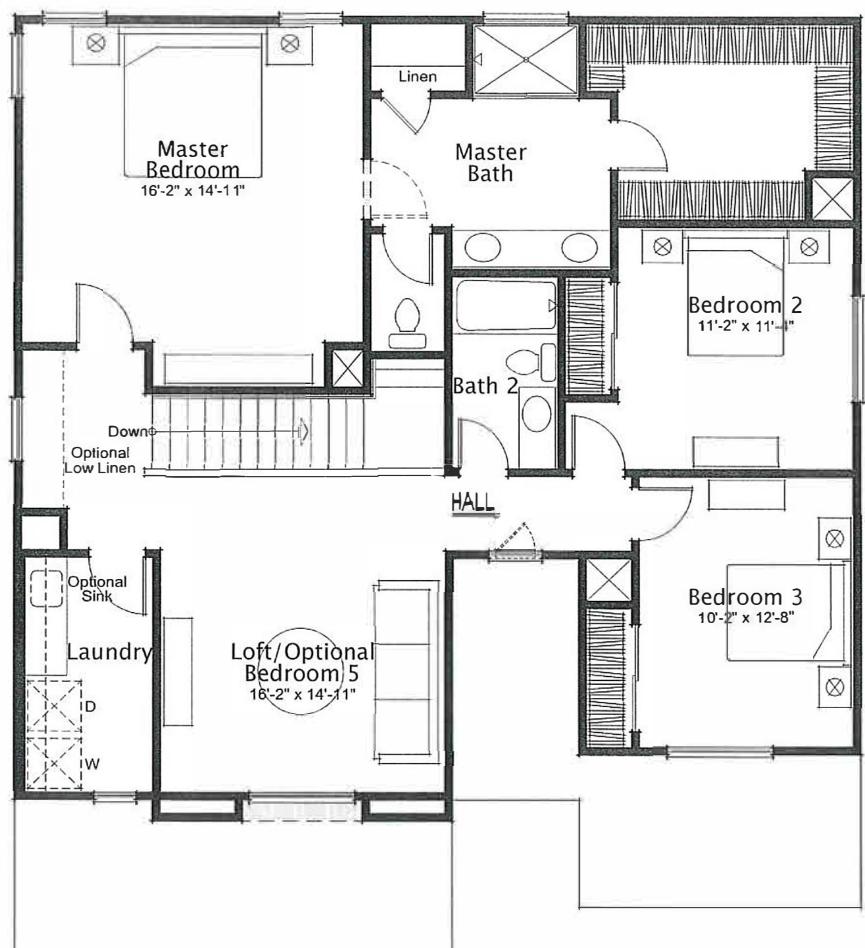
Sheet No.  
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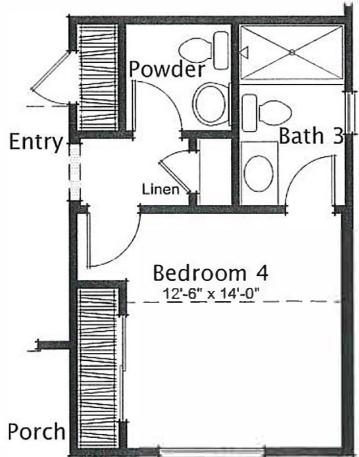
## Floor Plan

Living Area:

Total Living Area = 1,883 sq. ft.  
Garage 476 sq. ft.



Living Area:  
 First Floor 1,127  
 Second Floor 1,314  
 Total Living Area = 2,441 sq. ft.  
 Garage 460



**BRIGHT HOMES**  
 Larkspur Estates Unit 4 - Tracy, CA

Title  
 Conceptual  
 Floor Plan  
 Plan 2441

Date  
 November 13, 2019  
 Project Number  
 4433  
 Scale  
 1/4" = 1'-0"  
 Revision  
 1-10-2020

Sheet No.  
 4



Title  
Conceptual  
Elevation 'A'  
Plan 1883

Date  
November 13, 2019  
Project Number  
4433  
Scale  
No Scale  
Revision  
1-10-2020  
3-2-2020

Sheet No. \_\_\_\_\_

2



Front Elevation 'A' Spanish  
Scheme 3



Left Elevation 'A'



Rear Elevation 'A'



Right Elevation 'A'

Front Elevation 'D' Craftsman  
Scheme 6



Left Elevation 'D'



Rear Elevation 'D'



Right Elevation 'D'



**BRIGHT HOMES**

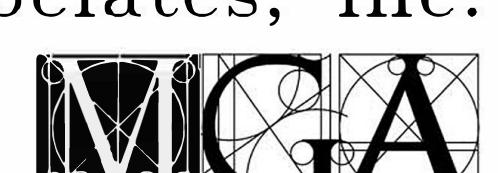
Larkspur Estates Unit 4 - Tracy, CA

Date  
November 13, 2019  
Project Number  
4433  
Scale  
No Scale  
Revision  
1-10-2020  
3-2-2020  
Sheet No. \_\_\_\_\_

Title  
Conceptual  
Elevation 'D'  
Plan 1883

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(949) 387-3800 Fax (949) 387-7800

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Front Elevation 'A' Spanish  
Scheme 2



Date November 13, 2019  
 Title Conceptual  
 Project Number 4433  
 Elevation 'A'  
 Plan 2441  
 Scale No Scale  
 Revision 1-10-2020  
 Sheet No. 32-2020



**BRIGHT HOMES**  
Larkspur Estates Unit 4 - Tracy, CA

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Front Elevation 'H' Cottage  
Scheme 12



Date  
November 13, 2019  
Project Number  
4433  
Scale  
No Scale  
Revision  
1-10-2020  
Sheet No.  
6

<sup>Title</sup>  
Conceptual  
Elevation 'H'  
Plan 2441

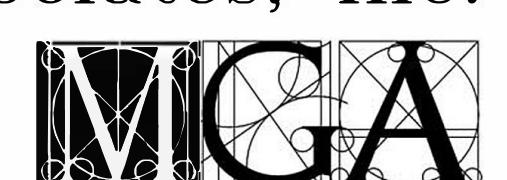


**BRIGHT HOMES**

Larkspur Estates Unit 4 - Tracy, CA

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Plan 2441  
Front Elevation 'A'  
Spanish

Plan 1883  
Front Elevation 'D'  
Craftsman

Plan 2441  
Front Elevation 'H'  
Cottage

Plan 1883  
Front Elevation 'A'  
Spanish

## Larkspur Estates Unit 4 Tract No. 3804 Tracy, California

Bright Development  
1620 N. Carpenter Rd., Suite B  
Modesto, CA 95351  
Ph: 209.526.8242

**BRIGHT HOMES**  
Larkspur Estates Unit 4 - Tracy, CA

Title  
Conceptual  
Street Scene

Date  
November 1, 2019  
Project Number  
44-33  
Scale  
1/4" = 1'-0"  
Revision  
1-10-2020  
3-2-20

## Elevation "A" Spanish

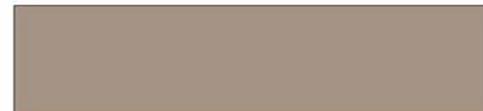
**Scheme 1**



Certainteed Landmark Series  
Burnt Sienna



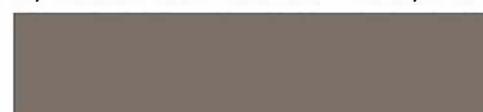
Stucco / Eaves / Rakes  
Kelly Moore Paints - KM4891 - Swan Drive



Window / Door Trim  
Kelly Moore Paints - KM579 Even Evan



Fascia / Barge / Garage Door  
Kelly Moore Paints - KM5795 - Teddy's Taupe



Entry Door / Shutters  
Kelly Moore Paints - KM5800 Sausalito Ridge



Wrought Iron  
Kelly Moore Paints - KMA89 Black Oak

**Scheme 2**



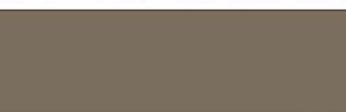
Certainteed Landmark Series  
Heather Blend



Stucco / Eaves / Rakes  
Kelly Moore Paints - KMW14 Garlic Clove



Window / Door Trim  
Kelly Moore Paints - KM5791 Northpointe



Fascia / Barge / Garage Door  
Kelly Moore Paints - KM4603 Grand Avenue



Entry Door / Shutters  
Kelly Moore Paints - KM4925 Wild Truffle

**Scheme 3**



Certainteed Landmark Series  
Weathered Wood



Stucco / Eaves / Rakes  
Kelly Moore Paints - 42 Wise Owl



Window / Door Trim  
Kelly Moore Paints - 232 Toscana



Fascia / Barge / Garage Door  
Kelly Moore Paints - KM5800 Sausalito Ridge



Entry Door / Shutters  
Kelly Moore Paints - KM4505 Thai Teak



Wrought Iron  
Kelly Moore Paints - KMA89 Black Oak

**Scheme 4**



Certainteed Landmark Series  
Burnt Sienna



Stucco / Eaves / Rakes  
Kelly Moore Paints - KM 5774 Whitney Oaks



Window / Door Trim  
Kelly Moore Paints - KM5773 Raw Sugar



Fascia / Barge / Garage Door  
Kelly Moore Paints - KM5775 Empire Ranch



Entry Door / Shutters  
Kelly Moore Paints - KM5790 Grapevine Canyon



Wrought Iron  
Kelly Moore Paints - KMA89 Black Oak

## Elevation "D" Craftsman

**Scheme 5**



Certainteed Landmark Series  
Moire Black



Stucco / Eaves / Rakes  
Kelly Moore Paints  
KM4643 Sticks & Stones



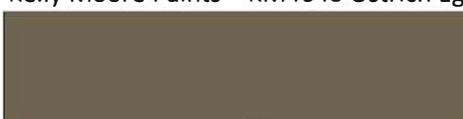
Cultured Stone - Stone Veneer  
Country Ledgestone - Aspen



Board & Batten Siding  
Kelly Moore Paints - KM4707 Hidden Cottage



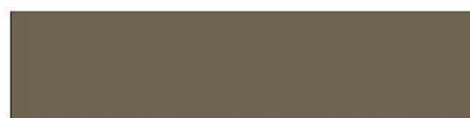
Window & Door Trim / Wood  
Kelly Moore Paints - KM4640 Ostrich Egg



Fascia / Barge  
Kelly Moore Paints - KM4708 Oak Plank



Garage Door  
Kelly Moore Paints - KM4640 Ostrich Egg



Entry Door  
Kelly Moore Paints - KM4708 Oak Plank

**Scheme 6**



Certainteed Landmark Series  
Heather Blend



Stucco / Eaves / Rakes  
Kelly Moore Paints  
KM4646 Magic Shell



Culture Stone - Stone Veneer  
Country Ledgestone - Caramel



Board & Batten Siding  
Kelly Moore Paints - KM5716 Rodeo Roundup



Window & Door Trim / Wood  
Kelly Moore Paints - KM5797 Woodward Park



Fascia / Barge  
Kelly Moore Paints - KMA74 Stagecoach



Garage Door  
Kelly Moore Paints - KM5716 Rodeo Roundup



Entry Door  
Kelly Moore Paints - HLS4271 Grant Drab

**Scheme 7**



Certainteed Landmark Series  
Moire Black



Stucco / Eaves / Rakes  
Kelly Moore Paints  
23 Swiss Coffee



Cultured Stone Veneer  
Country Ledgestone - Echo Ridge



Board & Batten Siding  
Kelly Moore Paints - KM5816 Harrison Gray



Window & Door Trim / Wood  
Kelly Moore Paints - 23 Swiss Coffee



Fascia / Barge  
Kelly Moore Paints - 23 Swiss Coffee



Garage Door  
Kelly Moore Paints - KM4902 Mt. Rushmore



Entry Door  
Kelly Moore Paints - KMA89 Black Oak

**Scheme 8**



Certainteed Landmark Series  
Heather Blend



Stucco / Eaves / Rakes  
Kelly Moore Paints  
KM4747 Knock on Wood



Cultured Stone - Stone Veneer  
Country Ledgestone - Aspen



Board & Batten Siding  
Kelly Moore Paints - KM4742 Mysterious Moss



Window & Door Trim / Wood  
Kelly Moore Paints - KM4737 Sassafras Tea



Fascia / Barge  
Kelly Moore Paints - KM4737 Sassafras Tea



Garage Door  
Kelly Moore Paints - KM4819 Forest Floor



Entry Door  
Kelly Moore Paints - KMA49 Fruit Yard

## Elevation "H" Cottage

**Scheme 9**



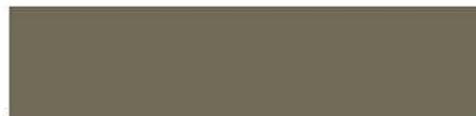
Certainteed Landmark Series  
Moire Black



Stucco / Eaves / Rakes  
Kelly Moore Paints  
KM4647 Pony Tail



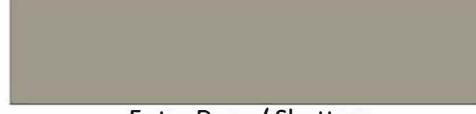
McNear Brick  
Sandmold | Embarcadero



Horizontal Siding / Garage Door  
Kelly Moore Paints – KM5772 Palm Lane



Fascia / Barge / Window & Door Trim / Wood  
Kelly Moore Paints – KMW23 Bechamel



Entry Door / Shutters  
Kelly Moore Paints – KM5741 Cricket's Cross

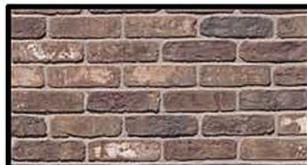
**Scheme 10**



Certainteed Landmark Series  
Weathered Wood



Stucco / Eaves / Rakes  
Kelly Moore Paints  
KM4552 Antique Windmill



McNear Brick  
Sandmold | Cotswold



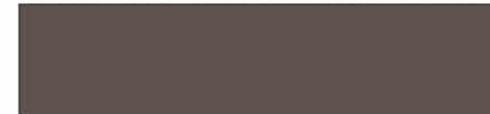
Horizontal Siding/ Garage Door  
Kelly Moore Paints – KM5796 Even Evan



Fascia / Barge / Window & Door Trim / Wood  
Kelly Moore Paints – KM4510 Bear Hug



Entry Door  
Kelly Moore Paints – KMA35 Willow Blue



Shutters  
Kelly Moore Paints – KMA77 Brown Bear

**Scheme 11**



Certainteed Landmark Series  
Moire Black



McNear Brick  
Sandmold | Tunbridge



Stucco / Eaves / Rakes  
Kelly Moore Paints  
KM4642 Birds Nest



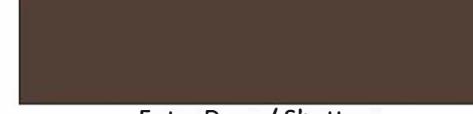
McNear Brick  
Sandmold | Tunbridge



Horizontal Siding / Garage Door  
Kelly Moore Paints – KM4546 Appaloosa Spots



Fascia / Barge / Window & Door Trim / Wood  
Kelly Moore Paints – KM5712 Cookie Crumb



Entry Door / Shutters  
Kelly Moore Paints – KM4925 Wild Truffle

**Scheme 12**



Certainteed Landmark Series  
Moire Black



Stucco / Eaves / Rakes  
Kelly Moore Paints  
KM5815 Actor's Star



Muddox Brick  
Klinker



Horizontal Siding / Garage Door  
Kelly Moore Paints – KM4910 Platinum Granite



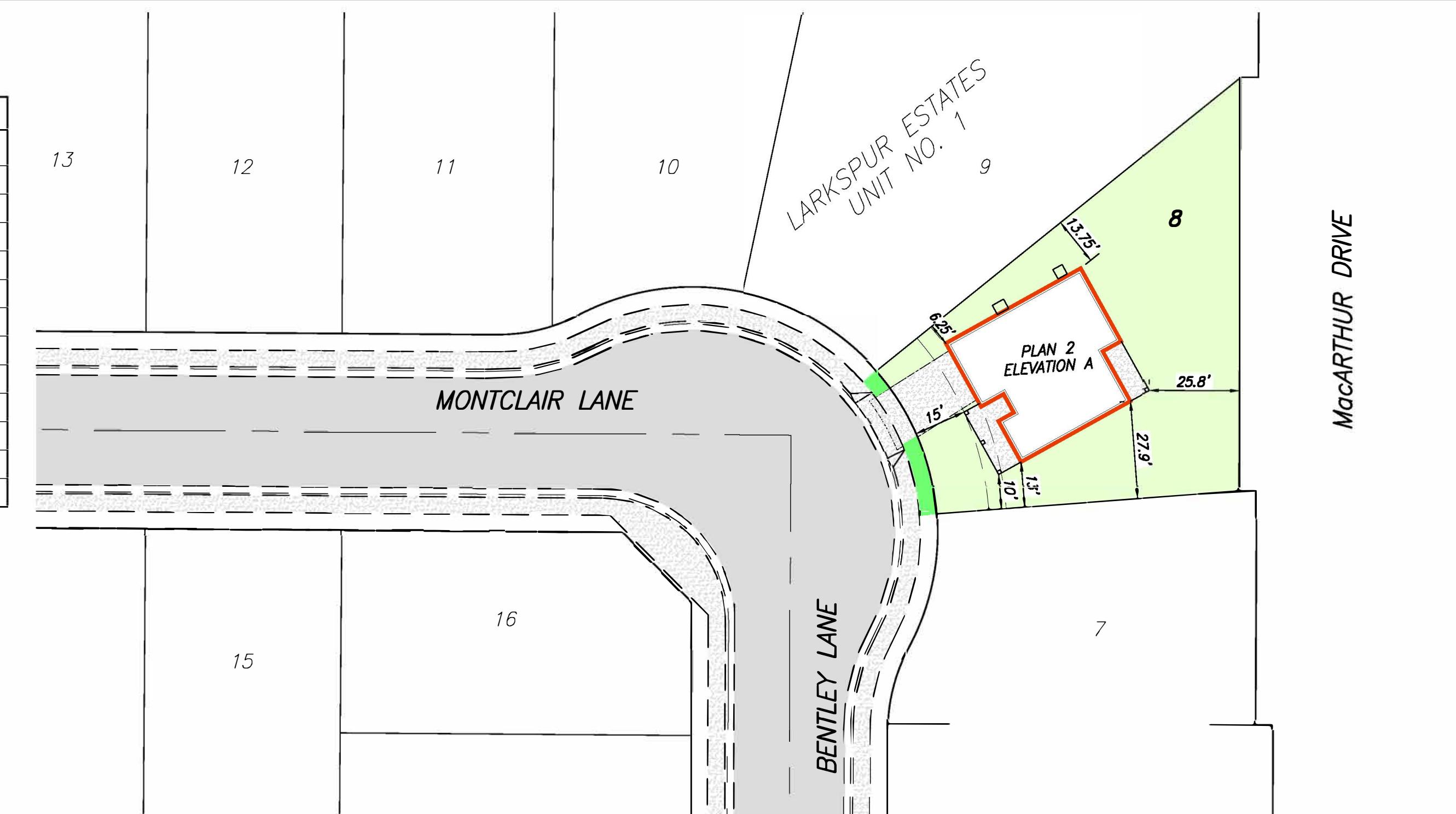
Fascia / Barge / Window & Door Trim / Wood  
Kelly Moore Paints – KMW46 Picket Fence



Entry Door / Shutters  
Kelly Moore Paints – KM4918 Split Rock

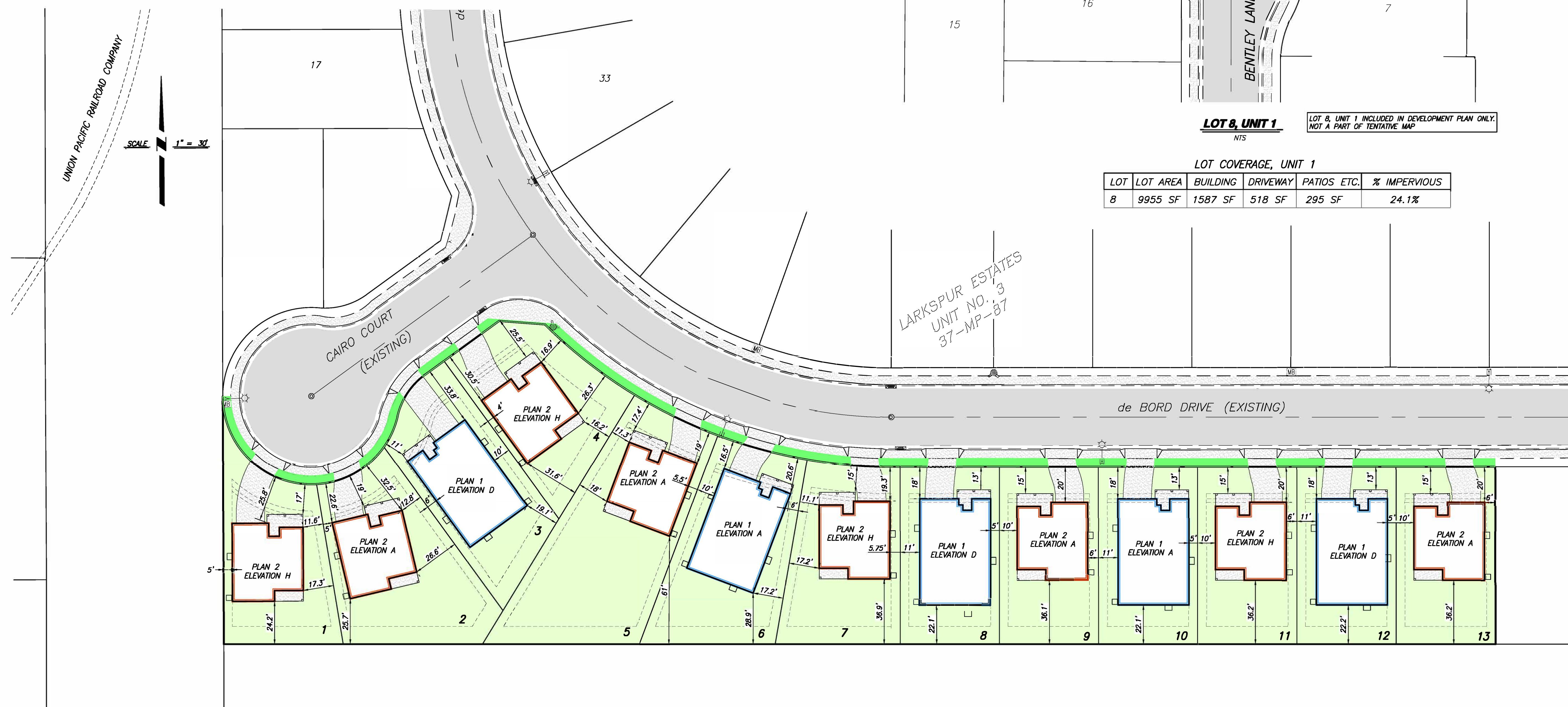
FLOOR PLANS		
	QUANTITY	PERCENTAGE
PLAN 1	5	36%
PLAN 2	9	64%
TOTAL	14	100%

LOT COVERAGE, UNIT 4					
LOT	LOT AREA	BUILDING	DRIVEWAY	PATIOS ETC.	% IMPERVIOUS
1	5949 SF	1587 SF	508 SF	295 SF	40.2%
2	7279 SF	1587 SF	557 SF	295 SF	33.5%
3	6500 SF	2359 SF	886 SF	180 SF	52.7%
4	6083 SF	1587 SF	625 SF	295 SF	41.2%
5	9470 SF	1587 SF	498 SF	295 SF	25.1%
6	7232 SF	2359 SF	532 SF	180 SF	42.5%
7	6272 SF	1587 SF	521 SF	295 SF	38.3%
8	5600 SF	2359 SF	480 SF	180 SF	53.9%
9	5600 SF	1587 SF	512 SF	295 SF	42.8%
10	5600 SF	2359 SF	476 SF	180 SF	53.8%
11	5600 SF	1587 SF	498 SF	295 SF	42.5%
12	5600 SF	2359 SF	499 SF	180 SF	54.3%
13	5600 SF	1587 SF	513 SF	295 SF	42.8%



LOT 8, UNIT 1 INCLUDED IN DEVELOPMENT PLAN ONLY.  
NOT A PART OF TENTATIVE MAP

LOT COVERAGE, UNIT 1					
LOT	LOT AREA	BUILDING	DRIVeway	PATIOS ETC.	% IMPERVIOUS
8	9955 SF	1587 SF	518 SF	295 SF	24.1%



**BENCHMARK ENGINEERING, INC.**  
**CIVIL ENGINEERING & LAND SURVEYING**  
915 17th STREET • MODESTO, CALIFORNIA 95354  
(209) 522-2222

The logo is a circular emblem. The top half of the circle is black with the company name "BENCHMARK ENGINEERING, INC." written in white, curved text. The bottom half of the circle is white with the year "SET 1999" written in black, curved text. The circle is divided into four quadrants by a horizontal and a vertical line. The top-left quadrant is red, the top-right is white, the bottom-left is white, and the bottom-right is red.

# DEVELOPMENT PLAN

---

## PDP / FDP FOR:

# ARKSPUR ESTATES UNIT

**JOB NO.** 212201  
**DATE** 03/17/20  
**FOR BY** JP/TG  
**ACK BY** TG

# SHEET NUMBER



# BRIGHT HOMES



WF 3/17/2020 7:51 FILE K:\610001\PL\PL\PPR\PPR\PL\PL

**RESOLUTION 2020 – 012**

RECOMMENDING CITY COUNCIL APPROVAL OF THE 13-LOT  
LARKSPUR ESTATES UNIT 4 VESTING TENTATIVE SUBDIVISION MAP  
AND ARCHITECTURAL APPROVAL  
FOR A 189-ACRE SITE LOCATED ON THE SOUTH SIDE OF DE BORD DRIVE AND  
CAIRO COURT, WITHIN THE LARKSPUR ESTATES SUBDIVISION  
APPLICATION NUMBERS TSM19-0003 AND D20-0005

WHEREAS, The subject property was annexed to the City of Tracy in 1994 as a part of a larger subdivision, and has a zoning designation of Low Density Residential; and

WHEREAS, The proposed map is consistent with the General Plan, and Title 12, the Subdivision Ordinance, of the Tracy Municipal Code. The General Plan designation of the property is Residential Low, which provides for a density range of 2.1 to 5.8 dwelling units per acre. The General Plan identifies “conventional single-family dwelling units” as the “likely principal type of housing stock” within the Residential Low land use designation. The Larkspur Estates Unit 4 project proposes single-family detached homes with an average density of 5.4 dwelling units per gross acre; and

WHEREAS, The site is physically suitable for the type of development, as the site will be virtually flat once the temporary storm drain retention basin is removed as required by the City. The physical qualities of the property make it suitable for residential development in accordance with City standards; and

WHEREAS, The site is physically suitable for the proposed density of development. The 5.4 dwelling units per gross acre proposed is consistent with the allowable density range prescribed by the General Plan. The density is consistent with the residential development adjacent to the subject property. Traffic circulation is designed in accordance with City standards for the proposed density to ensure adequate traffic service levels are met; and

WHEREAS, The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The project site is categorically exempt from California Environmental Quality Act Pursuant to CEQA Guidelines Section 15332, pertaining to infill projects smaller than five acres surrounded by urban uses that are consistent with the Zoning and General Plan designations and not having any significant environmental effects. Significant fish or wildlife or their habitat have not otherwise been identified on the site and no further environmental documentation is required; and

WHEREAS, The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision; and

WHEREAS, The project complies with all other applicable ordinances, regulations and guidelines of the City, including but not limited to, the local floodplain ordinance. The subject property is not located within any floodplain and the project, with conditions, will meet all applicable City design and improvement standards; and

WHEREAS, All the public facilities necessary to serve the subdivision will be in place prior to the issuance of building permits. All the public facilities necessary to serve the subdivision or mitigate the impacts created by the subdivision will be assured through a subdivision improvement agreement prior to the approval of a final map; and

WHEREAS, The architectural elevations comply with the Article 30 of the Tracy Municipal Code, Development Review, and City's Design Goals and Standards. The proposed elevations will enhance the property once constructed, in a manner consistent with both the current design standards, while complementing the existing surrounding homes; and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the Vesting Tentative Subdivision Map and architecture on July 8, 2020;

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission hereby recommends that the City Council approve the Larkspur Estate Unit 4 Vesting Tentative Subdivision Map and architecture, Application Numbers TSM19-0003 and D20-0005, subject to conditions stated in Exhibit "1", attached and made part hereof.

\* \* \* \* \*

The foregoing Resolution 2020 – 012 was adopted by the Planning Commission on the 8<sup>th</sup> day of July, 2020, by the following vote:

AYES:            COMMISSION MEMBERS:  
NOES:            COMMISSION MEMBERS:  
ABSENT:        COMMISSION MEMBERS:  
ABSTAIN:       COMMISSION MEMBERS:

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Staff Liaison

**Conditions of Approval**  
**Larkspur Estates Unit 4 Vesting Tentative Subdivision Map**  
**and Architecture**  
**Application Numbers TSM19-0003 and D20-0005**  
**July 8, 2020**

These Conditions of Approval shall apply to the Larkspur Estates Unit 4 Vesting Tentative Subdivision Map, and residential architecture, located on 1.89 acres on the south side of De Bord Drive and Cairo Court, and at 2110 Bentley Lane (Assessor's Parcel Numbers 246-330-50 and 246-310-08), Application Numbers TSM19-0003 and D20-0005.

A. The following definitions shall apply to these Conditions of Approval:

1. "Applicant" means any person, or other legal entity, defined as a "Developer".
2. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed engineer designated by the City Manager, or the Public Works Director, or the City Engineer to perform the duties set forth herein.
3. "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, Design Standards, and relevant Public Facility Master Plans).
4. "Development Services Director" means the Development Services Director of the City of Tracy, or any other person designated by the City Manager or the Development Services Director to perform the duties set forth herein.
5. "Conditions of Approval" shall mean the conditions of approval applicable to the Larkspur Estates Unit 4 Vesting Tentative Subdivision Map, and residential architecture, located on 1.89 acres on the south side of De Bord Drive and Cairo Court, and at 2110 Bentley Lane (Assessor's Parcel Numbers 246-330-50 and 246-310-08), Application Numbers TSM19-0003 and D20-0005. The Conditions of Approval shall specifically include all Development Services Department Conditions set forth herein.
6. "Project" means the Larkspur Estates Unit 4 Vesting Tentative Subdivision Map, and residential architecture, located on 1.89 acres on the south side of De Bord Drive and Cairo Court, and at 2110 Bentley Lane (Assessor's Parcel Numbers 246-330-50 and 246-310-08), Application Numbers TSM19-0003 and D20-0005.
7. "Property" means the Larkspur Estates Unit 4 Vesting Tentative Subdivision Map, and residential architecture, located on 1.89 acres on the south side of De Bord Drive and Cairo Court, and at 2110 Bentley Lane (Assessor's Parcel Numbers 246-330-50 and 246-310-08), Application Numbers TSM19-0003 and D20-0005.
8. "Subdivider" 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. "Subdivider" also means the Developer. The term "Subdivider" shall include all successors in interest.

## B. Planning Division Conditions of Approval

1. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to: the Planning and Zoning Law (Government Code sections 65000, et seq.), the Subdivision Map Act (Government Code sections 66410, et seq.), the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"), and the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 15000, et seq., "CEQA Guidelines").
2. Unless specifically modified by these Conditions of Approval, the Project shall comply with all City Regulations.
3. The Project shall document compliance with the development standards that apply to the Low Density Residential Zone, including but not limited to lot size, building setbacks and height.
4. The floor plans and architectural elevations shall be consistent with the renderings received by the Development Services Department on April 7, 2020.
5. To ensure adequate variety within the 14-lot project area, no two identical houses (same floor plan and same elevation) shall be used on adjacent lots. A variety of the floor plans shall be spread throughout the project site to the satisfaction of the Development Services Director.
6. Prior to the issuance of any building permits, the developer shall document compliance with all applicable school mitigation requirements and shall pay all school fees required to the school district.

## C. Engineering Division Conditions of Approval

### C.1. General Conditions

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

- 1) NONE

### C.2 Tentative Subdivision Map

Prior to signature of the Tentative Subdivision Map by the City Engineer, Developer shall comply with the requirements set forth in this section, to the satisfaction of the City Engineer.

- C.2.1 Tentative Subdivision Map shall contain all the appropriate signature blocks.

C.2.2 Prior to the approval of the Tentative Subdivision Map, Developer shall depict on the Tentative Subdivision Map restricted access to prevent future homeowners from accessing nearby streets:

C.2.2.a. Restrict access to De Bord Drive along the north-eastern property line of Lot 4 via “abutter’s rights relinquishment”;

C.2.2.b. Restrict access to Union Pacific Railroad Company right-of-way along the western property line of Lot 1 via a one (1) foot wide easement granted to the City; and

C.2.2.c. Restrict access to Texaco Downstream Properties along the southern edge for Lots 1, 2, 5, 6, 7, 8, 9, 10, 11, 12, and 13 via a one (1) wide easement granted to the City.

C.2.5 Prior to the approval of the Submit one (1) mylar copy of the approved tentative subdivision map for the Project within ten (10) days after Developer’s receipt of a notification of approval of the Tentative Subdivision Map. The owner of the Property must consent to the preparation of the Tentative Subdivision Map, and the proposed subdivision of the Property. Said tentative subdivision map shall conform to the City’s requirements outlined in the Title 12 of the Tracy Municipal Code (TMC).

### C.3 Final Subdivision Map

Prior to the City Engineer scheduling the Final Subdivision Map for City Council approval, the Developer shall demonstrate, to the satisfaction of the City Engineer, compliance with all required Conditions of Approval, including, the following:

C.3.1 Developer has completed all the requirements set forth in this section, and Condition C.2, above.

C.3.2 Prior to the approval of the Final Subdivision Map, Developer shall prepare the Final Subdivision Map in accordance with the applicable requirements of the TMC, the City Design Standards, and in substantial conformance with the Tentative Subdivision Map for the Project.

C.3.3 Prior to the approval of the Final Subdivision Map, Developer shall include dedications or offers of dedication of all right(s)-of-way and/or Public Utility Easement(s) required to serve the Project in accordance with City Regulations and these Conditions of Approval. Said Public Utility Easement (P.U.E.) shall be ten (10) feet wide as measured from the right-of-way and shall be continuous along each lot’s frontage along every right-of-way.

#### C.3.4 RESERVED

C.3.5 Horizontal and vertical control for the Project shall be based upon the City of Tracy coordinate system and at least three 2nd order Class 1 control points establishing the "Basis of Bearing" and shown as such on the final map. The final map shall also identify surveyed ties from two of the horizontal control points to a minimum of two (2) separate points adjacent to or within the Property described by the Final Map.

C.3.6 Prior to the approval of the Final Subdivision Map, Developer shall submit to the City a construction cost estimate of subdivision (basin grading removal; and associated underground storm drain pipes) improvements and for all required public facilities, prepared in accordance with City Regulations and to the satisfaction of the City Engineer. Developer shall add ten percent (10%) for construction contingencies.

C.3.7 Prior to the approval of the Final Subdivision Map, Developer shall execute and notarize, if requested, all the required improvement agreements, shall provide improvement security and insurance documentation, as required by the Subdivision Map Act, the TMC, and these Conditions of Approval. The amounts of improvement security shall be to the satisfaction of the City Engineer and the type and form of improvement security shall be in accordance with the TMC.

C.3.8 Prior to the approval of the Final Subdivision Map, Developer will include slope, and temporary construction easements, to the satisfaction of the City Engineer, with the final map submittal to address slopes among the lots to address grade differentials, retaining walls, or lots adjacent to slopes.

C.3.9 Prior to the City Engineer scheduling the Final Subdivision Map for City Council approval, Developer shall provide payment of final map checking fees and all fees required by these Conditions of Approval and City Regulations.

C.3.10 At the conclusion of the City's review, Developer shall submit one (1) mylar copy of the approved Final Subdivision Map for signature.

#### 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, 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 requirements set forth in this section.

C.4.2 Developer has obtained the approval (i.e. recorded easements for slopes, drainage, utilities, access, parking, etc.) of all other public agencies and/or private entities with jurisdiction over the required public and/or private facilities and/or property. Written permission from affected owner(s) will be required to be submitted to the City prior to the issuance of the Grading Permit.

C.4.3 Developer has obtained a demolition permit to remove any existing structure located within the project's limits.

C.4.4 All existing on-site water well(s), septic system(s), and leech field(s), if any, shall be abandoned or removed in accordance with the City and San Joaquin County requirements. Developer shall be responsible for all costs associated with the abandonment or removal of the existing well(s), septic system(s), and leech field(s) including the cost of permit(s) and inspection. Developer shall submit a copy of written approval(s) or permit(s) obtained from San Joaquin County regarding the removal and abandonment of any existing well(s), prior to the issuance of the Grading Permit.

C.4.5 The Improvement Plans for all improvements to serve the Project (on-site **and off-site**) including the Grading and Drainage Plans shall be prepared in accordance with the City's Subdivision Ordinance (TMC Chapter 12.36), City Design Documents as defined in Title 12 of the TMC, and these Conditions of Approval.

C.4.6 On-site Grading/Drainage Plans **and Detention 2B**

Improvement Plans shall be prepared on a twenty-four (24) inch x thirty-six (36) inch size four (4) millimeter thick polyester film (mylar). These plans shall use the City's Title Block. Improvement Plans shall be prepared under the supervision of, stamped and signed by a Registered Civil Engineer of Record and Registered Geotechnical Engineer. Developer shall obtain all applicable signatures by City departments and outside agencies (where applicable) on the mylars including signatures by the Fire Marshal prior to submitting the mylars to Engineering Division for City Engineer's signature. Erosion control measures shall be implemented in accordance with the Improvement Plans approved by the City Engineer for all grading work. All grading work not completed before October 15 may be subject to additional requirements as applicable. Improvement Plans shall specify all proposed erosion control methods and construction details to be employed and specify materials to be used during and after the construction.

C.4.7 Payment of the applicable Grading Permit fees which include grading plan checking and inspection fees, and other applicable fees as required by these Conditions of Approval.

C.4.8 For Projects on property larger than one (1) acre: Prior to the issuance of the Grading Permit, Developer shall submit to the Utilities Department ([stephanie.hiestand@cityoftracy.org](mailto:stephanie.hiestand@cityoftracy.org)) one (1) electronic copy and one (1) hard copy of the Storm Water Pollution Prevention Plan (SWPPP) as submitted in Stormwater Multiple Applications and Reporting Tracker System (SMARTS) along with either a copy of the Notice of Intent (NOI) with the state-issued Wastewater Discharge Identification number (WDID) or a copy of the receipt for the NOI. After the completion of the Project, the Developer is responsible for filing the Notice of Termination (NOT) required by SWQCB, and shall provide the City, a copy of the completed Notice of Termination. Cost of preparing the SWPPP, NOI and NOT including the annual storm drainage fees and the filing fees of the NOI and NOT shall be paid by the Developer. Developer shall comply with all the requirements of the SWPPP, applicable Best Management Practices (BMPs) and the Stormwater Post-Construction Standards adopted by the City in 2015 and any subsequent amendment(s).

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

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

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

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

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

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

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

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

C.4.12 Developer shall provide a copy of the approved Air Impact Assessment (AIA) with an Indirect Source Review (ISR) from San Joaquin Valley Air Pollution Control District (SJVAPCD).

C.4.13 Developer shall abandon or remove all existing irrigation structures, channels and pipes, if any, as directed by the City after coordination with the irrigation district, if the facilities are no longer required for irrigation purposes. If irrigation facilities including tile drains, if any, are required to remain to serve existing adjacent agricultural uses, the Developer will design, coordinate and construct required modifications to the facilities to the satisfaction of the affected agency and the City. Written permission from irrigation district or affected owner(s) will be required to be submitted to the City prior to the issuance of the Grading Permit. The cost of relocating and/or removing irrigation facilities and/or tile drains is the sole responsibility of the Developer.

C.4.14 If the Project contains overhead utilities, the Developer shall underground existing overhead utilities such as electric, TV cable, telephone, and others. Each dry utility shall be installed at the location approved by the respective owner(s) of dry utility and the Developer shall coordinate such activities with each utility owner. All costs associated with the undergrounding shall be the sole responsibility of the Developer and no reimbursement will be due from the City. Developer shall submit undergrounding plans. Exempt from this condition are high voltage power lines along the Project's northerly property line, if any.

C.4.15 If at any point during grading that the Developer, its contractor, its engineers, and their respective officials, employees, subcontractor, and/or subconsultant exposes/encounters/uncovers any archeological, historical, or other paleontological findings, the Developer shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and subsequent Cultural Resource Policy or mitigation in any applicable environmental document.

C.4.16 Prior to the release of the Grading Permit, the geotechnical engineer for the Project shall sign and stamp a letter to the satisfaction of the City Engineer that the fill import material was inspected by the geotechnical engineer, that the fill import material conforms to the geotechnical report, and that the fill import material is suitable material for the purposed structures. Developer shall fill the basin in conformance with the geotechnical report.

C.4.17 Prior to the release of the Grading Permit, the developer shall adhere to the conditions and requirements outlined in Section C.5.

#### C.5. Improvement Agreements (s)

All construction activity involving public improvements will require a fully executed improvement agreement (Off-site, Subdivision, and/or Inspection). Any construction

activity involving public improvements without a fully executed improvement agreement is prohibited. All public improvements shall be performed and completed in accordance with the recommendation(s) of the Project's Registered Civil Engineer of Record. Prior to the City writing any improvement agreement or scheduling any improvement agreement to be approved by City Council for the Project until the Developer provides all documents related to said improvements required by the applicable City Regulations and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:

C.5.0 Developer has completed all the requirements set forth in this section, and Condition C.4, above.

C.5.1. Off-site and/or Public Infrastructure Grading and Detention Basin 2B Improvement Plans prepared on a 24-inch x 36-inch size 4-millimeter thick mylar that incorporate all requirements described in the documents described in these Conditions of Approval, the City's Design Documents as defined in Title 12 of the Tracy Municipal Code. Developer shall use the latest title block and, if necessary, contain a signature block for the Fire Marshal. Improvement Plans shall be prepared under the supervision of, and stamped and signed by a Registered Civil, Traffic, Electrical, Mechanical Engineer, and Registered Landscape Architect for the relevant work. Developer shall obtain all applicable signatures by City departments and outside agencies (where applicable) on the mylars including signatures by Fire Marshal to submitting the mylars to Engineering Division for City Engineer's signature. The improvement plans shall be prepared to specifically include, but not be limited to, the following items:

C.5.1.a. All existing and proposed utilities such as domestic water line, irrigation service, fire service line, storm drain, and sanitary sewer, including the size and location of the pipes.

C.5.1.b. All supporting engineering calculations, materials information or technical specifications, cost estimate, and technical reports. All improvement plans shall contain a note stating that the Developer (or Contractor) will be responsible to preserve and protect all existing survey monuments and other survey markers such as benchmarks.

C.5.1.c. A PDF copy of the Project's Geotechnical/Soils Report, prepared or signed and stamped by a Registered Geotechnical Engineer. The technical report must include relevant information related to street pavement thickness, materials, compaction and other pertinent information.

C.5.1.d. Storm Water - The Project's on-site storm water drainage connection to the City's storm water system shall be approved by the City Engineer. Drainage calculations for the sizing of the on-site storm

drainage system. Improvement Plans to be submitted with the hydrology and storm water.

Storm drainage release point is a location at the boundary of the Project adjacent public right-of-way where storm water leaves the Property, in a storm event and that the Property's on-site storm drainage system fails to function or it is clogged. Site grading shall be designed such that the Project's storm drainage overland release point will be directly to an adjacent public right-of-way with a functional storm drainage system and the existing storm drainage line has adequate capacity to drain storm water from the Property. The storm drainage release point is recommended to be at least 0.70-feet lower than the building finish floor elevation and shall be designed and improved to the satisfaction of the City Engineer.

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

Prior to the Developer filling the existing temporary basin, Developer shall first construct Detention Basin 2B and its appurtenances in such a way that it can accept the existing temporary basin's storm water to the satisfaction of the City Engineer. Simultaneous construction of 2B and filling of the existing basin is prohibited.

If the City does not own the land for Detention Basin 2B in fee title, Developer may elect to purchase the land on behalf of the City.

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

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

Developer is hereby notified that the City has limited wastewater treatment capacity in the City's Wastewater Treatment Plant until current and future expansion capital improvement projects are completed and operational.

C.5.1.g. Water Distribution - Developer shall design and construct domestic and irrigation water service that comply with the City Regulations. Water line sizing, layout and looping requirements for this Project shall comply with City Regulations. During the construction of the Project, the Developer is responsible for providing water infrastructure (temporary or permanent) capable of delivering adequate fire flows and pressure appropriate to the various stages of construction and as approved by the Fire Marshal.

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

The Project's water service connections shall use a remote-read (radio-read) master water meter (the water meter to be located within City's right-of-way) and a Reduced Pressure Type back-flow protection device in accordance with City Regulations. The domestic and irrigation water service connection(s) must be completed before the inspection of the building. The location of the meters shall be approved by the City Engineer.

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

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

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

installation of the permanent water connection(s), or domestic water service, and other improvements shall be paid by the Developer.

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

C.5.1.h. Streets – Developer shall construct their frontage improvements. Frontage improvements include but are not limited to the following: curb, gutter, sidewalk, street widening, landscaping, street lighting, undergrounding of overhead utilities and other improvements. All streets and utilities improvements within City right-of-way shall be designed and constructed in accordance with City

Regulations, and City's Design Standards including the City's Facilities Master Plan for storm drainage, roadways, wastewater, and water as adopted, amended, and updated by the City, or as otherwise specifically approved by the City.

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

C.5.2. Joint Trench Plans and Composite Utility Plans, prepared on a twenty-four (24) inch x thirty-six (36) inch size four (4) millimeter thick mylar for the installation of dry utilities such as electric, gas, TV cable, telephone, and others that will be located within the twenty-four (24) feet wide to forty-six (46) feet wide [the width varies] PUE to be installed to serve the Project. All private utility services to serve Project must be installed underground or relocated to be underground, and to be installed at the location approved by the respective owner(s) of the utilities from the street or an existing or proposed utility easement to the building(s). If necessary, the Developer shall dedicate twenty-two (22) feet wide PUE for access to these new utilities for re-installation, replacement, repair, and maintenance work to be performed by the respective utility owner(s) in the future.

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

Payment of applicable fees required by these Conditions of Approval and City Regulations, including but not limited to, plan checking,

grading and encroachment permits and agreement processing, construction inspection, and testing fees. The engineering review fees will be calculated based on the fee rate adopted by the City Council on September 2, 2014, per Resolution 2014-141 and on May 16, 2017, per Resolution 2017-098. Developer shall submit payment in the form of a check for the aforementioned fees.

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

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

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

**C.5.7.** If at any point during utility installation or construction in general that the Developer, its contractor, its engineers, and their respective officials, employees, subcontractor, and/or subconsultant exposes/encounters/uncovers any archeological, historical, or other paleontological findings, the Developer shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and subsequent Cultural Resource Policy or mitigation in any applicable environmental document.

**C.5.8 On-site Improvements** - Prior to the City's approval of the Final Subdivision Map, and prior to the Developer commencing construction of on-site, in-tract public and private improvements, Developer shall possess a fully executed Subdivision Improvement Agreement (SIA). Developer shall

also complete all of the following requirements to the satisfaction of the City Engineer:

Developer has received City signed improvement plans.

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

Improvement Security - Developer shall provide improvement security for all public facilities, as required by the Improvement Agreement. The form of the improvement security may be a bond, or other form in accordance with the Government Code, and the TMC. The amount of the improvement security shall be in accordance with Title 12 of the TMC. Monumentation Bonds shall be seven hundred fifty (\$750.00) dollars multiplied by the total number of street centerline monuments plus one hundred twenty-five (\$125) dollars multiplied by the total number of legal lots that are shown on the Final Map.

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

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

Developer has received City signed improvement plans.

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

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

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

C.6. Building Permit

No building permit within the Project boundaries will be approved by the City until the Developer demonstrates, to the satisfaction of the City Engineer,

compliance with all required Conditions of Approval, including, but not limited to, the following:

- C.6.1 Developer has completed all requirements set forth in Condition C.1, through C.5, above.
- C.6.2 Developer pays the applicable development impact fees as required in the TMC, these Conditions of Approval, and City Regulations.

#### C.7 Acceptance of Public Improvements

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

- C.7.1 Developer has satisfied all the requirements set forth in these Conditions of Approval.
- C.7.2 Developer submitted the Storm Water Treatment Facilities Maintenance Agreement (STFMA) to the Utilities Department.
- C.7.3 Developer has satisfactorily completed construction of all required/conditioned improvements. Unless specifically provided in these Conditions of Approval, or some other applicable City Regulations, the Developer shall use diligent and good faith efforts in taking all actions necessary to construct all public facilities required to serve the Project, and the Developer shall bear all costs related to construction of the public facilities (including all costs of design, construction, construction management, plan check, inspection, land acquisition, program implementation, and contingency).
- C.7.4 Certified "As-Built" Improvement Plans (or Record Drawings). Upon completion of the construction by the Developer, the City, at its sole discretion, temporarily release the original mylars of the Improvement Plans to the Developer so that the Developer will be able to document revisions to show the "As-Built" configuration of all improvements. Developer shall also provide the Project's CADD files to the City.
- C.7.5 Developer shall be responsible for any repairs or reconstruction of street pavement, curb, gutter and sidewalk and other public improvements along the frontage of the Project, if determined by the City Engineer to be in poor condition or damaged by construction activities related to the Project.

C.7.6 Developer has completed the ninety (90) day public landscaping maintenance period.

C.7.7 Per Section 21107.5 of the California Vehicle Code, Developer shall install signs at all entrance(s) of the Project stating that the streets are privately owned and maintained and are not subject to the public traffic regulations or control. Said signs must be conspicuously placed, plainly visible, and legible during daylight hours from a distance of one hundred (100) feet.

C.7.8 Release of Security – Release of improvement security shall be in accordance with the requirements of Title 12 of the TMC. Monumentation Bond will be released to the Developer after City Council's acceptance of the public improvements and if the Developer meets the terms set in Section 66497(c) of the Subdivision Map Act. All survey monuments shown on the Final Map must be installed. Any altered, damaged, or destroyed survey monuments and/or benchmarks shall be re-established. Developer shall submit centerline tie sheets or a record of survey for the following: new public streets; re-established survey monuments, and/or benchmarks. If the Developer destroyed, altered, and/or reconstructed any existing curb returns, Developer shall also submit corner records. Any survey document will be submitted the City and to the San Joaquin County Surveyor to comply with California Business and Professions Code Section 8771(c). Said work shall be executed by a California licensed Land Surveyor at the Developer's sole expense.

#### C.8 Special Conditions

C.8.1 When street cuts are made for the installation of utilities, the Developer shall conform to Section 3.14 of the 2008 Design Standards and is required install a two (2) inch thick asphalt concrete (AC) overlay with reinforcing fabric at least twenty-five (25) feet from all sides of each utility trench. A two (2) inch deep grind on the existing AC pavement will be required where the AC overlay will be applied and shall be uniform thickness in order to maintain current pavement grades, cross and longitudinal slopes. This pavement repair requirement is when cuts/trenches are perpendicular and parallel to the street's direction.

C.8.2 Nothing contained herein shall be construed to permit any violation of relevant ordinances and regulations of the City of Tracy, or other public agency having jurisdiction. This Condition of Approval does not preclude the City from requiring pertinent revisions and additional requirements to the improvement plans, prior to the City Engineer's signature on the improvement plans, and prior to issuance of Grading Permit, Encroachment Permit, Building Permit, if the City Engineer finds it necessary

due to public health and safety reasons, and it is in the best interest of the City. The Developer shall bear all the cost for the inclusion, design, and implementations of such additions and requirements, without reimbursement or any payment from the City.

C.8.3 If water is required for the project, the Developer shall obtain an account for the water service and register the water meter with the Finance Department. Developer shall pay all fees associated with obtaining the account number for the water service.

C.8.4 Developer shall obtain an account for the water service to the Project and register the water meter with the Finance Department. Developer shall prepare and submit a map depicting the location of the water meter on a 8.5-inch X 11-inch sheet to Finance Department.

C.8.5 As stipulated by Section 5.17 of the 2008 Design Standards, a PCC valley gutter is prohibited in the City's right-of-way.