PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, March 13, 2024, 7:00 P.M.

A quorum of Planning Commission will be in attendance at
Tracy City Hall Chambers, 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", then 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, the City requests that you 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: 2557 038 2220** 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, 2557 038 2220, #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 agendized 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 – 02/14/24 Regular Meeting & 02/28/24 Regular Meeting

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 recommend that the City Council:

(1) Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the approval of the General Plan Amendment, rezoning, and development review permit for construction of 110 units of very low-income senior housing consisting of two buildings and site improvements on a 1.94-acre portion of an overall 6.85-acre site, located at 301 West Street, Assessor's Parcel Number 235-420-16 (project), in accordance with the California Environmental quality act, based on the findings, pursuant to Public Resources Code Sections § 21064.5 and 21080(c);

(2) Adopt a resolution approving a General Plan Map Amendment from Residential Medium to Residential High for a 1.94-acre portion of an overall 6.85-acre site, located at 301 West Street, Assessor's Parcel Number 235-420-16 (application number GPA22-0008);

(3) Introduce an Ordinance approving a Rezone from Medium Density Residential Zone to High Density Residential Zone for a 1.94-acre portion of an overall 6.85-acre site, located at 301 West Street, Assessor's Parcel Number 235-420-16 (Application number R22-0005); and

(4) Adopting a Resolution approving a Development Review Permit and a density bonus for the project (Application number D22-0043).

The applicant is Artifext West, INC. For the housing authority county of San Joaquin.

1.B Staff recommends that the Planning Commission review and recommend that the City Council receive the 2023 Annual Progress Report for the General Plan and Housing Element prior to submission to the California Department of Housing and Community Development on or before April 1, 2024, as required by California Government Code Sections 65700 and 65400.

2. ITEMS FROM THE AUDIENCE

3. DIRECTOR'S REPORT

4. ITEMS FROM THE COMMISSION

5. ADJOURNMENT

Posted: March 7, 2024

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
FEBRUARY 14, 2024, 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Vice Chair Atwal led the pledge of allegiance.

ROLL CALL

Roll Call found Commissioner English, Commissioner Penning, Vice Chair Atwal and Chair Orcutt present via Webex. Commissioner Boakye-Boateng was not present at roll call but arrived shortly after. Also present: Karin Schnaider, Assistant City Manager/Interim Development Services Director; Jeffrey Crosswhite, Assistant City Attorney; Scott Claar, Senior Planner; and Miranda Aguilar, Administrative Assistant.

MINUTES

Vice Chair Atwal introduced the Regular Meeting Minutes from the January 24, 2024 Planning Commission Regular Meeting.

ACTION: It was moved by Commissioner English and seconded by Commissioner Penning to approve the January 24, 2024 Planning Commission Regular Meeting Minutes. A voice vote found Chair Orcutt, Vice Chair Atwal, Commissioner English, and Commissioner Penning in favor. Commissioner Boakye-Boateng Absent at the time of Voice Vote. Passed and so ordered; 4-0-1-0.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

A. STAFF RECOMMENDS THAT THE PLANNING COMMISSION: (1) DISCUSS THE PROVISIONS AND POLICY AIMS OF A PROPOSED DRAFT ORDINANCE AMENDING SECTION 10.08.3193 OF THE TRACY MUNICIPAL CODE EXPANDING THE RIGHT OF MOBILE FOOD VENDORS TO OPERATE IN THE COMMERCIAL AND OFFICE ZONES (EXCLUDING CERTAIN PORTIONS OF THE CENTRAL BUSINESS DISTRICT ZONE) IN ADDITION TO INDUSTRIAL ZONES; AND (2) DISCUSS THE PROVISIONS AND POLICY AIMS OF CORRESPONDING PROPOSED AMENDMENT TO PAGE 3-14 OF THE CITY

DESIGN GOALS AND STANDARDS TO ADD A NEW SECTION FOR MOBILE FOOD VENDORS.

Scott Claar, Senior Planner, presented the staff report and addressed questions from the Commission.

Vice Chair Atwal opened the Public Hearing at 7:50 p.m.

Pilar Martinez, Tracy Resident, addressed the Commission and requested that the permit for the vendors be extended to12 hours instead of 3 and months instead of just one and the monthly permit be extended to 12 months.

Leticia Melendez, Restaurant Owner, addressed the Commission with questions regarding limits to food trucks and types of food trucks allowed and also inquired about buffers between businesses and where the trucks will be allowed.

Ana Magana, Food Truck Owner, addressed the Commission with comments regarding costs for vendors and stated customers tend to go to trucks when wanting something quick to go versus a dine-in restaurant.

Octavio Castaneda, Tracy Resident and Business Owner, addressed the Commission regarding the $1200 fee for a monthly permit being too high for vendors and also stated that food truck expenses are very high as well. Octavio also commented on the safety of the trucks and where some of them are located.

Jessica Magana, Tracy Resident and Business Owner, addressed the Commission with the help of Maria Valenzuela, Tracy Chamber of Commerce CEO, to interpret from Spanish to English. Jessica is interested in running a food truck business in the City of Tracy with the correct permits and is willing to comply with rules and requirements. Jessica is also in favor of the monthly permit being extended for a year.

Maria Valenzuela, Tracy Chamber of Commerce CEO, addressed the Commission, thanked City Staff and hopes to have a community where businesses can thrive.

Gabriela Machuca, Business Owner, addressed the Commission in support of a new food truck ordinance. Gabriela also mentioned that restaurant capital costs are not always higher than those for food truck businesses. Gabriela also mentioned some locations that may benefit from allowing food trucks and does not agree with limiting one truck per parcel.

Andrew Christensen, Tracy resident via WebEx, addressed the Commission believed there are many parking lot locations that are under-utilized and are places a food truck court may work which could bring business to downtown.

Marcus Medina, via WebEx, addressed the Commission supports changing the mobile ordinance but believes we need to make sure there are buffers between restaurants and intersections for safety reasons. Marcus also believes the City of Tracy should start with a limit on mobile vendors.

Jorge Varga, Small Business Owner, addressed the Commission with the help of Maria Valenzuela, Tracy Chamber of Commerce CEO, to interpret from Spanish to English. Jorge stated that mobile vendors are not necessarily in competition with the restaurants, food trucks are considered fast food and are designed for the customer that does not have time to sit down. People such as truck drivers, paramedics, and landscapers are the primary customers for food trucks.

Pilar Martinez, Tracy Resident, addressed the Commission and made some clarifications on some comments.

Seeing as no one else came forward Vice Chair Atwal closed the Public Hearing at 8:43 p.m.

Commission discussion continued.

Scott Claar, Senior Planner, addressed questions from the Commission.

Jeffrey Crosswhite, Assistant City Attorney, addressed questions from the Commission.

Karin Schnaider, Assistant City Manager/Interim Development Services Director, addressed questions from the Commission.

Vice Chair Atwal called for a recess at 10:31 p.m. and all Commissioners agreed.

Vice Chair Atwal reconvened the meeting at 10:37 p.m.

Commission discussion continued.

Commission provided some suggestions to Staff to bring to City Council.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

Scott Claar, Senior Planner, advised Commission that the Planning Commissioner Academy is sold out and Staff is looking for another opportunity to enroll the Commissioners.

4. ITEMS FROM THE COMMISSION

Commissioner English wanted to confirm the next Planning Commission Meeting on the 28th of February.

Commissioner Boakye-Boateng thanked staff for all work.

Vice Chair Atwal requested to have Staff work on guidelines and future policies when taking surveys for the City so that they are more inclusive. Vice Chair Atwal would also like to request improvement on research policies for projects and comparing similar size cities to the City of Tracy. Vice Chair Atwal would also like Staff to bring to Commission and Council the approach to surveying the community so that the Commission and Council can give comments on what should be included in the survey.

Scott Claar, Senior Planner, answered questions from the Commission.

Chair Orcutt is in agreement with Vice Chair Atwal regarding the policies but stated Staff can be under time constraints and may not have time to come to Commission with every survey they would like to do.

Karin Schnaider, Assistant City Manager/Interim Development Services Director, addressed questions from the Commission.

Commissioner Boakye-Boateng clarified Commissioner Atwal's request for the Planning Commission to be notified when the City Council adopts a policy update or change.

Vice Chair Atwal is requesting that if items are brought up in Planning Commission and are then brought to City Council, that the Planning Commission is notified of those items.

5. ADJOURNMENT

ACTION: It was moved by Commissioner Boakye-Boateng and seconded by Vice Chair Atwal to adjourn.

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

Time: 11:20 p.m.

_____
CHAIR

_____
STAFF LIAISON

From: [redacted]
To: Miranda Aguilar
Subject: Fw: 02 14 24 Planning Commission Public Hearing Notice - Interested Parties
Date: Wednesday, February 14, 2024 12:54:41 PM
Attachments: 02 14 24 PC PH - Amendment to Mobile Food Vendors Ordinance - For Website.pdf
Comments Mobile Food Ordinance.pdf

Caution: This is an external email. Please take care when clicking links or opening attachments.

Hello Miranda Aguilar,
I have attached a letter I would like to submit to the planning commissioners , my comments regarding the mobile food ordinance.
If this is not the correct place to send my comments can you please tell me the correct email
thank you
Gabriela Rodriguez Machuca

----- Forwarded Message -----
From: Miranda Aguilar <miranda.aguilar@cityoftracy.org>
Cc: Planning Admin <planningadmin@cityoftracy.org>; Scott Claar <scott.claar@cityoftracy.org>
Sent: Friday, February 2, 2024 at 01:38:41 PM PST
Subject: 02 14 24 Planning Commission Public Hearing Notice - Interested Parties

Hello,

Please see the attached Planning Commission Public Hearing Notice published this week. You can also access them via our website using the link below:

Public Notices | City of Tracy, CA

Thank you

Miranda Aguilar | City of Tracy

Administrative Assistant

Development Services – Planning Division

333 Civic Center Plaza | Tracy, CA 95376

Office: (209) 831.6421 | Miranda.Aguilar@cityoftracy.org

CITY OF TRACY CALIFORNIA
Think Inside the Triangle™

Mobile Food Ordinance
Comments/Questions/Suggestions

On October 18, 2022 I was the one who asked the City Council to request Staff to amend or create a whole new ordinance because the way it is written made it extremely difficult to do business in Tracy as a mobile food vendor.
I stated then that we had been a brick n mortar the last 30 years and due to Covid we had to pivot a mobile food truck and then we transitioned into a permanent location on a private commercial property in Downtown Tracy. Our project took a different long process however I am still passionate about making changes to the mobile food ordinance because we have future endeavors we would like to see flourish.
At the time I also stated that in the last few years the City of Tracy Events as well as the Downtown TCCA Events have all hosted food trucks or mobile food vendors and the food trucks have enhanced their events. Since those events are under an event umbrella there are no obstacles for the food trucks.
But the moment those food trucks want/need to set up independently then there are lots of hurdles and Red tape.
I said then it was unfair to expect/want /need mobile food vendors for all their events and then to not allow those businesses to operate in Tracy on a daily business.

So it has been a long awaited report.Its roughly 63 pages of information and yet I still feel that it is written in a way that continues to make being a mobile food vendor in Tracy very difficult.
My intention was then and continues today to fulfill some of the Tracy Community pleas for more food varieties with more availability.
The request to change the ordinance was not brought up to instigate a “war” between Brick n mortar food places and mobile food vendors/food trucks. And yet there has been quite some tension created.
I believe that the City Staff needs to show that ALL businesses bring value to the Tracy Community. And it's up to the City Staff, Planning Commission and City Council to find a balance that works for the Tracy Community and not just one segment of businesses.

The 990 survey responses demonstrate the Tracy Community supports the idea of food trucks in different locations not just during events.

Questions / Comments/ Suggestions

1. Will the light industrial area continue as currently : No mobile food permit required ?
2. Why is the City Of Tracy suggesting the mobile food vendor permit process and fee be the same as the current TUP. The cost would be $1255. Just for the vendor permit.That is way too much. And then they want to charge the fee for each separate location: (Example if a food truck wants to sell lunch at a gas station A but then wants to sell dinner at the Home Depot lot this language would require them to have two different vendor permits each at $1255. That's too much) Manteca charges $200. And Lathrop charges $254.

3. While making an analysis and comparing to other Cities at the end of the day we need to make choices that work best for our Tracy Community.
4. **<u>Allow food trucks in Downtown Tracy:</u> Just look at the responses from the survey.**
   Page 7 of the survey “I would like more food trucks in Downtown on private property.”
   449 + 210 = 659 said YES. 155 were neutral s thats 814 out 990 responses
   Page 14 of survey :” To what extent would you like food trucks allowed in Downtown
   608 said permanent. 152 said 6 m months at a time. 98 said 30 days, that's 858 YES.
   *** In the report that talks about ‘Background”meetings that were held at Tracy transit station hosted by Chamber and City: well it was mainly only food businesses present. And it's my understanding that TCCA (Tracy City Center) was invited to participate however they only invited their food businesses. I was present at this meeting. I have business neighbors in Downtown that confirmed they were not invited to these meetings.

   Downtown Tracy is more than just food ,beverage & spirits.
   DowntownTracy is full of businesses that provide services and retail : you have Bankers, Barbers, Beauty Specialists,Lawyers,Boutique owners,Realtors, Tattoo Artist,Yoga Instructors, Karate Instructors,Dance teachers ,Florists..and more…
   Their businesses matter. Their opinions matter.
   All of their businesses could benefit from more foot traffic during all 7 days of the week as well as longer hours throughout the day. Yet their input is not reflected in this report.
   The Restaurants and beverage spots Downtown are awesome. But because they are all independent they have to tailor their business hours to fit their needs. Some are only open for dinner 5-9. Others are open only for breakfast 8-2. Many are closed on Sundays/Mondays.
   Read the survey and the comments.
   Under FEEDBACK from the Business Community it mentions that Brick n mortar restaurants have a higher capital costs : In my observation I feel that is not accurate.. I can name 5 restaurants in Downtown that moved into existing food facilities therefore their capital investment is not as high as those who built out from scratch.
   I can also name 3 restaurants that built out their spaces however I also know that their property owners/landlords contributed to T. I. (tenant improvement) which means those business owners either got a subsidy like dollars matched for dollars invested or possibly FREE rent sometimes up to a year.
   I know this because at one time we looked at those spaces and looked at their leasing material.
   I bring this up to simply show that the comments of higher capital is disingenuous.

5. Suggest the commission ask for a separate draft ordinance for consideration for curb only, designate a few spots : Pilot program.
   Some ideas of spots to consider in Downtown:
   9th street between Central and A Street adjacent to the curb on street
   On A street between 9th and 10th adjacent to the curb on the street.
   Along 6th street, either side of Central Ave.

These areas would be near parking and would allow customers to purchase food and still be close enough to walk around Downtown exploring.

6. Allow at the curb parking at Parks: You could designate a few parks.
   Read the survey comments . Folks are asking for food truck options in South Tracy. Tracy Hills, Ellis, Edgewood those could all benefit from food trucks.
   We have participated/parked at the curb at several parks. The customers enjoy their own neighborhoods.
7. Allow more than 1 food vendor per parcel. Allow more than 1 food truck in one private property without requiring a development review.(The development review is $10,400.and would not be needed in this instance)
   This would be when a few trucks come together for a period of 3-4 hours and are set up to be a grab and go. Not a permanent set up. Families enjoy making one stop but having a few options to choose from.

*** If you look at the last pages of report
Wheras: The community survey results indicate that the community has a strong desire for more food trucks in the commercial areas….
That is not a complete statement they left out that the Community has a strong desire for Downtown locations as well.

Respectfully
Gabriela Rodriguez Machuca / Johnny's Diner aka MachucasKitchen 22 E. 9th Street

From: Karin Schnaider
To: Miranda Aguilar
Cc: Scott Claar; Gina Peace
Subject: FW: 02-14-2024: Tracy City Planning Commission Meeting (clarification on some items)
Date: Thursday, February 29, 2024 3:32:50 PM

Hi Miranda

This email should be attached to the meeting minutes for the 2/14/2024 Planning Commission meeting. Thank you

Thank You,

Karin Schnaider
Assistant City Manager
City of Tracy

From: gurtej atwal [redacted]
Sent: Thursday, February 15, 2024 12:08 PM
To: Joe [redacted] ORCUTT, JOSEPH R Col USAF PACAF PACAF/A4MA [redacted] Scott Claar <Scott.Claar@cityoftracy.org>; Karin Schnaider <Karin.Schnaider@cityoftracy.org>
Cc: Jeffrey Crosswhite <Jeffrey.Crosswhite@cityoftracy.org>
Subject: 02-14-2024: Tracy City Planning Commission Meeting (clarification on some items)

Caution: This is an external email. Please take care when clicking links or opening attachments.

Hello Planning Commission Chair Joe, Engineering and Development Services Scott and Assistant City Manager Karin,

(Adding City Attorney to the email: So, to help follow the protocol. If the Attorney thinks this email should be entered into meeting minutes, I am ok. If he thinks it can be internal discussion without any action, that's acceptable as well.)

I want to request your kindly disregard my request made in items from the commission in the meeting yesterday. I will make sure to state that in the next meeting in the items to the commission. Let's close that for now. I rethought about it; you all are aware of the perspective that I shared and are better judge how to approach it better in this scenario and future such scenarios.

I apologize to the City Manage and Staff for emphasizing on the scenario/survey. I will make sure to apologize in the next meetings for the items to the commission. Will do better next time. Maybe I was not able to clarify my intent, though I continue learning; and always try my best to improve.

One point I want to address:

a) The Chair asked in the meeting, if surveys contain individual responses and is there a scenario, where one individual can submit multiple survey responses.

b) Staff's response was, only one person can take the survey for one time.

But based on my research and discussing with stakeholders: (I was not 100% confident so wanted to do a bit more research; before sharing with you)

a) In this survey, one individual can do multiple attempts, from different devices, computers, using multiple browsers, closing/clearing cookies of one browser and using it again and again.

b) Anyone outside of the City across the US can be asked by one stakeholder to use the survey. As most internet users use VPN; there's no mechanism to block a response from someone who doesn't reside in the city.

Request for your consideration:

a) Kindly confirm with the City IT team if the above analysis that I shared is factual. Or they have made a foolproof system in the survey to make sure only one citizen responds once.

b) If City IT agrees with the above finding; I propose 2 options:

1. Staff should not present survey slides to the council. As in the Agenda item 38 Slides out of 42 Slides are focused on Survey. As it is not the reflection of the majority of stakeholders; and there are chances one stakeholder could have influenced the survey.

2. If the City wants to move forward with sharing the survey slides with Council. That's 100% acceptable. In that case, kindly put a wording in the agenda that should clarify that one citizen can submit more than one response in this survey.

Basis of my Analysis:

I work very closely with Surveys and Research in education and work projects. So I have a bit of idea how they work. I possess an MBA from CSU Hayward. I am currently pursuing a Master of Science in Transportation Management from SJSU; coincidently I am taking a course at this point MTM-203 Transportation Marketing and Communication Management. That focuses on public sector Surveys and Researches. Some additional certifications that I have gained through my learning allows me to see from a different perspective. Though my perspective should not always be right; it can allow me to brainstorm better.

1. Bachelor of Engineering: Electronics and Telecommunications
2. Master of Engineering: Electrical Engineering
3. MBA Major in Finance | California State University Hayward | CSU East Bay
4. Active Student | Master of Science in Transportation Management | San Jose State University
5. Took American Institute of Certified Planners, AICP certification test
6. Member American Planning Association (APA)
7. Certification: Data Analysis: Forecasting | Course length: 3 hours

Skills Covered: Gained a comprehensive understanding of planning theory, history, and ethics, deepened my knowledge of California's specific planning context, strengthened my

skills in planning analysis and research, enhanced my ability to think critically and solve problems, learned effective collaboration and conflict resolution techniques, gained exposure to diverse planning perspectives and approaches, can contribute to the advancement of planning practice in City of Tracy.

8. Certification: Project Management Professionals (PMP) certification

9. Certification: Management: Top Tips

10. Certification: Project Management Foundations

11. Certification: Project Management Simplified

12. Certification: Microsoft Project Step by Step

13. Certification: Business Collaboration in the Modern Workplace

14. Certification: Solving Business Problems

Skills Covered: Project management processes, initiation, planning, executing, monitoring, controlling, closing and their associated processes within each group. Familiarized myself with the key inputs, tools, techniques, and outputs of each process of effectively managing projects. Leant professional and social aspects, leadership and team management, ethics, and professional conduct.

15. Certification: Lean Six Sigma White Belt

16. Certification: Lean Six Sigma Yellow Belt

17. Certification: Lean Six Sigma Green Belt

18. Certification: Lean Six Sigma Black Belt

Skills Covered: Acquired knowledge and skills across two key areas: Lean principles and Six Sigma methodology. Learned principles for identifying and eliminating waste, process improvement, customer focus, learned about voice of customer (VOC) technique and how to translate customer needs into actionable insights, teamwork, and collaboration, understood the importance of teamwork and collaboration in process improvement initiatives, Learnt DMAIC cycle, mastered the Define, Measure, Analyze, Improve and Control cycle, the core framework for Six Sigma Projects. Leant Statistical tools and analysis, learnt statistical tools like histograms, pareto charts, control charts, and hypothesis testing for data analysis and problem identification, Project Management, understood project management principles like scope definition, risk assessment, resource allocation, and project documentation, Measurement and performance metrics, learnt how to measure process performance using various metric like defects per million opportunities (DPMO) and sigma level, Specific tools and techniques, learnt specific tools like Design of Experiments (DOE) and Failure Mode and Effects Analysis (FMEA), learnt Industry-specific applications, learnt Soft skills, effective communication, problem-solving, and leadership skills.

19. Certification: Cisco Certified Network Associate certification (CCNA)

20. Certification: Cisco Certified Specialist – Security Core

21. Certification: Certified on Ethernet and TCP/IP Fundamentals

22. Certification: Certified on Advanced IPv4 Networks/Protocols

Skills Covered: Learned a strong foundation in networking fundamentals and advanced security principles.

Knowledge Sharing:

I can always share my learning with City staff if they would like, on future surveys or research. As well I can be a bridge b/w Cal State East Bay professors and SJSU professors and industry experts who do this day in and day out. Also, I can always assist and arrange any kind of free of cost zoom sessions for staff on this topic from industry experts.

Just sharing this with you all; though I duly understand, and respect, the City has its own resources to work through these things. But as part of the team, I wanted to share my perspective. Not just questioning about the process; but always willing to participate in improvement, learning.

Kindly review the above and let me know for clarification on any topic.

Best Regards

Gurtej Atwal

MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 28, 2024, 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 Boakye-Boateng, Commissioner English, Commissioner Penning, Vice Chair Atwal and Chair Orcutt present. Also present were Bijal Patel, City Attorney; Scott Claar, Senior Planner; and Gina Peace, Executive Assistant.

MINUTES

None.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

A. STAFF RECOMMENDS THAT THE PLANNING COMMISSION REOPEN THE PUBLIC HEARING CONTINUED FROM JANUARY 24, 2024, AND UPON CONCLUSION, ADOPT A RESOLUTION CONSISTENT WITH THE MOTION THAT THE PLANNING COMMISSION PASSED ON JANUARY 24, 2024:

(1) APPROVING THE APPEAL OF THE CITY ENGINEER'S DENIAL OF APPLICATION NUMBER TSM23-0002 REQUESTING AN AMENDMENT TO CONDITION OF APPROVAL B.8 OF THE FINAL MAP FOR THE TRACY HILLS KT-HILLVIEW PROJECT;

(2) APPROVING, AFTER *DE NOVO* REVIEW, APPLICATION NUMBER TSM23-0002 REQUESTING AN AMENDMENT TO CONDITION OF APPROVAL B.8 OF THE FINAL MAP FOR THE TRACY HILLS KT-HILLVIEW PROJECT REGARDING THE TIMING OF COMPLETION OF THE LINEAR PARK; AND

(3) DETERMINING THAT THE AMENDMENT TO CONDITION OF APPROVAL B.8 OF THE FINAL MAP FOR THE TRACY HILLS KT-HILLVIEW PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT

TO CEQA GUIDELINES SECTION 15061(B)(3), PERTAINING TO ACTIVITIES THAT DO NOT HAVE THE POTENTIAL FOR CAUSING A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

THIS APPEAL OF THE CITY ENGINEER'S DECISION WAS FILED BY LENNAR HOMES, JOINED BY TRACY PHASE 1B, LLC AND THE KT PROJECT OWNER, LLC, APPLICATION NUMBER APL23-0003 (COLLECTIVELY, APPELLANT).

Scott Claar, Senior Planner, presented the staff report.

Chair Orcutt opened the Public Hearing at 7:05 p.m.

Brian Olin, Lennar Homes (Applicant), addressed the Commission.

Seeing as no one else came forward, Chair Orcutt closed the Public Hearing at 7:07 p.m.

ACTION: It was moved by Vice Chair Atwal and seconded by Commissioner Boakye-Boateng that the Planning Commission adopt a Resolution, as stated in Attachment A:

(1) Approving the appeal of the City Engineer's denial of Application Number TSM23-0002 requesting an amendment to Condition of Approval B.8 of the Final Map for the Tracy Hills KT-Hillview Project;

(2) Approving, after *de novo* review, Application Number TSM23-0002 requesting an amendment to Condition of Approval B.8 of the Final Map for the Tracy Hills KT-Hillview Project regarding the timing of completion of the linear park; and

(3) Determining that the amendment to Condition of Approval B.8 of the Final Map for the Tracy Hills KT-Hillview Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), pertaining to activities that do not have the potential for causing a significant effect on the environment.

A roll call vote found Chair Orcutt, Vice Chair Atwal, Commissioner Boakye-Boateng, Commissioner English, and Commissioner Penning all in favor. Passed and so ordered; 5-0-0-0.

B. STAFF RECOMMENDS THAT THE PLANNING COMMISSION REOPEN THE PUBLIC HEARING CONTINUED FROM JANUARY 24, 2024, AND UPON CONCLUSION, ADOPT A RESOLUTION CONSISTENT WITH THE MOTION THAT THE PLANNING COMMISSION PASSED ON JANUARY 24, 2024:

(1) APPROVING THE APPEAL OF THE CITY ENGINEER'S DENIAL OF APPLICATION NUMBER TSM23-0001 REQUESTING AN AMENDMENT TO CONDITION OF APPROVAL B.9 AND B.9.A OF THE FINAL MAP FOR TRACY HILLS PHASE 1B;

(2) APPROVING, AFTER *DE NOVO* REVIEW, APPLICATION NUMBER TSM23-0001 REQUESTING AN AMENDMENT TO CONDITION OF APPROVAL B.9 AND B.9.A OF THE FINAL MAP FOR TRACY HILLS PHASE 1B REGARDING THE TIMING OF COMPLETION OF THE PARK; AND

(3) DETERMINING THAT THE AMENDMENT TO CONDITION OF APPROVAL B.9 AND B.9.A OF THE FINAL MAP FOR TRACY HILLS PHASE 1B IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3), PERTAINING TO ACTIVITIES THAT DO NOT HAVE THE POTENTIAL FOR CAUSING A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

THIS APPEAL OF THE CITY ENGINEER'S DECISION WAS FILED BY LENNAR HOMES, JOINED BY TRACY PHASE 1B, LLC AND THE KT PROJECT OWNER, LLC, APPLICATION NUMBER APL23-0002 (COLLECTIVELY, APPELLANT).

Scott Claar, Senior Planner, presented the staff report Chair Orcutt opened the Public Hearing at 7:11 p.m.

Brian Olin, Lennar Homes (Applicant), addressed the Commission, and provided a brief update on the park, stating their target date was March 1, 2024.

Seeing as no one else came forward, Chair Orcutt closed the Public Hearing at 7:13 p.m.

ACTION: It was moved by Vice Chair Atwal and seconded by Commissioner Penning that the Planning Commission adopt a Resolution, as stated in Attachment A:

(1) Approving the appeal of the City Engineer's denial of Application Number TSM23-0001 requesting an amendment to Condition of Approval B.9 and B.9.a of the Final Map for Tracy Hills Phase 1B;

(2) Approving, after *de novo* review, Application Number TSM23-0001 requesting an amendment to Condition of Approval B.9 and B.9.a of the Final Map for Tracy Hills Phase 1B regarding the timing of completion of the park; and

(3) Determining that the amendment to Condition of Approval B.9 and B.9.a of the Final Map for Tracy Hills Phase 1B is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), pertaining to activities that do not have the potential for causing a significant effect on the environment.

A roll call vote found Chair Orcutt, Vice Chair Atwal, Commissioner Boakye-Boateng, Commissioner English, and Commissioner Penning all in favor. Passed and so ordered; 5-0-0-0.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

None.

4. ITEMS FROM THE COMMISSION

Commissioner English stated she has been studying the Industrial and Residential RGA charts and noticed a drastic increase in infill projects. Commissioner English asked if they are subject to the Measure A cap. Scott Claar, Senior Planner, reminded the Commission that the Growth Management Ordinance and GMO Guidelines are on the City's website, and advised that infill projects are subject to the Measure A cap, except for projects with 4 or less homes, which are exempt.

Chair Orcutt inquired about the nationwide website *zoneatlas.org*, after hearing an advertisement. Scott Claar, Senior Planner, was not familiar with the website and advised that the City does not use this website, but reassured that all zoning of the City's zoning information can be found on the City's website.

5. ADJOURNMENT

ACTION: It was moved by Chair Orcutt and seconded by Commissioner English to adjourn. A voice vote found all in favor. Passed and so ordered; 5-0-0-0.

Time: 7:22 p.m.

_____
CHAIR

_____
STAFF LIAISON

March 13, 2024

Agenda Item 1.A

RECOMMENDATION

STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL:

(1) ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE APPROVAL OF THE GENERAL PLAN AMENDMENT, REZONING, AND DEVELOPMENT REVIEW PERMIT FOR CONSTRUCTION OF 110 UNITS OF VERY LOW-INCOME SENIOR HOUSING CONSISTING OF TWO BUILDINGS AND SITE IMPROVEMENTS ON A 1.94-ACRE PORTION OF AN OVERALL 6.85-ACRE SITE, LOCATED AT 301 WEST STREET, APN 235-420-16 (PROJECT), IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, BASED ON THE FINDINGS, PURSUANT TO PUBLIC RESOURCES CODE SECTIONS § 21064.5 AND 21080(C);

(2) ADOPT A RESOLUTION APPROVING A GENERAL PLAN MAP AMENDMENT FROM RESIDENTIAL MEDIUM TO RESIDENTIAL HIGH FOR A 1.94-ACRE PORTION OF AN OVERALL 6.85-ACRE SITE, LOCATED AT 301 WEST STREET, ASSESSOR'S PARCEL NUMBER 235-420-16 (APPLICATION NUMBER GPA22-0008);

(3) INTRODUCE AN ORDINANCE APPROVING A REZONE FROM MEDIUM DENSITY RESIDENTIAL ZONE TO HIGH DENSITY RESIDENTIAL ZONE FOR A 1.94-ACRE PORTION OF AN OVERALL 6.85-ACRE SITE, LOCATED AT 301 WEST STREET, ASSESSOR'S PARCEL NUMBER 235-420-16 (APPLICATION NUMBER R22-0005); AND

(4) ADOPTING A RESOLUTION APPROVING A DEVELOPMENT REVIEW PERMIT AND A DENSITY BONUS FOR THE PROJECT (APPLICATION NUMBER D22-0043).

THE APPLICANT IS ARTIFEXT WEST, INC. FOR THE HOUSING AUTHORITY COUNTY OF SAN JOAQUIN.

EXECUTIVE SUMMARY

This agenda item is to consider a Rezone, General Plan amendment, and Development Review Permit for the development of 110 units of very low-income senior housing ("Project") on a 1.94-acre portion ("Project Site") of an overall 6.85-acre site at 301 West Street, bounded by 4th street to the North and Mt. Diablo Ave to the South further described in Attachment A hereto ("Property"). The Project includes a Rezone for the 1.94-acre portion Project Site from Medium Density Residential (MDR) to High Density Residential (HDR), General Plan map amendment for the Project Site (from Residential Medium to Residential High) and a Development Review Permit for the design and construction of the 110 units of very low-income senior housing consisting of two buildings and site improvements. Staff recommends that the Planning Commission recommend that the City Council approve the Project.

BACKGROUND

The subject Project Site, which is a 1.94-acre portion of an overall 6.85-acre site, consists of seven affordable housing buildings containing 17 units. The seven buildings were all built by the Department of Housing and Urban Development (HUD) for low-income housing in 1954. The seven affordable housing buildings containing 17 units have been uninhabited for over a year. The remainder of the 6.85-acre Property will remain as is which includes 43 units.

The Housing Authority County of San Joaquin (HACSJ) is the property owner and manager of the overall 6.85-acre site which includes the 1.94-acre subject property. Artifex West Inc., on behalf of HACSJ submitted a Development Application on October 17, 2022, for a Development Review Permit, Rezone, and General Plan Amendment.

The project includes a General Plan amendment which is a legislative act requiring City Council consideration. Therefore, in accordance with Tracy Municipal Code (TMC) Section 10.08.3950(a), the Development Review Permit is a Tier 1 Application, also requiring City Council consideration following review and recommendation by the Planning Commission.

ANALYSIS

Project Description

The Project is located on a 1.94-acre portion of an overall 6.85-acre site locate at 301 West Street (Attachment A). The subject property is surrounded by single family residential to the east and south, multi-family apartments to the west, and Fourth Street to the north. The proposal is to develop two, three-story buildings with 55 units each of very low-income senior housing with off-street parking, landscaping, and related site improvements. Attachment B, the plan set, contains the proposed site plan, floor plans, exterior elevations, preliminary landscape plan, and preliminary grading plans. The two building will be identical in floor plan. The proposed units would be 54, one-bedroom units at approximately 450 sq. ft. and one, two-bedroom manger's unit at 950 sq. ft., for a total of 55 units. The two buildings combined would have a total of 110 units.

The proposed buildings' exteriors include five variations in color of stucco and a wood tone siding in two patterns highlighting vertical recessed portions of all the elevations of the building. Varying vertical planes on all four building sides and decorative color elements on all sides of the building add to its interest and appearance. The north, east, and west elevations will also have built in planter boxes below the ground floor windows to add additional interest (Attachment B). The project for each building includes the following amenities: trellis with picnic tables, benches, and BBQ prep area with two BBQs. Overall, the architecture includes reasonable design elements to achieve consistency with the City's Design Goals and Standards, summarized below.

Site landscaping will be designed to meet City standards including 20 percent of the parking area in landscaping and 40 percent in canopy tree coverage. The existing site has 23 trees. Ten trees are proposed to be removed and 13 existing trees are proposed to remain pending an arborist's review of health. The project proposes to add 19 additional trees per the preliminary landscaping plan. The applicant is proposing to include 74 vehicle parking spaces and 12 bicycle parking spaces.

The site plan in Attachment B shows the location of the two proposed buildings. The applicant

plans to phase this project into two phases. The first phase is the construction of the northern portion of the site and one of the two buildings with the HACSJ estimating a construction period of 18 months. Following completion of the first building construction of the second building would commence, starting a second construction period of 18 months.

General Plan Amendment and Rezone

The General Plan designation of the site is Residential Medium (RM). The RM allowed density range is from 5.9 to 12 dwelling units per gross acre, with a focus on single family detached homes, duplexes, triplexes, fourplexes, townhouses, and apartment uses.

The proposed density for the project at 56.7 dwelling units per acre would not be allowed within the RM designation. Therefore, in addition to the Development Review Permit application, the project includes a request to amend the General Plan designation of the site from RM to Residential High (RH). Attachment C contains the existing and proposed General Plan Map designations.

The HDR Zone will allow a density of up to one du/1,400 square feet of net lot area; therefore allowing 60 dwelling units on the 1.94-acre site. The Density Bonus provides for an increase in density of 50 dwelling units on the 1.94-acre site.

The zoning of the project site is Medium Density Residential (MDR). The applicant has requested that Planning Commission introduce an ordinance approving a rezone from MDR to High Density Residential (HDR). Zoning must conform with the General Plan. The applicant is proposing to rezone to HDR to be consistent with the proposed General Plan designation of RH. This would bring the General Plan designation in alignment with the zoning of the subject property. Attachment D contains the existing and proposed Zoning Districts.

Density Bonus

As indicated above, the proposed General Plan designation (RH) allows a density range of from 12.1 to 25 dwelling units per gross acre. The HDR Zone allows a maximum density of one unit per 1,400 square feet of net lot area. Gross density consists of an entire residential project area, including parks, storm drain ponds, roads, and other non-residential features. Net density, by contrast, includes only the residential finished lot.

Density Bonus law allows a residential project to be developed above a zoning district's maximum density when the project includes affordable housing. Density Bonus law also allows concessions or incentives to zoning regulations. A project is granted a higher allowed density and a greater number of concessions as it creates a greater proportion of affordable units and an increase in affordability.

This project is proposing 100 percent, very low-income, senior housing for all 110 units. Therefore, in accordance with Density Bonus law, the project is entitled to an increase in density of 80 percent over the maximum density and up to four zoning regulation concessions. The proposed 110 units is the maximum density allowed for a 100 percent affordable housing project in the HDR Zone with this project's proximity to a fixed bus route and other applicable characteristics.

State law allows four concessions for 100 percent affordable housing and this project includes two concessions, namely car ports (covered spaces) and parking spaces. This project requires

188 parking spaces with 110 of those being covered spaces. This project includes a concession of 114 parking spaces and a concession of 110 covered spaces that will not be constructed.

In accordance with State law (Assembly Bill 2334) no off-street parking spaces are required for this project because it meets all of the following criteria:

-the development is for-rent housing;
-the development will have CC&Rs set forth the limitations on age, where such limitations require that each unit must be occupied by at least one senior citizen or qualifying resident;
-residents are 55 years of age or older;
-the development has either paratransit service or is within one-half mile of a fixed bus route service.

Consistency with General Plan Policies and City Standards

As evidenced in the analysis above, this proposed design meets the City's objectives for high quality design as required by the Tracy General Plan and the City of Tracy Design Goals and Standards, including the following:

General Plan Community Character Element
Goal CC-1 *Superior design quality throughout Tracy.*
Objective CC-1.1 *Preserve and enhance Tracy's unique character and "hometown feel" through high-quality urban design.*
Policy P3. *All new development and redevelopment shall adhere to the basic principles of high-quality urban design, architecture and landscape architecture including, but not limited to, human-scaled design, pedestrian-orientation, interconnectivity of street layout, siting buildings to hold corners, entryways, focal points and landmarks.*

Design Goals and Standards
Site Planning & Design
GOAL 1. *To integrate automobile, pedestrian, and alternative travel methods into site planning for optimal results for both the consumer and the business owner.*
Architecture
GOAL 1. *To promote well designed structures through attention to rich architectural details.*
Residential Uses
GOAL 3. *Encourage greater variety in housing types, development styles, site planning, and density mixes in order to provide increased diversity and visual interest in the City's residential development.*
Landscape
GOAL 2. *To maximize and balance landscape areas throughout each site.*

Findings

In accordance with Tracy Municipal Code Section 10.08.3920, the following findings are required, upon approving a Development Review Permit:

(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 this chapter, the General Plan, any applicable specific plan, the Design Goals and Standards, any applicable Infrastructure Master Plans, and other City regulations.

Staff recommends that the Planning Commission make the requisite findings for this project based on the evidence in the record, 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 project site with an existing seven uninhabited buildings with 110 very low-income senior housing units. The proposed buildings and landscaped parking area meet the City's objectives for high quality design. The proposed buildings are architecturally interesting in that it has significant recesses and popouts, and it has incorporated several horizontal and vertical changes through its use of color and wood tone siding in the façade, which give the building interest and dimension. The architectural theme is present on all four sides of the building, and rooftop equipment will be hidden from view behind building parapets. In furtherance of the City's landscaping goals, an increased 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 two buildings.

(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, and landscaping design.

In accordance with Tracy Municipal Code Section 10.08.4690, the following finding is required, upon approving a Density Bonus:

a) If a waiver or modification is requested, the developer has shown by substantial evidence that the waiver or modification is necessary to make the housing units economically feasible, because the developer has confirmed that the reduced project land and construction costs associated with not developing an additional 114 off-street parking spaces and 110 carports will render the project financially infeasible in accordance with the eligibility requirements of the California Tax Credit Allocation Committee loan program, due to the limited land available and the number of units required to make the project feasible.

Mitigation Measures

The 294-page MND attached hereto as Exhibit E contains a number of mitigation measures determined to mitigate potential environmental impacts to less-than-significant levels. The MND analyzed potential impacts from all actions proposed as part of the Project and described in this action item, including the rezoning, General Plan amendment, and approval of the Development Review Permit. The detailed mitigation measures address various potential impacts including

noise, hazardous materials, geology and soils, biological and cultural resources. The majority of the mitigation measures relate to potential impacts arising from the demolition of existing structures, and excavation and grading of soil.

Project Applicant has agreed to be subject to the mitigation measures by incorporation into the Conditions of Approval attached as Attachment F, which incorporate the entire MND. These mitigation measures will be further implemented and enforced by the City adopting the MND and approving the Conditions of Approval as part of an overall Mitigation Monitoring and Reporting Program as required by the California Environmental Quality Act (CEQA).

PUBLIC OUTREACH/ INTEREST

This item was duly noticed in the local newspaper and mailed to owners of property within 300 feet of the subject site. The meeting agenda was sent to all interested parties and posted at the Tracy Branch Library. In addition, a Community Outreach meeting was noticed by the HACSJ to property owners by mail within 300 feet of the subject site. The Community Outreach meeting was held on Wednesday, January 31, 2024, from 4:00 – 5:00pm at the HACSJ Tracy Homes Community Center. In addition to Housing Authority and City staff, four members of the public attended the meeting in person. Questions related primarily to potential effects of this project on existing Housing Authority project tenants in the adjacent 43 units. No opposition was expressed to the project.

COORDINATION

This development application was reviewed by multiple City Departments, the South San Joaquin County Fire Authority, Tracy Delta Disposal, and the Air Pollution Control District as part of the City's normal application review process. This staff report was prepared by the Development Services Department Planning Division.

CEQA DETERMINATION

The City's environmental consultant, De Novo Planning Group, prepared an Initial Study/Mitigated Negative Declaration (MND) and MMRP (Attachment E) in accordance with the California Environmental Quality Act (CEQA). The analysis included evaluation of City's traffic, water, storm, and wastewater for the project site and an independent noise analysis and cultural analysis. Substantial supporting evidence contained in the MND and MMRP demonstrates the Project will not have a significant effect on the environment. Various potentially significant environmental impacts were identified stemming from development of the proposed two buildings containing 110 units. However, mitigation measures were identified for each of the potentially significant impacts that would, upon implementation, reduce the impacts to levels of insignificance. Therefore, in accordance with CEQA Guidelines Section 15074, a Mitigated Negative Declaration and MMRP are proposed for adoption, attached as part of Attachment E.

The Mitigated Negative Declaration pursuant to California Environmental Quality Act guidelines 15105 has been properly noticed for 20 days to provide a public review period and to the State Clearinghouse. We received two informational comments regarding excavating around pipeline and project being subject to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan that were forwarded to applicant.

ACTION REQUESTED OF THE PLANNING COMMISSION

Staff recommends that the Planning Commission recommend that the City Council:

(1) Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the approval of the General Plan Amendment, Rezoning, and Development Review permit for construction of 110 units of very low-income senior housing consisting of two buildings and site improvements on a 1.94-acre portion of an overall 6.85-acre site, located at 301 West Street, APN: 235-420-16 (project), in accordance with the California Environmental Quality Act, based on the findings, pursuant to public resources code sections § 21064.5 and 21080(c);

(2) Adopt a resolution approving a General Plan Map amendment from Residential Medium to Residential High for a 1.94-acre portion of an overall 6.85-acre site located at 301 West St., Assessor's Parcel Number 235-420-16 (Application Number GPA22-0008);

(3) Introduce an ordinance approving a Rezone from Medium Density Residential to High Density Residential for a 1.94-acre portion of an overall 6.85-acre site located at 301 West St., Assessor's Parcel Number 235-420-16 (Application Number R22-0005);

(4) Approving a Development Review Permit and Density Bonus for construction of 110 units of very low-income senior housing consisting of two buildings and site improvements for a 1.94-acre portion of an overall 6.85-acre site located at 301 West St., Assessor's Parcel Number 235-420-16 (D22-0043); and

Prepared by: Kenny Lipich, Associate Planner
Reviewed by: Alan Bell, Senior Planner
Approved by: Karin Schnaider, Interim Development Services Director/Assistant City Manager

ATTACHMENTS

Attachment A – Location Map
Attachment B – Plan Set, including site plan, floor plans, exterior elevations, color renderings, preliminary landscape plan, and preliminary grading plans
Attachment C – Existing and Proposed General Plan Map Designations of the subject property
Attachment D – Existing and Proposed Zoning Districts of the subject property
Attachment E – Mitigated Negative Declaration/Initial Study
Attachment F – Proposed City Council Resolution with Project Findings (Exhibit 1), Existing and Proposed General Plan Map Designations of the subject property (Exhibit 2), and Project Conditions of Approval (Exhibit 3)
Attachment G – Proposed City Council Ordinance with (Exhibit 1) Existing and Proposed Zoning Districts of the subject property



TRACY

Think Inside the Triangle™

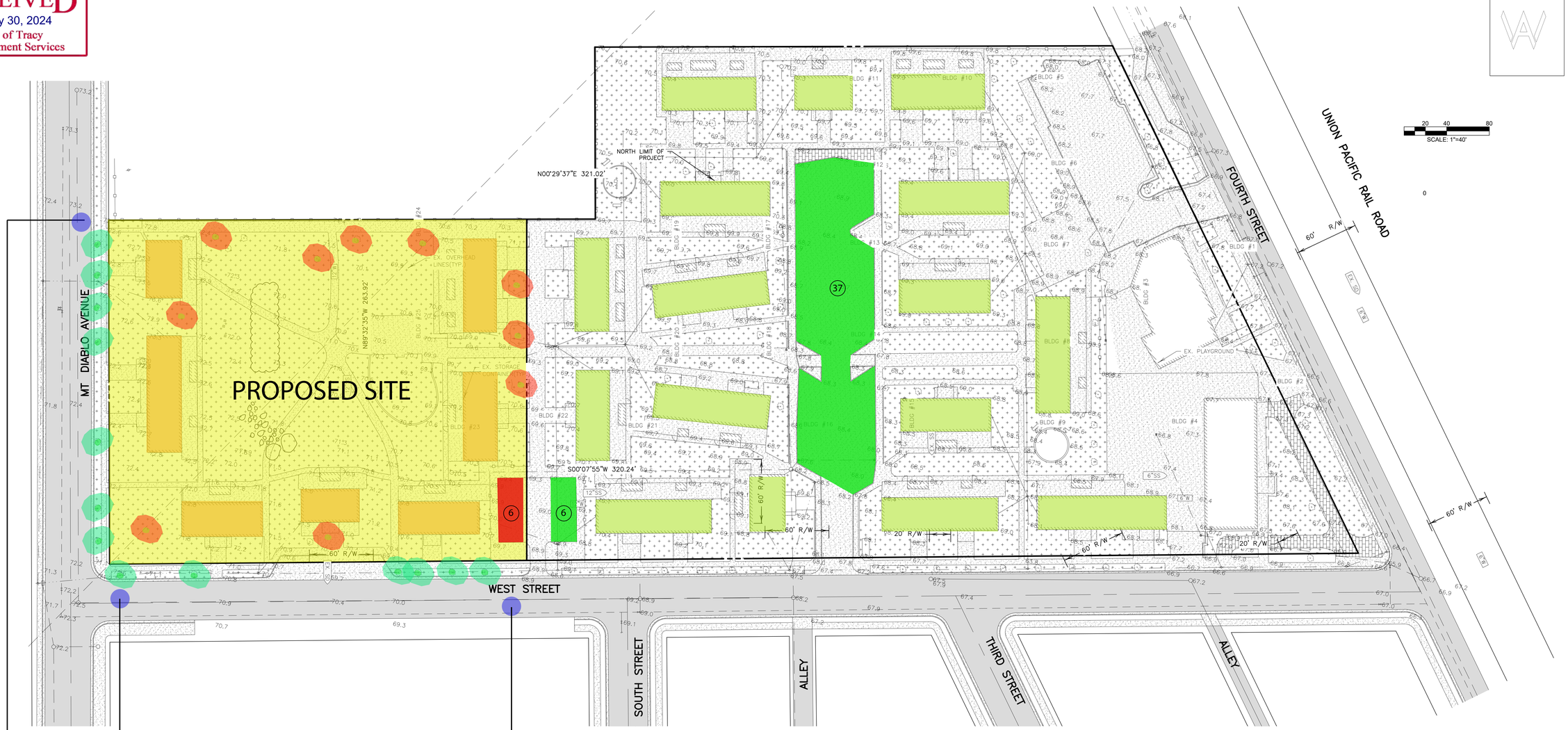
N

0 62.5 125 250 375 500

Feet

RECEIVED
January 30, 2024
City of Tracy
Development Services

Attachment B



View From South West



View From South East



View From North East



TRACY SENIOR LIVING

301 WEST ST. TRACY, CA 95376

CURRENT ZONE - MDR
PROPOSED ZONE - HDR

Parking Breakdown

Existing On-Site Parking to be Removed : 6

Existing On-Site Parking to be Remain : 43

Unit Breakdown

Existing Units to be Removed : 17

Existing Units to be Remain : 43

Tree Breakdown

Existing Trees to be Removed : 10

Existing Trees to be Remain : 13

**Treed to remain pending arborists review of health

Fredrik Gullberg
Principal
t: 858.405.7800
gullberg@artifexwest.com

Charles Linch
Principal
t: 760.470.5295
linch@artifexwest.com

ArtifexWest Studio
www.artifexwest.com

Tracy Senior Living
401 West St
Tracy, CA 95376

project no: 1114

© 2023 Artifex West Inc.
All rights reserved

mark	date	revision

date
2023 March 20

sheet title
Existing Site Plan

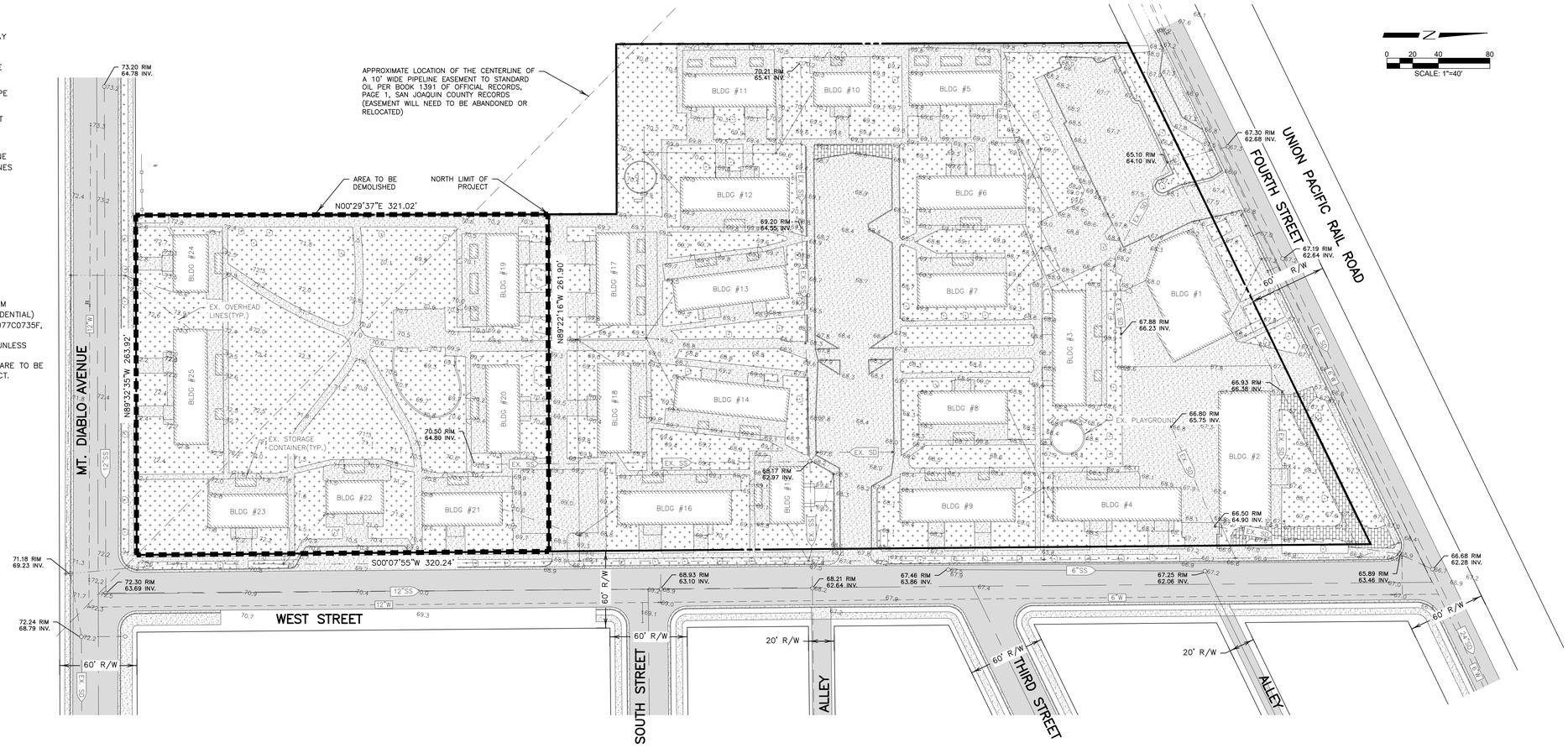
sheet
G001

LEGEND

BLDG.	BUILDING
EX.	EXISTING
R/W	RIGHT-OF-WAY
(TYP.)	TYPICAL
	EX. CONCRETE
	EX. LANDSCAPE
	EX. PAVEMENT
	AREA TO BE DEMOLISHED
	PROPERTY LINE
	OVERHEAD LINES

NOTES:

1. APN: 235-420-16
2. ADDRESS: 301 WEST STREET TRACY, CA. 95376
3. WATER: CITY OF TRACY
4. STORM: CITY OF TRACY
5. SANITARY: CITY OF TRACY
6. FIRE: CITY OF TRACY
7. GENERAL PLAN: RESIDENTIAL MEDIUM
8. ZONING: MDR(MEDIUM DENSITY RESIDENTIAL)
9. FLOOD ZONE: ZONE X, MAP NO. 06077C0735F, DATED OCTOBER 16, 2009.
10. ALL IMPROVEMENTS ARE EXISTING UNLESS OTHERWISE NOTED.
11. CAP OR PLUG UTILITY LINES THAT ARE TO BE REMOVED AS PART OF THIS PROJECT.



DRAFT
** NOT FOR CONSTRUCTION **

811 Know what's below. Call before you dig.

DILLON & MURPHY ENGINEERING
847 N. CLUFF AVENUE
SUITE A-2, LODI, CA 95240
(209) 334-6613

TRACY SENIOR LIVING
ON-SITE IMPROVEMENT PLANS

TOPOGRAPHIC SURVEY AND DEMOLITION PLAN

TRACY, CALIFORNIA
NOVEMBER, 2023

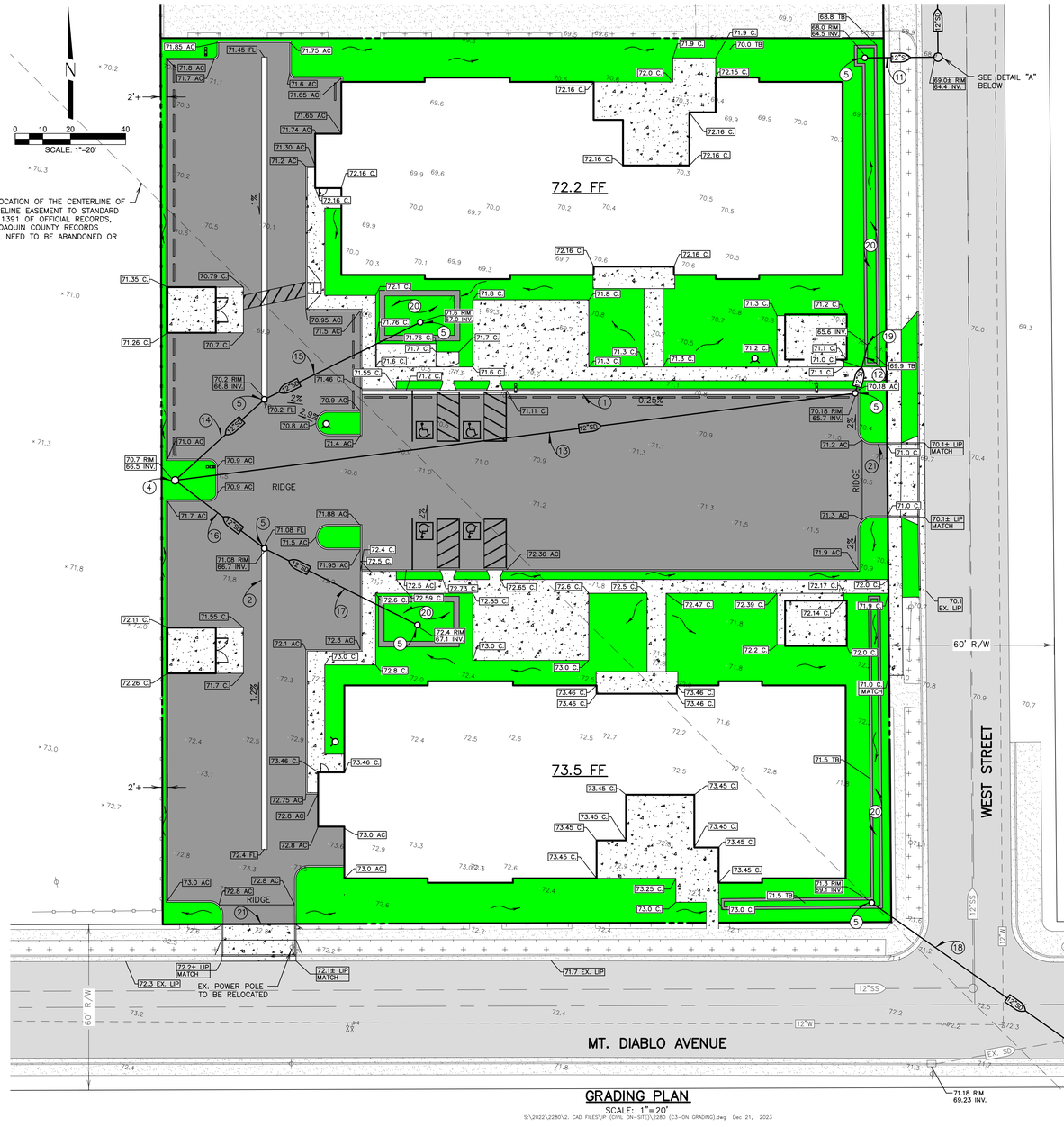
REV. NO.	DESCRIPTION	DATE	BY	APRVD. BY

SCALE: AS SHOWN
DRAWN BY: JMC,CP,JMO
DESIGNED BY:
CHECKED BY: JMO
AS BUILT BY:

SEE TITLE SHEET FOR BENCHMARK INFORMATION

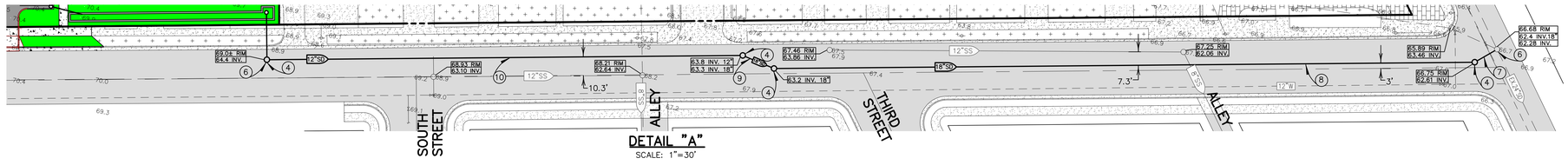
SHEET C2 OF 6 SHEETS
JOB NO. 2280

S:\2022\22801 SAN JOAQUIN APARTMENTS\CAD\PLOT\ON-SITE\22801 ON-SITE.dwg Dec 21, 2023



GRADING PLAN
SCALE: 1"=20'

S:\2022\2280\2. CAD FILES\IP (CIVIL ON-SITE)\2280 (C3-ON GRADING).dwg Dec 21, 2023



DETAIL "A"
SCALE: 1"=30'

LEGEND

BLDG.	BUILDING
EX.	EXISTING
R/W	RIGHT-OF-WAY
(TYP.)	TYPICAL
TB	TOP OF BIORETENTION
	EX. CONCRETE
	PROPOSED PAVEMENT
	EX. LANDSCAPE
	PROPOSED LANDSCAPE
	EX. PAVEMENT
	PROPOSED PAVEMENT
	PROPERTY LINE
12" SD	PROPOSED STORM LINE
	DIRECTION OF FLOW
	PROPOSED STORM DRAIN MANHOLE OR CATCH BASIN
	PROPOSED DIRECTION OF DRAINAGE
× 70.6	EXISTING GROUND ELEVATION
	GRADE TO DRAIN

NOTES:

1. OFFSITE IMPROVEMENTS SHOWN ARE EXISTING. ON-SITE IMPROVEMENTS (OTHER THAN EXISTING GROUND ELEVATIONS) SHOWN ARE PROPOSED.

CONSTRUCTION NOTES:

1. INSTALL 164 LF ~ CURB AND GUTTER PER DETAIL ON SHEET C6.
2. INSTALL 110 LF ~ 18" VALLEY GUTTER PER DETAIL ON SHEET C6.
3. INSTALL 125 LF ~ 18" VALLEY GUTTER PER DETAIL ON SHEET C6.
4. INSTALL SDMH PER C.O.T. STD. 300.
5. INSTALL SDCB PER C.O.T. STD. 303.
6. CONNECT TO MANHOLE PER C.O.T. STD. 306.
7. INSTALL 15 LF ~ 18" SD LINE. S=0.0144
8. INSTALL 395 LF ~ 18" SD LINE. S=0.0015
9. INSTALL 20 LF ~ 18" SD LINE. S=0.0052
10. INSTALL 269 LF ~ 12" SD LINE. S=0.0022
11. INSTALL 27 LF ~ 12" SD LINE. S=0.0038
12. INSTALL 18 LF ~ 12" SD LINE. S=0.0056
13. INSTALL 249 LF ~ 12" SD LINE. S=0.0032
14. INSTALL 44 LF ~ 12" SD LINE. S=0.0069
15. INSTALL 63 LF ~ 12" SD LINE. S=0.0032
16. INSTALL 41 LF ~ 12" SD LINE. S=0.0049
17. INSTALL 27 LF ~ 12" SD LINE. S=0.0065
18. INSTALL 85 LF ~ 12" SD LINE. S=0.0036
19. INSTALL 3' X 3' ~ 12" MINUS RIP-RAP
20. INSTALL BIO-RETENTION, SEE DETAIL ON SHEET C6
21. INSTALL 26' WIDE DRIVEWAY PER C.O.T. STD. 130.

DRAFT
** NOT FOR CONSTRUCTION **

811 Know what's below. Call before you dig.

DILLON & MURPHY ENGINEERING
847 N. CLUFF AVENUE
SUITE A-2, LODI, CA 95240
(209) 334-6613

TRACY SENIOR LIVING
ON-SITE IMPROVEMENT PLANS

GRADING AND DRAINAGE PLAN

TRACY, CALIFORNIA
NOVEMBER, 2023

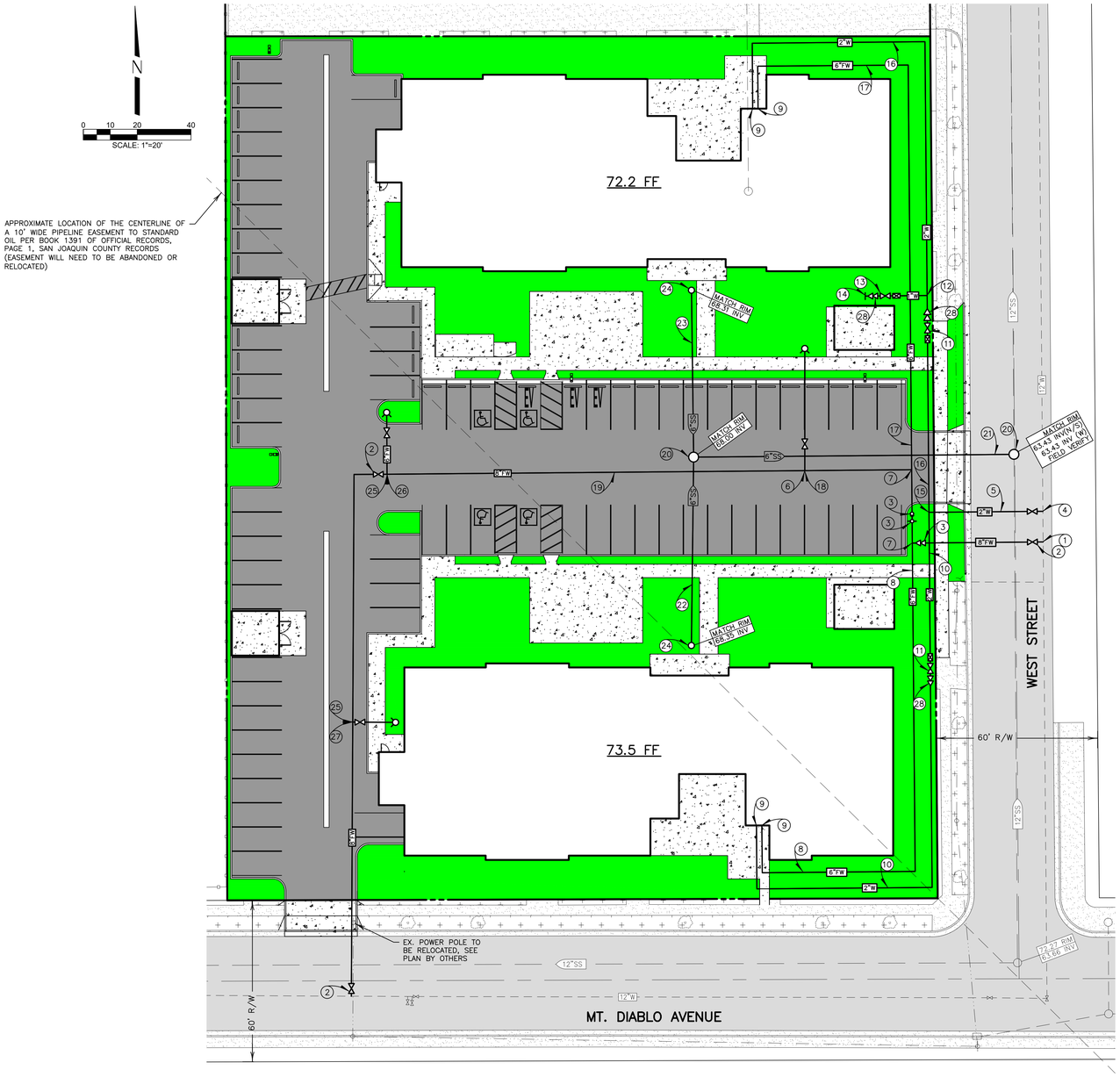
REV. NO.	DESCRIPTION	DATE	BY	APRVD. BY

SCALE: 1"=20'
DRAWN BY: JMC,JMO
DESIGNED BY:
CHECKED BY: JM
AS BUILT BY:

SEE TITLE SHEET FOR BENCHMARK INFORMATION

SHEET C3 OF 6 SHEETS
JOB NO. 2280

S:\2022\2280\2. CAD FILES\IP (CIVIL ON-SITE)\2280 (C3-ON GRADING).dwg Dec 21, 2023



LEGEND

BLDG.	BUILDING
EX.	EXISTING
R/W	RIGHT-OF-WAY
(TYP.)	TYPICAL
C.O.T.	CITY OF TRACY
STD.	STANDARD
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE

- EX. CONCRETE
- PROPOSED CONCRETE
- EX. LANDSCAPE
- PROPOSED LANDSCAPE
- EX. PAVEMENT
- PROPOSED PAVEMENT
- PROPERTY LINE
- 6"SS PROPOSED SANITARY SEWER
- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED BACKFLOW PREVENTION ASSEMBLY
- PROPOSED POST INDICATOR VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION

CONSTRUCTION NOTES

1. CONNECT TO EX. WATER WITH 8"W VALVE AND INSTALL 87 LF ~8" WATERLINE (AWWA C900).
2. INSTALL 8" WATER VALVE.
3. INSTALL 8" BACKFLOW PREVENTION DEVICE, FDC AND DETECTOR CHECK VALVE PER C.O.T. STD. 412.
4. CONNECT TO EX. WATER AND INSTALL 2" WATER SERVICE AND VALVE.
5. INSTALL 42 LF~2" WATER LINE.
6. INTENTIONALLY LEFT BLANK
7. INSTALL 8"X 6"X 8" TEE.
8. INSTALL 196 LF ~ FIRE WATER.
9. APPROXIMATE POINT OF BUILDING CONNECTION.
10. INSTALL 228 LF ~ 2" WATER LINE.
11. INSTALL 1.5" WATER METER, AND 2" VALVE PER C.O.T. STD. 404
12. INSTALL 2"X 2"X 1" TEE.
13. INSTALL 1" WATER METER, VALVE, AND REDUCED PRESSURE ASSEMBLY.
14. INSTALL 23 LF~ 1" WATER LINE PER C.O.T. STD. 403 AND STUB FOR IRRIGATION.
15. INSTALL 2"X 2"X 2" TEE.
16. INSTALL 263 LF~2" WATER LINE.
17. INSTALL 222 LF~6" FIRE WATER.
18. INSTALL 46 LF~ 6" FIRE WATER AND FH PER C.O.T. STD. 401.
19. INSTALL 428 LF~ 8" FIRE WATER LOOP AND CONNECT TO EXISTING MAIN IN MT. DIABLO AVENUE
20. INSTALL SSMH PER C.O.T. STD. 200.
21. INSTALL 119 LF~ 6" SEWER LATERAL, S=0.0384, PER C.O.T. STD. 201.
22. INSTALL 70 LF~ 6" SEWER LINE, S=0.0050
23. INSTALL 62 LF~ 6" SEWER LINE, S=0.0050.
24. INSTALL SSCO ~ C.O.T. STD. 201.
25. INSTALL 8"X 8"X 6" TEE
26. INSTALL 23 LF~ 6" FIRE WATER AND FH PER C.O.T. STD. 401.
27. INSTALL 26 LF~ 6" FIRE WATER AND FH PER C.O.T. STD. 401.
28. INSTALL IN-LINE BACKFLOW PREVENTION ASSEMBLY PER C.O.T. STD. 413.

811 Know what's **below.** **Call** before you dig.

DRAFT
** NOT FOR CONSTRUCTION **

DILLON & MURPHY ENGINEERING
847 N. CLUFF AVENUE
SUITE A-2, LODI, CA 95240
(209) 334-6613

TRACY SENIOR LIVING
ON-SITE IMPROVEMENT PLANS

UTILITY PLAN

TRACY, CALIFORNIA
NOVEMBER, 2023

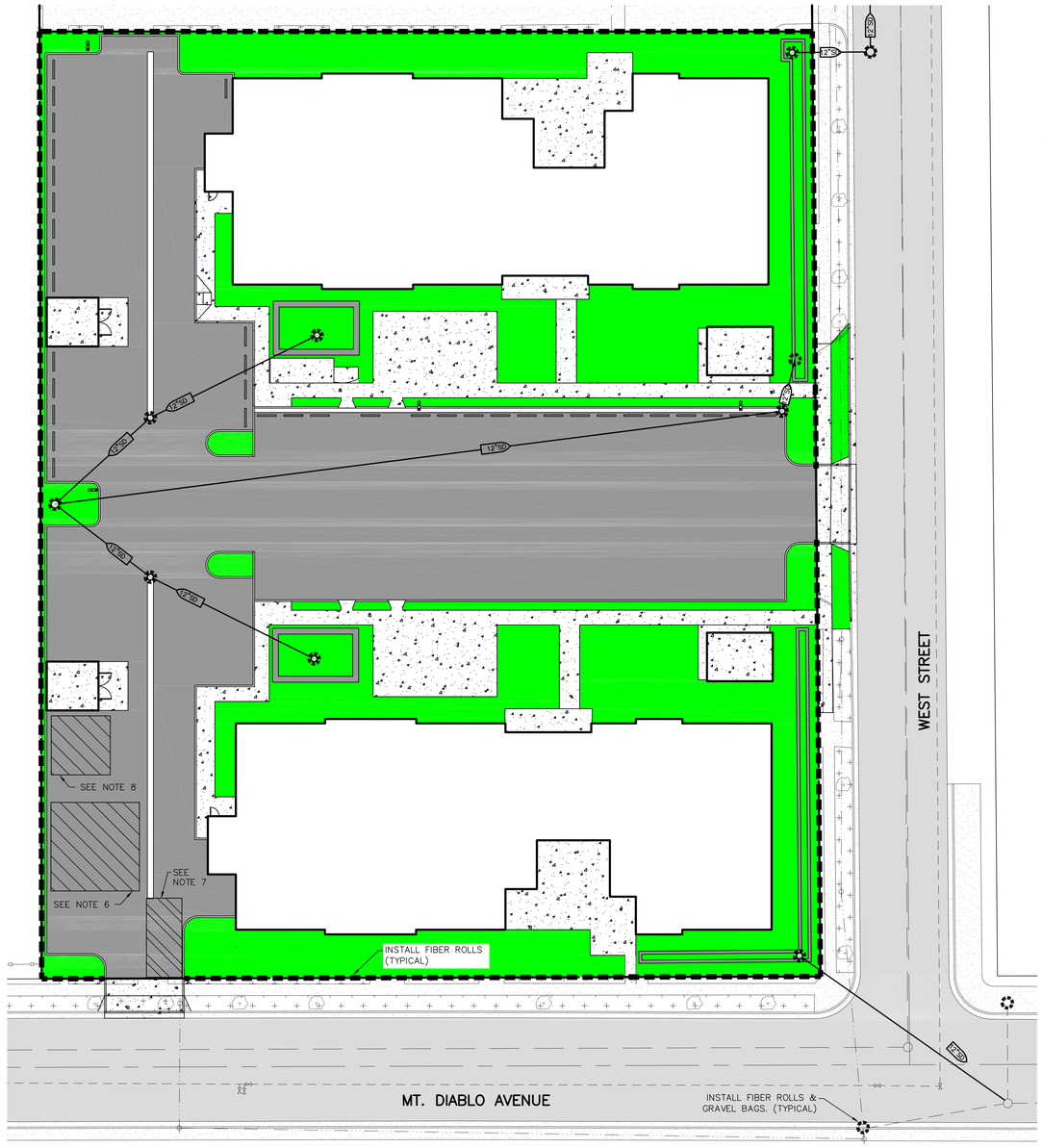
REV. NO.	DESCRIPTION	DATE	BY	APRVD. BY

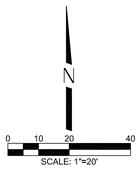
SCALE: 1"=20'
DRAWN BY: JMC,JMO,JS
DESIGNED BY:
CHECKED BY: JMO
AS BUILT BY:

SEE TITLE SHEET FOR BENCHMARK INFORMATION

SHEET C4 OF 6 SHEETS
JOB NO. 2280

X:\2022\22280\03 - Civil\Plan Sheets\04 - Utility\22280 C4 - Utility.dwg Dec 21, 2023





LEGEND

- EX. CONCRETE
- PROPOSED PAVEMENT
- EX. LANDSCAPE
- PROPOSED LANDSCAPE
- EX. PAVEMENT
- PROPOSED PAVEMENT
- PROPERTY LINE
- 12" SD PROPOSED STORM LINE

NOTES:

1. DEVELOPER IS RESPONSIBLE FOR REPLACEMENT OF MISSING AND DAMAGED FILTER SCREENS UNTIL THE PROJECT IS ACCEPTED. A ROUTINE MAINTENANCE SCHEDULE IS TO BE MAINTAINED. FILTER SCREENS SHALL BE SECURED TO THE CATCHBASIN DURING THIS PERIOD.

2. COMPRESSED BETWEEN REBAR FRAME AND DICB IS 1" THICK FILTER PAD MATERIAL. FILTER PAD MATERIAL IS DENSE TO RETAIN SILT YET POROUS ENOUGH TO ALLOW WATER DRAINAGE. THE FILTER SYSTEM IS WIRE TIED TO THE DICB IN 2 OR MORE PLACES TO PREVENT SLIPPAGE OR REMOVAL OF UNIT FROM DICB

3. THE FILTER PAD AND GRATE SHALL BE SECURELY ATTACHED TO THE DROP INLET BY WIRE OR TIE-WRAPS.

4. INLET FILTERS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. REPAIRS AND SEDIMENT AND DEBRIS REMOVAL SHALL BE MADE AS NECESSARY.

5. INLET FILTERS SHALL BE "CONSTRUCTION" STORM DRAIN FILTERS BY POLLUTION SOLUTION.

6. 30'x30' AREA RESERVED FOR WASTE BIN AND MATERIAL STORAGE. ALL MATERIALS TO BE STORED IN LOCK BOX. ENTIRE STORAGE AREA TO BE WRAPPED BY MINIMUM 6" BERM. CONTRACTOR TO RELOCATE AS NECESSARY.

7. CONSTRUCTION ENTRANCE, CONTRACTOR TO RELOCATE AS NECESSARY.

8. CONCRETE WASHOUT AREA. CONTRACTOR TO USE REMOVABLE CONCRETE WASHOUT BINS OR REFER TO DETAILS ON THIS SHEET. CONTRACTOR TO RELOCATE AS NECESSARY.

DUST CONTROL NOTES:

1. DUST CONTROL IS THE CONTRACTOR'S SOLE RESPONSIBILITY WHEN WORKING ON-SITE. THE WORK SHOWN ON THIS SHEET SHALL BE INCLUDED IN THE BID. THE CONTRACTOR SHALL ALSO WATER THE SITE AS AN EXTRA, WHEN REQUESTED BY THE CITY OF TRACY.

2. ALL MOTORS SHALL BE KEPT PROPERLY TUNED AND MAINTAINED.

3. EARTH MOVING ACTIVITIES SHALL CEASE IF WIND EXCEEDS 20 MPH AVERAGE OVER ONE HOUR.

4. ON-SITE VEHICLE SPEEDS SHALL BE LIMITED TO 15 MPH.

5. ALL OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE SAN JOAQUIN COUNTY UNIFIED AIR POLLUTION CONTROL DISTRICT AND CITY OF TRACY.

6. ALL AREAS WITH VEHICLE TRAFFIC SHOULD BE WATERED PERIODICALLY FOR STABILIZATION OF DUST EMMISSIONS.

7. STREETS ADJACENT TO THE PROJECT SITE SHOULD BE SWEPT AS NEEDED TO REMOVE SILT WHICH MAY HAVE ACCUMULATED FROM CONSTRUCTION ACTIVITIES.

8. THE AREA DISTURBED BY CLEARING, EARTH MOVING OR EXCAVATION ACTIVITIES SHOULD BE MINIMIZED AT ALL TIMES.

9. ALL MATERIAL TRANSPORTED ON OR OFF-SITE SHALL EITHER BE SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT EXCESSIVE AMOUNTS OF DUST.

10. WHEN CONDITIONS ARE DRY, ALL MATERIAL EXCAVATED OR GRADED SHOULD BE SUFFICIENTLY WATERED TO PREVENT EXCESSIVE AMOUNTS OF DUST. WATERING SHOULD OCCUR AT LEAST TWICE A DAY WITH COMPLETE COVERAGE, PREFERABLY IN THE LATE MORNING AND AFTER WORK IS COMPLETED FOR THE DAY.

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED DURING CONSTRUCTION BY THE CONTRACTOR PER THE EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS LATEST REVISION.

2. INLET FILTERS SHALL BE PLACED AROUND ALL DRAIN INLETS WHICH COULD RECEIVE DRAINAGE IN UNPAVED AND PAVED AREAS DURING THE WET SEASON (OCTOBER 1 TO APRIL 15).

3. STORM DRAIN INLET FILTERS SHALL BE PLACED ON ALL DRAIN INLETS AFTER COMPLETION OF PAVING AND SHALL REMAIN IN PLACE ON A YEAR ROUND BASIS. FILTERS SHALL BE REMOVED BY THE CONTRACTOR UPON ACCEPTANCE OF DEVELOPMENT IMPROVEMENTS.

4. CONTRACTOR TO REMOVE ANY SEDIMENTATION DEPOSITED ON EXISTING PAVED ROADWAYS PRIOR TO LEAVING THE SITE, IF POSSIBLE, AND IN ALL CASES WITHIN 24 HOURS.

5. CONTRACTOR TO MAINTAIN STREET FRONTAGE SWALES.

6. INSTALL FIBER ROLLS AND/OR SILT FENCE ALONG PERIMETER OF PROJECT SITE AND AS SHOWN ON THESE PLANS.

7. CONTRACTOR TO INSPECT SITE AFTER FIRST SIGNIFICANT RAINFALL AND MAINTAIN "FIBER ROLLS", WHERE NECESSARY AND REMOVE ACCUMULATED SILT AT LOCATIONS WHERE EROSION HAS OCCURRED AND SEDIMENT HAS GATHERED.

8. ALL IMPLEMENTED MEASURES SHALL BE MAINTAINED WEEKLY (OR SOONER, DEPENDING ON NEED) THROUGHOUT THE RAINY SEASON (OCTOBER 1ST. THRU APRIL 15TH).

9. STORM WATER POLLUTION PREVENTION PLAN (SWPPP) TO BE KEPT ON SITE AT ALL TIME. (IF APPLICABLE.)

10. BEST MANAGEMENT PRACTICES (BMP'S) SHOWN HERE ARE MINIMUM REQUIREMENTS FOR SATISFACTION OF THE NPDES SWPPP MANAGEMENT PLAN.

11. CONTRACTOR TO GRADE AREA FOR WORKER'S VEHICLES. WATER AT LEAST DAILY TO RETARD DUST OR TAKE MORE EXTENSIVE MEASURES AS NECESSARY.

12. TRASH COLLECTION AREA SHALL BE INSTALLED AND FENCED AS NECESSARY TO STORE ALL DEBRIS AND SECURE THE DEBRIS FROM BEING MOVED BY WIND.

13. PORTABLE RESTROOMS SHALL NOT BE LOCATED CLOSER THAN 50' FROM CATCH BASINS.

STORM WATER POLLUTION PREVENTION PLAN

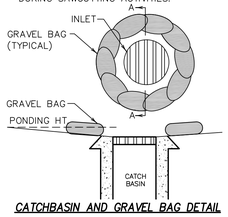
WITH THE EXCEPTION OF PROPERLY DESILTED WATER FROM SITE DEWATERING, THE CONTRACTOR SHALL NOT DISCHARGE ANY MATERIALS AN/OR LIQUIDS TO THE STORM DRAINAGE SYSTEM. ACTIVITIES OF PARTICULAR CONCERN ARE:

A. CONTRACTOR SHALL PROVIDE A CONCRETE TRUCK CLEAN-OUT AREA. THE CITY OF TRACY INSPECTOR APPROVED BEST MANAGEMENT PRACTICES SHALL AT ALL TIMES BE FULLY IMPLEMENTED AT AND AROUND THE CLEAN-OUT AREA.

B. TACK COAT AND PRIME COAT ASPHALTS SHALL BE CAREFULLY SPRAYED AND ANY EXCESS MATERIAL SPILLED SHALL BE CLEANED UP IMMEDIATELY BY PROPER METHODS.

C. ALL EQUIPMENT REFUELING IN THE PROJECT AREA SHALL BE CAREFULLY DONE TO AVOID SPILLAGE. ANY SPILLS SHALL BE CONTAINED AND CLEANED UP IMMEDIATELY IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. ALL FUELING VEHICLES SHALL BE EQUIPPED WITH SPILL CLEANUP MATERIALS AND EQUIPMENT.

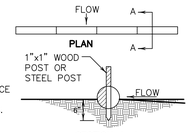
D. CONTRACTOR SHALL CONTROL AND PROPERLY DISPOSE OF ALL LIQUIDS DURING SAWCUTTING ACTIVITIES.



CATCHBASIN AND GRAVEL BAG DETAIL
NOT TO SCALE

NOTES:

1. GRAVEL BAGS SHALL BE WOVEN GEOTEXTILE FABRIC. (12"x18"± AND 15 LBS± OF 1" MAX. ROCK
2. CONSTRUCT ON GENTLY SLOPING STREET WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE OUT OF SUSPENSION.
3. INSPECT AND REPAIR FILTERS AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN 1/2 OF THE FILTER DEPTH HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER FILTERING MEASURE.
4. SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM TRAVELED WAY OF ROAD.
5. GRAVEL BAG INLET PROTECTION ON ROADS OPEN TO THE PUBLIC WILL REQUIRE DELINEATION DEVICES TO ALERT MOTORISTS. BICYCLISTS AND PEDESTRIANS. THE USE OF SUCH DEVICES SHALL BE SUBJECT TO THE ENGINEERS APPROVAL.



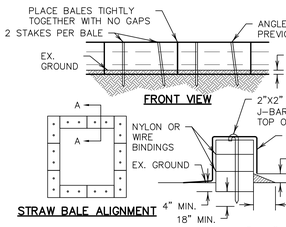
SECTION A-A
TYPICAL FIBER ROLL DETAIL
NOT TO SCALE

NOTES:

1. FILTER ROLLS SHALL BE CONSTRUCTED LONG ENOUGH TO EXTEND ACROSS THE EXPECTED FLOW PATCH.
2. SUPPORT POSTS SHALL BE A MINIMUM 24" LONG 1"x1" WOOD POSTS DRIVEN A MINIMUM OF 6" INTO THE GROUND. POSTS SHALL BE SPACED A MAXIMUM OF 4 FEET APART.
3. FILTER ROLLS SHALL BE IMBEDDED A MINIMUM OF 3" INTO EXISTING GROUND.
4. CONTRACTOR SHALL MAKE INSPECTIONS WEEKLY DURING THE WET SEASON, MONTHLY DURING THE DRY SEASON, AND IMMEDIATELY AFTER EACH RAINFALL TO DETERMINE IF REPAIRS AND SEDIMENT REMOVAL IS REQUIRED. SEDIMENT SHALL BE REMOVED BEFORE IT HAS REACHED ONE HALF THE HEIGHT OF THE FILTER ROLL.

CONSTRUCTION ENTRANCE NOTES:

1. STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, WELL-GRADED FRACTURED STONE AGGREGATE. MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 6", SLOPED AWAY FROM THE ROADWAY.
2. LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 40'. WIDTH SHALL BE A MINIMUM 12' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.
3. THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN NOTE 1.
4. ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY. PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.
5. ANY DEBRIS, SEDIMENT OR ROCK TRACKED ONTO PUBLIC STREETS WILL BE SWEPT UP BY THE END OF EACH WORKDAY.

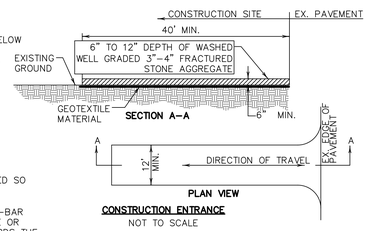


STRAW BALE ALIGNMENT
SECTION "A-A"

NOTES:

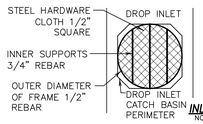
1. PLACE BALES IN A 4" DEEP TRENCH. BALES SHALL BE PLACED SO THAT BINDINGS ARE HORIZONTAL.
2. BALES SHALL BE ANCHORED BY TWO 2"X2" STAKES OR #4 J-BAR DRIVEN FLUSH WITH THE TOP OF THE BALE. THE FIRST STAKE OR J-BAR IN EACH BALE SHALL BE DRIVEN AT AN ANGLE TOWARDS THE PREVIOUSLY LAID BALE TO FORCE THE BALES TIGHTLY TOGETHER.
3. AFTER BALES ARE STAKED IN PLACE, EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE SIDE TO A MINIMUM HEIGHT OF 4".
4. CONTRACTOR SHALL INSPECT BALES WEEKLY AND AFTER EACH WASHOUT. REPAIRS SHALL BE MADE AS NECESSARY AND SEDIMENT SHALL BE REMOVED WHEN IT HAS ACCUMULATED TO A DEPTH OF 6". BALES SHALL BE REPLACED WHEN THEY HAVE BEEN DAMAGED. COLLAPSED, OR DECOMPOSED.

TEMPORARY CONCRETE WASHOUT DETAIL
NOT TO SCALE



CONSTRUCTION ENTRANCE
NOT TO SCALE

ANY WORK PERFORMED IN THE CITY RIGHT-OF-WAY SHALL REQUIRE OBTAINING AN ENCROACHMENT PERMIT FROM THE CITY.



INLET DETAIL
NOT TO SCALE

STORM WATER POLLUTION PREVENTION PLAN

WITH THE EXCEPTION OF PROPERLY DESILTED WATER FROM SITE DEWATERING, THE CONTRACTOR SHALL NOT DISCHARGE ANY MATERIALS AN/OR LIQUIDS TO THE STORM DRAINAGE SYSTEM. ACTIVITIES OF PARTICULAR CONCERN ARE:

A. CONTRACTOR SHALL PROVIDE A CONCRETE TRUCK CLEAN-OUT AREA. THE CITY OF TRACY INSPECTOR APPROVED BEST MANAGEMENT PRACTICES SHALL AT ALL TIMES BE FULLY IMPLEMENTED AT AND AROUND THE CLEAN-OUT AREA.

B. TACK COAT AND PRIME COAT ASPHALTS SHALL BE CAREFULLY SPRAYED AND ANY EXCESS MATERIAL SPILLED SHALL BE CLEANED UP IMMEDIATELY BY PROPER METHODS.

C. ALL EQUIPMENT REFUELING IN THE PROJECT AREA SHALL BE CAREFULLY DONE TO AVOID SPILLAGE. ANY SPILLS SHALL BE CONTAINED AND CLEANED UP IMMEDIATELY IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. ALL FUELING VEHICLES SHALL BE EQUIPPED WITH SPILL CLEANUP MATERIALS AND EQUIPMENT.

D. CONTRACTOR SHALL CONTROL AND PROPERLY DISPOSE OF ALL LIQUIDS DURING SAWCUTTING ACTIVITIES.

DRAFT
** NOT FOR CONSTRUCTION **

Know what's below. Call before you dig.

DILLON & MURPHY ENGINEERING
847 N. CLUFF AVENUE
SUITE A-2, LODI, CA 95240
(209) 334-6613

TRACY SENIOR LIVING
ON-SITE IMPROVEMENT PLANS

EROSION AND SEDIMENT CONTROL PLAN

TRACY, CALIFORNIA
NOVEMBER, 2023

REV. NO.	DESCRIPTION	DATE	BY

SCALE: 1"=20'
DRAWN BY: JMo
DESIGNED BY:
CHECKED BY: JM
AS BUILT BY:

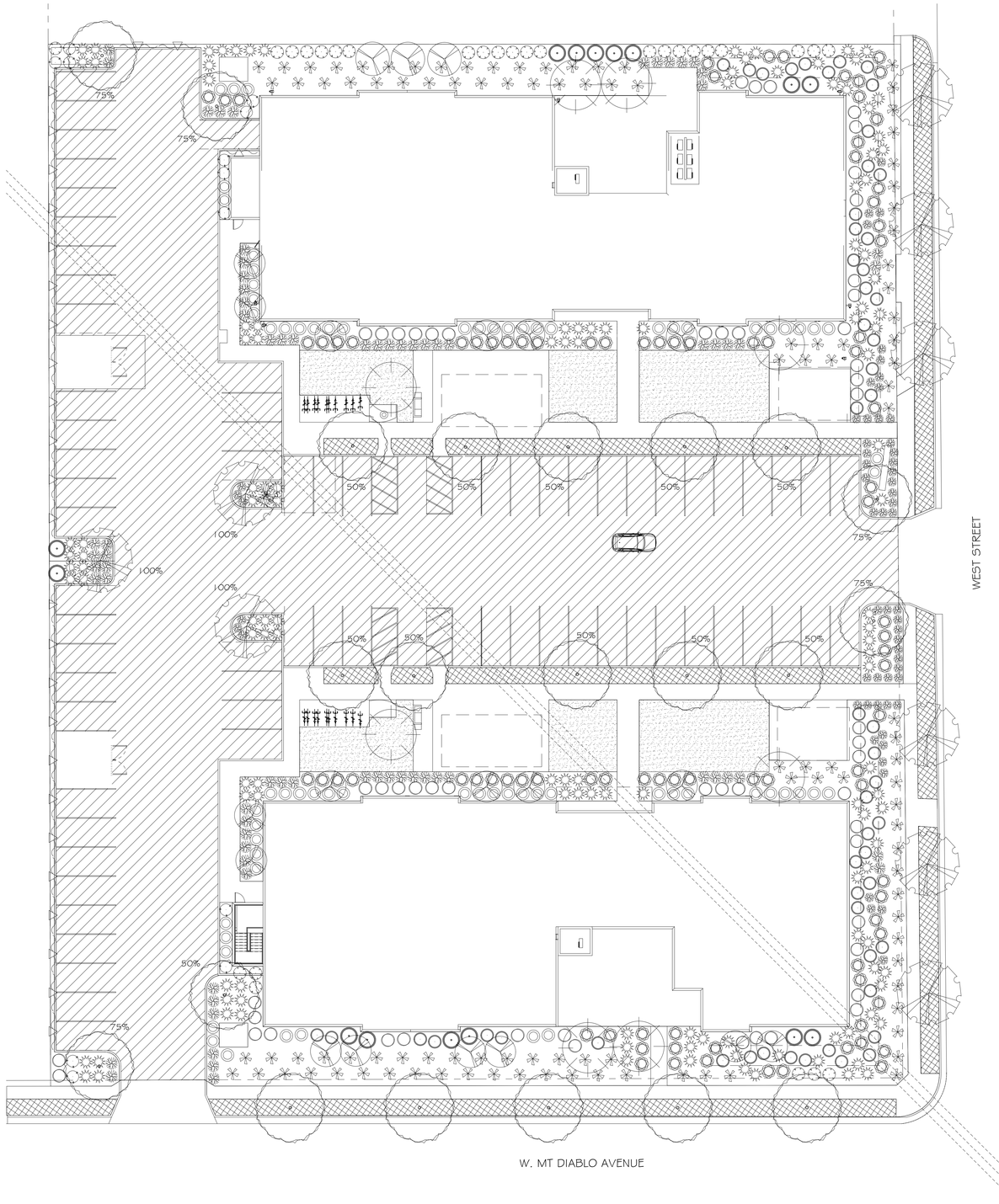
SEE TITLE SHEET FOR BENCHMARK INFORMATION

SHEET C5
OF 6 SHEETS
JOB NO. 2280

S:\2022\2280\2 CAD FILES\IP (CIVIL ON-SITE)\2280 (C2-ON EROSION).dwg Dec 21, 2023

Attachment B

PDG, Pennino Design Group Landscape Architecture and Construction Management. These plans are not to be reproduced, changed or copied without the permission of PDG, Pennino Design Group Landscape Architecture and Construction Management



PLANT LEGEND

	15 Gal.	Arbutus unedo	Strawberry Tree	L
	15 Gal.	Magnolia g. 'St. Mary'	St. Marys Magnolia	L
	15 Gal.	Pistachia chinensis	Chinese Pistache	L
	15 Gal.	Ulmus parvifolia	Chinese Evergreen Elm	L
SHRUBS				
	5 Gal.	Berberis t. "Cnmson Pygmy"	Dwarf Japanese Barberry	L
	5 Gal.	Callistemon 'Little John'	Little John Bottlebrush	L
	5 Gal.	Ceanothus g.h. 'Yankee Point'	Yankee Point California Lilac	L
	5 Gal.	Nerium oleander	Oleander	L
	5 Gal.	Phormium t. 'Pink Stripe'	New Zealand Flax	L
	5 Gal.	Dodonaea v. 'Purpurea'	Purple Hopseed Bush	L
	5 Gal.	Rhapholepis i. 'Ballenna'	Dwarf India Hawthorn	M
GROUNDCOVERS AND ACCENTS				
	1 Gal.	Dietes vegeta	Fortnight Lily	L
	1 Gal.	Pennisetum x advena	Purple Fountain grass	L
	1 Gal.	Santolina chamaecyparissus	Lavender Cotton	L
	5 Gal.	Ficus pumila	Ficus Vine	M
		Myoporum parvifolium	Myoporum	L
		Sod Lawn	90/10 Fescue Blend	H

PLANTING NOTES

1. ALL PLANTING SHALL BE COMPLETED IN ACCORDANCE WITH AND CONTRACTOR SHALL BE FAMILIAR WITH AND ADHERE TO CITY STANDARD PLANS & SPECIFICATIONS. (CITY STANDARD PLANS SHALL SUPERCEDE NOTES IF A CONFLICT OF INFORMATION OCCURS.)
2. THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID. THE LANDSCAPE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING A BID.
3. THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE OWNER/OWNERS REPRESENTATIVE48 HOURS PRIOR TO A REQUIRED SITE OBSERVATION. THERE SHALL BE A SITE OBSERVATION OF PLANT LOCATIONS. FINAL SITE OBSERVATION SHALL BE MADE AT THE CONCLUSION OF THE MAINTENANCE PERIOD. PRIOR TO FINAL SITE OBSERVATION, ALL LANDSCAPE AREAS ARE TO BE WEED FREE AND ALL PLANTS IN A HEALTHY THRIVING CONDITION. NOTIFY THE OWNER'S REPRESENTATIVE 7 DAYS PRIOR TO ANTICIPATED DATE OF THE FINAL SITE OBSERVATION.
4. FINISH GRADE IN PLANTERS SHALL BE 1/2" INCHES BELOW THE TOP OF ADJACENT PAVING. GRADE ALL PLANTING AREAS SMOOTH AND EVEN. ENSURE THAT ALL PLANTING AREAS MAINTAIN POSITIVE DRAINAGE.
5. THE CONTRACTOR SHALL OBTAIN A SOILS REPORT FOR ACTUAL SOIL AMENDMENTS.
6. A COPY OF THE SOILS TESTING SHALL BE PROVIDED TO THE CITYAND SHALL BE ATTACHED TO THE JOB SITE COPY OF THE LANDSCAPE PLANS, FOR INSPECTION PURPOSES.
7. CONTRACTOR SHALL SUBMIT A SAMPLE OF THE SOIL AMENDMENT TO THE CITY LANDSCAPE INSPECTOR FOR APPROVAL PRIOR TO DELIVERY.
8. CONTRACTOR SHALL BACKFILL PLANT PITS WITH 1/3 NSRA AND 2.5 LBS OF 6-20-20 PER CUBIC YARD OF BACKFILL.
9. AFTER INSTALLATION OF THE IRRIGATION SYSTEM, ALL PLANTING AREAS SHALL BE RAKED SMOOTHLY AND ALL ROCKS AND PEBBLES OVER 1" IN DIAMETER REMOVED FROM THE SITE.
10. SUPPLY 21G AGRIFORM TABLETS AS FOLLOWS; 1-1G, 2-5G 4-1SG,
11. STAKE ALL 15G TREES WITH 2"x8' STAKES AND 24" BOX TREES WITH 2"x10' STAKES AND 2 RUBBER TIES PER TREE. SEE DETAIL FOR MORE INFORMATION.
12. ALL PLANTING AREAS NOT DESIGNATED FOR LAWN OR HYDROSEED SHALL RECEIVE 3" LAYER OF WALK ON MULCH 1/4" x 1 1/2" DIAMETER AFTER ALL TREES, SHRUBS, AND GROUNDCOVERS HAVE BEEN PLANTED.
13. PLANT AT THE SPACING NOTED IN THE LEGEND. AFTER THE GROUNDCOVER IS PLANTED, A PRE-EMERGENT SPRAY SHALL BE APPLIED TO ALL PLANTING AREAS AS PER MANUFACTURER'S RECOMMENDATIONS. THE LANDSCAPE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE USE OF CHEMICAL PRODUCTS AND IS TO SUPPLY THE OWNER WITH A WRITTEN RECORD OF THE TYPE OF CHEMICAL USED, DATE APPLIED AND RATE OF APPLICATION.
14. PLANT TREES A MINIMUM OF 5' FROM THE EDGE OF CURBS, WALKS, AND LIGHT FIXTURES. COORDINATED TREE PLANTING WITH DRAINLINE LOCATIONS TO AVOID CONFLICT.
15. INSTALL 8 LF. OF ROOT BARRIER (MODEL # UB24-2, OR APPROVED EQUAL) CENTERED ON TREE, WHEN TREE IS LOCATED WITHIN 5' OF CURB/SIDEWALK/DRIVEWAY.
16. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE PROJECT FOR 60 DAYS FOLLOWING APPROVAL TO BEGIN THE MAINTENANCE PERIOD. REGULAR WATERING, CULTIVATING, WEEDING, REPAIR OF STAKES AND TIES, SPRAYING FOR INSECTS, SHALL BE PERFORMED.
17. ALL PLANTS AND PLANTINGS SHALL BE GUARANTEED TO BE IN A HEALTHY, THRIVING CONDITION UNTIL THE END OF THE MAINTENANCE PERIOD. ALL TREES SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.
18. A CERTIFICATE OF COMPLETION SHALL BE PROVIDED. THE CERTIFICATION SHALL INCLUDE ALL REQUIREMENTS AS NOTED IN SECTION 493.9 OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

MWELO CALCULATIONS

PHASE I AREA:	11,421.5 SQ.FT.
PHASE II AREA:	13,652.3 SQ.FT.
TOTAL IRRIGATED LANDSCAPE AREA:	25,073.8 SQ FT
SPECIAL LANDSCAPE AREA:	0 SQ FT
REFERENCE ETo:	49.1

MAWA = (ETo) (0.62) (0.55 X LA)+(0.3 X SLA)
= (49.1)(0.62)(13,790.6)
= 419,813.8 GALLONS PER YEAR

HYDROZONE	PLANT WATER TYPE	PLANT FACTOR	HYDROZONE AREA	(PF)X(HA)
1,3-8	Low	0.3	22,121.2	6,636.4
2	High	0.7	2,952.6	2,066.8

ETWU = (ETo)(0.62) [(PF x HA)/IE + SLA]
= (49.1) (0.62) [(8,703.2/0.8) +0)]
= 331,177 GALLONS PER YEAR

MAWA: 419,813.8 > ETWU: 331,177

SHADE REQUIREMENTS/CALCULATIONS

TREES REQUIRED: 1 TREE PER 5 PARKING SPACES
37 PARKING STALLS: 8 REQUIRED

TREES PROVIDED 8 CANOPY/SHADE TREES:

TREE TYPE	FULL (100%)	3/4 (75%)	HALF (50%)	TOTAL
PISTACHIA CHINENSIS	0@ 956sf	5 @ 721.5sf	1 I@ 478sf	8,865.5 sf
ULMUS PARVIFOLIA	3@ 956sf	0 @ 721.5sf	0@ 478sf	2,868 sf

TOTAL SHADING AREA:	11,733.5 sf
TOTAL PARK AREA:	28,721.1 sf
PERCENT SHADED	40.8%

LANDSCAPE SUMMARY

PHASE I AREA:	11,421.5 SQ.FT.
PHASE II AREA:	13,652.3 SQ.FT.
TOTAL IRRIGATED LANDSCAPE AREA:	25,073.8 SQ.FT.
MAWA:	419,813.8 GALLONS PER YEAR
ETWU:	331,177 GALLONS PER YEAR
WATER SOURCE:	CITY OF STOCKTON
STATIC PRESSURE:	50 PSI (ASSUMED)

* I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

SIGNATURE _____ DATE 1.29.24

PDG
PENNINO DESIGN GROUP LANDSCAPE ARCHITECTURE
1949 W. KETTLEMAN LANE
SUITE 200
LODI, CA 95242
(OFFICE)
PO BOX 1566
LODI, CA 95241
(MAILING)
209.327.4261
vpennino@penninogroup.com
CRLA 4978

PLANTING PLAN

TRACY SENIOR LIVING
401 WEST STREET
TRACY, CA

Drawn By: VP

Date: 1.29.24

Scale: 1"=16'

Job No. 123.14

Revisions:

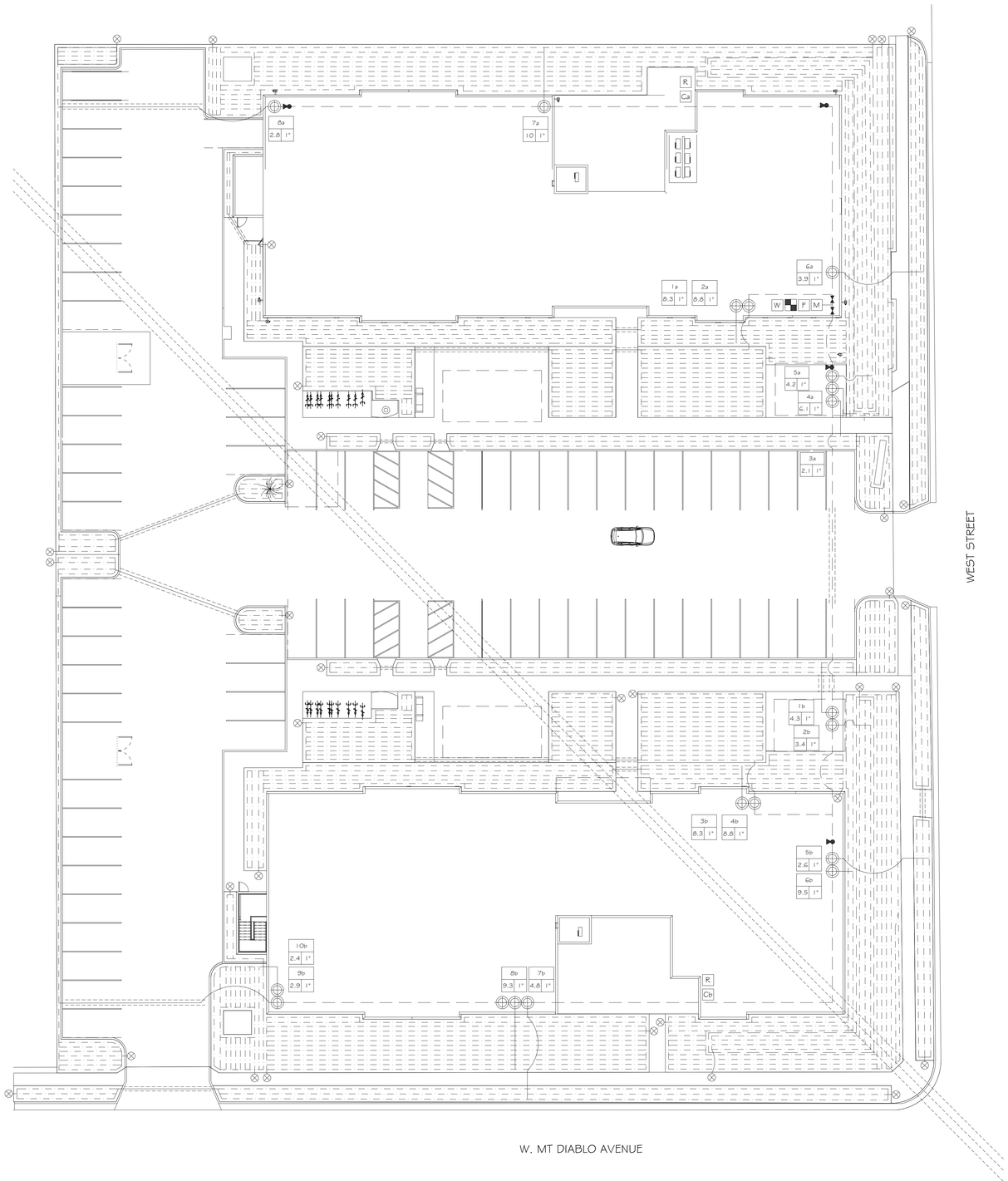
REGISTERED LANDSCAPE ARCHITECT
No. 4978
Valerie A. Pennino
Signature
October 31, 2025
Expiration Date
1.29.24
Date
STATE OF CALIFORNIA

This drawing is not final and shall not be used for construction work until it has been signed by the Landscape Architect

Sheet Number:
L1
Of 3 Sheets

Attachment B

PDG, Pennino Design Group Landscape Architecture and Construction Management. These plans are not to be reproduced, changed or copied without the permission of PDG, Pennino Design Group Landscape Architecture and Construction Management



IRRIGATION LEGEND

- - - - - - - -	RAINBIRD XFS-06-18, XF-SDI SERIES DRIPLINE W/ 18" EMITTER SPACING
⊗	RAINBIRD AR VALVE KIT - SEE DETAIL SHEET L-3
	RAINBIRD XCZ-100-PRB-COM CONTROL ZONE KIT, SEE PLAN FOR SIZE.
	NIBCO T-113 GATE VALVE, LINE SIZE.
R	RAINBIRD RSD-CEx RAIN SENSING DEVICE
Ca	RAINBIRD ESP-LXME2, 12 STATION CONTROLLER IN LXMMSSPED
Cb	RAINBIRD ESP-LXME2, 12 STATION CONTROLLER IN LXMMSSPED
	RAINBIRD 33DRC, QUICK COUPLER VALVE. CONTRACTOR TO PROVIDE 2 KEYS AND SWIVELS TO THE OWNERS REPRESENTATIVE.
	1" BACKFLOW DEVICE
W	1" WATER METER
F	MJ100B 1" BRASS FLOW SENSOR
M	RAINBIRD PE SERIES MASTER VALVE; NORMALLY CLOSED, LINE SIZE
— — — —	SCH. 40 PVC MAINLINE, 1"
———	CL 200 PVC LATERAL LINE, 3/4" (W/ 12" COVER)
———	CL 200 PVC LATERAL LINE, 1" (W/ 12" COVER)
9.5 1"	REMOTE CONTROL VALVE IDENTIFICATION NUMBER REMOTE CONTROL VALVE SIZE REMOTE CONTROL VALVE GPM

IRRIGATION NOTES

1. PLAN IS DIAGRAMATIC AND IS NOT INTENDED TO SHOW EXACT LOCATIONS OF PIPING, VALVES, ETC. INSTALL PIPE IN PLANTED AREAS WHENEVER POSSIBLE.
2. CONTRACTOR SHALL COORDINATE/VERIFY WATER STUB IN FIELD.
3. ELECTRICAL SUBCONTRACTOR TO SHALL VERIFY EXISTING 110V SERVICES AND SERVICE TO CONTROLLER LOCATION.
4. VALVES SHALL BE INSTALLED IN PLANTING AREA IN MARKED VALVE BOXES. LOCATION SHOWN ON PLAN IS FOR CLARITY ONLY.
5. ALL VALVES ARE TO BE CONNECTED TO WATER MAIN.
6. SLEEVES SHALL BE INSTALLED UNDER ALL PAVING SURFACES. ALL SLEEVING SHALL BE SCH. 40 PIPE AND SHOULD BE TWICE THE SIZE OF THE IRRIGATION LINE.
7. SEE IRRIGATION DETAILS FOR ADDITIONAL INFORMATION.
8. WATER SUPPLY IS CITY OF LATHROP, WITH A STATIC PSI OF 50.
9. THE SYSTEM IS DESIGNED TO OPERATE AT (30) PSI. HIGHEST FLOW DURING IRRIGATION CYCLE IS (12 GPM).
10. SYSTEM SHALL BE INSTALLED FOR FUTURE USE AS A RECYCLED WATER SYSTEM. ALL PARTS AND COMPONENTS SHALL BE DESIGNATED AS NON-POTABLE THRU THE USE OF PURPLE CAPS, PIPE, TAGS, ETC.
11. IRRIGATION SYSTEM SHALL BE INSTALLED PER LOCAL CODES AND ORDINANCES.
12. AN IRRIGATION AUDIT SHALL BE CONDUCTED AT THE COMPLETION OF IRRIGATION SYSTEM INSTALLATION, AND SHALL BE PROVIDED TO THE CITY,BY THE PROJECT ENGINEER. THE AUDIT SHALL INCLUDE ALL REQUIREMENTS AS NOTED IN SECTION 492.12 OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. NOTE: ALL IRRIGATION AUDITS SHALL BE CONDUCTED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR.

MWELO CALCULATIONS

PHASE I AREA:	11,421.5 SQ.FT.
PHASE II AREA:	13,652.3 SQ.FT.
TOTAL IRRIGATED LANDSCAPE AREA:	25,073.8 SQ FT
SPECIAL LANDSCAPE AREA:	0 SQ FT
REFERENCE ETo:	49.1

MAWA = (ETo) (0.62) (0.55 X LA)+(0.3 X SLA)
= (49.1)(0.62)(13,790.6)
= 419,813.8 GALLONS PER YEAR

HYDROZONE	PLANT WATER TYPE	PLANT FACTOR	HYDROZONE AREA	(PF)X(HA)
1,3-8	Low	0.3	22,121.2	6,636.4
2	High	0.7	2,952.6	2,066.8

ETWU = (ETo)(0.62) [(PF x HA)/IE + SLA]
= (49.1) (0.62) [(8,703.2/0.8) +0)]
= 331,177 GALLONS PER YEAR

MAWA: 419,813.8 > ETWU: 331,177

LANDSCAPE SUMMARY

PHASE I AREA:	11,421.5 SQ.FT.
PHASE II AREA:	13,652.3 SQ.FT.
TOTAL IRRIGATED LANDSCAPE AREA:	25,073.8 SQ.FT.
MAWA:	419,813.8 GALLONS PER YEAR
ETWU:	331,177 GALLONS PER YEAR
WATER SOURCE:	CITY OF STOCKTON
STATIC PRESSURE:	50 PSI (ASSUMED)

* I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

SIGNATURE Valerie Pennino DATE 1.29.24

PDG
PENNINO DESIGN GROUP LANDSCAPE ARCHITECTURE
1949 W. KETTLEMAN LANE
SUITE 200
LODI, CA 95242
(OFFICE)
PO BOX 1566
LODI, CA 95241
(MAILING)
209.327.4261
vpennino@penninogroup.com
CRLA 4978

TRACY SENIOR LIVING
401 WEST STREET
TRACY, CA

IRRIGATION PLAN

Drawn By: VP

Date: 1.29.24

Scale: 1"=16'

Job No. 123.14

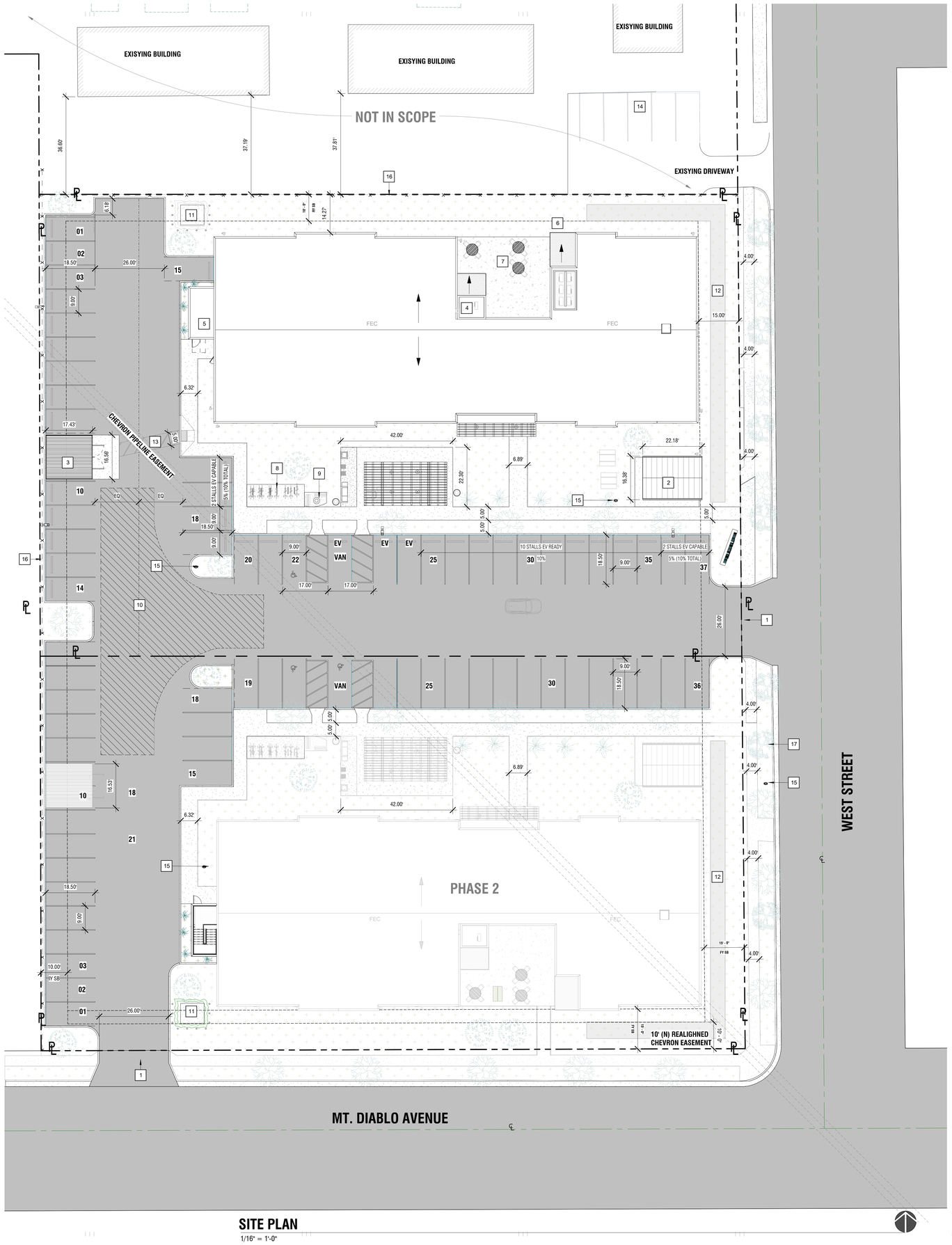
Revisions:

REGISTERED LANDSCAPE ARCHITECT
No. 4978
Valerie A. Pennino
Signature
October 31, 2025
Expiration Date
1.29.24
Date
STATE OF CALIFORNIA

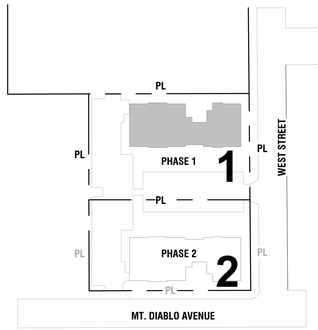
This drawing is not final and shall not be used for construction work until it has been signed by the Landscape Architect

Sheet Number: L2

Of 3 Sheets



SITE PLAN
1/16" = 1'-0"



SITE PLAN GENERAL NOTES: Attachment B

1. THE SITE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR THE COMPLETE SCOPE OF WORK.
2. BEFORE COMMENCING ANY SITE FOUNDATION EXCAVATION THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SITE DIMENSIONS AND CONDITIONS. THESE INCLUDE BUT ARE NOT LIMITED TO; PROPERTY LINES, SETBACK LOCATIONS TO ALL NEW OR EXISTING WALLS, EASEMENTS (IF ANY), EXISTING SITE UTILITIES, INCLUDING WATER, SERE, GAS AND ELECTRICAL LINES AND ANY OTHER NEW OR EXISTING SITE ITEMS WHICH COULD AFFECT IN ANY WAY THE CONTRACTION OF BUILDING. FLAG OR OTHERWISE MARK ALL LOCATIONS OF SITE PROPERTY LINES, EASEMENTS (IF ANY), UNDERGROUND UTILITIES, AND INDICATE UTILITY TYPE.
3. PROTECT EXISTING VEGETATION AND MARK PERIMETER OF CONSTRUCTION ZONE, REMOVE ALL TREES AND VEGETATION WITHIN 5'-0" OF PROPOSED NEW STRUCTURES, UNLESS OTHERWISE SHOWN.
4. GRADE SITE TO DIRECT GROUND WATER AWAY FROM BUILDING AND NEW ADDITIONS, DRAINAGE SWALES ARE TO BE DIRECTED AS SHOWN, PROVIDE 2% SLOPE.
5. LOCATE REFUSE BIN AT APPROVED NUMBERS, VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY.
6. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY.

PARKING ANALYSIS: SMC 16.64.040 TABLE 3-9

1. PER STATE OF CALIFORNIA GOVERNMENT CODE 65915 THIS PROJECT DOES NOT REQUIRE ANY OFF STREET PARKING.

- TOTAL PROPOSED DWELLING UNITS: **55**
- REQUIRED ACCESSIBLE PARKING PER TABLE **11B-208.2**
- PER **11B-208.2.3.1**: *WHERE FEWER THAN ONE PARKING SPACE IS PROVIDED FOR EACH RESIDENTIAL DWELLING UNIT, PARKING SPACES COMPLYING WITH SECTION 11B-502 SHALL BE PROVIDED IN ACCORDANCE WITH **TABLE 11B-208.2.***
- TOTAL PARKING PROVIDED **37** SPACES
- ACCESSIBLE PARKING PROVIDED **2** SPACES (**1** VAN)
- ELECTRIC VEHICLE PARKING, **PER CGBC 4.106.4.2**
- **5% EV CHARGERS**
  37SPOTS TOTAL X 5% = 1.85 REQUIRED; **PROVIDED: 2 STALL (1 VAN)**
  25% EV READY
  37 SPOTS TOTAL X 25% = 9.25 REQUIRED; **PROVIDED: 10 STALL**
  10% EV CAPABALE
  37 SPOTS TOTAL X 10% = 3.7 REQUIRED; **PROVIDED: 4 STALL**
- **2** CLEAN AIR VEHICLE STALL

- BICYCLE & E-BIKE = **10 SPOTS IN TOTAL**

SITE PLAN KEYNOTES XX

1 NEW DRIVEWAY. PER CIVIL DRAWINGS
2 UTILITY / STORAGE SPACE
3 TRASH ENCLOSURE
4 ELEVATOR
5 EGRESS STAIR
6 CONDENSER UNITS
7 COURTYARD
8 PROPOSED SPACE FOR BICYCLE PARKING = 10 SPOTS.PER CBC 5.106.1.
9 SMOKING AREA
10 FIRE TURNAROUND
11 TRANSFORMER. PER ELECT DRAWINGS. USE EVERGREEN SHRUBBERY AS SCREEN
12 BIORETENTION AREA PER CIVIL
13 ACCESSIBLE ROUTE AND CURBCUT PER CIVIL
14 PARKING STALLS TO REMAIN
15 FIRE HYDRANT PER CIVIL
16 NEW 6' IRON FENCE
17 TREES PER LANDSCAPE PLANS

Fredrik Gullberg
Principal
858.405.7800
gullberg@artifexwest.com

Charles Linch
Principal
760.470.5295
linch@artifexwest.com

Nader Rahmanian
Project Manager
858.405.4960
rahmanian@artifexwest.com

date	01/02/2024
resubmit	date revision

ArtifexWest Studio
www.artifexwest.com

TRACY SENIOR LIVING

301 WEST STREET
TRACY, CA 95376

project no: **24-1**

© 2023 Artifex West Inc.
All rights reserved.

sheet title
PROPOSED SITE PLAN

sheet
G100

Attachment B

NOT FOR CONSTRUCTION

Fredrik Gullberg
Principal
t: 858.405.7800
gullberg@artifexwest.com

Charles Linch
Principal
t: 760.470.5295
linch@artifexwest.com



Typical 3rd level Floor Plan

Scale: 1/16" = 1'

North



Typical Second level Floor Plan

Scale: 1/16" = 1'

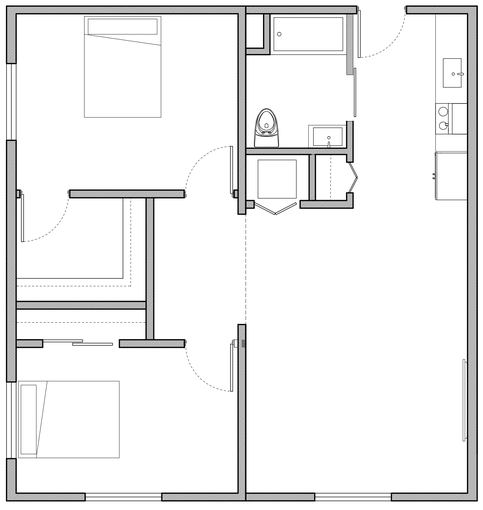
North



Typical ground level Floor Plan

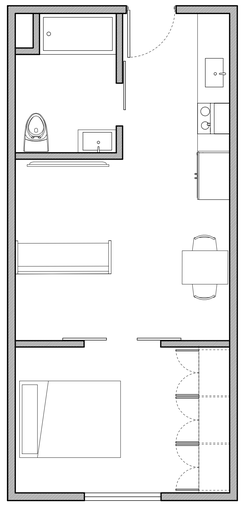
Scale: 1/6" = 1'

North



Enlarged 2 Bedroom Unit

Scale: 1/4" = 1'



Enlarged 1 Bedroom Unit

Scale: 1/4" = 1'

Floor Plan Sheet Notes: (X)

1. 1 bed unit - Type A (44ea / phase)
2. Managers unit - 2 bed (1ea / phase)
3. 1 bed mobility unit - Type C (6 ea)
4. 2 bed mobility unit - Type C (1 ea)
5. Sensory impaired unit - Type D (3 ea)
6. Utility / Storage Space
7. Elevator
8. Egress Stairs
9. Reserved
10. Mail Boxes
11. Staff Offices
12. Electrical Room
13. Mechanical Room
14. Laundry Room
15. Computer Lab
16. Storage
17. Public Restroom
18. Community Room
19. Booster Pump Room
20. Elevator Room

ArtifexWest Studio
www.artifexwest.com

Tracy Senior Living
401 West St
Tracy, CA 95376

project no: 1114

© 2023 Artifex West Inc.
All rights reserved.

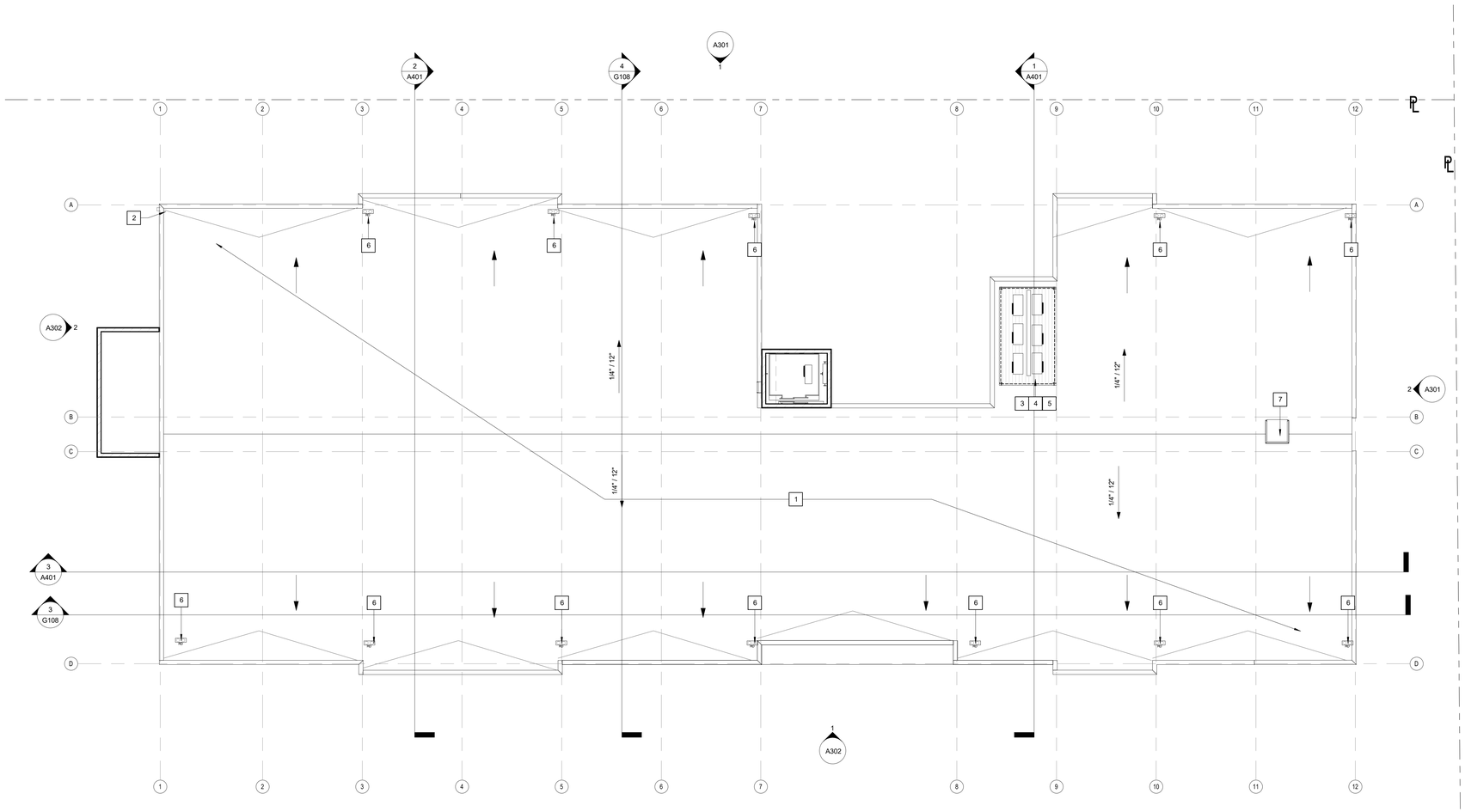
mark	date	revision

date
2023 Sep 14

sheet title
Floor plans

sheet
A101

Attachment B



ROOF

1/8" = 1'-0"

GENERAL BUILDING PLAN NOTES

1. DO NOT SCALE DRAWINGS
2. DIMENSIONS ARE TAKEN TO FACE OF STUD, FACE OF CONCRETE, FACE OF MASONRY. CLEAR (CLR) DIMENSIONS INDICATE FINISH SURFACE TO FINISH SURFACE.
3. USE OF "EQUAL" OR "EQ" WITHIN A DIMENSION STRING INDICATES A DIMENSION THAT IS TO BE EQUAL ONLY RELATIVE TO OTHER EQUAL CALLOUTS ON THE SAME DIMENSION STRING IN WHICH IT APPEARS.
4. DOORS ARE TO BE PLACED 3" FROM ADJACENT WALLS OR CENTERED BETWEEN ADJACENT WALLS AS REPRESENTED IN PLANS. FOR DOOR LOCATIONS IN UNITS, SEE INDIVIDUAL UNIT PLANS.
5. CONTRACTOR SHALL PROVIDE IN-WALL BLOCKING FOR WALL MOUNTED ITEMS REPRESENTED IN OR IMPLIED IN THE DRAWINGS AND SPECIFICATIONS.
6. PROVIDE AUTOMATIC FIRE SPRINKLERS, STAND PIPES, FIRE ALARM SYSTEM AND PORTABLE FIRE EXTINGUISHERS PER THE FIRE PROTECTION NOTES ON SHEET G000
7. PROVIDE INTERNALLY ILLUMINATED EXIT SIGNS WHERE INDICATED, EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES, PROVIDE BACKUP POWER IN CASE OF PRIMARY POWER LOSS. VERIFY LOCATIONS WITH INSPECTOR, ADDITIONAL SIGNS MAY BE REQUIRED
8. INTERIOR FINISHES: REFER TO INTERIOR FINISH SCHEDULES ON SHEET A800
9. REFER TO STRUCTURAL SHEETS FOR STRUCTURAL DETAILS.
10. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL ROOM LAYOUT.
11. REFER TO ENLARGED PLANS FOR ADDITIONAL SCOPE INFORMATION.
12. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL ROOM LAYOUT.
13 REFER TO ELEVATOR SHEETS FOR ELEVATOR ROOM LAYOUT

GENERAL FLOOR PLAN SYMBOLS

INDICATES ROOM NUMBER
SUFFIX DENOTES NUMBER OF ADDITIONAL DOOR IN ROOM

NEW DOOR

DOOR TAG

WINDOW TAG

W# PARTITION TAG, REFER TO PARTITION SHEET

ROOM NAME
SF ROOM NAME & NUMBER

EQUIPMENT TAG

WALL LEGEND:

W01 / **W01.1** Exterior 2x WOOD STUDS, UL NO. U356, **(EXT-LOADBEARING), STUCCO,** FIRE RATED WHERE REQUIRED PER G107
REFER TO FINISH SCHEDULE OR ELEVATIONS FOR EXTERIOR FINISHES

W02 INTERIOR PARTION WALL, 2 X WOOD STUD

W03 UNITS SEPARATION WALL, 2X WOOD STUDS, UL NO. U309, FIRE-RATING PER G107 (INT-LOAD BEARING); STC = 50

W04 (E) CMU WALL

W06 INTERIOR PARTION WALL, 2 X WOOD STUD, (INT-LOAD BEARING)

FOR FIRE RATING SEE G107

- **FOR WALLS INSULATION REFER TO TITLE 24.**
- **FOR FLOORS INSULATION REFER TO TITLE 24.**
- **FOR CEILING/ROOF INSULATION REFER TO TITLE 24.**
- **THE INTERIOR WALL AND CEILING FINISH MATERIALS TO HAVE A SMOKE DEVELOPMENT BETWEEN 0 AND 450 PER C.B.C. SECTION 803.1.1.**

MOBILITY & SENSORY IMPARED UNIT MATRIX:

REQUIRED MOBILITY UNITS: 5%

5% X 55 UNITS = 2.75 = 3 UNITS

PROPOSED: 10%

10% X 55 UNITS = 5.5 = 6 UNITS

REQUIRED SENSORY IMPAIRED UNITS: 2%

2% X 55 UNITS= 1.1 = 2

PROPOSED: 4%

4% X 55 UNITS = 2.2 = 3 UNITS

ROOF PLAN KEYNOTES XX

1	T.P.O. ROOF OVER SLOPED RIGID INSULATION
2	DOWNSPOUT TYP.
3	MECHANICAL UNITS. SEE MECHANICAL DRAWINGS & ARCH. DETAILS
4	VERIFY MECHANICAL VENTS PRIOR TO INSTALATION
5	ROOFTOP MECHANICAL UNITS NEED TO BE SCREENED PER SMC §16.36.100
6	EXISTING ROOF DRAIN & RAIN GUTTER TO BE REMOVED AND REPLACED W/ NEW ONE TO MATCH THE NEW BUILDING
7	NEW ROOF ACCESS HATCH

Fredrik Gullberg
Principal
858.405.7800
gullberg@artifexwest.com

Charles Linch
Principal
760.470.5295
linch@artifexwest.com

Nader Rahmanian
Project Manager
858.405.4960
rahmanian@artifexwest.com

date 01/02/2024
resubmit | date | revision

www.artifexwest.com ArtifexWest Studio

TRACY SENIOR LIVING

301 WEST STREET
TRACY, CA 95376

project no: **24-1**

© 2023 Artifex West Inc.
All rights reserved

sheet title
ROOF PLAN

sheet
A104

Attachment B

BIRDS EYE VIEW - LOOKING NW





PERSPECTIVE VIEW FROM WEST ST DRIVEWAY ENTRY

Lars Fredrik Gullberg
principal
t: 858.405.7800
gullberg@artifexwest.com

Charles Linch
principal
t: 760.470.5295
linch@artifexwest.com

Contact:

Nader Rahmanian
t: 858.405.4960
rahmanian@gmail.com

www.artifexwest.com
ArtifexWest Studio

Tracy Senior Living
301 West St
Tracy, CA 95376

project no: 1020

© 2023 Artifex West Inc.
All rights reserved.

mark	date	revision

date
2024 Jan 11

sheet title
Axonometric views

sheet
A 200

Attachment B



NORTH ELEVATION, TYP. - 1” = 10’



EAST ELEVATION - 1” = 10’



SOUTH ELEVATION - 1” = 10’



WEST ELEVATION - 1” = 10’

Lars Fredrik Gullberg
principal
t: 858.405.7800
gullberg@artifexwest.com

Charles Linch
principal
t: 760.470.5295
linch@artifexwest.com

Contact:

Nader Rahmanian
t: 858.405.4960
rahmanian@gmail.com

www.artifexwest.com
ArtifexWest Studio

Tracy Senior Living
301 West St
Tracy, CA 95376

project no: 1020

© 2023 Artifex West Inc.
All rights reserved.

mark	date	revision

date
2024 Jan 11

sheet title
ELEVATIONS

sheet
A 201

Attachment B



WOODTONE Siding “Summer Wheat”

Hardie Panel - Behr P290-02 “Sweet as Honey”

Stucco, Light sand - Behr 12 “Swiss Coffee”



Fascia Board - Behr PPU25-01 “Carbon Copy”



Standing Seam Siding - Behr PPU24-19 “Shark Fin”



Window frames & Steel railings - Behr MQ5-05 “Limosuine Leather”

Lars Fredrik Gullberg
principal
t: 858.405.7800
gullberg@artifexwest.com

Charles Linch
principal
t: 760.470.5295
linch@artifexwest.com

Contact:

Nader Rahmanian
t: 858.405.4960
rahmanian@gmail.com

www.artifexwest.com
ArtifexWest Studio

Tracy Senior Living
301 West St
Tracy, CA 95376

project no: 1020

© 2023 Artifex West Inc.
All rights reserved.

mark	date	revision

date
2023 march 20

sheet title
Material Board

sheet
A 401

Attachment B



SECTION A - 1” = 10’



SECTION B - 1” = 10’

Lars Fredrik Gullberg
principal
t: 858.405.7800
gullberg@artifexwest.com

Charles Linch
principal
t: 760.470.5295
linch@artifexwest.com

Contact:

Nader Rahmanian
t: 858.405.4960
rahmanian@gmail.com

www.artifexwest.com
ArtifexWest Studio

Tracy Senior Living
301 West St
Tracy, CA 95376

project no: 1020

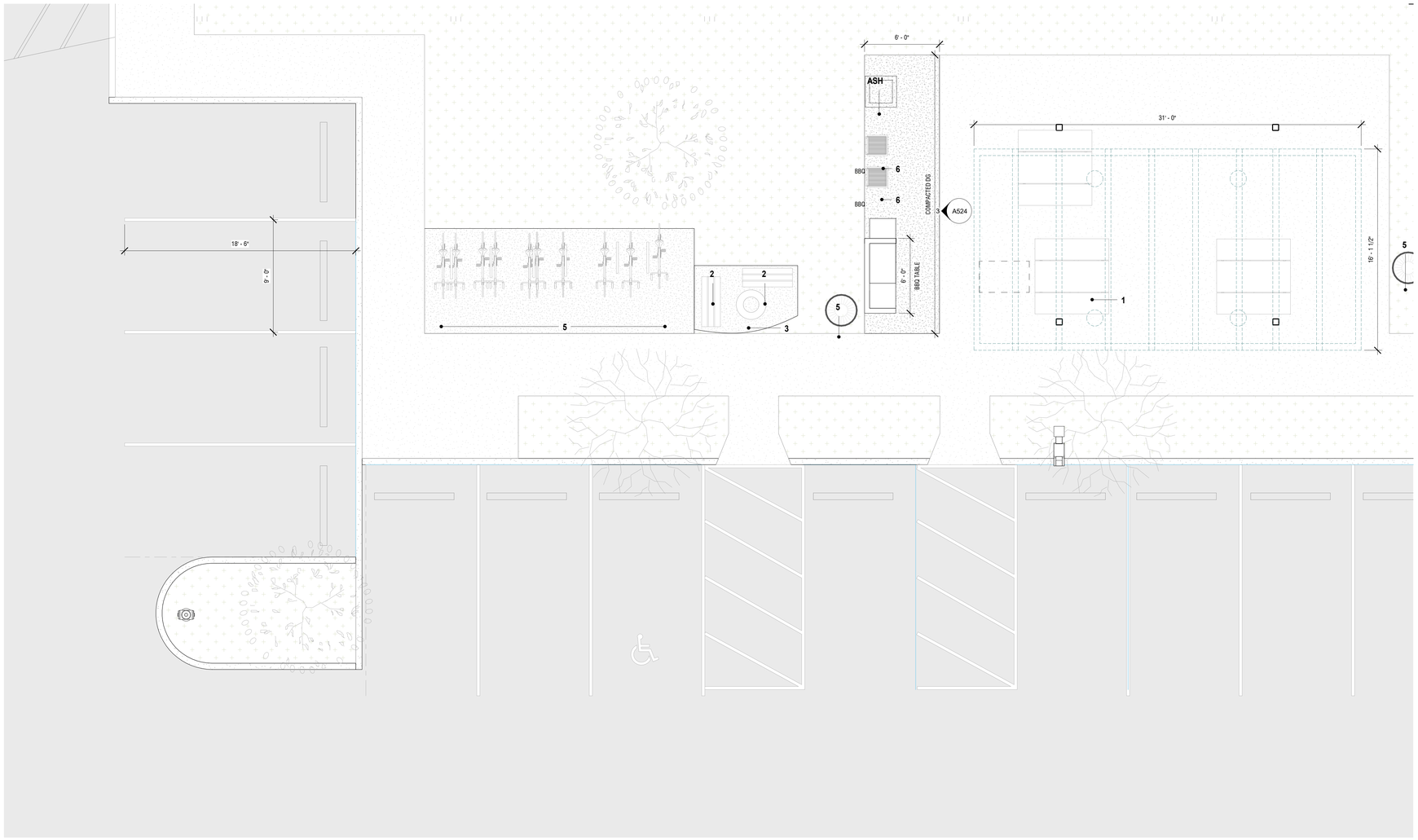
© 2023 Artifex West Inc.
All rights reserved.

mark	date	revision

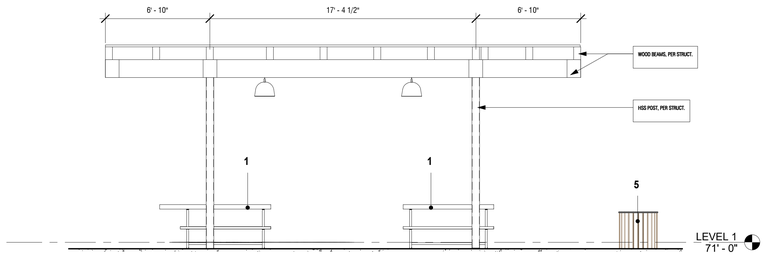
date
2023 March 20

sheet title
SECTIONS

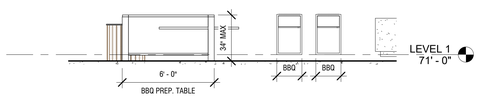
sheet
A 301



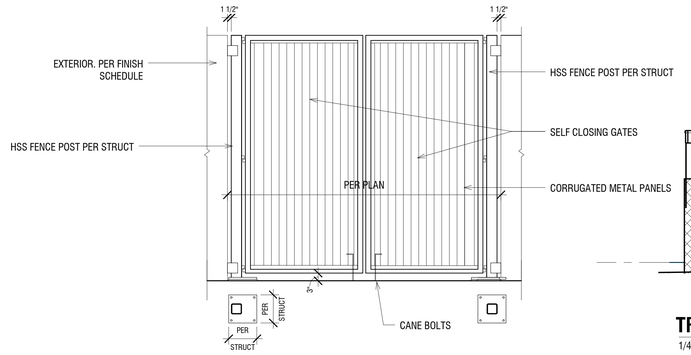
ENLARGED OUTDOOR
1/4" = 1'-0"



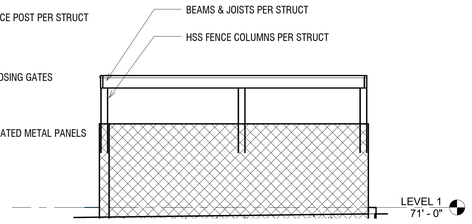
TRELLIS ELEVATION
1/4" = 1'-0"



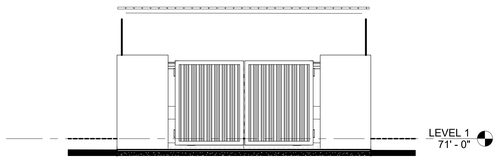
BBQ ELEVATION
1/4" = 1'-0"



TYP. TRASH ENCLOSURE GATE
1/2" = 1'-0"



TRASH ENCLOSURE SECTION
1/4" = 1'-0"



5 TRASH ENCLOSURE - E ELEV
1/4" = 1'-0"

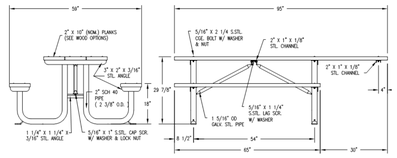
SITE FURNITURES:

Attachment B

1



77-68-1D
ADA PICNIC TABLE, DOUGLAS FIR
234lbs
PAINTED BLACK METAL LEGS



2



BENCH 275

3



ASH URN 23
WOOD

4



RECEPTACLE 41
WOOD

5



BIKERACK 83
PAINTED BLACK

6



ACCESSIBLE PARK GRILL
MODEL NUMBER ASW-24

Fredrik Gullberg
Principal
858.405.7800
gullberg@artifexwest.com

Charles Linch
Principal
760.470.5295
linch@artifexwest.com

Nader Rahmanian
Project Manager
858.405.4960
rahmanian@artifexwest.com

ArtifexWest Studio
www.artifexwest.com

date	01/02/2024
resubmit	date / revision

TRACY SENIOR LIVING
301 WEST STREET
TRACY, CA 95376

project no: 24-1

© 2023 Artifex West Inc.
All rights reserved.

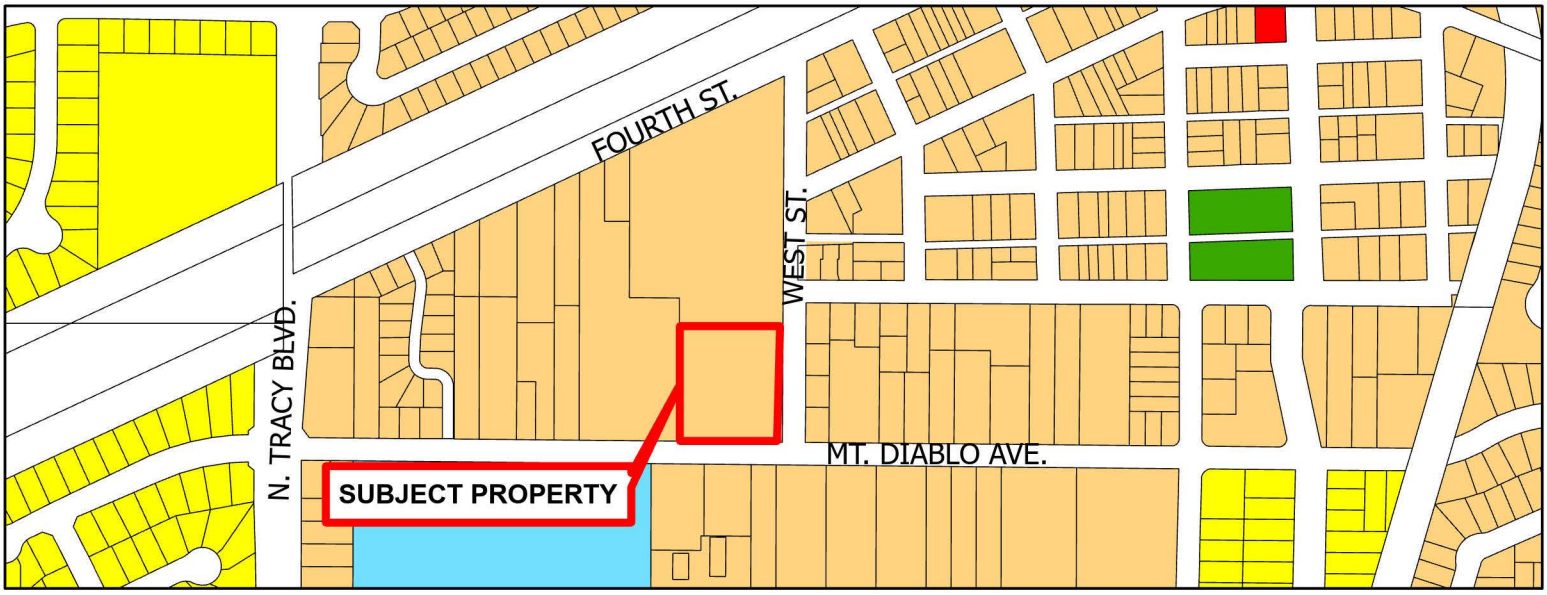
sheet title
ENLARGED OUTDOOR DINING & BBQ

sheet
A524

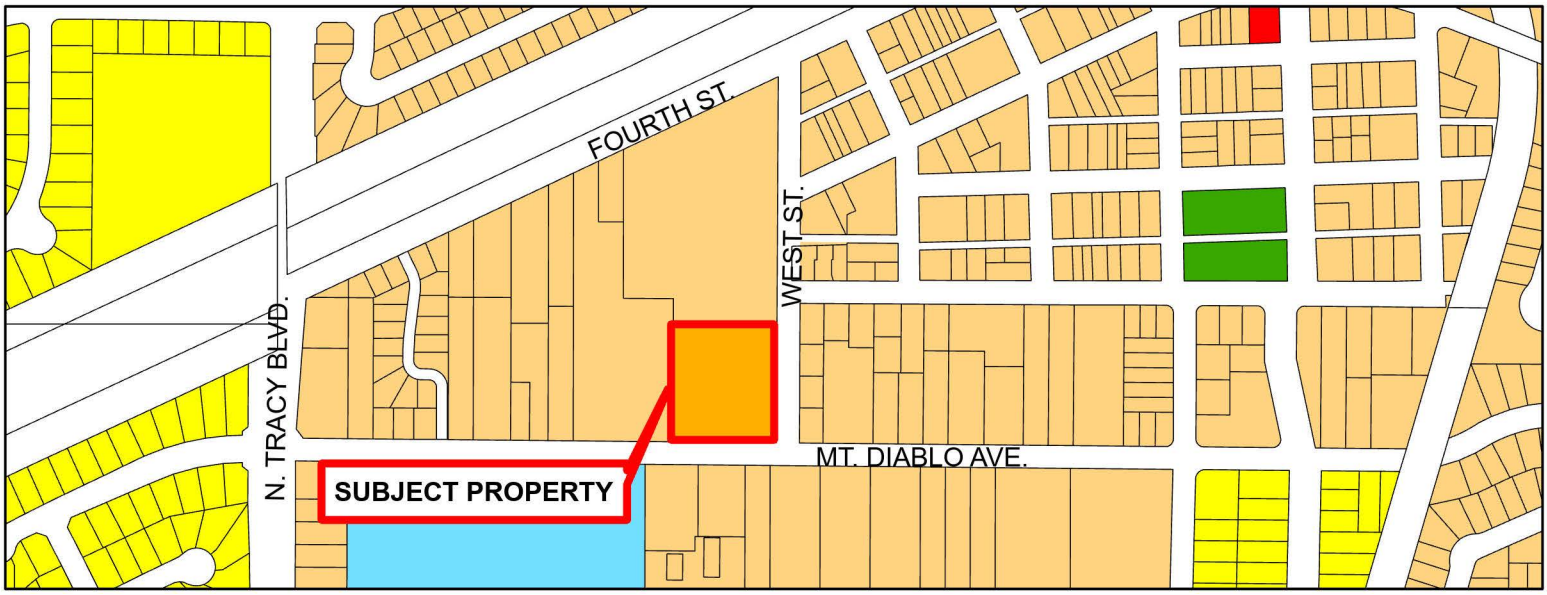
General Plan Designations

ATTACHMENT C

Existing



Proposed



General Plan Designations

- Residential Low
- Residential Medium
- Residential High
- Commercial
- Public Facilities
- Park

0 250 500 1,000 1,500 2,000 Feet

N

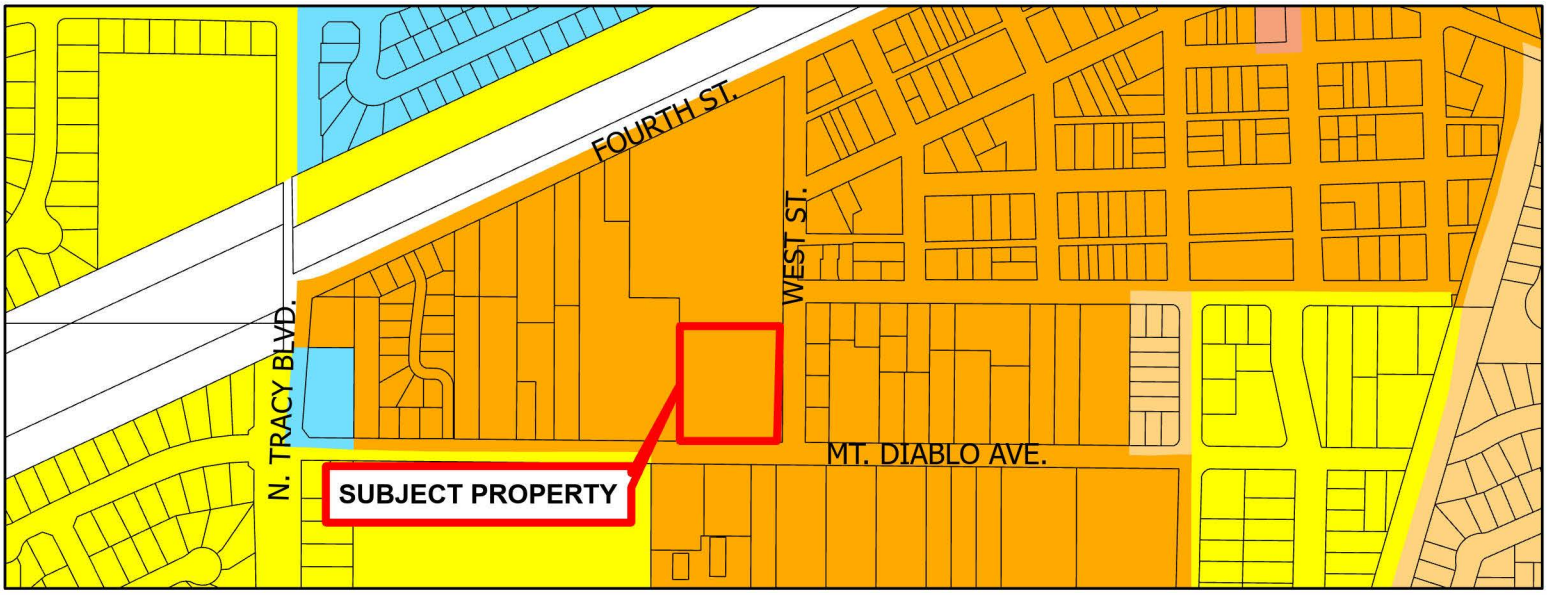
TRACY

Think Inside the Triangle™

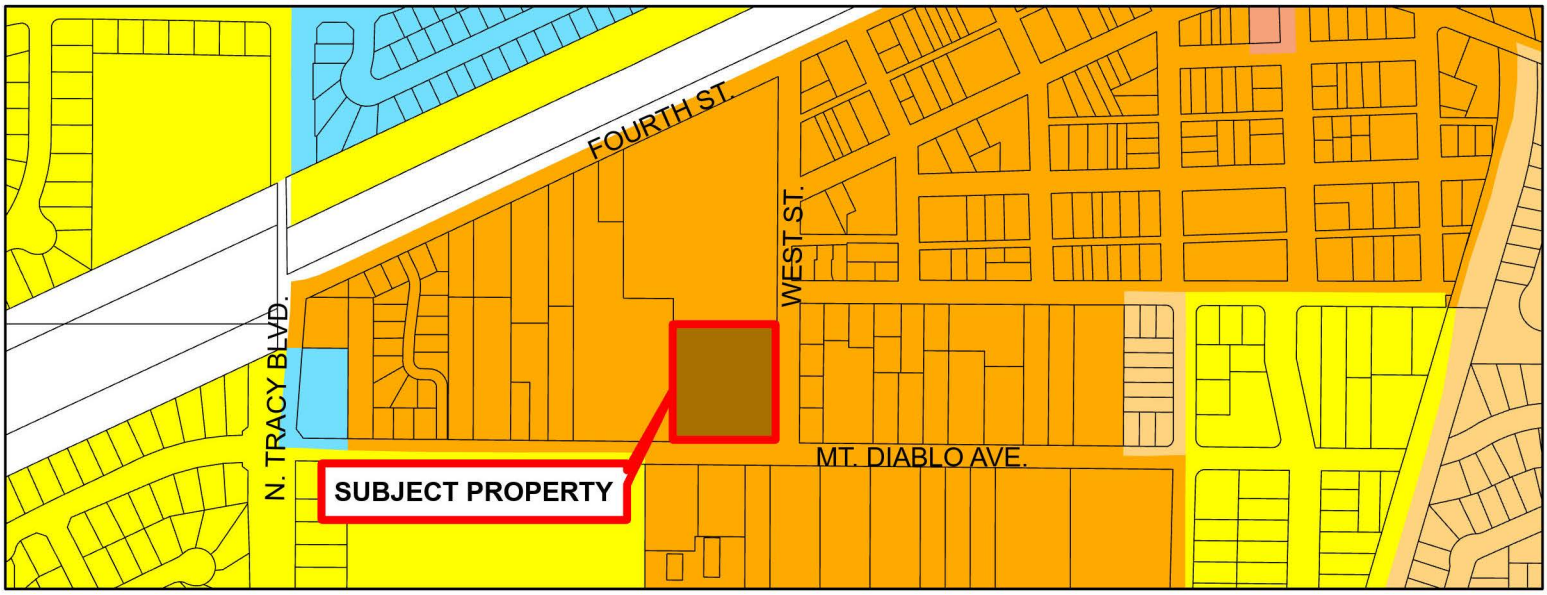
Zoning Districts

ATTACHMENT D

Existing



Proposed



ZONING DISTRICTS

- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- Medium Density Cluster (MDC)
- High Density Residential (HDR)
- Planned Unit Development (PUD)
- Neighborhood Shopping (NS)

0 250 500 1,000 1,500 2,000 Feet

N

TRACY

Think Inside the Triangle™

MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY

FOR THE

TRACY SENIOR LIVING PROJECT AT 301 WEST STREET

DECEMBER 2023

Prepared for:

City of Tracy
Development Services Department
333 Civic Center Plaza
Tracy, CA 95376

Prepared by:

De Novo Planning Group
1020 Suncast Lane, Suite 106
El Dorado Hills, CA 95762
(916) 235-0116

De Novo Planning Group

A Land Use Planning, Design, and Environmental Firm

MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY

FOR THE

TRACY SENIOR LIVING PROJECT AT 301 WEST STREET

DECEMBER 2023

Prepared for:

City of Tracy
Development Services Department
333 Civic Center Plaza
Tracy, CA 95376

Prepared by:

De Novo Planning Group
1020 Suncast Lane, Suite 106
El Dorado Hills, CA 95762
(916) 235-0116

Proposed Tracy Senior Living Project at 301 West Street

Lead Agency:
City of Tracy, Planning Division
333 Civic Center Plaza
Tracy, CA 95376

Project Proponent:
Housing Authority of the County of San Joaquin
2575 Grand Canal Blvd., Ste. 100
Stockton, CA 95207

Project Title: Tracy Senior Living Project at 301 West Street

Project Location: The Tracy Senior Living Project site (Project site) is located at 301 West Street in the City of Tracy, San Joaquin County, California. The Project site is located on Assessor Parcel Number (APN) 235-420-16. The 1.94-acre Project site consists of seven affordable housing buildings containing 17 units along the border of the northern, eastern, and southern boundaries of the site surrounding a landscaped courtyard area with pedestrian pathways. Twenty trees are located along the Project boundary. The site is bound by South C Street and multi-family residential uses to the north, West Street and single-family residential uses to the east, West Mt. Diablo Avenue, vacant undeveloped land, and single-family residential uses to the south, and multi-family uses to the west.

Project Description: The proposed Project includes the demolition of the existing residential buildings and subsequent construction of 110 very-low income affordable senior housing units, associated amenities, landscaping, circulation, and utility improvements. The Project would be developed in two phases of 55 units per phase.

Site access would be provided by two proposed driveways: one along W. Mount Diablo Avenue and one along West Street. A north-south drive aisle would be provided along the western boundary of the site. This drive aisle would connect to the West Street driveway via a east-west roadway in the center of the site. The proposed parking areas would be located in the western and central portions of the Project site. The parking areas would include 37 vehicle parking stalls per phase, for a total of 74 vehicle parking stalls. Four of the 74 spaces would be Americans with Disabilities Act (ADA) spaces, and six would be electric vehicle parking spaces. Additionally, 12 bicycle parking spaces would be provided.

The proposed Project would connect to existing City infrastructure to provide water, sewer, and storm drainage utilities. Existing storm drain, sewer, water, and gas lines/pipes are currently located along West Mt. Diablo Avenue and West Street.

If the City Council adopts the IS/MND in accordance with CEQA requirements, the City may use the IS/MND to support the following actions:

- General Plan Amendment of the property from MDR to HDR;
- Rezone of the property from MDR to HDR;
- Development Review Permit approval for building design, landscaping, and other site features;
- Building, grading, and other permits as necessary for Project construction;
- Adopting a Mitigation Monitoring and Reporting Program (MMRP).

Findings:

In accordance with the California Environmental Quality Act, the City of Tracy has prepared an Initial Study to determine whether the proposed project may have a significant adverse effect on the environment. The Initial Study and Proposed Mitigated Negative Declaration reflect the independent judgment of City of Tracy staff. On the basis of the Initial Study, the City of Tracy hereby finds:

> *Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A Mitigated Negative Declaration has thus been prepared.*

The Initial Study, which provides the basis and reasons for this determination, is attached and/or referenced herein and is hereby made a part of this document.



Signature

12/21/2023

Date

Proposed Mitigation Measures:

The following Mitigation Measures are extracted from the Initial Study. These measures are designed to avoid or minimize potentially significant impacts, and thereby reduce them to an insignificant level. An MMRP is an integral part of project implementation to ensure that mitigation is properly implemented by the City and the implementing agencies. The MMRP will describe actions required to implement the appropriate mitigation for each CEQA category including identifying the responsible agency, program timing, and program monitoring requirements. Based on the analysis and conclusions of the Initial Study, the impacts of proposed project would be mitigated to less-than-significant levels with the implementation of the mitigation measures presented below.

AIR QUALITY

Mitigation Measure AIR-1: *Prior to the commencement of grading activities, the contractor hired to complete the grading activities shall prepare a construction emissions reduction plan that meets the requirements of SJVAPCD Rule VIII. The construction emissions reductions plan shall be submitted to the SJVAPCD for review and approval. The Project applicant shall comply with all applicable APCD requirements prior to commencement of grading activities.*

Mitigation Measure AIR-2: *The following mitigation measures, in addition to those required under Regulation VIII of the SJVAPCD, shall be implemented by the Project's contractor during all phases of Project grading and construction to reduce fugitive dust emissions:*

- *Water previously disturbed exposed surfaces (soil) a minimum of two-times/day or whenever visible dust is capable of drifting from the site or approaches 20 percent opacity.*
- *Water all haul roads (unpaved) a minimum of two-times/day or whenever visible dust is capable of drifting from the site or approaches 20 percent opacity.*
- *Reduce speed on unpaved roads to less than 5 miles per hour.*
- *Reduce the amount of disturbed surface area at any one time pursuant to the scope of work identified in approved and permitted plans.*
- *Restrict vehicular access to the area to prevent unlawful entry to disturbed areas and limit unnecessary onsite construction traffic on disturbed surfaces. Restriction measures may include fencing or signage as determined appropriate by the City.*
- *Cease grading activities during periods of high winds (greater than 20 mph over a one-hour period).*
- *Asphalt-concrete paving shall comply with SJVAPCD Rule 4641 and restrict use of cutback, slow-sure, and emulsified asphalt paving materials.*

Implementation of this mitigation shall occur during all grading or site clearing activities. The SJVAPCD shall be responsible for monitoring.

BIOLOGICAL RESOURCES

Mitigation Measure BIO-1: *Prior to commencement of any grading activities, the Project proponent shall seek coverage under the SJMSCP to mitigate for habitat impacts to covered special status species. Coverage involves compensation for habitat impacts on covered species through payment of development fees for conversion of open space lands that may provide habitat for covered special status species. These fees are used to preserve and/or create habitat in preserves to be managed in perpetuity. In addition, coverage includes incidental take avoidance and minimization measures for species that could be affected as a result of the proposed Project. There are a wide variety of incidental take avoidance and minimization measures contained in the SJMSCP that were developed in consultation with the USFWS, CDFW, and local agencies. The applicability of incidental takes avoidance and minimization measures are determined by SJCOG on a Project basis. The process of obtaining coverage for a Project includes incidental take authorization (permits) under the Endangered Species Act Section 10(a) and California Fish and Game Code Section 2081. The Section 10(a) permit also serves as a special-purpose permit for the incidental take of those species that are also protected under the MBTA. Coverage under the SJMSCP would fully mitigate all habitat impacts on covered special-status species. The SJMSCP includes the implementation of an ongoing Monitoring Plan to ensure success in mitigating the habitat impacts that are covered. The SJMSCP Monitoring Plan includes an Annual Report process, Biological Monitoring Plan, SJMSCP Compliance Monitoring Program, and the SJMSCP Adaptive Management Plan SJCOG.*

CULTURAL RESOURCES

Mitigation Measure CUL-1: *If any prehistoric or historic artifacts, human remains or other indications of archaeological or paleontological resources are found during grading and construction activities, an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be consulted to evaluate the finds and recommend appropriate mitigation measures.*

- *If cultural resources or Native American resources are identified, every effort shall be made to avoid significant cultural resources, with preservation an important goal. If significant sites cannot feasibly be avoided, appropriate mitigation measures, such as data recovery excavations or photographic documentation of buildings, shall be undertaken consistent with applicable state and federal regulations.*

- *If human remains are discovered, all work shall be halted immediately within 50 meters (165 feet) of the discovery, the County Coroner must be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.*
- *If any fossils are encountered, there shall be no further disturbance of the area surrounding this find until the materials have been evaluated by a qualified paleontologist, and appropriate treatment measures have been identified.*

GEOLOGY AND SOILS

Mitigation Measure GEO-1: *Prior to the development of the Project site, a subsurface geotechnical investigation must be performed to identify onsite soil conditions and identify any site-specific engineering measures to be implemented during the construction of building foundations and subsurface utilities. The results of the subsurface geotechnical investigation shall be reflected on the Improvements Plans, subject to review and approval by the City's Building Safety and Fire Prevention Division.*

Mitigation Measure GEO-2: *Expansive materials and potentially weak and compressible fills at the site shall be evaluated by a Geotechnical Engineer during the grading plan stage of development. If highly expansive or compressible materials are encountered, special foundation designs and reinforcement, removal and replacement with soil with low to non-expansive characteristics, compaction strategies, or soil treatment options to lower the expansion potential shall be incorporated through requirements imposed by the City's Development Services Department.*

Mitigation Measure GEO-3: *If paleontological resources are discovered during the course of construction, work shall be halted immediately within 50 meters (165 feet) of the discovery, the City of Tracy or San Joaquin County shall be notified, and a qualified paleontologist shall be retained to determine the significance of the discovery. If the paleontological resource is considered significant, it should be excavated by a qualified paleontologist and given to a local agency, State University, or other applicable institution, where they could be curated and displayed for public education purposes.*

HAZARDS AND HAZARDOUS MATERIALS

Mitigation Measure HAZ-1: *Prior to any demolition of the existing structures within the Project site, surveys shall be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. If concentrations of hazardous materials are determined to exceed applicable ESL thresholds, appropriate on-site remediation shall be conducted in coordination with the San Joaquin County EHD. Removal, demolition and disposal of any of the above-mentioned chemicals shall be conducted in compliance with California and other local environmental regulations and policies, including but not limited to the NESHAP and Cal-OSHA requirements.*

NOISE

Mitigation Measure NOISE-1: *The City of Tracy Development Services Department shall establish the following as conditions of approval for any permit that results in the use of construction equipment:*

- *Construction shall be limited to 7:00 a.m. to 7:00 p.m.*
- *All construction equipment powered by internal combustion engines shall be properly muffled and maintained.*
- *Quiet construction equipment, particularly air compressors, are to be selected whenever possible.*
- *All stationary noise-generating construction equipment such as generators or air compressors are to be located as far as is practical from existing residences. In addition, the Project contractor shall place such stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site.*
- *Unnecessary idling of internal combustion engines is prohibited.*
- *The construction contractor shall, to the maximum extent practical, locate on-site equipment staging areas to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the Project site during all Project construction.*

These requirements shall be noted on the Project plans prior to approval of grading and/or building permits.

TRIBAL CULTURAL RESOURCES

Implement ***Mitigation Measure CUL-1***

This page left intentionally blank.

TABLE OF CONTENTS

INITIAL STUDY 3
Project Description 3
Environmental Factors Potentially Affected 19
Determination 19
Evaluation Instructions 20
Evaluation of Environmental Impacts 21
I. AESTHETICS 22
II. AGRICULTURE AND FOREST RESOURCES 25
III. AIR QUALITY 27
IV. BIOLOGICAL RESOURCES 30
V. CULTURAL RESOURCES 39
VI. ENERGY 44
VII. GEOLOGY AND SOILS 48
VIII. GREENHOUSE GAS EMISSIONS 59
IX. HAZARDS AND HAZARDOUS MATERIALS 66
X. HYDROLOGY AND WATER QUALITY 69
XI. LAND USE AND PLANNING 74
XII. MINERAL RESOURCES 76
XIII. NOISE 77
XIV. POPULATION AND HOUSING 93
XV. PUBLIC SERVICES 94
XVI. RECREATION 97
XVII. TRANSPORTATION AND CIRCULATION 98
XVIII. TRIBAL CULTURAL RESOURCES 101
XIX. UTILITIES AND SERVICE SYSTEMS 103
XX. WILDFIRE 107
XXI. MANDATORY FINDINGS OF SIGNIFICANCE 110
References 112

This page left intentionally blank.

INITIAL STUDY

PROJECT TITLE

Tracy Senior Living Project at 301 West Street

LEAD AGENCY NAME AND ADDRESS

City of Tracy
Development Services Department
333 Civic Center Plaza
Tracy, CA 95376

CONTACT PERSON AND PHONE NUMBER

Kenny Lipich, Associate Planner
City of Tracy
Planning Division
333 Civic Center Plaza
Tracy, CA 95376
kenneth.lipich@cityoftracy.org
(209) 831-6443

PROJECT SPONSOR'S NAME AND ADDRESS

Housing Authority of the County of San Joaquin
2575 Grand Canal Boulevard, Suite 100
Stockton, CA 95207

PROJECT LOCATION AND SETTING

The Tracy Senior Living Project site (Project site) is located at 301 West Street in the City of Tracy, San Joaquin County, California (see Figures 1 and 2). The Project site is located on Assessor Parcel Number (APN) 235-420-16. The Project site is 1.94 acres consisting of seven affordable housing buildings containing 17 units along the border of the northern, eastern, and southern boundaries of the site surrounding a landscaped courtyard area with pedestrian pathways (see Figure 3). Twenty trees are located along the Project boundary. The site is bound by multi-family residential uses to the north, West Street and single-family residential uses to the east, West Mt. Diablo Avenue, vacant undeveloped land, and single-family residential uses to the south, and multi-family uses to the west.

PROJECT DESCRIPTION

The proposed Project includes the demolition of the existing residential buildings and subsequent construction of 110 very-low income affordable senior housing units, associated amenities, landscaping, circulation, and utility improvements (see Figure 4). The Project would be developed in two phases of 55 units per phase.

The Project components, including the apartment buildings, landscaping, circulation, utilities, and requested development applications and construction permits, are discussed in detail below.

APARTMENT BUILDINGS

The 110-unit apartment complex would be contained within two separate buildings on the northern and southern portions of the Project site. Each building would contain 55 units and would be three stories high. Table PD-1 shows the breakdown of unit types.

Table PD-1: Proposed Unit Types and Counts

UNIT TYPE	*PHASE 1 UNIT COUNT*	*PHASE 1 UNIT COUNT*	*TOTAL UNIT COUNT*
1 bedroom unit	44	44	88
1 bedroom mobility unit	6	6	12
2 bedroom mobility unit	1	1	2
Sensory impaired unit	3	3	6
Manager's unit	1	1	2
TOTAL	**55**	**55**	**110**

SOURCE: ARTIFEXWEST STUDIO, 2023.

In addition to the residential units, each building would contain an elevator, electrical room, mechanical room, storage room, mailboxes, public restrooms, two staff offices, laundry room, computer lab, and community room. A single-story utility and storage space building would also be provided.

The proposed Project would be subject to Development Review Permit approval by the City, during which City staff would ensure that the proposed Project would comply with all applicable City regulations including, but not limited to, landscaping and visual screening.

LANDSCAPING

The Project includes landscaping throughout the site. Each of the two phases would contain approximately 14,000 square feet (SF) (approximately 0.32 acres) of usable open space, for a total of 28,000 SF (approximately 0.64 acres) of usable open space. Fifteen of the existing 20 trees would be retained as part of the Project.

The irrigation on the site will use drip irrigation, will meet the City's requirements, and will comply with the requirements of the City's Water Efficient Landscape Ordinance. The landscape design uses water-wise plant species suitable for this region and that are low maintenance and durable, uses trees to shade paved areas, and plants have been grouped into hydro-zones.

ACCESS, PARKING AND CIRCULATION

Site access would be provided by two proposed driveways: one along W. Mount Diablo Avenue and one along West Street. A north-south drive aisle would be provided along the western boundary of the site. This drive aisle would connect to the West Street driveway via a east-west roadway in the center of the site.

The proposed parking areas would be located in the western and central portions of the Project site. The parking areas would include 37 vehicle parking stalls per phase, for a total of 74 vehicle parking stalls. Four of the 74 spaces would be Americans with Disabilities Act (ADA) spaces, and

six would be electric vehicle parking spaces. Additionally, 12 bicycle parking spaces would be provided.

UTILITIES

The proposed Project would connect to existing City infrastructure to provide water, sewer, and storm drainage utilities. Existing storm drain, sewer, water, and gas lines/pipes are currently located along West Mt. Diablo Avenue and West Street.

The Project would be served by the following existing service providers:

1. City of Tracy for water;
2. City of Tracy for wastewater collection and treatment;
3. City of Tracy for stormwater collection;
4. Pacific Gas and Electric Company for gas and electricity.

Utility lines within adjacent roadways would be extended throughout the Project site. Wastewater, water, and storm drainage lines would be connected via existing lines along West Mt. Diablo Avenue and West Street. The Project would also connect to existing electrical and natural gas infrastructure in the Project vicinity.

Stormwater retention treatment planters would be located throughout the Project site, mainly in the proposed landscaped areas surrounding the apartment buildings. Stormwater runoff from each of the drainage areas would be routed to a series of on-site stormwater bioretention treatment planters.

The preliminary plan for the Project shows an underground infiltration system to meet stormwater quality requirements. Best management practices (BMPs) will be applied to the proposed development to limit the concentrations of constituents in any site runoff to acceptable levels. Stormwater flows from the Project site would be directed to the proposed stormwater treatment planters and bioretention areas by a new stormwater conveyance system on the Project site. The landscaping plan includes stormwater treatment plantings in the treatment/detention basins. Additionally, erosion and sediment control measures would be implemented during construction.

GENERAL PLAN AND ZONING

The Project site is designated Residential Medium (RM) by the Tracy General Plan Land Use Map (see Figure 5) and Medium Density Residential (MDR) on the Tracy Zoning Map (see Figure 6). The Project would require a General Plan Amendment to change the designation from RM to Residential High (RH). The Project would also require a rezone from MDR to High Density Residential (HDR).

The characteristic housing for the RH designation includes triplexes, fourplexes, townhouses, apartments, and includes condominiums as an ownership type. Densities in the RH designation are from 12.1 to 25 units per gross acre. The Project proposes to develop 110 units on the 1.94-acre site, resulting in a density of 56.7 units per acre. The proposed use and density are consistent with the proposed RH land use designation and density bonus from Assembly Bill (AB) 2334.

AB 2334 amends State Density Bonus Law to include several changes and clarifications. This includes expanding the locations where significant concessions are provided for 100 percent affordable housing developments to include very low vehicle travel areas, an update to the definition of maximum allowable residential density, a change to the resident age requirement to allow for the elimination of parking, and a clarification regarding the maximum rent levels in 100% affordable projects.

The HDR Zone classification is designed to provide for apartments, multiple-family dwellings, dwelling groups, and supporting uses and to be utilized in appropriate locations within the areas designated high-medium density residential with a density range of 12 to 25 dwelling units per gross acre by the General Plan. The proposed use and density are consistent with the proposed HDR Zone and density bonus from AB 2334.

REQUESTED DEVELOPMENT APPLICATIONS AND OTHER APPROVALS

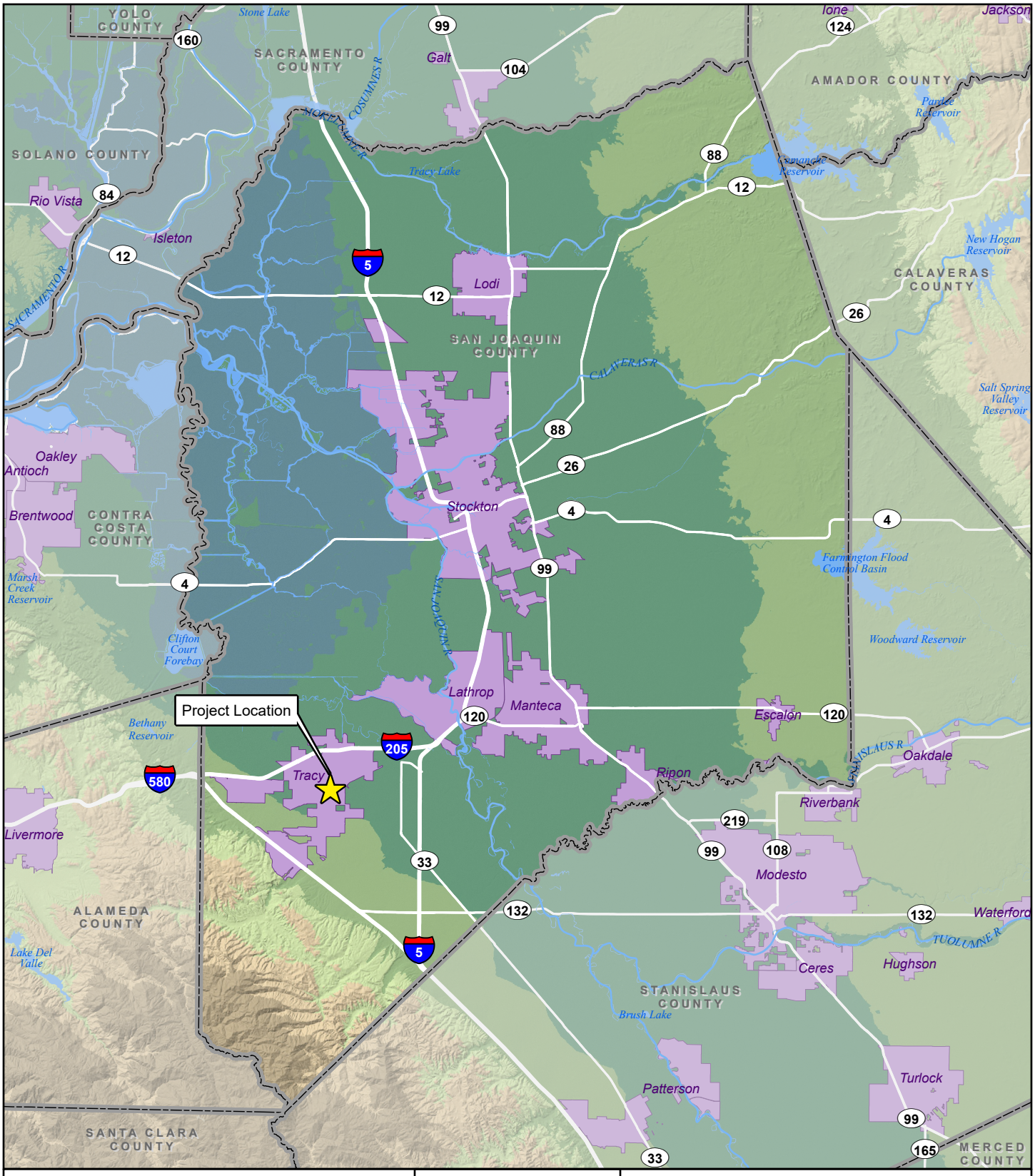
The City of Tracy is the Lead Agency for the proposed Project, pursuant to the State Guidelines for Implementation of CEQA, Section 15050.

If the City Council adopts the IS/MND in accordance with CEQA requirements, the City may use the IS/MND to support the following actions:

- General Plan Amendment of the property from MDR to HDR;
- Rezone of the property from MDR to HDR;
- Development Review Permit approval for building design, landscaping, and other site features;
- Building, grading, and other permits as necessary for Project construction;
- Adopting a Mitigation Monitoring and Reporting Program (MMRP).

The following agencies may rely on the adopted IS/MND to issue permits or approve certain aspects of the proposed Project:

- Regional Water Quality Control Board (RWQCB) – Construction activities would be required to be covered under the National Pollution Discharge Elimination System (NPDES);
- RWQCB – The Storm Water Pollution Prevention Plan (SWPPP) would be required to be approved prior to construction activities pursuant to the Clean Water Act;
- San Joaquin Valley Air Pollution Control District (SJVAPCD) – Construction activities would be subject to the SJVAPCD codes and requirements.



LEGEND

- Incorporated Area
- County Boundary

N

0 2½ 5

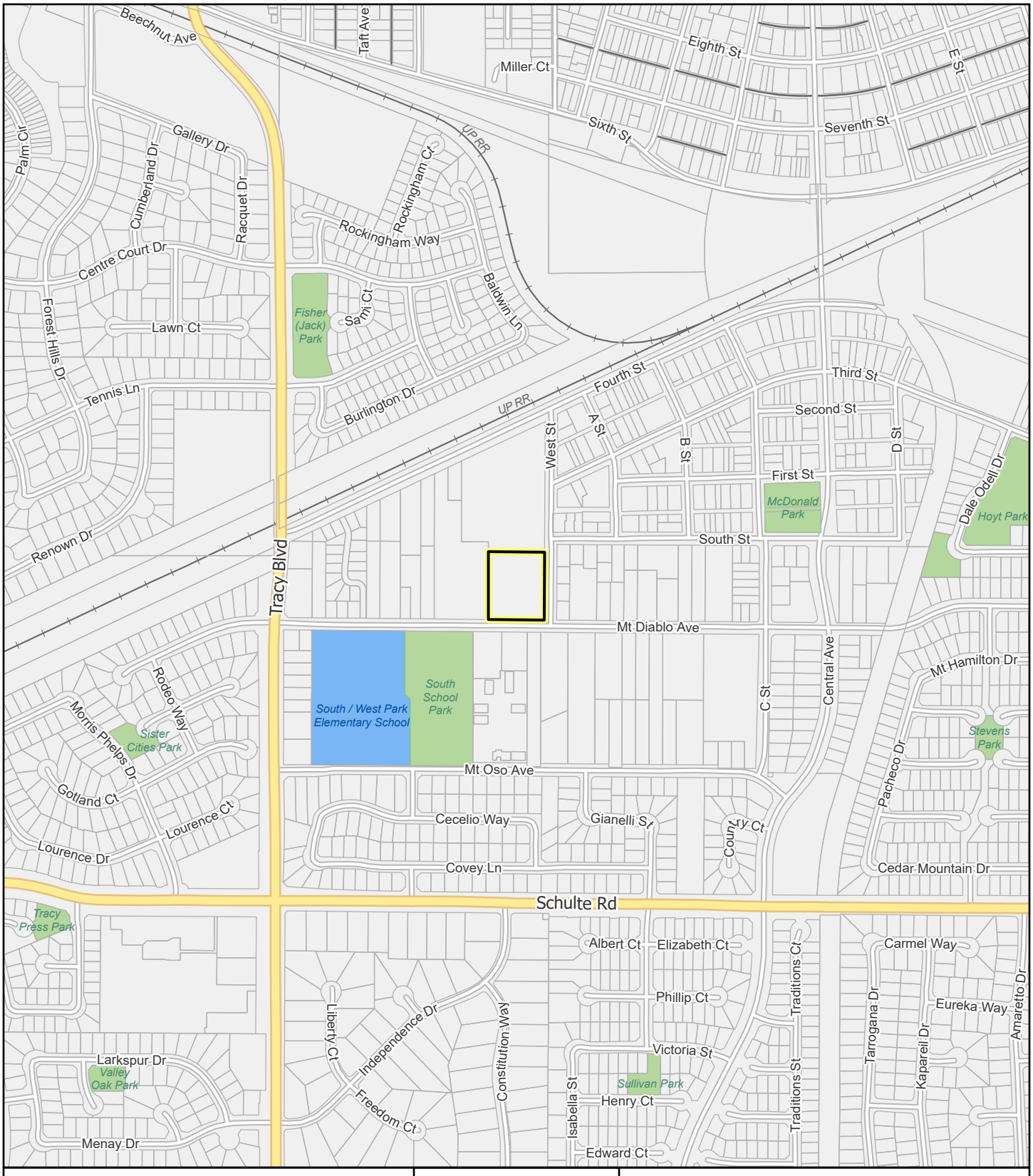
Miles

Sources: San Joaquin County GIS. Map date: June 20, 2023.

TRACY SENIOR LIVING PROJECT

Figure 1. Regional Project Location

This page left intentionally blank.



LEGEND

- Project Site
- Public Schools
- Parks

Sources: San Joaquin County GIS. Map date: June 20, 2023.

N

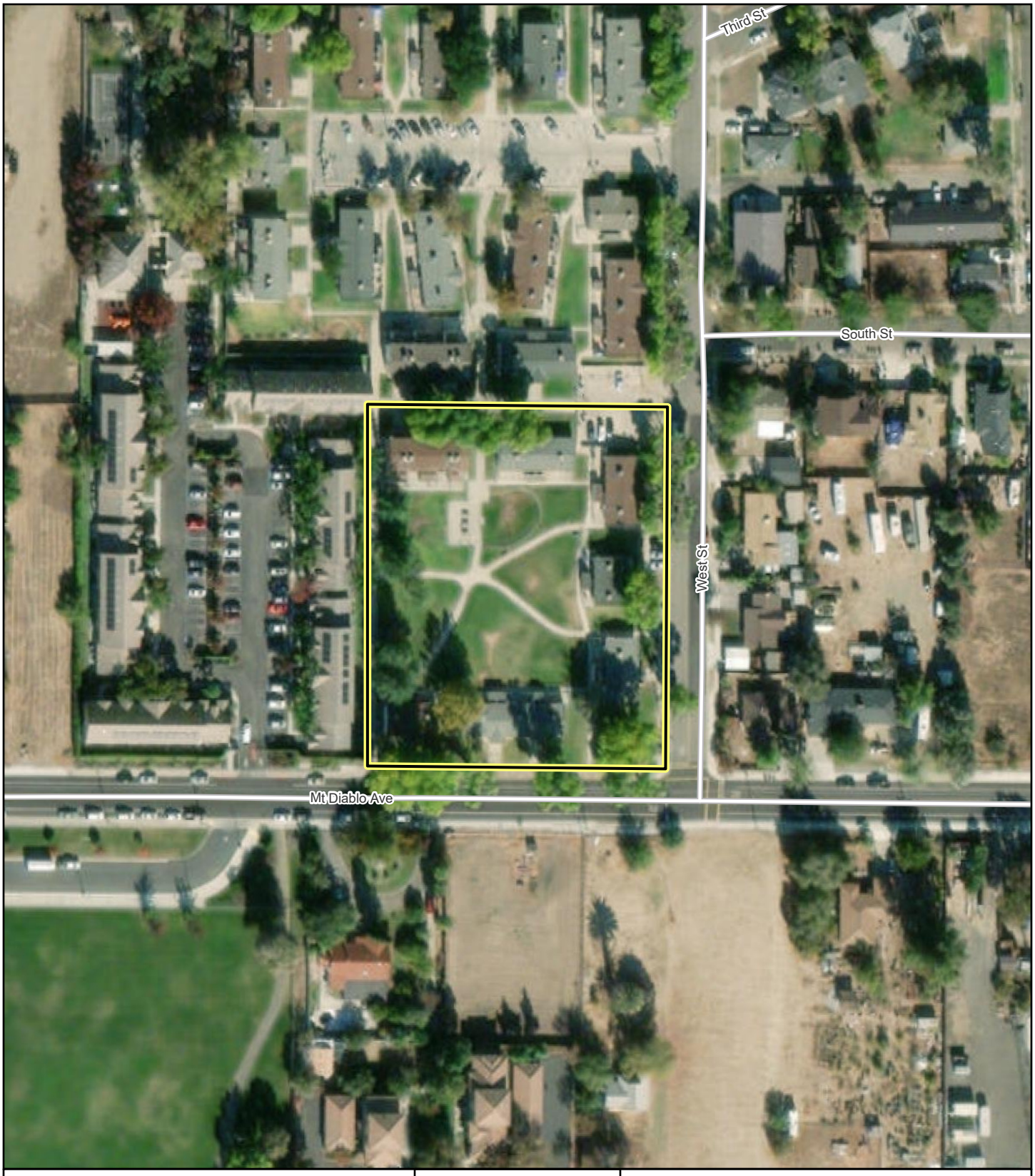
0 250 500

US Feet

TRACY SENIOR LIVING PROJECT

Figure 2. Project Vicinity Map

This page left intentionally blank.



LEGEND

Project Site

N

0 50 100

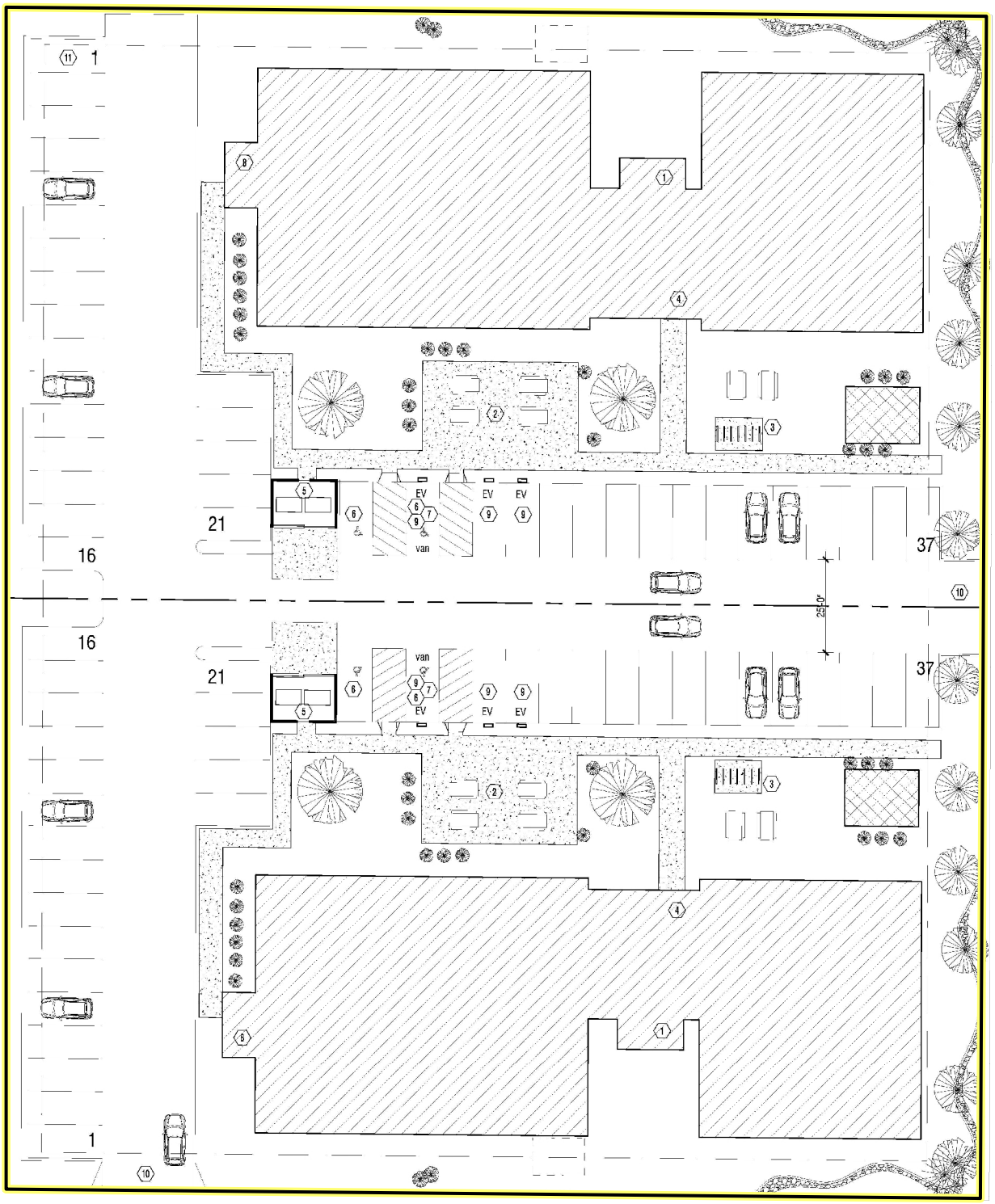
US Feet

Sources: San Joaquin County GIS. ArcGIS Map Service. Map date: June 20, 2023.

TRACY SENIOR LIVING PROJECT

Figure 3. Aerial View of Project Site

This page left intentionally blank.



LEGEND

Project Site

N

0 15 30

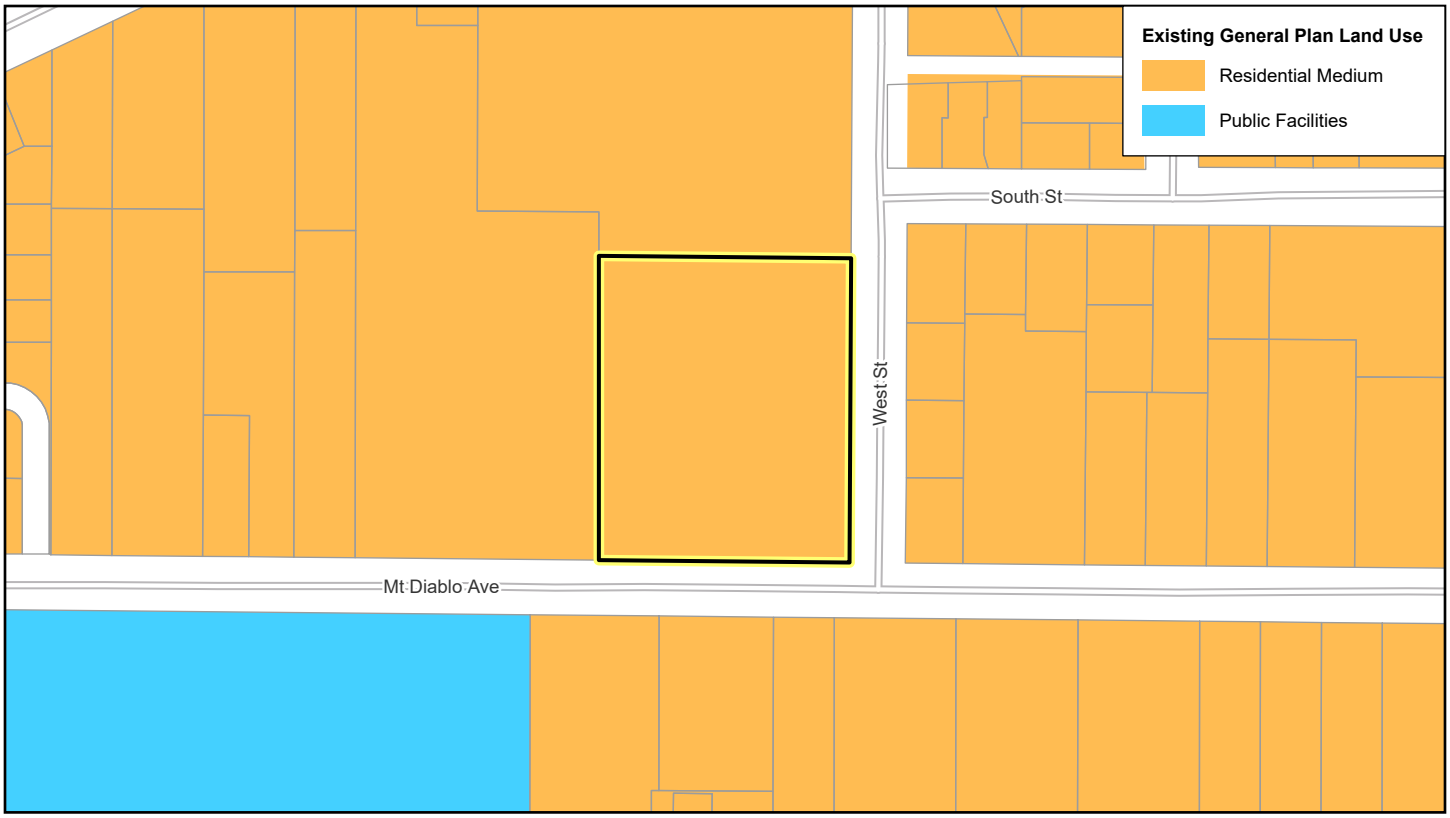
US Feet

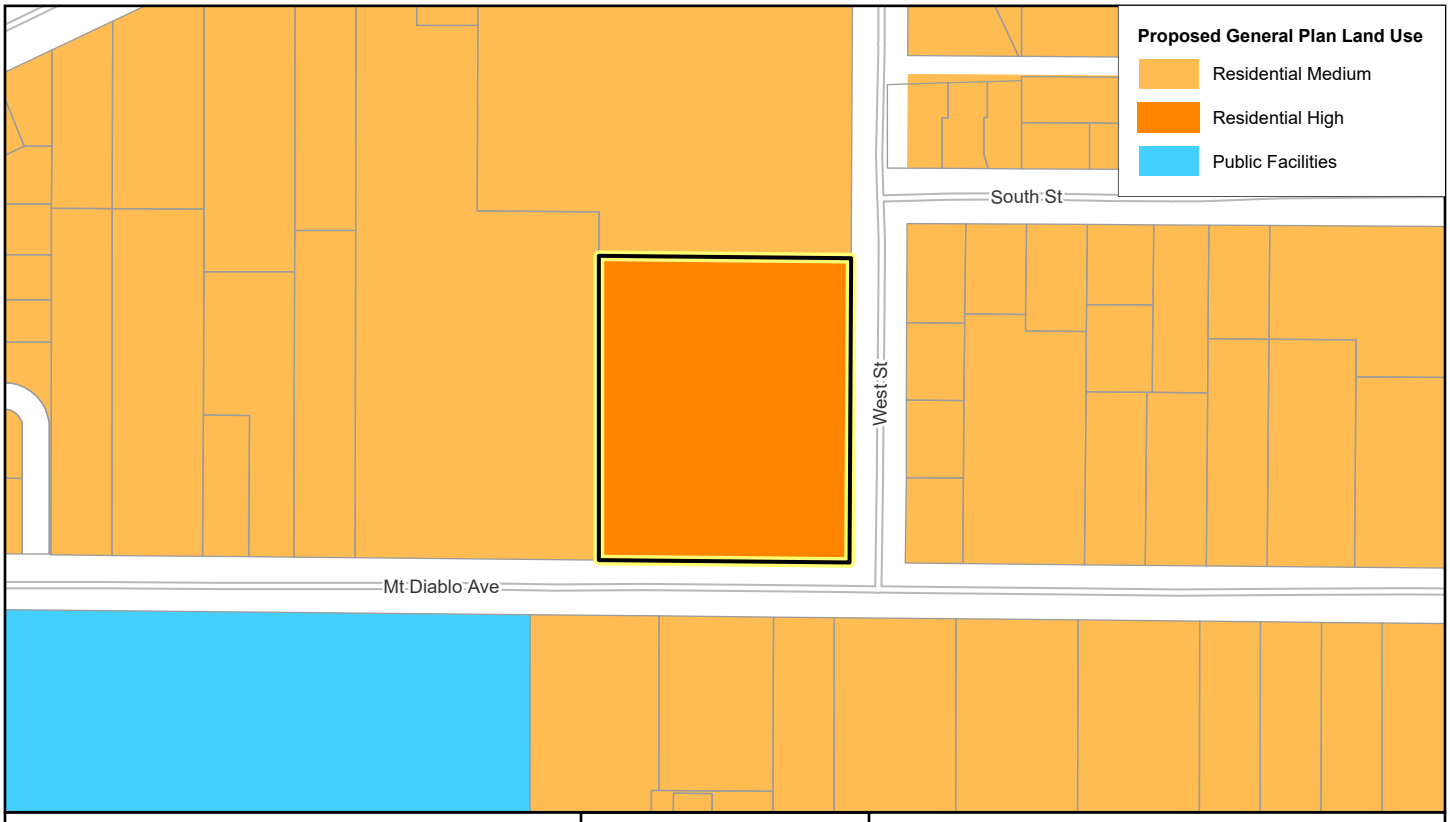
TRACY SENIOR LIVING PROJECT

Figure 4. Site Plan

Sources: Artifex West Studio. Map date: June 20, 2023.

This page left intentionally blank.





LEGEND

Project Site

N

0 50 100

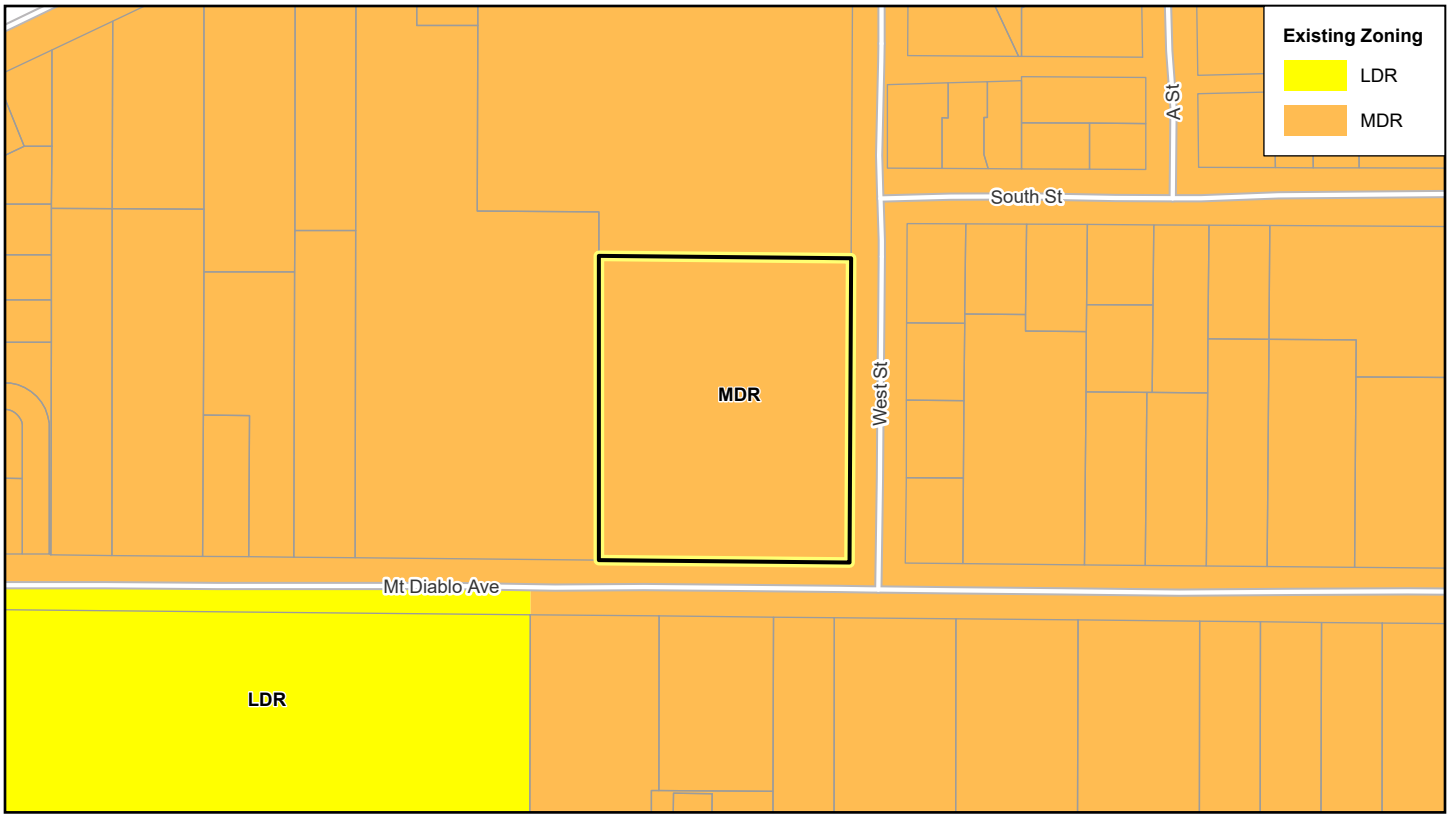
US Feet

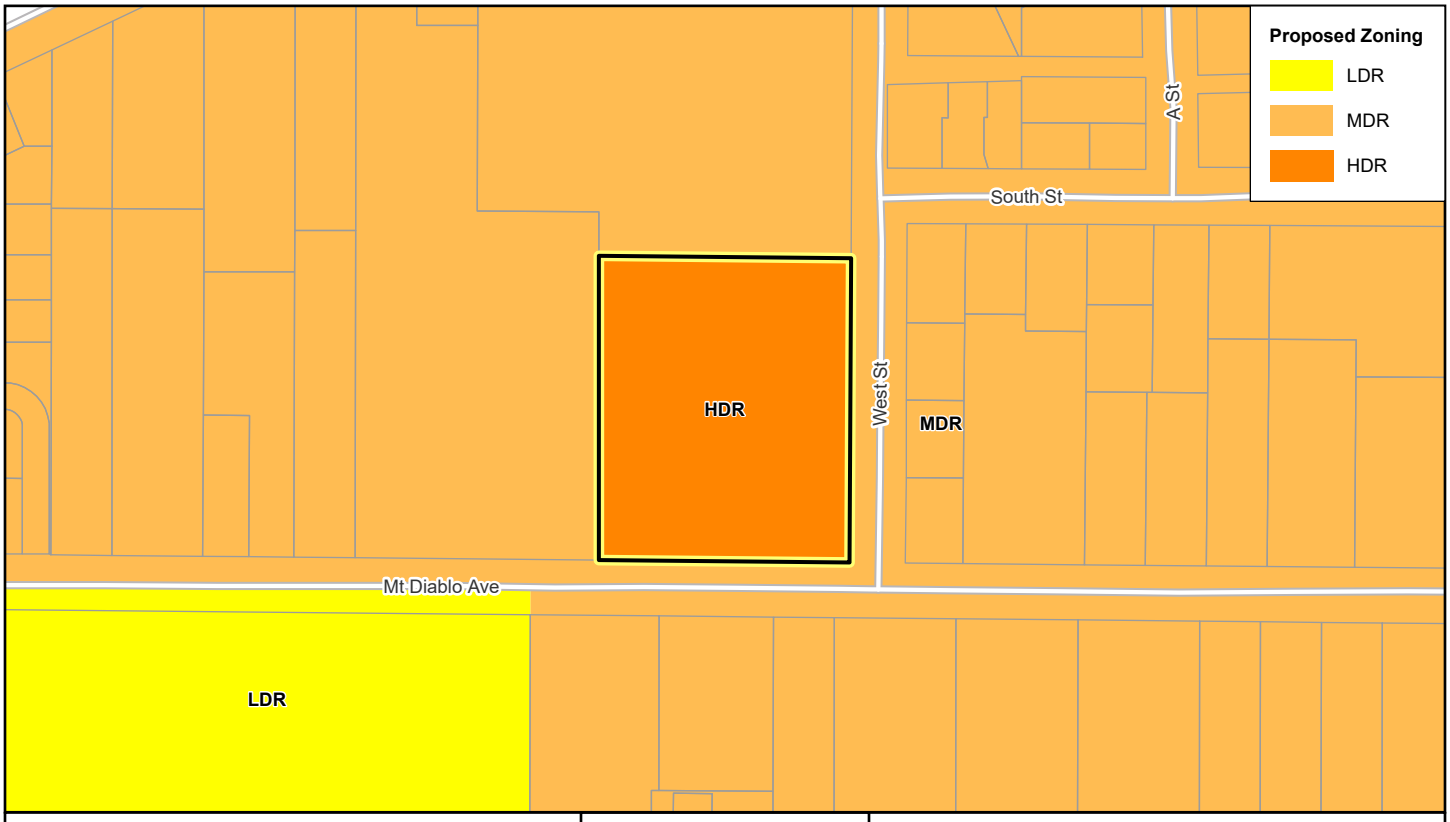
Sources:San Joaquin County GIS. City of Tracy GIS. Map date: June 20, 2023.

TRACY SENIOR LIVING PROJECT

Figure 5.Existing and Proposed General Plan

This page left intentionally blank.





LEGEND

Project Site

N

0 50 100

US Feet

Sources:San Joaquin County GIS. City of Tracy GIS. Map date: June 20, 2023.

TRACY SENIOR LIVING PROJECT

Figure 6.Existing and Proposed Zoning

This page left intentionally blank.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Agriculture and Forest Resources		Air Quality
	Biological Resources		Cultural Resources		Geology and Soils
	Greenhouse Gasses		Hazards and Hazardous Materials		Hydrology and Water Quality
	Land Use and Planning		Mineral Resources		Noise
	Population and Housing		Public Services		Recreation
	Transportation and Traffic		Tribal Cultural Resources		Utilities and Service Systems
	Wildfire		Mandatory Findings of Significance		

DETERMINATION:

On the basis of this initial evaluation:

	I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
X	I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Signature Date

EVALUATION INSTRUCTIONS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
    a) Earlier Analysis Used. Identify and state where they are available for review.
    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9) The explanation of each issue should identify:
    a) The significance criteria or threshold, if any, used to evaluate each question; and
    b) The mitigation measure identified, if any, to reduce the impact to less than significance

EVALUATION OF ENVIRONMENTAL IMPACTS:

In each area of potential impact listed in this section, there are one or more questions which assess the degree of potential environmental effect. A response is provided to each question using one of the four impact evaluation criteria described below. A discussion of the response is also included.

- Potentially Significant Impact. This response is appropriate when there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries, upon completion of the Initial Study, an EIR is required.
- Less than Significant With Mitigation Incorporated. This response applies when the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". The Lead Agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
- Less than Significant Impact. A less than significant impact is one which is deemed to have little or no adverse effect on the environment. Mitigation measures are, therefore, not necessary, although they may be recommended to further reduce a minor impact.
- No Impact. These issues were either identified as having no impact on the environment, or they are not relevant to the Project.

ENVIRONMENTAL CHECKLIST

This section of the Initial Study incorporates the most current Appendix "G" Environmental Checklist Form, contained in the CEQA Guidelines. Impact questions and responses are included in both tabular and narrative formats for each of the 18 environmental topic areas.

I. AESTHETICS -- WOULD THE PROJECT:

	Potentially Significant Impact	***Less Than Significant with Mitigation Incorporation***	***Less Than Significant Impact***	***No Impact***
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a): Less than Significant. There are no designated scenic vistas located on or adjacent to the Project site. The project site is 1.94 acres consisting of seven affordable housing buildings containing 17 units along the border of the northern, eastern, and southern boundaries of the site surrounding a landscaped courtyard area with pedestrian pathways. Twenty trees are located along the Project boundary. The Project site is surrounded by land designated for residential uses.

The proposed Project uses are consistent and compatible with the surrounding land uses. The site is bound by multi-family residential uses to the north, West Street and single-family residential uses to the east, West Mt. Diablo Avenue, vacant undeveloped land, and single-family residential uses to the south, and multi-family uses to the west.

Implementation of the proposed Project would result in redevelopment of a site currently used for residential uses for new affordable residential uses in an area of the City that is adjacent to existing residential development. The Project site is not topographically elevated from the surrounding lands, and is not highly visible from areas beyond the immediate vicinity of the site. There are no prominent features on the site, such as extensive trees, rock outcroppings, or other

visually distinctive features that contribute to the scenic quality of the site. The Project site is not designated as a scenic vista by the City of Tracy General Plan.

Implementation of the proposed Project would not significantly change the existing visual character of the Project area, as much of the areas immediately adjacent to the site are used for residential purposes. The Project site is currently developed with residential uses and the proposed Project would result in development of affordable residential units on the site. Therefore, this impact is considered **less than significant**.

Response b): Less than Significant. As described in the Tracy General Plan EIR**,** there are two Officially Designated California Scenic Highway segments in the Tracy Planning Area, which extend a total length of 16 miles. The first designated scenic highway is the portion of I-580 between I-205 and I-5, which offers views of the Coast Range to the west and the Central Valley's urban and agricultural lands to the east. The second scenic highway is the portion of I-5 that starts at I-205 and continues south to Stanislaus County, which allows for views of the surrounding agricultural lands and the Delta-Mendota Canal and California Aqueduct.

The Project site is not visible from either scenic highway portions discuss above. Although 20 trees are found on-site, 15 of the 20 trees would be retained by the Project. Development of the proposed Project would not result in the removal of any rock outcroppings, or buildings of historical significance, and would not result in substantial changes to the viewsheds from the designated scenic highways in the vicinity of the City of Tracy. Therefore, this is a **less than significant** impact.

Response c): Less than Significant. The CEQA definition for an "Urbanized area" means a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. In addition, to be considered an Urbanized area according to CEQA, projects must also be within the boundary of a map prepared by the U.S. Bureau of the Census which designates the area as urbanized area. According to the U.S. Bureau of the Census, the Project site is mapped and designated as urbanized area. In addition, the Project site is located within the City of Tracy, which has an estimated population of approximately 94,538 people; meaning the Project site is within an urbanized area and subjected to applicable zoning or other regulation governing scenic quality. Development of the Project site would convert the Project site from its existing medium density residential use to a high density residential use use.

The proposed Project would redevelop a residential site with affordable residential uses in an area that currently contains numerous residential buildings. The proposed Project would be visually compatible with the surrounding residential uses. The proposed density of the residential uses would increase as a result of the Project. However, taking into account the scope and location of the proposed Project relative to the surrounding area uses, this would not greatly alter the area's overall visual character.

Additionally, the Project is subject to the City of Tracy's development and design review criteria, which would ensure that the exterior facades of the proposed structures, landscaping,

streetscape improvements and exterior lighting improvements are compatible with the surrounding land uses. Additionally, the proposed Project includes extensive planting of new trees and other vegetation and would maintain several of the existing trees on-site. Overall, Project implementation would not conflict with the applicable zoning and other regulations governing scenic quality. Therefore, this impact is considered **less than significant**.

Response d): Less than Significant. Daytime glare can occur when the sunlight strikes reflective surfaces such as windows, vehicle windshields and shiny reflective building materials. The proposed Project would redevelop a residential site with affordable residential uses in an area that currently contains numerous residential buildings. Reflective building materials are not proposed for use in the Project, and as such, the Project is not anticipated to result in increases in daytime glare.

The proposed Project would include exterior lighting around the proposed structures. The City of Tracy Standard Plan #140 establishes street light standards, and requirements for light illumination. Exterior lighting on new projects is also regulated by the Tracy Municipal Code, 10.08.4000 (a), which specifies that the site plan and architectural review package includes an exterior lighting standards and devices review. The City addresses light and glare issues on a case-by-case basis during Project approval and typically adds requirements as a condition of Project approval to shield and protect against light spillover from one property to the next as required by Tracy Municipal Code Section 10.08.3530(h).

Overall, this impact would be **less than significant**.

II. AGRICULTURE AND FOREST RESOURCES -- WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1222(g)) or timberland (as defined in Public Resources Code section 4526)?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a): Less than Significant. The Project site is designated as Urban and Built-Up Land by the Farmland Mapping and Monitoring Program and the California Department of Conservation.[1] Due to the existing surrounding land uses, the Project site is not suitable for agricultural production and agricultural operations.

The proposed Project site is designated MDR, which is intended for future urban land uses in the Tracy General Plan, and the site is currently contains residential uses. Therefore, this would be considered a **less than significant** impact.

Response b): No Impact. The Project site is not under a Williamson Act Contract, nor are any of the parcels immediately adjacent to the Project site under a Williamson Act Contract. Therefore, implementation of the proposed Project would not conflict with a Williamson Act Contract. The Project site is currently zoned MDR by the City's Zoning Map. As such, the proposed Project would not conflict with any agricultural zoning or Williamson Act Contract. There is **no impact**.

Responses c) and d): No Impact. The Project site is located in an area consisting of residential development. Twenty trees are located on-site; however, the trees are ornamental in nature. Fifteen of the existing 20 trees would be retained as part of the Project. There are no forest

[1] Available at: http://maps.conservation.ca.gov/ciff/ciff.html.

resources on the Project site or in the immediate vicinity of the Project site. Therefore, development of the Project would result in **no impact**.

Response e): Less than Significant. As described under Responses (a) above, the proposed Project site has previously been used for residential purposes. The site is also not zoned for agricultural uses. The proposed Project is identified for urban land uses in the Tracy General Plan and is currently developed and surrounded by residential land uses. Therefore, implementation of the proposed Project would result in a **less than significant** impact.

III. AIR QUALITY -- WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Conflict with or obstruct implementation of the applicable air quality plan?		X		
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X		
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X		
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

EXISTING SETTING

The Project site is located within the boundaries of the San Joaquin Valley Air Pollution Control District (SJVAPCD). This agency is responsible for monitoring air pollution levels and ensuring compliance with federal and state air quality regulations within the San Joaquin Valley Air Basin (SJVAB) and has jurisdiction over most air quality matters within its borders.

RESPONSES TO CHECKLIST QUESTIONS

Responses a), b), c): Less than Significant with Mitigation. Air quality emissions would be generated during construction of the proposed Project and during operation of the proposed Project. Construction-related air quality impacts and operational air quality impacts are addressed separately below.

Project Emissions

The SJVAPCD has published guidance on determining CEQA applicability, significance of impacts, and potential mitigation of significant impacts, in the SJVAPCD Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI). The SJVAPCD has established thresholds of significance for criteria pollutant emissions, which are based on District New Source Review (NSR) offset requirements for stationary sources. Using project type and size, the SJVAPCD has pre-quantified emissions and determined a size below which it is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants. In the interest of streamlining CEQA requirements, projects that fit the descriptions and project sizes provided in the SJVAPCD Small Project Level (SPAL) are deemed to have a less than significant impact on air quality and, as such, are excluded from quantifying criteria pollutant emissions for CEQA purposes.

The SJVAPCD's approach to analysis of criteria pollutant impacts is that quantification of criteria pollutant emissions is not necessary if an Initial Study demonstrates that such emissions would less than significant based on the SJVAPCD SPAL screening levels (SJVAPCD, 2015) (SJVAPCD, 2020). The proposed Project would only generate a very small number of vehicle trips during Project operation and would not require a large Project area (far less than the SPAL screening threshold of 800 non-heavy duty truck daily trips and 15 heavy-duty truck trips, and 225 residential units, for the "Apartment, Mid Rise" land uses). Specifically, the Project would only include 110 apartments and, as provided in the Transportation Analysis provided by Kimley Horn (2023), only generate approximately 262 daily trips. Furthermore, when subtracting out the trips associated with the existing land use, the Project would only generate approximately 161 net trips (see Kimley Horn's transportation analysis provided in Appendix B for further detail. Based on these Project characteristics, the proposed Project would be deemed to have a less than significant impact on air quality under the SPAL guidelines (SJVAPCD, 2020). As such, the proposed Project is excluded from quantifying criteria pollutant emissions for CEQA purposes.

However, regardless of emission quantities, the SJVAPCD requires construction related mitigation in accordance with their rules and regulations. Implementation of the following mitigation measures in addition to compliance with all applicable measures from SJVAPCD Rule VIII would ensure that the Project would have a **less than significant** impact related to construction emissions.

MITIGATION MEASURE(S)

Mitigation Measure AIR-1*: Prior to the commencement of grading activities, the contractor hired to complete the grading activities shall prepare a construction emissions reduction plan that meets the requirements of SJVAPCD Rule VIII. The construction emissions reductions plan shall be submitted to the SJVAPCD for review and approval. The Project applicant shall comply with all applicable APCD requirements prior to commencement of grading activities.*

Mitigation Measure AIR-2*: The following mitigation measures, in addition to those required under Regulation VIII of the SJVAPCD, shall be implemented by the Project's contractor during all phases of Project grading and construction to reduce fugitive dust emissions:*

- *Water previously disturbed exposed surfaces (soil) a minimum of two-times/day or whenever visible dust is capable of drifting from the site or approaches 20 percent opacity.*
- *Water all haul roads (unpaved) a minimum of two-times/day or whenever visible dust is capable of drifting from the site or approaches 20 percent opacity.*
- *Reduce speed on unpaved roads to less than 5 miles per hour.*
- *Reduce the amount of disturbed surface area at any one time pursuant to the scope of work identified in approved and permitted plans.*

- *Restrict vehicular access to the area to prevent unlawful entry to disturbed areas and limit unnecessary onsite construction traffic on disturbed surfaces. Restriction measures may include fencing or signage as determined appropriate by the City.*
- *Cease grading activities during periods of high winds (greater than 20 mph over a one-hour period).*
- *Asphalt-concrete paving shall comply with SJVAPCD Rule 4641 and restrict use of cutback, slow-sure, and emulsified asphalt paving materials.*

Implementation of this mitigation shall occur during all grading or site clearing activities. The SJVAPCD shall be responsible for monitoring.

Response d): Less than Significant. Sensitive receptors are those parts of the population that can be severely impacted by air pollution. Sensitive receptors include children, the elderly, and the infirm. The closest sensitive receptors are located immediately adjacent to the Project site, to the north and east (i.e. within approximately 50 feet of the Project site).

Implementation of the proposed Project would not expose these or other nearby sensitive receptors to substantial pollutant concentrations. Air emissions would be generated during the construction phase of the Project. The construction phase of the Project would be temporary and short-term, and the implementation of Mitigation Measures AIR-1, AIR-2, and AIR-3 would greatly reduce pollution concentrations generated during construction activities.

Operation of the proposed Project would result in emissions primarily from vehicle trips. As described under Response a) – c) above, the proposed Project would not generate significant concentrations of air emissions. Impacts to sensitive receptors would be negligible and this is a **less than significant** impact.

Response e): Less than Significant. Operation of the proposed Project would not generate notable odors. The proposed Project includes development of residential uses, which is compatible with the surrounding land uses. Occasional mild odors may be generated during landscaping maintenance (equipment exhaust), but the Project would not otherwise generate odors. Trash receptacles would be provided within the Project site. The receptacles would have lids in order to contain potential odor from trash and waste. This is a **less than significant** impact and no mitigation is required.

IV. BIOLOGICAL RESOURCES -- WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X		
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		X		

RESPONSES TO CHECKLIST QUESTIONS

Response a): Less than Significant with Mitigation. A background search of special-status species within one mile of the Project site that are documented in the California Natural Diversity Database (CNDDB) was completed. Figure 7 illustrates the special-status species records located within the nine-quadrangle radius of the Project site.

Special-status invertebrates that occur within the San Joaquin County region include: longhorn fairy shrimp, vernal pool fairy shrimp, and midvalley fairy shrimp, which requires vernal pools and swale areas within grasslands; and the valley elderberry longhorn beetle, which is an insect that is only associated with blue elderberry plants, oftentimes in riparian areas and sometimes on land in the vicinity of riparian areas. The Project site does not contain essential habitat for these special status invertebrates. Additionally, no CNDDB records of the aforementioned special-status invertebrates exist within one-mile of the Project site. Implementation of the

proposed Project would have a **less than significant** impact on these species. No mitigation is necessary.

Special-status reptiles and amphibians that occur within the region include the western pond turtle, which requires aquatic environments located along ponds, marshes, rivers, and ditches; the California tiger salamander, which is found is grassland habitats where there are nearby seasonal wetlands for breeding; the silvery legless lizard, which is found in sandy or loose loamy soils under sparse vegetation with high moisture content; San Joaquin whipsnake, which requires open, dry habitats with little or no tree cover with mammal burrows for refuge; the Alameda whipsnake, which is restricted to valley-foothill hardwood habitat on south-facing slopes; the California horned lizard, which occurs in a variety of habitats including, woodland, forest, riparian, and annual grasslands, usually in open sandy areas; the foothill yellow-legged frog, which occurs in partly shaded and shallow streams with rocky soils; the California red legged frog, which occurs in stream pools and ponds with riparian or emergent marsh vegetation; and the western spadefoot toad, which requires grassland habitats associated with vernal pools.

No CNDDB records of the aforementioned special-status reptiles or amphibians exist within one-mile of the Project site. The Project site does not contain essential habitat for these special status reptiles and amphibians. Implementation of the proposed Project would have a **less than significant** impact on these species. No mitigation is necessary.

Numerous special-status plant species are known to occur in the region. Many of these special status plant species require specialized habitats such as serpentine soils, rocky outcrops, slopes, vernal pools, marshes, swamps, riparian habitat, alkali soils, and chaparral, which are not present on the Project site. The Project site is located in an area that has been developed for over 70 years. Human settlement has involved a high frequency of ground disturbance associated with the urban activities in the city center, including the Project site.

CNDDB records of two special-status plant species exist within one mile of the Project site: big tarplant and caper-fruited tropidocarpum. The Project site does not contain suitable habitat for special-status plant species, and these species are not expected to be present on the site due to ongoing site disturbance and current developed site conditions. Implementation of the proposed Project would have a **less than significant** impact on these species. No mitigation is necessary.

Special-status birds that occur within the region include tricolored blackbird, Swainson's hawk, northern harrier, and bald eagle, which are associated with streams, rivers, lakes, wetlands, marshes, and other wet environments; loggerhead shrike, and burrowing owl, which lives in open areas, usually grasslands, with scattered trees and brush; and raptors that are present in varying habitats throughout the region.

Swainson's Hawk. The Swainson's hawk is threatened in California and is protected by the California Department of Fish and Wildlife (CDFW) and the Migratory Bird Treaty Act (MBTA). Additionally, Swainson's hawk foraging habitat is protected by the CDFW. Swainson's hawks forage in open grasslands and agricultural fields and commonly nest in solitary trees and riparian areas in close proximity to foraging habitat. The foraging range for Swainson's hawk is ten miles

from its nesting location. Although not of high quality, potentially suitable nesting habitat for this species occurs within the on-site trees along the sites boundaries. Fifteen of the existing 20 trees would be retained as part of the Project. It is noted, however, that the site and the surrounding developed areas do not provide foraging opportunities for local Swainson's hawks. The San Joaquin Council of Governments (SJCOG) administers the San Joaquin County Multi- Species Open Space and Conservation Plan (SJMSCP) for the region. The proposed Project would require coverage under the SJMSCP. SJCOG would apply incidental take minimization measures for the Project. As such, impacts to Swainson's hawk are **less than significant** with implementation of Mitigation Measure BIO-1.

Burrowing Owls. Burrowing owls are a California Species of Special Concern and are protected by the CDFW and the MBTA. Burrowing owls forage in open grasslands and shrublands and typically nest in old ground squirrel burrows. There are three documented occurrences of burrowing owls within one mile of the Project site. The Project site does not contain suitable habitat for burrowing owls. Due to the developed nature of the area, the Project site is not located near other lands that are currently undeveloped that offer foraging and roosting habitat for wintering or breeding owls. As such, impacts to burrowing owls are **less than significant**.

Tricolored Blackbird. Tricolored blackbirds are a California Species of Special Concern and are protected by the CDFW and the MBTA. Tricolored blackbirds nest in dense colonies in emergent marsh vegetation, such as tules and cattails, or upland sites with blackberries, nettles, thistles, and grainfields. Tricolored blackbird habitat must be large enough to support 50 pairs and likely requires water at or near the nesting colony. The Project site does not contain suitable habitat for tricolored blackbirds. As such, impacts to tricolored blackbirds are **less than significant**.

Participation in the SJMSCP is recommended for all new projects on previously undeveloped land in Tracy. Although the likelihood for the occurrence of any special status plant or wildlife species on the site is extremely low, the implementation of Mitigation Measure BIO-1 would ensure that special status plant or wildlife species are protected throughout the region. Impacts to special status plant or wildlife species would be reduced to a **less than significant** level with mitigation.

MITIGATION MEASURE(S)

Mitigation Measure BIO-1*: Prior to commencement of any grading activities, the Project proponent shall seek coverage under the SJMSCP to mitigate for habitat impacts to covered special status species. Coverage involves compensation for habitat impacts on covered species through payment of development fees for conversion of open space lands that may provide habitat for covered special status species. These fees are used to preserve and/or create habitat in preserves to be managed in perpetuity. In addition, coverage includes incidental take avoidance and minimization measures for species that could be affected as a result of the proposed Project. There are a wide variety of incidental take avoidance and minimization measures contained in the SJMSCP that were developed in consultation with the USFWS, CDFW, and local agencies. The applicability of incidental takes avoidance and minimization measures are determined by SJCOG on a Project basis. The process of obtaining coverage for a Project includes incidental take authorization (permits) under the*

Endangered Species Act Section 10(a) and California Fish and Game Code Section 2081. The Section 10(a) permit also serves as a special-purpose permit for the incidental take of those species that are also protected under the MBTA. Coverage under the SJMSCP would fully mitigate all habitat impacts on covered special-status species. The SJMSCP includes the implementation of an ongoing Monitoring Plan to ensure success in mitigating the habitat impacts that are covered. The SJMSCP Monitoring Plan includes an Annual Report process, Biological Monitoring Plan, SJMSCP Compliance Monitoring Program, and the SJMSCP Adaptive Management Plan SJCOG.

Responses b): No Impact. Riparian natural communities support woody vegetation found along rivers, creeks and streams. Riparian habitat can range from a dense thicket of shrubs to a closed canopy of large mature trees covered by vines. Riparian systems are considered one of the most important natural resources. While small in total area when compared to the state's size, they provide a special value for wildlife habitat.

Over 135 California bird species either completely depend upon riparian habitats or use them preferentially at some stage of their life history. Riparian habitat provides food, nesting habitat, cover, and migration corridors. Another 90 species of mammals, reptiles, invertebrates and amphibians depend on riparian habitat. Riparian habitat also provides riverbank protection, erosion control and improved water quality, as well as numerous recreational and aesthetic values.

There is no riparian habitat or other sensitive natural communities located on the Project site. As such, the proposed Project would have **no impact** on these resources, and no mitigation is required.

Response c): Less than Significant. A wetland is an area that is inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Wetlands are defined by regulatory agencies as having special vegetation, soil, and hydrology characteristics. Hydrology, or water inundation, is a catalyst for the formation of wetlands. Frequent inundation and low oxygen causes chemical changes to the soil properties resulting in what is known as hydric soils. The prevalent vegetation in wetland communities consists of hydrophytic plants, which are adapted to areas that are frequently inundated with water. Hydrophytic plant species have the ability to grow, effectively compete, reproduce, and persist in low oxygen soil conditions.

Below is a list of wetlands that are found in the Tracy planning area:

- Farmed Wetlands: This category of wetlands includes areas that are currently in agricultural uses. This type of area occurs in the northern portion of the Tracy Planning Area.

- Lakes, Ponds and Open Water: This category of wetlands includes both natural and human-made water bodies such as that associated with working landscapes, municipal water facilities and canals, creeks and rivers.
- Seasonal Wetlands: This category of wetlands includes areas that typically fill with water during the wet winter months and then drain enough to become ideal plant habitats throughout the spring and summer. There are numerous seasonal wetlands throughout the Tracy Planning Area.
- Tidal Salt Ponds and Brackish Marsh: This category of wetlands includes areas affected by irregular tidal flooding with generally poor drainage and standing water. There are minimal occurrences along some of the larger river channels in the northern portion of the Tracy Planning Area.

There are no wetlands located on the Project site. Therefore, this is a **less than significant** impact and no mitigation is required.

Response d): Less than Significant. The CNDDB record search did not reveal any documented wildlife corridors or nursery sites on or adjacent to the Project site. Furthermore, field surveys did not reveal any wildlife nursery sites on or adjacent to the Project site. Implementation of the proposed Project would have a **less than significant** impact. No mitigation is necessary.

Responses e), f): Less than Significant with mitigation. The Project site is located within the jurisdiction of the SJMSCP and is located within the Central/Southwest Transition Zone of the SJMSCP. The SJCOG prepared the Plan pursuant to a Memorandum of Understanding adopted by SJCOG, San Joaquin County, the United States Fish and Wildlife Service (USFWS), the CDFW, Caltrans, and the cities of Escalon, Lathrop, Lodi, Manteca, Ripon, Stockton, and Tracy in October 1978. On February 27, 2001, the Plan was unanimously adopted in its entirety by SJCOG. The City of Tracy adopted the Plan on November 6, 2001.

According to Chapter 1 of the SJMSCP, its key purpose is to "provide a strategy for balancing the need to conserve open space and the need to convert open space to non-open space uses, while protecting the region's agricultural economy; preserving landowner property rights; providing for the long-term management of plant, fish and wildlife species, especially those that are currently listed, or may be listed in the future, under the Federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA); providing and maintaining multiple use Open Spaces which contribute to the quality of life of the residents of San Joaquin County; and, accommodating a growing population while minimizing costs to project proponents and society at large."

In addition, the goals and principles of the SJMSCP include the following:

- Provide a County-wide strategy for balancing the need to conserve open space and the need to convert open space to non-open space uses, while protecting the region's agricultural economy.
- Preserve landowner property rights.

- Provide for the long-term management of plant, fish, and wildlife species, especially those that are currently listed, or may be listed in the future, under the ESA or the CESA.
- Provide and maintain multiple-use open spaces, which contribute to the quality of life of the residents of San Joaquin County.
- Accommodate a growing population while minimizing costs to project proponents and society at large.

In addition to providing compensation for conversion of open space to non-open space uses, which affect plant and animal species covered by the SJMSCP, the SJMSCP also provides some compensation to offset impacts of open space conversions on non-wildlife related resources such as recreation, agriculture, scenic values and other beneficial open space uses. Specifically, the SJMSCP compensates for conversions of open space to urban development and the expansion of existing urban boundaries, among other activities, for public and private activities throughout the County and within Escalon, Lathrop, Lodi, Manteca, Ripon, Stockton, and Tracy.

Participation in the SJMSCP is voluntary for both local jurisdictions and project applicants. Only agencies adopting the SJMSCP would be covered by the SJMSCP. Individual project applicants have two options if their project is located in a jurisdiction participating in the SJMSCP: mitigating under the SJMSCP or negotiating directly with the state and/or federal permitting agencies. If a project applicant opts for SJMSCP coverage in a jurisdiction that is participating under the SJMSCP, the following options are available, unless their activities are otherwise exempted: pay the appropriate fee; dedicate, as conservation easements or fee title, habitat lands; purchase approved mitigation bank credits; or, propose an alternative mitigation plan.

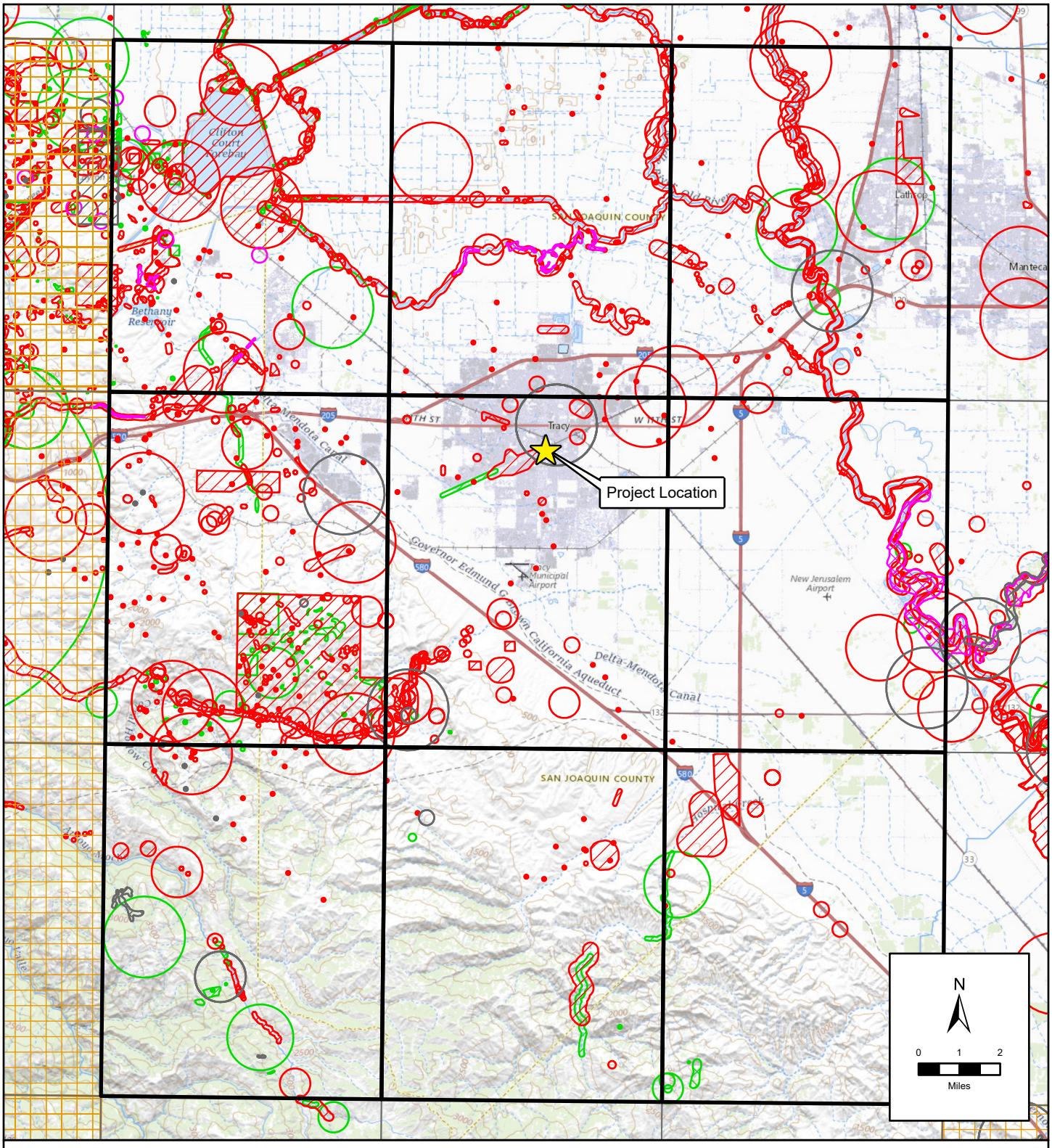
Responsibilities of permittees covered by the SJMSCP include collection of fees, maintenance of implementing ordinances/resolutions, conditioning permits (if applicable), and coordinating with the Joint Powers Authority (JPA) for Annual Report accounting. Funds collected for the SJMSCP are to be used for the following: acquiring Preserve lands, enhancing Preserve lands, monitoring and management of Preserve lands in perpetuity, and the administration of the SJMSCP. Because the primary goal of SJMSCP to preserve productive agricultural use that is compatible with SJMSCP's biological goals, most of the SJMSCP's Preserve lands would be acquired through the purchase of easements in which landowners retain ownership of the land and continue to farm the land. These functions are managed by San Joaquin Council of Governments.

As described under Response (a), the proposed Project is subject to participation in the SJMSCP by Mitigation Measure BIO-1. The City of Tracy and the Project applicant shall consult with SJCOG and determine coverage of the Project pursuant to the SJMSCP. Implementation of Mitigation Measure BIO-1 would ensure that the Project complies with the requirements of the SJMSCP, and would not conflict with any applicable habitat conservation plans. With the implementation of Mitigation Measure BIO-1, the Project would have a **less than significant** impact.

MITIGATION MEASURE(S)

Implement Mitigation Measure BIO-1

This page left intentionally blank.



LEGEND

- Plant (80m)
- Plant (specific)
- Plant (non-specific)
- Plant (circular)
- Animal (80m)
- Animal (specific)
- Animal (non-specific)
- Animal (circular)
- Terrestrial Comm. (specific)
- Terrestrial Comm. (circular)
- Multiple (80m)
- Multiple (specific)
- Multiple (non-specific)
- Multiple (circular)
- Sensitive EO's (Commercial only)

TRACY SENIOR LIVING PROJECT

Figure 7. CNDDB 9-Quad Search

Sources: ArcGIS Online USGS Topo Map Service; CNDDB version 3/1/2023. Note: the occurrences shown on this map represent the known locations of the species listed here as of the date of this version. There may be additional occurrences or additional species within this area which have not been surveyed and/or mapped. Lack of information in the CNDDB about a species or an area can never be used as proof that no special status species occur in an area. Map date: July 13, 2023.

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

This page left intentionally blank.

V. CULTURAL RESOURCES -- WOULD THE PROJECT:

Would the project:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		X		
c) Disturb any human remains, including those interred outside of formal cemeteries?		X		

RESPONSES TO CHECKLIST QUESTIONS

Response a): Less than Significant. A Determination of Eligibility and Effect (DOEE) was prepared for the Project (Peak & Associates, Inc., 2023). The following is based on the DOEE.

Record Search

A record search was conducted for the current Project site and a 0.25-mile radius at the Central California Information Center of the California Historical Resources Information System on June 21, 2023 (Record Search File No.: 12573L; Appendix 2 of Appendix C). There are no resources reported to be located within the Project site, and two resources recorded within a ¼ mile radius—the South School (P-39-005009), and a historic district created in 1978, P-39-00598. The district is a list of older buildings, with no known status update of additions to the list and removals of buildings. No reports cover the Project area; three reports are known within the ¼-mile radius.

Historic Group Consultation

On June 20, 2023, Peak & Associates sent a letter to the Tracy Museum and West Side Pioneer Association asking about concerns for the existing building complex (Appendix 4 of Appendix C). No response has been received to date.

Field Assessment

A pedestrian survey of the Project site was completed by Peak & Associates on August 30, 2023. The survey area is a vintage residential complex, including seven buildings, now vacant and boarded up around a central courtyard. The buildings are multi-family units surrounding a park-like open area. Five of the buildings appear to be duplexes with the building in the northwest corner comprised of four units. The building at the center of the south side (#6) is a triplex. All the units have a fenced back patio with a concrete floor, storage shed and clothesline set up.

Although some architectural details vary between buildings, they all have components in common, including composition roofing, stucco exterior and replacement vinyl-framed windows. The existing shutters appear to be vinyl as well.

Overall architecture and design are consistent with construction around 1950. The buildings appear to have been maintained, but are in poor to fair condition. The open areas are covered with mown grass and occasional trees: ash, spruce, crepe myrtle, and other unidentified ornamental trees. Photographs were taken of each side of each building, showing variations in architecture, design, and style, along with similarities and current condition.

There is no evidence of prehistoric period cultural resources within the Project Site.

The Building Complex

The seven buildings in the survey area were all built by the Department of Housing and Urban Development (HUD) for low-income housing, and all were built in the same style with variations in detail. There are no other buildings in the district. The buildings are arranged around three margins of a rectangular area, with the west side open, and the inner square a landscaped plaza. Individual variations in the buildings are described on the primary records (Appendix 5 of Appendix C). Table CUL-1 summarizes the building types and conditions.

Table CUL-1: Apartment Units and Conditions

UNITS	*FLOORS*	*TYPE*	*CONDITION*
316 South Court	2	2 Bedroom/ 1 Bathroom	Vacant. Poor condition.
314 South Court	2	4 Bedroom/ 1 Bathroom	Vacant. Poor condition.
312 South Court	2	3 Bedroom/ 1 Bathroom	Vacant. Poor condition.
310 South Court	2	2 Bedroom/ 1 Bathroom	Vacant. Poor condition.
302 South Court	1	3 Bedroom/ 1 Bathroom	Vacant. Poor condition.
300 South Court	1	3 Bedroom/ 1 Bathroom	Vacant. Poor condition.
11 West Street	1	3 Bedroom/ 1 Bathroom	Vacant. Fair condition.
9 West Street	1	2 Bedroom/ 1 Bathroom	Vacant. Poor condition.
7 West Street	1	1 Bedroom/ 1 Bathroom	Vacant. Fair condition.
5 West Street	1	1 Bedroom/ 1 Bathroom	Vacant. Fair condition.
3 West Street	1	3 Bedroom/ 1 Bathroom	Vacant. Poor condition.
1 West Street	1	2 Bedroom/ 1 Bathroom	Vacant. Poor condition.
301 Mount Diablo	1	2 Bedroom/ 1 Bathroom	Vacant. Poor condition.
303 Mount Diablo	1	3 Bedroom/ 1 Bathroom	Vacant. Poor condition.
305 Mount Diablo	1	2 Bedroom/ 1 Bathroom	Vacant. Poor condition.
315 Mount Diablo	1	1 Bedroom/ 1 Bathroom	Vacant. Poor condition.
317 Mount Diablo	1	1 Bedroom/ 1 Bathroom	Vacant. Poor condition.

SOURCE: PEAK & ASSOCIATES, INC., 2023.

The style of the buildings is, essentially, Contemporary. The mass of the buildings is an undecorated side-gabled block. The only departures are relatively elaborate entry treatments featuring gabled roofs with elements of Craftsman in the treatment of the gable ends. The buildings were a low-income housing development with seven multi-family units built at about the time, in the same style but differing in detail. They are to be demolished and replaced with modern very low-income housing as part of the proposed Project. The associated landscaping will also be destroyed as part of the Project.

Evaluation of Building Complex

Significance of cultural resources is measured against the National Register of Historic Places (NRHP) criteria for evaluation, but also the California Register of Historical Resources (CRHR) criteria.

Under Criterion A of the NRHP, the building complex must be "associated with events that have made a significant contribution to the broad patterns of our history." The CRHR similarly asks for a resource to be associated with "events that have made a significant contribution to the broad patterns of California's history." The building complex is simply a product of the development of Tracy and the recognition of the need for low-income housing. No known important historical events occurred on the site. In conclusion, the building complex is not significant under Criterion A.

For a building complex to be eligible under NRHP or CRHR Criterion B, there must be an association with a person important in our past. The historical research has failed to identify any such figure associated with this property. In conclusion, the building complex is not associated with important people in local, California, or federal history, and the complex is not eligible under either the NRHP nor the CRHR Criterion B.

For a building complex to be eligible under NRHP Criterion C, the building complex must embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values to be eligible under Criterion C, with similar requirements for the CRHR. The buildings are in a Contemporary style, of great popularity from 1945 to 1965. The complex is not particularly innovative, architecturally distinctive, or rare in California. The complex is not eligible for the under NRHP nor the CRHR Criterion C.

Under Criterion D, a site can be eligible for yielding information important in prehistory or history. In that the site has been built on repeatedly over the years and was in an environmentally undesirable location away from a natural water source, there is no likelihood that cultural deposits are present. The Project area will not yield information important for research on the history or prehistory of the region. The building complex is not eligible for the NRHP or the CRHP under Criterion D**.**

Conclusion

As a result of the identification and evaluation efforts, an agency official can find that there are no historic properties present or there are historic properties present but the undertaking will have no effect upon them as defined in Section 800.16 (i). There were no historic properties recorded within the project area. With regard to Section 106 of the National Historic Preservation Act, it is recommended that the agency seek concurrence from the California SHPO with a finding of "no historic properties affected" per § 800.4(d) (1). In terms of CEQA, there are no important properties in the project area. This is a **less than significant** impact.

Response b): Less than Significant with Mitigation. A DOEE was prepared for the Project (Peak & Associates, Inc., 2023). The following is based on the DOEE.

The Project site was previously disturbed when the existing buildings were constructed in approximately 1951. There are no known archaeological resources that have been found or are known to exist on the site.

Nevertheless, with any surface inspection there is always a remote possibility that previous activities (both natural and cultural) have obscured prehistoric or historic period artifacts or habitation areas, leaving no surface evidence that would permit discovery of these cultural resources. If, during construction activities, unusual amounts of non-native stone (obsidian, fine-grained silicates, basalt), bone, shell, or prehistoric or historic period artifacts (purple glass, etc.) are observed, or if areas that contain dark-colored sediment that do not appear to have been created through natural processes are discovered, then work should cease in the immediate area of discovery and a professionally qualified archeologist should be contacted immediately for an on-site inspection of the discovery.

As with most projects in the region that involve ground-disturbing activities, there is the potential for discovery of previously unknown significant archeological resources. This is a potentially significant impact. Mitigation Measure CUL-1 would ensure that, should any historic artifacts, human remains or other indications of archaeological or paleontological resources be found on-site, the proper avoidance, evaluation, and notification would be conducted. With this mitigation measure, this impact would be **less than significant**.

MITIGATION MEASURE(S)

Mitigation Measure CUL-1*: If any prehistoric or historic artifacts, human remains or other indications of archaeological or paleontological resources are found during grading and construction activities, an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be consulted to evaluate the finds and recommend appropriate mitigation measures.*

- *If cultural resources or Native American resources are identified, every effort shall be made to avoid significant cultural resources, with preservation an important goal. If significant sites cannot feasibly be avoided, appropriate mitigation measures, such as data recovery excavations or photographic documentation of buildings, shall be undertaken consistent with applicable state and federal regulations.*

- *If human remains are discovered, all work shall be halted immediately within 50 meters (165 feet) of the discovery, the County Coroner must be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.*

- *If any fossils are encountered, there shall be no further disturbance of the area surrounding this find until the materials have been evaluated by a qualified paleontologist, and appropriate treatment measures have been identified.*

Response c): Less than Significant with Mitigation. Indications suggest that humans have occupied San Joaquin County for over 10,000 years and it is not always possible to predict where human remains may occur outside of formal burials. Therefore, excavation and construction activities, regardless of depth, may yield human remains that may not be interred in marked, formal burials.

Under CEQA, human remains are protected under the definition of archaeological materials as being "any evidence of human activity." Additionally, PRC §5097 has specific stop-work and notification procedures to follow in the event that human remains are inadvertently discovered during Project implementation.

While no human remains were found during field surveys of the Project site, implementation of the following mitigation measure would ensure that all construction activities which inadvertently discover human remains implement state-required consultation methods to determine the disposition and historical significance of any discovered human remains. Mitigation Measure CUL-1 would reduce this impact to a **less-than-significant** level.

MITIGATION MEASURE(S)

Implement Mitigation Measure CUL-1.

VI. ENERGY

Would the project:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Responses to Checklist Questions

Responses a) and b): Appendix G of the State CEQA Guidelines requires consideration of the potentially significant energy implications of a project. CEQA requires mitigation measures to reduce "wasteful, inefficient and unnecessary" energy usage (Public Resources Code Section 21100, subdivision [b][3]). According to Appendix G of the CEQA Guidelines, the means to achieve the goal of conserving energy include decreasing overall energy consumption, decreasing reliance on natural gas and oil, and increasing reliance on renewable energy sources. In particular, the proposed Project would be considered "wasteful, inefficient, and unnecessary" if it were to violate state and federal energy standards and/or result in significant adverse impacts related to Project energy requirements, energy inefficiencies, energy intensiveness of materials, cause significant impacts on local and regional energy supplies or generate requirements for additional capacity, fail to comply with existing energy standards, otherwise result in significant adverse impacts on energy resources, or conflict or create an inconsistency with applicable plan, policy, or regulation.

The amount of energy used at the Project site would directly correlate to the energy consumption (including fuel) used by vehicle trips generated during Project construction, fuel used by off-road construction vehicles during construction, fuel used by vehicles during Project operation, and electricity and other energy usage during Project operation.

Electricity and Natural Gas

The CalEEMod modeling results for the proposed Project estimate annual operational electricity usage at approximately 727,104 kWh/year, and annual natural gas usage at 299,6750 kBTU/year (see Appendix A for further detail).

On-road Vehicles (Operation)

The proposed Project would generate vehicle trips (i.e. passenger vehicles for employees and heavy-duty trucks for hauling) during its operational phase. Requirements to limit the idling of vehicles and equipment would result in fuel savings. Similarly, compliance with applicable State laws and regulations would limit idling and a part of a comprehensive regulatory framework that is implemented by the CARB. A description of Project operational on-road mobile energy usage is provided below.

According to the Traffic Study prepared for the proposed Project (Kimley Horn, 2023), and as described in more detail in Section XVI. Transportation of this IS/MND, the proposed Project would generate 262 total daily vehicle trips. However, it should be noted that the existing land use is anticipated to already generate approximately 101 daily trips; when netting out daily trips, the proposed Project would generate approximately 161 daily vehicle trips. In order to calculate operational on-road vehicle energy usage, De Novo Planning Group used fleet mix data from the CalEEMod (v2022.1) output for the proposed Project, and Year 2024 gasoline and diesel MPG (miles per gallon) factors for individual vehicle classes as provided by EMFAC2021, to derive weighted average gasoline and diesel MPG factors for the vehicle fleet as a whole. Based on these calculations, as provided in Appendix B, upon full buildout, the proposed Project would generate operational vehicle trips that would use a total of approximately 164 gallons of gasoline per day, or 59,955 gallons of gasoline per year.[2]

The proposed Project's building would be designed and constructed in accordance with the City's latest adopted energy efficiency standards, which are based on the State's Title 24 Energy Efficiency Standards for Nonresidential Buildings and Green Building Code Standards. These standards include minimum energy efficiency requirements related to building envelope, mechanical systems (e.g., heating, ventilation, and air conditioning [HVAC] and water heating systems), and indoor and outdoor lighting, are widely regarded as the some of the most advanced and stringent building energy efficiency standards in the country. Therefore, building energy consumption would not be considered wasteful, inefficient, or unnecessary.

Moreover, the proposed Project would be required to comply with transportation efficiency standards, as promulgated at the State and federal levels. Thus, transportation fuel consumption would not be wasteful, inefficient, or unnecessary.

On-road Vehicles (Construction)

The proposed Project would also generate on-road vehicle trips during Project construction (from construction workers and vendors travelling to and from the Project site). De Novo Planning Group estimated the vehicle fuel consumed during these trips based on the assumed construction schedule, vehicle trip lengths and number of workers per construction phase as provided by CalEEMod, and Year 2024 gasoline and diesel MPG factors provided by EMFAC2021 (year 2024 factors were used to represent a conservative analysis, as the energy efficiency of construction activities is anticipated to improve over time). For the sake of simplicity and to be conservative, it was assumed that all construction worker light duty passenger cars and truck trips use gasoline as a fuel source, and all medium and heavy-duty vendor trucks use diesel fuel. Table ENERGY-1, below, describes gasoline and diesel fuel consumed during each construction phase (in aggregate). As shown, the vast majority of on-road mobile vehicle fuel used during the construction of the proposed Project would occur during the building construction phase. See

[2] For the purposes of this calculation, all operational vehicles were assumed to use gasoline as a fuel source (for simplicity), since the vast majority of vehicles generated by the Project during operation would use gasoline.

Appendix A of this EIR for a detailed accounting of construction on-road vehicle fuel usage estimates.

Table ENERGY-1: Project On-Road Vehicles (Construction) Fuel Consumption

CONSTRUCTION PHASE	*# OF DAYS*	*TOTAL DAILY WORKER TRIPS(A)*	*TOTAL DAILY VENDOR TRIPS(A)*	*TOTAL HAULER WORKER TRIPS(A)*	*TOTAL GALLONS OF GASOLINE FUEL(B)*	*TOTAL GALLONS OF DIESEL FUEL(B)*
Demolition	20	15	0	6	134	22
Site Preparation	10	18	0	0	78	0
Grading	20	15	0	0	134	0
Building Construction	230	79	12	0	8,128	2,909
Paving	20	15	0	0	134	0
Architectural Coatings	20	16	0	0	141	0
Total	**N/A**	**N/A**	**N/A**	**N/A**	**8,749**	**2,931**

NOTE: (A) PROVIDED BY CALEEMOD OUTPUT. (B) SEE APPENDIX A OF THIS EIR FOR FURTHER DETAIL
SOURCE: CALEEMOD (V.2022.1); EMFAC2021.

Off-road Equipment (Construction)

Off-road construction equipment would use diesel fuel during the construction phase of the proposed Project. A non-exhaustive list of off-road constructive equipment expected to be used during the construction phase of the proposed Project includes: forklifts, generator sets, tractors, excavators, and dozers. Fuel utilized from off-road equipment is anticipated to be approximately 21,504 MT CO_2e.

State laws and regulations would limit idling from both on-road and off-road diesel-powered equipment and are part of a comprehensive regulatory framework that is implemented by the CARB. Additionally, as a practical matter, it is reasonable to assume that the overall construction schedule and process would be designed to be as efficient as feasible in order to avoid excess monetary costs. For example, equipment and fuel are not typically used wastefully due to the added expense associated with renting the equipment, maintaining it, and fueling it. Therefore, the opportunities for further future efficiency gains during construction are limited. For the foregoing reasons, it is anticipated that the construction phase of the Project would not result in wasteful, inefficient, and unnecessary consumption of energy.

Conclusion

The proposed Project would be in compliance with all applicable federal, state, and local regulations regulating energy usage. For example, statewide measures, including those intended to improve the energy efficiency of the statewide passenger and heavy-duty truck vehicle fleet (e.g. the Pavley Bill and the Low Carbon Fuel Standard) are improving vehicle fuel economies, thereby conserving gasoline and diesel fuel. These energy savings would continue to accrue over time.

As a result, the proposed Project would not result in any significant adverse impacts related to Project energy requirements, energy use inefficiencies, and/or the energy intensiveness of materials by amount and fuel type for each stage of the proposed Project including construction, operations, maintenance, and/or removal. PG&E, the electricity and natural gas provider to the site, maintains sufficient capacity to serve the proposed Project. In addition, PG&E is on its way to achieving the statewide requirement of 60% of total energy mix generated by eligible renewables by year 2030. As of 2021, PG&E generated approximately 48% of its energy from eligible renewables (PG&E, 2019).[3] The proposed Project would comply with all existing energy standards, including the statewide Title 24 Energy Efficiency Standards, and would not result in significant adverse impacts on energy resources. Therefore, the proposed Project would not result in potentially significant environmental impacts due to inefficient, wasteful, or unnecessary use of energy resources during construction and operation, nor conflict with or construct with a State or local plan for renewable energy or energy efficiency. This is a **less than significant** impact.

[3] *PG&E 2021 Power Mix. Website: https://www.pge.com/pge_global/common/pdfs/your-account/your-bill/understand-your-bill/bill-inserts/2022/1022-Power-Content-Label.pdf*

VII. GEOLOGY AND SOILS -- WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation*	*Less Than Significant Impact*	*No Impact*
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?		X		
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?		X		
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		

RESPONSES TO CHECKLIST QUESTIONS

Responses a.i), a.ii): Less than Significant. The Project site is located in an area of low to moderate seismicity. No known active faults cross the Project site, and the site is not located within an Alquist-Priolo Earthquake Fault Zone; however, relatively large earthquakes have historically occurred in the Bay Area and along the margins of the Central Valley. Many earthquakes of low magnitude occur every year in California. The nearest earthquake fault zoned as active by the State of California Geological Survey is the Greenville fault, located approximately 16 miles southwest of the site. Figure 8 shows nearby faults in relation to the Project site.

The Tracy area has a low-to-moderate seismic history. The largest recorded measurable magnitude earthquake in Tracy measured 3.9 on the Richter scale. The greatest potential for significant ground shaking in Tracy is believed to be from maximum credible earthquakes occurring on the Calaveras, Hayward, San Andreas, or Greenville faults. Further seismic activity can be expected to continue along the western margin of the Central Valley, and as with all projects in the area, the Project will be designed to accommodate strong earthquake ground shaking, in compliance with the applicable California building code standards.

Other faults capable of producing ground shaking at the site include the San Joaquin fault, 8.1 miles south; the Midway fault, 7.5 miles west; and the Corral Hollow-Carnegie fault, 10.4 miles west of the site. Any one of these faults could generate an earthquake capable of causing strong ground shaking at the subject site. Earthquakes of Moment Magnitude (Mw) 7 and larger have historically occurred in the region and numerous small magnitude earthquakes occur every year.

Since there are no known active faults crossing the Project site and the site is not located within an Earthquake Fault Special Study Zone, the potential for ground rupture at the site is considered low.

An earthquake of moderate to high magnitude generated within the San Francisco Bay Region and along the margins of the central valley could cause considerable ground shaking at the site, similar to that which has occurred in the past. In order to minimize potential damage to the proposed structures caused by groundshaking, all construction would comply with the latest California Building Code standards, as required by the City of Tracy Municipal Code 9.04.030.

Seismic design provisions of current building codes generally prescribe minimum lateral forces, applied statically to the structure, combined with the gravity forces of dead-and-live loads. The code-prescribed lateral forces are generally considered to be substantially smaller than the comparable forces that would be associated with a major earthquake. Therefore, structures should be able to: (1) resist minor earthquakes without damage, (2) resist moderate earthquakes without structural damage but with some nonstructural damage, and (3) resist major earthquakes without collapse but with some structural as well as nonstructural damage.

Implementation of the California Building Code standards, which include provisions for seismic building designs, would ensure that impacts associated with groundshaking would be **less than significant**. Building new structures for human use would increase the number of people exposed to local and regional seismic hazards. Seismic hazards are a significant risk for most property in California.

The Safety Element of the Tracy General Plan includes several goals, objectives and policies to reduce the risks to the community from earthquakes and other geologic hazards. In particular, the following policies would apply to the Project site:

> **SA-1.1, Policy P1:** Underground utilities, particularly water and natural gas mains, shall be designed to withstand seismic forces.

SA-1.1, Policy P2: Geotechnical reports shall be required for development in areas where potentially serious geologic risks exist. These reports should address the degree of hazard, design parameters for the project based on the hazard, and appropriate mitigation measures.

SA-1.2, Policy P1: All construction in Tracy shall conform to the California Building Code and the Tracy Municipal Code including provisions addressing unreinforced masonry buildings.

The City reviews all proposed development projects for consistency with the General Plan policies and California Building Code provisions identified above. This review occurs throughout the project application review and processing stage, and throughout plan check and building inspection phases prior to the issuance of a certificate of occupancy.

Consistency with the requirements of the California Building Code and the Tracy General Plan policies identified above would ensure that impacts on humans associated with seismic hazards would be **less than significant**. No mitigation is required.

Responses a.iii), c), d): Less than Significant with Mitigation. Liquefaction normally occurs when sites underlain by saturated, loose to medium dense, granular soils are subjected to relatively high ground shaking. During an earthquake, ground shaking may cause certain types of soil deposits to lose shear strength, resulting in ground settlement, oscillation, loss of bearing capacity, landsliding, and the buoyant rise of buried structures. The majority of liquefaction hazards are associated with sandy soils, silty soils of low plasticity, and some gravelly soils. Cohesive soils are generally not considered to be susceptible to liquefaction. In general, liquefaction hazards are most severe within the upper 50 feet of the surface, except where slope faces or deep foundations are present.

Expansive soils are those that undergo volume changes as moisture content fluctuates; swelling substantially when wet or shrinking when dry. Soil expansion can damage structures by cracking foundations, causing settlement and distorting structural elements. Expansion is a typical characteristic of clay-type soils. Expansive soils shrink and swell in volume during changes in moisture content, such as a result of seasonal rain events, and can cause damage to foundations, concrete slabs, roadway improvements, and pavement sections.

Soil expansion is dependent on many factors. The more clayey, critically expansive surface soil and fill materials will be subjected to volume changes during seasonal fluctuations in moisture content. Figure 9 shows the soils within the Project site, and Figure 10 shows the shrink-swell potential of the soils within the site. The soils encountered at the site consist of capay-urban land complex, zero percent slopes. The capay-urban land complex series consists of deep, moderately well drained soils derived from clayey alluvium derived from sedimentary rock. Therefore, the potential for liquefaction to occur at the Project site is considered low. However, as shown in Figure 10, the of capay-urban land complex soil type has a very high risk of soil expansion. Implementation of Mitigation Measures GEO-1 and GEO-2 below would bring this impact to **less than significant**.

MITIGATION MEASURE(S)

Mitigation Measure GEO-1*: Prior to the development of the Project site, a subsurface geotechnical investigation must be performed to identify onsite soil conditions and identify any site-specific engineering measures to be implemented during the construction of building foundations and subsurface utilities. The results of the subsurface geotechnical investigation shall be reflected on the Improvements Plans, subject to review and approval by the City's Building Safety and Fire Prevention Division.*

Mitigation Measure GEO-2*: Expansive materials and potentially weak and compressible fills at the site shall be evaluated by a Geotechnical Engineer during the grading plan stage of development. If highly expansive or compressible materials are encountered, special foundation designs and reinforcement, removal and replacement with soil with low to non-expansive characteristics, compaction strategies, or soil treatment options to lower the expansion potential shall be incorporated through requirements imposed by the City's Development Services Department.*

Responses a.iv): Less than Significant. The Project site is flat and there are no major slopes in the vicinity of the Project site. According to the City's General Plan EIR, the landslide risk in Tracy is low in most areas. In the wider Tracy Planning Area, some limited potential for risk exists for grading and construction activities in the foothills and mountain terrain of the upland areas in the southwest. The potential for small scale slope failures along river banks also exists. The Project site is not located in the foothills, mountain terrain, or along a river bank. Additionally, the Project site is essentially flat. The Project site is not in an area known to have landslide susceptibility. As such, the Project site is exposed to little or no risk associated with landslides. This is a **less than significant** impact and no mitigation is required.

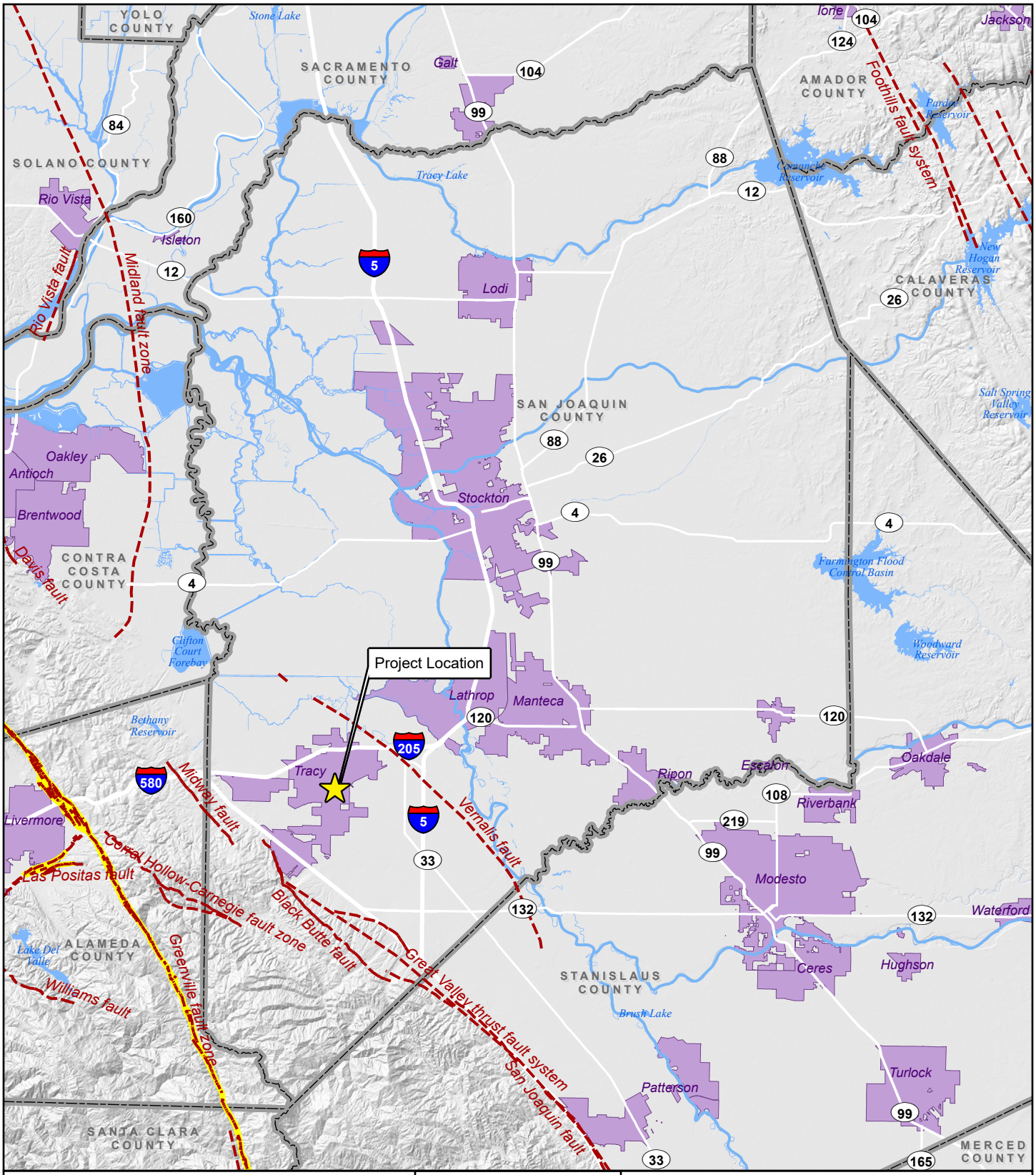
Response b): Less than Significant. During the construction preparation process, existing vegetation would be removed to grade and compact the Project site, as necessary. As construction occurs, these exposed surfaces could be susceptible to erosion from wind and water. Effects from erosion include impacts on water quality and air quality. Exposed soils that are not properly contained or capped increase the potential for increased airborne dust and increased discharge of sediment and other pollutants into nearby stormwater drainage facilities. Risks associated with erosive surface soils can be reduced by using appropriate controls during construction and properly re-vegetating exposed areas. The SJVAPCD's Rule 8021 requires the implementation of various dust control measures during site preparation and construction activities that would reduce the potential for soil erosion and the loss of topsoil. Additionally, the Project would be required to implement various best management practices (BMPs) and a SWPPP that would reduce the potential for disturbed soils and ground surfaces to result in erosion and sediment discharge into adjacent surface waters during construction activities. Compliance with these existing regulations would ensure these impacts are **less than significant**.

Response e): No Impact. The Project site would be served by public wastewater facilities and does not require an alternative wastewater system such as septic tanks. Implementation of the proposed Project would have **no impact** on this environmental issue.

Response f): Less than Significant with Mitigation. The Project site is not expected to contain subsurface paleontological resources, although it is possible. Damage to or destruction of a paleontological resource would be considered a potentially significant impact under local, state, or federal criteria. Implementation of the following mitigation measure would ensure steps would be taken to reduce impacts to paleontological resources in the event that they are discovered during construction. This would ensure that any potentially significant impacts would be reduced to a **less than significant** level regarding this topic.

MITIGATION MEASURE(S)

Mitigation Measure GEO-3: *If paleontological resources are discovered during the course of construction, work shall be halted immediately within 50 meters (165 feet) of the discovery, the City of Tracy or San Joaquin County shall be notified, and a qualified paleontologist shall be retained to determine the significance of the discovery. If the paleontological resource is considered significant, it should be excavated by a qualified paleontologist and given to a local agency, State University, or other applicable institution, where they could be curated and displayed for public education purposes.*



LEGEND

- Incorporated Area
- County Boundary
- Quaternary Fault
- Alquist Priolo Fault Zone

Sources: USGS, California State GeoPortal; San Joaquin County GIS. Map date: July 13, 2023.

N

0 2½ 5

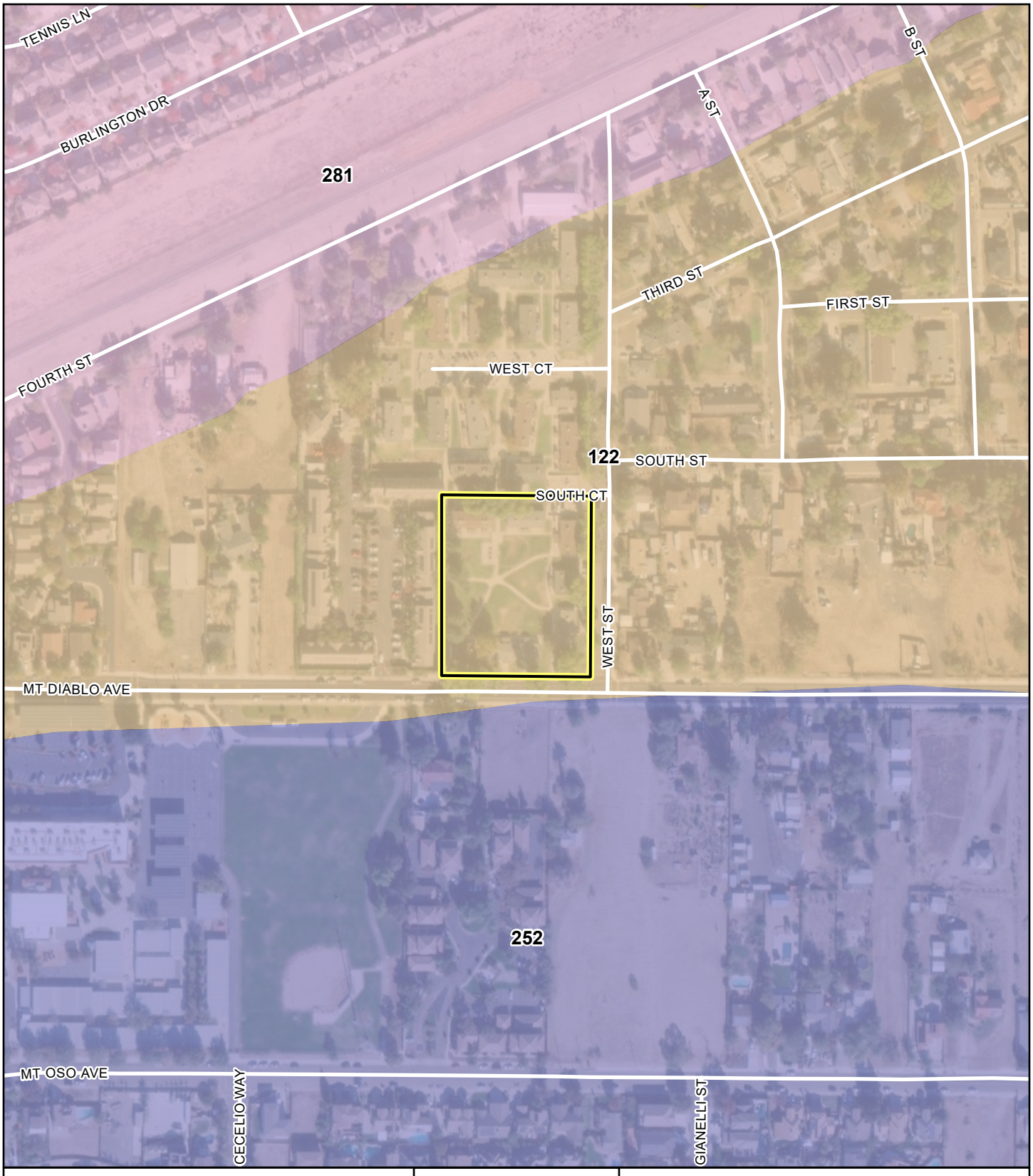
Miles

TRACY SENIOR LIVING PROJECT

Figure 8. Earthquake Faults

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

This page left intentionally blank.



LEGEND

Project Site

Soil Types

122 - Capay-Urban land complex, 0 percent slopes

252 - Stomar clay loam, 0 to 2 percent slopes

281 - Zacharias clay loam, 0 to 2 percent slopes

Sources: Natural Resources Conservation Service Soil Survey. Map date: July 13, 2023.

N

0 100 200

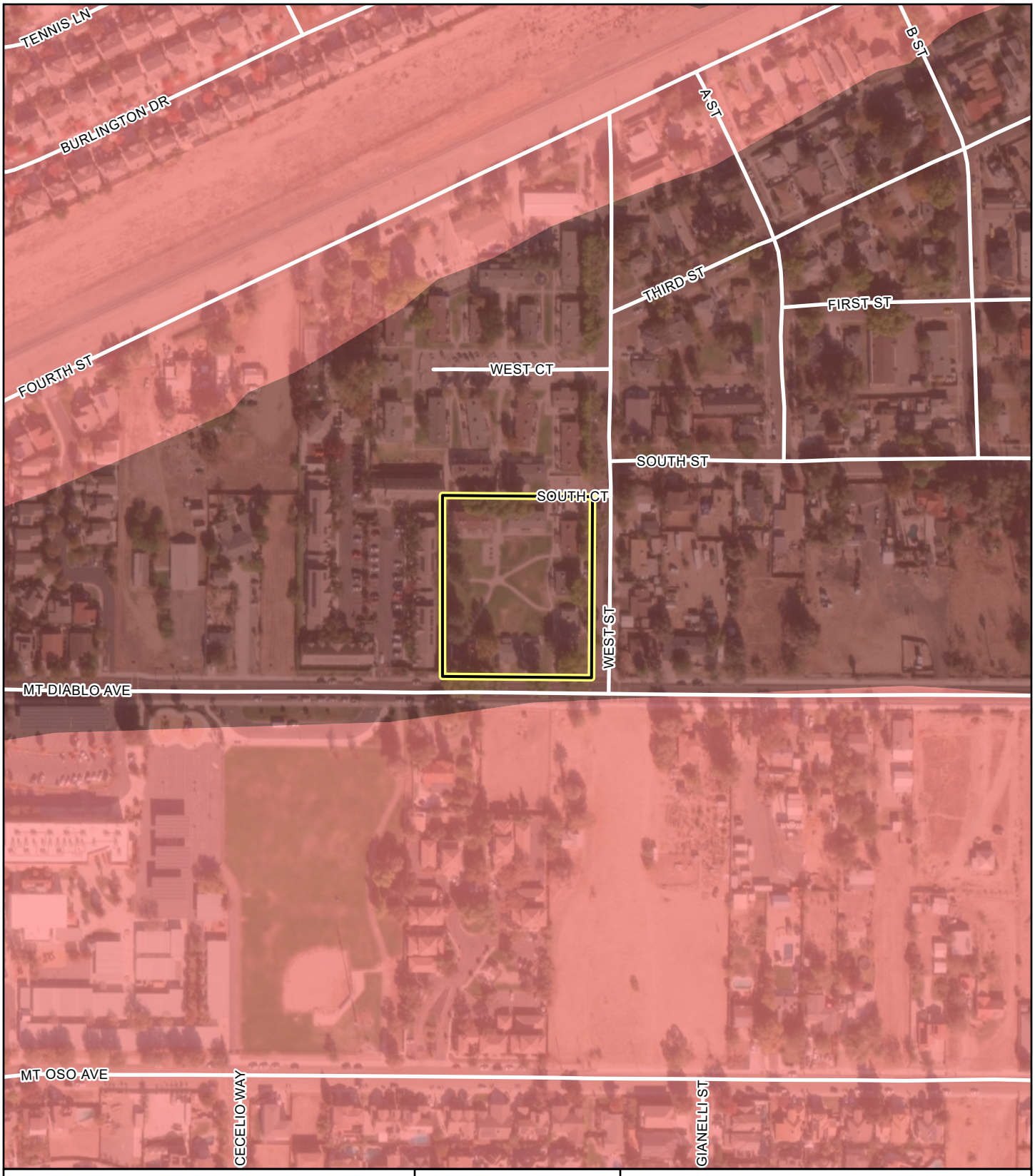
US Feet

TRACY SENIOR LIVING PROJECT

Figure 9. Soil Map

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

This page left intentionally blank.



LEGEND

- Project Site
- Moderate
- Very High

N

0 100 200

US Feet

Sources: Natural Resources Conservation Service Soil Survey. Map date: July 13, 2023.

TRACY SENIOR LIVING PROJECT

Figure 10. Shrink-Swell Potential

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

This page left intentionally blank.

VIII. GREENHOUSE GAS EMISSIONS -- WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?			X	

BACKGROUND

Various gases in the Earth's atmosphere, classified as atmospheric GHGs, play a critical role in determining the Earth's surface temperature. Solar radiation enters Earth's atmosphere from space, and a portion of the radiation is absorbed by the Earth's surface. The Earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation.

Naturally occurring greenhouse gases include water vapor, carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and ozone. Several classes of halogenated substances that contain fluorine, chlorine, or bromine are also GHGs, but they are, for the most part, solely a product of industrial activities. Although the direct GHGs CO_2, CH_4, and N_2O occur naturally in the atmosphere, human activities have changed their atmospheric concentrations. From the pre-industrial era (i.e., ending about 1750) to 2019, concentrations of these three GHGs have increased globally by 47, 156, and 23 percent, respectively (IPCC, 2023).

GHGs, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise would have escaped back into space is now retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect. Among the prominent GHGs contributing to the greenhouse effect are cCO_2) CH_4, ozone, water vapor, N_2), and chlorofluorocarbons (CFCs).

Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. In California, the transportation sector is the largest emitter of GHGs, followed by the industrial and electricity generation sectors (California Air Resources Board, 2023).

As the name implies, global climate change is a global problem. GHGs are global pollutants, unlike criteria air pollutants and toxic air contaminants, which are pollutants of regional and local concern, respectively. California produced 369 million gross metric tons of carbon dioxide equivalents ($MMTCO_2e$) in 2020 (California Air Resources Board, 2023).

CO_2equivalents are a measurement used to account for the fact that different GHGs have different potential to retain infrared radiation in the atmosphere and contribute to the greenhouse effect.

This potential, known as the global warming potential of a GHG, is also dependent on the lifetime, or persistence, of the gas molecule in the atmosphere. Expressing GHG emissions in CO_2 equivalents takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO_2 were being emitted.

Consumption of fossil fuels in the transportation sector was the single largest source of California's GHG emissions in 2020, accounting for 38 percent of total GHG emissions in the state. This category was followed by the industrial sector (23 percent), the electricity generation sector (including both in-state and out-of-state sources) (16 percent), the agriculture and forestry sector (nine percent), the residential energy consumption sector (eight percent), and the commercial energy consumption sector (six percent) (California Air Resources Board, 2023).

RESPONSES TO CHECKLIST QUESTIONS

Response a) and b): Less than Significant. Existing science is inadequate to support quantification of impacts that project specific GHG emissions have on global climatic change. This is readily understood when one considers that global climatic change is the result of the sum total of GHG emissions, both man-made and natural that occurred in the past; that is occurring now; and will occur in the future. The effects of project specific GHG emissions are cumulative, and unless reduced or mitigated, their incremental contribution to global climatic change could be considered significant.

The SJVAPCD's Guidance for Assessing and Mitigating Air Quality Impacts (SJVAPCD, 2015) provides an approach to assessing a project's impacts on greenhouse gas emissions by evaluating the project's emissions to the "reduction targets" established in the CARB's AB 32 Scoping Plan. For instance, the SJVACD's guidance recommends that projects should demonstrate that "*project specific GHG emissions would be reduced or mitigated by at least 29%, compared to Business as Usual (BAU), including GHG emission reductions achieved since the 2002-2004 baseline period, consistent with GHG emission reduction targets established in ARB's AB 32 Scoping Plan. Projects achieving at least a 29% GHG emission reduction compared to BAU would be determined to have a less than significant individual and cumulative impact for GHG*."

Subsequent to the SJVAPCD's approval of the *Final Draft Guidance for Assessing and Mitigating Air Quality Impacts* (SJVAPCD 2015), the California Supreme Court issued an opinion that affects the conclusions that should/should not be drawn from a GHG emissions analysis that is based on consistency with the AB 32 Scoping Plan. More specifically, in *Center for Biological Diversity v. California Department of Fish and Wildlife*, the Court ruled that showing a "project-level reduction" that meets or exceeds the Scoping Plan's overall statewide GHG reduction goal is not necessarily sufficient to show that the project's GHG impacts will be adequately mitigated: "*the Scoping Plan nowhere related that statewide level of reduction effort to the percentage of reduction that would or should be required from individual projects*..." According to the Court, the lead agency cannot simply assume that the overall level of effort required to achieve the statewide goal for emissions reductions will suffice for a specific project.

Given this Court decision, reliance on a 29 percent GHG emissions reduction from projected BAU levels compared to the project's estimated 2020 levels as recommended in the SJVAPCD's

guidance documents is not an appropriate basis for an impact conclusion in the MND. Given that the SJVAPCD staff has concluded that "*existing science is inadequate to support quantification of impacts that project specific GHG emissions have on global climatic change,*" this MND instead relies on consistency with the local reduction strategies contained within the latest version of the CARB's Scoping Plan policies, and the policies contained within the SJCOG's 2022 RTP/SCS.

The approach still relies on the Appendix G of the CEQA Guidelines thresholds which indicate that climate change-related impacts are considered significant if implementation of the proposed Project would do any of the following:

1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

2. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

These two CEQA Appendix G threshold questions are provided within the Initial Study checklist and are the thresholds used for the subsequent analysis. The focus of the analysis is on the Project's consistency with the 2022 Scoping Plan policies and the policies contained within the SJCOG's 2022 RTP/SCS.

Project Greenhouse Gas Emissions

The proposed Project would generate GHGs during the construction and operational phases of the proposed Project. The primary source of construction-related GHGs from the proposed Project would result from emissions of CO_2 associated with the construction of the proposed Project, and worker vehicle trips. The proposed Project would require demolition, limited grading, and would also include site preparation, building construction, architectural coating, and paving phases. Sources of GHGs during Project operation would include CO_2 associated with operational vehicle trips and on-site energy usage (e.g. electricity). Other sources of GHG emissions would be minimal.

Table GHG-1 provides the estimated GHG emissions that would be generated during Project construction and operation.

Table GHG-1: Project Mitigated Construction and Operational GHG Emissions (metric tons/year)

YEAR	*CO_2E*
Construction	
Maximum Annual	152
Operation	
Annual	730

SOURCE: CALEEMOD, V.2022.1

Project Consistency with the 2022 Scoping Plan Policies

Table GHG-2, below provides a consistency analysis of the relevant 2022 Scoping Plan Policies in comparison to the proposed Project. The 2030 goal was codified under SB 32 and is addressed by the 2022 Scoping Plan. The new plan provides a strategy that is capable of reaching the SB 32

target if the measures included in the plan are implemented and achieve reductions within the ranges expected. Under the Scoping Plan Update, local government plays a supporting role through its land use authority and control over local transportation infrastructure. SB 375 and AB 32 is implemented with the SJCOG RTP/SCS. The RTP/SCS envisions an increase in development density that would encourage fewer and shorter trips and more trips by transit, walking, and bicycling in amounts sufficient to achieve the SB 375 targets. The 2022 Scoping Plan Update includes the strategy that the State intends to pursue to achieve the 2030 targets of Executive Order S-3-05 and SB 32.

TABLE GHG-2: PROJECT CONSISTENCY WITH THE 2022 SCOPING PLAN

SCOPING PLAN MEASURE	*PROJECT CONSISTENCY*
SCAQMD Rule 445 (Wood Burning Devices): Restricts the installation of wood-burning devices in new development.	Mandatory Compliance. Approximately 15 percent of California's major anthropogenic sources of black carbon include fireplaces and woodstoves. The Project would not include hearths (woodstove and fireplaces) as mandated by this rule.
California Renewables Portfolio Standard, Senate Bill 350 (SB 350) and Senate Bill 100 (SB 100): Increases the proportion of electricity from renewable sources to 33 percent renewable power by 2020. SB 350 requires 50 percent by 2030. SB 100 requires 44 percent by 2024, 52 percent by 2027, and 60 percent by 2030. It also requires the State Energy Resources Conservation and Development Commission to double the energy efficiency savings in electricity and natural gas final end uses of retail customers through energy efficiency and conservation.	No Conflict. The Project would utilize electricity provided by Pacific Gas & Electric (PG&E), which is required to meet the 2020, 2030, 2045, and 2050 performance standards. In 2021, 48 percent of PG&E's electricity came from renewable resources.[1] By 2030 PG&E plans to achieve over 60 percent carbon-free energy.
All Electric Appliances for New Residential and Commercial Buildings (AB 197): All electric appliances beginning 2026 (residential) and 2029 (commercial), contributing to 6 million heat pumps installed statewide by 2030.	Mandatory Compliance. Project-specific plans would be required to demonstrate that only all electric appliances would be installed for residential land uses starting in 2026, and for commercial uses starting in 2029, consistent with this requirement.
California Code of Regulations, Title 24, Building Standards Code: Requires compliance with energy efficiency standards for residential and nonresidential buildings.	Mandatory Compliance. Future development associated with Project implementation would be required to meet the applicable requirements of the 2022 Title 24 Building Energy Efficiency Standards, including installation of rooftop solar panels and additional CALGreen requirements (see discussion under CALGreen Code requirements below).
California Green Building Standards (CALGreen) Code Requirements: All bathroom exhaust fans are required to be ENERGY STAR compliant.	Mandatory Compliance. Project-specific construction plans would be required to demonstrate that energy efficiency appliances, including bathroom exhaust fans, and equipment are ENERGY STAR compliant.

SCOPING PLAN MEASURE	*PROJECT CONSISTENCY*
California Green Building Standards (CALGreen) Code Requirements: HVAC system designs are required to meet American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) standards.	Mandatory Compliance. Project-specific construction plans would be required to demonstrate that the HVAC system meets the ASHRAE standards.
California Green Building Standards (CALGreen) Code Requirements: Air filtration systems are required to meet a minimum efficiency reporting value (MERV) 8 or higher.	Mandatory Compliance. Specific development projects would be required to install air filtration systems (MERV 8 or higher) as part of its compliance with the 2022 Title 24 Building Energy Efficiency Standards.
California Green Building Standards (CALGreen) Code Requirements: Refrigerants used in newly installed HVAC systems shall not contain any chlorofluorocarbons.	Mandatory Compliance. Specific development projects would be required to meet this requirement as part of its compliance with the CALGreen Code.
California Green Building Standards (CALGreen) Code Requirements: Parking spaces shall be designed for carpool or alternative fueled vehicles. Up to eight percent of total parking spaces is required for such vehicles.	Mandatory Compliance. Specific development projects would be required to meet this requirement as part of its compliance the CALGreen Code.
Mobile Source Strategy (Cleaner Technology and Fuels): Reduce GHGs and other pollutants from the transportation sector through transition to zero-emission and low-emission vehicles, cleaner transit systems, and reduction of vehicle miles traveled.	Consistent. The Project would be consistent with this strategy by supporting the use of zero-emission and low-emission vehicles; refer to CALGreen Code discussion above.
Senate Bill (SB) 375: SB 375 establishes mechanisms for the development of regional targets for reducing passenger vehicle GHG emissions. Under SB 375, CARB is required, in consultation with the State's Metropolitan Planning Organizations, to set regional GHG reduction targets for the passenger vehicle and light-duty truck sector for 2020 and 2035.	Consistent. As demonstrated in Table GHG-3, the Project would comply with the San Joaquin Council of Governments (SJCOG) 2022 RTP/SCS, and therefore, the Project would be consistent with SB 375.
CCR, Title 24, Building Standards Code: Title 24 includes water efficiency requirements for new residential and non- residential uses.	Mandatory Compliance. Refer to the discussion under 2022 Title 24 Building Standards Code and CALGreen Code, above.
Water Conservation Act of 2009 (Senate Bill X7-7): The Water Conservation Act of 2009 sets an overall goal of reducing per capita urban water use by 20 percent by December 31, 2020. Each urban retail water supplier shall develop water use targets to meet this goal. This is an implementing measure of the Water Sector of the AB 32 Scoping Plan. Reduction in water consumption directly reduces the energy necessary and the associated emissions to convene, treat, and distribute the water; it also reduces emissions from wastewater treatment.	Consistent. Refer to the discussion under 2022 Title 24 Building Standards Code and CALGreen Code, above.

SCOPING PLAN MEASURE	*PROJECT CONSISTENCY*
California Integrated Waste Management Act (IWMA) of 1989 and Assembly Bill (AB) 341: The IWMA mandates that State agencies develop and implement an integrated waste management plan which outlines the steps to divert at least 50 percent of solid waste from disposal facilities. AB 341 directs the California Department of Resources Recycling and Recovery (CalRecycle) to develop and adopt regulations for mandatory commercial recycling and sets a Statewide goal for 75 percent disposal reduction by the year 2020.	Mandatory Compliance. The Project would be required to comply with AB 341 which requires multifamily residential dwelling of five units or more to arrange for recycling services. This would reduce the overall amount of solid waste disposed of at landfills. The decrease in solid waste would in return decrease the amount of methane released from decomposing solid waste.

[1]*PG&E 2021 POWER MIX. WEBSITE: HTTPS://WWW.PGE.COM/PGE_GLOBAL/COMMON/PDFS/YOUR-ACCOUNT/YOUR-BILL/UNDERSTAND-YOUR-BILL/BILL-INSERTS/2022/1022-POWER-CONTENT-LABEL.PDF*
SOURCE: CALIFORNIA AIR RESOURCES BOARD. 2022. FINAL 2022 SCOPING PLAN FOR ACHIEVING CARBON NEUTRALITY. WEBSITE: HTTPS://WW2.ARB.CA.GOV/SITES/DEFAULT/FILES/2022-12/2022-SP.PDF

Project Consistency with SJCOG's RTP/SCS

The proposed Project is analyzed for consistency with the strategies contained in the latest adopted SJCOG RTP/SCS (i.e. SJCOG's 2022 RTP/SCS). With the passage of SB 375 in 2008, metropolitan planning organizations were required to develop an SCS, which must demonstrate an ambitious, yet achievable, approach to how land use development and transportation can work together to meet greenhouse gas emission reduction targets for cars and light trucks. These targets, set by the California Air Resources Board, call for the region to reduce per capita emissions. Table GHG-3 below provides this consistency analysis.

TABLE GHG-3: PROJECT CONSISTENCY WITH THE SJCOG'S 2022 RTP/SCS

RTP/SCS POLICY	*PROJECT CONSISTENCY*
Policy 1: Enhance the Environment for Existing and Future Generations and Conserve Energy	**Consistent**. The proposed Project would meet the requirements of Title 24 for energy efficient design.
Policy 2: Maximize Mobility and Accessibility	**Consistent**. The proposed Project is compatible to the surrounding area. The proposed Project's location would be easily accessible from the surrounding area.
Policy 3: Increase Safety and Security	**Consistent**. The proposed Project is along W. Mt. Diablo Avenue, in a safe and accessible location.
Policy 4: Preserve the Efficiency of the Existing Transportation System	**Consistent**. The proposed Project would not reduce the efficiency of existing transportation system, as it is located in area already planned for development.
Policy 5: Support Economic Vitality	**Consistent**. The proposed Project supports the implementation of transportation improvements adjacent to the Project site (since the Project would pay its fair share of traffic improvements).
Policy 6: Promote Interagency Coordination and Public Participation for Transportation Decision-Making and Planning Efforts	**Not Applicable**. The proposed Project is not a transportation Project.
Policy 7: Maximize Cost-Effectiveness	**Consistent**. The proposed Project is located in an area that has been planned for in the City's General Plan for residential uses such as the proposed Project. Moreover, the proposed Project utilizes an existing transportation corridor.
Policy 8: Improve the Quality of Life for Residents	**Consistent**. The proposed Project implements a residential Project in an area that has been planned for in the General Plan for residential

RTP/SCS POLICY	*PROJECT CONSISTENCY*
	land uses. Therefore, the proposed Project avoids being sited in an area that would be highly sensitive to the physical environmental impacts associated with the proposed Project, thereby maintaining quality of life for residents in the City of Tracy and the region.

SOURCE: SAN JOAQUIN COUNCIL OF GOVERNMENTS (SJCOG). 2022. 2022 REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIES STRATEGY (RTP/SCS). AUGUST 5, 2022. WEBSITE: HTTPS://WWW.SJCOG.ORG/608/ADOPTED-2022-RTPSCS-PLAN. ACCESSED MARCH 21, 2023.

Conclusion

Overall, the proposed Project would be consistent with the policies within the CARB's 2022 Scoping Plan and the SJCOG's latest RTP/SCS. Therefore, the proposed Project would not generate a significant cumulative impact to GHGs. The proposed Project would not generate GHG emissions that would have a significant impact on the environment or conflict with any applicable plans, policies, or regulations. Therefore, impacts related to greenhouse gases are **less than significant**.

IX. HAZARDS AND HAZARDOUS MATERIALS -- WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X		
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

RESPONSES TO CHECKLIST QUESTIONS

Responses a), b): Less than Significant with Mitigation. The proposed Project would place residential uses in an area of the City that currently contains residential uses. The proposed residential land uses do not routinely transport, use, or dispose of hazardous materials, or present a reasonably foreseeable release of hazardous materials, with the exception of common hazardous materials such as household cleaners, paint, etc. The operational phase of the proposed Project does not pose a significant hazard to the public or the environment.

Development of the Project would involve the demolition of the on-site structures, which were originally constructed in approximately 1951. Given the age of the structures, it is likely that asbestos containing building materials and lead-based paints were used in the construction and/or maintenance of the on-site structures. As such, the potential still exists for construction workers to be exposed to these hazardous materials. Pursuant to federal (National Emission

Standards for Hazardous Air Pollutants [NESHAP]) and state (8 CCR 1529) regulations, all suspect asbestos-containing materials would either be presumed to contain asbestos or adequate rebuttal sampling would be conducted by an accredited building inspector prior to demolition. Demolition contractors would be required to follow applicable regulations and guidelines set forth by federal and state regulations. Prior to demolition and/or renovation of structures within the Project site, asbestos-containing building material and lead-based paint surveys should be conducted, as required by Mitigation Measure HAZ-1. If hazardous materials are determined to be present at concentrations exceeding applicable ESLs, appropriate remediation would need to be implemented in coordination with the San Joaquin County Environmental Health Department (EHD).

Onsite reconnaissance and historical records indicate that there are no known underground storage tanks or pipelines located on the Project site that contain hazardous materials. Therefore, the disturbance of such items during construction activities is unlikely. Construction equipment and materials would likely require the use of petroleum-based products (oil, gasoline, diesel fuel), and a variety of common chemicals including paints, cleaners, and solvents. Transportation, storage, use, and disposal of hazardous materials during construction activities would be required to comply with applicable federal, state, and local statutes and regulations. Compliance would ensure that human health and the environment are not exposed to hazardous materials. Therefore, the proposed Project would have a **less than significant** impact relative to this issue.

MITIGATION MEASURE(S)

Mitigation Measure HAZ-1*: Prior to any demolition of the existing structures within the Project site, surveys shall be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. If concentrations of hazardous materials are determined to exceed applicable ESL thresholds, appropriate on-site remediation shall be conducted in coordination with the San Joaquin County EHD. Removal, demolition and disposal of any of the above-mentioned chemicals shall be conducted in compliance with California and other local environmental regulations and policies, including but not limited to the NESHAP and Cal-OSHA requirements.*

Response c): No Impact. The Project site is located within ¼ mile of an existing school. A park and ballfield area on the South/West Park Elementary School campus is located approximately 0.02 miles southwest of the Project site. Although a school is located within ¼ miles of the Project site, the residential Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Therefore, **no impact** would occur as a result of the proposed Project.

Response d): Less than Significant. According to the California Department of Toxic Substances Control (DTSC) there are no Federal Superfund Sites, State Response Sites, or Voluntary Cleanup Sites on, or in the near vicinity of the Project site. The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5. Therefore, implementation of the proposed Project would result in a **less than significant** impact relative to this environmental topic.

Response e): No Impact. The Project is not located within the airport land use plan area for any airport, including for the Tracy Municipal Airport, which is located approximately 2.7 miles south of the Project site. Therefore, implementation of the proposed Project would have **no impact** relative to this topic.

Response f): Less than Significant. The Project site currently connects to an existing network of City streets. Implementation of the proposed Project would not result in any substantial modifications to the existing roadway system and would not interfere with potential evacuation or response routes used by emergency response teams. The proposed Project would also not interfere with any emergency response plan or emergency evaluation plan. As shown on Figure 4, site access would be provided by two proposed driveways: one along W. Mount Diablo Avenue and one along West Street. A north-south drive aisle would be provided along the western boundary of the site. This drive aisle would connect to the West Street driveway via a east-west roadway in the center of the site. This is a **less than significant** impact.

Response g): Less than Significant. The risk of wildfire is related to a variety of parameters, including fuel loading (vegetation), fire weather (winds, temperatures, humidity levels and fuel moisture contents) and topography (degree of slope). Steep slopes contribute to fire hazard by intensifying the effects of wind and making fire suppression difficult. Fuels such as grass are highly flammable because they have a high surface area to mass ratio and require less heat to reach the ignition point. The County has areas with an abundance of flashy fuels (i.e. grassland) in the foothill areas of the County.

The Project would not result in development of structures or housing which would subject residents, visitors, or workers to long-term wildfire danger. The site is not located within an area where wildland fires occur. The site is surrounded by developed land uses. The site is bound by multi-family residential uses to the north, West Street and single-family residential uses to the east, West Mt. Diablo Avenue, vacant undeveloped land, and single-family residential uses to the south, and multi-family uses to the west. Therefore, impacts from Project implementation would be considered **less than significant** relative to this topic.

X. HYDROLOGY AND WATER QUALITY -- WOULD THE PROJECT:

Would the project:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
(i) Result in substantial erosion or siltation on- or off-site;			X	
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			X	
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
(iv) Impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

RESPONSES TO CHECKLIST QUESTIONS

Responses a): Less than Significant. The proposed Project does not contain any drainage connectivity to Waters of the US. In order to accommodate stormwater runoff as a result of the Project, stormwater retention treatment planters would be located throughout the Project site, mainly in the proposed landscaped areas surrounding the apartment buildings. Stormwater runoff from each of the drainage areas would be routed to a series of on-site stormwater bioretention treatment planters.

The preliminary plan for the Project shows an underground infiltration system to meet stormwater quality requirements. BMPs will be applied to the proposed development to limit the concentrations of constituents in any site runoff to acceptable levels. Stormwater flows from the Project site would be directed to the proposed stormwater treatment planters and bioretention areas by a new stormwater conveyance system on the Project site. The landscaping plan includes

stormwater treatment plantings in the treatment/detention basins. Additionally, erosion and sediment control measures would be implemented during construction.

In order to ensure that stormwater runoff from the Project site does not adversely increase pollutant levels in adjacent surface waters and stormwater conveyance infrastructure during construction, the application of BMPs to effectively reduce pollutants from stormwater leaving the site during construction of the Project are required. As noted in the Project description, a SWPPP would be required to be approved prior to construction activities pursuant to the Clean Water Act.

Through compliance with the NPDES permit requirements, and compliance with the SWPPP, the proposed Project would not result in a violation of any water quality standards or waste discharge requirements. Therefore, through compliance with the NPDES, and SWPPP requirements, the proposed Project would result in a **less than significant** impact relative to this topic.

Responses b): Less than Significant. The proposed Project would not result in the construction of new groundwater wells, nor would it increase existing levels of groundwater pumping. The proposed Project would be served by the City's municipal water system. The City of Tracy uses several water sources, including the US Bureau of Reclamation, the South County Water Supply Project (SCWSP), and groundwater. As described in greater detail in the Utilities Section of this document, the City has adequate water supplies to serve the proposed Project without increasing the current rate of groundwater extraction.

Groundwater recharge occurs primarily through percolation of surface waters through the soil and into the groundwater basin. The addition of significant areas of impervious surfaces (such as roads, parking lots, buildings, etc.) can interfere with this natural groundwater recharge process. Upon full Project buildout, most of the Project site would be covered in impervious surfaces, which would limit the potential for groundwater percolation to occur on the Project site. However, given the relatively large size of the groundwater basin in the Tracy area, the areas of impervious surfaces added as a result of Project implementation will not adversely affect the recharge capabilities of the local groundwater basin. The proposed Project would result in **less than significant** impacts related to depletion of groundwater supplies and interference with groundwater recharge. No mitigation is required.

Responses c.i)-c.iv): Less than Significant. The proposed Project would not alter a stream or river. The implementation of the proposed Project would result in additional impervious surfaces. As a standard practice, the City requires post-Project runoff to be equal to or less than pre-Project runoff, which would ensure that the proposed Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

Additionally, the Project is subject to the requirements of Chapter 11.34 of the Tracy Municipal Code – Stormwater Management and Discharge Control. The purpose of this Chapter is to *"Protect and promote the health, safety and general welfare of the citizens of the City by controlling*

non-stormwater discharges to the stormwater conveyance system, by eliminating discharges to the stormwater conveyance system from spills, dumping, or disposal of materials other than stormwater, and by reducing pollutants in urban stormwater discharges to the maximum extent practicable."

This chapter is intended to assist in the protection and enhancement of the water quality of watercourses, water bodies, and wetlands in a manner pursuant to and consistent with the Federal Water Pollution Control Act (Clean Water Act, 33 USC Section 1251 et seq.), Porter-Cologne Water Quality Control Act (California Water Code Section 13000 et seq.) and NPDES Permit No. CAS000004, as such permit is amended and/or renewed.

New projects in the City of Tracy are required to provide site-specific storm drainage solutions and improvements that are consistent with the overall storm drainage infrastructure approach presented in the 2012 City of Tracy Citywide Storm Drainage Master Plan. Prior to approval of the improvement plans, a detailed storm drainage infrastructure plan shall be coordinated with the City of Tracy Development Services Department and Utilities Department for review and approval. The proposed Project's storm drainage infrastructure plans must demonstrate adequate infrastructure capacity to collect and direct all stormwater generated on the Project site to the existing stormwater conveyance system and demonstrate that the proposed Project would not result in on- or off-site flooding impacts.

In order to ensure that stormwater runoff from the Project site does not adversely increase pollutant levels in adjacent surface waters and stormwater conveyance infrastructure, or otherwise degrade water quality, a SWPPP would be required. The SWPPP would require the application of BMPs to effectively reduce pollutants from stormwater leaving the site, which would ensure that stormwater runoff does not adversely increase pollutant levels and would reduce the potential for disturbed soils and ground surfaces to result in erosion and sediment discharge into adjacent surface waters during construction and operational phases of the Project.

As noted previously, in order to accommodate stormwater runoff as a result of the Project, stormwater retention treatment planters would be located throughout the Project site, mainly in the proposed landscaped areas surrounding the apartment buildings. Stormwater runoff from each of the drainage areas would be routed to a series of on-site stormwater bioretention treatment planters.

The preliminary plan for the Project shows an underground infiltration system to meet stormwater quality requirements. BMPs will be applied to the proposed development to limit the concentrations of constituents in any site runoff to acceptable levels. Stormwater flows from the Project site would be directed to the proposed stormwater treatment planters and bioretention areas by a new stormwater conveyance system on the Project site. The landscaping plan includes stormwater treatment plantings in the treatment/detention basins. Additionally, erosion and sediment control measures would be implemented during construction.

As noted above, the City requires post-Project runoff to be equal to or less than pre-Project runoff, which would ensure that the proposed Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

Overall, impacts from Project implementation would be reduced to a **less than significant** level relative to this topic.

Response d): Less than Significant. The Project site is not within a 100-year or 200-year flood zone as delineated by FEMA. Additionally, the Project site is not within a tsunami or seiche zone. Further, the Project site is not within a dam inundation area. Development of the proposed Project would not place housing or structures in a flood hazard area. As a result, the proposed Project would have a **less than significant** impact relative to this topic.

Response e): Less than Significant. The Water Quality Control Plan for the Central Valley Region and the 2014 Eastern San Joaquin Integrated Water Resources Master Plan (IRWMP) are the two guiding documents for water quality and sustainable groundwater management in the Project area. Consistency with the two plans is discussed below.

Water Quality Control Plan for the Central Valley Region

The Water Quality Control Plan for the Central Valley Region (Basin Plan) includes a summary of beneficial water uses, water quality objectives needed to protect the identified beneficial uses, and implementation measures. The Basin Plan establishes water quality standards for all the ground and surface waters of the region. The RWQCB regulates waste discharges to minimize and control their effects on the quality of the region's ground and surface water. Permits are issued under a number of programs and authorities. The terms and conditions of these discharge permits are enforced through a variety of technical, administrative, and legal means. Water quality problems in the region are listed in the Basin Plan, along with the causes, where known.

As discussed above, impacts related to water quality during construction and operation would be less than significant with implementation of the proposed storm water drainage improvements and the Project-specific SWPPP. The long-term operations of the proposed Project would not result in long-term impacts to surface water quality from urban stormwater runoff.

2014 Eastern San Joaquin IRWMP

The 2014 Eastern San Joaquin IRWMP defines and integrates key water management strategies to establish protocols and courses of action to implement the Eastern San Joaquin Integrated Conjunctive Use Program. The 2014 Eastern San Joaquin IRWMP is an update and expansion of the 2007 IRWMP prepared for the Eastern San Joaquin Region. There has been significant progress toward implementing the goal of improving the sustainability and reliability of water supplies in the Region, but the process is ongoing and as yet incomplete. The IWRMP does not include requirements for individual projects, such as the proposed Project. Instead, the IWRMP outlines projects to be carried out which achieve regional goals, such as reduced water demand, improved efficiency, improved water quality, and improved flood management.

As discussed previously, the Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin. The proposed Project would result in a slight increase in impervious surfaces compared to the existing developed condition that could slightly reduce rainwater infiltration and groundwater recharge. Rainwater which falls on the new impervious surfaces would flow to the adjacent stormwater facilities. Additionally, the proposed Project would not interfere with groundwater recharge.

Conclusion

Overall, implementation of the proposed Project would have a **less than significant** impact related to conflicts with the Basin Plan and the Groundwater Management Plan.

XI. LAND USE AND PLANNING -- WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

RESPONSES TO CHECKLIST QUESTIONS

Responses a): No Impact. The Project site is surrounded by residential land uses. The Project would be consistent and compatible with the surrounding land uses. The Project would not physically divide any established community. Therefore, there is **no impact.**

Responses b): Less than Significant. The Project site is currently designated RM by the City of Tracy General Plan Land Use Designations Map and is zoned MDR. The Project would require a General Plan Amendment to change the designation from RM to RH. The Project would also require a rezone from MDR to HDR.

The key planning documents that are directly related to, or that establish a framework within which the proposed Project must be consistent, include:

- City of Tracy General Plan
- City of Tracy Zoning Ordinance

The characteristic housing for the existing RM designation includes small lot single-family detached homes, duplexes, triplexes, fourplexes, townhouses, apartments and includes condominiums as an ownership type. Densities in the Residential Medium designation are from 5.9 to 12 dwelling units per gross acre.

The characteristic housing for the proposed RH designation includes triplexes, fourplexes, townhouses, apartments, and includes condominiums as an ownership type. Densities in the RH designation are from 12.1 to 25 units per gross acre. The Project proposes to develop 110 units on the 1.94-acre site, resulting in a density of 56.7 units per acre. The proposed use and density are consistent with the proposed RH land use designation and density bonus allowed by AB 2334.

The City of Tracy Zoning Ordinance (Municipal Code Title 10) provides the following designation relevant to the proposed Project:

- The HDR Zone classification is designed to provide for apartments, multiple-family dwellings, dwelling groups, and supporting uses and to be utilized in appropriate locations within the areas designated high-medium density residential with a density range of 12 to 25 dwelling units per gross acre by the General Plan. The proposed use and density are consistent with the proposed HDR Zone and density bonus from AB 2334.

The proposed use on the Project site is consistent with the purpose of the General Plan designation of RH. It is also noted that the City's Municipal Code allows for increased residential densities for projects which provide very-low income units. The Project is consistent with the City's Code requirements. Approval of the requested General Plan Amendment (from RM to RH) would be required to ensure that the proposed Project is consistent with the Tracy General Plan. Approval of the proposed General Plan Amendment would ensure that this is a **less than significant** impact, and no mitigation is required.

XII. MINERAL RESOURCES -- WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

RESPONSES TO CHECKLIST QUESTIONS

Responses a), b): No Impact. As described in the Tracy General Plan EIR, the main mineral resources found in San Joaquin County, and the Tracy Planning Area, are sand and gravel (aggregate), which are primarily used for construction materials such as asphalt and concrete. According to the California Geological Survey (CGS) evaluation of the quality and quantity of these resources, the most marketable aggregate materials in San Joaquin County are found in three main areas:

- In the Corral Hollow alluvial fan deposits south of Tracy
- Along the channel and floodplain deposits of the Mokelumne River
- Along the San Joaquin River near Lathrop

Figure 4.8-1 of the General Plan EIR identifies Mineral Resource Zones (MRZs) throughout the Tracy Planning Area. The Project site is located within an area designated as MRZ-1. The MRZ-1 designation applies to areas where adequate information indicates that no significant mineral deposits are present, or where there is little likelihood for their presence. There are no substantial aggregate materials located within the Project site. Therefore, the Project would not result in the loss of availability of a known mineral resource. There is **no impact**.

XIII. NOISE

Would the project result in:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

KEY NOISE TERMS

Acoustics The science of sound.

Ambient Noise The distinctive acoustical characteristics of a given area consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.

Attenuation The reduction of noise.

A-Weighting A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.

Decibel or dB Fundamental unit of sound, defined as ten times the logarithm of the ratio of the sound pressure squared over the reference pressure squared.

CNEL Community noise equivalent level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.

Frequency The measure of the rapidity of alterations of a periodic acoustic signal, expressed in cycles per second or Hertz.

Impulsive Sound of short duration, usually less than one second, with an abrupt onset and rapid decay.

L_{dn} Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.

L_{eq} Equivalent or energy-averaged sound level. This section provides a general description of the existing noise sources in the project vicinity, a discussion of the regulatory setting, and identifies potential noise impacts associated with the proposed project. project impacts are evaluated relative to applicable noise level criteria and to the existing ambient noise environment.

L_{max} The highest root-mean-square (RMS) sound level measured over a given period of time.

$L_{(n)}$ The sound level exceeded a described percentile over a measurement period. For instance, an hourly L_{50} is the sound level exceeded 50 percent of the time during the one hour period.

Loudness A subjective term for the sensation of the magnitude of sound.

Noise Unwanted sound.

SEL Sound exposure levels. A rating, in decibels, of a discrete event, such as an aircraft flyover or train passby, that compresses the total sound energy into a one-second event.

RESPONSES TO CHECKLIST QUESTIONS

Response a): Less than Significant with Mitigation. The following analysis is based on the Environmental Noise Assessment prepared by Saxelby Acoustics for the proposed Project on August 2, 2023 (see Appendix D).

Summary of Applicable Noise Level Criteria

The proposed Project includes development of transient lodging and is subject to the City of Tracy hotel noise level standards.

Table NOISE-1 shows the City of Tracy Land Use Compatibility Chart. The table indicates that development of residential uses is "Normally Acceptable" where the ambient noise level is 65 dBA L_{dn} or less. Ambient levels exceeding 60 dB L_{dn} shall be analyzed following protocols in Appendix Chapter 12, Section 1208A, Sound Transmission Control, California Building Code. Construction where the ambient noise level exceeds 70 dBA L_{dn} is considered "Unacceptable." Construction may occur where noise levels range from 60 dBA L_{dn} to 70 dBA L_{dn} if noise reduction measures are implemented to ensure interior and exterior spaces are protected from excessive noise. Policy P5 establishes an acceptable interior noise level of 45 dBA L_{dn}.

Table NOISE-1: Effects of Vibration on People and Buildings

LAND USE CATEGORY	*EXTERIOR NOISE EXPOSURE (LDN)*					
	55	*60*	*65*	*70*	*75*	*80*
Single-Family Residential						
Multi-Family Residential, Hotels, and Motels		(a)				
Outdoor Sports and Recreation, Neighborhood Parks and Playgrounds						
Schools, Libraries, Museums, Hospitals, Personal Care, Meeting Halls, Churches						
Office Buildings, Business Commercial, and Professional						
Auditoriums, Concert Halls, Amphitheaters						

	NORMALLY ACCEPTABLE Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
	CONDITIONALLY ACCEPTABLE Specified land use may be permitted only after detailed analysis of the noise reduction requirements and the needed noise insulation features included in the design.
	UNACCEPTABLE New construction or development should generally not be undertaken because mitigation is usually not feasible to comply with noise element policies.

(A) RESIDENTIAL DEVELOPMENT SITES EXPOSED TO NOISE LEVELS EXCEEDING 60 LDN SHALL BE ANALYZED FOLLOWING PROTOCOLS IN APPENDIX CHAPTER 12, SECTION 1208A, SOUND TRANSMISSION CONTROL, CALIFORNIA BUILDING CODE.
SOURCE: CITY OF TRACY GENERAL PLAN.

Table NOISE-2 shows the noise level standard of a one-hour average sound level permitted at any point on or beyond the boundaries of the property. The table indicates the proposed Project shall not produce non-transportation noise levels of 55 dBA L_{eq} at adjacent noise sensitive receptors.

Table NOISE-2: General Sound Level Limits at Base District Zone

BASE DISTRICT ZONE	*SOUND LEVEL LIMITS (DECIBELS)*
1. Residential Districts RE (Residential Estate) LDR (Low Density) MDR/MDC (Medium Density) HDR (High Density) RMH (Mobile Home)	55
2. Commercial Districts MO (Medical Office) POM (Professional Office and Medical) NS (Neighborhood Shopping) CBD (Central Business District) GHC (General Highway) H-s (Highway Service)	65
3. Industrial Districts M-1 (Light Industrial) M-2 (Heavy Industrial)	75

BASE DISTRICT ZONE	*SOUND LEVEL LIMITS (DECIBELS)*
4. A (Agricultural)	75
5. AMO Aggregate Mineral Overlay Zone	75

SOURCE: CITY OF TRACY MUNICIPAL CODE.

Existing Noise Receptors

Some land uses are considered more sensitive to noise than others. Land uses often associated with sensitive receptors generally include residences, schools, libraries, hospitals, and passive recreational areas. Sensitive noise receptors may also include threatened or endangered noise sensitive biological species, although many jurisdictions have not adopted noise standards for wildlife areas. Noise sensitive land uses are typically given special attention in order to achieve protection from excessive noise.

Sensitivity is a function of noise exposure (in terms of both exposure duration and insulation from noise) and the types of activities involved. In the vicinity of the Project site, sensitive land uses include existing single-family residential uses to the north and west of the Project site, multi-family residential uses to the east of the Project site, and the South/West Park Elementary School south of the Project site.

Existing General Ambient Noise Levels

The existing noise environment in the Project area is primarily defined by traffic on West Mount Diablo Avenue and operations from Union Pacific Railroad. To quantify the existing ambient noise environment in the Project vicinity, Saxelby Acoustics conducted a continuous (24-hr.) noise level measurement at one location on the Project site. The noise measurement location is shown on Figure 11. A summary of the noise level measurement survey results is provided in Table NOISE-3. Appendix B of Appendix D contains the complete results of the noise monitoring.

Table NOISE-3: Summary of Existing Background Noise Measurement Data

LOCATION	*DATE*	L_{DN}	*DAYTIME* L_{EQ}	*DAYTIME* L_{50}	*DAYTIME* L_{MAX}	*NIGHTTIME* L_{EQ}	*NIGHTTIME* L_{50}	*NIGHTTIME* L_{MAX}
LT-1: 40 ft. to centerline of W Mount Diablo Ave.	6/7/2023	58	54	51	68	51	42	68
	6/8/2023	56	55	52	68	48	43	70
	6/9/2023	51	51	48	68	41	39	63

SOURCE: SAXELBY ACOUSTICS, 2023.

The sound level meters were programmed to record the maximum, median, and average noise levels at each site during the survey. The maximum value, denoted L_{max}, represents the highest noise level measured. The average value, denoted L_{eq}, represents the energy average of all the noise received by the sound level meter microphone during the monitoring period. The median value, denoted L_{50}, represents the sound level exceeded 50 percent of the time during the monitoring period.

Larson Davis Laboratories (LDL) model 820 precision integrating sound level meters were used for the ambient noise level measurement survey. The meters were calibrated before and after use with a CAL200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).

Future Traffic Noise Environment at Off-Site Receptors

Off-Site Traffic Noise Impact Assessment Methodology

To assess noise impacts due to Project-related traffic increases on the local roadway network, traffic noise levels are predicted at sensitive receptors for existing and future, project and no-project conditions.

Existing and Cumulative noise levels due to traffic are calculated using the Federal Highway Administration Highway Traffic Noise Prediction Model (FHWA RD-77-108). The model is based upon the Calveno reference noise factors for automobiles, medium trucks and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site.

The FHWA model was developed to predict hourly Leq values for free-flowing traffic conditions. To predict traffic noise levels in terms of L_{dn}, it is necessary to adjust the input volume to account for the day/night distribution of traffic.

Project trip generation volumes were provided by the Project traffic engineer (Kimley Horn 2023), truck usage and vehicle speeds on the local area roadways were estimated from field observations. Existing and Cumulative traffic volumes for West Mount Diablo were obtained from the City of Tracy City Roadway & Transportation Master Plan 2022. The predicted increases in traffic noise levels on the local roadway network for Existing and Cumulative conditions which would result from the Project are provided in terms of L_{dn}.

Traffic noise levels are predicted at the sensitive receptors located at the closest typical setback distance along each Project-area roadway segment. In some locations sensitive receptors may not receive full shielding from noise barriers or may be located at distances which vary from the assumed calculation distance.

Tables NOISE-4 and NOISE-5 summarize the modeled traffic noise levels at the nearest sensitive receptors along each roadway segment in the Project area. Appendix C of Appendix D provides the complete inputs and results of the FHWA traffic modeling.

Based upon the Tables NOISE-4 and NOISE-5 data, the proposed Project is predicted to result in an increase in a maximum traffic noise level increase of 0.6 dBA.

Table NOISE-4: Predicted Traffic Noise Level and Projected-Related Traffic Noise Level Increases

ROADWAY	SEGMENT	PREDICTED EXTERIOR NOISE LEVEL (DBA LDN) AT CLOSEST SENSITIVE RECEPTORS		
		EXISTING NO PROJECT	EXISTING + PROJECT	CHANGE
West Mt. Diablo Ave.	East of S. Tracy Blvd.	51.1	51.7	0.6

SOURCE: SAXELBY ACOUSTICS, 2023.

Table NOISE-5: Background Traffic Noise Level and Projected-Related Traffic Noise Level Increases

ROADWAY	SEGMENT	PREDICTED EXTERIOR NOISE LEVEL (DBA LDN) AT CLOSEST SENSITIVE RECEPTORS		
		BACKGROUND NO PROJECT	BACKGROUND + PROJECT	CHANGE
West Mt. Diablo Ave.	East of S. Tracy Blvd.	53.7	54.0	0.3

SOURCE: SAXELBY ACOUSTICS, 2023.

Evaluation of Project Operational Noise on Existing Sensitive Receptors

Project site traffic circulation and residential HVAC noise are the primary noise sources for this Project. The data used is based upon a combination of manufacturer's provided data and Saxelby Acoustics data from similar operations.

On-Site Circulation

The Project is projected to generate 161 daily trips with 11 trips in the morning peak hour (Kimley Horn). Saxelby Acoustics assumed that 1-2 of these trips could be heavy trucks to account for deliveries and trash collection. Parking lot movements are predicted to generate a sound exposure level (SEL) of 71 dBA SEL at 50 feet for passenger vehicles and 85 dBA SEL at 50 feet for trucks. Nighttime traffic outside of the AM or PM peak hour is estimated to be approximately 1/4 of daytime trips during nighttime hours (10:00 p.m. to 7:00 a.m.). Saxelby Acoustics data.

Traffic Noise Increases at Off-Site Receptors

The FICON guidelines specify criteria to determine the significance of traffic noise impacts. Where existing traffic noise levels are greater than 65 dB Ldn, a +1.5 dB Ldn increase in roadway noise levels will be considered significant. According to Tables NOISE-4 and NOISE-5, the maximum increase is traffic noise at the nearest sensitive receptor is predicted to be 0.6 dBA. Therefore, impacts resulting from increased traffic noise would be considered **less-than-significant**, and no mitigation is required.

Operational Noise at Existing Sensitive Receptors

The analysis for noise associated with the HVAC assumes a single three-ton HVAC unit for each residential unit. The units were assumed to have a sound level rating of 70 dBA (manufacturer's data).

Saxelby Acoustics used the SoundPLAN noise prediction model. Inputs to the model included sound power levels for the proposed amenities, existing and proposed buildings, terrain type,

and locations of sensitive receptors. These predictions are made in accordance with International Organization for Standardization (ISO) standard 9613-2:1996 (Acoustics – Attenuation of sound during propagation outdoors). ISO 9613 is the most commonly used method for calculating exterior noise propagation. Figure 12 shows the noise level contours resulting from operation of the Project.

Table NOISE-6 shows increases in the day/night average ambient noise levels due to operation of the proposed Project. As shown in the table, the proposed Project will result in a +2.5 dBA Ldn increase in the ambient noise level of nearby noise-sensitive receptors.

Table NOISE-6: Project Operational Noise Significant Increase at Adjacent Noise Sensitive Receptors

NOISE SENSITIVE RECEPTOR	*AMBIENT NOISE LEVEL*	*PROJECT NOISE LEVEL*	*AMBIENT + PROJECT NOISE LEVEL*	*DIFFERENCE*
R1	51.2 L_{DN}[1]	50.0 L_{DN}	53.7 L_{DN}[2]	2.5
R2	51.2 L_{DN}[1]	44.0 L_{DN}	52.0 L_{DN}[2]	0.8

NOTES:
[1] AS MEASURED AT LT-1
[2] CONSIDERED "NORMALLY ACCEPTABLE"
SOURCE: SAXELBY ACOUSTICS, 2023.

Based on Table NOISE-6 data, the proposed Project will result in a 00.8 to 2.5 dBA L_{dn} increase in the ambient noise level of nearby noise-sensitive receptors. As stated in the City of Tracy General Plan Policy P2, mitigation measures shall be required for new development projects under the following conditions:

- Causes the L_{dn} at noise-sensitive uses to increase 3 dB or more and exceed the "normally acceptable level;
- Causes the L_{dn} at noise-sensitive uses increase 5 dB or more and remain "normally acceptable" level;
- Cause new noise levels to exceed the City of Tracy Noise Ordinance limits.

The proposed Project operational noise will not require mitigation because noise levels will remain at the "normally acceptable" level of 60 dBA Ldn and the noise level increase is less than 5 dB. The predicted Project noise levels are predicted to comply with the City of Tracy General Plan Policy P2. This is a **less-than-significant** impact, and no mitigation is required.

Evaluation of Project Construction Noise on Existing Sensitive Receptors

During the construction of the proposed Project, noise from construction activities would temporarily add to the noise environment in the Project vicinity. As shown in Table NOISE-7, activities involved in construction would generate maximum noise levels ranging from 76 to 90 dB at a distance of 50 feet.

Table NOISE-7: Construction Equipment Noise

TYPE OF EQUIPMENT	*MAXIMUM LEVEL, DBA AT 50 FEET*
Auger Drill Rig	84
Backhoe	78
Compactor	83
Compressor (air)	78
Concrete Saw	90
Dozer	82
Dump Truck	76
Excavator	81
Generator	81
Jackhammer	89
Pneumatic Tools	85

SOURCE: ROADWAY CONSTRUCTION NOISE MODEL USER'S GUIDE. FEDERAL HIGHWAY ADMINISTRATION. FHWA-HEP-05-054. JANUARY 2006.

During the construction phases of the Project, noise from construction activities would add to the noise environment in the immediate Project vicinity. As indicated in Table NOISE-7, activities involved in construction would generate maximum noise levels ranging from 76 to 90 dBA L_{max} at a distance of 50 feet. Construction activities would also be temporary in nature and are anticipated to occur during normal daytime working hours.

Noise would also be generated during the construction phase by increased truck traffic on area roadways. A Project-generated noise source would be truck traffic associated with transport of heavy materials and equipment to and from the construction site. This noise increase would be of short duration and would occur during daytime hours.

The City of Tracy Municipal Code restricts construction noise from the noise ordinance between the hours of 7:00 a.m. and 7:00 p.m. or daylight hours. In addition, the Municipal Code requires the following noise control measures:

- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction area.
- Utilize "quiet" air compressors and other stationary noise sources where technology exists.

Caltrans defines a significant increase as an increase of 12 dBA over existing ambient noise levels; Saxelby Acoustics used this criterion to evaluate increases due to construction noise associated with the Project. As shown in Table NOISE-7, construction equipment is predicted to generate noise levels of up to 90 dBA Lm_{ax} at 50 feet. Construction noise is evaluated as occurring at the center of the site to represent average noise levels generated over the duration of construction across the Project site. The nearest residential uses are located approximately 155 feet as measured from the center of the Project site. At this distance, maximum construction noise levels would be up to 80 dBA. The average daytime maximum noise level in the vicinity of the sensitive

receptors was measured to be 68 dBA, resulting in a 12 dB increase. Therefore, Project construction would not cause an increase of greater than 12 dBA over existing ambient noise levels.

Noise would also be generated during the construction phase by increased truck traffic on area roadways. A Project-generated noise source would be truck traffic associated with transport of heavy materials and equipment to and from the construction site. This noise increase would be of short duration and would occur during daytime hours.

Although construction activities are temporary in nature and would occur during normal daytime working hours, construction-related noise could result in sleep interference at existing noise-sensitive land uses in the vicinity of the construction if construction activities were to occur outside the normal daytime hours. Therefore, impacts resulting from noise levels temporarily exceeding the threshold of significance due to construction would be considered potentially significant.

Implementation of Mitigation Measure NOISE-1 would reduce construction-generated noise levels. With implementation of Mitigation Measure NOISE-1, the proposed Project would have a ***less than significant*** impact relative to this environmental topic.

MITIGATION MEASURE(S)

Mitigation Measure NOISE-1: *The City of Tracy Development Services Department shall establish the following as conditions of approval for any permit that results in the use of construction equipment:*

- *Construction shall be limited to 7:00 a.m. to 7:00 p.m.*
- *All construction equipment powered by internal combustion engines shall be properly muffled and maintained.*
- *Quiet construction equipment, particularly air compressors, are to be selected whenever possible.*
- *All stationary noise-generating construction equipment such as generators or air compressors are to be located as far as is practical from existing residences. In addition, the Project contractor shall place such stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site.*
- *Unnecessary idling of internal combustion engines is prohibited.*
- *The construction contractor shall, to the maximum extent practical, locate on-site equipment staging areas to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the Project site during all Project construction.*

These requirements shall be noted on the Project plans prior to approval of grading and/or building permits.

Response b): Less than Significant. Vibration is like noise in that it involves a source, a transmission path, and a receiver. While vibration is related to noise, it differs in that in that noise is generally considered to be pressure waves transmitted through air, whereas vibration usually consists of the excitation of a structure or surface. As with noise, vibration consists of an amplitude and frequency. A person's perception to the vibration will depend on their individual sensitivity to vibration, as well as the amplitude and frequency of the source and the response of the system which is vibrating.

Vibration can be measured in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration measures in terms of peak particle velocities in inches per second. Standards pertaining to perception as well as damage to structures have been developed for vibration levels defined in terms of peak particle velocities.

Human and structural response to different vibration levels is influenced by several factors, including ground type, distance between source and receptor, duration, and the number of perceived vibration events. Table NOISE-8 indicates that the threshold for damage to structures ranges from 0.2 to 0.6 peak particle velocity in inches per second (in/sec p.p.v.). One-half this minimum threshold or 0.1 in/sec p.p.v. is considered a safe criterion that would protect against architectural or structural damage. The general threshold at which human annoyance could occur is noted as 0.1 in/sec p.p.v.

Table NOISE-8: Effects of Vibration on People and Buildings

PEAK PARTICLE VELOCITY		*HUMAN REACTION*	*EFFECT ON BUILDINGS*
MM/SEC.	*IN./SEC.*		
0.15-0.30	0.006-0.019	Threshold of perception; possibility of intrusion	Vibrations unlikely to cause damage of any type
2.0	0.08	Vibrations readily perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
2.5	0.10	Level at which continuous vibrations begin to annoy people	Virtually no risk of "architectural" damage to normal buildings
5.0	0.20	Vibrations annoying to people in buildings (this agrees with the levels established for people standing on bridges and subjected to relative short periods of vibrations)	Threshold at which there is a risk of "architectural" damage to normal dwelling - houses with plastered walls and ceilings. Special types of finish such as lining of walls, flexible ceiling treatment, etc., would minimize "architectural" damage
10-15	0.4-0.6	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause "architectural" damage and possibly minor structural damage.

SOURCE: CALTRANS. TRANSPORTATION RELATED EARTHBORN VIBRATIONS. TAV-02-01-R9601 FEBRUARY 20, 2002.

Construction Vibration Impacts

Construction vibration impacts include human annoyance and building structural damage. Human annoyance occurs when construction vibration rises significantly above the threshold of perception. Building damage can take the form of cosmetic or structural.

The primary vibration-generating activities associated with the proposed Project would occur during construction when activities such as grading, utilities placement, and parking lot construction occur. Table NOISE-9 shows the typical vibration levels produced by construction equipment.

Table NOISE-9: Vibration Levels for Varying Construction Equipment

TYPE OF EQUIPMENT	*PEAK PARTICLE VELOCITY @ 25 FEET (INCHES/SECOND)*	*PEAK PARTICLE VELOCITY @ 50 FEET (INCHES/SECOND)*	*PEAK PARTICLE VELOCITY @ 100 FEET (INCHES/SECOND)*
Large Bulldozer	0.089	0.031	0.011
Loaded Trucks	0.076	0.037	0.010
Small Bulldozer	0.003	0.001	0.000
Auger/Drill Rigs	0.089	0.031	0.011
Jackhammer	0.035	0.012	0.004
Vibratory Hammer	0.070	0.025	0.009
Vibratory Compactor/Roller	0.210 (less than 0.20 at 26 feet)	0.074	0.026

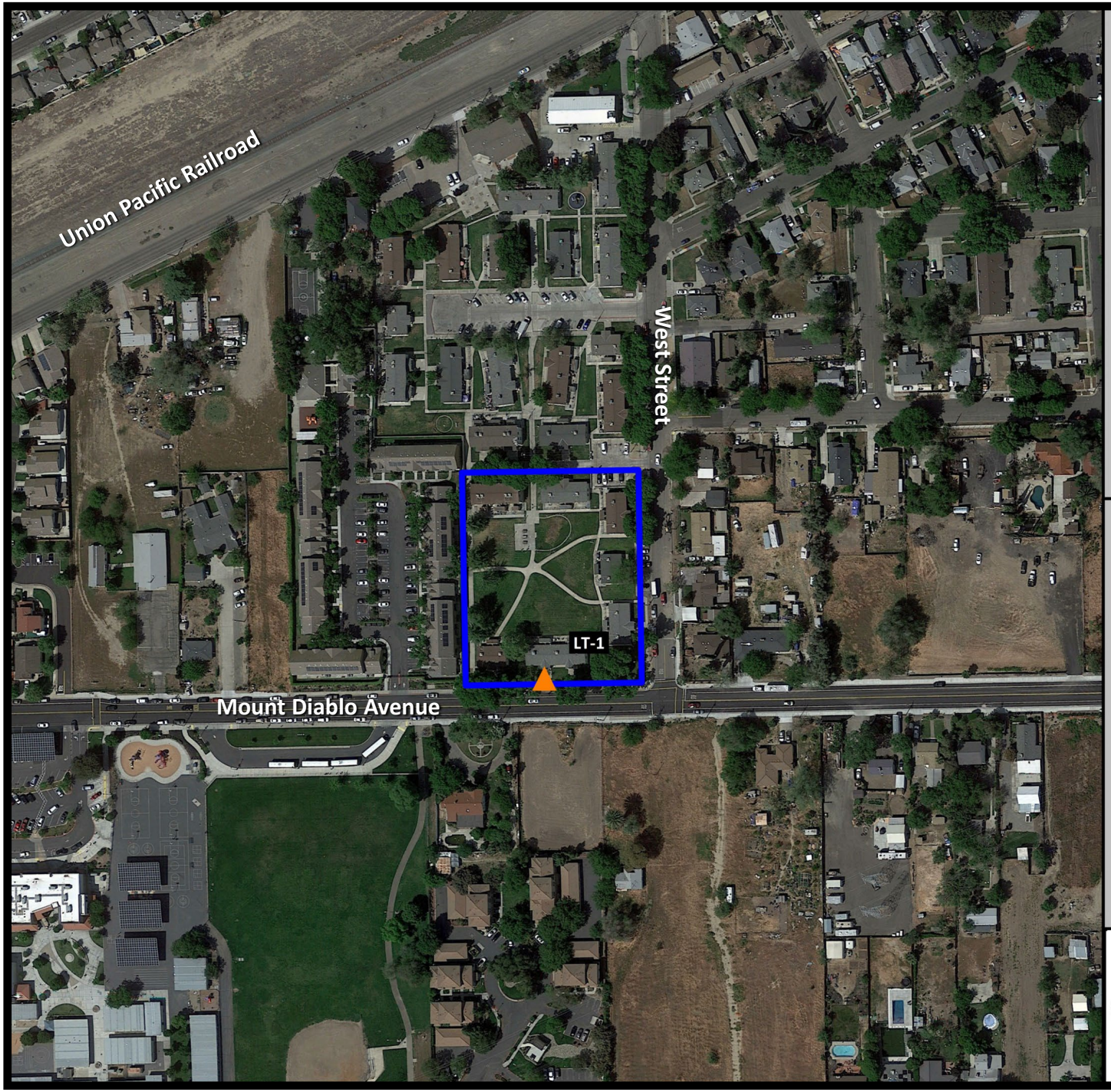
SOURCE: TRANSIT NOISE AND VIBRATION IMPACT ASSESSMENT GUIDELINES. FEDERAL TRANSIT ADMINISTRATION. MAY 2006.

The Table NOISE-9 data indicates that construction vibration levels anticipated for the Project are less than the 0.2 in/sec threshold at distances of 26 feet. Sensitive receptors which could be impacted by construction related vibrations, especially vibratory compactors/rollers, are located further than 26 feet from typical construction activities. At distances greater than 26 feet construction vibrations are not predicted to exceed acceptable levels. Additionally, construction activities would be temporary in nature and would likely occur during normal daytime working hours.

This is a **less-than-significant** impact, and no mitigation is required.

Response c): No Impact. The Project site is located approximately 2.7 miles south of the nearest airport (the Tracy Municipal Airport) and is outside of the contours of the Tracy Municipal Airport land use plan. Therefore, there is **no impact** relative to this topic.

This page left intentionally blank.



Tracy Senior Living

City of Tracy, California

Figure 11

Noise Measurement Sites

Legend

Project Site

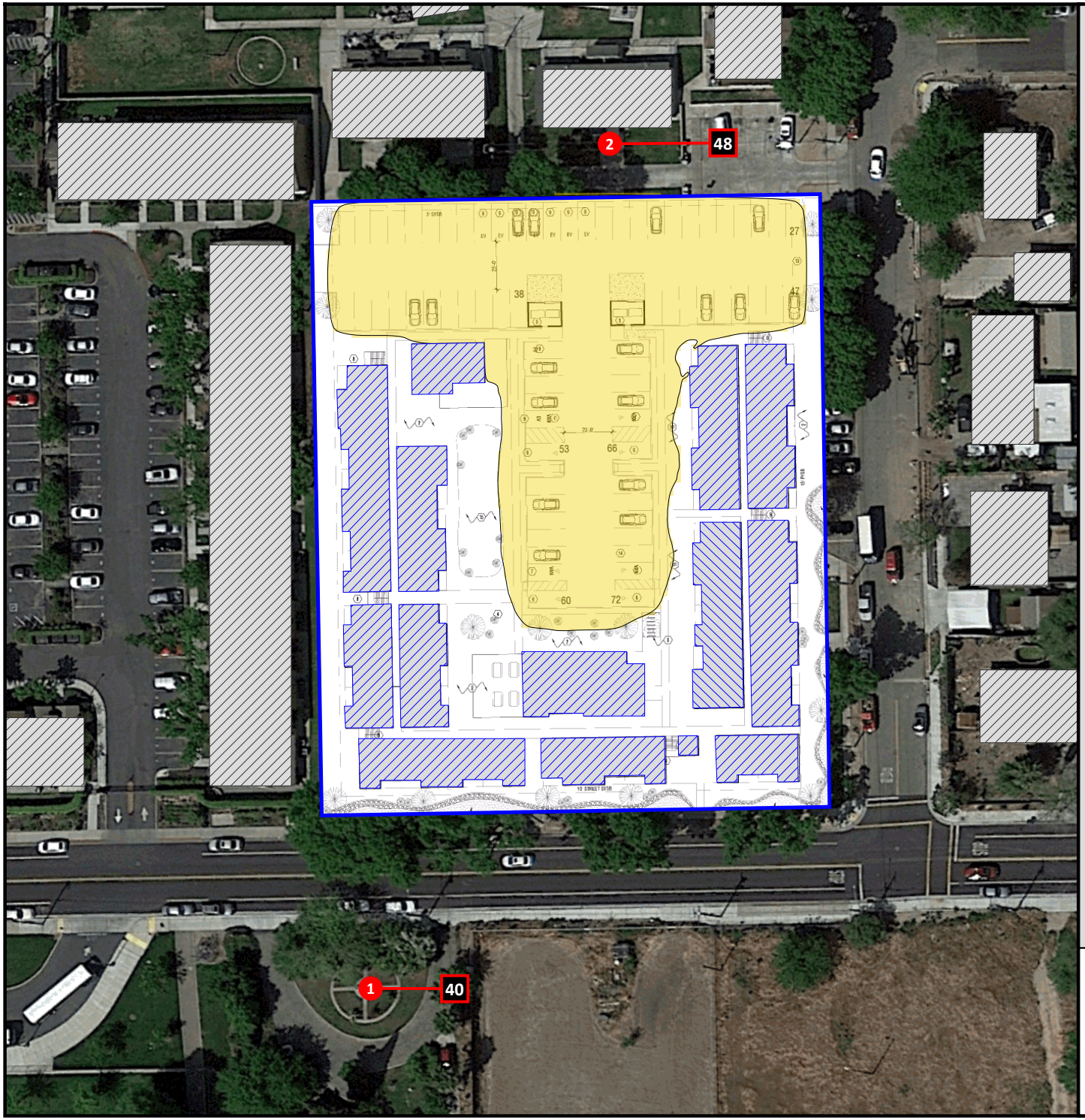
Noise Measurement Site - Long Term

50 ft 150 ft 250 ft 350 ft

Projection: UTM Zone 10 / WGS84 / meters
Rev. Date: 07/24/2023

SAXELBY ACOUSTICS
Acoustics · Noise · Vibration

This page left intentionally blank.



Tracy Senior Living

City of Tracy, California

Figure 12

Daytime and Nighttime Project
Noise Contours
Leq, dB(A)

Noise Level, dB(A)

50 < <= 55
55 < <= 60
60 < <= 65
65 <

Legend

- Project Building
- Existing Building
- Project Site

Scale 1:75

0 15 30 60 90 120 feet

N

SAXELBY ACOUSTICS
Acoustics · Noise · Vibration

This page left intentionally blank.

XIV. POPULATION AND HOUSING -- WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a): Less than Significant. According to the US Census population estimates, the population in Tracy in 2022 was approximately 97,328 people and the average persons per household was 3.40. The proposed Project would result in the construction of replacement residential housing on a site that currently contains residential uses. The existing residential uses provide 17 units. The proposed Project would provide 110 residential units. This would result in an increase of 93 units compared to the existing condition. Although the Project would directly increase population growth in the area, it is likely that the residents of the proposed units would move from other portions of the City or County. Additionally, the proposed Project would not include upsizing of offsite infrastructure or roadways. Implementation of the proposed Project would not indirectly induce substantial population growth in an area.

This impact is **less-than-significant**, as demonstrated throughout this document. No additional mitigation is required.

Response b): Less than Significant. The Project site is a 1.94-acre site consisting of seven affordable housing buildings containing 17 units along the border of the northern, eastern, and southern boundaries of the site surrounding a landscaped courtyard area with pedestrian pathways (see Figure 3). The proposed Project includes the demolition of the existing residential buildings and subsequent construction of 110 very-low income affordable senior housing units, associated amenities, landscaping, circulation, and utility improvements.

The proposed Project would increase the number of units by 93 compared to the existing condition. As such, the Project would not necessitate the construction of replacement housing elsewhere. Therefore, the Project would not displace substantial numbers of people or existing housing and would have a **less-than-significant** impact in this respect.

XV. PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a.i) Fire Protection: Less than Significant. On September 16, 1999, the City of Tracy Fire Department merged with the Tracy Rural Fire Protection District, forming the South San Joaquin County Fire Authority (SCFA). The SCFA was created to provide fire protection services to the entire jurisdictional area of both the corporate city limits and surrounding rural community. Employees of the Tracy Rural Fire Protection District became employees of the City of Tracy with the City of Tracy maintaining day to day administrative control of the department. Both the Tracy Rural Fire Protection District and the City of Tracy contract with the SCFA to receive fire protection services. The SCFA in turn contracts with the City of Tracy to provide employees and administrative services.

The SCFA/Tracy Fire Department provides emergency medical services to citizens located within the San Joaquin Emergency Medical Services Agency (SJEMSA) Zone C. Ambulance transport is provided by private provider, American Medical Response (AMR) under contract with the SJEMSA. The SCFA currently operates six fire stations and an administrative office. Twenty-four hour-per-day staffing is provided with six paramedic engine companies and one ladder truck company. Four fire stations are within the incorporated area of the City of Tracy, and two are in the surrounding rural Tracy area.

Three fire stations are located near the Project site: the South San Joaquin County Fire Authority, located at 835 N Central Avenue, and the Tracy Fire Station 97, located at 595 W Central Avenue, and Tracy Fire Station 91, located at 1701 W 11th Street. The nearest fire station, the South San Joaquin County Fire Authority, is located approximately 0.56 miles northeast of the Project site.

Response time and fire department effectiveness once units arrive are critical considerations in mitigating emergencies. The response time standard is defined as total reflex time (1:30 call processing, 1:00 turn-out time, and 4:00 travel-time). In addition, the SCFA performance standard to measure effectiveness is to confine moderate risk structure fires to the room of origin

or less 90 percent of the time in the City. In order to successfully mitigate emergencies, it is essential the SCFA assemble an adequate number of personnel to perform critical tasks at the scene once the unit(s) arrive.

Recognizing the potential need for increases in fire protection and emergency medical services, the City's General Plan includes policies to ensure that adequate related facilities are funded and provided to meet future growth (Objective PF-1.1, P1). This policy is implemented through the review of all new projects with the City's Sphere of Influence, prior to development, and through the collection of development impact fees for the funding of facilities.

Impact fees from new development are collected based upon projected impacts from each development. The adequacy of impact fees is reviewed on an annual basis to ensure that the fee is commensurate with the service facility and equipment needs.

Payment of the applicable impact fees by the Project applicant, and ongoing revenues that would come from property taxes, sales taxes, participation in the Community Facilities District or similar funding mechanism, and other revenues generated by the Project, would fund capital and labor costs associated with fire protection services.

All construction plans and development proposals are evaluated to determine fire protection needs. The Fire Prevention Division works closely with other City departments to ensure appropriate design and construction standards, including adequate fire protection water flows and that fire-resistant building materials are met within new development projects.

Overall, this impact is considered **less than significant**.

a.ii) Police Protection: Less than Significant. The Tracy Police Department provides police protection services to the City of Tracy. Its headquarters are located at 1000 Civic Center Drive, 0.9 miles northeast of the Project site. There are no satellite offices or plans to construct any in the near future.

The Department divides calls into three categories, Priority 1, 2, and 3 calls. Priority 1 calls are defined as life threatening situations. Priority 2 calls are not life threatening, but require immediate response. Priority 3 calls cover all other calls received by the police. Average response time for Priority 1 calls within city limits is approximately six to eight minutes. Response time for Priority 2 and 3 calls is, on average, 22 minutes.

The Tracy Police Department provides mutual aid to the San Joaquin County Sheriff's office, and vice versa, when a situation exceeds the capabilities of either department. Mutual aid is coordinated through the San Joaquin County Sheriff.

The City of Tracy General Fund provides approximately 96% of the Police Department's budget. The remaining 4% comes from various grants, fees, and assessments. The Police Department operates on a pre-approved annual budget, based on a fiscal year. New service demands are assessed when budget proposals are reviewed. Supplemental budget requests are considered on a case-by-case basis during the fiscal year.

It is not anticipated that implementation of the proposed Project would result in significant new demand for police services. Project implementation would not require the construction of new police facilities to serve the Project Area, nor would it result in impacts to the existing response times and existing police protection service levels. Therefore, impacts to police services will be **less than significant.**

a.iii) Schools: Less than Significant. The proposed Project includes the demolition of the existing residential buildings and subsequent construction of 110 very-low income affordable senior housing units. Although the residences are for senior populations, the possibility exists that school-aged children may occupy some of the units, requiring accommodation in the Tracy Unified School District (TUSD).

The TUSD collects impact fees from new developments under the provisions of SB 50. Payment of the applicable impact fees by the Project applicant, and ongoing revenues that would come from taxes, would fund capital and labor costs associated with school services. The adequacy of fees is reviewed on an annual basis to ensure that the fee is commensurate with the service. Payment of the applicable impact fees by the Project applicant, and ongoing revenues that would come from property taxes, sales taxes, and other revenues generated by the Project, would fund improvements associated with school services. Under the provisions of SB 50, a project's impacts on school facilities are fully mitigated via the payment of the requisite new school construction fees established pursuant to Government Code Section 65995. As such, the Project's impacts to school services are **less than significant**.

a.iv) Parks: Less than Significant. Potential Project impacts to parks and recreational facilities are addressed in the following Recreation section of this document.

a.v) Other Public Facilities: Less than Significant. Other public facilities in the City of Tracy include libraries, hospitals, and cultural centers such as museums and music halls. The proposed Project would increase demand on these facilities. The City of Tracy General Plan requires new development to pay its fair share of the costs of public buildings by collecting the Public Buildings Impact Fee. The Public Buildings Impact fee is used by the City to expand public services and maintain public buildings, including the Civic Center and libraries in order to meet the increased demand generated by new development. The collection of fees and determined fair share fee amounts are adopted by the City as Conditions of Approval (COAs) for all new development projects prior to Project approval. Payment of the applicable impact fees by the Project applicant, and ongoing revenues that would come from taxes, would ensure that Project impacts to libraries and public buildings are **less than significant.**

XVI. RECREATION

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

RESPONSES TO CHECKLIST QUESTIONS

Responses a), b): Less than Significant. The proposed Project would increase demand for parks and recreational facilities within the City of Tracy, and would increase the use of the City's existing parks and recreation system. Residents of the Project may visit existing park and recreational facilities within the City. As described in the Tracy General Plan, the City maintains 48 mini-parks, 15 neighborhood parks, and eight community parks, providing approximately 256 acres at 71 sites. The City is also in the process of constructing the Legacy Fields sports park at the northern edge of the City, which will provide an additional 166 acres of sports parks, 86 acres of passive recreation area, and a 46-acre future expansion area for additional park facilities.

The City strives to maintain a standard of 4 acres of park land for every 1,000 persons. In order to maintain this standard, the City requires new development projects to either include land dedicated for park uses, or to pay in-lieu fees towards the City's parks program. Chapter 13.12 of the Tracy Municipal Code states that, *"all development projects shall be required to maintain the City standard of four (4) acres of park land per 1,000 population. All development projects, as a condition of approval of any tentative parcel map or tentative subdivision map, or as a condition of approval of any building permit, shall dedicate land to the City or pay a fee in lieu thereof, or a combination of both, in order to maintain this City standard. The precise obligation of any development project to dedicate land or pay a fee pursuant to this section shall be incorporated in the implementing resolution for the park fee applicable to the development project."*

The City of Tracy requires the payment of the Project's fair share in-lieu parks fees, as required by the City's General Plan. The collection of fees and determined fair share fee amounts are adopted by the City as Conditions of Approval (COAs) for all new development projects prior to Project approval. Fees paid aid in the development of new park-space and maintenance as required, to ensure continued high quality park facilities for all city residents. Additionally, given that the City maintains an ample and diverse range of park sites and park facilities, and collects fees from new development to fund the construction of new parks and the maintenance of existing parks, the additional demand for parks generated by the proposed Project would not result in the physical deterioration of existing parks and facilities within Tracy. As such, this is a **less than significant** impact and no mitigation is required.

XVII. TRANSPORTATION AND CIRCULATION -- WOULD THE PROJECT:

Would the project:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a): Less than Significant. Implementation of the proposed Project would not result in a conflict with an existing or planned pedestrian facility, bicycle facility, or transit service/facility. In addition, the Project would not interfere with the implementation of a planned bicycle facility, pedestrian facility, or transit service/facility. The Project would not cause a degradation in transit service such that service does not meet performance standards established by the transit operator.

Existing pedestrian and bicycle facilities are located on the roadways adjacent to the Project site. There are no pedestrian or bicycle facilities within the developed Project site. The City of Tracy General Plan describes an interconnected, hierarchical system of sidewalks, on-street bike lanes, and off-street trails for pedestrians and bicyclists that provides access to this area of the City of Tracy. The Project's transportation and circulation system is designed to accommodate access to and from Mt. Diablo Road and West Street.

Site access would be provided by two proposed driveways: one along W. Mount Diablo Avenue and one along West Street. A north-south drive aisle would be provided along the western boundary of the site. This drive aisle would connect to the West Street driveway via a east-west roadway in the center of the site. Additionally, 12 bicycle parking spaces would be provided.

Overall, this impact would be **less than significant**.

Response b): Less than Significant. A CEQA Transportation Analysis was prepared by Kimley Horn on July 11, 2023. The following VMT analysis is based on the CEQA Transportation Review prepared by Kimley Horn (See Appendix B for further detail).

Purpose of Analysis

Senate Bill (SB) 743 is part of a long-standing policy effort by the California legislature to improve California's sustainability and reduce greenhouse gas emissions through denser infill

development, a reduction in single occupancy vehicles, improved mass transit, and other actions. Recognizing that the current environmental analysis techniques are, at times, encouraging development that is inconsistent with this vision, the legislature has taken the extraordinary step to change the basis of environmental analysis for transportation impacts from Level of Service (LOS) to Vehicle Miles Travelled (VMT). VMT is understood to be a good proxy for evaluating Greenhouse Gas (GHG) and other transportation related impacts that the State is actively trying to address.

In January 2019, the Natural Resources Agency finalized updates to the CEQA Guidelines including the incorporation of SB 743 modifications. The Guidelines' changes were approved by the Office of Administrative Law and are now in effect. Specific to SB 743, Section 15064.3(c) states, "A lead agency may elect to be governed by the provisions of this section immediately. The provisions apply statewide as of July 1, 2020."

To help aid lead agencies with SB 743 implementation, the Governor's Office of Planning and Research (OPR) produced the Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018) that provides guidance about the variety of implementation questions they face with respect to shifting to a VMT metric. Key guidance from this document includes:

- VMT is the most appropriate metric to evaluate a project's transportation impact.
- OPR recommends tour- and trip-based travel models to estimate VMT, but ultimately defers to local agencies to determine the appropriate tools.
- OPR recommends measuring VMT for residential and office projects on a "per rate" basis.
- OPR states that by adding retail opportunities into the urban fabric and thereby improving retail destination proximity, local-serving retail development tends to shorten trips and reduce VMT. Generally, retail development including stores smaller than 50,000 square feet might be considered local serving.
- OPR recommends that where a project replaces existing VMT-generating land uses, if the replacement leads to a net overall decrease in VMT, the project would lead to a less-than-significant transportation impact. If the project leads to a net overall increase in VMT, then the thresholds described above should apply.
- Lead agencies have the discretion to set or apply their own significance thresholds.

Methodology and Assumptions

Based on the land use information provided, for the purposes of SB 743 analysis and the determination of transportation related significant impacts, the Senior Living Attached Housing land use was analyzed. The Project description indicates that all dwelling units will be very low-income affordable senior housing units.

Per the *2023 CEQA Statute & Guidelines* (January 2023) published by the Association of Environmental Professionals (AEP), low-income housing is exempt from a quantitative VMT analysis and is presumed to result in a less than significant impact. This presumption is due to a low trip generation and higher use of alternative modes associated with low-income housing.

Findings

As the proposed Project is classified as affordable housing, it is presumed to be exempt from a quantitative VMT analysis. Therefore, this impact would be **less than significant**.

Responses c-d): Less than Significant. Per CEQA guidance Appendix G, the CEQA Transportation Analysis includes a safety analysis to determine if the project substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Project trip generation was conducted for the existing land uses and the proposed Project to determine if additional trips would be added to the existing roadway network with the addition of the Project.

The existing land use currently generates 101 daily trips, 5 AM peak hour trips (1 IN / 4 OUT) and 9 PM peak hour trips (6 In / 3 OUT).

The proposed Project land use generates 262 daily trips, 16 AM peak hour trips (5 IN / 11 OUT) and 20 PM peak hour trips (11 In / 9 OUT).

Therefore, the Project will produce a net of 161 daily trips, 11 AM peak hour trips (4 IN / 7 OUT) and 11 PM peak hour trips (5 IN / 6 OUT).

Since it was determined that the Project increases traffic, a qualitative analysis was conducted to determine the impacts of the additional trips to the network. At most, seven vehicles will be added to the AM peak hour out volumes, which is equivalent to approximately one vehicle every 8.6 minutes. Therefore, the additional trips added to the network due to the proposed Project are assumed to be negligible and not result in a safety impact.

The Project proposes two driveways:

- One along West Street
- One along W. Mt Diablo Avenue

It was determined that these new driveways would not substantially increase hazards based on the following:

- Low net trips generated for the Project
- Adequate sight distance available along West Street and W. Mt Diablo Avenue
- Low speed limits along West Street (25 mph) and W. Mt Diablo Avenue (25 mph)

No site circulation or access issues have been identified that would cause a traffic safety problem/hazard or any unusual traffic congestion or delay that could impede emergency vehicles or emergency access. The Project does not include any design features or incompatible uses that pose a significant safety risk. The Project would create no adverse impacts to emergency vehicle access or circulation.

Overall, Project implementation would have a **less-than-significant** impact relative to this topic.

XVIII. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?		X		
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resources to a California Native American tribe.		X		

BACKGROUND

Assembly Bill 52 (AB 52) requires a lead agency, prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report for a project, to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed Project if: (1) the California Native American tribe requested to the lead agency, in writing, to be informed by the lead agency through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe, and (2) the California Native American tribe responds, in writing, within 30 days of receipt of the formal notification, and requests the consultation.

A letter was sent to the Native American Heritage Commission (NAHC) by Peak & Associates, Inc. requesting a check of the Sacred Lands files for the Project site. A reply from that office was prepared on July 7, 2023 (Appendix 3 of Appendix C). The NAHC letter indicated the results were negative for Sacred Lands and provided a list of nine groups, some with multiple representatives, all who might have knowledge of resources of concern in the APE. Letters have been sent to the groups on August 23, 2023 (sample letter in Appendix 3 of Appendix C). No replies have been received to date.

RESPONSES TO CHECKLIST QUESTIONS

Responses a.i)-a.ii): Less than Significant with Mitigation. The City of Tracy General Plan and subsequent EIR does not identify the site as having prehistoric period cultural resources. Additionally, there are no known unique cultural resources known to occur on, or within the immediate vicinity of the Project site. The site has previously been used for residential uses. No instances of cultural resources or human remains have been unearthed on the Project site. Based on the above information, the Project site has a low potential for the discovery of prehistoric,

ethnohistoric, or historic archaeological sites that may meet the definition of Tribal Cultural Resources. Although no Tribal Cultural Resources have been documented in the Project site, the Project is located in a region where cultural resources have been recorded and there remains a potential that undocumented archaeological resources that may meet the Tribal Cultural Resource definition could be unearthed or otherwise discovered during ground-disturbing and construction activities. Examples of significant archaeological discoveries that may meet the Tribal Cultural Resources definition would include villages and cemeteries.

Due to the possible presence of undocumented Tribal Cultural Resources within the Project site, construction-related impacts on tribal cultural resources would be potentially significant. Implementation of the Mitigation Measure CUL-1 would require appropriate steps to preserve and/or document any previously undiscovered resources that may be encountered during construction activities, including human remains. Implementation of this measure would reduce this impact to a **less than significant** level.

MITIGATION MEASURE(S)

Implement Mitigation Measure CUL-1

XIX. UTILITIES AND SERVICE SYSTEMS -- WOULD THE PROJECT:

Would the project:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Require or result in the relocation or construction of new or expanded water, wastewater or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Responses to Checklist Questions

Response a)-c): Less than Significant.

Water

The provision of public services and the construction of onsite infrastructure improvements will be required to accommodate the development of the proposed Project. The proposed Project would require extensions of offsite water conveyance infrastructure to the Project site for potable water and irrigation water. Water distribution will be by an underground distribution system to be installed as per the City of Tracy standards and specifications. All offsite water utility improvements will be in or adjacent to existing roadways along the perimeter of the Project site, thereby limiting any potential impact to areas that were not already disturbed.

Estimated Project Water Demands

The water demands for the Project were estimated based on the unit water demand factors adopted in the Citywide Water System Master Plan Update (2023). The total annual potable water demand for the Project is approximately 24,200 gallons per day (or 27.1 acre-feet per year [af/yr]) based on a unit water demand factor of 220 gallons per day per dwelling unit for high density residential land uses.

Based on the existing uses and proposed water demand calculation, the Project does not significantly impact the existing system deficiencies. There is sufficient storage capacity to serve the Project. No off-site improvements are required to serve the Project.

Conclusion

The proposed Project would not result in insufficient water supplies available to serve the proposed Project from existing entitlements and resources. Therefore, the proposed Project would result in a **less than significant** impact to water supplies.

Wastewater

The provision of public services and the construction of onsite infrastructure improvements will be required to accommodate the development of the proposed Project. The proposed Project would require extensions of offsite wastewater conveyance infrastructure to the Project site. Wastewater lines are located on-site to serve the existing residences as well as in the adjacent roadways. All offsite water utility improvements will be in or adjacent to existing roadways along the perimeter of the Project site, thereby limiting any potential impact to areas that were not already disturbed.

Sewer generated from the Project is proposed to flow into the existing sewer trunklines in the area and would eventually be pumped to the wastewater treatment plant (WWTP).

Estimated Project Sewer Flows

The wastewater flow for the Project was calculated based on the wastewater generation factors adopted in the City's Wastewater Master Plan (2023). The wastewater flow for the Project is approximately 396,000 gallons per day (gpd) based on a wastewater generation factor of 3,600 gpd/unit for the high density residential land use designation.

No additional off-site improvements are required to serve the Project. Additionally, the utility plans meet City requirements for on-site sewer improvements.

Conclusion

Ultimately, the sanitary sewer collection system will be an underground collection system installed as per the City of Tracy standards and specifications. Sanitary sewer disposal and treatment will be to the City of Tracy WWTP. The development of the proposed Project would not exceed the wastewater discharge requirements in the WDR Order. Therefore, the proposed Project is anticipated to have a **less than significant** impact relative to this topic.

Storm Drainage

The Project site is currently developed with residential uses with a courtyard grass area in the center. The Project site contains pervious and impervious surfaces. Construction of the Project would increase the building footprints and, as such, would increase the amount of impervious surfaces. Because the proposed Project increases impervious surface area from an existing

developed site, the Project site could increase runoff slightly. Onsite storm drainage would be installed to serve the proposed Project. Development of the proposed Project would include construction of a new storm drainage system.

Pursuant to section 11.34.210 Design Standards of the City's Municipal Code, installation of the Project's storm drain system would be required to conform to the design criteria, standard plans and specifications and the inspection and testing procedures set forth in the applicable City public improvement design standards. Thus, the proposed storm drainage collection and detention system will be subject to the SWRCB and City of Tracy regulations, including: Tracy Municipal Code, Tracy Storm Drain Master Plan, 2012; Phase II, NPDES Permit Requirements; NPDES-MS4 Permit Requirements; and LID Guidelines.

As noted previously, stormwater retention treatment planters would be located throughout the Project site, mainly in the proposed landscaped areas surrounding the apartment buildings. Stormwater runoff from each of the drainage areas would be routed to a series of on-site stormwater bioretention treatment planters.

The preliminary plan for the Project shows an underground infiltration system to meet stormwater quality requirements. Best management practices (BMPs) will be applied to the proposed development to limit the concentrations of constituents in any site runoff to acceptable levels. Stormwater flows from the Project site would be directed to the proposed stormwater treatment planters and bioretention areas by a new stormwater conveyance system on the Project site. The landscaping plan includes stormwater treatment plantings in the treatment/detention basins. Additionally, erosion and sediment control measures would be implemented during construction.

Overall, impacts from Project implementation would be **less than significant**.

Responses d), e): Less than Significant. The City of Tracy contracts with Tracy Disposal Service, a private company, for solid waste collection and disposal. Based on the most recent waste generation factor provided by CalRecycle for residential uses (12.23 pounds per household per day), the proposed Project is expected to generate approximately 1,345.3 pounds per day of solid waste upon full buildout, which is equivalent to less than 0.07 tons per day.

Currently, the permitted capacity of the Foothill Landfill is 102 million cubic yards. The remaining capacity of the facility is approximately 95 million cubic yards. As noted previously, the remaining capacity of the facility is approximately 95 million cubic yards. Current permits indicate a closure in 2054. There are no plans to expand the Foothill Landfill or build a new one to accommodate Tracy's waste since the Foothill Landfill is expected to meet the City's needs for the foreseeable future. The addition of the volume of solid waste associated with the proposed Project to the Foothill Landfill would not exceed the landfill's remaining capacity.

Overall, the proposed Project would be required to comply with applicable State and local requirements including those pertaining to solid waste, construction waste diversion, and recycling. The City would coordinate development of the proposed Project with Tracy Disposal Service. Furthermore, the addition of the volume of solid waste associated with the proposed

Project, approximately 0.07 tons per day, would increase the total tons of solid waste to the landfill; however, this increase would not cause an exceedance of the landfill's remaining capacity. Therefore, the proposed Project would not generate solid waste in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals, or exceed any State or local standards associated with solid waste. This is a **less-than-significant** impact.

XX. WILDFIRE

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

Existing Setting

According to the 2022 San Joaquin County State Responsibility Area Fire Hazard Severity Zone map completed by the California Department of Forestry and Fire Protection (Cal Fire), the Project site is not within a State Responsibility Area or Very High Fire Hazard Severity Zone (VHFHSZ). Although this CEQA topic only applies to areas within an SRA or VHFHSZ, out of an abundance of caution, these checklist questions are analyzed below.

Responses to Checklist Questions

Response a): Less than Significant. As discussed in Section IX, Hazards and Hazardous Materials, the Project site would connect to the existing network of City streets adjacent to the site. Site access would be provided by two proposed driveways: one along W. Mount Diablo Avenue and one along West Street. A north-south drive aisle would be provided along the western boundary of the site. This drive aisle would connect to the West Street driveway via a east-west roadway in the center of the site.

Three fire stations are located near the Project site: the South San Joaquin County Fire Authority, located at 835 N Central Avenue, and the Tracy Fire Station 97, located at 595 W Central Avenue, and Tracy Fire Station 91, located at 1701 W 11th Street. The nearest fire station, the South San Joaquin County Fire Authority, is located approximately 0.56 miles northeast of the Project site. The appropriate turning radiuses have been planned to accommodate fire trucks on-site. The proposed circulation improvements would allow for greater emergency access relative to existing conditions. Moreover, the proposed Project would require building construction to meet the fire code requirements, and would have fire hydrants consistent with the standards of the

City; such fire hydrants would assist with fire suppression efforts if a fire was to occur on or near the Project site. Therefore, impacts from Project implementation would be considered **less than significant** relative to adopted emergency response plans or evacuation plans.

Response b): Less than Significant. The risk of wildfire is related to a variety of parameters, including fuel loading (vegetation), fire weather (winds, temperatures, humidity levels and fuel moisture contents) and topography (degree of slope). Steep slopes contribute to fire hazard by intensifying the effects of wind and making fire suppression difficult. Fuels such as grass are highly flammable because they have a high surface area to mass ratio and require less heat to reach the ignition point. The Project site is located in an area that is predominately urban, which is not considered at a significant risk of wildlife. There are no steep slopes on or near the Project site. Therefore, impacts from Project implementation would be considered **less than significant** relative to the spread of wildfire.

Response c): Less than Significant. The Project includes development of infrastructure (water, sewer, and storm drainage) to serve the proposed residential buildings. The Project does not include the construction of fuel breaks, emergency water sources, or power lines. As noted above, the proposed Project would require fire hydrants consistent with the standards of the City, and such fire hydrants would assist with fire suppression efforts if a fire was to occur. Therefore, impacts from Project implementation would be considered **less than significant** relative to infrastructure that may exacerbate fire risk.

Response d): Less than Significant. The proposed Project would require the installation of storm drainage infrastructure to ensure that storm waters properly drain from the Project site and does not result in downstream flooding or major drainage changes. Stormwater retention treatment planters would be located throughout the Project site, mainly in the proposed landscaped areas surrounding the apartment buildings. Stormwater runoff from each of the drainage areas would be routed to a series of on-site stormwater bioretention treatment planters.

The preliminary plan for the Project shows an underground infiltration system to meet stormwater quality requirements. Best management practices (BMPs) will be applied to the proposed development to limit the concentrations of constituents in any site runoff to acceptable levels. Stormwater flows from the Project site would be directed to the proposed stormwater treatment planters and bioretention areas by a new stormwater conveyance system on the Project site. The landscaping plan includes stormwater treatment plantings in the treatment/detention basins. Additionally, erosion and sediment control measures would be implemented during construction.

Runoff from the Project site currently flows to the existing City storm drains located in West Street and W Mt Diablo Avenue. Upon development of the site, stormwater would flow to the on-site retention basins and/or the existing storm drains in the adjacent roadways. Additionally, the Project site is located within FEMA Zone X (un-shaded), indicating that the site is located outside of the 100-year flood hazard zone.

Landslides include rockfalls, deep slope failure, and shallow slope failure. Factors such as the geological conditions, drainage, slope, vegetation, and others directly affect the potential for landslides. The elevation of the site is approximately 75 feet above MSL with no significant slopes. The Project would also be required to comply with the provisions of the California Building Standard's Code, which requires development projects to perform geotechnical investigations in accordance with State law, which include general engineering characteristics of the subsurface conditions within the Project site and potential mitigation strategies to address any geotechnical concerns or potential hazards (such as slope failure). Therefore, the potential for a landslide (including rockfalls, deep slope failure, and shallow slope failure) on the Project site is low.

Overall, impacts from Project implementation would be considered **less than significant** relative to risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a): Less than Significant. As described throughout the analysis above, the proposed Project would not result in any significant impacts that would substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal to the environment. All potentially significant impacts related to plant and animal species would be mitigated to a less than significant level. The proposed Project would be required to implement a SWPPP aimed at reducing stormwater pollutants and runoff during construction, as well as through compliance of various other state, regional and local standards. Specifically related to ensuring the continued sustainability of biological resources through adaptive management, Mitigation Measure BIO-1 requires the SJMSCP Monitoring Plan an Annual Report process, Biological Monitoring Plan, SJMSCP Compliance Monitoring Program, and the SJMSCP Adaptive Management Plan. The Project proponent shall seek coverage under the SJMSCP to mitigate for habitat impacts to covered special status species that would reduce any potentially significant impacts to a less than significant level. Through the full mitigation of biological impacts, the Project would not result in any cumulative impacts, related to biological resources. These are **less-than-significant** impacts.

Response b): Less than Significant. As described throughout the analysis above, the proposed Project would not result in any significant individual or cumulative impacts that would not be mitigated to less than significant levels. Therefore, these are **less-than-significant** impacts.

Response c): Less than Significant. As described throughout the analysis above, the proposed Project would not result in any significant impacts that would have environmental effects which will cause substantial adverse effects on humans. The analysis in the relevant sections above provides standards and mitigation measures to reduce any potentially significant impacts on humans to less than significant levels. A variety of mitigation measures including those related to air quality, biological resources, cultural resources, geology and soils, hazardous materials, tribal cultural resources, and noise, ensure any adverse effects on humans are reduce to an acceptable standard. Therefore, these are **less-than-significant** impacts.

REFERENCES

- California Air Resources Board. 2022. 2022 Scoping Plan for Achieving Carbon Neutrality. November 16, 2022.
- Army Corps of Engineers. 1987. Army Corps of Engineers Wetland Delineation Manual.
- Barbour and Major 1988. Terrestrial Vegetation of California.
- C Donald Ahrens. 2006. Meteorology Today: An Introduction to Weather, Climate, & the Environment.
- California Air Resources Board. Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles. October 2000. Available at: <https://www.arb.ca.gov/diesel/documents/rrpFinal.pdf>.
- California Air Resources Board. 2016. ARB Databases: Aerometric Data Analysis and Management System (ADAM). Available at: <http://www.arb.ca.gov/html/databases.htm>.
- California Air Resources Board. 2017. Final 2017 Scoping Plan Update and Appendices. Available at: <https://ww2.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan/2017-scoping-plan-documents>
- California Air Resources Board. 2023. Current California GHG Emission Inventory Data. Available: https://ww2.arb.ca.gov/ghg-inventory-data
- California Department of Conservation. 2016. California Important Farmland Finder. Available at: <http://maps.conservation.ca.gov/ciff/ciff.html>.
- California Department of Conservation. California Land Conservation Act of 1965 2016 Status Report, The Williamson Act. December 2016.
- California Department of Transportation. Transportation Related Earthborn Vibrations. TAV-02-01-R9601 February 20, 2002.
- California Energy Commission. 2005. Global Climate Change: In Support of the 2005 Integrated Energy Policy Report. (CEC-600-2005-007.) Available at: <http://www.energy.ca.gov/2005publications/CEC-100-2005-007/CEC-100-2005-007-CMF.PDF>.
- California Energy Commission. 2006. Inventory of California Greenhouse Gas Emissions and Sinks 1990 to 2004. (CEC-600-2006-013-SF.) Available at: <http://www.energy.ca.gov/2006publications/CEC-600-2006-013/CEC-600-2006-013-SF.PDF>.
- California Energy Commission. 2021. California Greenhouse Gas Emission Inventory – 2020Edition. Available at: https://www.arb.ca.gov/cc/inventory/data/data.htm
- California Department of Resources Recycling and Recovery (CalRecycle). Estimated Solid Waste Generation Rates. 2019. Available at: <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>
- City of Tracy. City of Tracy General Plan Draft Environmental Impact Report. October 4, 2005.
- City of Tracy. City of Tracy General Plan. February 1, 2011.
- City of Tracy. Tracy Municipal Code. Codified through Ordinance No. 1269, passed June 4, 2019.
- Federal Highway Administration. Roadway Construction Noise Model User's Guide, FHWA-HEP-05-054. January 2006.
- Federal Transit Administration. Transit Noise and Vibration Impact Assessment Guidelines. May 2006
- Intergovernmental Panel on Climate Change. 2023. "Climate Change 2023 Synthesis Report." Available at: https://www.ipcc.ch/report/ar6/syr/downloads/report/IPCC_AR6_SYR_LongerReport.pdf.
- Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004. (Staff Final Report), California Energy Commission, 2006.

- Kimley-Horn and Associates. 301 West Street Senior Living CEQA Transportation Analysis. July 11, 2023.
- Meteorology Today: An Introduction to Weather, Climate, & the Environment, 2003, D.C. Ahrens.
- Pacific Gas & Electric (PG&E). 2022. 2021 Power Mix. Available: https://www.pge.com/pge_global/common/pdfs/your-account/your-bill/understand-your-bill/bill-inserts/2022/1022-Power-Content-Label.pdf.
- Peak & Associates, Inc. Determination of Eligibility and Effect for the Tracy Senior Living Project, City of Tracy, San Joaquin County, California. December 1, 2023.
- San Joaquin Council of Governments (SJCOG) Airport Land Use Compatibility Plan (ALUCP). 2018 ALUCP.
- San Joaquin Council of Governments. 2022. 2022 Regional Transportation Plan/Sustainable Communities Strategy. Adopted August 2022.
- San Joaquin Valley Air Pollution Control District. Final Draft, Guidance for Assessing and Mitigating Air Quality Impacts. February 19, 2015. Available at: https://www.valleyair.org/transportation/GAMAQI-2015/FINAL-DRAFT-GAMAQI.PDF.
- San Joaquin Valley Air Pollution Control District. Small Project Analysis Level (SPAL). November 2020. Available at: https://www.valleyair.org/transportation/CEQA%20Rules/GAMAQI-SPAL.PDF.
- Saxelby Acoustics. Environmental Noise Assessment – Tracy Senior Living, City of Tracy, California. August 2, 2023.
- Sawyer, John and Todd Keeler-Wolf. 1995. A Manual of California Vegetation.
- Skinner, Mark W. and Bruce M. Pavlik, Eds. 2001. California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California.
- Tracy Unified School District. School Facilities Needs Analysis. March 2022. Available at: https://www.sssd.k12.ca.us/cms/lib/CA02205826/Centricity/Domain/32/Level%202%20School%20Facilities%20Needs%20Analysis%202022.pdf.
- U.S. Environmental Protection Agency. 2014. Climate Change Indicators in the United States: Global Greenhouse Gas Emissions. Updated 2020. Available at: https://www.epa.gov/climate-indicators/climate-change-indicators-us-greenhouse-gas-emissions.
- U.S. Environmental Protection Agency (EPA). U.S. Environmental Protection Agency, Water Conservation Plan Guidelines. August 6, 1998. Available at: https://www.epa.gov/watersense/water-conservation-plan-guidelines.

This page left intentionally blank.

APPENDIX A

Greenhouse Gas Emission Modeling and Energy Calculations

Tracy Senior Housing Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

1.2. Land Use Types

1.3. User-Selected Emission Reduction Measures by Emissions Sector

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

2.2. Construction Emissions by Year, Unmitigated

2.4. Operations Emissions Compared Against Thresholds

2.5. Operations Emissions by Sector, Unmitigated

3. Construction Emissions Details

3.1. Demolition (2024) - Unmitigated

3.3. Site Preparation (2024) - Unmitigated

3.5. Grading (2024) - Unmitigated

3.7. Building Construction (2024) - Unmitigated

3.9. Building Construction (2025) - Unmitigated

3.11. Paving (2025) - Unmitigated

3.13. Architectural Coating (2025) - Unmitigated

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

4.3. Area Emissions by Source

4.3.1. Unmitigated

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

5. Activity Data

5.1. Construction Schedule

5.2. Off-Road Equipment

5.2.1. Unmitigated

5.3. Construction Vehicles

5.3.1. Unmitigated

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

5.5. Architectural Coatings

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

5.6.2. Construction Earthmoving Control Strategies

5.7. Construction Paving

5.8. Construction Electricity Consumption and Emissions Factors

5.9. Operational Mobile Sources

5.9.1. Unmitigated

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.2. Architectural Coatings

5.10.3. Landscape Equipment

5.11. Operational Energy Consumption

5.11.1. Unmitigated

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

5.13. Operational Waste Generation

5.13.1. Unmitigated

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

5.18.2. Sequestration

5.18.2.1. Unmitigated

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

6.2. Initial Climate Risk Scores

6.3. Adjusted Climate Risk Scores

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

7.2. Healthy Places Index Scores

7.3. Overall Health & Equity Scores

7.4. Health & Equity Measures

7.5. Evaluation Scorecard

7.6. Health & Equity Custom Measures

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Tracy Senior Housing
Construction Start Date	4/1/2024
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.40
Precipitation (days)	6.60
Location	37.72940527154742, -121.43099013745683
County	San Joaquin
City	Tracy
Air District	San Joaquin Valley APCD
Air Basin	San Joaquin Valley
TAZ	2135
EDFZ	4
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.21

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description

Apartments Mid Rise	110	Dwelling Unit	6.85	105,600	42,000	0.00	355	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.43	33.2	36.0	33.9	0.05	1.60	19.8	21.4	1.47	10.1	11.6	—	5,461	5,461	0.22	0.10	3.92	5,482
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.81	1.54	12.0	16.8	0.03	0.50	0.76	1.26	0.46	0.18	0.64	—	3,413	3,413	0.15	0.10	0.10	3,446
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.15	2.21	8.12	9.92	0.01	0.35	1.28	1.62	0.32	0.55	0.87	—	1,893	1,893	0.08	0.05	0.73	1,910
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.21	0.40	1.48	1.81	< 0.005	0.06	0.23	0.30	0.06	0.10	0.16	—	313	313	0.01	0.01	0.12	316

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	4.43	3.73	36.0	33.9	0.05	1.60	19.8	21.4	1.47	10.1	11.6	—	5,461	5,461	0.22	0.10	3.92	5,482
2025	1.72	33.2	11.1	17.3	0.03	0.44	0.76	1.19	0.40	0.18	0.58	—	3,463	3,463	0.14	0.10	3.64	3,499
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.81	1.54	12.0	16.8	0.03	0.50	0.76	1.26	0.46	0.18	0.64	—	3,413	3,413	0.15	0.10	0.10	3,446
2025	1.70	1.44	11.2	16.5	0.03	0.44	0.76	1.19	0.40	0.18	0.58	—	3,393	3,393	0.12	0.10	0.09	3,425
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.15	0.97	8.12	9.92	0.01	0.35	1.28	1.62	0.32	0.55	0.87	—	1,893	1,893	0.08	0.05	0.73	1,910
2025	0.47	2.21	3.10	4.60	0.01	0.12	0.19	0.32	0.11	0.05	0.16	—	912	912	0.03	0.02	0.40	920
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.21	0.18	1.48	1.81	< 0.005	0.06	0.23	0.30	0.06	0.10	0.16	—	313	313	0.01	0.01	0.12	316
2025	0.09	0.40	0.57	0.84	< 0.005	0.02	0.04	0.06	0.02	0.01	0.03	—	151	151	0.01	< 0.005	0.07	152

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.38	4.63	2.09	21.6	0.04	0.06	2.88	2.95	0.06	0.73	0.79	52.4	4,365	4,417	5.48	0.18	14.2	4,624
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.67	3.94	2.30	13.2	0.03	0.06	2.88	2.94	0.06	0.73	0.79	52.4	4,088	4,140	5.49	0.20	1.11	4,338

Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.96	4.22	2.21	16.3	0.04	0.06	2.87	2.93	0.06	0.73	0.79	52.4	4,157	4,210	5.49	0.19	6.58	4,411
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.36	0.77	0.40	2.98	0.01	0.01	0.52	0.54	0.01	0.13	0.14	8.67	688	697	0.91	0.03	1.09	730

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.75	1.60	1.65	15.2	0.04	0.03	2.88	2.91	0.03	0.73	0.76	—	3,575	3,575	0.13	0.16	13.5	3,639
Area	0.59	3.00	0.06	6.23	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	16.7	16.7	< 0.005	< 0.005	—	16.7
Energy	0.04	0.02	0.38	0.16	< 0.005	0.03	—	0.03	0.03	—	0.03	—	764	764	0.09	0.01	—	768
Water	—	—	—	—	—	—	—	—	—	—	—	8.57	8.85	17.4	0.88	0.02	—	45.7
Waste	—	—	—	—	—	—	—	—	—	—	—	43.8	0.00	43.8	4.38	0.00	—	153
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.76	0.76
Total	2.38	4.63	2.09	21.6	0.04	0.06	2.88	2.95	0.06	0.73	0.79	52.4	4,365	4,417	5.48	0.18	14.2	4,624
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.63	1.48	1.91	13.0	0.03	0.03	2.88	2.91	0.03	0.73	0.76	—	3,315	3,315	0.15	0.17	0.35	3,370
Area	—	2.44	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.04	0.02	0.38	0.16	< 0.005	0.03	—	0.03	0.03	—	0.03	—	764	764	0.09	0.01	—	768
Water	—	—	—	—	—	—	—	—	—	—	—	8.57	8.85	17.4	0.88	0.02	—	45.7
Waste	—	—	—	—	—	—	—	—	—	—	—	43.8	0.00	43.8	4.38	0.00	—	153
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.76	0.76

Total	1.67	3.94	2.30	13.2	0.03	0.06	2.88	2.94	0.06	0.73	0.79	52.4	4,088	4,140	5.49	0.20	1.11	4,338
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.63	1.48	1.80	13.1	0.03	0.03	2.87	2.90	0.03	0.73	0.76	—	3,376	3,376	0.14	0.16	5.82	3,434
Area	0.29	2.72	0.03	3.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.23	8.23	< 0.005	< 0.005	—	8.26
Energy	0.04	0.02	0.38	0.16	< 0.005	0.03	—	0.03	0.03	—	0.03	—	764	764	0.09	0.01	—	768
Water	—	—	—	—	—	—	—	—	—	—	—	8.57	8.85	17.4	0.88	0.02	—	45.7
Waste	—	—	—	—	—	—	—	—	—	—	—	43.8	0.00	43.8	4.38	0.00	—	153
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.76	0.76
Total	1.96	4.22	2.21	16.3	0.04	0.06	2.87	2.93	0.06	0.73	0.79	52.4	4,157	4,210	5.49	0.19	6.58	4,411
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.30	0.27	0.33	2.39	0.01	0.01	0.52	0.53	0.01	0.13	0.14	—	559	559	0.02	0.03	0.96	569
Area	0.05	0.50	0.01	0.56	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.36	1.36	< 0.005	< 0.005	—	1.37
Energy	0.01	< 0.005	0.07	0.03	< 0.005	0.01	—	0.01	0.01	—	0.01	—	126	126	0.01	< 0.005	—	127
Water	—	—	—	—	—	—	—	—	—	—	—	1.42	1.47	2.89	0.15	< 0.005	—	7.57
Waste	—	—	—	—	—	—	—	—	—	—	—	7.25	0.00	7.25	0.72	0.00	—	25.4
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.13	0.13
Total	0.36	0.77	0.40	2.98	0.01	0.01	0.52	0.54	0.01	0.13	0.14	8.67	688	697	0.91	0.03	1.09	730

3. Construction Emissions Details

3.1. Demolition (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	3.12	2.62	24.9	21.7	0.03	1.06	—	1.06	0.98	—	0.98	—	3,425	3,425	0.14	0.03	—	3,437
Demolition	—	—	—	—	—	—	0.54	0.54	—	0.08	0.08	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	0.14	1.36	1.19	< 0.005	0.06	—	0.06	0.05	—	0.05	—	188	188	0.01	< 0.005	—	188
Demolition	—	—	—	—	—	—	0.03	0.03	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.25	0.22	< 0.005	0.01	—	0.01	0.01	—	0.01	—	31.1	31.1	< 0.005	< 0.005	—	31.2
Demolition	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.05	0.85	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	142	142	0.01	0.01	0.57	144
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.02	0.01	0.52	0.12	< 0.005	0.01	0.11	0.12	0.01	0.03	0.04	—	432	432	0.01	0.07	1.04	454

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.19	7.19	< 0.005	< 0.005	0.01	7.30
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	23.7	23.7	< 0.005	< 0.005	0.02	24.8
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.19	1.19	< 0.005	< 0.005	< 0.005	1.21
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.92	3.92	< 0.005	< 0.005	< 0.005	4.11

3.3. Site Preparation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.34	3.65	36.0	32.9	0.05	1.60	—	1.60	1.47	—	1.47	—	5,296	5,296	0.21	0.04	—	5,314
Dust From Material Movement	—	—	—	—	—	—	19.7	19.7	—	10.1	10.1	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	0.10	0.99	0.90	< 0.005	0.04	—	0.04	0.04	—	0.04	—	145	145	0.01	< 0.005	—	146
Dust From Material Movement	—	—	—	—	—	—	0.54	0.54	—	0.28	0.28	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.18	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	24.0	24.0	< 0.005	< 0.005	—	24.1
Dust From Material Movement	—	—	—	—	—	—	0.10	0.10	—	0.05	0.05	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.08	0.05	1.00	0.00	0.00	0.15	0.15	0.00	0.03	0.03	—	165	165	0.01	0.01	0.66	168
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.20	4.20	< 0.005	< 0.005	0.01	4.26
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.69	0.69	< 0.005	< 0.005	< 0.005	0.71
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.26	1.90	18.2	18.8	0.03	0.84	—	0.84	0.77	—	0.77	—	2,958	2,958	0.12	0.02	—	2,969
Dust From Material Movement	—	—	—	—	—	—	7.08	7.08	—	3.42	3.42	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	0.10	1.00	1.03	< 0.005	0.05	—	0.05	0.04	—	0.04	—	162	162	0.01	< 0.005	—	163
Dust From Material Movement	—	—	—	—	—	—	0.39	0.39	—	0.19	0.19	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.18	0.19	< 0.005	0.01	—	0.01	0.01	—	0.01	—	26.8	26.8	< 0.005	< 0.005	—	26.9
Dust From Material Movement	—	—	—	—	—	—	0.07	0.07	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.05	0.85	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	142	142	0.01	0.01	0.57	144
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.19	7.19	< 0.005	< 0.005	0.01	7.30
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.19	1.19	< 0.005	< 0.005	< 0.005	1.21
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.44	1.20	11.2	13.1	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.44	1.20	11.2	13.1	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.57	0.48	4.44	5.18	0.01	0.20	—	0.20	0.18	—	0.18	—	948	948	0.04	0.01	—	951
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.10	0.09	0.81	0.95	< 0.005	0.04	—	0.04	0.03	—	0.03	—	157	157	0.01	< 0.005	—	157
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.40	0.37	0.25	4.51	0.00	0.00	0.67	0.67	0.00	0.16	0.16	—	749	749	0.04	0.03	3.00	761
Vendor	0.02	0.01	0.43	0.15	< 0.005	< 0.005	0.09	0.09	< 0.005	0.02	0.03	—	339	339	0.01	0.05	0.92	355
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.35	0.32	0.32	3.56	0.00	0.00	0.67	0.67	0.00	0.16	0.16	—	676	676	0.04	0.03	0.08	686
Vendor	0.02	0.01	0.46	0.15	< 0.005	< 0.005	0.09	0.09	< 0.005	0.02	0.03	—	339	339	0.01	0.05	0.02	354
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.15	0.13	0.12	1.44	0.00	0.00	0.26	0.26	0.00	0.06	0.06	—	274	274	0.02	0.01	0.51	278
Vendor	0.01	0.01	0.18	0.06	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	134	134	< 0.005	0.02	0.16	140
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.02	0.26	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	45.4	45.4	< 0.005	< 0.005	0.08	46.1
Vendor	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	22.2	22.2	< 0.005	< 0.005	0.03	23.2
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	1.35	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.35	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.32	0.27	2.47	3.09	0.01	0.10	—	0.10	0.09	—	0.09	—	568	568	0.02	< 0.005	—	570
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.45	0.56	< 0.005	0.02	—	0.02	0.02	—	0.02	—	94.0	94.0	< 0.005	< 0.005	—	94.3
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.36	0.33	0.22	4.13	0.00	0.00	0.67	0.67	0.00	0.16	0.16	—	733	733	0.03	0.03	2.73	745
Vendor	0.02	0.01	0.41	0.14	< 0.005	< 0.005	0.09	0.09	< 0.005	0.02	0.03	—	333	333	0.01	0.05	0.91	349
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.33	0.30	0.30	3.28	0.00	0.00	0.67	0.67	0.00	0.16	0.16	—	662	662	0.02	0.03	0.07	671

Vendor	0.02	0.01	0.44	0.14	< 0.005	< 0.005	0.09	0.09	< 0.005	0.02	0.03	—	333	333	0.01	0.05	0.02	348
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.06	0.79	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	161	161	< 0.005	0.01	0.28	163
Vendor	< 0.005	< 0.005	0.10	0.03	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	78.9	78.9	< 0.005	0.01	0.09	82.5
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.15	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	26.6	26.6	< 0.005	< 0.005	0.05	27.0
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.1	13.1	< 0.005	< 0.005	0.02	13.7
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.95	0.80	7.45	9.98	0.01	0.35	—	0.35	0.32	—	0.32	—	1,511	1,511	0.06	0.01	—	1,517
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.05	0.04	0.41	0.55	< 0.005	0.02	—	0.02	0.02	—	0.02	—	82.8	82.8	< 0.005	< 0.005	—	83.1
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.07	0.10	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	13.7	13.7	< 0.005	< 0.005	—	13.8
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.04	0.78	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	139	139	0.01	0.01	0.52	141
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.04	7.04	< 0.005	< 0.005	0.01	7.15
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.17	1.17	< 0.005	< 0.005	< 0.005	1.18
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Architectural Coating (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	33.0	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.05	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.32	7.32	< 0.005	< 0.005	—	7.34
Architectural Coatings	—	1.81	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.21	1.21	< 0.005	< 0.005	—	1.22
Architectural Coatings	—	0.33	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.07	0.04	0.83	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	147	147	0.01	0.01	0.55	149
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.44	7.44	< 0.005	< 0.005	0.01	7.55
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.23	1.23	< 0.005	< 0.005	< 0.005	1.25
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	1.75	1.60	1.65	15.2	0.04	0.03	2.88	2.91	0.03	0.73	0.76	—	3,575	3,575	0.13	0.16	13.5	3,639
Total	1.75	1.60	1.65	15.2	0.04	0.03	2.88	2.91	0.03	0.73	0.76	—	3,575	3,575	0.13	0.16	13.5	3,639
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	1.63	1.48	1.91	13.0	0.03	0.03	2.88	2.91	0.03	0.73	0.76	—	3,315	3,315	0.15	0.17	0.35	3,370
Total	1.63	1.48	1.91	13.0	0.03	0.03	2.88	2.91	0.03	0.73	0.76	—	3,315	3,315	0.15	0.17	0.35	3,370
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.30	0.27	0.33	2.39	0.01	0.01	0.52	0.53	0.01	0.13	0.14	—	559	559	0.02	0.03	0.96	569
Total	0.30	0.27	0.33	2.39	0.01	0.01	0.52	0.53	0.01	0.13	0.14	—	559	559	0.02	0.03	0.96	569

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	278	278	0.04	0.01	—	280
Total	—	—	—	—	—	—	—	—	—	—	—	—	278	278	0.04	0.01	—	280

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	278	278	0.04	0.01	—	280
Total	—	—	—	—	—	—	—	—	—	—	—	—	278	278	0.04	0.01	—	280
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	46.0	46.0	0.01	< 0.005	—	46.4
Total	—	—	—	—	—	—	—	—	—	—	—	—	46.0	46.0	0.01	< 0.005	—	46.4

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.04	0.02	0.38	0.16	< 0.005	0.03	—	0.03	0.03	—	0.03	—	486	486	0.04	< 0.005	—	488
Total	0.04	0.02	0.38	0.16	< 0.005	0.03	—	0.03	0.03	—	0.03	—	486	486	0.04	< 0.005	—	488
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.04	0.02	0.38	0.16	< 0.005	0.03	—	0.03	0.03	—	0.03	—	486	486	0.04	< 0.005	—	488
Total	0.04	0.02	0.38	0.16	< 0.005	0.03	—	0.03	0.03	—	0.03	—	486	486	0.04	< 0.005	—	488
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments	0.01	< 0.005	0.07	0.03	< 0.005	0.01	—	0.01	0.01	—	0.01	—	80.5	80.5	0.01	< 0.005	—	80.7
Total	0.01	< 0.005	0.07	0.03	< 0.005	0.01	—	0.01	0.01	—	0.01	—	80.5	80.5	0.01	< 0.005	—	80.7

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	2.26	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.18	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.59	0.56	0.06	6.23	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	16.7	16.7	< 0.005	< 0.005	—	16.7
Total	0.59	3.00	0.06	6.23	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	16.7	16.7	< 0.005	< 0.005	—	16.7
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	2.26	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.18	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	2.44	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	0.41	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.05	0.05	0.01	0.56	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.36	1.36	< 0.005	< 0.005	—	1.37
Total	0.05	0.50	0.01	0.56	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.36	1.36	< 0.005	< 0.005	—	1.37

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	8.57	8.85	17.4	0.88	0.02	—	45.7
Total	—	—	—	—	—	—	—	—	—	—	—	8.57	8.85	17.4	0.88	0.02	—	45.7
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	8.57	8.85	17.4	0.88	0.02	—	45.7
Total	—	—	—	—	—	—	—	—	—	—	—	8.57	8.85	17.4	0.88	0.02	—	45.7

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	1.42	1.47	2.89	0.15	< 0.005	—	7.57
Total	—	—	—	—	—	—	—	—	—	—	—	1.42	1.47	2.89	0.15	< 0.005	—	7.57

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	43.8	0.00	43.8	4.38	0.00	—	153
Total	—	—	—	—	—	—	—	—	—	—	—	43.8	0.00	43.8	4.38	0.00	—	153
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	43.8	0.00	43.8	4.38	0.00	—	153
Total	—	—	—	—	—	—	—	—	—	—	—	43.8	0.00	43.8	4.38	0.00	—	153
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	7.25	0.00	7.25	0.72	0.00	—	25.4
Total	—	—	—	—	—	—	—	—	—	—	—	7.25	0.00	7.25	0.72	0.00	—	25.4

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.76	0.76
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.76	0.76
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.76	0.76
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.76	0.76
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.13	0.13
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.13	0.13

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Remove	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	4/1/2024	4/29/2024	5.00	20.0	—
Site Preparation	Site Preparation	4/30/2024	5/14/2024	5.00	10.0	—
Grading	Grading	5/15/2024	6/12/2024	5.00	20.0	—
Building Construction	Building Construction	6/13/2024	5/1/2025	5.00	230	—
Paving	Paving	5/2/2025	5/30/2025	5.00	20.0	—
Architectural Coating	Architectural Coating	5/31/2025	6/28/2025	5.00	20.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45

Building Construction	Tractors/Loaders/Backh	Diesel	Average	3.00	7.00	84.0	0.37
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	15.0	11.9	LDA,LDT1,LDT2
Demolition	Vendor	—	9.10	HHDT,MHDT
Demolition	Hauling	6.05	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	11.9	LDA,LDT1,LDT2
Site Preparation	Vendor	—	9.10	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	15.0	11.9	LDA,LDT1,LDT2
Grading	Vendor	—	9.10	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	79.2	11.9	LDA,LDT1,LDT2

Building Construction	Vendor	11.8	9.10	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	11.9	LDA,LDT1,LDT2
Paving	Vendor	—	9.10	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	15.8	11.9	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	9.10	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	213,840	71,280	0.00	0.00	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Ton of Debris)	Material Exported (Ton of Debris)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)

Demolition	0.00	0.00	0.00	10,500	—
Site Preparation	0.00	0.00	15.0	0.00	—
Grading	0.00	0.00	20.0	0.00	—
Paving	0.00	0.00	0.00	0.00	—

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Apartments Mid Rise	—	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	204	0.03	< 0.005
2025	0.00	204	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments Mid Rise	356	356	356	130,086	4,046	4,046	4,046	1,476,728

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
213840	71,280	0.00	0.00	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Mid Rise	496,959	204	0.0330	0.0040	1,517,174

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	4,474,115	720,518

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	81.3	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	23.2	annual days of extreme heat

Extreme Precipitation	0.55	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	7.59	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	0	0	0	N/A
Drought	0	0	0	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	1	1	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	1	1	1	2
Drought	1	1	1	2
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	62.5
AQ-PM	38.5
AQ-DPM	60.6
Drinking Water	20.7
Lead Risk Housing	67.4
Pesticides	0.00

Toxic Releases	26.6
Traffic	42.8
Effect Indicators	—
CleanUp Sites	54.9
Groundwater	80.9
Haz Waste Facilities/Generators	26.7
Impaired Water Bodies	0.00
Solid Waste	2.52
Sensitive Population	—
Asthma	90.0
Cardio-vascular	74.6
Low Birth Weights	45.3
Socioeconomic Factor Indicators	—
Education	75.3
Housing	55.5
Linguistic	56.9
Poverty	83.2
Unemployment	82.7

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	35.81419222
Employed	21.69896061
Median HI	37.04606698
Education	—

Bachelor's or higher	29.0645451
High school enrollment	100
Preschool enrollment	9.547029385
Transportation	—
Auto Access	83.51084306
Active commuting	16.80995765
Social	—
2-parent households	42.28153471
Voting	41.03682792
Neighborhood	—
Alcohol availability	40.42089054
Park access	81.35506224
Retail density	65.27653022
Supermarket access	83.43385089
Tree canopy	76.50455537
Housing	—
Homeownership	44.65546003
Housing habitability	58.00076992
Low-inc homeowner severe housing cost burden	89.83703323
Low-inc renter severe housing cost burden	73.51469267
Uncrowded housing	31.19466188
Health Outcomes	—
Insured adults	33.3504427
Arthritis	43.8
Asthma ER Admissions	4.4
High Blood Pressure	26.8
Cancer (excluding skin)	66.1

Asthma	27.9
Coronary Heart Disease	54.4
Chronic Obstructive Pulmonary Disease	35.3
Diagnosed Diabetes	39.3
Life Expectancy at Birth	32.2
Cognitively Disabled	62.4
Physically Disabled	22.7
Heart Attack ER Admissions	12.7
Mental Health Not Good	29.3
Chronic Kidney Disease	55.3
Obesity	18.0
Pedestrian Injuries	19.6
Physical Health Not Good	32.1
Stroke	45.2
Health Risk Behaviors	—
Binge Drinking	50.7
Current Smoker	24.8
No Leisure Time for Physical Activity	24.7
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	45.9
Elderly	75.9
English Speaking	40.7
Foreign-born	53.0
Outdoor Workers	30.6
Climate Change Adaptive Capacity	—

Impervious Surface Cover	40.3
Traffic Density	35.6
Traffic Access	0.0
Other Indices	—
Hardship	72.6
Other Decision Support	—
2016 Voting	22.6

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	65.0
Healthy Places Index Score for Project Location (b)	35.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification

Land Use	Lot acreage is 6.85 acres.
Operations: Vehicle Data	For the sake of a more conservative analysis, the existing project vehicle trips were not netted out from the proposed Project operational trip rates. Trips rates provided by Traffic Study prepared by Kimley Horn (3.24 daily trips per residence),
Operations: Hearths	No hearths.

Source: EMFAC2021 (v1.0.2) Emissions Inventory
Region Type: Sub-Area
Region: San Joaquin (SJV)
Calendar Year: 2024
Season: Annual
Vehicle Classification: EMFAC202x Categories
Units: miles/day for CVMT and EVMT, trips/day for Trips, kWh/day for Energy Consumption, tons/day for Emissions, 1000 gallons/day for Fuel Consumption

Region	Calendar Year	Vehicle Category	Model Year	Speed	Fuel	Population	Total VMT	Fuel Consumption	**MPG (Derived)**	
San Joaquin (SJV)	2024	All Other Buses	Aggregate	Aggregate	Diesel	65.05222502	3428.444696	0.394675604	**8.69**	
San Joaquin (SJV)	2024	LDA	Aggregate	Aggregate	Gasoline	247012.0846	10048544.61	343.6270786	**29.24**	
San Joaquin (SJV)	2024	LDA	Aggregate	Aggregate	Diesel	662.6899919	21573.25495	0.501839499	**42.99**	
San Joaquin (SJV)	2024	LDT1	Aggregate	Aggregate	Gasoline	21456.49018	717056.3787	29.4159226	**24.38**	
San Joaquin (SJV)	2024	LDT1	Aggregate	Aggregate	Diesel	5.633733188	62.92292074	0.002565124	**24.53**	
San Joaquin (SJV)	2024	LDT2	Aggregate	Aggregate	Gasoline	102901.1101	4166165.024	174.9447245	**23.81**	
San Joaquin (SJV)	2024	LDT2	Aggregate	Aggregate	Diesel	286.987515	12717.11324	0.385547294	**32.98**	
San Joaquin (SJV)	2024	LHD1	Aggregate	Aggregate	Gasoline	9641.660065	340622.7164	36.05181334	**9.45**	
San Joaquin (SJV)	2024	LHD1	Aggregate	Aggregate	Diesel	8656.00688	302559.269	19.07627031	**15.86**	
San Joaquin (SJV)	2024	LHD2	Aggregate	Aggregate	Gasoline	1150.998132	40352.62191	4.767420056	**8.46**	
San Joaquin (SJV)	2024	LHD2	Aggregate	Aggregate	Diesel	3118.358677	114286.0331	8.708041628	**13.12**	
San Joaquin (SJV)	2024	MCY	Aggregate	Aggregate	Gasoline	12062.21076	65353.43213	1.623503572	**40.25**	
San Joaquin (SJV)	2024	MDV	Aggregate	Aggregate	Gasoline	93457.86813	3290392.694	172.5699306	**19.07**	
San Joaquin (SJV)	2024	MDV	Aggregate	Aggregate	Diesel	1392.771352	53244.94495	2.200486663	**24.20**	
San Joaquin (SJV)	2024	MH	Aggregate	Aggregate	Gasoline	1422.457887	12431.65886	2.817578923	**4.41**	
San Joaquin (SJV)	2024	MH	Aggregate	Aggregate	Diesel	637.8145601	5565.076859	0.591984802	**9.40**	
San Joaquin (SJV)	2024	Motor Coach	Aggregate	Aggregate	Diesel	17.9321887	2501.984796	0.454968807	**5.50**	
San Joaquin (SJV)	2024	OBUS	Aggregate	Aggregate	Gasoline	177.3165445	7727.16438	1.627277957	**4.75**	
San Joaquin (SJV)	2024	PTO	Aggregate	Aggregate	Diesel	0	19970.46672	4.00727503	**4.98**	
San Joaquin (SJV)	2024	SBUS	Aggregate	Aggregate	Gasoline	129.6913882	7167.249263	0.704616753	**10.17**	
San Joaquin (SJV)	2024	SBUS	Aggregate	Aggregate	Diesel	489.5027098	10928.5849	1.334007114	**8.19**	**MHD**
San Joaquin (SJV)	2024	T6 CAIRP Class 4	Aggregate	Aggregate	Diesel	10.4258013	692.5730592	0.077624843	**8.92**	**8.49**
San Joaquin (SJV)	2024	T6 CAIRP Class 5	Aggregate	Aggregate	Diesel	13.90870419	950.7974883	0.106548597	**8.92**	
San Joaquin (SJV)	2024	T6 CAIRP Class 6	Aggregate	Aggregate	Diesel	45.47581648	2476.537004	0.273307239	**9.06**	
San Joaquin (SJV)	2024	T6 CAIRP Class 7	Aggregate	Aggregate	Diesel	76.65849176	15605.60454	1.610472397	**9.69**	
San Joaquin (SJV)	2024	T6 Instate Delivery Cl	Aggregate	Aggregate	Diesel	248.0416093	8390.384435	1.014382441	**8.27**	
San Joaquin (SJV)	2024	T6 Instate Delivery Cl	Aggregate	Aggregate	Diesel	159.232235	5459.954804	0.663149843	**8.23**	
San Joaquin (SJV)	2024	T6 Instate Delivery Cl	Aggregate	Aggregate	Diesel	695.0120144	23687.85018	2.864213626	**8.27**	
San Joaquin (SJV)	2024	T6 Instate Delivery Cl	Aggregate	Aggregate	Diesel	123.4336087	6821.359167	0.81523187	**8.37**	
San Joaquin (SJV)	2024	T6 Instate Other Clas	Aggregate	Aggregate	Diesel	451.1129727	18663.28795	2.191013074	**8.52**	
San Joaquin (SJV)	2024	T6 Instate Other Clas	Aggregate	Aggregate	Diesel	1201.861539	52691.78205	6.167338558	**8.54**	
San Joaquin (SJV)	2024	T6 Instate Other Clas	Aggregate	Aggregate	Diesel	923.0227284	39128.69519	4.555077658	**8.59**	
San Joaquin (SJV)	2024	T6 Instate Other Clas	Aggregate	Aggregate	Diesel	576.3302588	26029.21041	2.982693496	**8.73**	
San Joaquin (SJV)	2024	T6 Instate Tractor Cla	Aggregate	Aggregate	Diesel	10.8446098	517.545082	0.060838227	**8.51**	
San Joaquin (SJV)	2024	T6 Instate Tractor Cla	Aggregate	Aggregate	Diesel	714.3465289	43555.15195	4.826227026	**9.02**	
San Joaquin (SJV)	2024	T6 OOS Class 4	Aggregate	Aggregate	Diesel	6.054636746	398.8706276	0.04448499	**8.97**	
San Joaquin (SJV)	2024	T6 OOS Class 5	Aggregate	Aggregate	Diesel	8.039716641	547.1787746	0.061063112	**8.96**	
San Joaquin (SJV)	2024	T6 OOS Class 6	Aggregate	Aggregate	Diesel	26.41414681	1429.793793	0.156729016	**9.12**	
San Joaquin (SJV)	2024	T6 OOS Class 7	Aggregate	Aggregate	Diesel	41.42374128	10396.37881	1.065076157	**9.76**	
San Joaquin (SJV)	2024	T6 Public Class 4	Aggregate	Aggregate	Diesel	31.56333135	1053.78498	0.138898444	**7.59**	
San Joaquin (SJV)	2024	T6 Public Class 5	Aggregate	Aggregate	Diesel	76.95816953	2782.913848	0.359655019	**7.74**	
San Joaquin (SJV)	2024	T6 Public Class 6	Aggregate	Aggregate	Diesel	125.5221254	4449.870691	0.571506625	**7.79**	
San Joaquin (SJV)	2024	T6 Public Class 7	Aggregate	Aggregate	Diesel	150.3174424	6760.620338	0.870575173	**7.77**	
San Joaquin (SJV)	2024	T6 Utility Class 5	Aggregate	Aggregate	Diesel	33.65509289	1370.025298	0.154664523	**8.86**	
San Joaquin (SJV)	2024	T6 Utility Class 6	Aggregate	Aggregate	Diesel	6.378562647	258.4995427	0.029097101	**8.88**	
San Joaquin (SJV)	2024	T6 Utility Class 7	Aggregate	Aggregate	Diesel	7.241994207	359.7153567	0.040236892	**8.94**	
San Joaquin (SJV)	2024	T6TS	Aggregate	Aggregate	Gasoline	543.942625	27420.2383	5.79393515	**4.73**	**HHD**
San Joaquin (SJV)	2024	T7 CAIRP Class 8	Aggregate	Aggregate	Diesel	1534.527717	313079.2303	51.17544603	**6.12**	**5.48**
San Joaquin (SJV)	2024	T7 NNOOS Class 8	Aggregate	Aggregate	Diesel	1373.302248	372186.6297	59.77834597	**6.23**	
San Joaquin (SJV)	2024	T7 NOOS Class 8	Aggregate	Aggregate	Diesel	578.3811292	135208.7914	22.07143154	**6.13**	
San Joaquin (SJV)	2024	T7 Other Port Class 8	Aggregate	Aggregate	Diesel	30.34238714	5584.705745	0.939576872	**5.94**	
San Joaquin (SJV)	2024	T7 POAK Class 8	Aggregate	Aggregate	Diesel	136.1535747	13506.37259	2.314776832	**5.83**	
San Joaquin (SJV)	2024	T7 POLA Class 8	Aggregate	Aggregate	Diesel	150.6817261	19103.13151	3.291418093	**5.80**	
San Joaquin (SJV)	2024	T7 Public Class 8	Aggregate	Aggregate	Diesel	386.4292842	16583.79222	3.181568443	**5.21**	
San Joaquin (SJV)	2024	T7 Single Concrete/T	Aggregate	Aggregate	Diesel	120.132319	8584.481023	1.451453452	**5.91**	
San Joaquin (SJV)	2024	T7 Single Dump Class	Aggregate	Aggregate	Diesel	503.0679595	30859.86722	5.349370415	**5.77**	
San Joaquin (SJV)	2024	T7 Single Other Class	Aggregate	Aggregate	Diesel	1102.799233	57868.37225	9.828957612	**5.89**	
San Joaquin (SJV)	2024	T7 SWCV Class 8	Aggregate	Aggregate	Diesel	171.344301	11107.44979	4.365787424	**2.54**	
San Joaquin (SJV)	2024	T7 Tractor Class 8	Aggregate	Aggregate	Diesel	2796.388438	215878.9148	35.37410597	**6.10**	
San Joaquin (SJV)	2024	T7 Utility Class 8	Aggregate	Aggregate	Diesel	23.92280564	1090.321233	0.187456981	**5.82**	
San Joaquin (SJV)	2024	T7IS	Aggregate	Aggregate	Gasoline	1.5755645	52.13121289	0.014943025	**3.49**	
San Joaquin (SJV)	2024	UBUS	Aggregate	Aggregate	Gasoline	50.03970637	3769.973563	0.80245172	**4.70**	
San Joaquin (SJV)	2024	UBUS	Aggregate	Aggregate	Diesel	78.70033808	5451.344083	0.604716218	**9.01**	

On-road Mobile (Operational) Energy Usage

Note: Assumes that all vehicles that are generated as part of proposed project use gasoline as a fuel source (for simplicity), since the vast majority of vehicles generated by the project would use gasoline.

Unmitigated:

Step 1:

Therefore:

Average Daily VMT:

4,046	Source: CalEEMod

Step 2: Given:

Fleet Mix (CalEEMod Output)

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
49.06%	3.86%	19.79%	17.49%	3.30%	0.78%	1.20%	1.75%	0.05%	0.04%	2.20%	0.13%	0.36%

And:

Gasoline MPG Factors for each Vehicle Class - Year 2024 (EMFAC2021 Output)

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
29.24	24.38	23.81	19.07	9.45	8.46	N/A	N/A	4.75	4.70	40.25	10.17	4.41

Therefore:

Weighted Average MPG Factors

Gasoline: **24.6**

Step 3: **Therefore:**

164	**daily gallons of gasoline**

or

59,955	**annual gallons of gasoline**

Off-road (i.e. On-site) Mobile (Construction) Energy Usage

Note: For the sake of simplicity, and as a conservative estimation, it was assumed that all off-road vehicles use diesel fuel as an energy source. Demolition, site preparation and grading off-road mobile vehicle on-site gallons of fuel are calculated below.

Given Factor:	**218.3**	**metric tons**	**CO2**	**(provided in CalEEMod Output File)**
Conversion Factor:	2204.6262	pounds	per metric ton	
Intermediate Result:	**481,270**	**pounds**	**CO2**	
Conversion Factor:	22.38	pounds	CO2 per 1 gallon of diesel fuel	Source: U.S. EIA, 2016
Final Result:	**21,504**	**gallons**	**diesel fuel**	http://www.eia.gov/tools/faqs/faq.cfm?id=307&t=11

Mitigated Onsite Scenario	Total CO2 (MT/yr) (provided in CalEEMod Output File)
Demolition	31
Site Preparation	24
Grading	163

On-road Mobile (Construction) Energy Usage - Demolition

Note: Year 2021 MPG factors were derived for construction-releated energy consumption (for the sake of a conservative estimate).

Step 1:

Total Daily Worker Trips (CalEEMod Output)

15

Total Hauling Trips (CalEEMod Output)

6

Worker Trip Length (miles) (CalEEMod Output)

11.9

Hauling Trip Length (miles) (CalEEMod Output)

20

Therefore:

Average Worker Daily VMT:

179

Average Vendor Daily VMT:

121

Step 2:

Given:

Assumed Fleet Mix for Workers (Percentage mix is provided on Appendix A: Calculation Details for CalEEMOD p. 15)

LDA	LDT1	LDT2
0.5	0.25	0.25

Fleet Mix for Workers (Conservative Estimate)

MHD	HHD
0%	100%

And:

MPG Factors for each Vehicle Class - Year 2024 (EMFAC2021 Output)

Gasoline:

LDA	LDT1	LDT2
29.24	24.38	23.81

Diesel:

MHD	HHD
8.49	5.48

Therefore:

Weighted Average Worker MPG Factor

26.7

Weighted Average Hauling (Diesel) MPG Factor

5.5

Step 3:

Therefore:

6.7 **Worker daily gallons of gasoline**

Step 4:

20 **# of Days (CalEEMod Output)**

Therefore:

Result: **134** **Total gallons of gasoline**

Therefore:

22 **Total gallons of diesel**

On-road Mobile (Construction) Energy Usage - Site Preparation

Note: Year 2022 MPG factors were derived for construction-releated energy consumption (for the sake of a conservative estimate).

Step 1: **Total Daily Worker Trips (CalEEMod Output)**

18

Worker Trip Length (miles) (CalEEMod Output)

11.9

Therefore:

Average Worker Daily VMT:

208

Step 2: Given:

Assumed Fleet Mix for Workers (Percentage mix is provided on Appendix A: Calculation Details for CalEEMOD p. 15)

LDA	LDT1	LDT2
0.5	0.25	0.25

And:

Gasoline MPG Factors for each Vehicle Class - Year 2024 (EMFAC2021 Output)

LDA	LDT1	LDT2
29.24	24.38	23.81

Therefore:

Weighted Average Worker MPG Factor

26.67

Step 3: **Therefore:**

8 **Worker daily gallons of gasoline**

Step 4: 10 **# of Days (CalEEMod Output)**

Therefore:

Result: **78** **Total gallons of gasoline**

On-road Mobile (Construction) Energy Usage - Grading

Note: Year 2022 MPG factors were derived for construction-releated energy consumption (for the sake of a conservative estimate).

Step 1: **Total Daily Worker Trips (CalEEMod Output)**

15

Worker Trip Length (miles) (CalEEMod Output)

11.9

Therefore:

Average Worker Daily VMT:

179

Step 2: Given:

Assumed Fleet Mix for Workers (Percentage mix is provided on Appendix A: Calculation Details for CalEEMOD p. 15)

LDA	LDT1	LDT2
0.5	0.25	0.25

And:

Gasoline MPG Factors for each Vehicle Class - Year 2024 (EMFAC2021 Output)

LDA	LDT1	LDT2
29.24	24.38	23.81

Therefore:

Weighted Average Worker MPG Factor

26.67

Step 3: **Therefore:**

7 **Worker daily gallons of gasoline**

Step 4: 20 **# of Days (CalEEMod Output)**

Therefore:

Result: **134** **Total gallons of gasoline**

On-road Mobile (Construction) Energy Usage - Building Construction

Note: Year 2021 MPG factors were derived for construction-releated energy consumption (for the sake of a conservative estimate).

Step 1:

Total Daily Worker Trips (CalEEMod Output)

79

Total Daily Vendor Trips (CalEEMod Output)

12

Worker Trip Length (miles) (CalEEMod Output)

11.9

Vendor Trip Length (miles) (CalEEMod Output)

9.1

Therefore:

Average Worker Daily VMT:

942

Average Vendor Daily VMT:

107

Step 2:

Given:

Assumed Fleet Mix for Workers (Percentage mix is provided on Appendix A: Calculation Details for CalEEMOD p. 15)

LDA	LDT1	LDT2
0.5	0.25	0.25

Assumed Fleet Mix for Vendors

Fleet Mix for Workers (CalEEMod Output)

MHD	HHD
100%	0%

And:

MPG Factors for each Vehicle Class - Year 2024 (EMFAC2021 Output)

Gasoline:

LDA	LDT1	LDT2
29.24	24.38	23.81

Diesel:

MHD	HHD
8.49	5.48

Therefore:

Weighted Average Worker (Gasoline) MPG Factor

26.7

Weighted Average Vendor (Diesel) MPG Factor

8.5

Step 3:

Therefore:

35 **Worker daily gallons of gasoline**

Therefore:

13 **Vendor daily gallons of diesel**

Step 4:

230 **# of Days (CalEEMod Output)**

Therefore:

8,128 **Total gallons of gasoline**

Therefore:

2,909 **Total gallons of diesel**

On-road Mobile (Construction) Energy Usage - Paving

Note: Year 2022 MPG factors were derived for construction-releated energy consumption (for the sake of a conservative estimate).

Step 1: **Total Daily Worker Trips (CalEEMod Output)**

15

Worker Trip Length (miles) (CalEEMod Output)

11.9

Therefore:

Average Worker Daily VMT:

179

Step 2: Given:

Assumed Fleet Mix for Workers (Percentage mix is provided on Appendix A: Calculation Details for CalEEMOD p. 15)

LDA	LDT1	LDT2
0.5	0.25	0.25

And:

Gasoline MPG Factors for each Vehicle Class - Year 2024 (EMFAC2021 Output)

LDA	LDT1	LDT2
29.24	24.38	23.81

Therefore:

Weighted Average Worker MPG Factor

26.7

Step 3: **Therefore:**

7 **Worker daily gallons of gasoline**

Step 4: 20 **# of Days (CalEEMod Output)**

Therefore:

Result: **134** **Total gallons of gasoline**

On-road Mobile (Construction) Energy Usage - Architectural Coatings

Note: Year 2021 MPG factors were derived for construction-releated energy consumption (for the sake of a conservative estimate).

Step 1:

Total Daily Worker Trips (CalEEMod Output)

16

Total Hauling Trips (CalEEMod Output)

-

Worker Trip Length (miles) (CalEEMod Output)

11.9

Hauling Trip Length (miles) (CalEEMod Output)

20

Therefore:

Average Worker Daily VMT:

188

Average Vendor Daily VMT:

-

Step 2:

Given:

Assumed Fleet Mix for Workers (Percentage mix is provided on Appendix A: Calculation Details for CalEEMOD p. 15)

LDA	LDT1	LDT2
0.5	0.25	0.25

Fleet Mix for Workers (Conservative Estimate)

MHD	HHD
0%	100%

And:

MPG Factors for each Vehicle Class - Year 2024 (EMFAC2021 Output)

Gasoline:

LDA	LDT1	LDT2
29.24	24.38	23.81

Diesel:

MHD	HHD
8.49	5.48

Therefore:

Weighted Average Worker MPG Factor

26.7

Weighted Average Hauling (Diesel) MPG Factor

5.5

Step 3:

Therefore:

7.1 **Worker daily gallons of gasoline**

Step 4:

20 **# of Days (CalEEMod Output)**

Therefore:

Result: **141** **Total gallons of gasoline**

Therefore:

- **Total gallons of diesel**

APPENDIX B

CEQA Transportation Analysis

MEMORANDUM

From: Frederik Venter, PE, Anthony Nuti, PE | Kimley-Horn and Associates

To: Ben Ritchie

Date: July 11, 2023

Re: **301 West Street Senior Living CEQA Transportation Analysis**

1. Introduction

This memorandum presents the findings of the vehicle miles traveled (VMT) and safety analysis for the proposed 301 West Street Senior Living development (the "Project") in Tracy, CA.

Vehicle Miles Traveled (VMT) Analysis

This memorandum documents a SB 743 compliant analysis completed for the proposed 301 West Senior Housing Development located at 301 West Street in the City of Tracy, CA. The proposed Project will demolish 15 existing multi-family dwelling units and construct 81 senior living dwelling units. The Project will provide 37 parking spaces on-site. The site will be accessed from two driveways:

- One full access driveway located along Mt. Diablo Avenue
- One full access driveway located along West Street.

With the passage of SB 743, Vehicle Miles Travelled (VMT) has become an important indicator for determining if a new development will result in a "significant transportation impact" under the California Environmental Quality Act (CEQA). This memorandum summarizes the VMT analysis and resultant findings for the proposed project.

Safety Analysis

This memorandum documents the Project's compliance with safety requirements outline under CEQA guidance Appendix G[1] to determine if the Project substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

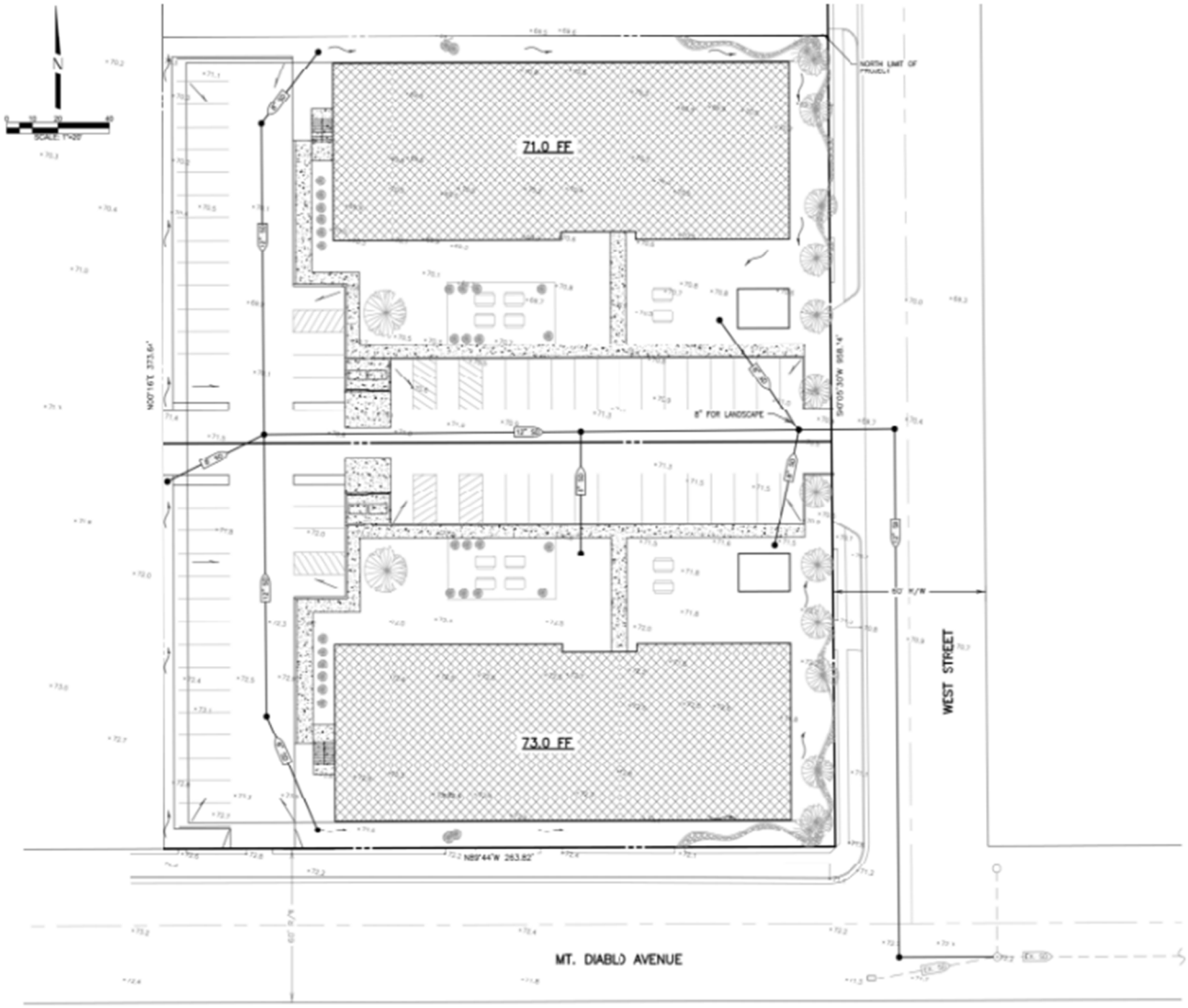
Figure 1 provides a Project vicinity map and **Figure 2** provides the Project site plan.

[1] *2023 California Environmental Quality Act (CEQA) Statute and Guidelines*. Association of Environmental Professionals (AEP). January 2023. Appendix G.

Figure 1 – Project Vicinity Map



Figure 2 – Project Site Plan



2. Vehicle Miles Traveled (VMT) Analysis

Purpose of Analysis

SB 743 is part of a long-standing policy effort by the California legislature to improve California's sustainability and reduce greenhouse gas emissions through denser infill development, a reduction in single occupancy vehicles, improved mass transit, and other actions. Recognizing that the current environmental analysis techniques are, at times, encouraging development that is inconsistent with this vision, the legislature has taken the extraordinary step to change the basis of environmental analysis for transportation impacts from Level of Service (LOS) to Vehicle Miles Travelled (VMT). VMT is understood to be a good proxy for evaluating Greenhouse Gas (GHG) and other transportation related impacts that the State is actively trying to address.

In January 2019, the Natural Resources Agency finalized updates to the CEQA Guidelines including the incorporation of SB 743 modifications. The Guidelines' changes were approved by the Office of Administrative Law and are now in effect. Specific to SB 743, Section 15064.3(c) states, "A lead agency may elect to be governed by the provisions of this section immediately. The provisions apply statewide as of July 1, 2020."

To help aid lead agencies with SB 743 implementation, the Governor's Office of Planning and Research (OPR) produced the Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018) that provides guidance about the variety of implementation questions they face with respect to shifting to a VMT metric. Key guidance from this document includes:

- VMT is the most appropriate metric to evaluate a project's transportation impact.
- OPR recommends tour- and trip-based travel models to estimate VMT, but ultimately defers to local agencies to determine the appropriate tools.
- OPR recommends measuring VMT for residential and office projects on a "per rate" basis.
- OPR states that by adding retail opportunities into the urban fabric and thereby improving retail destination proximity, local-serving retail development tends to shorten trips and reduce VMT. Generally, retail development including stores smaller than 50,000 square feet might be considered local serving.
- OPR recommends that where a project replaces existing VMT-generating land uses, if the replacement leads to a net overall decrease in VMT, the project would lead to a less-than-significant transportation impact. If the project leads to a net overall increase in VMT, then the thresholds described above should apply.
- Lead agencies have the discretion to set or apply their own significance thresholds.

Methodology and Assumptions

Based on the land use information provided, for the purposes of SB 743 analysis and the determination of transportation related significant impacts, the following land uses were analyzed:

- Senoir Living Attached Housing

The Project description indicates that all dwelling units will be very low-income affordable senior housing units.

Per the *2023 CEQA Statute & Guidelines* (January 2023) published by the AEP, low-income housing is exempt from a quantitative VMT analysis and is presumed to result in a less than significant impact. This presumption is due to a low trip generation and higher use of alternative modes associated with low-income housing.

Findings

Based on the results of this analysis, the following findings are made:

- The Project applicant is proposing to construct 81 senior-living, very low income dwelling units at the Project site, replacing 15 existing multi-family units. **As the proposed Project is classified as affordable housing, it is presumed to be exempt from a quantitative VMT analysis and results in a less than significant impact.**

3. Safety Analysis

Trip Generation

Per CEQA guidance Appendix G, a safety analysis was also conducted to determine if the Project substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

Project trip generation was conducted for the existing land uses and the proposed Project to determine if additional trips would be added to the existing roadway network with the addition of the Project.

The existing land use currently generates 101 daily trips, 5 AM peak hour trips (1 IN / 4 OUT) and 9 PM peak hour trips (6 In / 3 OUT).

The proposed Project land use generates 262 daily trips, 16 AM peak hour trips (5 IN / 11 OUT) and 20 PM peak hour trips (11 In / 9 OUT).

Therefore the Project will produce a net of 161 daily trips, 11 AM peak hour trips (4 IN / 7 OUT) and 11 PM peak hour trips (5 IN / 6 OUT).

Table 1 provides the trip generation table for the proposed Project.

Table 1 – Project Trip Generation

Land Uses	ITE Land Use Code	Project Size	Daily Trips	AM Peak Hour				PM Peak Hour			
				Total Peak Hour	IN	/	OUT	Total Peak Hour	IN	/	OUT
Trip Generation Rates											
Multifamily Housing[1]	-	- DU	6.74	0.31	24%	/	76%	0.59	63%	/	37%
Senior Living Attached Housing[2]	252	- DU	3.24	0.2	34%	/	66%	0.25	56%	/	44%
Existing Land Use (Trip Credits)											
Multifamily Housing	Model	15 DU	(101)	(5)	(1)	/	(4)	(9)	(6)	/	(3)
Proposed Project											
Senior Living Attached Housing	252	81 DU	262	16	5	/	11	20	11	/	9
		Net Trips	**161**	**11**	**4**	**/**	**7**	**11**	**5**	**/**	**6**

Notes
1. Daily trips and peak hour splits based on ITE 220 (Multifamily Housing (Low-Rise) Not Close to Rail Transit). Peak Hour rates based on City of Tracy model.
2. ITE Code 252 (Senior Living Attached Housing); Based on ITE average rates. No equations available.

Since it was determined that the Project increases traffic, a qualitiave analysis was conducted to determine the impacts of the additional trips to the network. At most, seven (7) vehicles will be added to the AM peak hour out volumes, which is equalivent to approximately 1 vehicle every 8.6 minutes. Therefore, the additional trips added to the network due to the proposed Project are assumed to be negligible and not result in a safety impact.

Project Driveways

The Project proposes two driveways:

- One along West Street
- One along W. Mt Diablo Avenue

It was determined that these new driveways would not substanailly increase hazards based on the following:

- Low net trips generated for the Project
- Adequate sight distance available along West Street and W. Mt Diablo Avenue
- Low speed limits along West Street (25 mph) and W. Mt Diablo Avenue (25 mph)

4. Appendix

A. Project Site Plan

A. Project Site Plan

Existing site



VIEW FROM NE



VIEW FROM SE



VIEW FROM SW



TRACY SENIOR LIVING

301 WEST ST. TRACY, CA 95376

CURRENT ZONE - MDR
PROPOSED ZONE - HDR

Tracy Senior Living - Existing conditions

Existing tree - Proposed to be removed

Existing tree - Proposed to remain

Existing building - Proposed to be demolished

Please refer to the site plan for a conceptual landcaping plan. A formal landscaping plan, by a licensed landscape architect will be submitted for the building permit, or as requested.

Project landscaping will be aim to use local species, with drought resitant ground cover, and a pallette that is fitting within the context of the site.

* This sheet is diagrammatic in nature. Locations of property lines can appear misrepresented and the drawing is NTS

RECEIVED
March 31, 2023
City of Tracy
Development Services

Lars Fredrik Gullberg
principal
t: 858.405.7800
gullberg@artifexwest.com

Charles Linch
principal
t: 760.470.5295
linch@artifexwest.com

Contact:

Nader Rahmanian
t: 858.405.4960
rahmanian@gmail.com

www.artifexwest.com
ArtifexWest Studio

Tracy Senior Living
301 West St
Tracy, CA 95376

project no: 1020

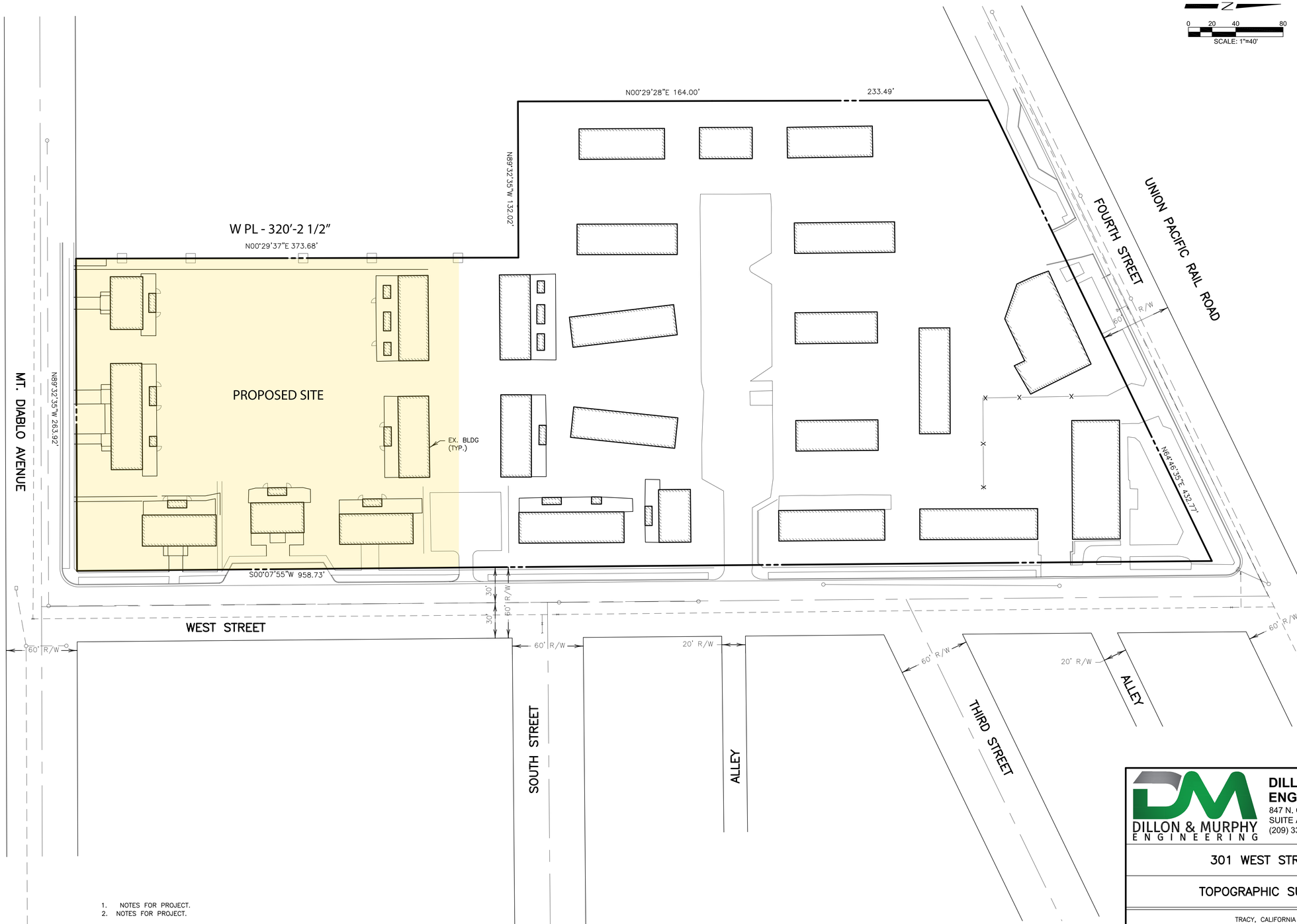
© 2022 Artifex West Inc.
All rights reserved.

mark	date	revision

date
2022 Oct 12

sheet title
EXISTING

sheet
G 100



1. NOTES FOR PROJECT.
2. NOTES FOR PROJECT.

DILLON & MURPHY ENGINEERING
847 N. CLUFF AVENUE
SUITE A-2, LODI, CA 95240
(209) 334-6613

301 WEST STREET

TOPOGRAPHIC SURVEY

TRACY, CALIFORNIA
JUNE, 2022

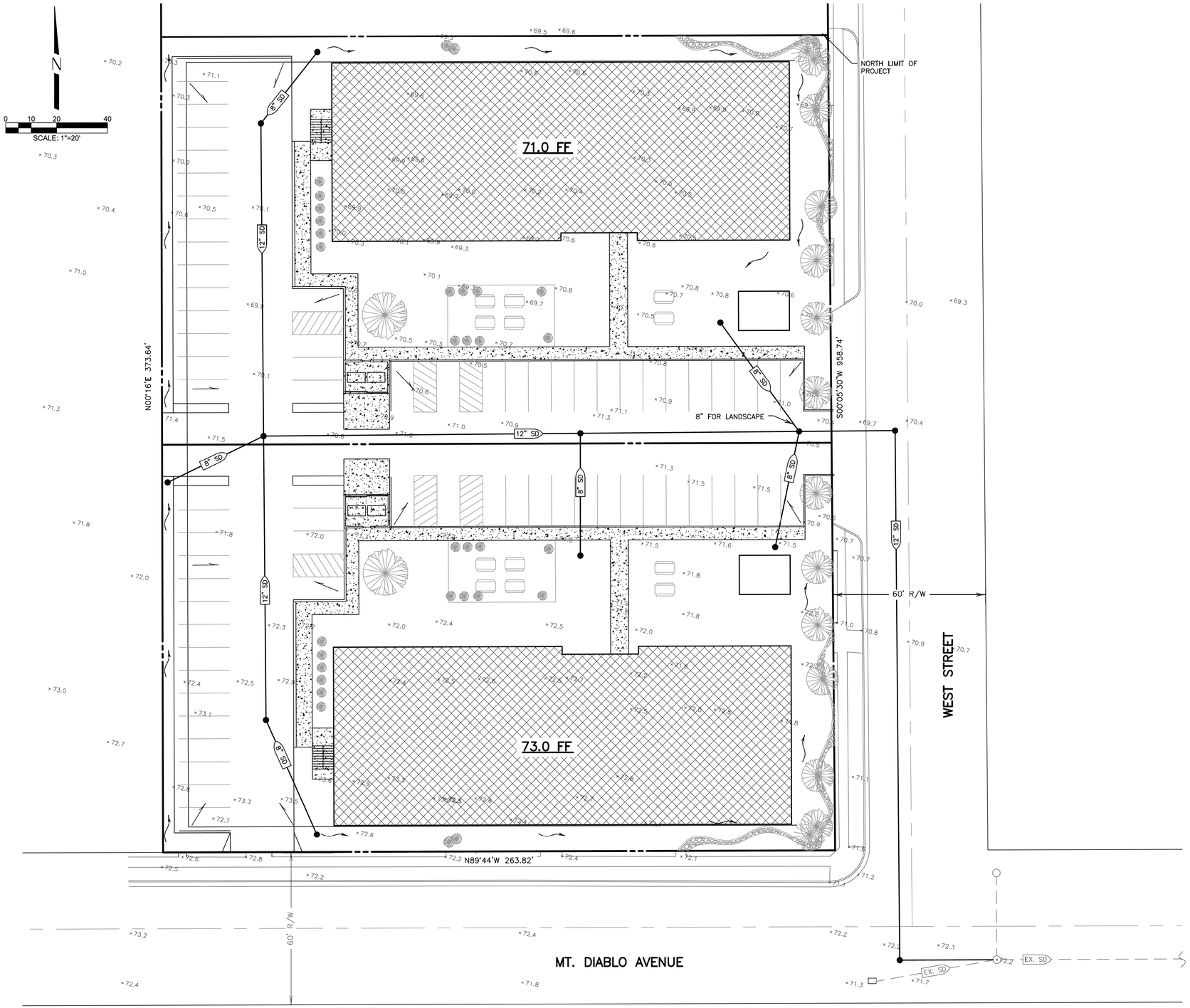
REV. NO.	DESCRIPTION	DATE
–	–	–
–	–	–
–	–	–
–	–	–

SCALE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
AS BUILT BY:

BENCHMARK: XXXXXXX EL: XXX.XX
DESCRIPTION:

SHEET 1
OF X SHEETS
JOB NO. 2280

S:\2022\2280\2 CAD FILES\TOPO.dwg Jun 06, 2022



LEGEND

BLDG.	BUILDING
EX.	EXISTING
R/W	RIGHT-OF-WAY
(TYP.)	TYPICAL
	PROPERTY LINE
12" SD	PROPOSED STORM LINE
	DIRECTION OF FLOW
	PROPOSED STORM DRAIN MANHOLE OR CATCH BASIN
	PROPOSED DIRECTION OF DRAINAGE
× 70.6	EXISTING GROUND ELEVATION

NOTES:

1. OFFSITE IMPROVEMENTS SHOWN ARE EXISTING. ON-SITE IMPROVEMENTS (OTHER THAN EXISTING GROUND ELEVATIONS) SHOWN ARE PROPOSED.

REGISTERED PROFESSIONAL ENGINEER
JOE MURPHY
No. 45377
EXP. 9-30-24
STATE OF CALIFORNIA
3-22-23

811
Know what's **below.**
Call before you dig.

DILLON & MURPHY ENGINEERING
847 N. CLUFF AVENUE
SUITE A-2, LODI, CA 95240
(209) 334-6613

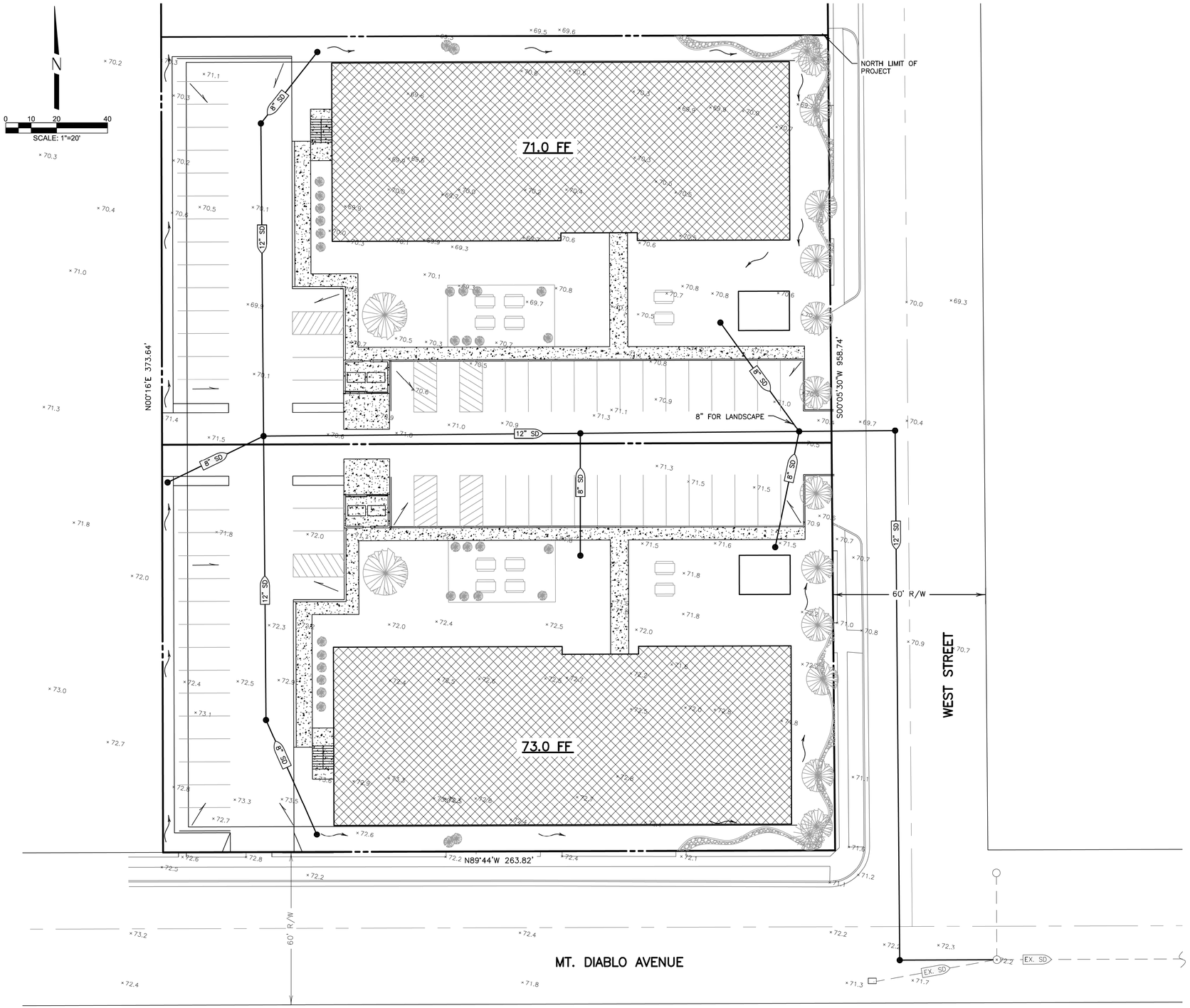
301 WEST STREET

PRELIMINARY GRADING PLAN

TRACY, CALIFORNIA
MARCH, 2023

REV. NO.	DESCRIPTION	DATE	SCALE: AS SHOWN		SHEET
			DRAWN BY: JMC, JMO		1
			DESIGNED BY:		OF 2 SHEETS
			CHECKED BY: JM		JOB NO. 2280
			AS BUILT BY:		

S:\2022\2280\3_CAD FILES\TOPO.dwg Mar 22, 2023



LEGEND

BLDG.	BUILDING
EX.	EXISTING
R/W	RIGHT-OF-WAY
(TYP.)	TYPICAL
	PROPERTY LINE
12" SD	PROPOSED STORM LINE
	DIRECTION OF FLOW
	PROPOSED STORM DRAIN MANHOLE OR CATCH BASIN
	PROPOSED DIRECTION OF DRAINAGE
× 70.6	EXISTING GROUND ELEVATION

NOTES:

1. OFFSITE IMPROVEMENTS SHOWN ARE EXISTING. ON-SITE IMPROVEMENTS (OTHER THAN EXISTING GROUND ELEVATIONS) SHOWN ARE PROPOSED.

REGISTERED PROFESSIONAL ENGINEER
JOE MURPHY
No. 45377
EXP. 9-30-24
STATE OF CALIFORNIA
3-22-23

811
Know what's **below.**
Call before you dig.

DILLON & MURPHY ENGINEERING
847 N. CLUFF AVENUE
SUITE A-2, LODI, CA 95240
(209) 334-6613

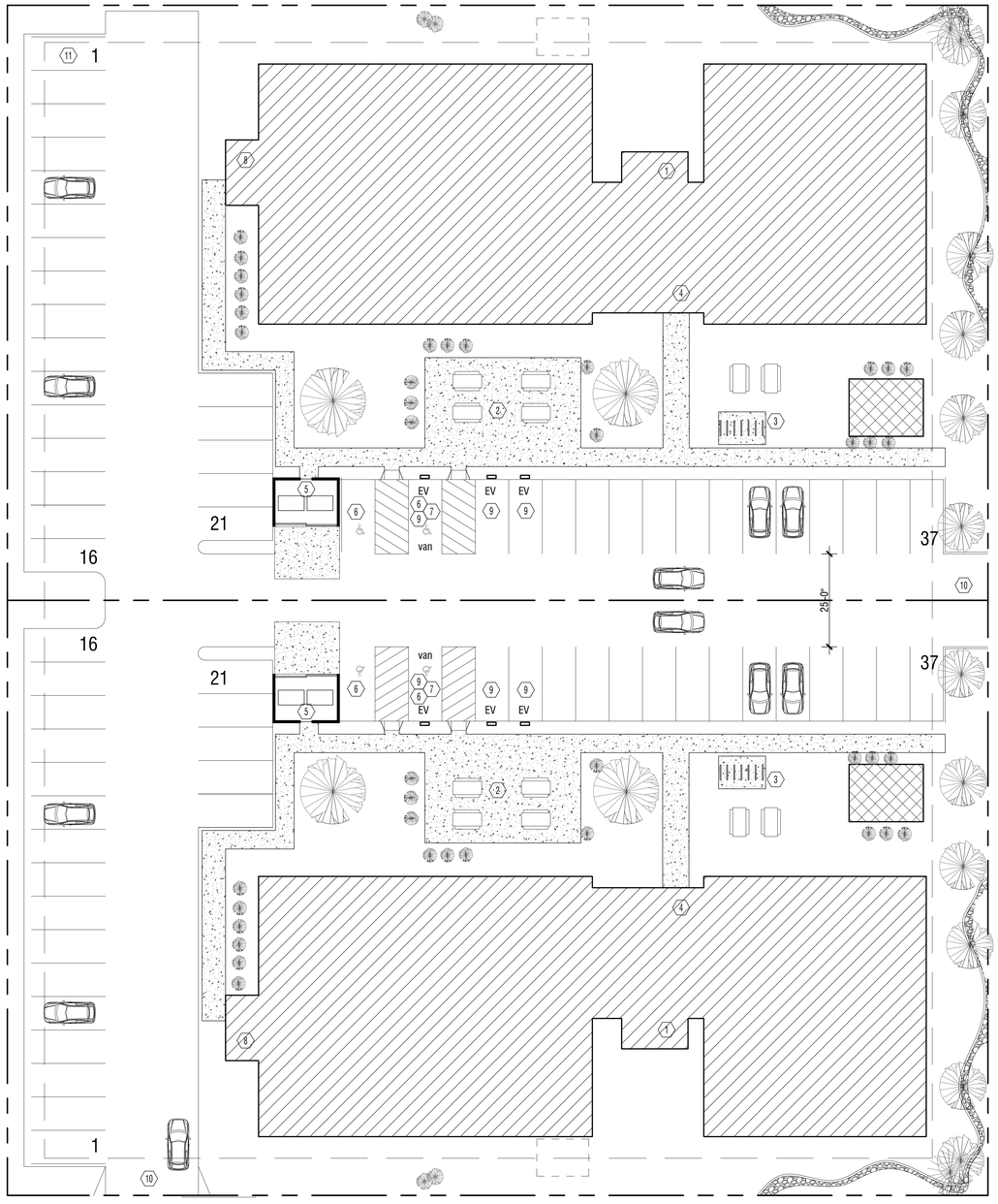
301 WEST STREET

PRELIMINARY GRADING PLAN

TRACY, CALIFORNIA
MARCH, 2023

REV. NO.	DESCRIPTION	DATE	SCALE: AS SHOWN		SHEET
			DRAWN BY: JMC, JMO		1
			DESIGNED BY:		OF 2 SHEETS
			CHECKED BY: JM		JOB NO. 2280
			AS BUILT BY:		

S:\2022\2280\3_CAD FILES\TOPO.dwg Mar 22, 2023



Site Plan

Scale: 1/16" = 1'

North

NOT FOR CONSTRUCTION

Fredrik Gullberg
Principal
t: 858.405.7800
gullberg@artifexwest.com

Charles Linch
Principal
t: 760.470.5295
linch@artifexwest.com

Floor Plan Sheet Notes: (X)

1. Proposed elevator.
2. Recreational exterior common space. To be professionally designed by a licensed Landscape Architect.
3. Bike parking
4. Mailboxes
5. Trash & recycling enclosure - Access into the trash enclosures shall meet all accessibility guidelines including door/gate hardware, operating force, clear landings, etc.
6. Accessible parking space
7. Van accessible parking space
8. Proposed exterior egress stairs
9. Electric Vehicle parking. 10% of total parking spots to be designated for EV parking.
10. Driveway approaches to be to current City and ADA standards
11. Designated turnaround stall. No parking.

Notation Key

Three story building

One story building

Site Information:

Current Zone: MDR
Proposed Zone: HDR
Proposed HDR Zone Area: 1.94 ACR (84,506.4 SF)

2 Lots, 0.97 ACR (42,253.2 SF) Each Lot

Usable Open Space: ~14,000 SF Each Lot
Parking Spaces: 37 stalls Each Lot
2 ADA spaces (1 Van ADA spaces)
3 Electric Vehicle Charging spaces
Bicycle Parking: 6 spaces

Density (HDR): 1,400 sf / 1 DU

42,253.2/ 1,400 = 30.18

30.18 DU * 80% (MAX Density Bonus) = 54.324 = 55

Units Proposed: **55 Each Lot**

Affordable Housing Notes:

Project consist of **100% Very Low income** Senior housing

Number of available incentives per 10.08.4660: **3**

Density Bonus: **80% MAX**

Requested concessions: 1

Parking requirements to be adjusted to proposed.

Proposed Buildings Notes

Building Occupancy: R-2, B, S-2, A-3 (Modular)

Building Type: 3 Story Type V-B w/ Automatic Sprinkler System

- The project is to meet the accessibility requirements of California Building Code (CBC) Chapter 11B. All items out of compliance shall be upgraded to meet current accessibility requirements including, but not limited to, the main entrance, restrooms, parking area, residential units, doors, and accessible routes throughout the site.
- The trash enclosure shall be connected along the accessible route with the building (s) it serves. Access into the trash enclosures shall meet all accessibility guidelines including door/gate hardware, operating force, clear landings, etc.
- The project shall comply with the applicable requirements for *public housing facilities* in accordance with CBC Chapter 11B.
- A minimum of 5% of the units shall provide mobility features. [CBC §11B-233.3, §11B-809.2-11B-809.4]
- A minimum of 2% of the units shall provide communication features. [CBC §11B-233.3, §11B-809.5]
- Parking spaces will *unassigned*. Accessible parking to be provided as required by CBC §11B-208.2.3.
- Parking is for residents only
- All common areas (i.e. laundry, communal areas, etc.) shall comply with the applicable accessibility requirements and must be located on an accessible route.

Fire notes:

1. All buildings shall have automatic fire sprinklers designed and installed per NFPA 13 / NFPA 13R Standards and per the California Fire Code.
2. All buildings shall have a manual and automatic fire alarm system designed and installed per NFPA 72 Standards and per the California Fire Code where required.
3. Deferred fire permit submittals are required for the underground fire service, overhead fire sprinkler system and manual and automatic fire alarm system.

ArtifexWest Studio
www.artifexwest.com

Tracy Senior Living
401 West St
Tracy, CA 95376

project no: 1114

© 2023 Artifex West Inc.
All rights reserved

mark	date	revision

date
2023 March 20

sheet title
Site Plan

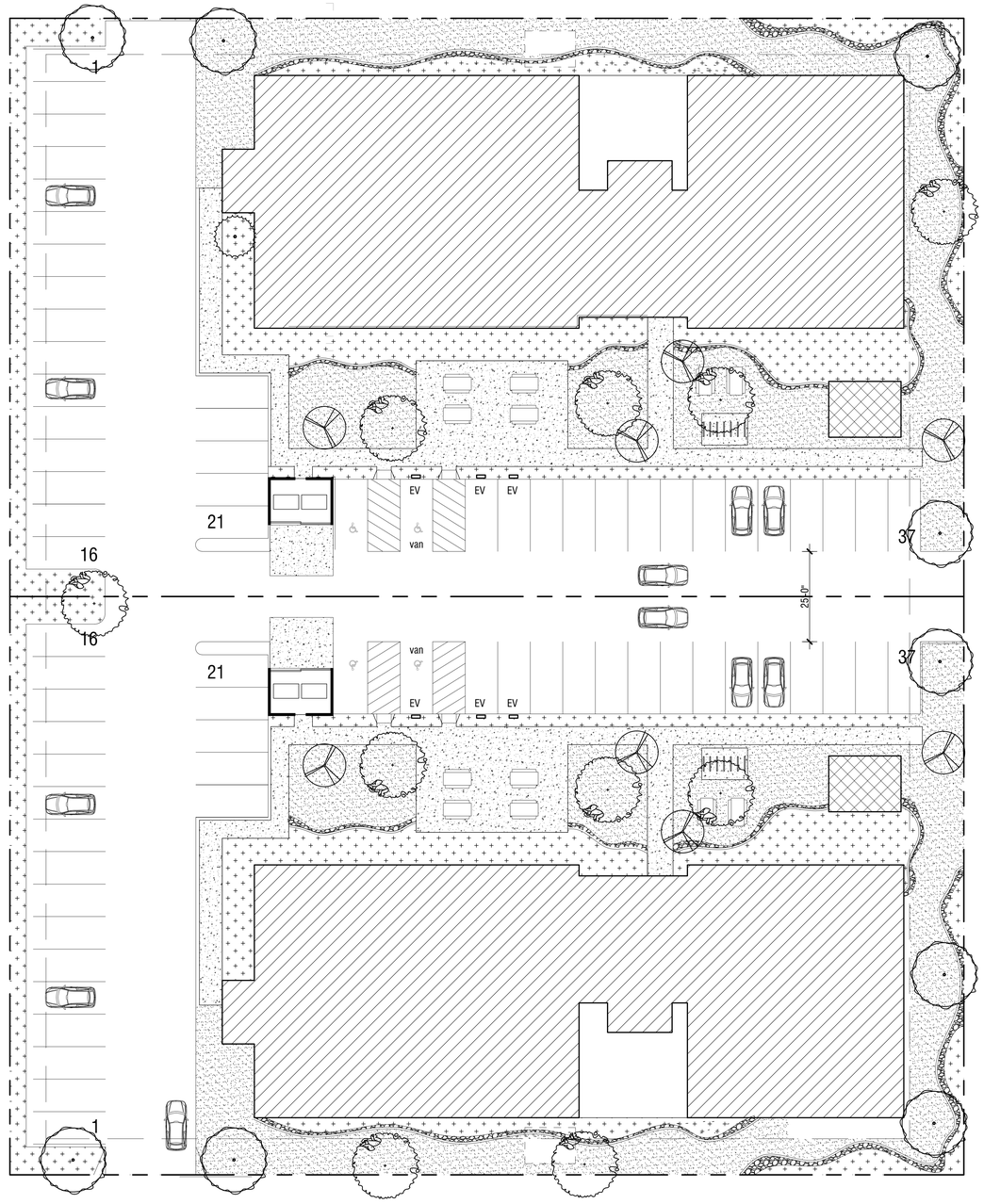
sheet
G101

PLANT LEGEND

Symbol	Size	Botanical Name	Common Name	Water Use
TREES				
	15 Gal	Cercis occidentalis	Western Redbud	L
	15 Gal	Pistachia chinensis	Chinese Pistache	L
	15 Gal	Sequoia sempervirens	Coast Redwood	M
	15 Gal	Ulmus parvifolia	Chinese Evergreen Elm	L
SHRUBS GROUNDCOVERS AND ACCENTS				
	5 Gal.	Berberis t. 'Atropurpurea'	Red Leaf Japanese Barberry	L
	5 Gal.	Ceanothus 'Dark Star'	Dark Star Ceanothus	L
	5 Gal.	Cotoneaster d. 'Coral Beauty'	Bearberry Cotoneaster	L
	5 Gal.	Dodonea v. 'Purpurea'	Purple Hopseed Bush	L
	5 Gal.	Lantana montevedensis	Lantana	L
	5 Gal.	Mahonia a. 'Compacta'	Compact Oregon Grape	L
	5 Gal.	Muhlenbergia rugens	Deer Grass	L
	5 Gal.	Phormium tenax	New Zealand Flax	L
	1 Gal.	Bacchanis pilularis	Coyote Brush	L
	1 Gal.	Dietes vegeta	Fortnight Lily	L
	1 Gal.	Festuca glauca	Blue Fescue	L
	1 Gal.	Ophiopogon japonicus	Mondo Grass	L

Lawn

Dry River Bed, Moss Rock Mounding



West Street

W Mt Diablo Ave

Landscape Plan

North

Scale: 1/16" = 1'

Fredrik Gullberg
Principal
t: 858.405.7800
gullberg@artifexwest.com

Charles Linch
Principal
t: 760.470.5295
linch@artifexwest.com

NOT FOR CONSTRUCTION

ArtifexWest Studio
www.artifexwest.com

Tracy Senior Living
401 West St.
Tracy, CA 95376

project no: 1114

© 2023 Artifex West Inc.
All rights reserved.

mark	date	revision

date
2023 March 20

sheet title
Landscape Plan

sheet
L100



Typical 3rd level Floor Plan

Scale: 1/6" = 1'

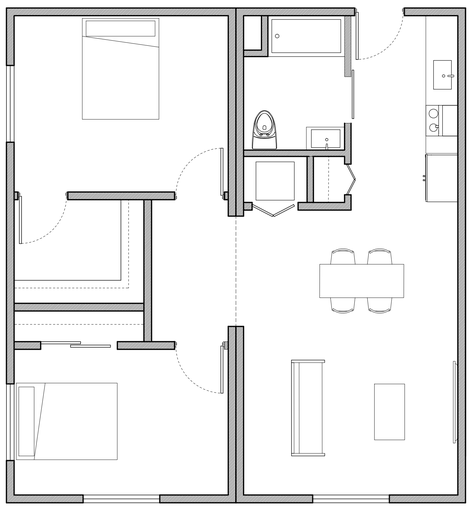
North



Typical Second level Floor Plan

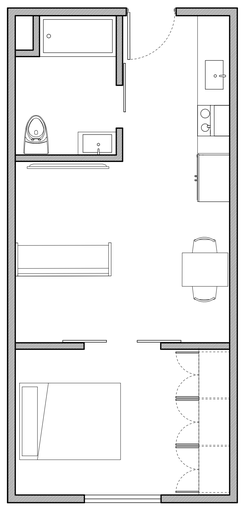
Scale: 1/6" = 1'

North



Enlarged 2 Bedroom Unit

Scale: 1/4" = 1'



Enlarged 1 Bedroom Unit

Scale: 1/4" = 1'



Ground level Floor Plan

Scale: 1/6" = 1'

North

Floor Plan Sheet Notes: (X)

1. 1 bed unit - Type A (44ea / phase)
2. Managers unit - 2 bed (1ea / phase)
3. 1 bed mobility unit - Type C (6 ea)
4. 2 bed mobility unit - Type C (1 ea)
5. Sensory impaired unit - Type D (3 ea)
6. Utility / Storage Space
7. Modular Elevator
8. Interior Egress Stairs
9. Exterior Egress Stairs
10. Mail Boxes
11. Staff Offices
12. Electrical Room
13. Mechanical Room
14. Laundry Room
15. Computer Lab
16. Storage
17. Public Restroom
18. Community Room

NOT FOR CONSTRUCTION

Fredrik Gullberg
Principal
t: 858.405.7800
gullberg@artifexwest.com

Charles Linch
Principal
t: 760.470.5295
linch@artifexwest.com

ArtifexWest Studio
www.artifexwest.com

Tracy Senior Living
401 West St
Tracy, CA 95376

project no: 1114

© 2023 Artifex West Inc.
All rights reserved.

mark	date	revision

date
2023 March 20

sheet title
Floor plans

sheet
A101



NORTH ELEVATION, TYP. - 1” = 10’



EAST ELEVATION - 1” = 10’



SOUTH ELEVATION - 1” = 10’



WEST ELEVATION - 1” = 10’

Lars Fredrik Gullberg
principal
t: 858.405.7800
gullberg@artifexwest.com

Charles Linch
principal
t: 760.470.5295
linch@artifexwest.com

Contact:

Nader Rahmanian
t: 858.405.4960
rahmanian@gmail.com

www.artifexwest.com ArtifexWest Studio

Tracy Senior Living
301 West St
Tracy, CA 95376

project no: 1020

© 2023 Artifex West Inc.
All rights reserved.

mark	date	revision

date
2023 March 20

sheet title
ELEVATIONS

sheet
A 201

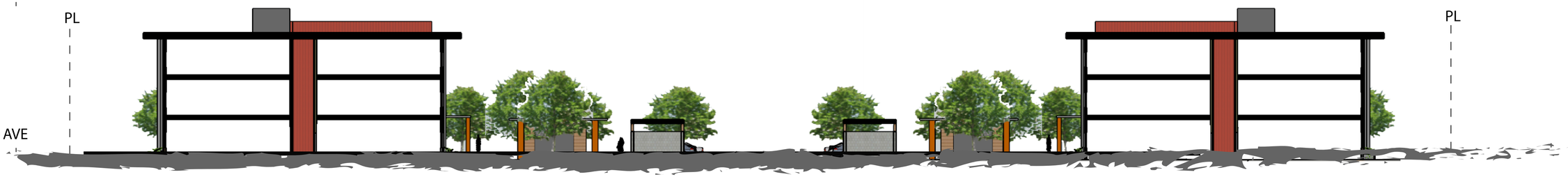
S

N

PL

PL

MT DIABLO AVE



SECTION A - 1” = 10’

W

E

PL

PL

NEIGHBORING LOT

WEST ST



SECTION B - 1” = 10’

Lars Fredrik Gullberg
principal
t: 858.405.7800
gullberg@artifexwest.com

Charles Linch
principal
t: 760.470.5295
linch@artifexwest.com

Contact:

Nader Rahmanian
t: 858.405.4960
rahmanian@gmail.com

www.artifexwest.com ArtifexWest Studio

Tracy Senior Living
301 West St
Tracy, CA 95376

project no: 1020

© 2023 Artifex West Inc.
All rights reserved.

mark	date	revision

date

2023 March 20

sheet title

SECTIONS

sheet

A 301



BIRDS EYE VIEW - LOOKING NW



PERSPECTIVE VIEW FROM MT DIABLO AVE.

Lars Fredrik Gullberg
principal
t: 858.405.7800
gullberg@artifexwest.com

Charles Linch
principal
t: 760.470.5295
linch@artifexwest.com

Contact:

Nader Rahmanian
t: 858.405.4960
rahmanian@gmail.com

www.artifexwest.com
ArtifexWest Studio

Tracy Senior Living
301 West St
Tracy, CA 95376

project no: 1020

© 2023 Artifex West Inc.
All rights reserved.

mark	date	revision

date
2023 March 20

sheet title
Isometric views

sheet
A 200



WOODTONE Siding “Summer Wheat”



Hardie Panel - Behr PPU2-16 “Fire Cracker”

Hardie Panel - Behr P290-02 “Sweet as Honey”

Hardie Lap Joint - Behr PPU26-11 “Platinum”

Hardie Panel - Behr 12 “Swiss Coffee”



Fascia Board - Behr PPU25-01 “Carbon Copy”



Hardie Panel - Behr PPU24-19 “Shark Fin”



Window frames & Steel railings - Behr MQ5-05 “Limosuine Leather”

Lars Fredrik Gullberg
principal
t: 858.405.7800
gullberg@artifexwest.com

Charles Linch
principal
t: 760.470.5295
linch@artifexwest.com

Contact:

Nader Rahmanian
t: 858.405.4960
rahmanian@gmail.com

ArtifexWest Studio
www.artifexwest.com

Tracy Senior Living
301 West St
Tracy, CA 95376

project no: 1020

© 2023 Artifex West Inc.
All rights reserved.

mark	date	revision

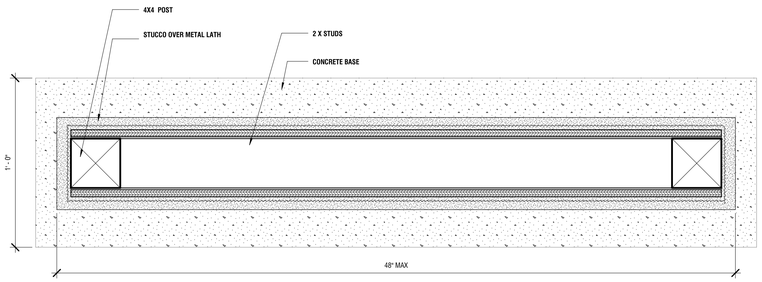
date
2023 march 20

sheet title
Material Board

sheet
A 401

SJCBC - 9-1710.4 - ON-PREMISES SIGN STANDARDS.
(b)Multifamily Residential Projects. The following standards apply to the construction of any new signs in conjunction with a multifamily residential project.
(1)Freestanding Signs.(A)Number of Signs.
One (1) monument sign is permitted for each primary entrance into the project.
(B)Size of Signs. Signs shall not exceed fifty (50) square feet per sign face.
(C)Height of Signs. Signs shall not exceed four (4) feet in height.

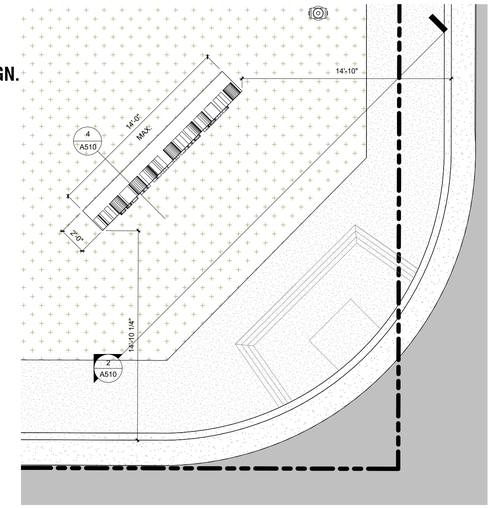
(2)Attached Signs.(A)Number of Signs.
One (1) attached sign shall be permitted for each structure containing ten (10) or more units.
(B)Size of Signs. Signs shall not exceed twenty (20) square feet per sign face.
(C)Height of Signs. Signs shall not project above the eave of the structure.



7 **COMPLEX LEGEND BASE PLAN**
3" = 1'-0"

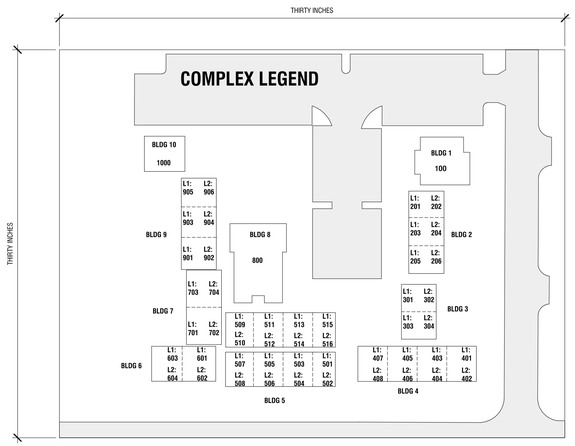
NOTES;

- PROVIDE ONE MONUMENT SIGN.
- MONUMENT SIGN 49 SF
- MONUMENT SIGN HEIGHT 42"



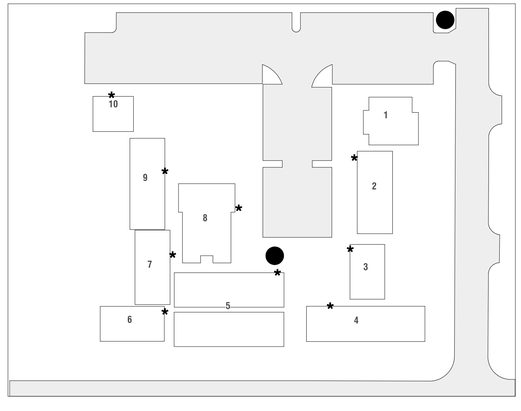
1 **ENLARGED COMPLEX SIGN PLAN**
1/4" = 1'-0"

UNIT LOCATIONS AND NUMBERS ARE CONCEPTUAL

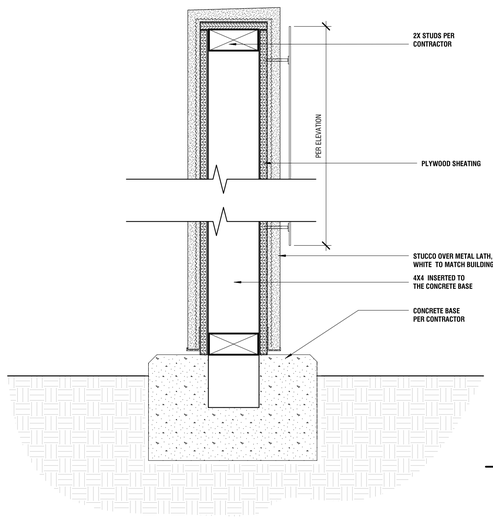


COMPLEX LEGEND
1" = 50'-0"

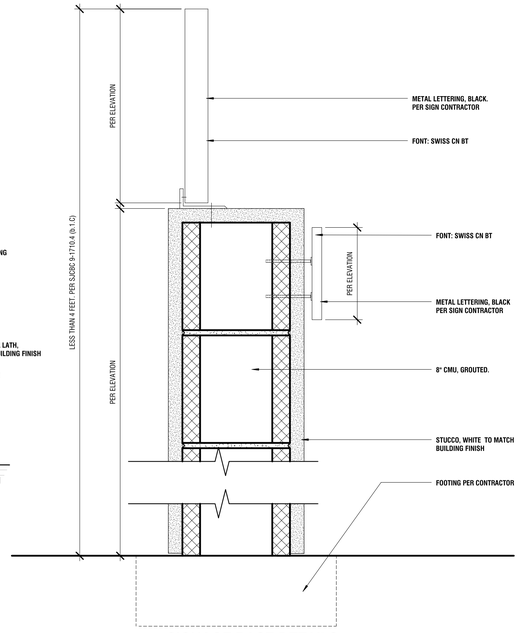
UNIT LOCATIONS AND NUMBERS ARE CONCEPTUAL



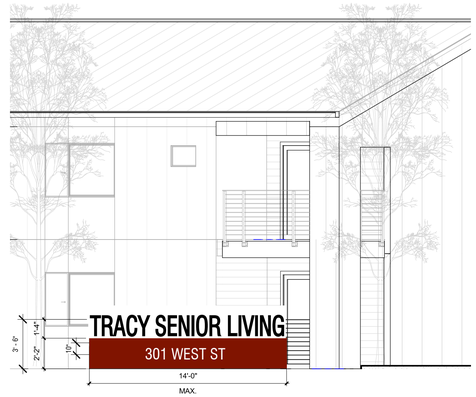
COMPLEX LEGEND LOCATIONS
1" = 50'-0"



5 **COMPLEX LEGEND BASE SECTION**
3" = 1'-0"



4 **SIGNAGE BASE DETAILS**
3" = 1'-0"



2 **COMPLEX SIGN ELEVATION**
1/4" = 1'-0"

TYPICAL BUILDING SIGN:

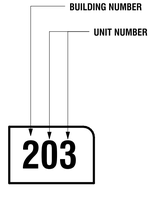
- 12" MIN. NUMBER SIZE
- FONT SWISS CN BT
- NUMBERS COLOR: SPARROW 780F-4

3 0 0

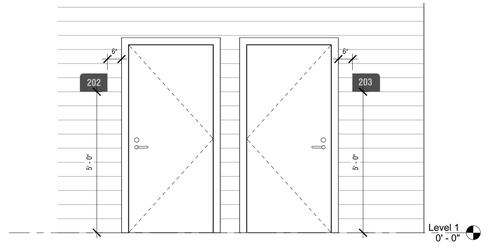
8 **BUILDING SIGN ***
1/4" = 1'-0" * SEE ELEVATIONS

TYPICAL UNIT ADDRESS:

- 4" MIN. NUMBER SIZE
- FONT SWISS CN BT
- NUMBERS COLOR: SPARROW 780F-4
- BACKGROUND COLOR: STEALTH - JET 780F-7



3 **UNIT SIGN**
1/4" = 1'-0"



6 **TYP. DOOR UNIT ELEVATION**
1/2" = 1'-0"

Lars Fredrik Gullberg
principal
t: 858.405.7800
gullberg@artifexwest.com

Charles Linch
principal
t: 760.470.5295
linch@artifexwest.com

Contact:

Nader Rahmanian
t: 858.405.4960
rahmanian@gmail.com

ArtifexWest Studio
www.artifexwest.com

Tracy Senior Living
301 West St
Tracy, CA 95376

project no: 1020

© 2023 Artifex West Inc.
All rights reserved.

mark	date	revision

date
2023 March 20

sheet title
Signage

sheet
A 501

APPENDIX C

Determination of Eligibility and Effect

DETERMINATION OF ELIGIBILITY AND EFFECT FOR THE TRACY SENIOR LIVING PROJECT, CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA

Prepared by

Melinda A. Peak
Peak & Associates, Inc.
3941 Park Drive, Suite 20-329
El Dorado Hills, CA 95762
(916) 939-2405

Prepared for

De Novo Planning Group
1020 Suncast Lane, Suite 106
El Dorado Hills, CA 95762

December 7, 2023
(Job #23-015)

INTRODUCTION

The Tracy Senior Living Project site is located at 301 West Street in the City of Tracy. The 6.85 Project site consists of seven affordable housing buildings containing 17 units along the boundaries of a site surrounding a landscaped courtyard area with pedestrian pathways. The site is bound by south C Street and multi-family residential uses to the north, West Street and single- family residential uses to the east, West Mt. Diablo Avenue, vacant undeveloped land, and single-family residential uses to the south and multi-family uses to the west (Figures 1, 2 and 3).

The proposed project includes the demolition of the existing residential buildings and subsequent construction of 110 very-low-income affordable senior housing units, associated amenities, landscaping circulation and utility improvements. This parcel is the Area of Potential Effect (APE) for the undertaking (Figure 4). The APE is in the southwest ¼ of Section 28, Township 2 South, Range 5 East, mapped on the Tracy USGS topographic quadrangle (Figure 5).

Cultural Resources

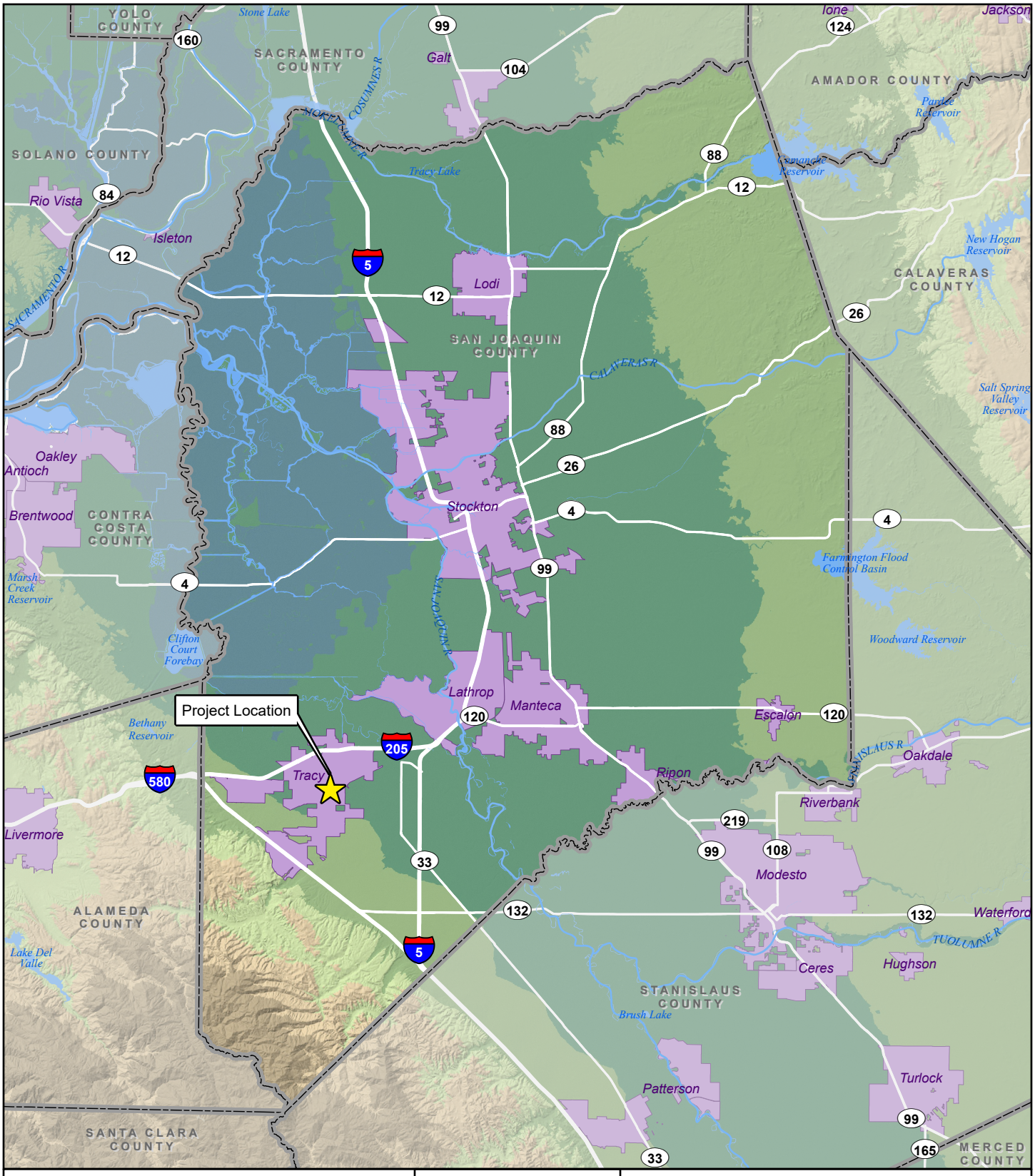
The following study has been prepared to meet the requirements of Section 106 and CEQA. The project included a records search, check of the Native American Heritage Commission Sacred Lands files, a survey of the APE, preparation of a site inventory form for the existing buildings that date to 1951, and resource evaluations under the criteria of the National Register of Historic Places and the California Register of Historical Resources.

Melinda A. Peak, senior historian/archeologist with Peak & Associates, Inc. served as principal investigator for the study, with senior archeologist Michael Lawson completing the field survey (resumes, Appendix 1).

REGULATORY CONTEXT

The Section 106 review process is implemented using a five step procedure: 1) identification and evaluation of historic properties; 2) assessment of the effects of the undertaking on properties that are eligible for the National Register; 3) consultation with the State Historic Preservation Office (SHPO) and other agencies for the development of a memorandum of agreement (MOA) that addresses the treatment of historic properties; 4) receipt of Advisory Council on Historic Preservation comments on the MOA or results of consultation; and 5) the project implementation according to the conditions of the MOA.

The Section 106 compliance process may not consist of all the steps above, depending on the situation. For example, if identification and evaluation result in the documented conclusion that no properties included in or eligible for inclusion are present, the process ends with the identification and evaluation step.



LEGEND

- Incorporated Area
- County Boundary

N

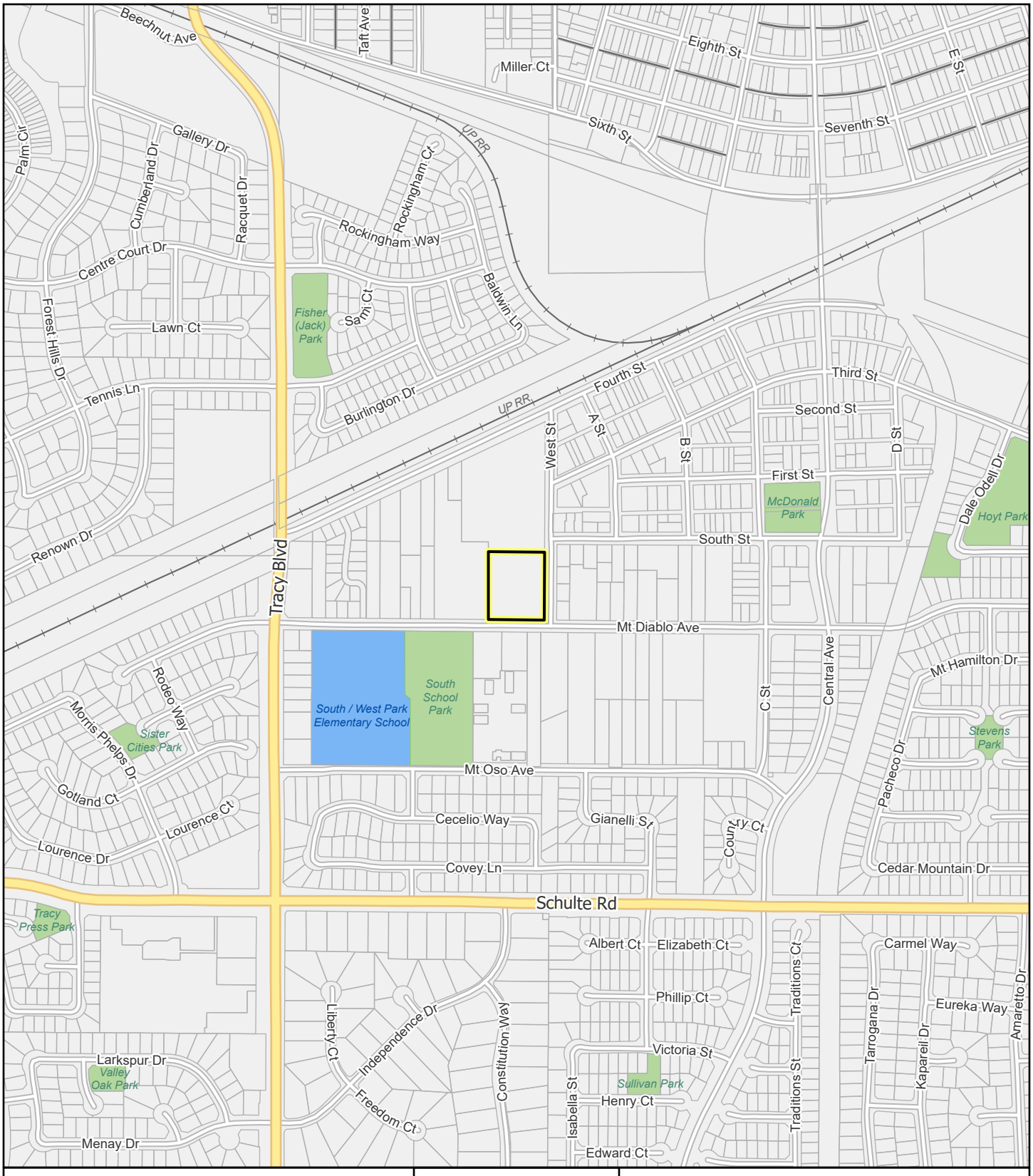
0 2½ 5

Miles

Sources: San Joaquin County GIS. Map date: June 20, 2023.

TRACY SENIOR LIVING PROJECT

Figure 1. Regional Project Location



LEGEND

- Project Site
- Public Schools
- Parks

Sources: San Joaquin County GIS. Map date: June 20, 2023.

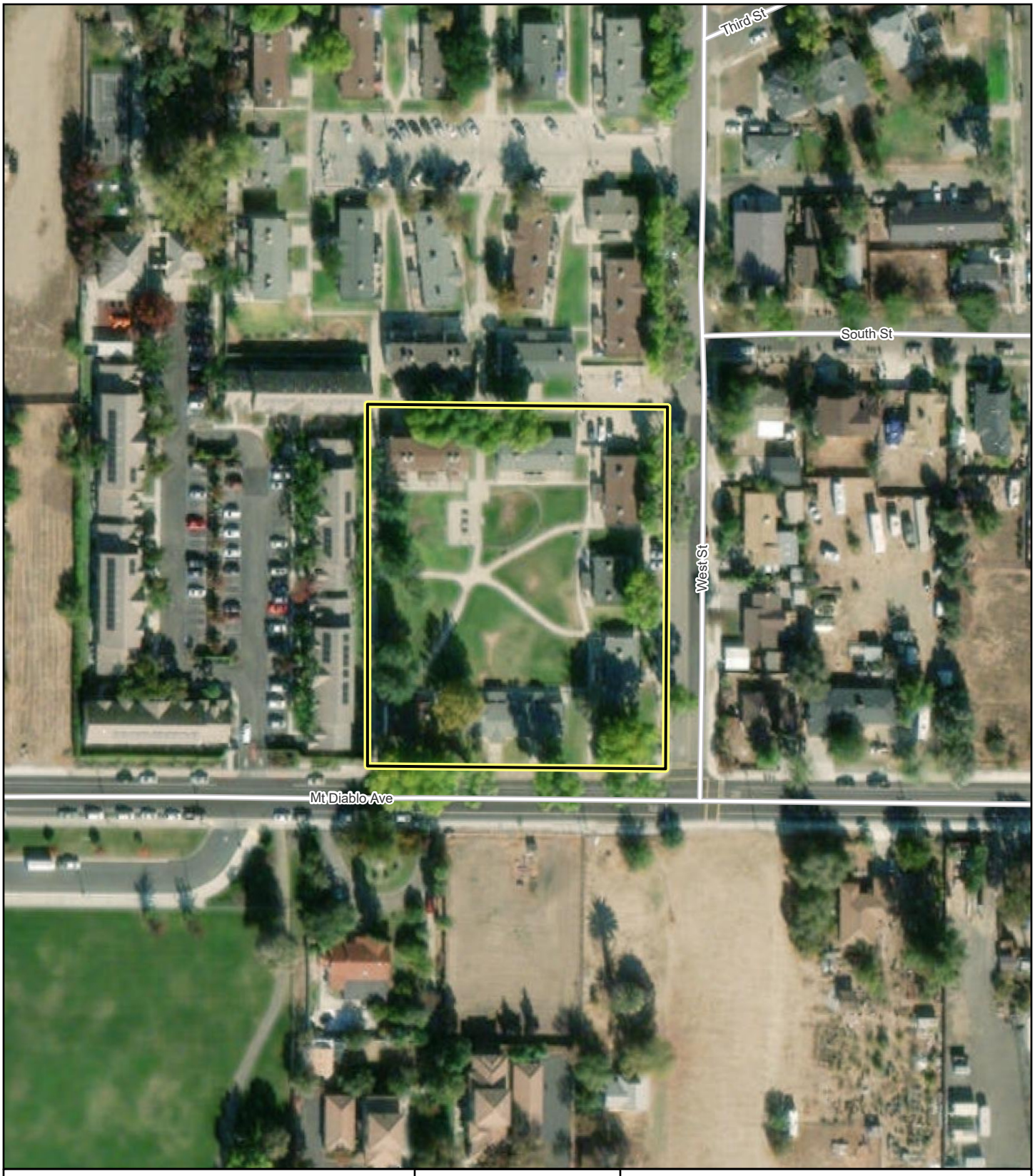
N

0 250 500

US Feet

TRACY SENIOR LIVING PROJECT

Figure 2. Project Vicinity Map



LEGEND

Project Site

N

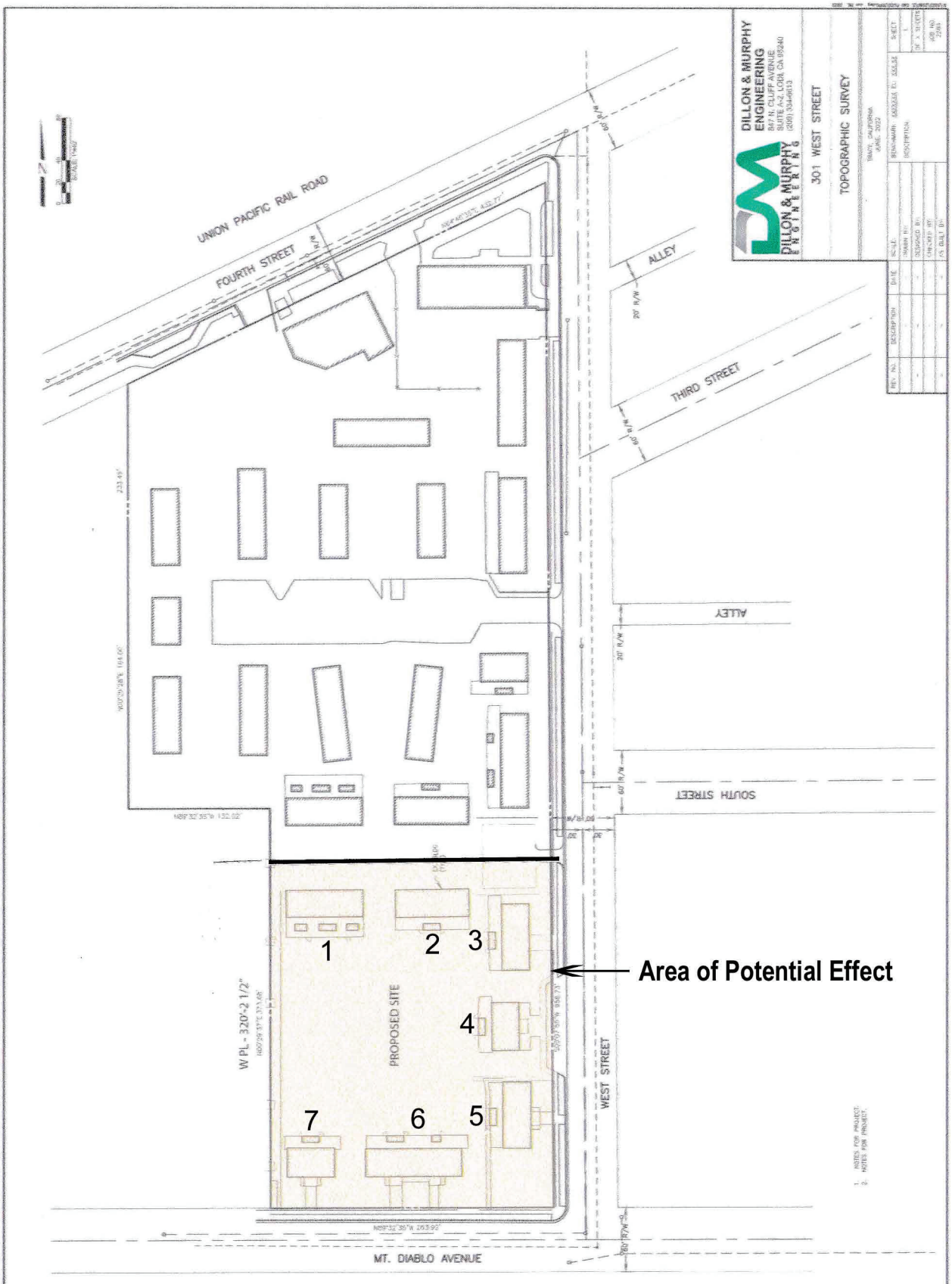
0 50 100

US Feet

Sources: San Joaquin County GIS. ArcGIS Map Service. Map date: June 20, 2023.

TRACY SENIOR LIVING PROJECT

Figure 3. Aerial View of Project Site



Area of Potential Effect (APE)
Tracey Senior Living Project

Figure 4

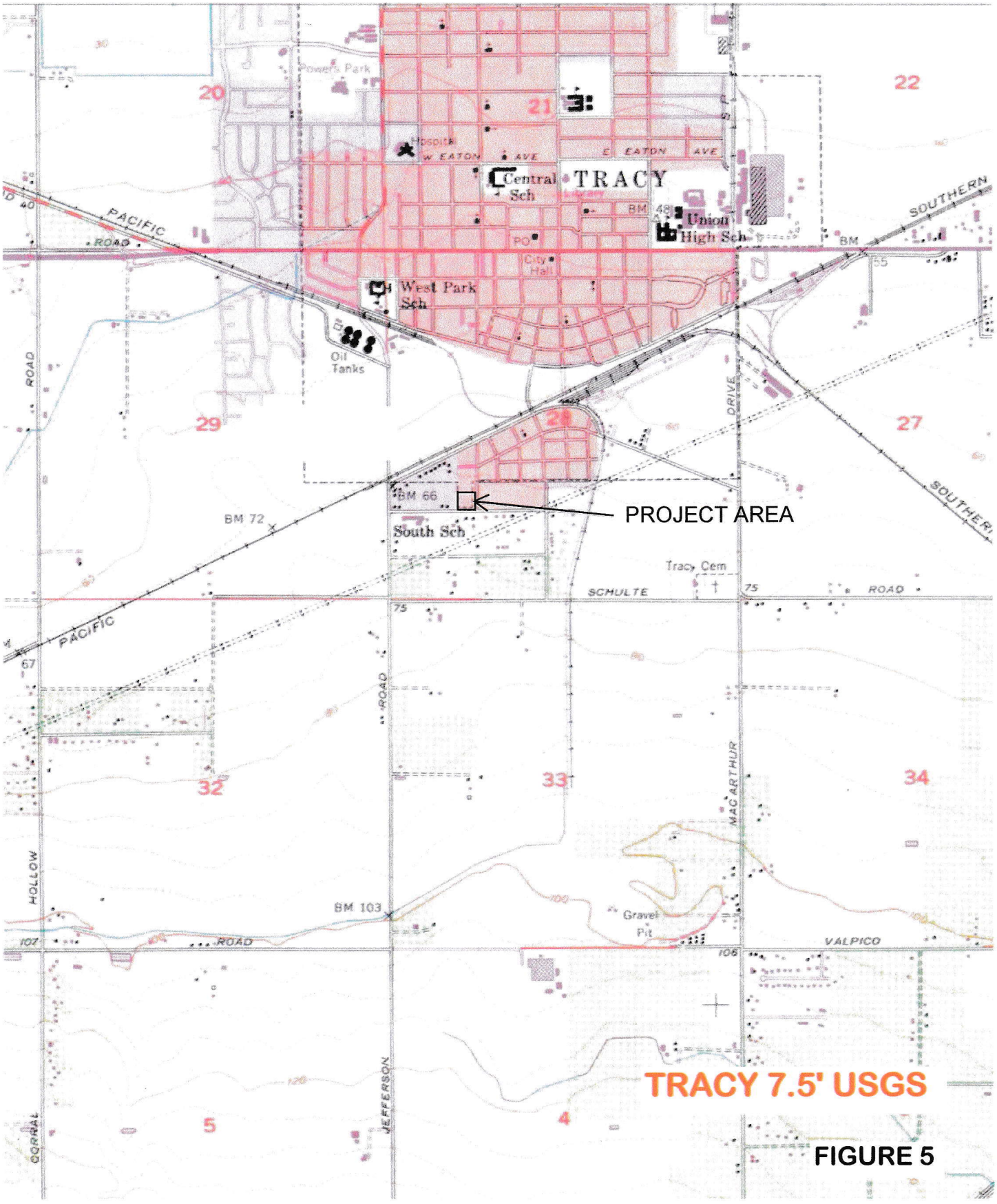


FIGURE 5

FRAMEWORK FOR EVALUATION

Decisions regarding management of cultural resources hinge on determinations of their significance (36 CFR 60.2). As part of this decision-making process the National Park Service has identified components which must be considered in the evaluation process, including:

- o criteria for significance;
- o historic context; and
- o integrity.

Criteria for Significance

Significance of cultural resources is measured against the National Register criteria for evaluation:

> The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and,
>
> (a) that are associated with events that have made a significant contribution to the broad patterns of our history; or
>
> (b) that are associated with the lives of persons significant in our past; or
>
> (c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
>
> (d) that have yielded, or may be likely to yield, information important in prehistory or history (36 CFR 60.4).

Historic Context

The historic context is a narrative statement "that groups information about a series of historic properties based on a shared theme, specific time period, and geographical area." To evaluate resources in accordance with federal guidelines, these sites must be examined to determine whether they are examples of a defined "property type." The property type is a "grouping of individual properties based on shared physical or associative characteristics." Through this evaluation, each site is viewed as a representative of a class of similar properties rather than as a unique phenomenon. A well-developed historical context helps determine the association between property types and broad patterns of American history. Once this linkage is established, each resource's potential to address specific research issues can be explicated.

Integrity

For a property to be eligible for listing in the National Register it must meet one of the criteria for significance (36 CFR 60.4 [a, b, c, or d]) and retain integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period."

The following discussion is derived from National Register Bulletin 15 ("How to Apply the National Register Criteria for Evaluation").

Within the concept of integrity, there are seven aspects or qualities that define integrity in various combinations. The seven aspects are: location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity, a property will possess several or usually most of these aspects. The retention of specific aspects is necessary for a property to convey this significance. Determining which of the seven aspects are important involves knowing why, where and when the property is significant.

The prescribed steps in assessing integrity are as follows:

- define the essential physical features that must be present for a property to represent its significance;
- determine whether the essential physical features are visible enough to convey their significance;
- determine whether the property needs to be compared with similar properties; and,
- determine, based on the significance and essential physical features, which aspects of integrity are particularly vital to the property being nominated and if they are present.

Ultimately, the question of integrity is answered by determining whether or not the property retains the identity for which it is significant.

All properties change over time. It is not necessary for a property to retain all its historic physical features or characteristics. However, the property must retain the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define why a property is significant.

A property's historic significance depends on certain aspects of integrity. Determining which of the aspects is most important to a particular property requires an understanding of the property's significance and its essential physical features. For example, a property's historic significance can be related to its association with an important event, historical pattern, or person. A property that is significant for its historic association is eligible for listing if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person.

A property important for association with an event, historical pattern, or person ideally might retain some features of all seven aspects of integrity. Integrity of design and workmanship, however, might not be as important to the significance, and would not be relevant if the property were an archeological site. A basic integrity test for a property associated with an important event or person is whether a historical contemporary would recognize the property as it exists today. For archeological sites that are eligible under criteria A and B, the seven aspects of integrity can be applied in much the same way as they are to buildings, structures, or objects.

In sum, the assessment of a resource's National Register eligibility hinges on meeting two conditions:

- the site must possess the potential to be eligible for listing in the National Register under one of the evaluation criteria either individually or as a contributing element of a district based on the historic context that is established; and

- the site must possess sufficient integrity, and retains the qualities that make it eligible for the National Register.

For the National Register, "a district possesses a significant concentration, linkage, or continuity of "... objects united historically or aesthetically by plan or physical development." The identity of a district derives from the relationship of its resources, which can be an arrangement of functionally related properties.

STATE REGULATIONS

State historic preservation regulations affecting this Project include the statutes and guidelines contained in the California Environmental Quality Act (CEQA; Public Resources Code sections 21083.2 and 21084.1 and sections 15064.5 and 15126.4 (b) of the CEQA Guidelines). CEQA Section 15064.5 requires that lead agencies determine whether projects may have a significant effect on archaeological and historical resources. Public Resources Code Section 21098.1 further cites: A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

An "historical resource" includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript that is historically or archaeologically significant (Public Resources Code section 5020.1).

Advice on procedures to identify such resources, evaluate their importance, and estimate potential effects is given in several agency publications such as the series produced by the Governor's Office of Planning and Research (OPR), *CEQA and Archaeological Resources,* 1994. The technical advice series produced by OPR strongly recommends that Native American concerns and the concerns of other interested persons and corporate entities, including, but not limited to, museums, historical commissions, associations and societies be solicited as part of the process of cultural resources inventory. In addition, California law protects Native American burials, skeletal remains,

and associated grave goods regardless of the antiquity and provides for the sensitive treatment and disposition of those remains (California Health and Safety Code Section 7050.5, California Public Resources Codes Sections 5097.94 et al).

The California Register of Historical Resources (Public Resources Code Section 5020 et seq.)

The State Historic Preservation Office (SHPO) maintains the California Register of Historical Resources (CRHR). Properties listed, or formally designated as eligible for listing, on the National Register of Historic Places are automatically listed on the CRHR, as are State Landmarks and Points of Interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

For the purposes of CEQA, an historical resource is a resource listed in, or determined eligible for listing in the California Register of Historical Resources. When a project will impact a site, it needs to be determined whether the site is an historical resource. The criteria are set forth in Section 15064.5(a) (3) of the CEQA Guidelines, and are defined as any resource that does any of the following:

A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

B. Is associated with the lives of persons important in our past;

C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

D. Has yielded, or may be likely to yield, information important in prehistory or history.

In addition, the CEQA Guidelines, Section 15064.5(a) (4) states:

The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code section 5020.1(j) or 5024.1.

California Health and Safety Code Sections 7050.5, 7051, And 7054

These sections collectively address the illegality of interference with human burial remains, as well as the disposition of Native American burials in archaeological sites. The law protects such remains from disturbance, vandalism, or inadvertent destruction, and establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project,

including the treatment of remains prior to, during, and after evaluation, and reburial procedures.

California Public Resources Code Section 15064.5(e)

This law addresses the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or inadvertent destruction. The section establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project and establishes the Native American Heritage Commission as the entity responsible to resolve disputes regarding the disposition of such remains.

Assembly Bill 52

Assembly Bill (AB) 52 establishes a formal consultation process for California tribes as part of CEQA and equates significant impacts on tribal cultural resources with significant environmental impacts. AB 52 defines a "California Native American Tribe" as a Native American tribe located in California that is on the contact list maintained by the Native American Heritage Commission. AB 52 requires formal consultation with California Native American Tribes prior to determining the level of environmental document if a tribe has requested to be informed by the lead agency of proposed projects. AB 52 also requires that consultation address project mitigation measures for significant effects, if requested by the California Native American Tribe, and that consultation be concluded when either the parties agree to measures to mitigate or avoid a significant effect, or the agency concludes that mutual agreement cannot be reached. Under AB 52, such measures shall be recommended for inclusion in the environmental document and adopted mitigation monitoring program if determined to avoid or lessen a significant impact on a tribal cultural resource.

CULTURAL SETTING

Prehistory

The Central Valley region was among the first in the state to attract intensive fieldwork, and research has continued to the present day. This has resulted in a substantial accumulation of data. In the early decades of the 1900s, E.J. Dawson explored numerous sites near Stockton and Lodi, later collaborating with W.E. Schenck (Schenck and Dawson 1929). By 1933, the focus of work was directed to the Cosumnes locality, where survey and excavation studies were conducted by the Sacramento Junior College (Lillard and Purves 1936). Excavation data, from the stratified Windmiller site (CA-Sac-107), suggested two temporally distinct cultural traditions.

Later work at other mounds by Sacramento Junior College and the University of California, Berkeley, enabled the investigators to identify a third cultural tradition, intermediate between the previously postulated Early and Late Horizons. The three-horizon sequence, based on discrete changes in ornamental artifacts and mortuary practices, as well as on observed differences in soils within sites (Lillard, Heizer and Fenenga 1939), was later refined by Beardsley (1954). An expanded definition of artifacts diagnostic of each time period was developed, and its application extended to parts of the central California coast. Traits held in common allow the application of

this system within certain limits of time and space to other areas of prehistoric central California. The Windmiller Culture (Early Horizon) is characterized by ventrally-extended burials (some dorsal extensions are known), with westerly orientation of heads; a high percentage of burials with grave goods; frequent presence of red ocher in graves; large projectile points, of which 60 percent are of materials other than obsidian; rectangular *Haliotis* beads; *Olivella* shell beads (types A1a and L); rare use of bone; some use of baked clay objects; and well-fashioned charmstones, usually perforated.

The Cosumnes Culture (Middle Horizon) displays considerable changes from the preceding cultural expression. The burial mode is predominately flexed, with variable cardinal orientation and some cremations present. There are a lower percentage of burials with grave goods, and ocher staining is common in graves. *Olivella* beads of types C1, F and G predominate, and there is abundant use of green *Haliotis* sp. rather than red *Haliotis* sp. Other characteristic artifacts include perforated and canid teeth; asymmetrical and "fishtail" charmstones, usually unperforated; cobble mortars and evidence of wooden mortars; extensive use of bone for tools and ornaments; large projectile points, with considerable use of rock other than obsidian; and use of baked clay.

Hotchkiss Culture (Late Horizon) -- The burial pattern retains the use of the flexed mode, and there is wide spread evidence of cremation, lesser use of red ocher, heavy sue of baked clay, *Olivella* beads of Types E and M, extensive use of *Haliotis* ornaments of many elaborate shapes and forms, shaped mortars and cylindrical pestles, bird-bone tubes with elaborate geometric designs, clam shell disc beads, small projectile points indicative of the introduction of the bow and arrow, flanged tubular pipes of steatite and schist, and use of magnesite (Moratto 1984:181-183). The characteristics noted are not all-inclusive, but cover the more important traits.

Schulz (1981), in an extensive examination of the central California evidence for the use of acorns, used the terms Early, Middle and Late Complexes, but the traits attributed to them remain generally the same. While it is not altogether clear, Schulz seemingly uses the term "Complex" to refer to the particular archeological entities (above called "Horizons") as defined in this region. Ragir's (1972) cultures are the same as Schulz's complexes.

Bennyhoff and Hughes (1984) have presented alternative dating schemes for the Central California Archeological Sequence. The primary emphasis is a more elaborate division of the horizons to reflect what is seen as cultural/temporal changes within the three horizons and a compression of the temporal span.

There have been other chronologies proposed, including Fredrickson (1973), and since it is correlated with Bennyhoff's (1977) work, it does merit discussion. The particular archeological cultural entities Fredrickson has defined, based upon the work of Bennyhoff, are patterns, phases and aspects. Bennyhoff's (1977) work in the Plains Miwok area is the best definition of the Cosumnes District, which likely conforms to Fredrickson's pattern. Fredrickson also proposed periods of time associated heavily with economic modes, which provides a temporal term for

comparing contemporary cultural entities. It corresponds with Willey and Phillips' (1958) earlier "tradition", although it is tied more specifically to the archeological record in California.

Ethnography

The project area lies within the northern portion of the ethnographic territory of the Yokuts people. The Yokuts were members of the Penutian language family which held all of the Central Valley, San Francisco Bay Area, and the Pacific Coast from Marin County to near Point Sur. The Yokuts differed from other ethnographic groups in California as they had true tribal divisions with group names (Kroeber 1925; Latta 1949). Each tribe spoke a particular dialect, common to its members, but similar enough to other Yokuts that they were mutually intelligible (Kroeber 1925).

The Yokuts held portions of the San Joaquin Valley from the Tehachapi mountains in the south to Stockton in the north. On the north they were bordered by the Plains Miwok, and on the west by the Saclan or Bay Miwok and Costonoan peoples. Although neighbors were often from distinct language families, differences between the people appear to have been more influenced by environmental factors as opposed to linguistic affinities. Thus, the Plains Miwok were more similar to the nearby Yokuts than to foothill members of their own language group. Similarities in cultural inventory co-varied with distance from other groups and proximity to culturally diverse people. The material culture of the southern San Joaquin Yokuts was therefore more closely related to that of their non-Yokuts neighbors than to that of Delta members of their own language group.

Trade was well developed, with mutually beneficial interchange of needed or desired goods. Obsidian, rare in the San Joaquin Valley, was obtained by trade with Paiute and Shoshoni groups on the eastern side of the Sierra Nevada, where numerous sources of this material are located, and to some extent from the Napa Valley to the north. Shell beads, obtained by the Yokuts from coastal people, and acorns, rare in the Great Basin, were among many items exported to the east by Yokuts traders (Davis 1961).

Economic subsistence was based on the acorn, with substantial dependency on gathering and processing of wild seeds and other vegetable foods. The rivers, streams, and sloughs that formed a maze within the valley provided abundant food resources such as fish, shellfish, and turtles. Game, wild fowl, and small mammals were trapped and hunted to provide protein augmentation of the diet. In general, the eastern portion of the San Joaquin Valley provided a lush environment of varied food resources, with the estimated large population centers reflecting this abundance (Cook 1955; Baumhoff 1963).

Settlements were oriented along the water ways, with their village sites normally placed adjacent to these features for their nearby water and food resources. House structures varied in size and shape (Latta 1949; Kroeber 1925), with most constructed from the readily available tules found in the extensive marshes of the low-lying valley areas. The housepit depressions for the structures ranged in diameter from 3 meters to 18 meters (Wallace 1978:470).

Historical Background

The agricultural value of the San Joaquin Valley was recognized early in time, with much of the region used for dry land grain farming. The early completion of railroads through the region helped provide a ready means of shipping farm projects. In 1869, the Central Pacific completed a line through the western portion of San Joaquin County. The line ran from Sacramento, then south to Stockton, over Altamont Pass and then a ferry to San Francisco. The railroad later placed a coaling station at the base of Altamont Pass, leading to a small community named Ellis by 1870.

In 1878, another new line was built starting at Oakland through Martinez to connect to the Central Pacific three miles east of Ellis. This route avoided many hills, and eliminated the expense of helper engines. This brought about the establishment of the town of Tracy in September of 1878, names for Lathrop J. Tracy, a grain merchant and railroad director in Mansfield, Ohio (Gudde 1969). Soon after completion of the new line, the railroad discontinued the coal station at Ellis, and employees and their families moved to either the new town of Tracy or to Lathrop, then primarily a railroad town to the northeast.

Tracy continued to grow as a center for railroads. A new line southward through Los Banos became the fastest and least costly route to Los Angeles. The railroad headquarters were moved from Lathrop to Tracy in 1894, with all the railroad equipment and buildings moved at this time.

Agricultural efforts focused on grazing sheep and later in time, cattle, with animals moved to higher elevation pastures as land dried in the late spring, and returning after the annual rains began. Grain crops were also early crops, with the improvements in water supplies allowing other crops such as tomatoes, asparagus, nut, and fruit crops, as well as processing plants.

Tracy incorporated in 1910, with the first irrigation district established in 1915. Tracy stayed a small and isolated community until the 1970s, as growth in the Bay Area brought more people into Tracy, seeking the more reasonable priced land as ranches and farms became subdivided (Tracy Historical Museum 2018; City of Tracy n.d.).

Tracy Homes

In September 1950, the Tracy City Council approved the proposed location of the 60-unit low-income housing project. Location approval was a stipulation in the housing agreement by the City Council several months before when they approved the project a few months prior.

The area for the project was known as Mountain View Acres, and a portion of the land involved had to be annexed to the City of Tracy. The site was considered a good choice economically because the site did not require high costs of road, sewer, or water connections.

The landowners involved were Art and Harry Kaku and Clara Silva. The negotiations with the property owners had been made, with final approval based on the City Council's acceptance of the location (*Tracy Press* 21 September 1950).

The official name of the project was announced as "Tracy Homes," with George McCarthy of Stockton named project manager for the new construction of this project and a larger one in Stockton. The landowners formally transferred the land title, with each Kaku brother receiving $1,001 for their portion of the land, with Silva getting $15,001. Bids were due for the construction cost, estimated to be $500,000 (*Tracy Press*, 19 March 1951).

In June 1951, bids for the construction were due, with work underway in August 1951. The first 16 of 60 units were to be completed for occupancy by January 1, 1952, with the remainder by May 15, 1952.

Eligibility was based on income. A two-person family, $200 or less; 3- or 4-person family, $2600 or less; 5 or more persons, $2,900 (*Tracy Press* 29 November 1951). In December 1851, 50 applications had been made for the apartments.

The completion was somewhat delayed but the opening of the first 16 apartments was estimated to be for occupancy on March 1, 1952. Preference for the apartments was given to disabled veterans, veterans, and servicemen. This did not happen, and despite missing landscaping, rear yard fencing, and some other details, the County of San Joaquin accepted the first 32 units, and move-ins began on May 15, 1952. All 60 units were to be occupied by sometime in June. The first group of families included 17 veterans. The new residents were asked for identification of any deficiencies in their former housing so they could be determined to be substandard, and potentially demolished. The last 28 units of the complex were accepted on June 19, 1952 (*Tracy Press* 15 May 1952, 19 June 1952).

Physical description of the units was very limited in the newspaper articles. The units were unfurnished except for a stove and refrigerator. The units ranged from one to four bedrooms, kitchen, bath, living room and service porch. They had concrete floors covered with asphalt tiles, with heating from gas furnaces (*Tracy Press* 12 November 1951). The APE includes a portion of Tracy Homes.

Later Changes

The units have been maintained over the years with even new paint being reported in the *Tracy Press* newspaper. Improvements, as well as replacement appliances to the units were made to keep current with standards. This included new HVAC units, washers and dryers, and kitchen appliances. Even so, time has taken its toll on the complex, and units are considered currently not fit for habitation.

RESEARCH

A record search was conducted for the current APE and a 0.25-mile radius at the Central California Information Center of the California Historical Resources Information System on June 21, 2023 (Record Search File No.: 12573L; Appendix 2). There are no resources reported to be located within

the APE, and two resources recorded within a ¼ mile radius—the South School (P-39-005009), and a historic district created in 1978, P-39-00598. The district is a list of older buildings, with no known status update of additions to the list and removals of buildings. No reports cover the project area; three reports are known within the ¼-mile radius.

NATIVE AMERICAN COORDINATION

A letter was sent to the Native American Heritage Commission (NAHC) by Peak & Associates, Inc. requesting a check of the Sacred Lands files for the project site. A reply from that office was prepared on July 7, 2023 (Appendix 3). The NAHC letter indicated the results were negative for Sacred Lands and provided a list of nine groups, some with multiple representatives, all who might have knowledge of resources of concern in the APE. Letters have been sent to the groups on August 23, 2023 (sample letter in Appendix 3). No replies have been received to date.

HISTORIC GROUP CONSULTATION

On June 20, 2023, Peak and Associates sent a letter to the Tracy Museum and West Side Pioneer Association asking about concerns for the existing building complex (Appendix 4). No response has been received to date.

FIELD ASSESSMENT

Michael Lawson completed a pedestrian survey and recordation of the complex of the APE in Tracy on August 30, 2023.

The survey area is a vintage residential complex, including seven buildings, now vacant and boarded up around a central courtyard. The buildings are multi-family units, surrounding a park-like open area. Five of the buildings appear to be duplexes with the building in the northwest corner comprised of four units. The building at the center of the south side (#6) is a triplex. All the units have a fenced back patio with a concrete floor, storage shed and clothesline set up.

Although some architectural details vary between buildings, they all have components in common, including composition roofing, stucco exterior and replacement vinyl-framed windows. The existing shutters appear to be vinyl as well.

Overall architecture and design are consistent with construction around 1950. The buildings appear to have been maintained, but are in poor to fair condition. The open areas are covered with mown grass and occasional trees: ash, spruce, crepe myrtle, and other unidentified ornamental trees.

Photographs were taken of each side of each building, showing variations in architecture, design, and style, along with similarities and current condition.

There is no evidence of prehistoric period cultural resources within the APE.

The Building Complex

The seven buildings in this district were all built ss low-income housing, and all were built in the same style with variations in detail. There are no other buildings in the district. The buildings are arranged around three margins of a rectangular area, with the west side open, and the inner square a landscaped plaza. Individual variations in the buildings are described on the attached primary records (Appendix 5).

The style of the buildings is, essentially, Contemporary. The mass of the buildings is an undecorated side-gabled block. The only departures are relatively elaborate entry treatments featuring gabled roofs with elements of Craftsman in the treatment of the gable ends.

This was a low-income housing development with seven multi-family units built at about the time, in the same style but differing in detail. They are to be demolished and replaced with modern very low-income housing. The associated landscaping will also be destroyed.

Apartment Units			
Unit #	Floors	Type	
316 South Court	2	2 Bedroom/ 1 Bathroom	Vacant. Poor condition.
314 South Court	2	4 Bedroom/ 1 bathroom	Vacant. Poor condition.
312 South Court	2	3 Bedroom/ 1 Bathroom	Vacant. Poor condition.
310 South Court	2	2 Bedroom/ 1 Bathroom	Vacant. Poor condition.
302 South Court	1	3 Bedroom/ 1 Bathroom	Vacant. Poor condition.
300 South Court	1	3 Bedroom/ 1 Bathroom	Vacant. Poor condition.
11 West Street	1	3 Bedroom/ 1 Bathroom	Vacant. Fair condition.
9 West Street	1	2 Bedroom/ 1 Bathroom	Vacant. Poor condition.
7 West Street	1	1 Bedroom/ 1 Bathroom	Vacant. Fair condition.
5 West Street	1	1 Bedroom/ 1 Bathroom	Vacant. Fair condition.
3 West Street	1	3 Bedroom/ 1 Bathroom	Vacant. Poor condition.
1 West Street	1	2 Bedroom/ 1 Bathroom	Vacant. Poor condition.
301 Mount Diablo	1	2 Bedroom/ 1 Bathroom	Vacant. Poor condition.
303 Mount Diablo	1	3 Bedroom/ 1 Bathroom	Vacant. Poor condition.
305 Mount Diablo	1	2 Bedroom/ 1 Bathroom	Vacant. Poor condition.
315 Mount Diablo	1	1 Bedroom/ 1 Bathroom	Vacant. Poor condition.
317 Mount Diablo	1	1 Bedroom/ 1 Bathroom	Vacant. Poor condition.

Building #1

This building lies in a group of seven similar buildings arranged around a grassy plaza in a larger HUD parcel. This one is in the northwest corner of the group and is the only two-story structure and only four-plex.

The main mass of the building is devoid of decoration and features stucco siding, painted olive in this case. The first-floor windows are boarded up, and the second-floor windows are sliders and double sashes. These appear to be vinyl framed replacements for the original fenestration. Heating and air facilities are visible on the low-pitched side gabled main roof.

The building faces north and that façade features two roofed entries with two doors each. The gabled roof over the doors is not stucco faced but is painted the same color as the main mass, except for white trim on the gable ends, exposed beam ends and a trim strip at the base of the gable. The corner pillars supporting the roof are two parts: large square bases with planks visible below and plain square pillars above.

Building #2

One in a group of seven similar buildings arranged around a grassy plaza in a larger HUD parcel. This one is on the northern side of the group and is a one-story duplex painted in a peach shade, in this case.

The main mass of the building is devoid of decoration and features stucco siding. The windows are boarded up, with heating and air facilities are visible on the low-pitched side gabled main roof.

The building faces north and that façade features a central roofed entry with two doors. The gabled roof over the doors is not stucco faced but is painted the same color as the main mass, except for white trim on the gable ends, exposed beam ends and a trim strip at the base of the gable. The corner pillars supporting the roof are two parts: large square bases with planks visible below and plain square pillars above.

Building #3

Another building in a group of seven similar buildings arranged around a grassy plaza in a larger HUD parcel. This one is the northernmost of three eastern side of the group and is a one-story duplex, painted in a yellow shade in this case.

The main mass of the building is devoid of decoration and features stucco siding. The windows are boarded up, with heating and air facilities are visible on the low-pitched side gabled main roof.

The building faces east and that façade features an offset roofed entry with two doors. The offset is due to one side having a two-bedroom apartment and the other side three. The gabled roof over the doors is not stucco faced but is painted the same color as the main mass, except for white trim on the gable ends, exposed beam ends and a trim strip at the base of the gable. The corner pillars

supporting the roof are two parts: large square bases with planks visible below and plain square pillars above.

Building #4

Also located in a group of seven similar buildings arranged around a grassy plaza in a larger HUD parcel is building #4. This one is the central of three eastern side members of the group and is a one-story duplex, painted olive in this case.

The main mass of the building is devoid of decoration and features stucco siding. The windows are boarded up, with heating and air facilities visible on the low-pitched side gabled main roof.

The building faces east and that façade features a central roofed entry with two doors. The gabled roof over the doors is not stucco faced but is painted the same color as the main mass, except for white trim on the gable ends, exposed beam ends and a trim strip at the base of the gable. The corner pillars supporting the roof are two parts: large square bases with planks visible below and plain square pillars above.

Building #5

Another in a group of seven similar buildings arranged around a grassy plaza in a larger HUD parcel. This one is the southernmost of three eastern side members of the group and is a one-story duplex, painted a peach shade in this case.

The main mass of the building is devoid of decoration and features stucco siding. The windows are boarded up, with heating and air facilities are visible on the low-pitched side gabled main roof.

The building faces east and that façade features an offset roofed entry with two doors, one leading to a three-bedroom apartment, the other, two bedrooms. The gabled roof over the doors is not stucco faced but is painted the same color as the main mass, except for white trim on the gable ends, exposed beam ends and a trim strip at the base of the gable. The corner pillars supporting the roof are two parts: large square bases with planks visible below and plain square pillars above.

Building #6

Building #6 is one of a group of seven similar buildings arranged around a grassy plaza in a larger HUD parcel. This one is central on the southern border of the district. This is the only triplex of the group and is a one-story building painted a yellow shade.

The main mass of the building is devoid of decoration and features stucco siding. The windows are boarded up, with heating and air facilities are visible on the low pitched side gabled main roof.

The building faces south and that façade features two widely separate roofed entries. The one on the west has two doors, one leading to a two-bedroom apartment on the west and the other leading to the three-bedroom apartment in the middle. The other roof covers the door leading to the two-

bedroom apartment on the east. The eastern roof is narrower to accommodate this asymmetry. The gabled roofs over the doors are not stucco faced but are painted the same color as the main mass, except for white trim on the gable ends, exposed beam ends and a trim strip at the base of the gable. The corner pillars supporting the roof are two parts: large square bases with planks visible below and plain square pillars above.

Building #7

Another in a group of seven similar buildings arranged around a grassy plaza in a larger HUD parcel. This one is in the southwestern corner of the district and is a one-story duplex, painted a peach shade in this case.

The main mass of the building is devoid of decoration and features stucco siding. The windows are boarded up, with heating and air facilities are visible on the low-pitched side gabled main roof.

The building faces south and that façade features a central roofed entry with two doors leading to one-bedroom apartments on each side, making this the smallest of the buildings in the district. The gabled roof over the doors is not stucco faced but is painted the same color as the main mass, except for white trim on the gable ends, exposed beam ends and a trim strip at the base of the gable. The corner pillars supporting the roof are different from the others in the district in that they taper down from bottom to top instead of being parallel sided and two parts.

EVALUATION OF THE BUILDING COMPLEX

Significance of cultural resources is measured against the National Register of Historic Places (NRHP) criteria for evaluation, but also the California Register of Historical Resources (CRHR) criteria. Under Criterion A of the NRHP, the building complex must be "associated with events that have made a significant contribution to the broad patterns of our history." The CRHR similarly asks fir a resource to be associated with "events that have made a significant contribution to the broad patterns of California's history." The building complex is simply a product of the development of Tracy and the recognition of the need for low-income housing. No known important historical events occurred on the site. It can be concluded that the building complex is not significant under Criterion A criteria.

For a building complex to be eligible under NRHP or CRHR Criterion B, there must be an association with a person important in our past. The historical research has failed to identify any such figure associated with this property. It can be concluded that the building complex is not associated with important people in local, California or federal history, and the complex is not eligible to either the NRHP or the CRHR under Criterion B.

The building complex must embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values to be eligible under NRHP Criterion C, with similar requirements for the CRHR. The buildings are in a

Contemporary style, of great popularity from 1945 to 1965 (McAlester 2014: 632). The complex is not particularly innovative, architecturally distinctive, or rare in California. The complex is not eligible for the NRHP under Criterion C.

Under Criterion D, a site can be eligible for yielding information important in prehistory or history. In that the site has been built on repeatedly over the years and was in an apparently environmentally undesirable location away from a natural water source, there is little likelihood that intact cultural deposits are present. The APE will not yield information important for research on the history or prehistory of the region. The building complex is not eligible for the NRHP or the CRHR under Criterion D**.**

EFFECTS OF THE PROPOSED PROJECT

As a result of the identification and evaluation efforts, an agency official can find that there are no historic properties present or there are historic properties present but the undertaking will have no effect upon them as defined in Section 800.16 (i).

If the agency official finds there are historic properties that may be affected by the undertaking, the agency official shall apply the criteria of adverse effect. "An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling or association" (Section 800.5 (a)).

There are three possible findings:

- Finding of no historic properties affected: There is no effect of any kind on the historic properties.

- Finding of no adverse effect: There could be an effect, but the effect would not be harmful to the characteristics that qualify the property for inclusion in the National Register; or

- Adverse effect: There could be an effect, and that effect could diminish the integrity of such characteristics.

There were no historic properties recorded within the project area. With regard to Section 106 of the NHPA, it is recommended that the agency seek concurrence from the California SHPO with a finding of "no historic properties affected" per § 800.4(d) (1). In terms of CEQA, there are no important properties in the project area.

RECOMMENDATIONS

With any surface inspection there is always a remote possibility that previous activities (both natural and cultural) have obscured prehistoric or historic period artifacts or habitation areas, leaving no surface evidence that would permit discovery of these cultural resources. If, during construction activities, unusual amounts of non-native stone (obsidian, fine-grained silicates, basalt), bone, shell, or prehistoric or historic period artifacts (purple glass, etc.) are observed, or if areas that contain dark-colored sediment that do not appear to have been created through natural processes are discovered, then work should cease in the immediate area of discovery and a professionally qualified archeologist should be contacted immediately for an on-site inspection of the discovery.

If any bone is uncovered that appears to be human, then the San Joaquin County Coroner must be contacted, according to state law. If the coroner determines that the bone most likely represents a Native American interment, then they must contact the Native American Heritage Commission in Sacramento so that they can identify the most likely descendants.

REFERENCES

Baumhoff, Martin A.
1963 Ecological Determinants of Aboriginal California Populations. *University of California Publications in American Archaeology and Ethnology* 49(2):155-236. Berkeley.

Beardsley, Richard K.
1954 Temporal and Areal Relationships in Central California Archeology (parts 1 and 11). *University of California Archaeological Survey Reports* 24, 25. Berkeley.

Bennyhoff, James A.
1977 Ethnogeography of the Plains Miwok. *Center for Archaeological Research at Davis, Publications* 5. University of California, Davis.

Bennyhoff, James A. and Robert F. Heizer
1958 Cross-Dating Great Basin Sites by Californian Shell Beads. *University of California Archaeological Survey Report*, 42:60-92. Berkeley.

City of Tracy
n.d. Tracy History. Online article.

Cook, Sherburne F.
1955 The Aboriginal Populations of the San Joaquin Valley, California. *University of California Anthropological Records* 16(2). Berkeley.

Davis, James T.
1961 Trade Routes and Economic Exchange among the Indians of California. *University of California Archaeological Survey Reports* 54:1-71. Berkeley.

Fredrickson, David A.
1973 *Early Cultures of the North Coast Ranges, California*. Unpublished Ph.D. dissertation, Department of Anthropology, University of California, Davis.

Gudde, Erwin
1969 *California Place Names*. University of California Press, Berkeley.

Hoover, Mildred, Hero E. Rensch, Ethel G. Rensch and William N. Abeloe
1990 *Historic Spots in California* (Fourth Edition), revised by Douglas E. Kyle. Stanford University Press, Stanford.

Kroeber, Alfred L.
1953 *Handbook of the California Indians*. California Book Company, Ltd., Berkeley.

Latta, F. F.
1949 *Handbook of the Yokuts Indians*. Bear State Books, Oildale, California.

Lillard, Jeremiah B., Robert F. Heizer and Franklin Fenenga
1939 An Introduction to the Archaeology of Central California. *Sacramento Junior College, Department of Anthropology Bulletin* 2. Sacramento.

Lillard, Jeremiah B. and William K. Purves
1936 The Archeology of the Deer Creek-Cosumnes Area, Sacramento County, California. *Sacramento Junior College, Department of Anthropology Bulletin* 1. Sacramento.

Moratto, Michael J.
1984 *California Archaeology*. Academic Press, New York.

Ragir, Sonia
1972 The Early Horizon in Central California Prehistory. *University of California Research Contributions* 15. Berkeley.

Schulz, Peter D.
1981 *Osteoarchaeology and Subsistence Change in Prehistoric Central California*. Unpublished Ph.D. dissertation, Department of Anthropology, University of California, Davis.

Schenck, W. Egbert and Elmer Dawson
1929 Archaeology of the Northern San Joaquin Valley. *University of California Publications in American Archaeology and Ethnology* 25(4):289-413. Berkeley.

Smith, Wallace
1960 *Garden of the Sun*. Privately printed.

Thompson and West
1879 *History of San Joaquin County, California, with Illustrations*. Reprinted in 1968 by Howell-North Books, Berkeley.

Tracy Historical Museum
2018 Tracy History. On line article.

Wallace, William J.
1978 Northern Valley Yokuts. In *California*, edited by Robert F. Heizer, pp. 462-470. Handbook of North American Indians, vol. 8, William G. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Willey, Gordon R., and Phillip Phillips
1958 *Method and Theory in American Archaeology*. The University of Chicago Press, Chicago.

Personal Communication

Gerald “Chip” Jones, Deputy Director
Housing Authority County of San Joaquin

APPENDIX 1

Resumes

PEAK & ASSOCIATES, INC.
RESUME

MELINDA A. PEAK **January 2023**
Senior Historian/Archeologist
3941 Park Drive, Suite 20 #329
El Dorado Hills, CA 95762
(916) 939-2405

PROFESSIONAL EXPERIENCE

Ms. Peak has served as the principal investigator on a wide range of prehistoric and historic excavations throughout California. She has directed laboratory analyses of archeological materials, including the historic period. She has also conducted a wide variety of cultural resource assessments in California, including documentary research, field survey, Native American consultation, and report preparation.

In addition, Ms. Peak has developed a second field of expertise in applied history, specializing in site-specific research for historic period resources. She has completed many historical research projects for a wide variety of site types throughout California.

Through her education and experience, Ms. Peak meets the Secretary of Interior Standards for historian, architectural historian, prehistoric archeologist, and historic archeologist.

EDUCATION

M.A. - History - California State University, Sacramento, 1989
Thesis: *The Bellevue Mine: A Historical Resources Management Site Study in Plumas and Sierra Counties, California*
B.A. - Anthropology - University of California, Berkeley

PROJECTS

In recent months, Ms. Peak has completed several determinations of eligibility and effect documents in coordination with the Corps of Engineers for projects requiring federal permits, assessing the eligibility of several sites for the National Register of Historic Places.

She has also completed historical research projects on a wide variety of topics for many projects including the development of navigation and landings on the Napa River, wineries, farmhouses dating to the 1860s, bridges, an early roadhouse, Folsom Dam, and a section of an electric railway line.

In recent years, Ms. Peak has prepared several cultural resource overviews and predictive models for blocks of land proposed for future development for general and specific plans. She has been able to direct several surveys of these areas, allowing the model to be tested.

She served as principal investigator for the multi-phase Twelve Bridges Golf Club project in Placer County. She served as liaison with the various agencies, helped prepare the historic properties treatment plan, managed the various phases of test and data recovery excavations, and completed the final report on the analysis of the test phase excavations of several prehistoric sites. She has served as the principal investigator for many major projects, coordinating contacts with Native Americans, the Corps of Engineers, and the Office of Historic Preservation.

Ms. Peak has served as project manager for many major survey and excavation projects in recent years, including the many surveys and site definition excavations for the 172-mile-long Pacific Pipeline proposed for construction in Santa Barbara, Ventura, and Los Angeles counties. She also completed an archival study in the City of Los Angeles for the project. She also served as principal investigator for a major coaxial cable removal project for AT&T.

Additionally, she has completed many small surveys, served as a construction monitor at several urban sites, and conducted emergency recovery excavations for sites found during monitoring. She has directed the excavations of several historic complexes in Sacramento, Placer, and El Dorado Counties.

Ms. Peak is the author of a chapter and two sections of a published history (1999) of Sacramento County, *Sacramento: Gold Rush Legacy, Metropolitan Legacy*. She served as the consultant for a children's book on California, published by Capstone Press in 2003 in the Land of Liberty series.

PEAK & ASSOCIATES, INC.
RESUME

MICHAEL LAWSON **January 2023**
Archeological Field Director
3941 Park Drive, Suite 20-329
El Dorado Hills, CA 95672
(916) 939-2405

PROFESSIONAL EXPERIENCE

Mr. Lawson has compiled an excellent record of undertaking excavation and survey projects for both the public and private sectors over the past thirty years. He has conducted many surveys throughout northern and central California and Hawaii, as well as serving as an archeological technician, site monitor, crew chief and field director for a number of excavation projects.

Mr. Lawson is qualified by the Bureau of Land Management as a field director for archeological surveys and excavations. In 2022, he led teams as the field director on several field surveys in the Sierras for the proposed undergrounding of PG&E transmission lines, dealing with both historic and prehistoric cultural resources. Lawson works for several firms based in the Sacramento Area and Bay Area.

EDUCATION

B.A. - Anthropology - California State University, Sacramento

Special Course: Comparative Osteology. University of Tennessee, Knoxville. Forensic Anthropology Center. January 2018.

The special course included: intensive lab and outdoor study with human example from outdoor research facility, including typical and non-metric examples, compared with fifty non-human species commonly confused with human remains. Work at the outdoor research facility "The Body Farm" study included survey, photography, collection, and identification of faunal and human bone fragments, with a Power Point presentation discussing finds.

EXPERIENCE

- Extensive monitoring of open space, streets and project development areas for prehistoric period and historic period resources. Areas monitored include Sutter Street in Folsom; Mud Creek Archeological District in Chico; Camp Roberts, San Luis Obispo County; Avila Beach, San Luis Obispo County; Edgewood Golf Course, South Lake Tahoe; Davis Water Project, Davis; Star Bend levee section, Sutter County; Feather River levees, Sutter County; Bodega Bay, Sonoma County; San Jose BART line extension, Santa Clara County; and numerous sites for PG&E in San Francisco.

- Over thirty years of experience working in cultural resource management, volunteer, and academic settings in California historic, proto-historic, and prehistoric archaeology.

- Expertise in pedestrian survey, excavation, feature (including burial) exposure, laboratory techniques, research. Field positions include field director, assistant field director, crew chief and lead technician.

APPENDIX 2 NWIC

Record Search

(Confidential)

APPENDIX 3

Native American Coordination

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
[VAVANT]

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Sara Dutschke
Miwok

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

COMMISSIONER
Wayne Nelson
Luiseño

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
[VAVANT]

COMMISSIONER
[VACANT]

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok/Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

July 7, 2023

Neal Nuenschwander
Peak & Associates Inc.

Via Email to: peakinc@yahoo.com

Re: Tracy HUD Project, San Joaquin County

Dear Mr. Nuenschwander:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Pricilla.Torres-Fuentes@nahc.ca.gov.

Sincerely,

Pricilla Torres-Fuentes

Pricilla Torres-Fuentes
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
San Joaquin County
7/7/2023

Tribe Name	Contact Person	Contact Address	Phone #	Email Address
Buena Vista Rancheria of Me-Wuk Indians	Rhonda Morningstar Pope, Chairperson	1418 20th Street, Suite 200 Sacramento, CA, 95811	(916) 491-0011	rhonda@buenavistatribe.com
California Valley Miwok Tribe	,	14807 Avenida Central La Grange, CA, 95329	(209) 931-4567	
California Valley Miwok Tribe	AKA Sheep Rancheria of Me-Wuk Indians of CA,	P.O. Box 395 West Point, CA, 95255	(209) 293-4179	l.ewilson@yahoo.com
Confederated Villages of Lisjan Nation	Cheyenne Gould, Tribal Cultural Resource Manager	10926 Edes Ave Oakland, CA, 94603	(510) 575-8408	cvltribe@gmail.com
Confederated Villages of Lisjan Nation	Corrina Gould, Chairperson	10926 Edes Avenue Oakland, CA, 94603	(510) 575-8408	cvltribe@gmail.com
Confederated Villages of Lisjan Nation	Deja Gould, Language Program Manager	10926 Edes Ave Oakland, CA, 94603	(510) 575-8408	cvltribe@gmail.com
Ione Band of Miwok Indians	Sara Dutschke, Chairperson	9252 Bush Street Plymouth, CA, 95669	(209) 245-5800	consultation@ionemiwok.net
Muwekma Ohlone Indian Tribe of the SF Bay Area	Monica Arellano, Vice Chairwoman	20885 Redwood Road, Suite 232 Castro Valley, CA, 94546	(408) 205-9714	monicavarellano@gmail.com
North Valley Yokuts Tribe	Timothy Perez,	P.O. Box 717 Linden, CA, 95236	(209) 662-2788	huskanam@gmail.com
North Valley Yokuts Tribe	Katherine Perez, Chairperson	P.O. Box 717 Linden, CA, 95236	(209) 887-3415	canutes@verizon.net

Native American Heritage Commission
Native American Contact List
San Joaquin County
7/7/2023

Tule River Indian Tribe	Joey Garfield, Tribal Archaeologist	P. O. Box 589 Porterville, CA, 93258	(559) 783-8892	joey.garfield@tulerivertribe-nsn.gov
Tule River Indian Tribe	Neil Peyron, Chairperson	P.O. Box 589 Porterville, CA, 93258	(559) 781-4271	neil.peyron@tulerivertribe-nsn.gov
Tule River Indian Tribe	Kerri Vera, Environmental Department	P. O. Box 589 Porterville, CA, 93258	(559) 783-8892	kerri.vera@tulerivertribe-nsn.gov
Wilton Rancheria	Dahlton Brown, Director of Administration	9728 Kent Street Elk Grove, CA, 95624	(916) 683-6000	dbrown@wiltonrancheria-nsn.gov
Wilton Rancheria	Steven Hutchason, THPO	9728 Kent Street Elk Grove, CA, 95624	(916) 683-6000	shutchason@wiltonrancheria-nsn.gov
Wilton Rancheria	Jesus Tarango, Chairperson	9728 Kent Street Elk Grove, CA, 95624	(916) 683-6000	jtarango@wiltonrancheria-nsn.gov
Wuksachi Indian Tribe/Eshom Valley Band	Kenneth Woodrow, Chairperson	1179 Rock Haven Ct. Salinas, CA, 93906	(831) 443-9702	kwood8934@aol.com

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Tracy HUD Project, San Joaquin County.

PEAK & ASSOCIATES, INC.
CONSULTING ARCHEOLOGY

August 23, 2023

Native American Representative:

Peak & Associates, Inc. has contracted with De Novo Planning Group to perform a cultural resources assessment for the proposed HUD project at 300 West Street in Tracy, San Joaquin County. The property is currently occupied by low income housing and HUD proposes to build additional units in the area for the same purpose. A map is attached based on the Tracy 7.5' USGS quadrangle.

We are contacting individuals identified by the Native American Heritage Cominmission as persons who might have information to contribute regarding potential Native American concerns within the project area. Any information or concerns that you may have regarding village sites, traditional properties or modern Native American uses in the project area will be welcomed. Due to time constraints, we would appreciate replies within two weeks to be included with our report.

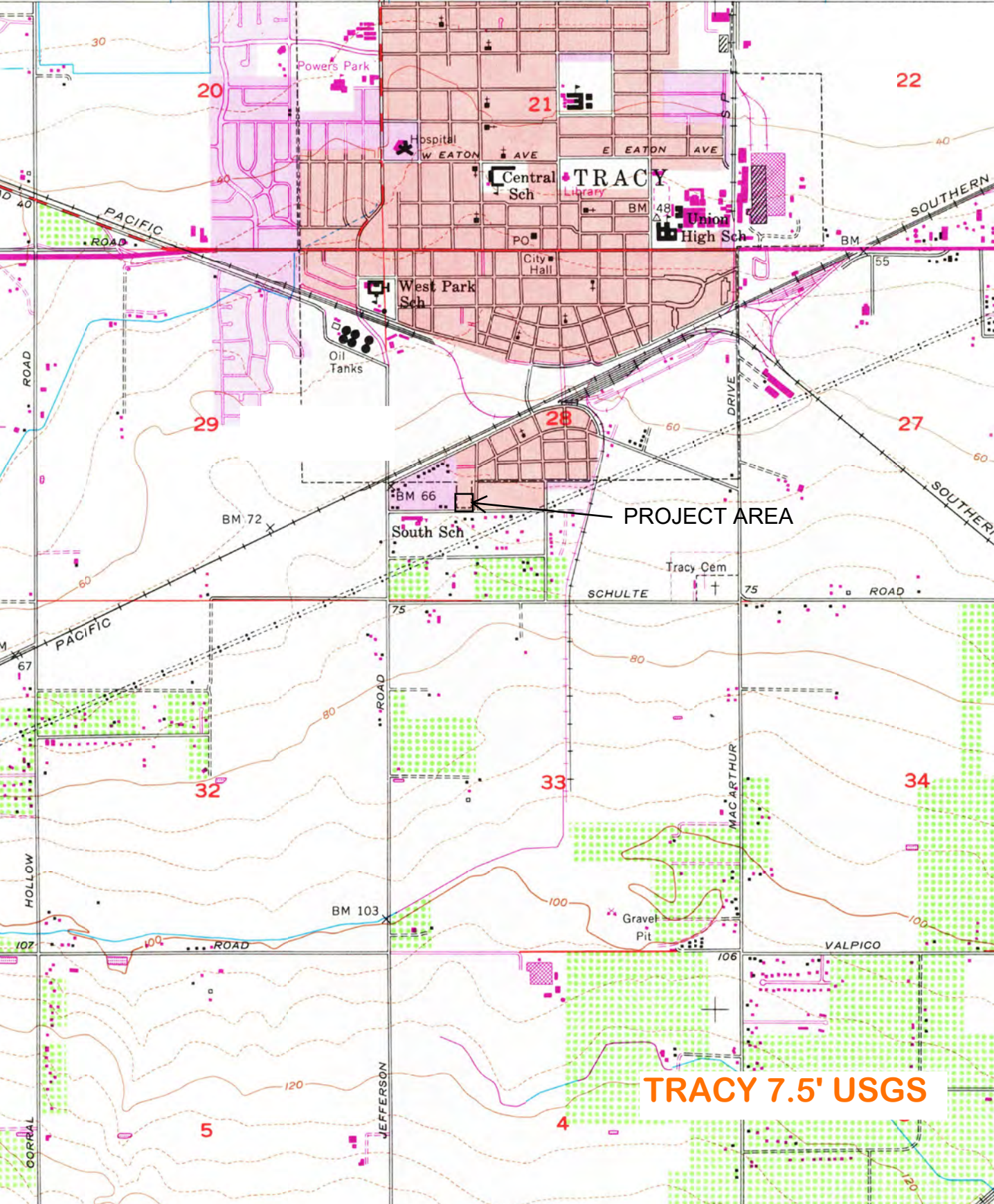
Thank you for your assistance.

Sincerely,

Robert A. Gerry
Consulting Archeologist

RG//
Encl.

■ 3941 Park Drive, Suite 20-329, El Dorado Hills, CA 95762/Phone: (916)939-2405/Fax: (916)283-5239/email: peakinc@ sbcglobal.net
▫ 3161 Godman Avenue, Suite A, Chico, CA 95973/Phone: (530)342-2800/Fax: 342-0273/email: peakinc@ yaho


PROJECT AREA
TRACY 7.5' USGS
TRACY
Powers Park
Hospital
Central Sch
Library
Union High Sch
City Hall
West Park Sch
Oil Tanks
South Sch
Tracy Cem
Gravel Pit
BM 66
BM 72
BM 103
PACIFIC ROAD
SCHULTE ROAD
SOUTHERN PACIFIC
MAC ARTHUR DRIVE
VALPICO
HOLLOW ROAD
JEFFERSON
CORRAL
20
21
22
27
28
29
32
33
34
4
5

APPENDIX 4

Historic Group Consultation

PEAK & ASSOCIATES, INC.
CONSULTING ARCHEOLOGY

June 20, 2023

Tracy Historical Museum and
West Side Pioneer Association
PO Box 117
Tracy, CA 95378

Subject: Tracy Senior Living Project

The project is located at 301 West Street in the City of Tracy. The 6.85-acre Project site consists of seven affordable housing buildings containing 17 units along the border of the northern, eastern, and southern boundaries of the site surrounding a landscaped courtyard area with pedestrian pathways.

The proposed Project includes the demolition of the existing residential buildings and subsequent construction of 110 very-low-income affordable senior housing units, associated amenities, landscaping, and circulation and utility improvements. The Project would be developed in two phases of 55 units per phase. The lead agency is the Development Services Department of the City of Tracy.

Our firm will conduct the necessary cultural resource studies on the site, including a field survey, and recordation as well as the evaluation of the buildings and the building complex. The buildings date to 1950-1951, and as they are over 50 years in age, they will require evaluation under the criteria of the National Register of Historic Places.

Do you or any of your group members have any concerns about the complex? Do you have any further information or are there any photographs in your collection of these buildings? Please let me know—I can be reached at 916-939-2208 or peakinc@sbglobal.net.

Thank you for your assistance.

Sincerely,

Melinda A. Peak

Melinda A. Peak
Principal Investigator

- 3941 Park Drive, Suite 20#329, El Dorado Hills, CA 95762/Phone: (916)939-2405/peakinc@sbcglobal.net
- 3161 Godman Avenue, Suite A, Chico, CA 95973/Phone: (530)342-2800/peakinc@yahoo.com

APPENDIX 5

Tracy Homes Building Complex
DPR 523 Site Record

*NRHP Status Code 6Z
*Resource Name or # (Assigned by recorder) Tracy Senior Living Complex

D1. Historic Name: D2. Common Name: HUD Housing

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The seven buildings in this district were all built by HUD for low income housing, and all were built in the same style with variations in detail. There are no other buildings in the district. The buildings are arranged around three margins of a rectangular area, with the west side open, and the inner square a landscaped plaza. Individual variations in the buildings are described on the attached primary records.

The style of the buildings is, essentially, Contemporary. The mass of the buildings is an undecorated side-gabled block. The only departures are relatively elaborate entry treatments featuring gabled roofs with elements of Craftsman in the treatment of the gable ends.

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The southern portion of APN 235-420-160-000 comprising about 2.3 acres at the northwest corner of Mt. Diablo Avenue and West Street.

***D5. Boundary Justification:**

This was a low income housing development with seven multi-family units built at about the time in the same styles but differing in details. They are to be demolished and replaced with modern very low income housing. The associated landscaping will also be destroyed.

D6. Significance: Theme Area Period of Significance Applicable Criteria (Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Under Criterion A of the NRHP, the building complex must be "associated with events that have made a significant contribution to the broad patterns of our history." The building complex is simply a product of the development of Tracy and the recognition of the need for low income housing. No known important historical events occurred on the site. It can be concluded that the building complex is not significant under Criterion A.

For a building complex to be eligible under NRHP Criterion B, there must be an association with a person important in our past. Historical research has failed to identify any such figure associated with this property. It can be concluded that the building complex is not associated with important people in local, state or federal history, and the complex is not eligible under Criterion B.

The building complex must: embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values to be eligible under Criterion C. The buildings are in a Contemporary style, of great popularity from 1945 to 1965 (McAlester 2014: 632). The complex is not particularly innovative or architecturally distinctive. The complex is not eligible for the NRHP under Criterion C.

Under Criterion D, a site can be eligible for yielding information important in prehistory or history. In that the site has been built on repeatedly over the years and was in an environmentally undesirable location away from a natural water source, there is no likelihood that cultural deposits are present. The project area will not yield information important for research on the history or prehistory of the region. The building complex is not eligible for the NRHP under Criterion D.

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

Survey report: Determination of Eligibility and Effect for the Tracy Senior Living Project, Tracy. San Joaquin County. Peak & Associates, Inc., 2023.

***D8. Evaluator:** M. Peak **Date:** 9/7/2023

Affiliation and Address:

Peak & Associates, Inc., 3941 Park Drive, Ste 20-329, El Dorado Hills, CA, 95762

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code | Reviewer | Date

 *__Resource Name or #:__ Building #1
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** San Joaquin
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** Tracy **Date:** 1954 **T2S**; **R5E NW ¼ of SW ¼ of Sec** 28; M.D. **B.M.**
c. Address: 310, 312, 314, 316 South Court Street City: Tracy Zip: 95376
d. UTM: Zone: 10, NAD 27 06 38 355 mE/ 41 76 791 mN (G.P.S.)
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 65 feet ±
On the NW corner of the intersection of West Street and Mt. Diablo Avenue.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
One in a group of seven similar buildings arranged around a grassy plaza in a larger HUD parcel. This one is in the northwest corner of the group and is the only two story structure and only four-plex.

The main mass of the building is devoid of decoration and features stucco siding, painted olive in this case. The first floor windows are boarded up, The second floor windows are sliders and double sashes. These appear to be vinyl framed replacements for the original fenestration. Heating and air facilities are visible on the low pitched side gabled main roof.

The building faces north and that façade features two roofed entries with two doors each. The gabled roof over the doors is not stuccoed but is painted the same color as the main mass, except for white trim on the gable ends, exposed beam ends and a trim strip at the base of the gable. The corner pillars supporting the roof are two part: large square bases with planks visible below and plain square pillars above.

***P3b. Resource Attributes:** (List attributes and codes) HP-3, Multiple Family Property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Looking south at the front. 8/30/2023

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1951-2 per the *Tracy Press*

***P7. Owner and Address:**
Dept of Housing and Urban Development

***P8. Recorded by:** (Name, affiliation, and address)
M Lawson/R Gerry
Peak & Associates, Inc.
3941 Park Dr, Ste 20-327
El Dorado Hills ,CA 95762

***P9. Date Recorded:** 9/7/2023

***P10. Survey Type:** (Describe)
Complete pedestrian related to Proposed development.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Determination of Eligibility and Effect for the Proposed Low Income Housing Development at 301 West Street, Tracy, San Joaquin County, California. Peak & Associates, Inc. 2023

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ■Continuation Sheet ☐Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING #1 Photographs



West side of Building #1



Building #1 rear (south) elevation

State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

PRIMARY RECORD

Trinomial
NRHP Status Code

Other Listings **Review Code** **Reviewer** **Date**

Page 4 **of** 17 *__Resource Name or #:__ Building #2
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** San Joaquin
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** Tracy **Date:** 1954 **T2S; R5E NW ¼ of SW ¼ of Sec** 28; M.D. **B.M.**
c. Address: 300, 302 South Court Street City: Tracy Zip: 95376
d. UTM: Zone: 10, NAD 27 06 38 385 mE/ 41 76 791 mN (G.P.S.)
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 65 feet ±
On the NW corner of the intersection of West Street and Mt. Diablo Avenue.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
One in a group of seven similar buildings arranged around a grassy plaza in a larger HUD parcel. This one is on the northern side of the group and is a one story duplex painted in a peach shade, in this case.

The main mass of the building is devoid of decoration and features stucco siding. The windows are boarded up, Heating and air facilities are visible on the low pitched side gabled main roof.

The building faces north and that façade features a central roofed entry with two doors. The gabled roof over the doors is not stuccoed but is painted the same color as the main mass, except for white trim on the gable ends, exposed beam ends and a trim strip at the base of the gable. The corner pillars supporting the roof are two part: large square bases with planks visible below and plain square pillars above.

***P3b. Resource Attributes:** (List attributes and codes) HP-3, Multiple Family Property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Looking south at the front. 8/30/2023

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1951-2 per the *Tracy Press*

***P7. Owner and Address:**
Dept of Housing and Urban Development

***P8. Recorded by:** (Name, affiliation, and address)
M Lawson/R Gerry
Peak & Associates, Inc.
3941 Park Dr, Ste 20-327
El Dorado Hills ,CA 95762

***P9. Date Recorded:** 9/7/2023

***P10. Survey Type:** (Describe)
Complete pedestrian related to Proposed development.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Determination of Eligibility and Effect for the Proposed Low Income Housing Development at 301 West Street, Tracy, San Joaquin County, California. Peak & Associates, Inc. 2023

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ■Continuation Sheet ☐Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING #2 Photographs





Building #2 rear (south) elevation

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 6 **of** 17 ***Resource Name or #:** Building #3
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** San Joaquin
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** Tracy **Date:** 1954 **T2S**; **R5E NW ¼ of SW ¼ of Sec** 28; M.D. **B.M.**
c. Address: 9 and 11 West Street City: Tracy Zip: 95376
d. UTM: Zone: 10, NAD 27 06 38 408 mE/ 41 76 785 mN (G.P.S.)
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 65 feet ±
On the NW corner of the intersection of West Street and Mt. Diablo Avenue.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
One in a group of seven similar buildings arranged around a grassy plaza in a larger HUD parcel. This one is the northernmost of three eastern side of the group and is a one story duplex, painted in a yellow shade in this case.

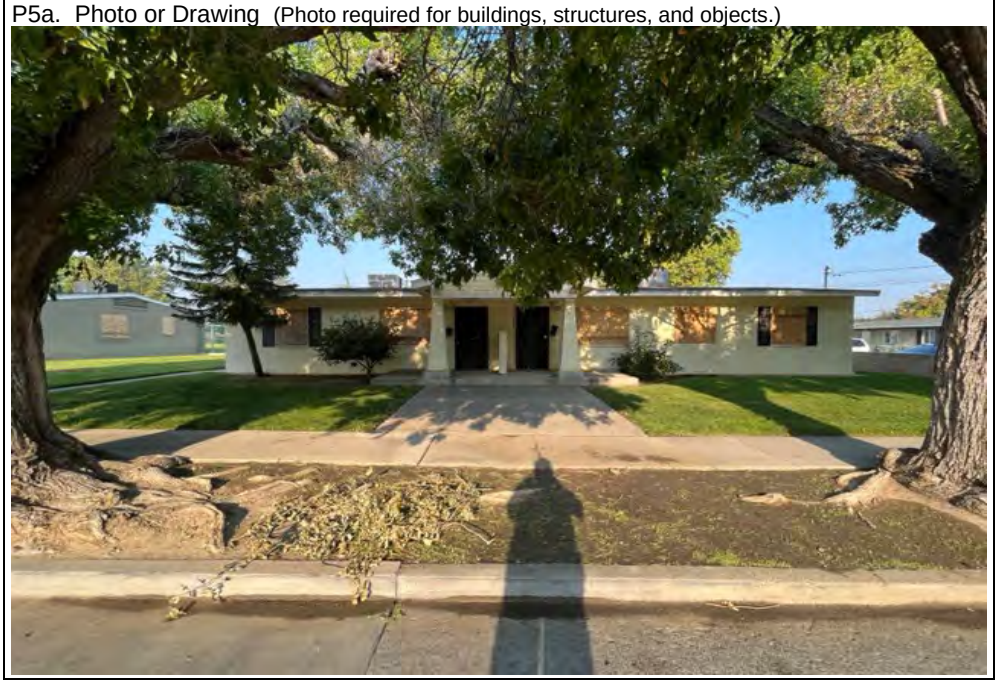
The main mass of the building is devoid of decoration and features stucco siding. The windows are boarded up, Heating and air facilities are visible on the low pitched side gabled main roof.

The building faces east and that façade features an offset roofed entry with two doors. The offset is due to one side having a two bedroom apartment and the other side three.The gabled roof over the doors is not stuccoed but is painted the same color as the main mass, except for white trim on the gable ends, exposed beam ends and a trim strip at the base of the gable. The corner pillars supporting the roof are two part: large square bases with planks visible below and plain square pillars above.

***P3b. Resource Attributes:** (List attributes and codes) HP-3, Multiple Family Property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Looking west at the front. 8/30/2023

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1951-2 per the *Tracy Press*

***P7. Owner and Address:**
Dept of Housing and Urban Development

***P8. Recorded by:** (Name, affiliation, and address)
M Lawson/R Gerry
Peak & Associates, Inc.
3941 Park Dr, Ste 20-327
El Dorado Hills ,CA 95762

***P9. Date Recorded:** 9/7/2023

***P10. Survey Type:** (Describe)
Complete pedestrian related to Proposed development.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Determination of Eligibility and Effect for the Proposed Low Income Housing Development at 301 West Street, Tracy, San Joaquin County, California. Peak & Associates, Inc. 2023

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING #3 Photographs



North elevation of Building #3



Building #3 rear (west) elevation

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code | Reviewer | Date

 *Resource Name or #: Building #4
P1. Other Identifier:

*P2. Location: ☐ Not for Publication ■ Unrestricted *a. County: San Joaquin
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Tracy Date: 1954 T2S; R5E NW ¼ of SW ¼ of Sec 28; M.D. B.M.
c. Address: 5 and 7 West Street City: Tracy Zip: 95376
d. UTM: Zone: 10, NAD 27 06 38 407 mE/ 41 76 759 mN (G.P.S.)
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 65 feet ±
On the NW corner of the intersection of West Street and Mt. Diablo Avenue.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
One in a group of seven similar buildings arranged around a grassy plaza in a larger HUD parcel. This one is the central of three eastern side members of the group and is a one story duplex, painted olive in this case.

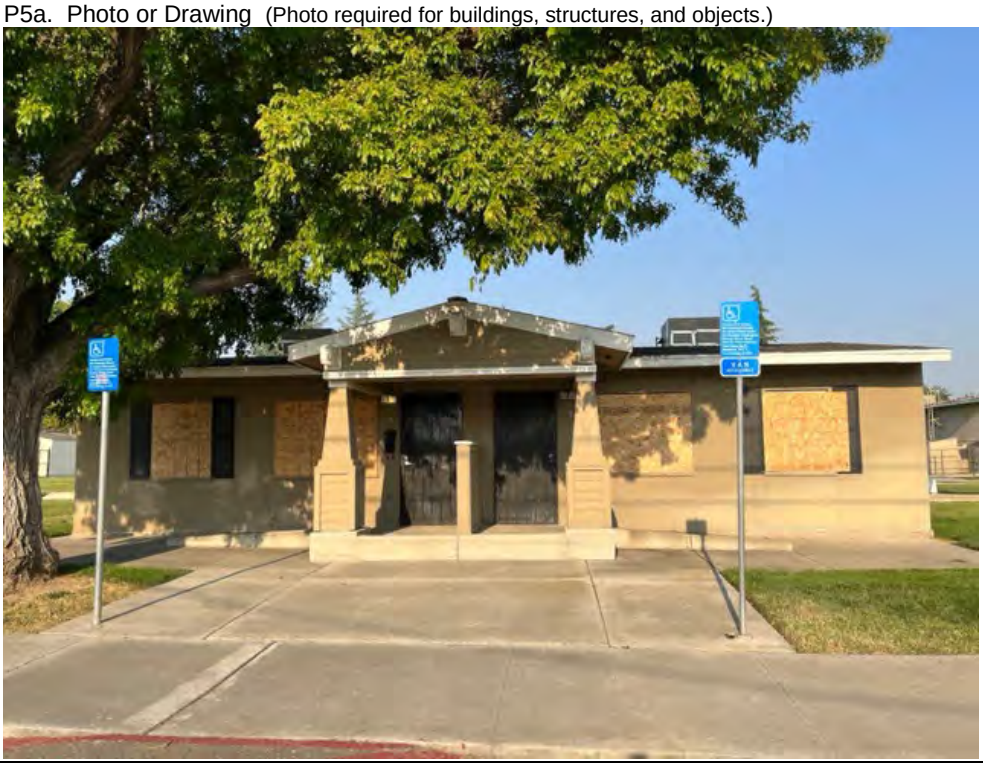
The main mass of the building is devoid of decoration and features stucco siding. The windows are boarded up, Heating and air facilities are visible on the low pitched side gabled main roof.

The building faces east and that façade features a central roofed entry with two doors. The gabled roof over the doors is not stuccoed but is painted the same color as the main mass, except for white trim on the gable ends, exposed beam ends and a trim strip at the base of the gable. The corner pillars supporting the roof are two part: large square bases with planks visible below and plain square pillars above.

*P3b. Resource Attributes: (List attributes and codes) HP-3, Multiple Family Property

*P4. Resources Present: ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Looking west at the front. 8/30/2023

*P6. Date Constructed/Age and Sources: ■Historic ☐Prehistoric ☐Both
1951-2 per the *Tracy Press*

*P7. Owner and Address:
Dept of Housing and Urban Development

*P8. Recorded by: (Name, affiliation, and address)
M Lawson/R Gerry
Peak & Associates, Inc.
3941 Park Dr, Ste 20-327
El Dorado Hills ,CA 95762

*P9. Date Recorded: 9/7/2023

*P10. Survey Type: (Describe)
Complete pedestrian related to Proposed development.

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Determination of Eligibility and Effect for the Proposed Low Income Housing Development at 301 West Street, Tracy, San Joaquin County, California. Peak & Associates, Inc. 2023

*Attachments: ☐NONE ☐Location Map ☐Sketch Map ■Continuation Sheet ☐Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING #4 Photographs



North elevation of Building #4



Building #4 rear (west) elevation

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code | Reviewer | Date

 *Resource Name or #: Building #5
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** San Joaquin
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** Tracy **Date:** 1954 **T2S**; **R5E NW ¼ of SW ¼ of Sec** 28; M.D. **B.M.**
c. Address: 1 and 3 West Street City: Tracy Zip: 95376
d. UTM: Zone: 10, NAD 27 06 38 409 mE/ 41 76 733 mN (G.P.S.)
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 65 feet ±
On the NW corner of the intersection of West Street and Mt. Diablo Avenue.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
One in a group of seven similar buildings arranged around a grassy plaza in a larger HUD parcel. This one is the southernmost of three eastern side members of the group and is a one story duplex, painted a peach shade in this case.

The main mass of the building is devoid of decoration and features stucco siding. The windows are boarded up, Heating and air facilities are visible on the low pitched side gabled main roof.

The building faces east and that façade features an offset roofed entry with two doors, one leading to a three bedroom apartment, the other, two bedrooms. The gabled roof over the doors is not stuccoed but is painted the same color as the main mass, except for white trim on the gable ends, exposed beam ends and a trim strip at the base of the gable. The corner pillars supporting the roof are two part: large square bases with planks visible below and plain square pillars above.

***P3b. Resource Attributes:** (List attributes and codes) HP-3, Multiple Family Property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Looking west at the front. 8/30/2023

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1951-2 per the *Tracy Press*

***P7. Owner and Address:**
Dept of Housing and Urban Development

***P8. Recorded by:** (Name, affiliation, and address)
M Lawson/R Gerry
Peak & Associates, Inc.
3941 Park Dr, Ste 20-327
El Dorado Hills ,CA 95762

***P9. Date Recorded:** 9/7/2023

***P10. Survey Type:** (Describe)
Complete pedestrian related to Proposed development.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Determination of Eligibility and Effect for the Proposed Low Income Housing Development at 301 West Street, Tracy, San Joaquin County, California. Peak & Associates, Inc. 2023

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ■Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING #5 Photographs



North elevation of Building #5



Building #5 rear (west) elevation

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code | Reviewer | Date

 *Resource Name or #: Building #6
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** San Joaquin
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** Tracy **Date:** 1954 **T2S**; **R5E NW ¼ of SW ¼ of Sec** 28; M.D. **B.M.**
c. Address: 301, 303 and 305 Mount Diablo Ave City: Tracy Zip: 95376
d. UTM: Zone: 10, NAD 27 06 38 381 mE/ 41 76 719 mN (G.P.S.)
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 65 feet ±
On the NW corner of the intersection of West Street and Mt. Diablo Avenue.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
One in a group of seven similar buildings arranged around a grassy plaza in a larger HUD parcel. This one is central on the southern border of district. This is the only triplex of the group and is a one story building painted a yellow shade.

The main mass of the building is devoid of decoration and features stucco siding. The windows are boarded up, Heating and air facilities are visible on the low pitched side gabled main roof.

The building faces south and that façade features two widely separate roofed entries. The one on the west has two doors, one leading to a two bedroom apartment on the west and the other leading to the three bedroom apartmernt in the middle. The other roof covers the door leading to the two bedroom apartment on the east. The eastern roof is narrower to accommodate this asymmetry. The gabled roofs over the doors are not stuccoed but are painted the same color as the main mass, except for white trim on the gable ends, exposed beam ends and a trim strip at the base of the gable. The corner pillars supporting the roofs are two part: large square bases with planks visible below and plain square pillars above.

***P3b. Resource Attributes:** (List attributes and codes) HP-3, Multiple Family Property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Looking north at the front. 8/30/2023

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1951-2 per the *Tracy Press*

***P7. Owner and Address:**
Dept of Housing and Urban Development

***P8. Recorded by:** (Name, affiliation, and address)
M Lawson/R Gerry
Peak & Associates, Inc.
3941 Park Dr, Ste 20-327
El Dorado Hills ,CA 95762

***P9. Date Recorded:** 9/7/2023

***P10. Survey Type:** (Describe)
Complete pedestrian related to Proposed development.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Determination of Eligibility and Effect for the Proposed Low Income Housing Development at 301 West Street, Tracy, San Joaquin County, California. Peak & Associates, Inc. 2023

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ■Continuation Sheet ☐Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING #6 Photographs



East elevation of Building #6



Building #6 rear (northern) elevation

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code | Reviewer | Date

Page 14 **of** 17 ***Resource Name or #:** Building #7
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** San Joaquin
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** Tracy **Date:** 1954 **T2S**; **R5E NW ¼ of SW ¼ of Sec** 28; M.D. **B.M.**
c. Address: 315 and 317 Mount Diablo Ave City: Tracy Zip: 95376
d. UTM: Zone: 10, NAD 27 06 38 915 mE/ 41 76 719 mN (G.P.S.)
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 65 feet ±
On the NW corner of the intersection of West Street and Mt. Diablo Avenue.

***P3a. Description:** (Describe and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
One in a group of seven similar buildings arranged around a grassy plaza in a larger HUD parcel. This one is in the southwestern corner of the district and is a one story duplex, painted a peach shade in this case.

The main mass of the building is devoid of decoration and features stucco siding. The windows are boarded up, Heating and air facilities are visible on the low pitched side gabled main roof.

The building faces south and that façade features a central roofed entry with two doors leading to one bedroom apartments on each side, making this the smallest of the buildings in the district. The gabled roof over the doors is not stuccoed but is painted the same color as the main mass, except for white trim on the gable ends, exposed beam ends and a trim strip at the base of the gable. The corner pillars supporting the roof are different from the others in the district in that they taper down from bottom to top instead of being parallel sided and two part.

***P3b. Resource Attributes:** (List attributes and codes) HP-3, Multiple Family Property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Looking north at the front. 8/30/2023

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1951-2 per the *Tracy Press*

***P7. Owner and Address:**
Dept of Housing and Urban Development

***P8. Recorded by:** (Name, affiliation, and address)
M Lawson/R Gerry
Peak & Associates, Inc.
3941 Park Dr, Ste 20-327
El Dorado Hills ,CA 95762

***P9. Date Recorded:** 9/7/2023

***P10. Survey Type:** (Describe)
Complete pedestrian related to Proposed development.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Determination of Eligibility and Effect for the Proposed Low Income Housing Development at 301 West Street, Tracy, San Joaquin County, California. Peak & Associates, Inc. 2023

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ■Continuation Sheet ☐Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING #7 Photographs



West elevation of Building #7

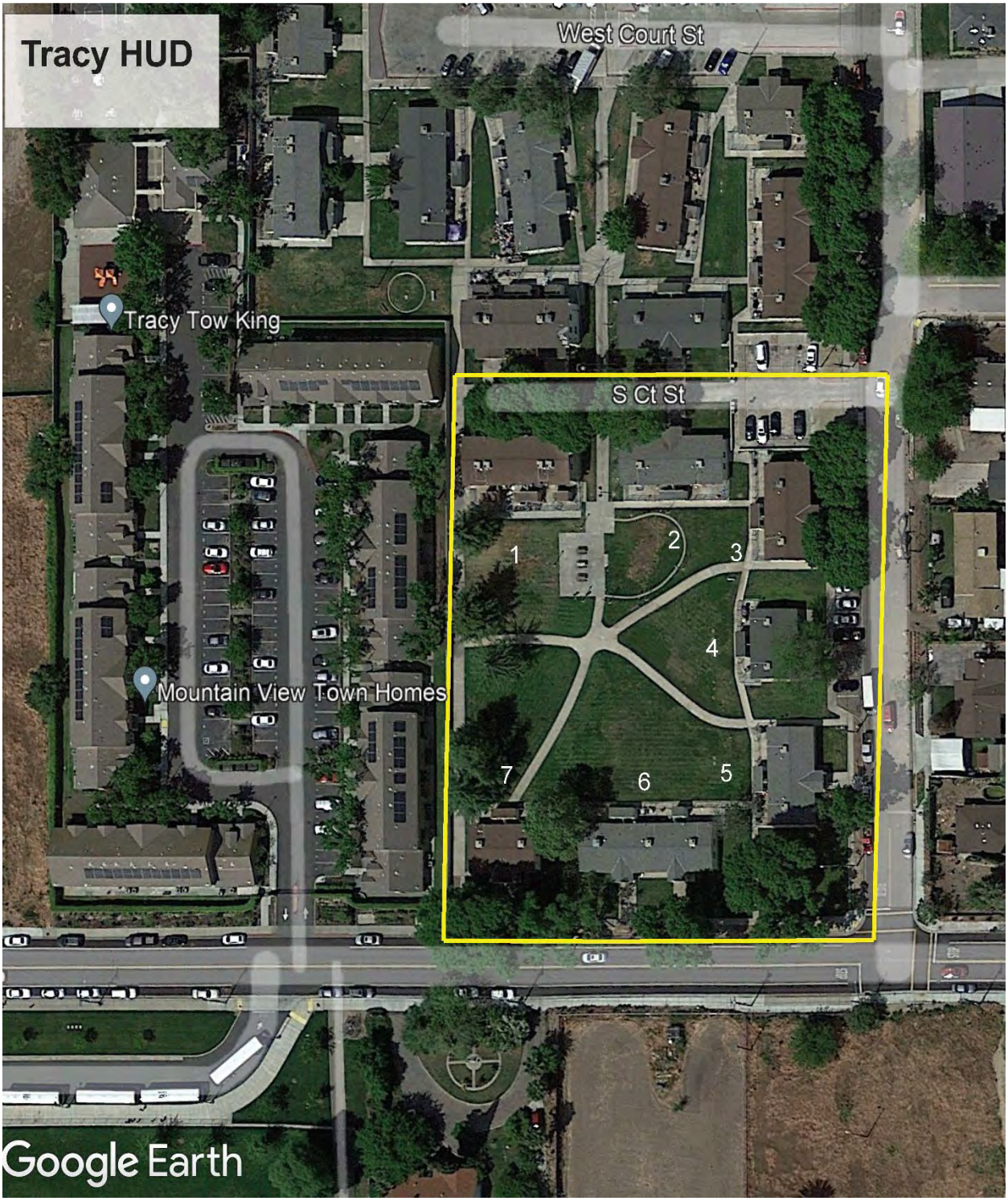


Building #7 Detail of Entry looking North

State of California ♄ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
SKETCH MAP

Primary #
HRI#
Trinomial

 ***Resource Name or #** (Assigned by recorder) Tracy Senior Living Complex



DPR 523K (Rev. 1/1995)(Word 9/2013) NOTE: Include bar scale and north arrow.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

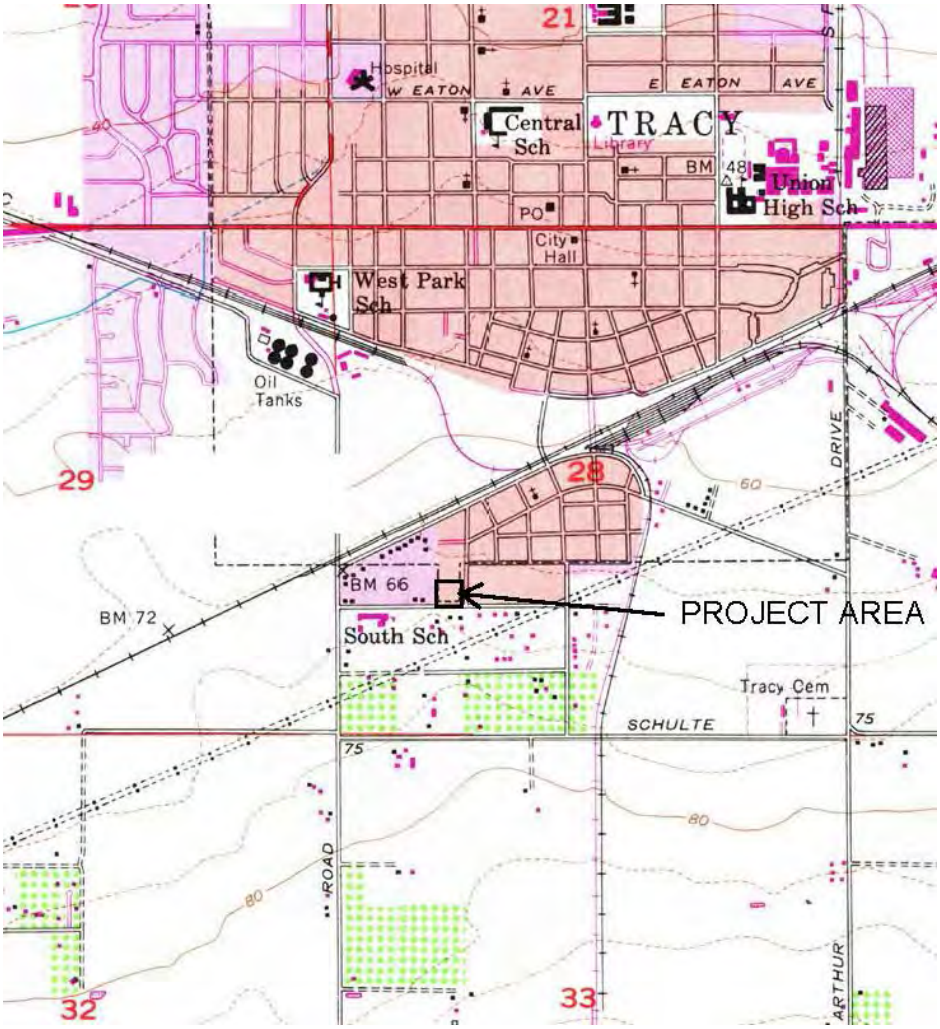
LOCATION MAP

Primary #
HRI#
Trinomial

***Resource Name or #:** Tracy Senior Living Complex

***Map Name:** Tracy 7.5′

***Scale:** 1: 24,0000 ***Date of Map:** 1954



SCALE 1:24 000

1 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 .5 0 1 KILOMETER

CONTOUR INTERVAL 5 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

APPENDIX D

Environmental Noise Assessment

Environmental Noise Assessment

Tracy Senior Living

City of Tracy, California

August 2, 2023

Project #230611

Prepared for:

DE NOVO PLANNING GROUP

De Novo Planning Group
1020 Suncast Lane, Suite 106
El Dorado Hills, California 95762

Prepared by:

Saxelby Acoustics LLC





Luke Saxelby, INCE Bd. Cert.
Principal Consultant
Board Certified, Institute of Noise Control Engineering (INCE)

(916) 760-8821
www.SaxNoise.com | Luke@SaxNoise.com
915 Highland Pointe Drive, Suite 250
Roseville, CA 95678

Table of Contents

INTRODUCTION **1**

ENVIRONMENTAL SETTING **1**

BACKGROUND INFORMATION ON NOISE *1*

EXISTING NOISE AND VIBRATION ENVIRONMENTS **6**

EXISTING NOISE RECEPTORS *6*

EXISTING GENERAL AMBIENT NOISE LEVELS *6*

FUTURE TRAFFIC NOISE ENVIRONMENT AT OFF-SITE RECEPTORS **7**

OFF-SITE TRAFFIC NOISE IMPACT ASSESSMENT METHODOLOGY *7*

EVALUATION OF FUTURE TRANSPORTATION NOISE ON PROJECT SITE **8**

EVALUATION OF PROJECT OPERATIONAL NOISE AT EXISTING SENSITIVE RECEPTORS **10**

CONSTRUCTION NOISE ENVIRONMENT **12**

CONSTRUCTION VIBRATION ENVIRONMENT **12**

REGULATORY CONTEXT **13**

FEDERAL *13*

STATE *13*

LOCAL *14*

CRITERIA FOR ACCEPTABLE VIBRATION **16**

IMPACTS AND MITIGATION MEASURES **17**

THRESHOLDS OF SIGNIFICANCE *17*

PROJECT-SPECIFIC IMPACTS AND MITIGATION MEASURES *18*

REFERENCES **22**

List of Figures

Figure 1: Site Plan 2

Figure 2: Noise Measurement Sites and Receptor Locations 3

Figure 3: Future Transportation Noise Levels on Project Site, L_{dn} 9

Figure 4: Project Operational Noise Contours, L_{eq} 11

List of Tables

Table 1: Typical Noise Levels 4
Table 2: Summary of Existing Background Noise Measurement Data 6
Table 3: Predicted Traffic Noise Level and Project-Related Traffic Noise Level Increases 7
Table 4: Cumulative Traffic Noise Level and Project-Related Traffic Noise Level Increases 7
Table 5: Construction Equipment Noise 12
Table 6: Vibration Levels for Various Construction Equipment 12
Table 7: Land Use Compatibility for Community Noise Environment 14
Table 8: General Sound Level Limits at Base District Zone 15
Table 9: Effects of Vibration on People and Buildings 17
Table 10: Project Operational Noise Significant Increase at Adjacent Noise Sensitive Receptors 19

Appendices

Appendix A: Acoustical Terminology
Appendix B: Field Noise Measurement Data
Appendix C: Traffic Noise Calculations

INTRODUCTION

The Tracy Senior Living project is located in the City of Tracy, California. The project includes the construction of affordable senior housing. The project site is bordered to the south by West Mount Diablo Avenue. A Union Pacific Railroad line is located 750 feet to the north of the project site.

Figure 1 shows the project site plan. **Figure 2** shows an aerial photo of the project site.

ENVIRONMENTAL SETTING

BACKGROUND INFORMATION ON NOISE

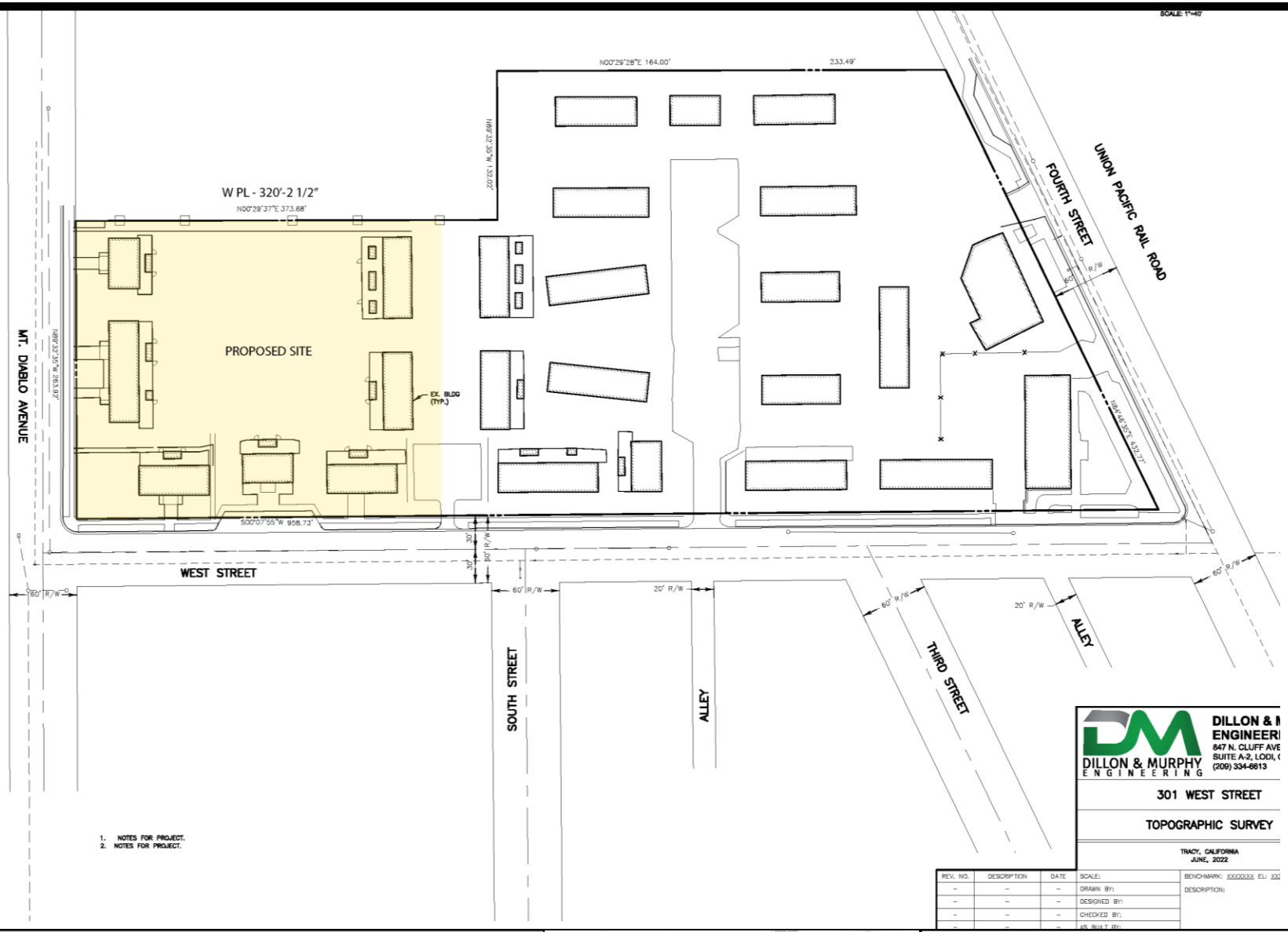
Fundamentals of Acoustics

Acoustics is the science of sound. Sound may be thought of as mechanical energy of a vibrating object transmitted by pressure waves through a medium to human (or animal) ears. If the pressure variations occur frequently enough (at least 20 times per second), then they can be heard and are called sound. The number of pressure variations per second is called the frequency of sound and is expressed as cycles per second or Hertz (Hz).

Noise is a subjective reaction to different types of sounds. Noise is typically defined as (airborne) sound that is loud, unpleasant, unexpected or undesired, and may therefore be classified as a more specific group of sounds. Perceptions of sound and noise are highly subjective from person to person.

Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale uses the hearing threshold (20 micropascals), as a point of reference, defined as 0 dB. Other sound pressures are then compared to this reference pressure, and the logarithm is taken to keep the numbers in a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB, and changes in levels (dB) correspond closely to human perception of relative loudness.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by A-weighted sound levels. There is a strong correlation between A-weighted sound levels (expressed as dBA) and the way the human ear perceives sound. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment.

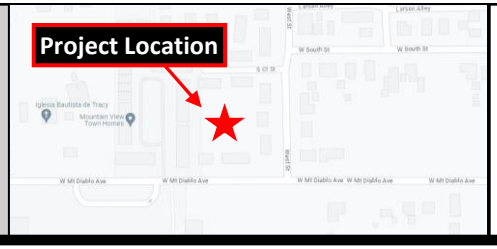


Tracy Senior Living

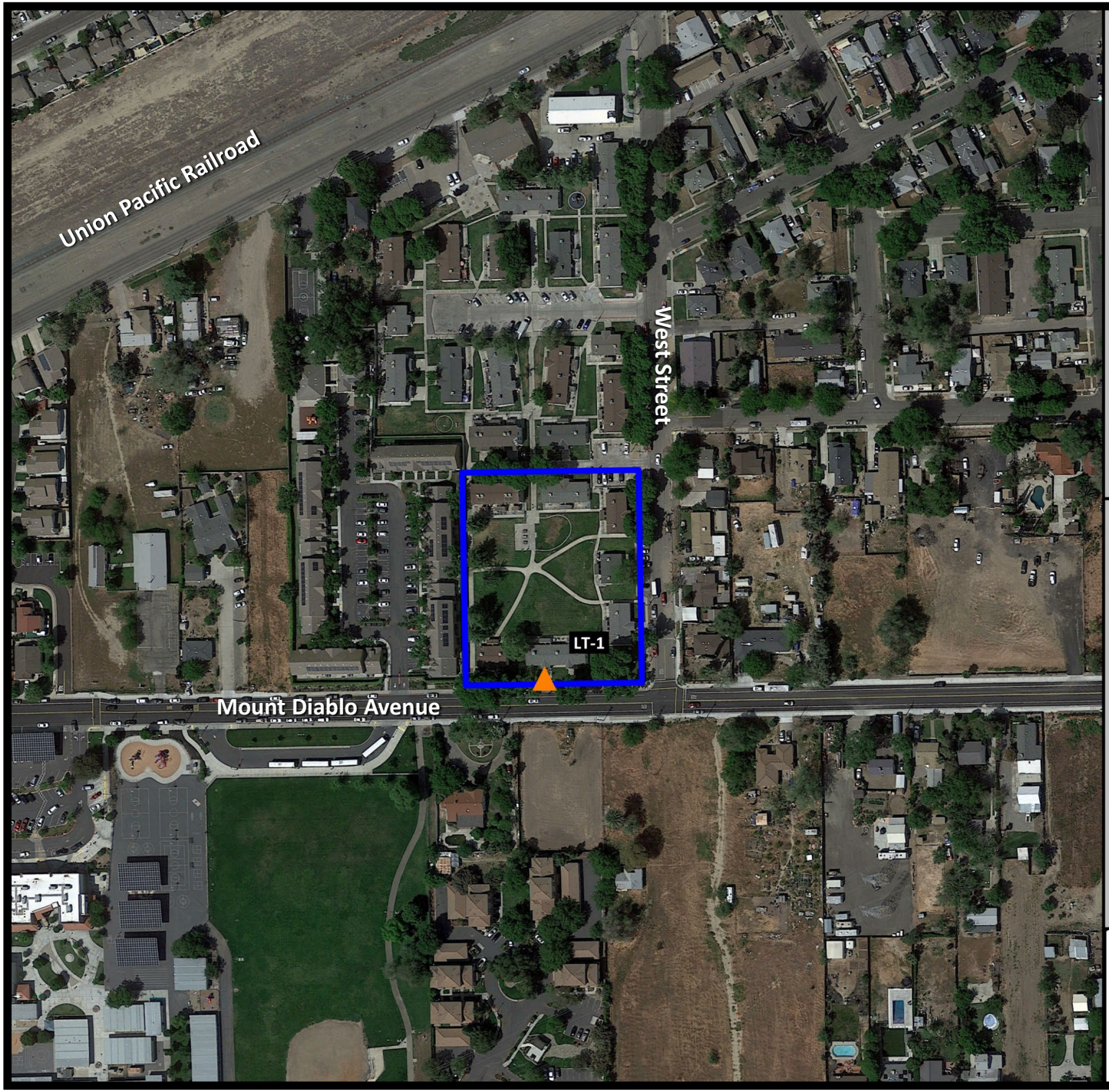
City of Tracy, California

Figure 1

Project Site Plan



SAXELBY ACOUSTICS
Acoustics · Noise · Vibration



Tracy Senior Living

City of Tracy, California

Figure 2

Noise Measurement Sites

Legend

Project Site

Noise Measurement Site - Long Term

50 ft 150 ft 250 ft 350 ft

Projection: UTM Zone 10 / WGS84 / meters
Rev. Date: 07/24/2023

SAXELBY ACOUSTICS
Acoustics · Noise · Vibration

The decibel scale is logarithmic, not linear. In other words, two sound levels 10-dB apart differ in acoustic energy by a factor of 10. When the standard logarithmic decibel is A-weighted, an increase of 10-dBA is generally perceived as a doubling in loudness. For example, a 70-dBA sound is half as loud as an 80-dBA sound, and twice as loud as a 60-dBA sound.

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given environment. A common statistical tool is the average, or equivalent, sound level (L_{eq}), which corresponds to a steady-state A-weighted sound level containing the same total energy as a time varying signal over a given time period (usually one hour). The L_{eq} is the foundation of the composite noise descriptor, L_{dn}, and shows very good correlation with community response to noise.

The day/night average level (DNL or L_{dn}) is based upon the average noise level over a 24-hour day, with a +10-decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment.

Table 1 lists several examples of the noise levels associated with common situations. **Appendix A** provides a summary of acoustical terms used in this report.

TABLE 1: TYPICAL NOISE LEVELS

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	--110--	Rock Band
Jet Fly-over at 300 m (1,000 ft.)	--100--	
Gas Lawn Mower at 1 m (3 ft.)	--90--	
Diesel Truck at 15 m (50 ft.), at 80 km/hr. (50 mph)	--80--	Food Blender at 1 m (3 ft.) Garbage Disposal at 1 m (3 ft.)
Noisy Urban Area, Daytime Gas Lawn Mower, 30 m (100 ft.)	--70--	Vacuum Cleaner at 3 m (10 ft.)
Commercial Area Heavy Traffic at 90 m (300 ft.)	--60--	Normal Speech at 1 m (3 ft.)
Quiet Urban Daytime	--50--	Large Business Office Dishwasher in Next Room
Quiet Urban Nighttime	--40--	Theater, Large Conference Room (Background)
Quiet Suburban Nighttime	--30--	Library
Quiet Rural Nighttime	--20--	Bedroom at Night, Concert Hall (Background)
	--10--	Broadcast/Recording Studio
Lowest Threshold of Human Hearing	--0--	Lowest Threshold of Human Hearing

Source: Caltrans, Technical Noise Supplement, Traffic Noise Analysis Protocol. September, 2013.

Effects of Noise on People

The effects of noise on people can be placed in three categories:

- Subjective effects of annoyance, nuisance, and dissatisfaction
- Interference with activities such as speech, sleep, and learning
- Physiological effects such as hearing loss or sudden startling

Environmental noise typically produces effects in the first two categories. Workers in industrial plants can experience noise in the last category. There is no completely satisfactory way to measure the subjective effects of noise or the corresponding reactions of annoyance and dissatisfaction. A wide variation in individual thresholds of annoyance exists and different tolerances to noise tend to develop based on an individual's past experiences with noise.

Thus, an important way of predicting a human reaction to a new noise environment is the way it compares to the existing environment to which one has adapted: the so-called ambient noise level. In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will be judged by those hearing it.

With regards to increases in A-weighted noise level, the following relationships occur:

- Except in carefully controlled laboratory experiments, a change of 1-dBA cannot be perceived;
- Outside of the laboratory, a 3-dBA change is considered a just-perceivable difference;
- A change in level of at least 5-dBA is required before any noticeable change in human response would be expected; and
- A 10-dBA change is subjectively heard as approximately a doubling in loudness and can cause an adverse response.

Stationary point sources of noise – including stationary mobile sources such as idling vehicles – attenuate (lessen) at a rate of approximately 6-dB per doubling of distance from the source, depending on environmental conditions (i.e. atmospheric conditions and either vegetative or manufactured noise barriers, etc.). Widely distributed noises, such as a large industrial facility spread over many acres or a street with moving vehicles, would typically attenuate at a lower rate.

EXISTING NOISE AND VIBRATION ENVIRONMENTS

EXISTING NOISE RECEPTORS

Some land uses are considered more sensitive to noise than others. Land uses often associated with sensitive receptors generally include residences, schools, libraries, hospitals, and passive recreational areas. Sensitive noise receptors may also include threatened or endangered noise-sensitive biological species, although many jurisdictions have not adopted noise standards for wildlife areas. Noise sensitive land uses are typically given special attention in order to achieve protection from excessive noise.

Sensitivity is a function of noise exposure (in terms of both exposure duration and insulation from noise) and the types of activities involved. In the vicinity of the project site, sensitive land uses include existing single-family residential uses to the north and west of the project site, multi-family residential uses to the east of the project site, and the South/West Park Elementary School south of the project site.

EXISTING GENERAL AMBIENT NOISE LEVELS

The existing noise environment in the project area is primarily defined by traffic on West Mount Diablo Avenue and operations from Union Pacific Railroad. To quantify the existing ambient noise environment in the project vicinity, Saxelby Acoustics conducted a continuous (24-hr.) noise level measurement at one location on the project site. The noise measurement location is shown on **Figure 2**. A summary of the noise level measurement survey results is provided in **Table 2**. **Appendix B** contains the complete results of the noise monitoring.

The sound level meter was programmed to record the maximum, median, and average noise levels at the site during the survey. The maximum value, denoted L_{max}, represents the highest noise level measured. The average value, denoted L_{eq}, represents the energy average of all the noise received by the sound level meter microphone during the monitoring period. The median value, denoted L_{50}, represents the sound level exceeded 50 percent of the time during the monitoring period.

Larson Davis Laboratories (LDL) model 820 precision integrating sound level meter was used for the ambient noise level measurement survey. The meters were calibrated before and after use with a CAL200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all pertinent of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).

TABLE 2: SUMMARY OF EXISTING BACKGROUND NOISE MEASUREMENT DATA

Location	Date	L_{dn}	Daytime L_{eq}	Daytime L_{50}	Daytime L_{max}	Nighttime L_{eq}	Nighttime L_{50}	Nighttime L_{max}
LT-1: 40 ft. to CL of West Mount Diablo Ave.	6/7/2023	58	54	51	68	51	42	68
	6/8/2023	56	55	52	68	48	43	70
	6/9/2023	51	51	48	68	41	39	63

- *All values shown in dBA*
- *Daytime hours: 7:00 a.m. to 10:00 p.m.*
- *Nighttime Hours: 10:00 p.m. to 7:00 a.m.*
- *Source: Saxelby Acoustics, 2023.*

FUTURE TRAFFIC NOISE ENVIRONMENT AT OFF-SITE RECEPTORS

OFF-SITE TRAFFIC NOISE IMPACT ASSESSMENT METHODOLOGY

To assess noise impacts due to project-related traffic increases on the local roadway network, traffic noise levels are predicted at sensitive receptors for existing and future, project and no-project conditions.

Existing and Cumulative noise levels due to traffic are calculated using the Federal Highway Administration Highway Traffic Noise Prediction Model (FHWA RD-77-108). The model is based upon the Calveno reference noise factors for automobiles, medium trucks and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site.

The FHWA model was developed to predict hourly L_{eq} values for free-flowing traffic conditions. To predict traffic noise levels in terms of L_{dn}, it is necessary to adjust the input volume to account for the day/night distribution of traffic.

Project trip generation volumes were provided by the project traffic engineer (Kimley Horn 2023), truck usage and vehicle speeds on the local area roadways were estimated from field observations. Existing and Cumulative traffic volumes for West Mount Diablo were obtained from the City of Tracy City Roadway & Transportation Master Plan 2022. The predicted increases in traffic noise levels on the local roadway network for Existing and Cumulative conditions which would result from the project are provided in terms of L_{dn}.

Traffic noise levels are predicted at the sensitive receptors located at the closest typical setback distance along each project-area roadway segment. In some locations sensitive receptors may not receive full shielding from noise barriers or may be located at distances which vary from the assumed calculation distance.

Tables 3 and 4 summarize the modeled traffic noise levels at the nearest sensitive receptors along each roadway segment in the Project area. **Appendix C** provides the complete inputs and results of the FHWA traffic modeling.

TABLE 3: PREDICTED TRAFFIC NOISE LEVEL AND PROJECT-RELATED TRAFFIC NOISE LEVEL INCREASES

Roadway	Segment	Predicted Exterior Noise Level (dBA L_{dn}) at Closest Sensitive Receptors		
		Existing No Project	Existing + Project	Change
West Mt. Diablo Ave.	East of S. Tracy Blvd.	51.1	51.7	0.6

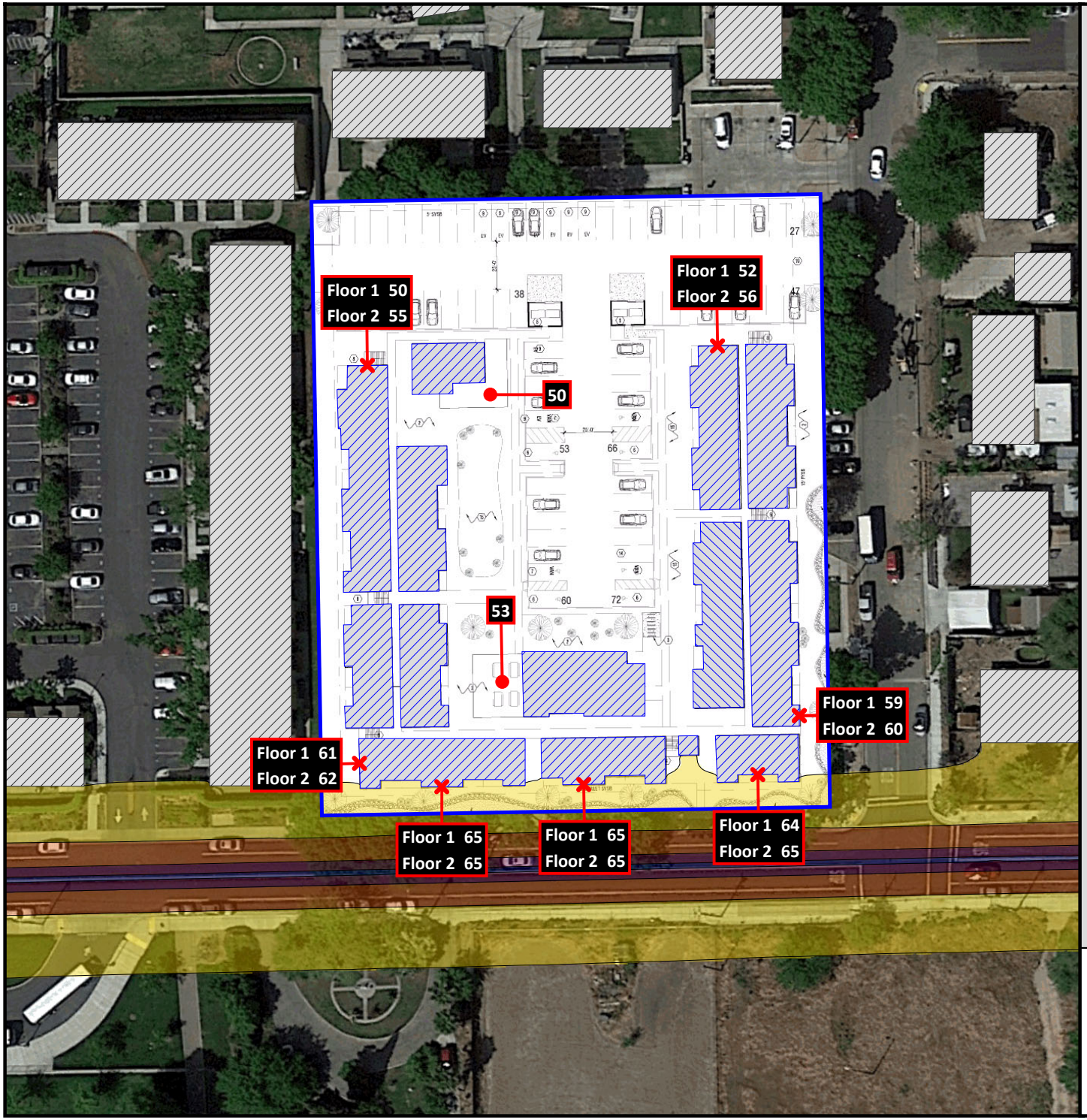
TABLE 4: CUMULATIVE TRAFFIC NOISE LEVEL AND PROJECT-RELATED TRAFFIC NOISE LEVEL INCREASES

Roadway	Segment	Predicted Exterior Noise Level (dBA L_{dn}) at Closest Sensitive Receptors		
		Cumulative No Project	Cumulative + Project	Change
West Mt. Diablo Ave.	East of S. Tracy Blvd.	53.7	54.0	0.3

Based upon **Tables 3 and 4** data, the proposed project is predicted to result in an increase in a maximum traffic noise level increase of 0.6 dBA.

EVALUATION OF FUTURE TRANSPORTATION NOISE ON PROJECT SITE

Saxelby Acoustics used the SoundPLAN noise model to calculate transportation noise levels at the proposed residential uses due to traffic on West Mount Diablo Avenue and the Union Pacific Railroad line to the north. Inputs to the SoundPLAN noise model include topography, existing structures, roadway elevations, and the proposed building pad elevations. West Mount Diablo Avenue was estimated to increase by +2.9 dBA based upon project traffic increases provided by the project traffic engineer (Kimley Horn 2023). The results of this analysis are shown graphically on **Figure 3**.



Tracy Senior Living

City of Tracy, California

Figure 3

Future Transportation Noise
Ldn, dB(A)

Noise Level, dB(A)

65 <	<=	70	
70 <	<=	75	
75 <	<=	80	
80 <			

Legend

- Project Building
- Existing Building
- Outdoor Area Noise Level
- Facade Noise Level

Scale 1:75

0 15 30 60 90 120 feet

N

SAXELBY ACOUSTICS
Acoustics · Noise · Vibration

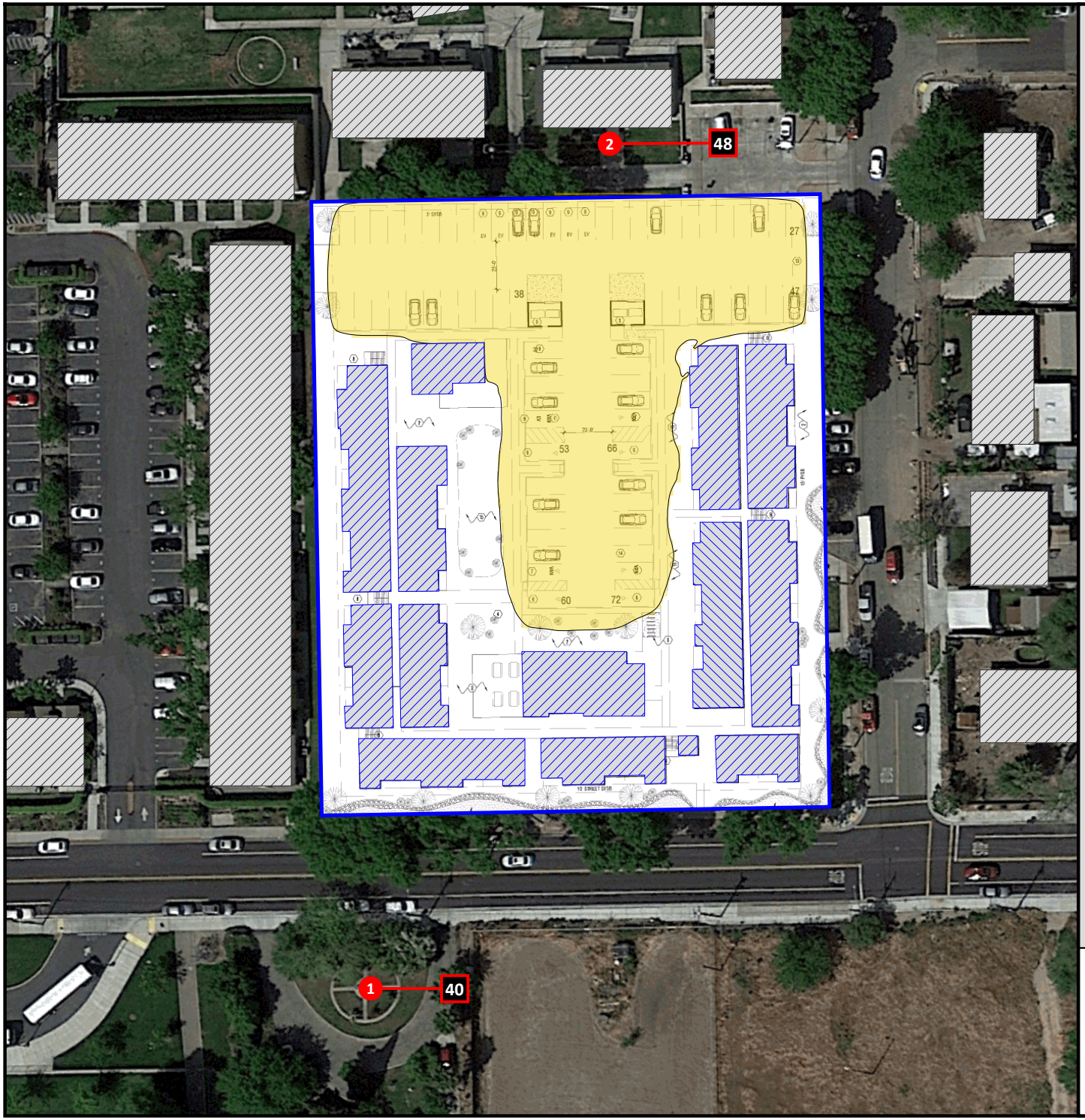
EVALUATION OF PROJECT OPERATIONAL NOISE AT EXISTING SENSITIVE RECEPTORS

Project site traffic circulation and residential HVAC noise are considered to be the primary noise sources for this project. The following is a list of assumptions used for noise modeling. The data used is based upon a combination of manufacturer's provided data and Saxelby Acoustics data from similar operations.

On-Site Circulation: The project is projected to generate 161 daily trips with 11 trips in the morning peak hour (Kimley Horn). Saxelby Acoustics assumed that 1-2 of these trips could be heavy trucks to account for deliveries and trash collection. Parking lot movements are predicted to generate a sound exposure level (SEL) of 71 dBA SEL at 50 feet for passenger vehicles and 85 dBA SEL at 50 feet for trucks. Nighttime traffic outside of the AM or PM peak hour is estimated to be approximately 1/4 of daytime trips during nighttime hours (10:00 p.m. to 7:00 a.m.). Saxelby Acoustics data.

HVAC: Assumes a single three-ton HVAC unit for each residential unit. The units were assumed to have a sound level rating of 70 dBA (manufacturer's data).

Saxelby Acoustics used the SoundPLAN noise prediction model. Inputs to the model included sound power levels for the proposed amenities, existing and proposed buildings, terrain type, and locations of sensitive receptors. These predictions are made in accordance with International Organization for Standardization (ISO) standard 9613-2:1996 (Acoustics – Attenuation of sound during propagation outdoors). ISO 9613 is the most commonly used method for calculating exterior noise propagation. **Figure 4** shows the noise level contours resulting from the operation of the project.



Tracy Senior Living

City of Tracy, California

Figure 4

Daytime and Nighttime Project
Noise Contours
Leq, dB(A)

Noise Level, dB(A)

50 <	<=	55
55 <	<=	60
60 <	<=	65
65 <		

Legend

- Project Building
- Existing Building
- Project Site

Scale 1:75

0 15 30 60 90 120 feet

N

SAXELBY ACOUSTICS
Acoustics · Noise · Vibration

CONSTRUCTION NOISE ENVIRONMENT

During the construction of the proposed project, noise from construction activities would temporarily add to the noise environment in the project vicinity. As shown in **Table 5**, activities involved in construction would generate maximum noise levels ranging from 76 to 90 dB at a distance of 50 feet.

TABLE 5: CONSTRUCTION EQUIPMENT NOISE

Type of Equipment	Maximum Level, dBA at 50 feet
Auger Drill Rig	84
Backhoe	78
Compactor	83
Compressor (air)	78
Concrete Saw	90
Dozer	82
Dump Truck	76
Excavator	81
Generator	81
Jackhammer	89
Pneumatic Tools	85

Source: Roadway Construction Noise Model User's Guide. Federal Highway Administration. FHWA-HEP-05-054. January 2006.

CONSTRUCTION VIBRATION ENVIRONMENT

The primary vibration-generating activities associated with the proposed project would occur during construction when activities such as grading, utilities placement, and parking lot construction occur. **Table 6** shows the typical vibration levels produced by construction equipment.

TABLE 6: VIBRATION LEVELS FOR VARIOUS CONSTRUCTION EQUIPMENT

Type of Equipment	Peak Particle Velocity at 25 feet (inches/second)	Peak Particle Velocity at 50 feet (inches/second)	Peak Particle Velocity at 100 feet (inches/second)
Large Bulldozer	0.089	0.031	0.011
Loaded Trucks	0.076	0.027	0.010
Small Bulldozer	0.003	0.001	0.000
Auger/drill Rigs	0.089	0.031	0.011
Jackhammer	0.035	0.012	0.004
Vibratory Hammer	0.070	0.025	0.009
Vibratory Compactor/roller	0.210 (Less than 0.20 at 26 feet)	0.074	0.026

Source: Transit Noise and Vibration Impact Assessment Guidelines. Federal Transit Administration. May 2006.

REGULATORY CONTEXT

FEDERAL

HUD Criteria

The U.S. Department of Housing and Urban Development (HUD) establishes an acceptable exterior noise environment of 65 dBA L_{dn} (also expressed as "DNL" or Day/Night Level) at exterior areas of residential uses. Noise levels in the 65-75 dBA DNL range are considered Normally Unacceptable. However, 65-75 dBA DNL may be allowed, but require special approvals and additional sound attenuation measures. Such measures include a 5 dBA improvement to the building facade noise level reduction (NLR) for exterior noise levels in the 65-70 dBA range, and an improvement of 10 dBA for exterior noise levels in the 70-75 dBA range. The improvement is required in addition to "attenuation provided by buildings as commonly constructed in the area and requiring open windows for ventilation."

Noise levels exceeding 75 dBA DNL are considered unacceptable and may only be allowed under special circumstances.

In addition, HUD established an interior noise level goal of 45 dBA DNL, while assuming a typical exterior-to-interior NLR of 20 dBA.

STATE

California Environmental Quality Act

The California Environmental Quality Act (CEQA) Guidelines, Appendix G, indicate that a significant noise impact may occur if a project exposes persons to noise or vibration levels in excess of local general plans or noise ordinance standards, or cause a substantial permanent or temporary increase in ambient noise levels. CEQA standards are discussed more below under the Thresholds of Significance section.

State Building Code, Title 24, Part 2 of the State of California Code of Regulations

The State Building Code, Title 24, Part 2 of the State of California Code of Regulations, establishes uniform minimum noise insulation performance standards to protect persons within new buildings which house people, including hotels, motels, dormitories, apartment houses, and dwellings other than single-family dwellings. Title 24 mandates that interior noise levels attributable to exterior sources shall not exceed 45 dB L_{dn} or CNEL in any habitable room. Title 24 also mandates that for structures containing noise-sensitive uses to be located where the L_{dn} or CNEL exceeds 60 dB, an acoustical analysis must be prepared to identify mechanisms for limiting exterior noise to the prescribed allowable interior levels. If the interior allowable noise levels are met by requiring that windows be kept closed, the design for the structure must also specify a ventilation or air conditioning system to provide a habitable interior environment.

LOCAL

City of Tracy General Plan

Policies

P5. For new residential land uses, noise from external sources shall not cause building interiors to exceed 45 L_{dn}.

P6. For new multi-family residential land uses, noise from external sources shall not cause the community outdoor recreation areas to exceed 65 L_{dn}. This policy shall not apply to balconies.

P8. Measures to attenuate exterior and/or interior noise levels to acceptable levels shall be incorporated into all development projects. Acceptable, conditionally acceptable and unacceptable noise levels are presented in **Table 7**.

TABLE 7: LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENT

Land Use Category	Exterior Noise Exposure (L_{dn})					
	55	60	65	70	75	80
Single-Family Residential						
Multi-Family Residential, Hotels, and Motels		(a)				
Outdoor Sports and Recreation, Neighborhood Parks and Playgrounds						
Schools, Libraries, Museums, Hospitals, Personal Care, Meeting Halls, Churches						
Office Buildings, Business Commercial, and Professional						
Auditoriums, Concert Halls, Amphitheaters						

(a) Residential development sites exposed to noise levels exceeding 60 L_{dn} shall be analyzed following protocols in Appendix Chapter 12, Section 1208A, Sound Transmission Control, California Building Code

	NORMALLY ACCEPTABLE Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
	CONDITIONALLY ACCEPTABLE Specified land use may be permitted only after detailed analysis of the noise reduction requirements and the needed noise insulation features included in the design.
	UNACCEPTABLE New construction or development should generally not be undertaken because mitigation is usually not feasible to comply with noise element policies.

Source: City of Tracy General Plan Figure 9-3

Policies

P2. Mitigation measures shall be required for new development projects that exceed the following criteria:

- Cause the L_{dn} at noise-sensitive uses to increase by 3 dB or more and exceed the "normally acceptable" level.
- Cause the L_{dn} at noise-sensitive uses to increase 5 dB or more and remain "normally acceptable."

- Cause new noise levels to exceed the City of Tracy Noise Ordinance limits.

Source: Develop Code Section 16.60.040, Standards.

P4. All construction in the vicinity of noise sensitive land uses, such as residences, hospitals, or convalescent homes, shall be limited to daylight hours or 7:00 a.m. to 7:00 p.m. In addition, the following construction noise control measures shall be included as requirements at construction sites to minimize construction noise impacts:

- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction area.
- Utilize "quiet" air compressors and other stationary noise sources where technology exists.

City of Tracy Municipal Code

4.12.750 - General sound level limits.

Except for exempted activities and sounds as provided in this chapter or exempted properties as referenced in Section 4.12.800, it shall be unlawful for any person to cause or allow the creation of any noise to the extent that the one-hour average sound level, at any point on or beyond the boundaries of the property in the applicable Base District Zone on which the sound is produced exceeds the applicable limits set forth below:

TABLE 8: GENERAL SOUND LEVEL LIMITS AT BASE DISTRICT ZONE

Base District Zone	Sound Level Limits (Decibels)
1. Residential Districts RE (Residential Estate) LDR (Low Density) MDR/MDC (Medium Density) HDR (High Density) RMH (Mobile Home)	55
2. Commercial Districts MO (Medical Office) POM (Professional Office and Medical) NS (Neighborhood Shopping) CBD (Central Business District) GHC (General Highway) H-s (Highway Service)	65
3. Industrial Districts M-1 (Light Industrial) M-2 (Heavy Industrial)	75
4. A (Agricultural)	75
5. AMO Aggregate Mineral Overlay Zone	75

Source : City of Tracy Muncipal Code 4.12.750

Summary of Applicable Noise Level Criteria

City of Tracy General Plan requires mitigation measures when the following occurs:

- The L_{dn} at noise-sensitive uses to increase by 3 dB or more due to project noise and exceed the "normally acceptable" (See **Table 7)** level.
- The L_{dn} at noise-sensitive uses to increase 5 dB or more due to project noise and remain "normally acceptable." (See **Table 7)**.
- New noise levels to exceed the City of Tracy Noise Ordinance limits.

Table 8 shows the noise level standard of a one-hour average sound level permitted at any point on or beyond the boundaries of the property. The table indicates the proposed project shall not produce non-transportation noise levels of 55 dBA L_{eq} at adjacent noise sensitive receptors.

CRITERIA FOR ACCEPTABLE VIBRATION

Vibration is like noise in that it involves a source, a transmission path, and a receiver. While vibration is related to noise, it differs in that noise is generally considered to be pressure waves transmitted through air, whereas vibration usually consists of the excitation of a structure or surface. As with noise, vibration consists of an amplitude and frequency. A person's perception to the vibration will depend on their individual sensitivity to vibration, as well as the amplitude and frequency of the source and the response of the system which is vibrating.

Vibration can be measured in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration measures in terms of peak particle velocities in inches per second. Standards pertaining to perception as well as damage to structures have been developed for vibration levels defined in terms of peak particle velocities.

Human and structural response to different vibration levels is influenced by a number of factors, including ground type, distance between source and receptor, duration, and the number of perceived vibration events. **Table 9**, which was developed by Caltrans, shows the vibration levels which would normally be required to result in damage to structures. The vibration levels are presented in terms of peak particle velocity in inches per second.

Table 9 indicates that the threshold for architectural damage to structures is 0.20 in/sec p.p.v. A threshold of 0.20 in/sec p.p.v. is considered to be a reasonable threshold for short-term construction projects.

TABLE 9: EFFECTS OF VIBRATION ON PEOPLE AND BUILDINGS

Peak Particle Velocity		Human Reaction	Effect on Buildings
mm/second	in/second		
0.15-0.30	0.006-0.019	Threshold of perception; possibility of intrusion	Vibrations unlikely to cause damage of any type
2.0	0.08	Vibrations readily perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
2.5	0.10	Level at which continuous vibrations begin to annoy people	Virtually no risk of "architectural" damage to normal buildings
5.0	0.20	Vibrations annoying to people in buildings (this agrees with the levels established for people standing on bridges and subjected to relative short periods of vibrations)	Threshold at which there is a risk of "architectural" damage to normal dwelling - houses with plastered walls and ceilings. Special types of finish such as lining of walls, flexible ceiling treatment, etc., would minimize "architectural" damage
10-15	0.4-0.6	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause "architectural" damage and possibly minor structural damage

Source: Transportation Related Earthborne Vibrations. Caltrans. TAV-02-01-R9601. February 20, 2002.

IMPACTS AND MITIGATION MEASURES

THRESHOLDS OF SIGNIFICANCE

Appendix G of the CEQA Guidelines states that a project would normally be considered to result in significant noise impacts if noise levels conflict with adopted environmental standards or plans or if noise generated by the project would substantially increase existing noise levels at sensitive receivers on a permanent or temporary basis. Significance criteria for noise impacts are drawn from CEQA Guidelines Appendix G (Items XI [a-c]).

Would the project:

a. Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

b. Generate excessive groundborne vibration or groundborne noise levels?

c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The proposed project is not located within two miles of a public or private airport, therefore item "c" is not discussed any further in this study.

Noise Level Increase Criteria for Long-Term Project-Related Noise Level Increases

The City of Tracy General Plan Noise Element specifies criteria for determination of significant noise impacts in Policy P2. As stated in the City of Tracy General Plan Policy P2, mitigation measures shall be required for new development projects under the following conditions:

- Causes the L_{dn} at noise-sensitive uses to increase 3 dB or more and exceed the "normally acceptable level;
- Causes the L_{dn} at noise-sensitive uses increase 5 dB or more and remain "normally acceptable" level;
- Cause new noise levels to exceed the City of Tracy Noise Ordinance limits.

Based on Policy P2, an increase in the traffic noise level of 3 dB or more and exceed the "normally acceptable" level would be significant, or 5 dB or more and remain "normally acceptable". Extending this concept to lower noise levels, new noise levels that exceed the City of Tracy Noise Ordinance limits would be significant. The rationale for the Policy P2 criteria is that as ambient noise levels increase, a smaller increase in noise resulting from a project is sufficient to cause annoyance.

Temporary Construction Noise Impacts

With temporary noise impacts (construction), identification of "substantial increases" depends upon the duration of the impact, the temporal daily nature of the impact, and the absolute change in decibel levels. Per the City of Tracy Municipal Code, construction activities operating between 7:00 p.m. and 7:00 a.m. or daylight hours, which create a noise disturbance at the property boundary of a residence are prohibited and would be considered a significant impact.

The City has not adopted any formal standard for evaluating temporary construction noise which occurs within allowable hours. For short-term noise associated with Project construction, Saxelby Acoustics recommends use of the Caltrans increase criteria of 12 dBA (Caltrans Traffic Noise Protocol, 2020), applied to existing residential receptors in the project vicinity. This level of increase is approximately equivalent to a doubling of sound energy and has been the standard of significance for Caltrans projects at the state level for many years. Application of this standard to construction activities is considered reasonable considering the temporary nature of construction activities.

PROJECT-SPECIFIC IMPACTS AND MITIGATION MEASURES

Impact 1: ***Would the project generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?***

Traffic Noise Increases at Off-Site Receptors

The FICON guidelines specify criteria to determine the significance of traffic noise impacts. Where existing traffic noise levels are greater than 65 dB L_{dn}, a +1.5 dB L_{dn} increase in roadway noise levels will be considered significant. According to **Tables 3 and 4**, the maximum increase is traffic noise at the nearest sensitive receptor is predicted to be 0.6 dBA. Therefore, impacts resulting from increased traffic noise would be considered ***less-than-significant***, and no mitigation is required.

Operational Noise at Existing Sensitive Receptors

As shown on **Figure 4**, the project is predicted to expose nearby residences to noise levels up to 48 dBA L_{eq}. The predicted project noise levels would meet the City of Tracy Municipal Code noise level standard of 55 dBA, L_{eq}.

Table 10 below shows increases in the day/night average ambient noise levels due to operation of the proposed project. As shown in the table, the proposed project will result in a +2.5 dBA L_{dn} increase in the ambient noise level of nearby noise-sensitive receptors. As stated in the City of Tracy General Plan Policy P2, mitigation measures shall be required for new development projects under the following conditions:

- Causes the L_{dn} at noise-sensitive uses to increase 3 dB or more and exceed the "normally acceptable level;
- Causes the L_{dn} at noise-sensitive uses increase 5 dB or more and remain "normally acceptable" level;
- Cause new noise levels to exceed the City of Tracy Noise Ordinance limits.

TABLE 10: PROJECT OPERATIONAL NOISE SIGNIFICANT INCREASE AT ADJACENT NOISE SENSITIVE RECEPTORS

Noise Sensitive Receptor	Ambient Noise Level	Project Noise Level	Ambient + Project Noise Level	Difference
R1	51.2 L_{dn}[1]	50.0 L_{dn}	53.7 L_{dn}[2]	2.5
R2	51.2 L_{dn}[1]	44.0 L_{dn}	52.0 L_{dn}[2]	0.8

- *Notes:*
- *[1] As measured at LT-1*
- *[2] Considered "Normally Acceptable"*

The proposed project operational noise will not require mitigation because noise levels will remain at the "normally acceptable" level of 60 dBA L_{dn} and the noise level increase is less than 5 dB. The predicted project noise levels are predicted to comply with the City of Tracy General Plan Policy P2. This is a ***less-than-significant*** impact, and no mitigation is required.

Construction Noise

During the construction phases of the project, noise from construction activities would add to the noise environment in the immediate project vicinity. As indicated in **Table 5,** activities involved in construction would generate maximum noise levels ranging from 76 to 90 dBA L_{max} at a distance of 50 feet. Construction activities would also be temporary in nature and are anticipated to occur during normal daytime working hours.

The City of Tracy Municipal Code restricts construction noise from the noise ordinance between the hours of 7:00 a.m. and 7:00 p.m. or daylight hours. In addition, the municipal code requires the following noise control measures:

- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction area.
- Utilize "quiet" air compressors and other stationary noise sources where technology exists.

Caltrans defines a significant increase as an increase of 12 dBA over existing ambient noise levels; Saxelby Acoustics used this criterion to evaluate increases due to construction noise associated with the project. As

shown in **Table 5**, construction equipment is predicted to generate noise levels of up to 90 dBA L_{max} at 50 feet. Construction noise is evaluated as occurring at the center of the site to represent average noise levels generated over the duration of construction across the project site. The nearest residential uses are located approximately 155 feet as measured from the center of the project site. At this distance, maximum construction noise levels would be up to 80 dBA. The average daytime maximum noise level in the vicinity of the sensitive receptors was measured to be 68 dBA, resulting in a 12 dB increase. Therefore, project construction would not cause an increase of greater than 12 dBA over existing ambient noise levels.

Noise would also be generated during the construction phase by increased truck traffic on area roadways. A project-generated noise source would be truck traffic associated with transport of heavy materials and equipment to and from the construction site. This noise increase would be of short duration and would occur during daytime hours.

Although construction activities are temporary in nature and would occur during normal daytime working hours, construction-related noise could result in sleep interference at existing noise-sensitive land uses in the vicinity of the construction if construction activities were to occur outside the normal daytime hours. Therefore, impacts resulting from noise levels temporarily exceeding the threshold of significance due to construction would be considered ***potentially significant***.

Transportation Noise on Project Site (Non-CEQA Issue)

Exterior Transportation Noise

Compliance with City's standards on new noise-sensitive receptors is not a CEQA consideration. However, this information is provided here so that a determination can be made regarding the ability of the proposed project to meet the requirements of H.U.D. and the City of Tracy for exterior and interior noise levels at new sensitive uses proposed under the project.

As shown on **Figure 3**, several of the proposed outdoor activity areas are predicted to be exposed to exterior transportation noise levels up to approximately 53 dBA L_{dn}. This would meet the 65 dBA limit for outdoor areas established by the City of Tracy. Therefore, no additional noise control measures would be required.

Interior Transportation Noise

Based upon **Figure 3**, the proposed project would be exposed to exterior noise levels of up to 65 dBA L_{dn} at the ground floor building facades closest to West Mount Diablo Avenue. Second floor locations would be exposed to noise levels up to 65 dBA L_{dn}. Based upon these exterior transportation noise levels, the project is expected to meet the required exterior-to-interior noise level reduction of 25 dBA would be required to meet HUD standards.

Mitigation Measures

1(a) The City shall establish the following as conditions of approval for any permit that results in the use of construction equipment:

- Construction shall be limited to 7:00 a.m. to 7:00 p.m.
- All construction equipment powered by internal combustion engines shall be properly muffled and maintained.

- Quiet construction equipment, particularly air compressors, are to be selected whenever possible.
- All stationary noise-generating construction equipment such as generators or air compressors are to be located as far as is practical from existing residences. In addition, the project contractor shall place such stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- Unnecessary idling of internal combustion engines is prohibited.
- The construction contractor shall, to the maximum extent practical, locate on-site equipment staging areas to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.

Timing/Implementation: Implemented prior to approval of grading and/or building permits
Enforcement/Monitoring: City of Tracy Community Development Services Department

Implementation of mitigation measures 1(a) would help to reduce construction-generated noise levels. With mitigation, this impact would be considered ***less-than-significant***.

Impact 2: ***Would the project generate excessive groundborne vibration or groundborne noise levels?***

Construction vibration impacts include human annoyance and building structural damage. Human annoyance occurs when construction vibration rises significantly above the threshold of perception. Building damage can take the form of cosmetic or structural.

The data in **Table 6** indicates that construction vibration levels anticipated for the project are less than the 0.2 in/sec threshold at distances of 26 feet. Sensitive receptors which could be impacted by construction related vibrations, especially vibratory compactors/rollers, are located further than 26 feet from typical construction activities. At distances greater than 26 feet construction vibrations are not predicted to exceed acceptable levels. Additionally, construction activities would be temporary in nature and would likely occur during normal daytime working hours.

This is a **less-than-significant** impact and no mitigation is required.

Impact 3: ***For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?***

There are no airports within two miles of the project vicinity. Therefore, this impact is not applicable to the proposed project.

REFERENCES

American National Standards Institute. (1998). *[Standard] ANSI S1.43-1997 (R2007): Specifications for integrating-averaging sound level meters*. New York: Acoustical Society of America.

American Standard Testing Methods, *Standard Guide for Measurement of Outdoor A-Weighted Sound Levels, American Standard Testing Methods (ASTM) E1014-08*, 2008.

ASTM E1014-12. *Standard Guide for Measurement of Outdoor A-Weighted Sound Levels*. ASTM International. West Conshohocken, PA. 2012.

ASTM E1780-12. *Standard Guide for Measuring Outdoor Sound Received from a Nearby Fixed Source.* ASTM International. West Conshohocken, PA. 2012.

Barry, T M. (1978). *FHWA highway traffic noise prediction model* (FHWA-RD-77-108). Washington, DC: U.S. Department of transportation, Federal highway administration, Office of research, Office of environmental policy.

California Department of Transportation (Caltrans), *Technical Noise Supplement, Traffic Noise Analysis Protocol*, September 2013.

California Department of Transportation (Caltrans), *Traffic Noise Analysis Protocol*, May 2011.

Egan, M. D. (1988). Architectural acoustics. United States of America: McGraw-Hill Book Company.

Federal Highway Administration. *FHWA Roadway Construction Noise Model User's Guide.* FHWA-HEP-05-054 DOT-VNTSC-FHWA-05-01. January 2006.

Hanson, Carl E. (Carl Elmer). (2006). *Transit noise and vibration impact assessment*. Washington, DC: U.S. Department of Transportation, Federal Transit Administration, Office of Planning and Environment.

International Electrotechnical Commission. Technical committee 29: Electroacoustics. International Organization of Legal Metrology. (2013). *Electroacoustics: Sound level meters*.

International Organization for Standardization. (1996). *Acoustic - ISO 9613-2: Attenuation of sound during propagation outdoors. Part 2: General methods of calculation*. Ginevra: I.S.O.

Miller, L. N., Bolt, Beranek, & and Newman, Inc. (1981). *Noise control for buildings and manufacturing plants*. Cambridge, MA: Bolt, Beranek and Newman, Inc.

SoundPLAN. SoundPLAN GmbH. Backnang, Germany. http://www.soundplan.eu/english/

Appendix A: Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
ASTC	Apparent Sound Transmission Class. Similar to STC but includes sound from flanking paths and correct for room reverberation. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by +5 dBA and nighttime hours weighted by +10 dBA.
DNL	See definition of Ldn.
IIC	Impact Insulation Class. An integer-number rating of how well a building floor attenuates impact sounds, such as footsteps. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz (Hz).
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	The highest root-mean-square (RMS) sound level measured over a given period of time.
L(n)	The sound level exceeded a described percentile over a measurement period. For instance, an hourly L50 is the sound level exceeded 50% of the time during the one-hour period.
Loudness	A subjective term for the sensation of the magnitude of sound.
NIC	Noise Isolation Class. A rating of the noise reduction between two spaces. Similar to STC but includes sound from flanking paths and no correction for room reverberation.
NNIC	Normalized Noise Isolation Class. Similar to NIC but includes a correction for room reverberation.
Noise	Unwanted sound.
NRC	Noise Reduction Coefficient. NRC is a single-number rating of the sound-absorption of a material equal to the arithmetic mean of the sound-absorption coefficients in the 250, 500, 1000, and 2,000 Hz octave frequency bands rounded to the nearest multiple of 0.05. It is a representation of the amount of sound energy absorbed upon striking a particular surface. An NRC of 0 indicates perfect reflection; an NRC of 1 indicates perfect absorption.
RT60	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 Sabin.
SEL	Sound Exposure Level. SEL is a rating, in decibels, of a discrete event, such as an aircraft flyover or train pass by, that compresses the total sound energy into a one-second event.
SPC	Speech Privacy Class. SPC is a method of rating speech privacy in buildings. It is designed to measure the degree of speech privacy provided by a closed room, indicating the degree to which conversations occurring within are kept private from listeners outside the room.
STC	Sound Transmission Class. STC is an integer rating of how well a building partition attenuates airborne sound. It is widely used to rate interior partitions, ceilings/floors, doors, windows and exterior wall configurations. The STC rating is typically used to rate the sound transmission of a specific building element when tested in laboratory conditions where flanking paths around the assembly don't exist. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.
Impulsive	Sound of short duration, usually less than one second, with an abrupt onset and rapid decay.
Simple Tone	Any sound which can be judged as audible as a single pitch or set of single pitches.

Appendix B: Continuous Ambient Noise Measurement Results

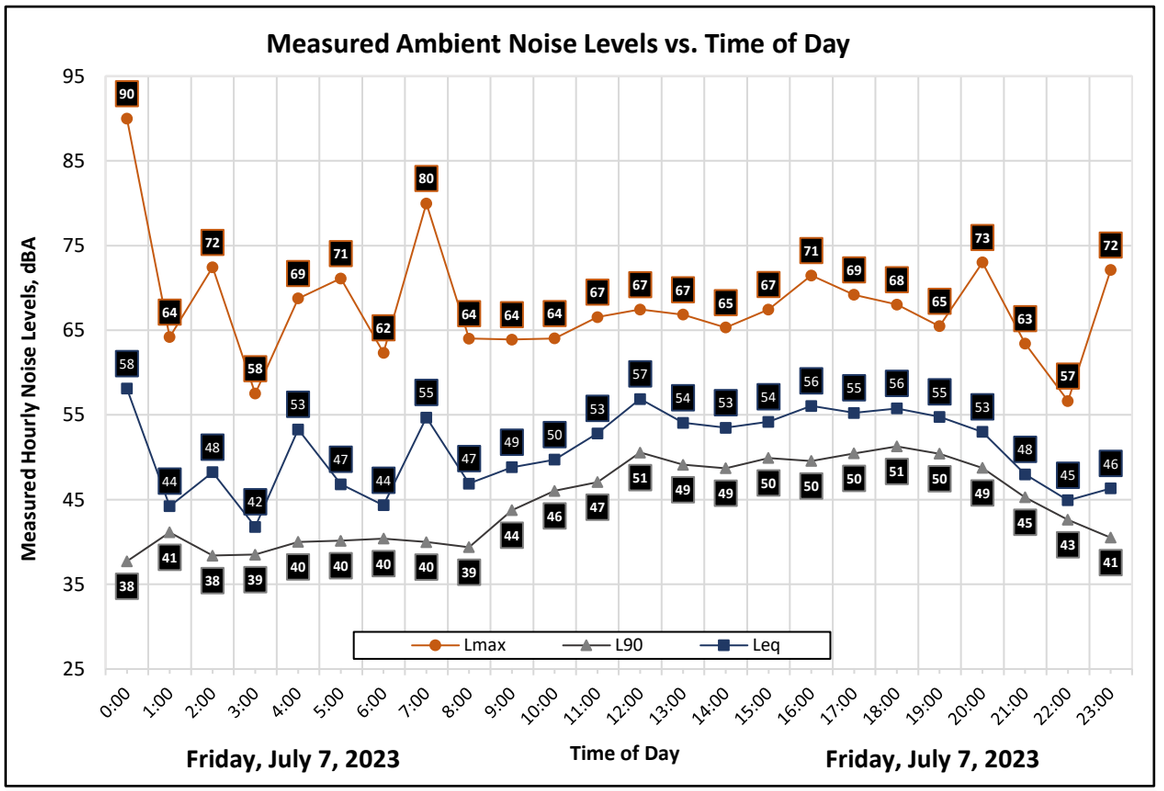


Appendix B1a: Continuous Noise Monitoring Results

Site: LT-1
Project: Tracy Senior Living 301 West Street
Location: South of Project Site
Coordinates: 37.728986°, -121.430840°
Meter: LDL 820-8
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Friday, July 7, 2023	0:00	58	90	39	38
Friday, July 7, 2023	1:00	44	64	42	41
Friday, July 7, 2023	2:00	48	72	43	38
Friday, July 7, 2023	3:00	42	58	40	39
Friday, July 7, 2023	4:00	53	69	46	40
Friday, July 7, 2023	5:00	47	71	43	40
Friday, July 7, 2023	6:00	44	62	42	40
Friday, July 7, 2023	7:00	55	80	43	40
Friday, July 7, 2023	8:00	47	64	44	39
Friday, July 7, 2023	9:00	49	64	47	44
Friday, July 7, 2023	10:00	50	64	49	46
Friday, July 7, 2023	11:00	53	67	51	47
Friday, July 7, 2023	12:00	57	67	54	51
Friday, July 7, 2023	13:00	54	67	53	49
Friday, July 7, 2023	14:00	53	65	52	49
Friday, July 7, 2023	15:00	54	67	53	50
Friday, July 7, 2023	16:00	56	71	54	50
Friday, July 7, 2023	17:00	55	69	54	50
Friday, July 7, 2023	18:00	56	68	54	51
Friday, July 7, 2023	19:00	55	65	53	50
Friday, July 7, 2023	20:00	53	73	52	49
Friday, July 7, 2023	21:00	48	63	47	45
Friday, July 7, 2023	22:00	45	57	44	43
Friday, July 7, 2023	23:00	46	72	43	41

Statistics	Leq	Lmax	L50	L90
Day Average	54	68	51	47
Night Average	51	68	42	40
Day Low	47	63	43	39
Day High	57	80	54	51
Night Low	42	57	39	38
Night High	58	90	46	43
Ldn	58	Day %		77
CNEL	58	Night %		23



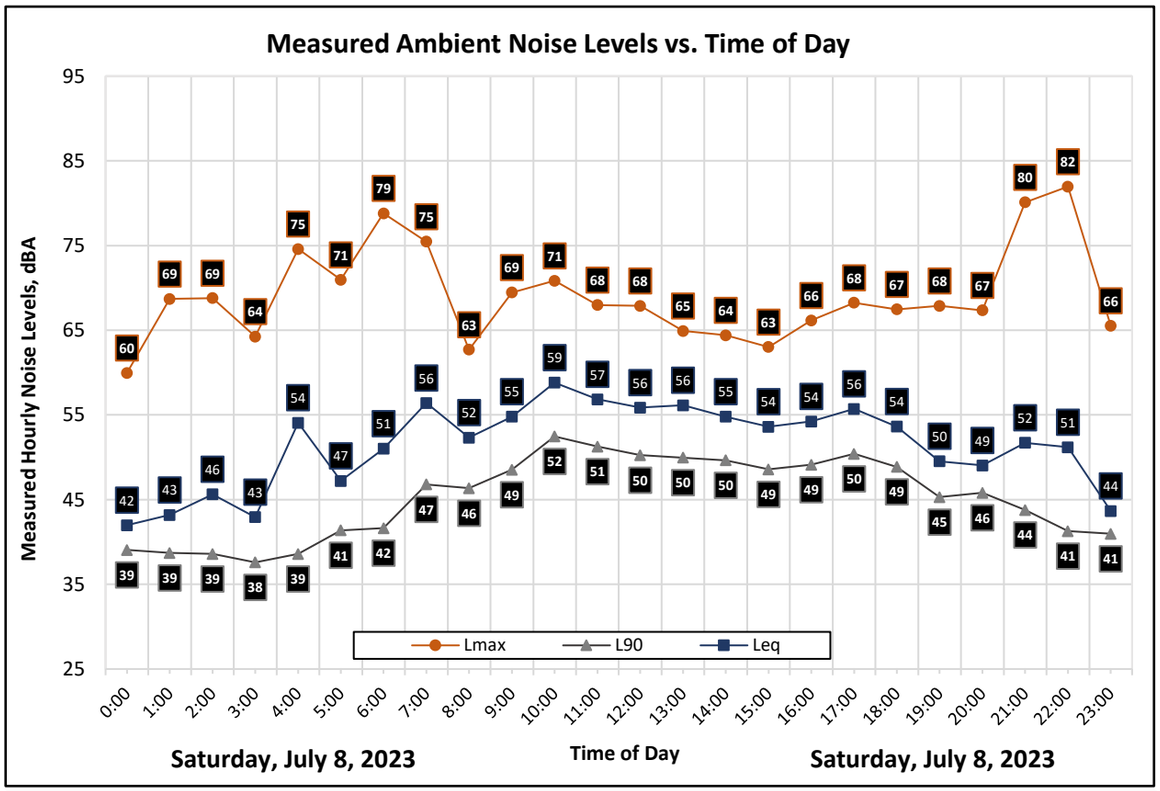


Appendix B1b: Continuous Noise Monitoring Results

Site: LT-1
Project: Tracy Senior Living 301 West Street
Location: South of Project Site
Coordinates: 37.728986°, -121.430840°
Meter: LDL 820-8
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Saturday, July 8, 2023	0:00	42	60	41	39
Saturday, July 8, 2023	1:00	43	69	41	39
Saturday, July 8, 2023	2:00	46	69	43	39
Saturday, July 8, 2023	3:00	43	64	40	38
Saturday, July 8, 2023	4:00	54	75	46	39
Saturday, July 8, 2023	5:00	47	71	44	41
Saturday, July 8, 2023	6:00	51	79	47	42
Saturday, July 8, 2023	7:00	56	75	53	47
Saturday, July 8, 2023	8:00	52	63	50	46
Saturday, July 8, 2023	9:00	55	69	53	49
Saturday, July 8, 2023	10:00	59	71	57	52
Saturday, July 8, 2023	11:00	57	68	55	51
Saturday, July 8, 2023	12:00	56	68	54	50
Saturday, July 8, 2023	13:00	56	65	54	50
Saturday, July 8, 2023	14:00	55	64	54	50
Saturday, July 8, 2023	15:00	54	63	52	49
Saturday, July 8, 2023	16:00	54	66	53	49
Saturday, July 8, 2023	17:00	56	68	54	50
Saturday, July 8, 2023	18:00	54	67	52	49
Saturday, July 8, 2023	19:00	50	68	48	45
Saturday, July 8, 2023	20:00	49	67	48	46
Saturday, July 8, 2023	21:00	52	80	45	44
Saturday, July 8, 2023	22:00	51	82	43	41
Saturday, July 8, 2023	23:00	44	66	42	41

Statistics	Leq	Lmax	L50	L90
Day Average	55	68	52	48
Night Average	48	70	43	40
Day Low	49	63	45	44
Day High	59	80	57	52
Night Low	42	60	40	38
Night High	54	82	47	42
Ldn	56	Day %		89
CNEL	57	Night %		11



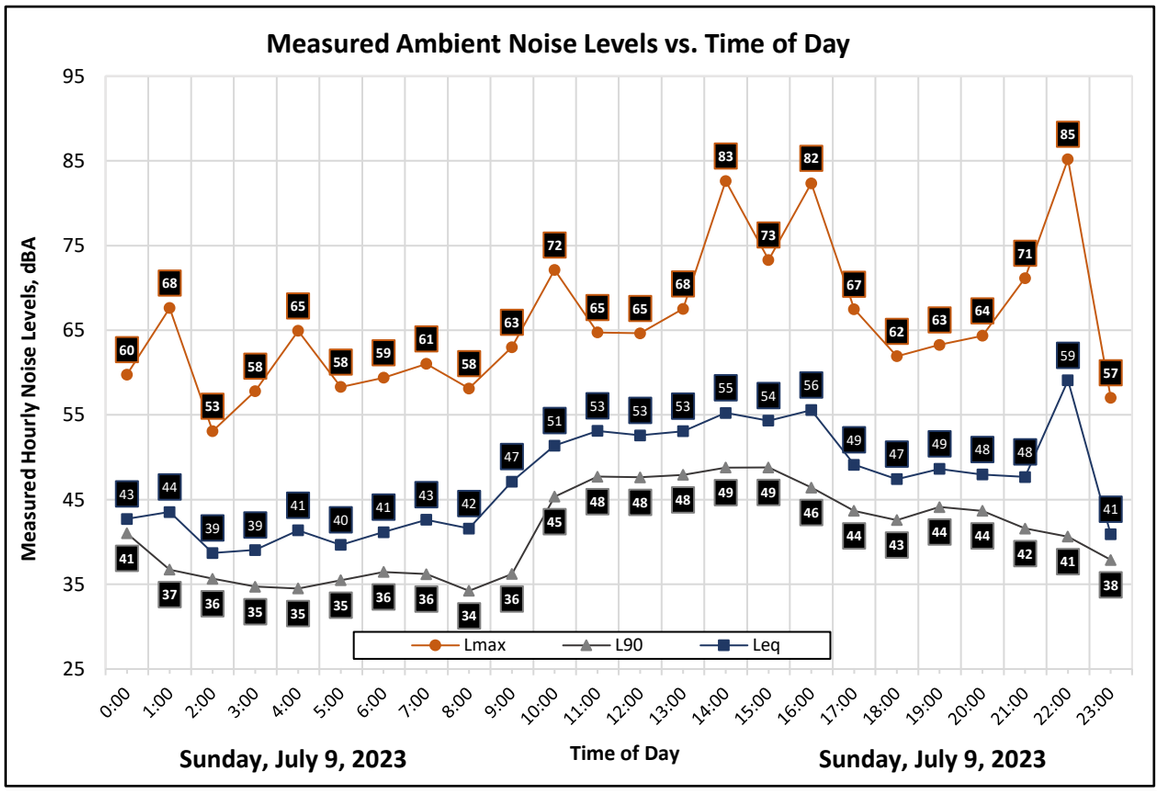


Appendix B1c: Continuous Noise Monitoring Results

Site: LT-1
Project: Tracy Senior Living 301 West Street
Location: South of Project Site
Coordinates: 37.728986°, -121.430840°
Meter: LDL 820-8
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Sunday, July 9, 2023	0:00	43	60	42	41
Sunday, July 9, 2023	1:00	44	68	42	37
Sunday, July 9, 2023	2:00	39	53	37	36
Sunday, July 9, 2023	3:00	39	58	38	35
Sunday, July 9, 2023	4:00	41	65	37	35
Sunday, July 9, 2023	5:00	40	58	38	35
Sunday, July 9, 2023	6:00	41	59	38	36
Sunday, July 9, 2023	7:00	43	61	40	36
Sunday, July 9, 2023	8:00	42	58	37	34
Sunday, July 9, 2023	9:00	47	63	45	36
Sunday, July 9, 2023	10:00	51	72	49	45
Sunday, July 9, 2023	11:00	53	65	52	48
Sunday, July 9, 2023	12:00	53	65	51	48
Sunday, July 9, 2023	13:00	53	68	52	48
Sunday, July 9, 2023	14:00	55	83	53	49
Sunday, July 9, 2023	15:00	54	73	53	49
Sunday, July 9, 2023	16:00	56	82	51	46
Sunday, July 9, 2023	17:00	49	67	47	44
Sunday, July 9, 2023	18:00	47	62	46	43
Sunday, July 9, 2023	19:00	49	63	46	44
Sunday, July 9, 2023	20:00	48	64	46	44
Sunday, July 9, 2023	21:00	48	71	44	42
Sunday, July 9, 2023	22:00	59	85	43	41
Sunday, July 9, 2023	23:00	41	57	40	38

Statistics	Leq	Lmax	L50	L90
Day Average	51	68	48	44
Night Average	41	63	39	37
Day Low	42	58	37	34
Day High	56	83	53	49
Night Low	39	53	37	35
Night High	44	85	43	41
Ldn	51	Day %		95
CNEL	52	Night %		5





Appendix C: Traffic Noise Calculation Inputs and Results



Appendix C-1

FHWA-RD-77-108 Highway Traffic Noise Prediction Model

Project #: 230611
Description: Tracy Senior Living - Existing Traffic
Ldn/CNEL: Ldn
Hard/Soft: Soft

Segment	Roadway	Segment	ADT	Day %	Eve %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance	Offset (dB)	Contours (ft.) - No Offset 60 dBA	65 dBA	70 dBA	Level, dBA
1	West Diablo Avenue	East of S. Tracy Blvd.	1,090	87	0	13	1.0%	1.0%	25	55	0	14	7	3	51.1

Appendix C-2

FHWA-RD-77-108 Highway Traffic Noise Prediction Model

Project #: 230611
Description: Tracy Senior Living - Existing Traffic Plus Project
Ldn/CNEL: Ldn
Hard/Soft: Soft

Segment	Roadway	Segment	ADT	Day %	Eve %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance	Offset (dB)	Contours (ft.) - No Offset 60 dBA	65 dBA	70 dBA	Level, dBA
1	West Diablo Avenue	East of S. Tracy Blvd.	1,251	87	0	13	1.0%	1.0%	25	55	0	15	7	3	51.7

Appendix C-3

FHWA-RD-77-108 Highway Traffic Noise Prediction Model

Project #: 230611
Description: Tracy Senior Living - Cumulative Traffic
Ldn/CNEL: Ldn
Hard/Soft: Soft

Segment	Roadway	Segment	ADT	Day %	Eve %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance	Offset (dB)	Contours (ft.) - No Offset 60 dBA	65 dBA	70 dBA	Level, dBA
1	West Diablo Avenue	East of S. Tracy Blvd.	1,960	87	0	13	1.0%	1.0%	25	55	0	21	10	4	53.7

SAXELBY ACOUSTICS
Acoustics · Noise · Vibration

Appendix C-4

FHWA-RD-77-108 Highway Traffic Noise Prediction Model

Project #: 230611
Description: Tracy Senior Living - Cumulative Traffic Plus Project
Ldn/CNEL: Ldn
Hard/Soft: Soft

Segment	Roadway	Segment	ADT	Day %	Eve %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance	Offset (dB)	Contours (ft.) - No Offset 60 dBA	65 dBA	70 dBA	Level, dBA
1	West Diablo Avenue	East of S. Tracy Blvd.	2,121	87	0	13	1.0%	1.0%	25	55	0	22	10	5	54.0

Attachment F

APPROVED AS TO FORM AND LEGALITY

_____

CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

RESOLUTION 2024- _____

---

(1) ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE APPROVAL OF THE GENERAL PLAN AMENDMENT, REZONING, AND DEVELOPMENT REVIEW PERMIT FOR CONSTRUCTION OF 110 UNITS OF VERY LOW-INCOME SENIOR HOUSING CONSISTING OF TWO BUILDINGS AND SITE IMPROVEMENTS ON A 1.94-ACRE PORTION OF AN OVERALL 6.85-ACRE SITE, LOCATED AT 301 WEST STREET, APN 235-420-16 (PROJECT), IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, BASED ON THE FINDINGS, PURSUANT TO PUBLIC RESOURCES CODE SECTIONS § 21064.5 AND 21080(C);

(2) APPROVING A GENERAL PLAN MAP AMENDMENT FROM RESIDENTIAL MEDIUM TO RESIDENTIAL HIGH FOR A 1.94-ACRE PORTION OF AN OVERALL 6.85-ACRE SITE, LOCATED AT 301 WEST STREET, ASSESSOR'S PARCEL NUMBER 235-420-16 (APPLICATION NUMBER GPA22-0008); AND

(3) APPROVING A DEVELOPMENT REVIEW PERMIT WITH A DENSITY BONUS FOR THE PROJECT (APPLICATION NUMBER D22-0043).

WHEREAS, Development applications have been filed for an amendment to the General Plan Map (GPA22-0008) and a Development Review Permit (D22-0043) (the "Project") for construction of 110 units of very low-income senior housing consisting of two buildings and site improvements on a 1.94-acre portion of an overall 6.85-acre site, located at 301 West St. (APN: 235-420-16); and

WHEREAS, The General Plan Map Amendment application is to redesignate the subject property from Residential Medium to Residential High; and

WHEREAS, An application to rezone the subject property from Medium Density Residential to High Density Residential was also submitted and is addressed separately through a City Council Ordinance; and

WHEREAS, The proposed 110 units of very low-income senior housing will consist of two, three stories buildings; and

WHEREAS, The City Council may approve a Development Review Permit on the basis of the application and evidence submitted, subject to making all of the requisite findings set forth in Tracy Municipal Code Section 10.08.3960, which findings are set forth in Exhibit 1; and

WHEREAS, CEQA requires that the lead agency, in this case the City, consider the proposed Mitigated Negative Declaration, together with any comments received during the public

review process; and

WHEREAS, The Project has been evaluated in accordance with the California Environmental Quality Act (CEQA) Guidelines, and a Mitigated Negative Declaration is proposed which would reduce any potentially significant environmental impacts to a level of insignificance, and is proposed for adoption; and

WHEREAS, On March 13, 2024, the Planning Commission conducted a public hearing to review and consider the Project and recommended the City Council adopt the Mitigate Negative Declaration, and approve the General Plan Amendment, and Development Review Permit; and

WHEREAS, On _____, 2024, the City Council conducted a public hearing to review and consider the Project and Mitigated Negative Declaration;

WHEREAS, staff recommends that the City Council adopt the Mitigated Negative Declaration, as the appropriate environmental document; and

WHEREAS, staff further recommends that the City Council authorize the City Manager to file a Notice of Determination with the San Joaquin County Clerk after execution, and together, this will complete the environmental document process for the Project, in compliance with CEQA; and

WHEREAS, the City Council has made its decision to adopt the Mitigated Negative Declaration in the light of all the testimony and evidence presented at or prior to the close of the public hearing, including letters, reports, comments, analyses, etc., which the City Council after review and comment by its staff, critically reviewed, corrected, and augmented where necessary, as set forth in the record and procedural findings on this Project; now therefore, be it

RESOLVED: That the City Council of the City of Tracy hereby incorporates, as findings, the recitals set forth above as if restated herein in their entirety; and be it further

RESOLVED: That the City Council is making its decision to adopt the Mitigated Negative Declaration for this Project in light of the record as a whole as set forth in these findings; and be it further

RESOLVED: That the City Council, in adopting the Negative Declaration for this Project, of which the findings set forth in this Resolution are a part, did so through the exercise of their independent judgment and analysis after finding substantial evidence, in light of the record as a whole, including the proposed Project, the Mitigated Negative Declaration and Initial Study for the Tracy Senior Living Project at 301 West St., dated December 2023; and be it further

RESOLVED: That the City Council finds, in support of adoption of the Mitigated Negative Declaration, pursuant to Public Resources Code Sections § 21064.5 and 21080(c), that revisions to the Project plans or proposals made by, or agreed to by, the applicant before the proposed negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur; and (2) There is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment; and be it further

RESOLVED: That based on the findings set forth in this Resolution, and on the record of the public hearing, the City Council hereby approves and adopts the Mitigated Negative Declaration for the Project, as presented to Council and set forth in the staff report and certifies that the Mitigated Negative Declaration is an adequate and complete document prepared in compliance with the California Environmental Quality Act, as amended, and the State and Local Guidelines promulgated there under; and be it further

RESOLVED: That the City Council hereby authorizes and directs the City Manager to file a Notice of Determination within five (5) working days after approval of this Resolution, and be it further

RESOLVED: That the City Council hereby adopts a Mitigation Monitoring and Reporting Program to monitor and enforce the mitigation measures described in the Mitigated Negative Declaration by and through the Conditions of Approval; and be it further

RESOLVED: The City Council hereby approves the General Plan map amendment from Medium Density Residential to High Density Residential for a 1.94-acre portion of an overall 6.85-acre site located at 301 West Street, APN 235-420-16, Exhibit 3; and be it further

RESOLVED: The City Council approves the Development Review Permit with a density bonus for the Tracy Senior Living Project at 301 West St., Application Number D22-0043, based on the findings contained in Exhibit 1 and subject to the conditions contained in Exhibit 3.

* * * * * * * * * * * * * *

The foregoing Resolution 2024-_____ was adopted by the City Council on the ____ day of _____2024, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTENTION:	COUNCIL MEMBERS:

_____
NANCY D. YOUNG
Mayor of the City of Tracy, California

ATTEST:_____
ADRIANNE RICHARDSON
City Clerk and Clerk of the Council of the
City of Tracy, California

Date of Attestation: _____

Attachments:

Exhibit 1 – Project Findings
Exhibit 2 – Existing and Proposed General Plan Map Designations
Exhibit 3 – Project Conditions of Approval

Exhibit 1

Tracy City Council Findings for Resolution No. _____
Tracy Senior Living Project
Application Number D22-0043
_____ __, 2024

The City Council findings related to approving the Development Review Permit for the Tracy Senior Living Project at 301 West St., Application D22-0043:

In accordance with Tracy Municipal Code Section 10.08.3920, the following findings are required, upon approving a Development Review Permit:

(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 this chapter, the General Plan, any applicable specific plan, the Design Goals and Standards, any applicable Infrastructure Master Plans, and other City regulations.

Staff recommends that the Planning Commission make the requisite findings for this project based on the evidence in the record, 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 project site with an existing seven uninhabited buildings with 110 very low-income senior housing units. The proposed buildings and landscaped parking area meet the City's objectives for high quality design. The proposed buildings are architecturally interesting in that it has significant recesses and popouts, and it has incorporated several horizontal and vertical changes through its use of color and wood tone siding in the façade, which give the building interest and dimension. The architectural theme is present on all four sides of the building, and rooftop equipment will be hidden from view behind building parapets. In furtherance of the City's landscaping goals, an increased 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 two buildings.

(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, and landscaping design.

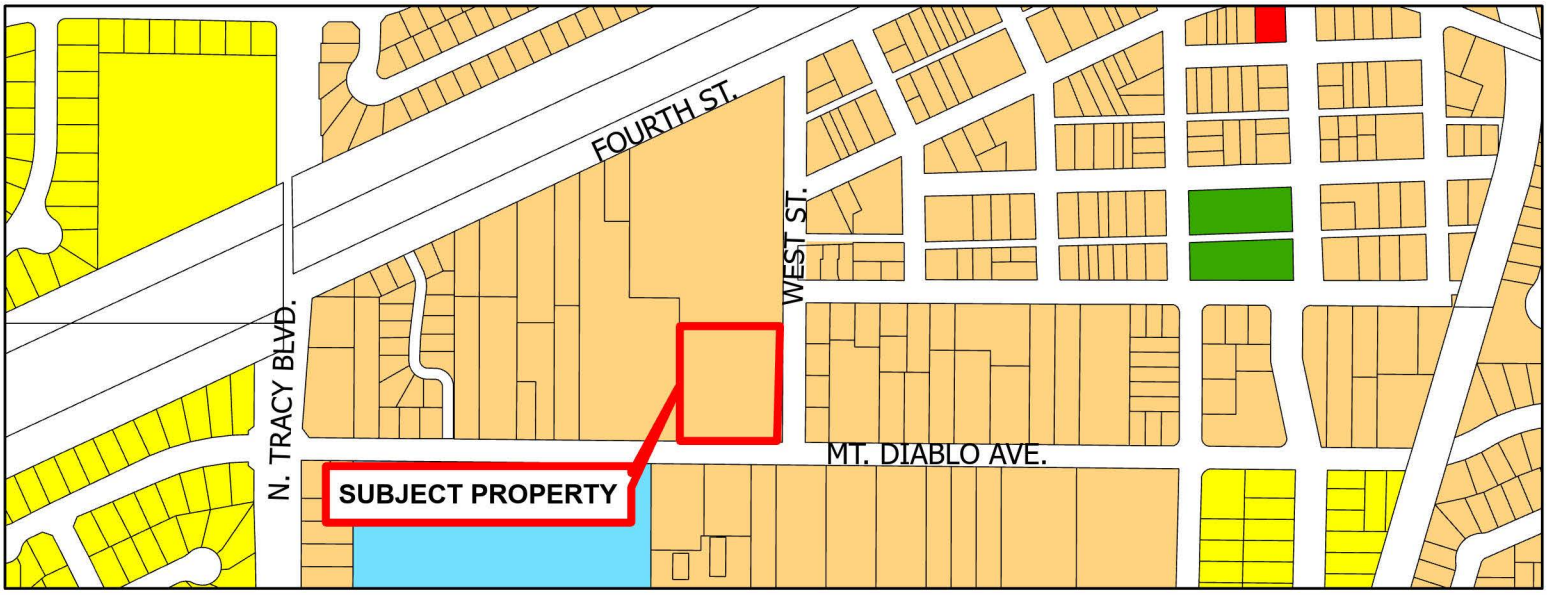
In accordance with Tracy Municipal Code Section 10.08.4690, the following finding is required, upon approving a Density Bonus:

(a) If a waiver or modification is requested, the developer has shown by substantial evidence that the waiver or modification is necessary to make the housing units economically feasible, (Govt. Code section 65915(f)), because the developer has confirmed that the reduced project land and construction costs associated with not developing an additional 114 off-street parking spaces and 110 carports will render the project financially infeasible in accordance with the eligibility requirements of the California Tax Credit Allocation Committee loan program, due to the limited land available and the number of units required to make the project feasible.

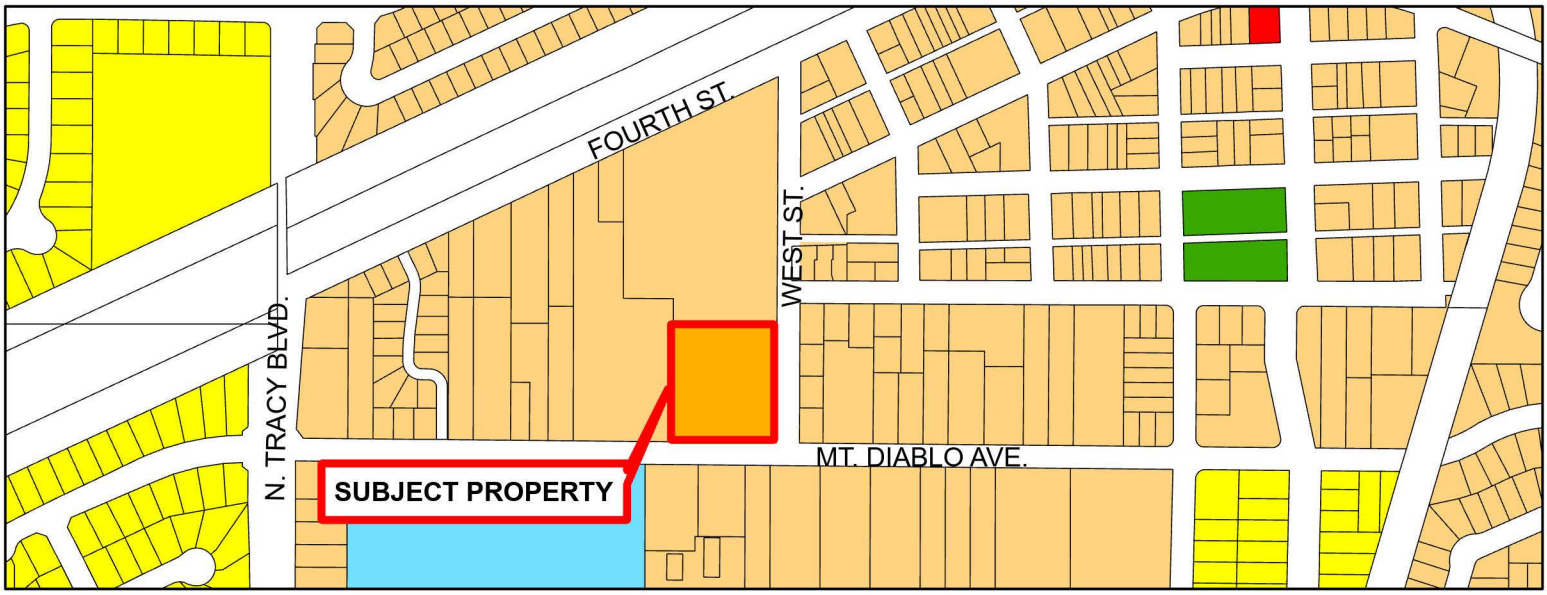
General Plan Designations

Exhibit 2

Existing



Proposed



General Plan Designations

- Residential Low
- Residential Medium
- Residential High
- Commercial
- Public Facilities
- Park

0 250 500 1,000 1,500 2,000 Feet

N

TRACY

Think Inside the Triangle™

Tracy Senior Living Project at 301 West St.
Conditions of Approval
Application Number D22-0043
Tracy City Council - _____ __, 2024

A. General Provisions and Definitions.

A.1. These Conditions of Approval apply to:

The Project: A two-building, three-story, 110 units of very low-income senior housing units and associated parking, landscaping, and utility improvements (Tracy Senior Living Project at 301 West St.)

The Property: A 1.94-acre portion of an overall 6.85-acre site located at 301 West St., Assessor's Parcel Number 235-420-16

A.2. Definitions.

a. "Applicant" means any person, or other legal entity, defined as a "Developer."

b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed Engineer designated by the City Manager, or the Development Services Director, or the City Engineer to perform the duties set forth herein.

c. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code ordinances, resolutions, policies, procedures, the City's Design Goals and Standards, and the City's Design Documents (including the Standard Plans, Standard Specifications, and relevant Public Facility Master Plans).

d. "Development Services Director" means the Development Services Director of the City of Tracy, or any other person designated by the City Manager or the Development Services Director to perform the duties set forth herein.

e. "Conditions of Approval" shall mean the conditions of approval applicable to the Project, Application Number D22-0043. 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. Except as otherwise modified herein, the project shall be constructed in substantial compliance with the plans received by the Development Services Department on January 30, 2024, which include the civil, site, floor, roof, elevations, sections, and landscape plans, as well as color and material details.

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

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

A.5. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to:
- the Planning and Zoning Law (Government Code sections 65000, et seq.)
- the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"), and
- the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines").
- California State Title 24 and Title 19

A.6. 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 Design Goals and Standards.

A.7. Pursuant to Government Code section 66020, including section 66020(d)(1), the City HEREBY NOTIFIES the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) has begun on the date of the conditional approval of this Project. If the Developer fails to file a protest within this 90-day period, complying with all of the requirements of Government Code section 66020, the Developer will be legally barred from later challenging any such fees, dedications, reservations or other exactions.

B. Development Services Department, Planning Division

Contact: Kenny Lipich (209) 831-6443 kenneth.lipich@cityoftracy.org

B.1. 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. Before the approval of a building permit, the applicant shall submit the following to the satisfaction of the Development Services Director:

B.2.1 Site plans and construction details that demonstrate 12-inch-wide concrete curbs along the perimeter of landscape planters where such planters are parallel and adjacent to vehicular parking spaces to provide access to vehicles without stepping into the landscape planters.

B.2.2 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.

B.2.3 Bicycle parking spaces shall be provided in accordance with Tracy Municipal Code Section 10.08.3510 to the satisfaction of the Development Services Director.

B.3. Prior to issuance of a building permit, the applicant shall provide detailed landscape and irrigation plans consistent with the following, in accordance with City regulations, to the satisfaction of the Development Services 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. 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.

B.3.3. 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.

B.3.4. 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.3.5. The landscape and irrigation plan shall be consistent with the applicable Department of Water Resources Model Efficient Landscape Ordinance to the satisfaction of the Utilities Director (see Condition of Approval D.6.6, below).

B.3.6. Prior to the issuance of a building permit, the Developer shall execute an Agreement for Maintenance of Landscape and Irrigation Improvements and submit financial security to the Development Services Department. The Agreement shall ensure maintenance of the on-site landscape and irrigation improvements for a period of two years following Project occupancy. Said security shall be equal to the actual material and labor costs for installation of the on-site landscape and irrigation improvements, or $2.50 per square foot of on-site landscape area.

B.4. Prior to final inspection or certificate of occupancy, all landscaping and irrigation substantially conforming with the development review permit and the approved building permit construction plans shall be installed or secured to the satisfaction of the Development Services Director.

B.5. 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 to the satisfaction of the Development Services Director.

B.6. Prior to issuance 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. The plans shall demonstrate that such equipment is fully screened from view by the building parapet designed to be equal to or higher than the height of the roof-mounted equipment to the satisfaction of the Development Services Director.

B.6.2. All vents, gutters, downspouts, flashing, plumbing lines, fire risers, and electrical conduits shall be internal to the structure and other ground-mounted, wall-mounted, or building-attached utilities, shall be painted to match the color of the adjacent surfaces, or otherwise designed in harmony with the building exterior to the satisfaction of the Development Services Director.

B.6.3. All PG&E transformers, phone company boxes, Fire Department connections, backflow preventers, irrigation controllers, and other on-site utilities, shall be vaulted or substantially screened from view behind structures or landscaping, to the satisfaction of the Development Services Director.

B.6.4. Trash enclosures shall be designed and appropriately sized for this project, including allowance for recycling collection. The trash and recycling collection enclosure shall include a solid roof structure, solid metal doors, and solid masonry walls sufficiently sized to fully screen the dumpsters. The enclosure, including the roof, shall be architecturally compatible with the building, which includes but is not limited to, design, materials, and colors. A six-inch concrete curb and/or bollards may be installed on the interior of the enclosure for the protection and durability of the enclosure walls.

B.7. No business identification signs are approved with this permit. Prior to the installation of any signs requiring a sign permit, the applicant shall obtain applicable sign and building permits in accordance with the Tracy Municipal Code.

B.8. Prior to occupancy or final inspection, all construction fences along the project site shall be removed to the satisfaction of the Development Services Director.

B.9. Prior to issuance of a building permit, the Developer shall comply with all applicable requirements of the San Joaquin Valley Air Pollution Control District (APCD), including District Rule 9510, Regulation VIII, and payment of all applicable fees, to the satisfaction of the APCD.

B.10. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all mitigation measures identified in the Mitigated Negative Declaration and Initial Study for the Tracy Senior Living Project, dated December 2023.

B.11. Prior to the issuance of a building permit, the developer shall document compliance with the City of Tracy June 2015 Multi-Agency Post Construction Stormwater Standards Manual to the satisfaction of the Utilities Director, which includes submittal of site design and source and treatment controls along with hydromodification. Compliance with the Manual includes, but is not limited to, addressing outdoor storage areas, loading, and unloading areas, trash enclosures, parking areas, any wash areas and maintenance areas and compliance with Tracy Municipal Code Chapter 11.34 and the California Green building Standards Code, Chapter 5.

B.12. The project shall comply with all applicable provisions of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan, including Incidental Take Minimization Measures applicable at the time of permit and a pre-construction survey prior to ground disturbance, to the satisfaction of San Joaquin Council of Governments.

B.13. Consistent with General Plan Noise Element Policy 4 (Goal N-1.2), all construction activity producing any noise beyond the site's property line shall not occur after 7:00 p.m. or before 7:00 a.m.

B.14. Prior to occupancy or final inspection, the developer shall treat and stabilize the "Future Phase 2 Development" site and building pad area (approximately 0.97 acre) abutting W. Mt. Diablo Ave. on the south side of the site with decorative rock or other treatment to ensure dust control and install a perimeter concrete curb, low fence or similar barrier to prohibit vehicle access to the satisfaction of the Development Services Director.

C. Development Services Department, Engineering Division

Contact: Al Gali (209) 831-6436 al.gali@cityoftracy.org

C.1. Technical Analysis incorporated into these Conditions

Developer shall comply with the applicable recommendations of the technical analyses/ reports prepared for the Project listed as follows:

C.1.1.a. None

C.4. Grading Permit

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

C.2.1 All grading work (on-site and off-site) shall require a grading plan and a grading permit. The Developer will complete all requirements set forth in this section.

C.2.2 Prior to grading permit release, Developer shall prepare grading and drainage plans for all required earthmoving and drainage to serve the Project (on-site and off-site) including grading details, grading quantities, and retaining walls (Grading Plans). Said Grading Plans shall be prepared in accordance with the City's Subdivision Ordinance (Tracy Municipal Code (TMC) Chapter 12.36), City Design Documents as defined in Title 12 of the TMC, and these Conditions of Approval.

C.2.3 Prior to grading permit release, Developer shall prepare Grading Plans that are stamped and prepared under the supervision of a California registered Civil Engineer (CA-CE). Grading Plans shall be prepared on a 24-inch x 36-inch size 20-pound bond white paper and shall use the City's Title Block.

C.2.4 Prior to grading permit release, Developer shall prepare Grading Plans in substantial conformance all site building, parking, utility, grading, and other site improvements identified on submitted site improvements drawing package for D22-0043 Tracy Senior Living 401 West Street, Tracy CA 95376 submitted December 26,023.

C.2.5 Prior to grading permit release, Developer shall provide a PDF copy of the Project's Geotechnical Report prepared and stamped by the Project's California registered Geotechnical Engineer (CA-GE). The technical report must include relevant information related to soil types and characteristics, soil bearing capacity, compaction recommendations, slope recommendations, retaining wall recommendations, paving recommendations, and elevation of the highest observed groundwater level. All Grading Plans and grading work shall be performed and completed in accordance with the recommendation(s) of the Project's CA-GE.

C.2.6 Prior to grading permit release, Developer shall depict in the Grading Plans to use reinforced or engineered masonry blocks for retaining soil when the grade differential exceeds twelve (12) vertical inches. Developer will include construction details of these minor retaining walls with the Grading Plans. Developer may use slopes among the lots to address the grade differential but said slope shall not exceed a slope gradient of three (3) horizontal feet to one (1) vertical foot unless approved by a CA-GE. Slope easements may be required and will be subject to approval by the City Engineer and if adjacent and affected property(s) owner(s) grants said easements.

C.2.7 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) vertical feet, subject to approval by the City Engineer.

C.2.8 Prior to grading permit release, Developer shall depict proposed retaining walls and masonry walls on the Grading Plans. The Developer is required to include construction details, and structural calculations for retaining walls and masonry walls to Building Safety. Retaining wall and masonry wall design parameters will be included in the geotechnical report.

C.2.9 Prior to grading permit release, Developer shall provide a copy of the approved building permit from Building Safety for any retaining wall depicted on the Grading Plans.

C.2.10 Prior to grading permit release, Developer shall obtain all applicable signatures by Project's CA-GE, City departments, and outside agencies (where applicable) on the Grading Plans including signatures by the Fire Marshal prior to submitting the Grading Plans to Engineering for City Engineer's signature.

C.2.11 Prior to grading permit release, Developer shall depict on the Grading Plans erosion control measures and shall be implemented in accordance with the Grading Plans. All grading work not completed before October 15 may be subject to additional requirements as applicable. Grading 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 and shall be included in the grading permit.

C.2.12 Prior to grading permit release, Developer shall pay Grading Permit fees which include grading, plan checking, and inspection fees, and other applicable fees per the fee schedule.

C.2.13 Prior to grading permit release, Developer shall obtain written 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. A copy of the recorded easement document(s) shall be provided to the City upon request.

C.2.14 Prior to grading permit release, Developer shall obtain a demolition permit to remove all existing structures, utilities or other improvements located within the project's limits. The developer shall conduct an asbestos survey of the existing buildings in accordance with City requirements and identify all hazardous materials that must be removed prior to demolition and removal of the existing buildings. The contractor shall then remove all asbestos and all hazardous materials in accordance with state and city requirements prior to new construction to the satisfaction of the City Engineer. Demolition of the existing site utilities disturb, water, sewer, drainage, electrical, phone or internet service to the existing houses of this facility the developer shall install temporary services until permanent services to these existing houses can be restored. If demolition of parking, sidewalks and access to existing residential buildings takes place, the developer shall provide adequate notice to the existing

residents of the demolition of the site. Prior to any demolition of the site, the contractor shall a temporary fence of the entire construction of area of new project. At all times, the developer shall maintain safe and clean working conditions for the general public and those residents that will be living in close proximity to the construction of the project. At all times, the developer shall provide adequate warning devices, barricades, metal plating of open trenches and other safety measures installed during construction.

C.2.15 Prior to grading permit release, Developer shall have obtained the necessary permits to abandon or remove all existing on-site water well(s), septic system(s), leech field(s), and title drain(s), if any, in accordance with City and San Joaquin County requirements. The developer shall be responsible for all costs associated with the abandonment or removal of the aforementioned items including the cost of permit(s) and inspection. A copy of the permits shall be provided to the City upon request.

C.2.16 Prior to grading permit release, 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) prior to grading permit.

C.2.17 Prior to grading permit release, Developer shall provide a copy of the approved Air Impact Assessment (AIA) with an Indirect Source Review (ISR) and Dust Control from San Joaquin Valley Air Pollution Control District (SJVAPCD) prior to grading permit.

C.2.18 Prior to grading permit release, Developer shall provide to the City's it's written plan to address archeological, historical, or other paleontological findings. If at any point during grading that 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 1) inform the City Engineer; 2) shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and 3) subsequent Cultural Resource Policy or mitigation in any applicable environmental document.

C.2.19 Seven calendar days after the release of the grading permit, Developer shall request a pre-construction (grading) meeting with the City's Construction Management team. At this meeting, Developer shall provide three (3) paper copies of the Grading Plans. Developer shall provide additional copies as requested.

<u>Grading Permit Special Condition(s)</u>

C.2.20 Prior to grading permit release, Developer shall prepare plans that depict undergrounding all existing overhead utilities such as electric, TV cable, telephone, and others along the project frontage of West Street. Each dry utility shall be installed at the location approved by the respective owner(s) of dry

utility and Developer shall coordinate such activities with each utility owner. All costs associated with the underground shall be the sole responsibility of Developer and no reimbursement will be due from the City. Exemptions from this condition are as allowable by the TMC.

C.3.0 Encroachment Permit and Improvement Agreement(s)

Prior to construction permit release, Developer shall provide all documents as required by City requirements and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:

C.3.1 All construction activity involving public improvements (on-site and off-site) will require approved plans; an encroachment permit; and a fully executed improvement agreement (Off-site Improvement Agreement - OIA or Subdivision Improvement Agreement - SIA). Any construction activity involving public improvements without all three items is prohibited. The Developer will complete all requirements set forth in this section.

C.3.2 Prior to construction permit release, Developer shall prepare public infrastructure improvement plans for all required improvements required to serve the Project (on-site and off-site) including construction details, paving sections, joint-trench, traffic signals, etc. (Improvement Plans).

C.3.3 Prior to construction permit release, Developer shall prepare Improvement Plans that are stamped and prepared under the supervision of a California registered Civil Engineer (CA-CE). Other disciplines' work shall also be stamped and prepared under the supervision for each disciplines' registered design professional.

C.3.4 Prior to construction permit release, Developer shall prepare Improvement Plans on a 24-inch x 36-inch size 20-pound bond white paper and shall use the City's Title Block. Said Improvement Plans and the improvements and details depicted on said Improvement Plans shall be prepared in accordance with the City's Subdivision Ordinance (Tracy Municipal Code (TMC) Chapter 12.36), City Design Documents as defined in Title 12 of the TMC, 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, and all requirements described in the documents described hereon, and these Conditions of Approval.

C.3.5 Prior to construction permit release, Developer shall prepare Improvement Plans in substantial conformance all site building, parking, utility, grading, and other on-site and off-site improvements identified on submitted site improvements drawing package for D22-0043 Tracy Senior Living 401 West Street, Tracy CA 95376 submitted December 26,023.

C.3.6 Prior to construction permit release, Developer shall provide a PDF copy of the Project's Geotechnical/Soils Report prepared and stamped by the Project's CA-GE. The technical report must include relevant information related to street pavement thickness (asphalt concrete and aggregate base), compaction recommendation, building pad compaction recommendation, soil bearing capacity, retaining wall footing design parameters, slope recommendations, peculation rates, ground water depth, and other pertinent information for grading the site and building the building foundations.

C.3.7 Prior to construction permit release, Developer shall prepare Improvement Plans to specifically include, but not be limited to all existing and proposed utilities such as domestic water line, irrigation service, water fire service, domestic water services, storm drain, sanitary sewer, all existing surface improvements such as PCC, curb, gutter, sidewalk, ADA ramps, fire hydrants, streetlights, landscaping, irrigation, irrigation controllers, striping, etc. including the size and location of all pipes.

C.3.8 Prior to construction permit release, Developer shall prepare Improvement Plans to specifically include, but not be limited to dimensions of existing and proposed utilities and surface improvements.

C.3.9 Prior to construction permit release, Developer shall identify and depict on the Improvement Plans any frontage improvements of pavement, curb and gutter, sidewalk, ADA ramps, fire hydrants, streetlights, landscaping, and irrigation in need of repair (cracked, settled, and/or damaged) along the Project's frontage. Developer shall than note on the Improvement that said improvement in need of repair shall be repaired accordance with City requirements and to the Satisfaction of the City Engineer. Any repair, removal, and replacement shall be in a similar manner to the current improvement, i.e., similar width, color, finish, meander, etc.

C.3.10 Prior to construction permit release, Developer shall dedicate a ten (10) feet wide Public Utility Easements (PUE) behind the right-of-way/property line.

C.3.11 Prior to construction permit release, Developer shall provide all supporting engineering calculations, materials information or technical specifications, cost estimate, and technical reports shall be submitted at the time of grading, site improvement and building permit reviews. All improvement plans shall contain a note stating that the Developer will be responsible for preserving and protecting all existing survey monuments and other survey markers such as benchmarks prior to building permit.

C.3.12 West Street currently has a right-of-way width of sixty (60) feet. The existing sidewalk is four (4) feet wide and be located six (6) feet behind the existing face of curb. Mt. Diablo currently has a right-of-way width of sixty (60) feet. The existing sidewalk is four (4) feet wide and be located six and a half (6.5) feet behind the existing face of curb.

C.3.13 Public Right-of-Way Landscaping and Irrigation – Prior to construction permit release, Developer shall prepare landscape and irrigation plans that depict the following:

On the east side of Mt. Diablo Avenue, and the north side of West Street along the project frontage, Developer shall landscape and irrigate the existing area from the back of curb to the new buildings. Landscape and irrigation plans shall be in substantial conformance with the approved LC1 and LC2 preliminary plans submitted with the approved site development review permit for this Project. All landscape drawings shall be prepared on a 24-inch x 36-inch size 20-pound bond white paper that incorporates all requirements described in these Conditions of Approval, and 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. The Developer shall also reinstall all existing street trees in the landscaped area between the sidewalk and curb line along West Street and Mt Diablo Avenue along the project frontage. The Developer shall also install additional street trees, shrubs, ground cover, and other landscaping and other corresponding irrigation systems as required fifteen (15) feet from the existing sidewalk to the new buildings. The landscaping and irrigation shall conform to MWELO standards. If recommended, Developer shall use structural soil if the street trees' well is narrower than five (5) feet wide. The developer shall construct new proposed monument signs and their appurtenances, and any other existing items such as mailboxes, etc. out of this clear site visibility zones of all driveway entrances to the site.

C.3.14 Storm Water

Prior to construction permit release, Developer shall depict on the Improvement Plans the proposed storm drain on West Street and Mt. Diablo Avenue for the Project's storm drain connection. The Project's storm water drain connection to the City's storm water system shall be in accordance with City requirements and to the satisfaction of the City Engineer.

Developer shall provide the calculations for the sizing of the storm drain(s) and shall be submitted with the hydrology and storm water report during plan-review. Developer shall comply with the applicable requirements of the City's storm water masterplan adopted by the City Council in 2012 and any subsequent amendments.

Any proposed detention basin(s) and shall comply with the applicable requirements of the City's storm water masterplan adopted by the City Council in 2012 and any subsequent amendments.

C.3.15 As required by Item No. 15, Section V on page 94 of the 2008 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 finish floor elevation and shall be designed and improved to the satisfaction of the City Engineer.

C.3.16 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) for capacity or HGL analyses. This drainage scheme requires constructing a storm drain system on private property.

Prior to construction 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 in West Street.

C.3.17 Sanitary Sewer

Prior to construction permit release, Developer shall depict on the Improvement Plans the Project's permanent sanitary sewer line laterals from each proposed building to the Project's sewer connection in in West Street accordance with the City's Design Documents and to the satisfaction of the City Engineer. Developer shall install a six (6) inch sewer lateral from each new building to a sewer manhole located in the parking lot between the two proposed buildings, then install eight (8) inch sewer main to drain to an existing twelve (12) inch sewer line located in West Street. At this private sewer line connection to the existing sewer main the developer shall install a sewer manhole in accordance with city standard plans and design requirements to the satisfaction of the city engineer.

C.3.18 Water Distribution

Prior to construction permit release, Developer shall depict on the Improvement Plans the Project's permanent potable domestic, irrigation, and fire water services. Fire sprinkler and irrigation water services to every building in the project that complies with the City Design Documents. Water line sizing, layout and looping requirements for this Project shall comply with City requirements. 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.

The Developer shall use existing water line in West Street and Mt. Diablo Avenue for water line connections to the site looping water line into the site to every new building fire system. The pavement restoration shall be per City Standards.

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 the 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 requirements. The City Engineer shall approve the location of the meters.

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 installed by the developer and 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(s) and Hydrants – Location and construction details of fire service line including fire hydrant(s) that are to serve the Project shall be protected with 4 concrete bollards and layout approved by the City Fire Marshal prior to the approval of the Improvement Plans by the City Engineer. The Developer shall submit a layout of the fire hydrants and obtain written approval of the location of fire hydrants and fire connections to the building from the Fire Marshal, prior completion of the of the water line design.

C.3.19 Prior to construction permit release, Developer shall prepare Joint Trench Plans and Composite Utility Plans, prepared on a 24-inch x 36-inch size 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 ten (10) feet wide P.U.E. 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).

Prior to construction permit release, Developer shall dedicate 10-feet wide P.U.E. for access to these new utilities for re-installation, replacement, repair, and maintenance work to be performed by the respective utility owner(s).

C.3.20 Prior to construction permit release, Developer shall provide signed and stamped Engineer's Estimate that summarizes the cost of constructing all the public improvements shown on the Improvement Plans.

C.3.21 Prior to construction permit release, Developer shall provide Payment of fees required by the City requirements including but not limited to plan checking, grading, construction inspection, agreement processing, encroachment permits, and other fees. The engineering review fees will be calculated based on the fee rate adopted and updated by the City Council.

C.3.22 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. The 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.3.23 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-resistant, 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.3.24 If at any point during utility installation or construction 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 1) inform the City Engineer; 2) shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and 3) subsequent Cultural Resource Policy or mitigation in any applicable environmental document.

C.3.25 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:

Developers shall pay all required permit processing fees including plan check and inspection fees to the City Engineering department prior to construction.

Improvement Security - Developer shall provide improvement security for all public facilities, as required by the Improvement Agreement. The form of the improvement of 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.

Construction Permit Special Condition(s)

C.3.26 Developer shall remove the existing eight parking stalls that are 90-degrees to the center line of West Street located on the north side of the street including the full pavement section (AC, AB) , curb and gutter, sidewalk and install new curb and gutter, sidewalk, in the alignment of the existing curb-face and sidewalk of the remainder of the City street to the satisfaction of the City Engineer. The developer shall file for an encroachment permit for the demolition and construction of new improvements in the city right of way.

C.3.27 The developer shall install two new twenty-six (26) feet wide driveways from West Street and Mt Diablo Avenue. Both driveways shall be constructed in accordance with City standards with ADA ramps at each sidewalk approaching the driveway in accordance with City requirements. Along with the new driveways, the developer shall also demolition and construct a new 5’ wide sidewalk along the project frontage of West Street and Mt Diablo Avenue and connect the proposed project sidewalks to this new city sidewalk. This new sidewalk shall be offset from the existing city face of curb by 6’ and be in the same alignment as the previously constructed sidewalk and constructed in

accordance with City standards. The developer shall file for an encroachment permit for the demolition and construction of new improvements in the city right of way.

C.3.29 Prior to construction permit release, Developer shall obtain all applicable signatures by City departments and outside agencies (where applicable) on the Improvement Plans including the Fire Marshal prior to submitting said plans to Engineering for City Engineer's signature.

C.4. Building Permit

Prior to building permit release, 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.4.1 Developer has satisfied all the requirements set forth in these Conditions of Approval.

C.4.2 Prior to building permit release, Developer shall pay the development impact fees to the satisfaction of the City Engineer.

C.4.3 Prior to building permit release, Developer shall have obtained a Grading Permit.

Building Permit Special Condition(s)

C.6.6 Prior to a building permit release, Developer shall abandon the ten (10) feet wide pipeline easement to Standard Oil per book 1391 of official records, page 1 San Joaquin County Record.

C.5. Acceptance of Public Improvements and Occupancy

Prior to acceptance of public improvements, Developer shall demonstrate to the satisfaction of the City Engineer completion of the following:

C.5.1 Developer has satisfied all the requirements set forth in these Conditions of Approval.

C.5.2 Prior to any form of occupancy, Developer shall demonstrate satisfactory completion of all required/conditioned improvements. 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.5.3 Prior to any form of occupancy, Developer shall provide Certified "As-Built" Improvement Plans (or Record Drawings) from the Project's CA-CE. 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.

C.5.4 Prior to any form of occupancy, Developer shall provide both AutoCAD files (including all X-references files), and GIS Shape files (both in formats approved by the City) for the public improvements.

C.5.5 Prior to any form of occupancy, Developer shall complete potable domestic and irrigation water service connection(s). Developer shall also complete all fire water lines to fire sprinkler system and on-site fire hydrants. These items are to be installed per City requirements.

C.5.6 Prior to any form of occupancy, Developer shall complete all sewer improvements. Developer shall also complete but not limited to reconstructing PCC curb, gutter, and sidewalk, replacing asphalt concrete pavement, restoring pavement marking and striping, and other improvements that are disturbed because of installing the Project's permanent sewer connection.

C.5.6 Prior to acceptance of public improvements, Developer shall repair or reconstruct street pavement, curb, gutter and sidewalk and other public improvements for this Project, if determined by the City Engineer to be in poor condition or damaged by construction activities related to the Project.

C.5.7 Prior to acceptance of public improvements, Developer has completed the ninety (90) day public landscaping maintenance period.

C.5.8 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.5.9 Prior to improvement acceptance, Developer shall submit warranty bonds.

C.5.10 Prior to acceptance of public improvements, Developer shall have constructed all public improvements in accordance City requirements, the recommendation(s) of the Project's (CA-CE), and to the satisfaction of the City Engineer.

C.5.11 Release of Improvement 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 the 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, if applicable, must be installed. Any altered, damaged, or destroyed survey

monuments and/or benchmarks shall be re-established. The 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.

Acceptance or Occupancy Special Condition(s)

C.5.12 Prior to acceptance of public improvements, Developer shall grind two (2) inches and overlay the existing West Street width (lip of gutter to lip of gutter) with two (2) inches of asphalt concrete pavement along the Project frontage. Developer shall also remove and replace failed aggregate base, grade, and subgrade in kind. This work shall be done in accordance with City pavement requirements and specifications to the satisfaction of the City Engineer.

C.5.13 Prior to any form of occupancy, Developer shall also install painted tube steel perimeter fence around the site prior.

C.6. Special Conditions

C.6.1 When Street cuts are made for the installation of utilities in the paved street, the Developer shall conform to Section 3.14 of the 2008 Design Standards and is required install a 2-inch-thick asphalt concrete (AC) overlay with reinforcing fabric at least 25-feet from all sides of each utility trench. A 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.6.2 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 implementation of such additions and requirements, without reimbursement or any payment from the City.

C.6.3 If water is required for the project, the Developer shall obtain an account for the water service and register for a temporary water meter with the City Finance Department and Public Works Departments. The developer shall pay all fees

associated with obtaining the account number and temporary water meter for the water service.

C.6.4 Developer shall obtain an account for the water service to the Project and register the water meter with the Finance Department and Public Works department. The developer shall prepare and submit a map depicting the location of the water meter on an 8.5-inch X 11-inch sheet to the Finance Department.

C.6.5. The developer shall install lights around the parameter of the site and in the interior parking lot to obtain the minimum coverage of 1.5 candles per square foot of site area and in the parking lot of the site. The developer shall submit yard lighting details and yard lighting plans to the City building and Engineering departments for review and approval prior to building permit.

D. Utilities Department, Water Resources Division

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

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

E. Development Services Department, Building Safety Division

Contact: Danis Isho (209) 831-6484 danis.isho@cityoftracy.org

E.1. Prior to commencement of demolition of building and structures, applicant shall submit to the Building Safety Division an application for the demolition work per California Building Code section 105.

E.2. Prior to commencement of construction, applicant shall submit to the Building Safety Division construction plans and supporting documents demonstrating compliance with California Building Code section 11B-206 for exterior accessible routes.

E.3. Prior to commencement of construction, applicant shall submit to the Building Safety Division construction plans and supporting documents for the building conforming to Title 24 California Code of Regulations and Tracy Municipal Code that are current at the time of submittal.

E.4. Prior to the construction of onsite improvement including but not limited to walks, sidewalks, utilities, signs, lights, retaining walls, sound walls, underground vaults, transformer, trellis, trash enclosures, etc., applicant shall submit to the Building Safety Division construction drawings and supporting documents that conform to the current Title 24 California Code of Regulations at time of application.

E.5. Prior to commencement of construction, applicant shall submit to the Building Safety Division plan and supporting details demonstrating compliance with CBC 1109A.7 for location of accessible parking (i.e. shortest distance to accessible entrance leading to elevator).

E.6. Prior to commencement of construction, applicant shall submit to the Building Safety Division construction plans that demonstrate compliance with CBC 11A per section 1102A.1 AND where public funds are used for this project CBC 11B as well per CBC 1102A.1(10), CBC 1.9.1, and CBC chapter 2 definition of Public Housing.

E.7. Prior to commencement of construction, applicant shall submit to the Building Safety Division construction documents that demonstrate compliance with allowable building area per CBC 506 based on occupancy and construction type.

F. South San Joaquin County Fire Authority

Contact: Daniel Stowe (209) 831-6707 daniel.stowe@sjcfire.org

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

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

F.1.2. 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.

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.1.5. 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.1.6. 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 NFPA 14 §6.4.5.4. FDC locations shall be approved by the fire code official prior to issuance of construction permit.

F.1.7. Fire control room locations shall be approved by the fire code official prior to the 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.

F.2.1. Application processing fees and minimum plan review fees are due at time of submittal of construction documents.

F.2.2. Additional plan review fees, minimum inspection fees and administrative fees are calculated on approval of project and shall be paid prior to issuance of permit.

F.2.3 Permit holder is responsible for any additional inspection fees incurred and shall be paid prior to final inspection.

F.3. All hydrants shall be installed, inspected, and tested prior to bringing combustible materials onsite, including storage.

F.4. Knox boxes shall be required. The operator of the buildings shall immediately notify the Fire Authority and provide the new key where a lock is changed or rekeyed. The key to such shall be secured in the key box.

F.5. 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.6. 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.7. Additional comments may occur upon submittal of construction documents.

APPROVED AS TO FORM AND LEGALITY

_____
CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF TRACY AMENDING THE ZONING MAP FROM MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL FOR A 1.94-ACRE PORTION OF AN OVERALL 6.85-ACRE SITE LOCATED AT 301 WEST STREET, ASSESSOR'S PARCEL NUMBER 235-420-16 (APPLICATION NUMBER R23-0005).

WHEREAS, An application was submitted for a rezone from Medium Density Residential Zone to High Density Residential Zone for the southern 1.94-acre portion of the property located at 301 West St., Assessor's Parcel Number 235-420-16 Application Number R23-0005.

WHEREAS, The subject property has existing zoning of Medium Density Residential and a General Plan designation of Residential Medium; and

WHEREAS, An application was also submitted to the amend the General Plan designation of the subject property from Residential Medium to Residential High and is considered separately through a City Council Resolution; and

WHEREAS, The High Density Residential Zone of the site is consistent with the General Plan designation of Residential High; and

WHEREAS, In accordance with California Environmental Quality Act (CEQA) Guidelines an Initial Study/Mitigated Negative Declaration was prepared by the City's environmental consultant, De Novo Planning Group; The analysis included evaluation of City's traffic, water, storm, and wastewater for the project site and an independent noise analysis and cultural assets; Substantial supporting evidence contained in the Initial Study demonstrates the Project will not have a significant effect on the environment. Various potentially significant environmental impacts were identified stemming rezoning the site from Medium Density Residential to High Density Residential and from development of the proposed two buildings containing 110 units which is also being considered for the project site under separate City Council action; However, mitigation measures were identified for each of the potentially significant impacts that would, upon implementation, reduce the impacts to levels of insignificance; Therefore, in accordance with CEQA Guidelines Section 15074, a Mitigated Negative Declaration (MND) is proposed for adoption concurrently with this Ordinance; ; and

WHEREAS, The Planning Commission considered this matter at a duly noticed public hearing held on March 13, 2024 and recommended that the City Council introduce and adopt an ordinance to approve the rezone; and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on _____, 2024;

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

SECTION 1: The Zone District of the southern 1.94-acre portion of the overall 6.85-acre site located at 301 West St., Assessor's Parcel Number 235-420-16, is hereby amended from Medium Density Residential (MDR) Zone to High Density Residential (HDR) Zone and the City's Zoning Map is hereby amended to show this property zoned as HDR as indicated in Exhibit 1.

SECTION 2: This Ordinance shall take effect 30 days after its final passage and adoption.

SECTION 3: This Ordinance shall either (1) be published once in a newspaper of general circulation, within 15 days after its final adoption, or (2) be published in summary form and posted in the City Clerk's office at least five days before the ordinance is adopted and within 15 days after adoption, with the names of the Council Members voting for and against the ordinance. (Gov't. Code §36933.)

* *

The foregoing Ordinance _____ was introduced at a regular meeting of the Tracy City Council on the ____ day of _____, 2024, and finally adopted on the ____ day of _____, 2024, by the following vote:

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

_____
NANCY D. YOUNG
Mayor of the City of Tracy, California

ATTEST:_____

ADRIANNE RICHARDSON
City Clerk and Clerk of the Council of
the City of Tracy

Date of Attestation: _____

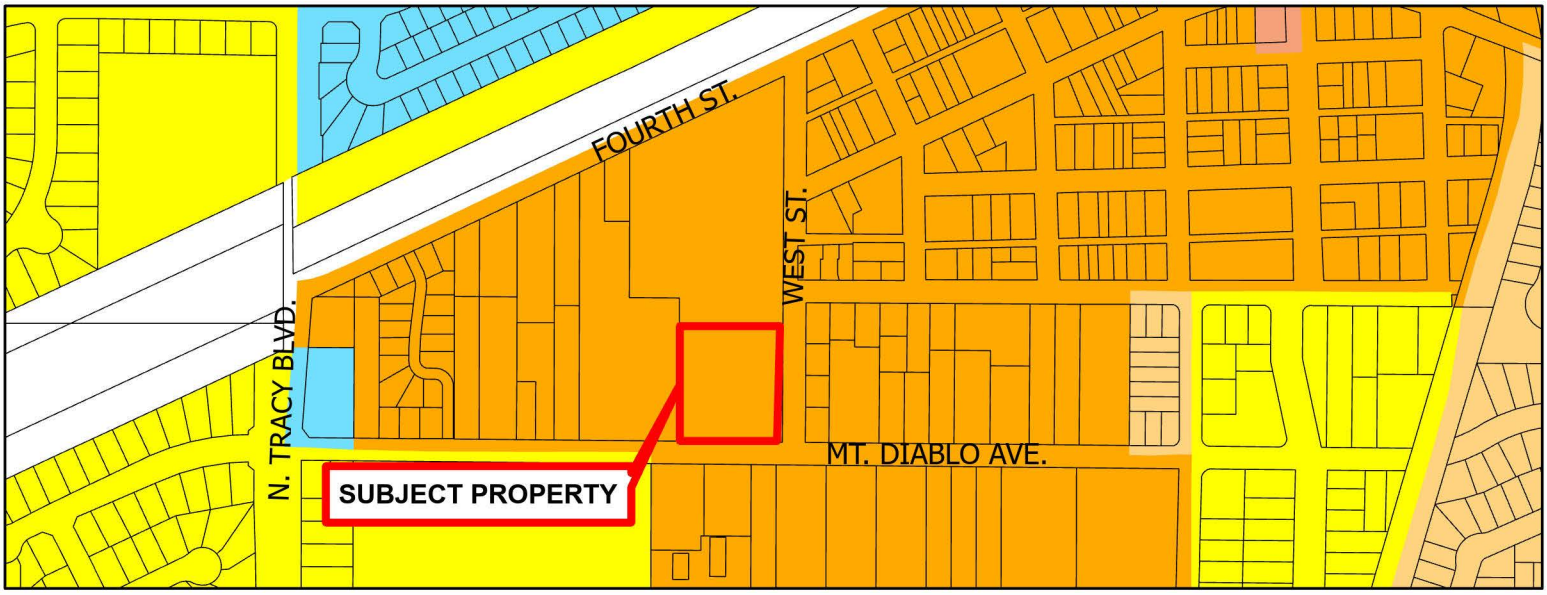
Attachments:

Exhibit 1 – Existing and Proposed Zoning Districts of the Subject Property

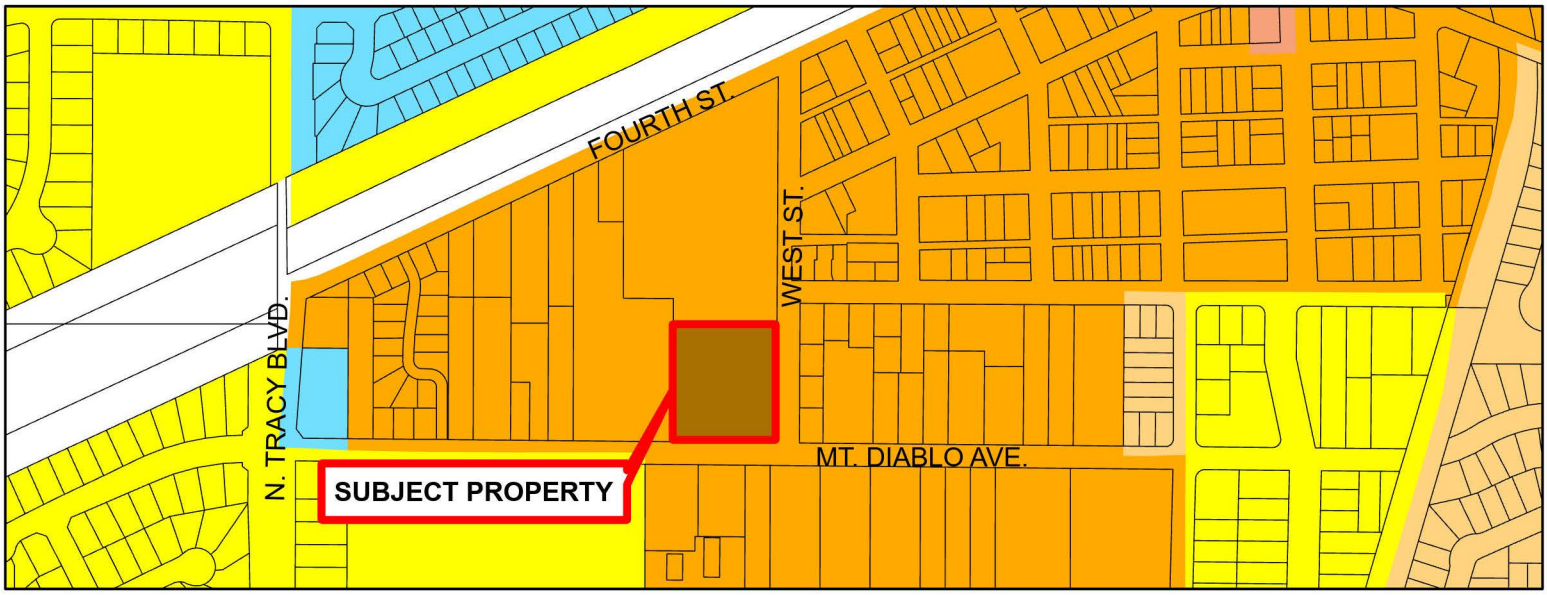
Zoning Districts

Exhibit 1

Existing



Proposed



ZONING DISTRICTS

- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- Medium Density Cluster (MDC)
- High Density Residential (HDR)
- Planned Unit Development (PUD)
- Neighborhood Shopping (NS)

0 250 500 1,000 1,500 2,000 Feet

N

TRACY

Think Inside the Triangle™

March 13, 2024

Agenda Item 1.B

RECOMMENDATION

Staff recommends that the Planning Commission review and recommend that the City Council receive the 2023 Annual Progress Report for the General Plan and Housing Element prior to submission to the California Department of Housing and Community Development on or before April 1, 2024, as required by California Government Code Sections 65700 and 65400.

EXECUTIVE SUMMARY

State law (Government Code Section 65700 and 65400) requires jurisdictions to submit an Annual Progress Report (APR) regarding the implementation progress of their General Plans and the Housing Elements respectively to the Office of Planning and Research (OPR) and California Department of Housing and Community Development (HCD) by April 1st of the following year. Legislation adopted in 2017 has expanded the scope of the APR and makes cities who fail to submit an APR for two consecutive years subject to streamlined approvals for certain affordable infill housing projects qualifying under the new legislation. State law further requires that the APRs be provided to the local legislative body at a public meeting during which the public is given the opportunity to provide written and oral comments before or after submission to the State but no later than April 1 of each year reporting on the prior calendar year's activities.

This item asks the Planning Commission to review and recommend that City Council receive the APR for reporting year 2023 prior to submission of the report to OPR and HCD by April 1, 2023.

BACKGROUND AND LEGISLATIVE HISTORY

State law (California Government Code 65300) requires jurisdictions to adopt a comprehensive, long-term General Plan for its physical development and that of land outside its boundaries that bears a relationship to the jurisdiction's planning activities. Government Code Section 65302 mandates that certain topics or "elements" be included in the General Plan including land use, circulation, housing, conservation, open space, noise, safety and housing. In addition to housing being a required element in the General Plan, the housing element is required to be updated every five to eight years.

The City of Tracy's General Plan, adopted in 2011, provides a vision for the future and establishes a framework for how Tracy anticipates growing and change over time. The City's Housing Element was adopted in March 2016 for the reporting period of 2015-2023 in accordance with the housing element update cycle for jurisdictions in the San Joaquin Council of Governments region. The Housing Element contains an identification and analysis of projected housing needs and the City's goals, policies, and objectives regarding the preservation, improvement, and development of housing.

Government Code Section 65400 requires that planning agencies provide an annual report to their legislative body, OPR, and HCD on the status of the City's General Plan and its implementation progress on or before April 1st each year that contains the following information for the previous calendar year (January 1st – December 31st):

- The status of the City's General Plan and the progress of its implementation, and
- The degree to which the General Plan complies with the OPR's guidelines and the date the General Plan was last revised, and
- Information on housing development activity, including the local agency's progress in meeting its share of regional housing needs and its progress on implementation of the Housing Element Programs, and any spent HCD funds (Local Early Action Planning Grant).

ANALYSIS

The Planning Division of the Development Services Department compiled information provided by various City departments to prepare the City of Tracy Annual Progress Report for Reporting Year 2023, which is comprised of two parts. The first part is the progress report on the implementation of the General Plan; this was prepared in accordance with the guidelines for the General Plan's Annual Progress Report issued by the OPR (Attachment A). The second part is the Annual Housing Element Progress Report which summarizes the amount and type of residential building permits that were issued in 2023 (Attachment B) which must be completed in the form provided by HCD in accordance with HCD's reporting instructions (Attachment C).

Progress Report on Implementation of the General Plan

The City's General Plan APR is the first part of the Annual Progress Report following the introduction. It is presented in a table format organized by General Plan Element, the objectives and corresponding action items within each Element, and a description of the implementation status for each action item for the reporting year of 2023. A number of these action items have been completed or are currently in process, whereas a majority are continuously ongoing. Some of the larger projects that made progress in 2023 and will continue in 2024 include the Downtown Plan, Roadway Master Plan, Transportation Master Plan and Water Master Plan. Additionally, the ten-year Economic Development Strategic Plan was adopted, the 2023-2024 fiscal year Capital Improvement Plan was adopted, and the Emergency Operations Plan was updated in 2023. Additional Details can be located in Attachment A.

Progress Report on Implementation of the Housing Element

The second part of the City's APR summarizes housing development activity that occurred during the reporting year and includes City's progress in meeting its regional housing needs allocation (RHNA) as identified in the City's Housing Element. The residential building permits issued in 2023 and the remaining amount of housing needs allocated to the City of Tracy by HDC are broken into various income categorizes as follows:

	Above-Moderate	Moderate	Low-Income	Very-low Income	Total
Residential Building Permits issued 2023	245	10	2	0	257
Remaining RHNA units	0	500	703	980	2,183

In addition to the residential building permits issued, this report also contains data on housing activity applied for, approved, issued, and constructed in the reporting year, in accordance with the reporting instructions prepared by HCD (Attachment C). The form of this report was prescribed by HCD and the form is updated by HCD each year in accordance with any new legislature passed. In 2023, HCD updated the Annual Element Progress Report form and instructions with the following additional information now required to be reported:

- Requirement to report whether housing developments reported on the APR were subject to either a ministerial or discretionary approval process.
- Requirement to report any housing development that utilized streamlining provisions.

While no projects utilized streamlining provisions in 2023, information regarding how the permits were approved (ministerial or discretionary) has been included in this year's report.

Status of Citywide General Plan Update and Housing Element Update

Unrelated to this APR, the City is initiating work on an update to the City's General Plan and is preparing an update to the General Plan Housing Element. Cities' Housing Elements are required to be revised and updated once every eight years. It is the only element of the General Plan required by State law to be updated on a regular basis. Except for the Housing Element, General Plans undergo periodic amendments over time and are typically updated, in whole, much less frequently than the Housing Element.

The City's Draft Housing Element was sent to the State Housing and Community Development Department (HCD) for its 90-day review in November 2023. State HCD responded with a comment letter in February 2024. The City is now preparing responses and minor amendments to the Draft Housing Element for review by HCD. Once HCD is sufficiently satisfied that the Draft Housing Element substantially complies with State law, public hearings will be scheduled for the Planning Commission and then the City Council for review and consideration. The February 2024 HCD comment letter and a description of the Housing Element Update status are contained on the City's Housing Element Update website: tracyheu2023.weebly.com.

Regarding the Citywide General Plan update, the City started with the Housing Element and is continuing with Zoning Map and General Plan Map amendments to implement the policies anticipated for adoption in the Housing Element, particularly rezoning approximately 200 acres to accommodate higher residential densities as required by new State law. Along with the rezonings project, four General Plan elements will be revised or adopted (Circulation Element, Safety Element, Land Use Element, and an Environmental Justice Element) that will be necessary as part of the amendments for the Housing Element. Furthermore, the City is separately pursuing an amendment to the Sphere of Influence (part of the General Plan) on the west side of the City. As these items are concluding, the City will initiate the remainder of the comprehensive General Plan Update.

PUBLIC OUTREACH/ INTEREST

This report is provided at the March 19, 2024 public meeting in accordance with State requirements.

COORDINATION

The Planning Division managed the preparation of the APR and coordinated with the Building Division, the Engineering Division, the Economic Development Division, the Police Department and Code Enforcement Division, the Parks & Recreation Department, the Cultural Arts Division, the Operations and Utilities Department, and the South San Joaquin County Fire Authority to complete various portions of the APR.

CEQA DETERMINATION

This preparation of the Annual Progress Report is not a project under the California Environmental Quality Act and therefore no further action is required.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the Planning Commission review and recommend that the City Council receive the 2023 Annual Progress Report for the General Plan and Housing Element prior to submission to the California Department of Housing and Community Development on or before April 1, 2024, as required by California Government Code Sections 65700 and 65400.

Prepared by: Genevieve Federighi, Associate Planner
Reviewed by: Scott Claar, Senior Planner
Karin Schnaider, Assistant City Manager
Approved by: Midori Lichtwardt, City Manager

ATTACHMENTS

Attachment A – 2023 Annual Progress Report (General Plan)
Attachment B – 2023 Annual Housing Element Progress Report Table
Attachment C – Housing Element APR Instructions for Calendar Years 2018-2023

City of Tracy Annual Progress Report

Reporting Year 2023

Introduction

The City of Tracy General Plan was adopted on February 1, 2011 and provides the City with direction through the year 2025. The General Plan contains the Land Use Element, the Community Character Element, the Economic Development Element, the Circulation Element, the Open Space and Conservation Element, the Public Facilities and Service Element, the Safety Element, the Noise Element, and the Air Quality Element. Each element contains goals, objectives, policies, and action items to guide development within city limits and growth within the sphere of influence as properties in the sphere annex into the City. These elements address all the required contents of a General Plan as mandated by Government Code section 65302(a) and OPR guidelines that were applicable at the time of its adoption.

Adopted at the same Council meeting as the 2011 General Plan and published in a separate document is the City's Sustainability Action Plan, a comprehensive strategy to achieve communitywide sustainability in the sectors of greenhouse gas emissions, energy, transportation and land use, solid waste, water, agriculture and open space, biological resources, air quality, public health, and economic development. The goals and measures in the Sustainability Action Plan further the environmental goals identified in the General Plan.

The Tracy General Plan has been amended overtime since its initial adoption. The latest revision to the General Plan was adopted on December 6, 2022 for a change to the Land Use Element regarding the land use designation of a property to accommodate a parking area for a previously-approved apartment complex (Ordinance 1334).

The City of Tracy Housing Element was published under separate cover and was adopted on March 15, 2016 for the period of January 1, 2015 through December 31, 2023 and was subsequently certified by the Department of Housing and Community Development.

In January 2022, the City began the process of updating the City's Housing Element for the 6th Housing Element cycle. The City also plans to begin a process to comprehensively update the Tracy General Plan and Sustainability Action Plan in the near future.

The purpose of this report is to give an update on the progress in implementing the City of Tracy General Plan for the reporting year of 2023. Tracy's 2023 Annual Element Progress Report detailing the City's implementation of the Housing Element is included in this report in the format required by California Department of Housing and Community Development (HCD). This report is presented to the Tracy City Council at a public meeting held on March 19, 2024.

Attachment A

General Plan Element	Objective	Action Item	2022 Status Notes
Land Use	LU-1.1 Establish a clearly defined urban form and city structure.	A1. Amend the zoning code and map for overall consistency with the General Plan.	Rezoning is an on-going effort site-by-site for conformity with the land use designation established by the General Plan.
		A.2 Initiate process to adjust Sphere of Influence proposed in this General Plan with the Local Agency Formation Commission (LAFCo) and with the community members in the affected areas.	On-going. Reviewed on a project-by-project basis.
		A.3 Conduct a formal review the General Plan every five years, or more frequently if necessary. In particular, the Land Use Designation Map should be reviewed to ensure that the amount and location of land designated in various categories meets community goals.	On-going. In January 2022, the City began the process of updating the City's Housing Element and contracted with Veronica Tam & Associates and Michael Baker & Associates to assist with preparing the update in accordance with HCD policies. In June 2022, the City Council allocated a budget for a comprehensive update of the General Plan (CIP# 71120).
		A.4 Take actions necessary to ensure that Specific Plans are in conformance with the General Plan.	Will be done as necessary.
	LU-1.4 Promote efficient residential development patterns and orderly expansion of residential areas to maximize the use of existing public services and infrastructure.	A1. Develop criteria or amended criteria for inclusion in the GMO Guidelines or other implementation tools, to guide the issuance of RGA's. Such criteria may include assigning new or modified priorities to development projects or areas based on location, mix of housing types, use of "green" building features and practices, and other factors.	On-going. On February 4,2020, the City Council identified a 16-point action plan to address affordable/workforce housing, which will be funded by grants obtained by the City the (Local Early Action Planning grant (LEAP) and SB2 Planning grant). The City hired PlaceWorks, Inc. in 2021 to help guide the City through adoption of related Code and policy amendments.
	LU-5.1 Target new uses for the Downtown to reinforce its role as the heart of the City.	A1. Prepare a Downtown Urban Design and Specific Plan.	The City is preparing a Downtown Plan to support downtown revitalization and the Valley Link project. Progress during 2023, included updating the project website, conducting a community survey, and preparing a market study and development feasibility analysis.
		A2. Continue the Central Business District (CBD) Downtown in-lieu parking fee and the Downtown Incentive Area.	The CBD Zone Parking In-Lieu Fee Pilot Program is active through October 26, 2025 (Resolution 2019-160).
		A3. Develop short- and long-term parking strategies to address parking issues, including the evaluation of a parking garage to serve the Downtown.	The Tracy City Center Association (TCCA) conducted a survey to assess availability of parking during the summer months and school year in 2019. On July 16, 2019, TCCA presented short, medium, and long-term parking recommendations to the City Council. The Council directed staff to work with TCCA to explore these concepts further, and no changes to downtown parking policies occurred in 2023.
	LU-6.4 Ensure that development conforms to flood safety requirements.	A1. Conduct a review as necessary of areas that are subject to flooding, as identified in flood plain maps prepared by the Federal Emergency Management Agency (FEMA) (Figure 8-1 in the Safety Element) or the Department of Water Resources (DWR).	Will be done as necessary.
		A2. Amend the Land Use Element as necessary to reflect any new flood plain maps when provided by FEMA or DWR.	Will be done as necessary.
	LU-8.1 Participate proactively in land use decision making within Tracy's Planning Area in pursuit of the above-stated goal.	A1. Provide written comments to San Joaquin County on all proposed significant development projects in the Planning Area in accordance with the above-stated policies.	The City regularly communicates with San Joaquin County on proposed development projects.
		A2. Testify in opposition to development proposals that are not consistent with the policies stated herein at all San Joaquin County public hearings.	On-going. Done as necessary, none in 2023.
		A3. Pursue an intergovernmental agreement with San Joaquin County to the extent legally permissible to implement the above-stated goals.	The City regularly communicates with the County.
	LU-9.1 Undertake measures to reduce greenhouse gas emissions and improve the sustainability of actions by City government, residents, and businesses in Tracy.	A1. Implement the Sustainability Action Plan and monitor its effectiveness as funding allows, ideally every five years, by conducting a greenhouse gas emissions inventory. Adjust the Sustainability Action Plan as needed every five years and as funding allows based on these calculations to ensure that the City is on track to meet its greenhouse gas emissions reduction target.	The City's first greenhouse gas (GHG) emission inventory was done for baseline year 2006 and updated for year 2010. In 2019, the City began working on updating the GHG inventory using year 2018, but it has not yet been completed due to lack of data and resources.
	CC-1.3 Enhance the unique quality of the city through the use of art and entryway treatments.	A1. Implement the entry monument recommendations of the City's Civic Art Plan.	Completed prior to the reporting year.
	CC-1.5 Provide underground utilities throughout Tracy.	A1. Use of funding available through the Public Utilities Commission to underground utilities in parts of the City that have above-ground utilities shall be continued.	City Council approved an undergrounding district on Valpico Road between Corral Hollow and Cagneey Road. Process to underground utilities in this area have been initiated. City is also conditioning new development to underground overhead utilities on an on-going basis.
	CC-3.1 Identify and preserve cultural and historic resources.	A1. Update, expand and maintain inventories of Tracy's historic resources, using criteria and methods that are consistent with State and federal guidelines.	On-going as feasible.
	CC-5.2 Size and design Neighborhoods to be walkable.	A1. Conduct a study to modify and narrow residential street standards from the current width requirements. The goal will be to reduce vehicle speeds, improve visual character and increase pedestrian safety in neighborhoods while also maintaining traffic flow.	Completed prior to the reporting year.
	CC-6.2 Design neighborhoods to foster interactions among residents and to be responsive to the human scale.	A1. Develop design guidelines or pattern book(s) that ensure that overall neighborhood and housing design promotes the urban design principles set forth in the Community Character Element and enhances Tracy's "hometown feel."	Completed prior to the reporting year. The document titled City of Tracy Design Goals and Standards, most recently updated by the City Council in 2019, is implemented with every private development project application.

Attachment A

General Plan Element	Objective	Action Item	2022 Status Notes
Community Character	CC-6.3 Preserve and enhance the character of existing residential neighborhoods.	A1. Continue proactive code enforcement and nuisance abatement programs to ensure that Tracy's neighborhoods remain attractive and free of public nuisances.	On-going. The City's Code Enforcement Division merged with the Police Department in 2019 to provide Code Enforcement with additional resources and authority. During mid-2021, the Parking Enforcement unit, which was originally under the Traffic Division, merged with the Code Enforcement Division. The Parking Enforcement unit consist of two (2) part-time Parking Interns who are responsible for addressing parking violations and abandoned/junk vehicles located in the public streets within City jurisdiction. The Parking Enforcement Division opened/investigated 1177 cases and closed 1143 cases during 1/1/23 through 12/31/23. The Code Enforcement Division opened/investigated 1253 cases and closed 1252 cases during 1/1/2023 through 12/31/2023. Of these total cases, 88 of these were associated with encampments (this does not include the posted and scheduled encampment clean-ups that were conducted 3 days per week in City jurisdiction). Lastly, Familiar Faces joined the Tracy Police Department in 2023 to offer and provide services to the unsheltered on a daily basis.
		A2. Work collaboratively with homeowners associations and other community groups to address nuisances, eliminate blight and ensure that community aesthetic standards are maintained.	Homelessness remains a primary focus of the City in 2023. A total of 65 reported encampments were investigated in which one Code Enforcement Officer spends 85% of her work schedule dedicated to addressing encampments. Furthermore, encampments are posted and scheduled for cleanup three times per week (every Monday, Wednesday and Thursday). Operation Helping Hands (OHH) which is an outreach program consisting of various City, County, Veterans, and other resources such as Familiar Faces would visit the unsheltered population twice a month to offer and provide services. No Orders to Vacate Notices were issued for dangerous and substandard buildings; no unsafe buildings were demolished; 92 Notice and Orders were issued; 154 Orders to Abate or Show Cause were issued for nuisances on private property; and 345 Administrative Citations were issued for non-compliant properties with fees ranging from $100 to $500 each, totaling $170,700. The Code Enforcement Division held seven (7) Administrative Hearings before a Hearing Officer, and no appeals were received involving building code violations, which are heard by the Building Board of Appeals. Three (3) inspections associated with marijuana grow operations were conducted; and seven (7) inspections of substandard buildings related to structure fires were performed.
Community Character	CC-8.2 Preserve the historic character of the Downtown.	A1. Continue to implement streetscape improvements in the Downtown.	On-going as resourses allow.
	CC-8.3 Revitalize the Downtown by strengthening its urban design character.	A1. Prepare a Downtown Urban Design and Specific Plan that incorporates the *Downtown Urban Design and Implementation Plan (August 2000).*	On-going. Staff is currently working on a draft of the Downtown Plan to be presented to the City Council once completed.
		A2. Continue to implement the *Downtown Urban Design and Implementation Plan,* Grand Theater project, Civic Center project, Downtown Infrastructure and Streetscape project and the Multi-Modal Station project.	Aside from the Downtown Plan (as explained above), all were completed prior to the reporting year.
Economic Development	ED-1.1 Attract emerging growth industries in order to increase employment opportunities for a wide range of skill levels and salaries to meet the current and future employment needs of residents.	A1. Create a marketing and communications program to promote Tracy to the region, the Bay Area, and the nation, based upon the recommendations in the City's Economic Development Strategy.	On-going. The Economic Development Division regularly attends trade shows, meets with businesses, puts out articles and advertisement in industry publications, and works with landowners, developers, and brokers to market Tracy. Additionally, the City has established a Quarterly Economic Development newsletter.
		A2. Evaluate the Strategic Plan, including "targets" on the periodic basis.	The City of Tracy adopted a ten-year Economic Development Strategic Plan in September of 2023 that aligns with this objective and action item for future implementation.
		A3. The City shall explore ways to provide incentives to attract higher-wage jobs to the City.	The City of Tracy adopted a ten-year Economic Development Strategic Plan in September of 2023 that aligns with this objective and action item for future implementation.
	ED-2.1 Assist and encourage existing businesses to expand within the City.	A1. Continue to provide business assistance services, including visitation to existing businesses.	On-going. The Economic Development Division frequently meets with existing businesses to provide business expansion, hiring, workforce training, market trends, and financing incentives to local businesses.
		A2. Publicize local businesses success stories in the City Newsletter.	The Economic Development Division has established a quarterly Economic Development newsletter sharing highlights of new businesses and business resources.
	ED-3.1 Continue to foster a supportive business environment by providing clear and consistent development standards, procedures, and information on available City services for businesses.	A1. Publish and distribute a document that effectively outlines permitting and licensing procedures and fees.	On-going, Economic Development is collaborating with local partner agencies, including the Tracy Chamber of Commerce and San Joaquin County Worknet to develop
		A2. Maintain a centralized economic development and land information system.	The Economic Development Division entered into an SaaS Agreement with Bludot.io, an Economic Development Customer Relationship Management (CRM) software.
		A3. Monitor "cost of doing business" in Tracy relative to the Bay Area and the Central Valley to keep apprised of Tracy's competitive position.	On-going.
		A4. Investigate the use of incentives to assist in attracting key higher-end office and industrial users.	The City of Tracy adopted a ten-year Economic Development Strategic Plan in September of 2023 that aligns with this objective and action item for future implementation.
	ED-4.1 Ensure an adequate, balanced supply of all land uses for future economic development.	A1. Monitor current and future land supply needs for industrial, office and retail growth.	On-going. The City executed a contract with CoStar, a leading provider of commercial real estate information & analytics to monitor local property availability and lease activity. It also continues to utilize services from GIS and engages local commercial brokers on vacanies and/or opportunity sites.
	ED-6.1 Support and expand Tracy's Downtown for a wide range of uses.	A1. Expand the Downtown Revitalization Task Force.	The City of Tracy adopted a ten-year Economic Development Strategic Plan in September of 2023 that aligns with this objective and action item for future implementation.
		A2. Monitor and evaluate parking and pedestrian improvements.	On-going as feasible.
		A3. Develop benchmark statistics on the Downtown to identify opportunities for expansion. Examples of benchmark statistics include vacancy rates, rental rates, merchant mix and sales tax revenues.	The City of Tracy adopted a ten-year Economic Development Strategic Plan in September of 2023 that aligns with this objective for future implementation. Economic Development will support the Tracy City Center Association in adopting Main Street Program principles to support expasion of Downtown Tracy as a regional destination.
	ED-6.7 Develop higher-end office and office-flex uses, particularly along entryways to the City along I-205 and I-580.	A1. Work with developers to identify and implement various State incentives that may be available to qualified employers.	On-going.
	ED-7.1 Identify and improve workforce training to support business expansion and	A1. Survey businesses to identify additional workforce preparedness needs.	On-going. The City of Tracy adopted a ten-year Economic Development Strategic Plan in September of 2023 that aligns with this objective for future implementation.

Attachment A

General Plan Element	Objective	Action Item	2022 Status Notes
	attraction.	A2. Consult with institutions of higher learning, regional partnerships, and state agencies dedicated to workforce issues (e.g., California Employment Development Department).	On-going. The City of Tracy adopted a ten-year Economic Development Strategic Plan in September of 2023 that aligns with this objective for future implementation.
	ED-8.1 Create and implement an ongoing monitoring system to track economic vitality, identify changing conditions, and respond to rapidly new economic development opportunities.	A1. Create database of economic conditions and indicators such as job growth by sector (North American Industry Standard Classification), skill sets of employed residents (Labor Market Survey), employment by industry, lease rates, land costs, operating expenses and relevant legislation.	On-going. Economic Development Division staff continues to track various citywide and regional data sources and publish key performance indices in various marketing, newsletters, data through Economic Development databases including CoStar and ESRI, and other communications.
		A2. Publish annual reports of recent economic trend (e.g., "State of the City").	On-going. State of the City is tentatively scheduled for May 2024.
		A3. Conduct surveys on the economic climate and conditions in Tracy.	The City of Tracy adopted a ten-year Economic Development Strategic Plan in September of 2023, which included the assessment of the current clminate, identifications of the strengths, weaknesses, opportunities, and threats in Tracy, and the development of a strategic framework and roadmap to enhance economic development and community resiliency.
		A4. Continue to expand network of research tools to assist with identifying industry trend to include site selectors, interviews with businesses in target industries, brokers, investors, developers, as well as industry associations.	On-going. The City of Tracy adopted a ten-year Economic Development Strategic Plan in September of 2023 that aligns with this objective for future implementation.
	ED-9.1 Maintain and enhance the financial viability of the City.	A1. Maintain impact fees for new development to cover costs of providing public facilities and services.	On-going. Every new development is responsible for funding their impact fees for their projects. Some developers are conditioned to build public facilities.
Circulation	CIR-1.1 Implement a hierarchical street system in which each street serves a specific, primary function and is sensitive to the context of the land uses served.	A1. Update the Roadway Master Plan upon adoption of the General Plan. The Roadway Master Plan should contain the following information: -Improvement needs and ultimate right-of-way for 50 years, based on development anticipated by the General Plan and foreseeable development based on proposed projects, current absorption rates for nonresidential properties and historical population growth rates. -Appropriate street classifications for arterial and collector roadways as well as innovative concepts such as boulevards and other roadway types not currently employed in the City of Tracy. These roadway designs should reflect context-based design principles. -Detailed connectivity standards for arterials, collectors, and local streets. These connectivity standards should further refine minimum and maximum spacing of facilities and traffic control devices identified in the Roadway Classification Standards in Section B of this Element.	The Roadway Master Plan is currently being updated.
		A2. Prepare Precise Plan Lines studies for major new roads and widenings, and consult with Caltrans for new interchanges identified in the Roadway Master Plan in order to define the rights-of-way needed to construct further facilities.	These were completed pursuant to the current Roadway Master Plan, and it's expected these will be updated based on the updated Master Plan when it is complete.
		A3. Consult with San Joaquin and the City of Lathrop to ensure the adequate rights-of-way are preserved in the City's Sphere of Influence.	On-going.
	CIR-1.3 Adopt and enforce LOS standards that provide a high level of mobility and accessibility for all modes for residents and workers.	A1. Evaluate the performance of the roadway system or portion of the roadway system on an as-needed basis based on existing traffic volumes, LOS and other traffic operational issues, and accident locations.	On-going.
		A2. Maintain an up-to-date record of intersections exempted from the City's LOS standards.	No intersections are exempted from City LOS.
	CIR-1.4 Protect residential areas from commercial truck traffic.	A1. Update the truck route designations periodically as needed.	On-going as needed.
		A2. Maintain a map of truck routes in the City.	Completed prior to reporting year.
	CIR-1.6 Maximize traffic safety for automobile, transit, bicycle users, and pedestrians.	A1. Monitor and record accident locations and prepare a regular summary of accident locations.	On-going. Reports are prepared for collision data by intersection on a quarterly basis.
		A2. Explore traffic calming techniques for existing areas of the city.	On-going as needed.
	CIR-2.1 Support regional planning and implementation efforts to improve interregional highways and interregional travel efficiency.	A1. Prepare a plan line study that identifies and preserves necessary right-of-way north of I-205 within the City of Tracy that allows the future construction of a route parallel to I-205.	This correlates with a previous regional effort that is no longer being pursued. The City anticipates that the future extension of Golden Valley Parkway in Lathrop to be a path connecting Arbor Ave, Larch Road and Pavilion Parkway and this will run approximately parallel to I-205 on the north side of the freeway. The City is not anticipating to preserve or identify any other alternative path.
	CIR-2.2 Discourage interregional travel from diverting from freeways onto Tracy streets.	A1. Conduct a study to quantify the level of traffic diverting from I-205 onto Tracy roadways.	Completed as part of the traffic model being done for the Roadway Master Plan update. The final document is anticipated to be presented to City Council in 2024.
	CIR-3.1 Achieve a comprehensive system of citywide bikeways and pedestrian facilities.	A1. Update the City of Tracy Bikeways Master Plan on an as-needed basis.	The Bikeways Master Plan update began in mid-2019. This update has been completed and is part of the Citywide Roadway and Transportation Master Plan Update that will be presented to City Council in 2024.
		A2. Update the City of Tracy Roadway Master Plan to include bicycle routes.	Included in the final Citywide Roadway and Transportation Master Plan Update which will be presented to City Council in 2024.
		A3. Maintain a map of existing bicycle facilities in the city.	Completed prior to reporting year.
		A4. Incorporate bicycle and pedestrian facilities into the roadway design standards of the Roadway Master Plan.	City standards have been amended to include bikeway design standards in 2020. The Citywide Roadway and Transportation Master Plan Update has incorporated bikeway guidelines for the City.
		A5. Seek local, State and federal funding for bicycle improvements identified in updates to the Bikeways Master Plan.	On-going as available.
		A6. Improve city-wide pedestrian access as funding becomes available.	On-going as feasible.
	CIR-4.1 Promote public transit as an alternative to the automobile.	A1. Maintain transit facility design guidelines that clearly specify expectations for all types of development.	On-going. When transit system improvements are needed in new development areas, they are communicated to project applicants and implemented as part of the project or as conditions of approval.
		A2. Maintain a map of existing transit facilities in this city.	On-going.
	CIR-4.2 Work to achieve connectivity between all modes of transportation.	A1. Create a Multi-Modal Transportation Master Plan that addresses the movement of people, goods and services within the City and from the City to the surrounding region. Modes of travel that should be included in this Master Plan include: automobile, transit, freight, air, bicycle, and pedestrian transportation. The plan shall consider short-term and long-term actions to preserve rights-of-way for future transportation options, such as light-rail.	These concepts, including the Valley Link rail plan, are incorporated into the Roadway Master Plan, which was drafted in 2021 and expected to be presented to City Council in 2024.
	OSC-4 Provision of parks, open space, and recreation facilities and services that maintain and	A1. Update the Parks Master Plan on a regular basis.	Completed prior to reporting year.
		A2. Expand partnerships with the school districts that operate within the Planning Area to enhance and create new joint use facilities.	On-going. The City regularly coordinates its parks and open space near schools for joint use opportunities.

Attachment A

General Plan Element	Objective	Action Item	2022 Status Notes
Open Space and Conservation	improve the quality of life for Tracy residents.	A3. Explore the development and funding of a regional park, possibly 60 to 100 acres in size, that includes both passive and active recreational amenities.	On-going. The Nature Park Master Plan and associated environmental review was adopted by the City Council in February 2021.
	OSC-4.2 Ensure that new development is responsible for providing parks and recreation facilities throughout the City of Tracy.	A1. Conduct the required studies to implement the increased parks standard.	On-going. The Parks Master Plan (PMP) is the governing document that establishes goals related to level of service in our park system. The City has completed an update to the PMP which includes modernizing the standards for level of service based on existing conditions in our community. This includes setting standards and goals for things such as walking distances to neighborhood and community parks.
	OSC-4.3 Establish a regional linear parkway system that meets recreational, open space and transportation needs.	A1. Work with San Joaquin County to explore creating a large recreational area between the City and Mountain House which can serve as a community separator as well as provide valuable needed recreational facilities to both communities.	The City worked with San Joaquin County to explore this opportunity during a previous reporting year, but the County did not have the available capital funds. The Nature Park project will, once built, satisfy the need for open space.
Open Space and Conservation	OSC-4.4 To the extent possible, prevent undeveloped lands within the Planning Area but outside of the Sphere of Influence from developing.	A1. Prepare a comprehensive plan for areas outside of the City that identifies important areas for non-urban uses, analyzes appropriate methods of preserving agricultural and non-urbanized land, develops funding mechanisms for the purchase of land or agricultural easements and identifies methods of administration. This study should include, but is not limited to, the following: -An analysis of the impact that open space programs would have on the cost of housing. -The feasibility and advisability of the Holly Sugar property forming the base for an open space program and/ or be part of such a program. -The identification of alternate funding tools for open space. -An evaluation of alternate methods of preserving open space, such as the purchase of property or development rights, buying the first rights of refusal in the event of a potential sale or developer dedication. -Development of specific policies guiding the purchase of undeveloped lands including only purchasing land from willing land owners, respecting the rights of property owners when seeking to purchase open spaces for the public good and paying fair market value based on third-party appraisals of land. -A survey to determine the public's interest in open space programs and preferred methods for paying for the purchase and maintenance of open space. Specific information on the public's desire to increase sales, property and parcel taxes or issue General Obligation bonds to pay for the acquisition and maintenance of open space lands should be included in the study. -An analysis of an open space dedication requirement for all new residential development projects.	This is being done as part of the Parks Master Plan update, which includes identifying the 1000-plus acres of open space near the Legacy Fields Sports Complex.
		A2. Partner with non-profit organizations, such as the Central Valley Farmland Trust, to identify and purchase land and easements within the Planning Area.	On-going. Project applicants are required to participate in the City's agricultural mitigation fee program by paying the established fees to the City on a per-acre basis for the loss of important farmland. Fees paid toward the City's program are collected and distributed to the Central Valley Farmland Trust, which are used to fund conservation easements on comparable or better agricultural lands to provide compensatory mitigation.
		A3. Pursue a cooperative effort with the City of Lathrop and San Joaquin County to implement an open space community separator program.	Not yet begun.
	OSC-5.2 Ensure that development is designed for maximum energy efficiency.	A1. Study programs that encourage "green" building, such as the LEED (Leadership in Energy & Environmental Design) program developed by the US Green Building Council, and consider code amendments that encourage "green" construction.	The California Building Standards Commission mandates that all jurisdictions within the state enforce the California Code of Regulations Title 24 part 6 and part 11 (specifically the California Energy Code and the California Green Building Standards Code). The City of Tracy locally adopts and enforces these codes.
		A2. Develop a program to educate the public about energy efficiency technologies and practices for homes and businesses, such as solar panels and low-energy appliances.	The City regularly educates property owners and developers through its typical development and plan check review processes for new construction and all remodel work.
		A3. Partner with public utilities to establish and promote a program for home weatherization and solar retrofit.	The City has partnered with various agencies in the past in relation to particular energy-saving/green programs.
		A4. Develop design guidelines for residential construction to address the placement of solar panels.	Title 24 does have some requirements that regulate the location of solar panels. Staff regularly works with design professionals on panel locations to ensure appropriate firefighter access and that the greatest efficiency can be gained by avoiding shadowing by structures/trees/objects as well as taking into consideration building orientation.
	OSC-5.3 Promote sustainability and energy efficiency and conservation through the City's direct actions.	A1. Develop emergency contingency energy plans, in cooperation with other local agencies and regional suppliers, to assure needed energy supplies and significant reduction in non-essential consumption during periods of abrupt energy shortage.	Completed prior to reporting year in coordination with PG&E.
		A2. Develop or otherwise make available information to developers and citizens on energy efficient and conserving building design and technologies, including enhanced wall and ceiling insulation, thermally efficient glazing, and efficient heating and cooling equipment and household appliances.	The City frequently has conversations with interested homeowners, contractors, building owners, business owners or designers at the front counter or during video meetings and during the plan check or inspection process. Primarily, however, the plans examiner is enforcing the state requirements as it relates to such energy saving during the plan review process with the project applicant or designer.
		A3. Review, and revise if necessary, the zoning ordinance and building codes, to allow for a variety of energy efficiency technologies so long as the revisions do not adversely impact human health or safety or conflict with other goals in this General Plan.	On-going. The building codes allow for a variety of energy efficient technology as long as such does not adversely affect the intent of the mandated codes.
		A4. The City shall consider requiring green building standards, such as obtaining LEED or similar certification, as a requirement for new or substantial renovations to public buildings.	The City explored this but ultimately did not implement requirements for specific certifications. Additionally, the new 2022 California Energy Code that went into effect January 1, 2023 requires that all new residential homes have photovoltaic panels to completely offset any electrical load in the use of the home. The 2022 California Energy Code will additionally require certain new non-residential buildings to have both photovoltaic systems and energy storage systems. These new requirements went into effect on January 1, 2023.
Public Facilities and Services	PF-1.2 Promote coordination between land use planning and fire protection.	A1. Maintain an on-going fire and life safety inspection program for all commercial and industrial buildings.	On-going and maintained by the South San Joaquin County Fire Authority (SSJCFA).
	PF-2.1 Plan for on-going management and development of law enforcement activities.	A1. Annually update the capital improvement plan to indicate the specific use of fee revenues for facilities to accommodate growth.	The FY 2023-2024 capital improvement plan was adopted by the City Council on June 6, 2023.
	PF-2.3 Maintain and improve law enforcement services to keep up with Tracy's changing population.	A1. Provide neighborhood security and crime prevention information and training to neighborhood groups and homeowners' associations.	On-going.
		A2. Establish Neighborhood Watch programs that promote mutual assistance and crime prevention techniques among residents.	On-going.
		A3. Monitor Tracy's crime rates and types of crime to determine the most appropriate methods to reduce crime in the city.	On-going.
		A4. Disseminate information on crime and crime prevention techniques to the community.	On-going.

Attachment A

General Plan Element	Objective	Action Item	2022 Status Notes
	PF-4.2 Provide sufficient library service to meet the informational, cultural and educational needs of the City of Tracy.	A1. Work cooperatively with San Joaquin County to continue to fund the City of Tracy Library.	On-going.
		A2. Study the feasibility of a Library Impact Fee.	Not yet begun.
		A3. Identify locations for additional library branches in Tracy.	A Needs Assessment has identified a library/tech space as a desired program element within the Multi-Generational Recreation Center. This project will be located in El Pescadero Park on the north side of Tracy. Staff continues to discuss other opportunities with the City of Stockton who runs our existing library.
Public Facilities and Services	PF-5.1 Reduce volumes of solid waste generated in Tracy through recycling and resource conservation.	A1. Continue the bi-weekly, city-wide collection program to compost leaf and yard waste.	On-going.
		A2. Continue "grass-cycling" at City parks, public facilities and open spaces.	On-going.
		A3. Continue residential single-stream curbside recycling.	On-going by Tracy Delta Disposal.
		A4. Continue the recycling program for electronics waste and tires.	On-going.
		A5. Develop and maintain a recycling and diversion plan.	On-going. The City has a plan for both residential and commercial recycling.
		A6. Continue to develop new specialized recycling programs for residential, commercial, office, educational, and retail sectors.	On-going. The City continues to adjust its programs and requirements based on State mandates and customer needs.
	PF-5.2 Ensure adequate solid waste collection and disposal.	A1. Continue weekly curbside trash collection service.	On-going by Tracy Delta Disposal.
		A2. Continue operation of the Tracy Material Recovery Facility and Transfer Station.	On-going.
		A3. Partner with San Joaquin County to ensure that there is adequate landfill space to meet projected growth.	On-going.
	PF-6.1 Ensure that reliable water supply can be provided within the City's service area, even during drought conditions, while protecting the natural environment.	A1. Update the Water Master Plan upon adoption of the General Plan and on a regular basis.	The Water Master Plan update was in process throughout 2023 and is anticipated to be presented to the City Council in March 2024.
		A2. Revise the water use projections in the Urban Water Management Plan based on development projections contained in the General Plan and the Growth Management Ordinance (GMO).	Completed prior to reporting year.
		A3. Implement an Aquifer Storage and Recovery Program to improve water quality for customers.	The Aquifer Storage and Recovery program is ongoing with efforts made to store water in wet years and recover water in dry years to serve its customers.
	PF-6.2 Provide adequate water infrastructure facilities to meet current and future populations.	A1. Review the current water system maintenance program and coordinate planned water main replacements with the Urban Water Management Plan.	On-going efforts to plan and implement the maintenance program with submitted and approved funding.
		A2. Update the existing System Control and Data Acquisition (SCADA) system to optimize operational efficiency and ensure coordination of existing and proposed water system facilities.	The Water Treatment Plant SCADA system was updated previously and efforts now are aimed at optimizing operation efficiencies.
	PF-6.5 Use recycled water to reduce non-potable water demands whenever practicable and feasible.	A1. Explore incentives for businesses and industries to use recycled water for irrigation.	In 2022, the Recycled Water Program received a $20 million grant to provide additional purple pipe infrastructure connecting to the existing system. This construction will eventually be able to service business and industry, if the City receives approval from the State for this type of non-potable application. The design of the recycle water extension project is at 60 percent.
		A2. Develop a program to supply recycled water to all new parks and schools.	On-going. A phase of a major recycled water transmission main was completed in 2023. The next phase is proposed to be by two different developers. The final Water Master Plan update is expected to be presented to the City Council in March 2024.
		A3. Update the Water Master Plan to include a recycled water plan.	The 2012 Water Master Plan includes a Recycled Water component. This component should be in the Water Master Plan update was in process throughout 2023 and is anticipated to be presented to the City Council in March 2024.
		A4. Develop a plan to irrigate agricultural land with recycled water, both inside and outside of the City's service area, where feasible.	In progress throughout 2023. The final Water Master Plan update is expected to be presented to the City Council in March 2024.
	PF-7.1 Collect, transmit, treat and dispose of wastewater in ways that are safe, sanitary, and environmentally acceptable.	A1. Prepare a comprehensive update to the Wastewater Master Plan upon adoption of the General Plan and update on a regular basis. The Wastewater Master Plan shall identify the expected number of additional wastewater facilities, potential locations for those facilities and locations for the land application of treated effluent.	The Wastewater Master Plan update was in process throughout 2023 and the final Plan is expected to be presented to the City Council in March 2024.
	PF-8.1 Collect, convey, store, and dispose of stormwater in ways that provide an appropriate level of protection against flooding, account for future development, and address applicable environmental concerns.	A1. Prepare a comprehensive update to the Storm Drainage Master Plan upon adoption of the General Plan.	Completed.
		A2. Update the Storm Drainage Master Plan on a periodic basis and at least every five years.	Staff is in the process of updating the Stormwater Master Plan.
	PF-8.2 Provide effective storm drainage facilities for development projects.	A1. Revise the Tracy Municipal Code to limit the amount of impervious surfaces in private yards.	Completed prior to reporting year (Ordinance 1238).
Safety	SA-2.1 Minimize flood risks to development.	A1. Continue to participate in the National Flood Insurance Program.	On-going.
		A2. Continue to implement the City's existing Storm Drainage Master Plan which provides storm drainage conveyance capacity sufficient to contain 100-year flood flows in the rights-of-way of the major public streets and 10-year flood flows within the top of the street curbs.	On-going.
		A3. Continue to implement floodplain overlay zones provided by FEMA, control the types of structures and land uses permitted in areas deemed high risk and require these structures be built in a manner that minimizes flood losses.	On-going.
		A4. Maintain historical data on flooding.	On-going.
	SA-2.2 Maintain a high level of preparedness in the event of flooding.	A1. Update the General Plan within 24 months of the adoption of the Central Valley Flood Protection Plan (CVFPP) to appropriately reflect the CVFPP and to identify State and local flood management facilities and flood hazard zones.	On-going.
	SA-3.1 Evaluate the potential for wildland fire hazards when considering new development.	A1. Maintain a current map of areas subject to wildland fires.	The South San Joaquin County Fire Authority (SSJCFA) references a map produced by San Joaquin County GIS.
	SA-4.1 Minimize exposure to harmful hazardous materials and waste by Tracy residents.	A1. Continue to implement processing procedures and local siting criteria in order to implement relevant and applicable provisions consistent with the hazardous materials and waste management plans for San Joaquin County.	On-going.
		A2. Consult with San Joaquin County Office of Emergency Services to maintain an inventory of businesses or facilities involved in the transportation, use and storage of hazardous materials.	On-going through the SSJCFA Community Risk Reduction Division. This division is responsible for annual inspections of businesses to ensure that the use and storage of hazardous materials (HM) has not modified since its original approval. Fire personnel responding to emergencies will connect with the CUPA (SJCO) to ensure they have knowledge of the HM risk at each particular site as it may relate/interfere/create caution/require different approaches to their emergency response.

Attachment A

General Plan Element	Objective	Action Item	2022 Status Notes
		A3. Hold at least one hazardous materials collection event per year.	On-going. The annual hazardous materials collection event was held on April 22, 2023.
		A4. Continue public education programs on the safe disposal of household hazardous waste at designated locations in San Joaquin County.	Ongoing. The City mails out brochures each year and publishes information on www.RecycleInsideTheTriangle.com with recycling information on various programs. City staff also provides information at various events throughout the year.
	SA-5.1 Ensure that land uses within the vicinity of the Tracy Municipal Airport are compatible with airport restrictions and operations.	A1. Develop an emergency plan to respond to aviation incidents in the City.	The City follows an established emergency plan that is established by the National Transportation Safety Board for all aircraft incidents.
Safety	SA-6.1 Prepare and update City emergency procedures in the event of natural or man-made disasters.	A1. Maintain, periodically update and test the effectiveness of an Emergency Preparedness Plan. As part of the update, the City shall review County and State emergency response plans and procedures to ensure coordination with the City's plan.	The City, in coordination with SSJCFA, engaged Tetra Tech to update the Emergency Operations Plan which was approved by City Council on March 7, 2023.
		A2. Identify and regularly update emergency access routes.	The City of Tracy has identified major arterials to serve as evacuation routes to Interstate 580 in the event of flooding or dam failure. The following north/south arterials will serve as evacuation routes: MacArthur Drive, Tracy Boulevard, Corral Hollow Road, Lammers Road, and Chrisman Road. The following east/west arterials will serve as evacuation routes: 11th Street, Schulte Road and Linne Road. In a non-flood emergency The City of Tracy has identified major arterials to Highways 5, 205 and 580. The following north/south arterials will serve as evacuation routes: MacArthur Drive, Tracy Boulevard, Corral Hollow Road, Lammers Road, and Chrisman Road. The following east/west arterials will serve as evacuation routes: 11th Street, Schulte Road and Linne Road.
		A3. Identify alternative water sources for firefighting purposes, as recommended by the City's Water Master Plan.	The City has a portfolio of water sources that it uses for its water system. These sources include groundwater, state water contract sources, water banking, and sources from neighboring water purveyors (e.g. SSJID). All of these potable water sources are supplied into the City's water network and hydrants receive water through that network.
		A4. Conduct periodic drills using emergency response systems to test the effectiveness of City procedures.	Operations Plan which was completed in late 2022 and will be reviewed by City Council for approval on March 7, 2023.
		A5. Provide community awareness and education programs for citizens that describe procedures and evacuation routes to be followed in the event of a disaster.	The City will educate the community on where to find specific emergency information and directions in the event of a disaster. During a disaster, the City will use mass notification systems available within the County such as Everbridge/Nixle, and available social media mediums to communicate disaster specific information including evacuation routes for citizens to follow.
Noise	N-1.2 Control sources of excessive noise.	A1. Enforce Section 27007 of the California Motor Vehicle Code that prohibits amplified sound that can be heard 50 or more feet from a vehicle.	On-going.
		A2. Enforce Section 27150 of the California Motor Vehicle Code that addresses excessive exhaust noise.	On-going.
		A3. Develop noise abatement flight procedures for large aircraft accessing Tracy Municipal Airport.	On-going.
Air Quality	AQ-1.2 Promote development that minimizes air pollutant and greenhouse gas emissions and their impact on sensitive receptors as a result of indirect and stationary sources.	A1. Review standards for the design and use of new drive through businesses with the aim of reducing adverse impacts on air quality.	Not yet begun.
		A2. Research and include where feasible in the Roadway Master Plan update, requirements to use materials that minimize particulate emissions and that are appropriate to the scale and intensity of use.	Design details such as materials are not part of the Roadway Master Plan, but rather, are found in the City Standard Plans. As new technologies become commercially viable, the standards will be updated accordingly.
		A3. Investigate the feasibility of new development fees to be used on coordination with local air pollution reduction efforts, such as clean air transit projects (e.g. ACE, Park & Ride, TRACER, BART and school buses).	The City does not collect impact fees specifically for local transit, but does collect the Regional Transportation Impact Fee which is sent to and managed by San Joaquin County. The City's development impact fee includes funding for Park and Ride. The master plans update is likely to expand on that funding. Funding and planning will be included for multi-modal transportation facilities.
		A4. Develop a green building standard for new development.	The City follows and enforces the California Green Building Code.
		A5. The City shall evaluate the installation of light emitting diodes (LEDs) or similar technology for traffic, street and other outdoor lighting where feasible.	On-going.
	AQ-1.3 Provide a diverse and efficient transportation system that minimizes air pollutant and greenhouse gas emissions.	A1. Pursue funding sources for the planning and development of local and regional transit services.	The City is actively working with Valley Link to establish a regional rail line that will extend from Lathrop to the Dublin BART station (Phase 1) with a possible future extension to Stockton (Phase 2). In support of the Valley Link effort, the City Council directed staff to prepare a Downtown Transit Oriented Development Specific Plan in July 2020.
		A2. Consider measures to increase the capacity of the existing road network prior to constructing additional capacity (e.g. additional lanes, etc.).	On-going.
	AQ-1.4 Support local and regional air quality improvement efforts.	A1. Notify local and regional jurisdictions of proposed projects that may affect regional air quality.	On-going. Every development application received is routed to SJCOG and APCD for review and comment. Their requirements are communicated to project applicants and implemented as conditions of approval.
		A2. Utilize the City's website, billboards, or newsletter to promote information regarding air quality, recycling, use of efficient energy devices and renewable energy.	The City regularly promotes information on the City's website and social media platforms. Events and programs are advertised in the printed press.
		A3. Develop a citywide sustainability strategy that would include a baseline inventory of greenhouse gas emissions from all sources within the City; greenhouse gas emissions reduction targets; and enforceable greenhouse gas emissions reduction measures.	Completed prior to the reporting year.

Jurisdiction	Tracy	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5							6	7	8	9	10		11	12	13
Prior APN+	**Current APN**	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID**	**Unit Category** (SFA,SFD,2 to 4,5+,ADU,MH)	**Tenure** R=Renter O=Owner	**Date Application Submitted+ (see instructions)**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low-Income Deed Restricted**	**Low-Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**	**Total PROPOSED Units by Project**	**Total APPROVED Units by project**	**Total DISAPPROVED Units by Project**	**Please select streamlining provision/s the application was submitted pursuant to.**	**Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?**	**Were incentives or concessions reqested pursuant to Government Code section 65915 approved?**	**Please indicate the status of the application.**	**Is the project considered a ministerial project or discretionary project?**	**Notes+**
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0						
	23517122	1000 N CENTRAL	N CENTRAL AVE - 3 STORY MULTI USE BLDG	D22-0048	5+	R	12/22/2022							6	6	6		NONE	No	N/A	Approved	Discretionary	

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	25339058	2300 IVERSTONE ST LOT 58	VILLAGE 1/PLAN 4E/2654SF	18-2233	SFD	O									0
	25341001	7050 CARRERA PL	TRACY HILLS VILLAGE 5 1B/2683SQFT MODEL	18-3209	SFD	O									0
	25341002	7040 CARRERA PL	TRACY HILLS VILLAGE 5 2D/3372SQFT MODEL	18-3210	SFD	O									0
	25341003	7030 CARRERA PL	TRACY HILLS VILLAGE 5 3C/3533SQFT MODEL	18-3212	SFD	O									0
	25341004	7020 CARRERA PL	TRACY HILLS VILLAGE 5 4A/3599SQFT MODEL	18-3213	SFD	O									0
	25355029	6473 GREYMONT DR LOT 29	VILLAGE 8/PLAN 4A/4100SF/964 SF NEXT GEN & CA ROOM - MODEL	19-0391	SFD	O									0
	25355032	6443 GREYMONT DR LOT 32	VILLAGE 8/PLAN 1E/2914SF WITH CA ROOM - MODEL	19-0394	SFD	O									0
	25358035	2745 TEJAS LN LOT 144	TRACY HILLS VILLAGE 5 3E/3533SQFT W/CA ROOM	19-3531	SFD	O									0
	25358036	2755 TEJAS LN LOT 145	TRACY HILLS VILLAGE 5 4D-R/3599SQFT W/CA ROOM	19-3532	SFD	O									0
	25358037	2765 TEJAS LN LOT 146	TRACY HILLS VILLAGE 5 3C-R/3533SQFT W/CA ROOM	19-3533	SFD	O									0
	25358072	2754 TEJAS LN LOT 181	TRACY HILLS VILLAGE 5 1A/2683SQFT W/CA ROOM	19-3534	SFD	O									0
	25358071	2764 TEJAS LN LOT 180	TRACY HILLS VILLAGE 5 2D-R/3372SQFT W/CA ROOM	19-3535	SFD	O									0
	25358073	2744 TEJAS LN LOT 182	TRACY HILLS VILLAGE 5 4C-R/3599SQFT W/CA ROOM	19-3536	SFD	O									0
	25358053	6770 FLAT IRON ST LOT 162	TRACY HILLS VILLAGE 5 1B/2683SQFT W/CA ROOM	19-3539	SFD	O									0
	25358052	6760 FLAT IRON ST LOT 161	TRACY HILLS VILLAGE 5 4D/3599SQFT W/CA ROOM	19-3540	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	25358051	6750 FLAT IRON ST LOT 160	TRACY HILLS VILLAGE 5 3A-R/3533SQFT W/CA ROOM	19-3541	SFD	O									0
	25358050	6740 FLAT IRON ST LOT 159	TRACY HILLS VILLAGE 5 1C/2683SQFT W/CA ROOM	19-3542	SFD	O									0
	25358049	6730 FLAT IRON ST LOT 158	TRACY HILLS VILLAGE 5 3B-R/3533SQFT W/CA ROOM	19-3543	SFD	O									0
	25358048	6720 FLAT IRON ST LOT 157	TRACY HILLS VILLAGE 5 4E/3599SQFT W/CA ROOM	19-3544	SFD	O									0
	25358047	6710 FLAT IRON ST LOT 156	TRACY HILLS VILLAGE 5 1C-R/2683SQFT W/CA ROOM	19-3545	SFD	O									0
	25358046	6700 FLAT IRON ST LOT 155	TRACY HILLS VILLAGE 5 2E/3372SQFT W/CA ROOM	19-3546	SFD	O									0
	25358038	2785 TEJAS LN LOT 147	F - TRACY HILLS VILLAGE 5 4E/3599SQFT W/CA ROOM	19-3547	SFD	O									0
	25358039	2795 TEJAS LN LOT 148	F - TRACY HILLS VILLAGE 5 1B-R/2683SQFT W/CA ROOM	19-3548	SFD	O									0
	25358040	2805 TEJAS LN LOT 149	F - TRACY HILLS VILLAGE 5 2A/3372SQFT W/CA ROOM	19-3549	SFD	O									0
	25358041	2815 TEJAS LN LOT 150	F - TRACY HILLS VILLAGE 5 4C-R/3599SQFT W/CA ROOM	19-3550	SFD	O									0
	25358042	2825 TEJAS LN LOT 151	F - TRACY HILLS VILLAGE 5 3B/3533SQFT W/CA ROOM	19-3551	SFD	O									0
	25358043	2835 TEJAS LN LOT 152	F - TRACY HILLS VILLAGE 5 1A-R/2683SQFT W/CA ROOM	19-3552	SFD	O									0
	25358044	2845 TEJAS LN LOT 153	F - TRACY HILLS VILLAGE 5 2C-R/3372SQFT W/CA ROOM	19-3553	SFD	O									0
	25358045	6690 FLAT IRON ST LOT 154	F - TRACY HILLS VILLAGE 5 4A-R/3599SQFT W/CA ROOM	19-3554	SFD	O									0
	25358067	2804 TEJAS LN LOT 176	F - TRACY HILLS VILLAGE 5 3A/3533SQFT W/CA ROOM	19-3555	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	25358068	2794 TEJAS LN LOT 177	F - TRACY HILLS VILLAGE 5 2D/3372SQFT W/CA ROOM	19-3556	SFD	O									0
	25358069	2784 TEJAS LN LOT 178	F - TRACY HILLS VILLAGE 5 4B-R/3599SQFT W/CA ROOM	19-3557	SFD	O									0
	25358070	2774 TEJAS LN LOT 179	TRACY HILLS VILLAGE 5 3E/3533SQFT W/CA ROOM	19-3558	SFD	O									0
	25355033	6433 GREYMONT DR	VILLAGE 8/PLAN 4E-R/3136SF & 964 SF NEXT GEN & CA ROOM	19-3559	SFD	O									0
	25360013	3063 MANTLE DR LOT 114	VILLAGE 8/PLAN 4A/3136SF & 964 SF NEXT GEN & CA ROOM	19-3561	SFD	O									0
	25360014	3053 MANTLE DR LOT 115	VILLAGE 8/PLAN 2D-R/3773SF W/CA ROOM	19-3562	SFD	O									0
	25360016	3033 MANTLE DR LOT 117	VILLAGE 8/PLAN 1E/2914SF W/CA ROOM	19-3563	SFD	O									0
	25360015	3043 MANTLE DR LOT 116	VILLAGE 8/PLAN 3B-R/3919SF W/CA ROOM	19-3564	SFD	O									0
	25355034	6423 GREYMONT DR LOT 34	VILLAGE 8/PLAN 1A/2914SF W/CA ROOM	19-3587	SFD	O									0
	25355024	3067 COPLEY DRIVE LOT	VILLAGE 8/PLAN 4B/3136SF & 964 SF NEXT GEN & CA ROOM	19-3593	SFD	O									0
	25360032	3112 MANTLE DR LOT 133	F - VILLAGE 8/PLAN 2E-R/3773SF W/CA ROOM	19-3597	SFD	O									0
	25360018	3036 LEEDS LN LOT 119	VILLAGE 8/PLAN 1B/2914SF W/CA ROOM	19-3617	SFD	O									0
	25360017	3026 LEEDS LN	VILLAGE 8/PLAN 3E-R/3919SF W/CA ROOM	19-3618	SFD	O									0
	25360036	3047 LEEDS LN	VILLAGE 8/PLAN 4C/3136SF & 964 SF NEXT GEN & CA ROOM	19-3621	SFD	O									0
	25360035	3062 MANTLE DR LOT 136	VILLAGE 8/PLAN 1D-R/2914SF W/CA ROOM	19-3622	SFD	O									0
	25361039	5878 LENIN PRIEGO ST LOT 39	VILLAGE 7C LOT 39 PLAN 3B 2313SQ'	RES20-1722	SFD	O									0
	25364026	1830 ITALIA WY LOT 128	KT HILLVIEW/PLAN 4A/2209SQ'	RES20-1741	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	25364024	1802 ITALIA WY LOT 126	KT HILLVIEW/PLAN 4C-R/2209SQ'	RES20-1742	SFD	O									0
	25364025	1816 ITALIA WY LOT 127	KT HILLVIEW/PLAN 2A-R INT/1878SQ'	RES20-1743	SFD	O									0
	25364027	1844 ITALIA WY	KT HILLVIEW/PLAN 3C-R/2075SQ'	RES20-1746	SFD	O									0
	25364028	1860 ITALIA WY LOT 130	KT HILLVIEW/PLAN 1D-R/1723SQ'	RES20-1747	SFD	O									0
	25364029	1872 ITALIA WY	KT HILLVIEW/PLAN 2B-R INT/1890SQ'	RES20-1748	SFD	O									0
	25364030	1888 ITALIA WY LOT 132	KT HILLVIEW/PLAN 4E/2209SQ'	RES20-1749	SFD	O									0
	25364037	1889 ITALIA WY LOT 13	KT HILLVIEW/PLAN 2F-R/1878SQ'	RES20-1755	SFD	O									0
	25364038	1873 ITALIA WY LOT 140	KT HILLVIEW/PLAN 1E-R/1723SQ'	RES20-1756	SFD	O									0
	25364039	1859 ITALIA WY LOT 14	KT HILLVIEW/PLAN 4B/2209SQ'	RES20-1757	SFD	O									0
	25364040	1845 ITALIA WY LOT 142	KT HILLVIEW/PLAN 1C/1723SQ'	RES20-1758	SFD	O									0
	25364041	1831 ITALIA WY LOT 143	KT HILLVIEW/PLAN 3D-R/2075SQ'	RES20-1759	SFD	O									0
	25364042	1817 ITALIA WY LOT 144	KT HILLVIEW/PLAN 4B-R INT/2209SQ'	RES20-1760	SFD	O									0
	25364043	1803 ITALIA WY LOT 145	KT HILLVIEW/PLAN 2D/1890SQ'	RES20-1761	SFD	O									0
	25363002	1804 FRENCH WY LOT 146	KT HILLVIEW/PLAN 4B-R/2209SQ'	RES20-1763	SFD	O									0
	25363003	1818 FRENCH WY LOT 147	KT HILLVIEW/PLAN 1B-R/1723SQ'	RES20-1764	SFD	O									0
	25363004	1832 FRENCH WY LOT 148	KT HILLVIEW/PLAN 3F/2075SQ'	RES20-1765	SFD	O									0
	25363012	1957 EVEREST PL LOT 156	KT HILLVIEW/PLAN 2B-R INT/1890SQ'	RES20-1773	SFD	O									0
	25363019	1833 FRENCH WY LOT 163	KT HILLVIEW/PLAN 4AY-R/2209SQ'	RES20-1780	SFD	O									0
	25363020	1819 FRENCH WY LOT 164	KT HILLVIEW/PLAN 3C-R/2075SQ'	RES20-1781	SFD	O									0
	25363021	1805 FRENCH WY LOT 165	KT HILLVIEW/PLAN 2B/1890SQ'	RES20-1782	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	25363047	7020 DIAMOND AVE LOT 191	KT HILLVIEW/PLAN 3B/2075SQ'	RES20-2145	SFD	O									0
	25363046	7006 DIAMOND AVE LOT 190	KT HILLVIEW/PLAN 1C-R/1723SQ'	RES20-2166	SFD	O									0
	23313007	111 W HIGHLAND AVE	1198 SQFT MOBILE HOME ADU	RES21-0105	ADU	R									0
	21443005	286 W CLOVER RD	FIRE REBUILD-1562SQ' SFD, 366SQ' ADU & 1283SQ' DETACHED SHOP	RES21-0785	SFD	O									0
	25362055	3367 PAGEANT AVE	VILLAGE 7C LOT 123 PLAN 3B-ALT 2313SQ'	RES21-1558	SFD	O									0
	25362057	3373 PAGEANT AVE	VILLAGE 7C LOT 124 PLAN 2C-R 2094SQ'	RES21-1559	SFD	O									0
	25362043	5610 BARDWELL CT	VILLAGE 7C LOT 111 PLAN 3D 2313SQ'	RES21-1568	SFD	O									0
	25362044	5600 BARDWELL CT	VILLAGE 7C LOT 112 PLAN 2A-R 2094SQ'	RES21-1569	SFD	O									0
	23229031	1255 WILSON	ADDITION OF 676SQ' ADU	RES21-1581	ADU	R									0
	25361055	5816 MARKHAM CT	VILLAGE 7C LOT 55 PLAN 3A-ALT 2313SQ'	RES21-1627	SFD	O									0
	25361056	5806 MARKHAM CT	VILLAGE 7C LOT 56 PLAN 2D-R 2094SQ'	RES21-1628	SFD	O									0
	25366042	7347 DIAMOND AVE LOT 108	KT HILLVIEW/PLAN 3B-R/2075SQ'	RES21-2052	SFD	O									0
	25366043	7333 DIAMOND AVE LOT 109	KT HILLVIEW/PLAN 4B INT/2209SQ'	RES21-2053	SFD	O									0
	25366044	7319 DIAMOND AVE LOT 110	KT HILLVIEW/PLAN 2B INT/1890SQ'	RES21-2055	SFD	O									0
	25366045	7305 DIAMOND AVE LOT 111	KT HILLVIEW/PLAN 1F-R/1723SQ'	RES21-2056	SFD	O									0
	25366046	7291 DIAMOND AVE LOT 112	KT HILLVIEW/PLAN 3C/2075SQ'	RES21-2057	SFD	O									0
	25366036	1780 JADE PL LOT 102	KT HILLVIEW/PLAN 1F-R/1723SQ'	RES21-2059	SFD	O									0
	25366037	1788 JADE PL LOT 103	KT HILLVIEW/PLAN 3B/2075SQ'	RES21-2060	SFD	O									0
	25364059	1797 JADE PL LOT 210	KT HILLVIEW/PLAN 4B-R/2209SQ'	RES21-2061	SFD	O									0
	25364060	1789 JADE PL LOT 211	KT HILLVIEW/PLAN 1E/1723SQ'	RES21-2062	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	25364061	1781 JADE PL LOT 212	KT HILLVIEW/PLAN 2B-R INT/1890SQ'	RES21-2063	SFD	O									0
	25364062	1773 JADE PL LOT 213	KT HILLVIEW/PLAN 4A INT/2209SQ'	RES21-2064	SFD	O									0
	25364010	1757 JADE PL LOT 11	KT HILLVIEW/PLAN 1D/1723SQ'	RES21-2065	SFD	O									0
	25364011	1749 JADE PL LOT 12	KT HILLVIEW/PLAN 2A-R INT/1878SQ'	RES21-2066	SFD	O									0
	25366033	1756 JADE PL LOT 99	KT HILLVIEW/PLAN 1C/1723SQ'	RES21-2067	SFD	O									0
	25366034	1764 JADE PL LOT 100	KT HILLVIEW/PLAN 4B-R INT/2209SQ'	RES21-2068	SFD	O									0
	25366035	1772 JADE PL LOT 101	KT HILLVIEW/PLAN 3D/2075SQ'	RES21-2069	SFD	O									0
	25364063	1765 JADE PL LOT 214	KT HILLVIEW/PLAN 3C-R/2075SQ'	RES21-2070	SFD	O									0
	25364012	1741 JADE PL LOT 13	KT HILLVIEW/PLAN 4A INT/2209SQ'	RES21-2071	SFD	O									0
	25364013	1733 JADE PL LOT 14	KT HILLVIEW/PLAN 3E-R/2075SQ'	RES21-2072	SFD	O									0
	25364014	1725 JADE PL LOT 15	KT HILLVIEW/PLAN 1B/1723SQ'	RES21-2073	SFD	O									0
	25365050	1732 JADE PL	KT HILLVIEW/PLAN 2B-R INT/1890SQ'	RES21-2074	SFD	O									0
	25366031	1740 JADE PL LOT 97	KT HILLVIEW/PLAN 1F/1723SQ'	RES21-2075	SFD	O									0
	25366032	1748 JADE PL	KT HILLVIEW/PLAN 3A-R/2075SQ'	RES21-2076	SFD	O									0
	23341037	311 ACACIA ST	494 SQ FT ADU AND 148 SQ FT PERGOLA	RES21-2253	ADU	O									0
	25361065	5845 MARKHAM CT	VILLAGE 7C LOT 65 PLAN 2D 2094SQ'	RES21-2320	SFD	O									0
	25361066	5855 MARKHAM CT	VILLAGE 7C LOT 66 PLAN 1A 1867SQ'	RES21-2321	SFD	O									0
	25361061	5805 MARKHAM CT	VILLAGE 7C LOT 61 PLAN 2A 2094SQ'	RES21-2323	SFD	O									0
	25361062	5815 MARKHAM CT	VILLAGE 7C LOT 62PLAN 3D-R 2313SQ'	RES21-2324	SFD	O									0
	25361063	5825 MARKHAM CT	VILLAGE 7C LOT 63 PLAN 1C-R 1867SQ'	RES21-2326	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	25361064	5835 MARKHAM CT	VILLAGE 7C LOT 64 PLAN 3B-R 2313SQ'	RES21-2327	SFD	O									0
	25361057	5796 MARKHAM CT	VILLAGE 7C LOT 57PLAN 2C 2094SQ'	RES21-2328	SFD	O									0
	25361058	5786 MARKHAM CT	VILLAGE 7C LOT 58PLAN 1B 1867SQ'	RES21-2330	SFD	O									0
	25361059	5785 MARKHAM CT	VILLAGE 7C LOT 59 PLAN 1A-R 1867SQ'	RES21-2331	SFD	O									0
	25361060	5795 MARKHAM CT	VILLAGE 7C LOT 60 PLAN 3D-R 2313SQ'	RES21-2332	SFD	O									0
	25362041	5630 BARDWELL CT	VILLAGE 7C LOT 109 PLAN 3B 2313SQ'	RES21-2341	SFD	O									0
	25362042	5620 BARDWELL CT	VILLAGE 7C LOT 110 PLAN 1C 1867SQ'	RES21-2342	SFD	O									0
	25362040	5640 BARDWELL CT	VILLAGE 7C LOT 108 PLAN 2C-R 2094SQ'	RES21-2346	SFD	O									0
	24633050	120 CAIRO COURT LOT 1	LARKSPUR IV - 2441 SQ FT - ELEVATION H	RES21-2381	SFD	O									0
	24633050	130 CAIRO COURT LOT 2	LARKSPUR IV - 2441 SQ FT - ELEVATION A	RES21-2382	SFD	O									0
	24633050	140 CAIRO COURT LOT 3	LARKSPUR IV - 1883 SQ FT - ELEVATION D	RES21-2383	SFD	O									0
	24633050	150 CAIRO COURT LOT 4	LARKSPUR IV - 2441 SQ FT- ELEVATION H	RES21-2384	SFD	O									0
	24633055	160 DEBORD DRIVE LOT 5	LARKSPUR IV - 2441 SQ FT - ELEVATION A	RES21-2385	SFD	O									0
	24633056	170 DEBORD DRIVE LOT 6	LARKSPUR IV - 1883 SQ FT - ELEVATION A	RES21-2386	SFD	O									0
	24633057	180 DEBORD DRIVE LOT 7	LARKSPUR IV - 2441 SQ FT - ELEVATION H	RES21-2388	SFD	O									0
	24633058	190 DEBORD DRIVE LOT 8	LARKSPUR IV - 1883 SQ FT - ELEVATION D	RES21-2389	SFD	O									0
	24633059	200 DEBORD DRIVE LOT 9	LARKSPUR IV - 2441 SQ FT - ELEVATION A	RES21-2390	SFD	O									0
	24633060	210 DEBORD DRIVE LOT 10	LARKSPUR IV - 1883 SQ FT - ELEVATION A	RES21-2391	SFD	O									0
	24633061	220 DEBORD DRIVE LOT 11	LARKSPUR IV - 2441 SQ FT - ELEVATION H	RES21-2392	SFD	O									0
	24633062	230 DEBORD DRIVE LOT 12	LARKSPUR IV - 1883 SQ FT - ELEVATION D	RES21-2393	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	24633063	240 DEBORD DRIVE LOT 13	LARKSPUR IV - 2441 SQ FT - ELEVATION A	RES21-2394	SFD	O									0
	24631008	2110 BENTLEY LANE LOT 8	LARKSPUR I - 2441 SQ FT - ELEVATION A	RES21-2395	SFD	O									0
	25134031	3527 SINGH LN LOT 30	9A PARKLIN/PLAN 2E/2278SQ'	RES21-2398	SFD	O									0
	25134033	3539 SINGH LN LOT 31	9A PARKLIN/PLAN 4A-R/2688SQ'	RES21-2399	SFD	O									0
	25134036	3551 SINGH LN LOT 32	9A PARKLIN/PLAN 1E/2173SQ'	RES21-2400	SFD	O									0
	25134038	3563 SINGH LN LOT 33	9A PARKLIN/PLAN 3D/2477SQ'	RES21-2401	SFD	O									0
	25134039	5304 KUSNICK AVE LOT 34	9A PARKLIN/PLAN 1D-R/2173SQ'	RES21-2402	SFD	O									0
	25134040	5322 KUSNICK AVE LOT 35	9A PARKLIN/PLAN 4E/2688SQ'	RES21-2403	SFD	O									0
	25134041	5340 KUSNICK AVE LOT 36	9A PARKLIN/PLAN 2A-R/2278SQ'	RES21-2404	SFD	O									0
	25134042	5358 KUSNICK AVE LOT 37	9A PARKLIN/PLAN 3B/2477SQ'	RES21-2405	SFD	O									0
	25134026	3479 SINGH LN LOT 26	9A PARKLIN/PLAN 4B/2688SQ'	RES21-2408	SFD	O									0
	25134027	3491 SINGH LN LOT 27	9A PARKLIN/PLAN 1A-R/2173SQ'	RES21-2409	SFD	O									0
	25134028	3503 SINGH LN LOT 28	9A PARKLIN/PLAN 4D/2688SQ'	RES21-2410	SFD	O									0
	25134029	3515 SINGH LN LOT 29	9A PARKLIN/PLAN 3B-R/2477SQ'	RES21-2412	SFD	O									0
	25134043	5393 DUSTIN PL LOT 38	9A PARKLIN/PLAN 1B-R/2173SQ'	RES21-2413	SFD	O									0
	25134044	5375 DUSTIN PL LOT 39	9A PARKLIN/PLAN 2E/2278SQ'	RES21-2414	SFD	O									0
	25134045	5357 DUSTIN PL LOT 40	9A PARKLIN/PLAN 4D-R/2688SQ'	RES21-2415	SFD	O									0
	25134046	5339 DUSTIN PL LOT 41	9A PARKLIN/PLAN 3A/2477SQ'	RES21-2416	SFD	O									0
	25134047	5338 DUSTIN PL LOT 42	9A PARKLIN/PLAN 2E-R/2278SQ'	RES21-2417	SFD	O									0
	25134048	5356 DUSTIN PL LOT 43	9A PARKLIN/PLAN 1B/2173SQ'	RES21-2418	SFD	O									0
	25134049	5374 DUSTIN PL LOT 44	9A PARKLIN/PLAN 4A-R/2688SQ'	RES21-2419	SFD	O									0
	25134050	5392 DUSTIN PL LOT 45	9A PARKLIN/PLAN 3E/2477SQ'	RES21-2420	SFD	O									0
	25134022	5418 ARIEL LN LOT 22	9A PARKLIN/PLAN 2B/2278SQ'	RES21-2421	SFD	O									0
	25134023	5400 ARIEL LN LOT 23	9A PARKLIN/PLAN 1A/2173SQ'	RES21-2422	SFD	O									0
	25134024	3455 SINGH LN LOT 24	9A PARKLIN/PLAN 2D/2278SQ'	RES21-2423	SFD	O									0
	25134025	3467 SINGH LN LOT 25	9A PARKLIN/PLAN 3E-R/2477SQ'	RES21-2424	SFD	O									0
	25134055	3506 CORSICA ST LOT 50	9A PARKLIN/PLAN 3B-R/2477SQ'	RES21-2425	SFD	O									0
	25134056	3518 CORSICA ST LOT 51	9A PARKLIN/PLAN 4D-R/2688SQ'	RES21-2426	SFD	O									0
	25134057	3530 CORSICA ST LOT 52	9A PARKLIN/PLAN 1A/2173SQ'	RES21-2427	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	25134058	3542 CORSICA ST LOT 53	9A PARKLIN/PLAN 3D-R/2477SQ'	RES21-2428	SFD	O									0
	25134059	3554 CORSICA ST LOT 54	9A PARKLIN/PLAN 2D/2278SQ'	RES21-2429	SFD	O									0
	25134060	3566 CORSICA ST LOT 55	9A PARKLIN/PLAN 1E-R/2173SQ'	RES21-2430	SFD	O									0
	25134061	3578 CORSICA ST LOT 56	9A PARKLIN/PLAN 4B/2688SQ'	RES21-2431	SFD	O									0
	25134062	3590 CORSICA ST LOT 57	9A PARKLIN/PLAN 3A-R/2477SQ'	RES21-2432	SFD	O									0
	25134063	3602 CORSICA ST LOT 58	9A PARKLIN/PLAN 1D/2173SQ'	RES21-2433	SFD	O									0
	25134064	3614 CORSICA ST LOT 59	9A PARKLIN/PLAN 2B/2278SQ'	RES21-2434	SFD	O									0
	25134012	3522 BARTON ST LOT 12	9A PARKLIN/PLAN 3D/2477SQ'	RES21-2435	SFD	O									0
	25134013	5580 ARIEL LN LOT 13	9A PARKLIN/PLAN 2E/2278SQ'	RES21-2436	SFD	O									0
	25134014	5562 ARIEL LN LOT 14	9A PARKLIN/PLAN 1D/2173SQ'	RES21-2437	SFD	O									0
	25134015	5544 ARIEL LN	9A PARKLIN/PLAN 2A/2278SQ'	RES21-2438	SFD	O									0
	25134016	5526 ARIEL LN LOT 16	9A PARKLIN/PLAN 3E-R/2477SQ'	RES21-2439	SFD	O									0
	25134017	5508 ARIEL LN LOT 17	9A PARKLIN/PLAN 4D/2688SQ'	RES21-2440	SFD	O									0
	25134018	5490 ARIEL LN LOT 18	9A PARKLIN/PLAN 2B-R/2278SQ'	RES21-2441	SFD	O									0
	25134019	5472 ARIEL LN LOT 19	9A PARKLIN/PLAN 1E/2173SQ'	RES21-2442	SFD	O									0
	25134020	5454 ARIEL LN LOT 20	9A PARKLIN/PLAN 3A-R/2477SQ'	RES21-2443	SFD	O									0
	25134021	5436 ARIEL LN LOT 21	9A PARKLIN/PLAN 4E/2688SQ'	RES21-2444	SFD	O									0
	25134051	5471 ARIEL LN LOT 46	9A PARKLIN/PLAN 1D-R/2173SQ'	RES21-2445	SFD	O									0
	25134052	5453 ARIEL LN LOT 47	9A PARKLIN/PLAN 2A-R/2278SQ'	RES21-2446	SFD	O									0
	25134053	5435 ARIEL LN LOT 48	9A PARKLIN/PLAN 4B/2688SQ'	RES21-2447	SFD	O									0
	25134054	5417 ARIEL LN LOT 49	9A PARKLIN/PLAN 3D/2477SQ'	RES21-2448	SFD	O									0
	25135005	5359 KUSNICK AVE LOT 74	9B SUNHAVEN/PLAN 3B-R/3269SQ'	RES21-2477	SFD	O									0
	25135006	5341 KUSNICK AVE LOT 75	9B SUNHAVEN/PLAN 1F/2502SQ'	RES21-2478	SFD	O									0
	25135007	5323 KUSNICK AVE LOT 76	9B SUNHAVEN/PLAN 4B-R/3543SQ'	RES21-2479	SFD	O									0
	25135008	5305 KUSNICK AVE LOT 77	9B SUNHAVEN/PLAN 2C/3196SQ'	RES21-2481	SFD	O									0
	25135009	3575 SINGH LN LOT 78	9B SUNHAVEN/PLAN 2A-R/3196SQ'	RES21-2482	SFD	O									0
	25135010	3587 SINGH LN LOT 79	9B SUNHAVEN/PLAN 1F/2502SQ'	RES21-2483	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	25135011	3599 SINGH LN LOT 80	9B SUNHAVEN/PLAN 4C-R/3543SQ'	RES21-2484	SFD	O									0
	25135012	3611 SINGH LN LOT 81	9B SUNHAVEN/PLAN 3A/3269SQ'	RES21-2485	SFD	O									0
	25135013	3623 SINGH LN LOT 82	9B SUNHAVEN/PLAN 4A-R/3543SQ'	RES21-2486	SFD	O									0
	25135014	3635 SINGH LN LOT 83	9B SUNHAVEN/PLAN 2B/3196SQ'	RES21-2487	SFD	O									0
	25135015	3647 SINGH LN LOT 84	9B SUNHAVEN/PLAN 1C-R/2502SQ'	RES21-2488	SFD	O									0
	25135016	3659 SINGH LN LOT 85	9B SUNHAVEN/PLAN 4A/3543SQ'	RES21-2490	SFD	O									0
	25135040	5378 GATLIN DR LOT 109	9B SUNHAVEN/PLAN 1C/2502SQ'	RES21-2491	SFD	O									0
	25135041	5360 GATLIN DR LOT 110	9B SUNHAVEN/PLAN 4B-R/3543SQ'	RES21-2492	SFD	O									0
	25135042	5342 GATLIN DR LOT 111	9B SUNHAVEN/PLAN 2F/3196SQ'	RES21-2494	SFD	O									0
	25135043	5324 GATLIN DR LOT 112	9B SUNHAVEN/PLAN 3A-R/3269SQ'	RES21-2495	SFD	O									0
	25135044	5306 GATLIN DR LOT 113	9B SUNHAVEN/PLAN 1B-R/2502SQ'	RES21-2496	SFD	O									0
	25135047	3660 SINGH LN LOT 114	9B SUNHAVEN/PLAN 2C-R/3196SQ'	RES21-2497	SFD	O									0
	25135048	5343 GATLIN DR LOT 115	9B SUNHAVEN/PLAN 4A/3543SQ'	RES21-2498	SFD	O									0
	25135049	5361 GATLIN DR LOT 116	9B SUNHAVEN/PLAN 3B/3269SQ'	RES21-2500	SFD	O									0
	25135050	5379 GATLIN DR LOT 117	9B SUNHAVEN/PLAN 2A-R/3196SQ'	RES21-2501	SFD	O									0
	25135033	3714 BARTON ST LOT 102	9B SUNHAVEN/PLAN 4B-R/3543SQ'	RES21-2502	SFD	O									0
	25135034	3702 BARTON ST LOT 103	9B SUNHAVEN/PLAN 3C/3269SQ'	RES21-2503	SFD	O									0
	25135035	3690 BARTON ST LOT 104	9B SUNHAVEN/PLAN 2F/3196SQ'	RES21-2505	SFD	O									0
	25135036	3678 BARTON ST LOT 105	9B SUNHAVEN/PLAN 3F-R/3269SQ'	RES21-2506	SFD	O									0
	25135037	3666 BARTON ST LOT 106	9B SUNHAVEN/PLAN 1C-R/2502SQ'	RES21-2507	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	25135038	5414 GATLIN DR LOT 107	9B SUNHAVEN/PLAN 2B/3196SQ'	RES21-2508	SFD	O									0
	25135039	5396 GATLIN DR LOT 108	9B SUNHAVEN/PLAN 3F-R/3269SQ'	RES21-2509	SFD	O									0
	25135051	5397 GATLIN DR LOT 118	9B SUNHAVEN/PLAN 4C/3543SQ'	RES21-2510	SFD	O									0
	25135052	5415 GATLIN DR LOT 119	9B SUNHAVEN/PLAN 1A-R/2502SQ'	RES21-2511	SFD	O									0
	25135027	3786 BARTON ST LOT 96	9B SUNHAVEN/PLAN 2B-R/3196SQ'	RES21-2512	SFD	O									0
	25135028	3774 BARTON ST LOT 97	9B SUNHAVEN/PLAN 1A/2502SQ'	RES21-2514	SFD	O									0
	25135029	3762 BARTON ST LOT 98	9B SUNHAVEN/PLAN 3F-R/3269SQ'	RES21-2515	SFD	O									0
	25135030	3750 BARTON ST	9B SUNHAVEN/PLAN 1B/2502SQ'	RES21-2516	SFD	O									0
	25135031	3738 BARTON ST LOT 100	9B SUNHAVEN/PLAN 4F-R/3543SQ'	RES21-2517	SFD	O									0
	25135032	3726 BARTON ST	9B SUNHAVEN/PLAN 2A/3196SQ'	RES21-2518	SFD	O									0
	25135053	5348 HINTON DR LOT 120	9B SUNHAVEN/PLAN 3B/3269SQ'	RES21-2519	SFD	O									0
	25135054	5330 HINTON DR LOT 121	9B SUNHAVEN/PLAN 4C-R/3543SQ'	RES21-2520	SFD	O									0
	25135065	5329 HINTON DR LOT 128	9B SUNHAVEN/PLAN 1F/2502SQ'	RES21-2521	SFD	O									0
	25135066	5347 HINTON DR LOT 129	9B SUNHAVEN/PLAN 2C-R/3196SQ'	RES21-2523	SFD	O									0
	25135055	5312 HINTON DR LOT 122	9B SUNHAVEN/PLAN 2F/3196SQ'	RES21-2529	SFD	O									0
	25135056	5294 HINTON DR LOT 123	9B SUNHAVEN/PLAN 1C-R/2502SQ'	RES21-2530	SFD	O									0
	25135058	5276 HINTON DR	9B SUNHAVEN/PLAN 4A/3543SQ'	RES21-2531	SFD	O									0
	25135060	5258 HINTON DR LOT 125	9B SUNHAVEN/PLAN 3A-R/3269SQ'	RES21-2532	SFD	O									0
	25135061	3720 SINGH LN LOT 126	9B SUNHAVEN/PLAN 3C-R/3269SQ'	RES21-2534	SFD	O									0
	25135064	5311 HINTON DR LOT 127	9B SUNHAVEN/PLAN 4B/3543SQ'	RES21-2535	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	21440016	3074 HOLLY Unit C & D	2 573SQ' ADUs & 330SQ' GARAGE CONNECTING 2 SFDs TO DUPLEX	RES21-2815	ADU	R									0
	23508209	213 W SOUTH ST	1,000 SQ FT SINGLE FAMILY RESIDENCE	RES21-2818	SFD	O									0
	23512008	215 E THIRD	1242 SQ FT SINGLE FAMILY DWELLING	RES21-2820	SFD	O									0
	24017020	1152 MARIE ANTONETTE CT	CONVERT (E) GARAGE TO 410 SQ FT JADU	RES21-3003	ADU	O									0
	24829055	2881 PEBBLEBROOKE LOT 55	3,734 SQ FT SINGLE FAMILY HOME	RES21-3073	SFD	O									0
	25136039	3747 JUNEFIELD AVENUE LOT 39	1F-GREENWOOD VILLAGE 10C/PLAN 1D-R/2452SF	RES21-3282	SFD	O									0
	25136040	3759 JUNEFIELD ST LOT 40	GREENWOOD VILLAGE 10C/PLAN 3B/2700SF	RES21-3283	SFD	O									0
	25136005	3838 NEEDHAM ST LOT 5	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN	RES21-3313	SFD	O									0
	25136006	3850 NEEDHAM STREET LOT 6	GREENWOOD VILLAGE 10C/PLAN 1B-R/2452SF	RES21-3314	SFD	O									0
	25136007	3862 NEEDHAM ST LOT 7	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF	RES21-3315	SFD	O									0
	25136008	3874 NEEDHAM STREET LOT 8	GREENWOOD VILLAGE 10C/PLAN 2C-R/2580SQSF	RES21-3316	SFD	O									0
	25136009	3886 NEEDHAM STREET LOT 9	GREENWOOD VILLAGE 10C/PLAN 3D/2700SF	RES21-3317	SFD	O									0
	25136010	3898 NEEDHAM STREET LOT 10	GREENWOOD VILLAGE 10C/PLAN 4B-R/2869SQSF/NEXT GEN	RES21-3318	SFD	O									0
	25136011	3910 NEEDHAM STREET LOT 11	GREENWOOD VILLAGE 10C/PLAN 2A/2580SQSF	RES21-3319	SFD	O									0
	25136012	3922 NEEDHAM STREET LOT 12	GREENWOOD VILLAGE 10C/PLAN 1E-R/2452SF	RES21-3320	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below				0			0	0	0	0	0	0	0		0
	25136029	5460 POSNER AVE LOT 29	GREENWOOD VILLAGE 10C/PLAN 4C-R/2869SQSF/NEXT GEN	RES21-3331	SFD	O									0
	25136030	5478 POSNER AVENUE	GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF	RES21-3332	SFD	O									0
	25136031	5496 POSNER AVENUE	GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF	RES21-3333	SFD	O									0
	25136032	5514 POSNER AVE LOT 32	GREENWOOD VILLAGE 10C/PLAN 1A-R/2452SF	RES21-3334	SFD	O									0
	25136033	5548 POSNER AVENUE LOT 33	GREENWOOD VILLAGE 10C/PLAN 4E-R/2869SQSF/NEXT GEN	RES21-3335	SFD	O									0
	25136033	5566 POSNER AV LOT 34	GREENWOOD VILLAGE 10C/PLAN 1C-R/2452SF	RES21-3336	SFD	O									0
	25136035	5584 POSNER AVE	GREENWOOD VILLAGE 10C/PLAN 2B/2580SQSF	RES21-3337	SFD	O									0
	25136041	3771 JUNEFIELD ST LOT 41	GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT GEN	RES21-3338	SFD	O									0
	25136042	3783 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 1C/2452SF	RES21-3339	SFD	O									0
	25136043	3795 JUNEFIELD PL LOT 43	GREENWOOD VILLAGE 10C/PLAN 2B/2580SQSF	RES21-3341	SFD	O									0
	25136044	3807 JUNEFIELD ST LOT 44	GREENWOOD VILLAGE 10C/PLAN 3C-R/2700SF	RES21-3342	SFD	O									0
	25136045	3819 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN	RES21-3343	SFD	O									0
	25136046	5441 POSNER AVE LOT 46	GREENWOOD VILLAGE 10C/PLAN 1D-R/2452SF	RES21-3344	SFD	O									0
	25136047	5459 POSNER AVE LOT 47	GREENWOOD VILLAGE 10C/PLAN 3E/2700SF	RES21-3345	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	25136048	5477 POSNER AVENUE	GREENWOOD VILLAGE 10C/PLAN 1E/2452SF	RES21-3346	SFD	O									0
	25136049	5495 POSNER AV LOT 49	GREENWOOD VILLAGE 10C/PLAN 2C/2580SQSF	RES21-3347	SFD	O									0
	25136050	5513 POSNER AVENUE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN	RES21-3348	SFD	O									0
	25136051	5531 POSNER AVENUE LOT 51	GREENWOOD VILLAGE 10C/PLAN 1B/2452SF	RES21-3349	SFD	O									0
	25136052	5549 POSNER AVE LOT 52	GREENWOOD VILLAGE 10C/PLAN 2D/2580SQSF	RES21-3350	SFD	O									0
	25136053	5567 POSNER AVE LOT 53	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF	RES21-3351	SFD	O									0
	25136054	5585 POSNER AV LOT 54	GREENWOOD VILLAGE 10C/PLAN 4C-R/2869SQSF/NEXT GEN	RES21-3352	SFD	O									0
	25138001	3934 NEEDHAM ST LOT 1	FAIRGROVE VILLAGE 11/PLAN 3A/2287SF	RES21-3374	SFD	O									0
	25138002	3946 NEEDHAM ST LOT 2	FAIRGROVE VILLAGE 11/PLAN 4E-R/2416SF	RES21-3376	SFD	O									0
	25138003	3958 NEEDHAM ST LOT 3	FAIRGROVE VILLAGE 11/PLAN 2D/2140SF	RES21-3377	SFD	O									0
	25138004	3970 NEEDHAM ST LOT 4	FAIRGROVE VILLAGE 11/PLAN 1A-R/1945SF	RES21-3379	SFD	O									0
	25138005	3982 NEEDHAM ST LOT 5	FAIRGROVE VILLAGE 11/PLAN 3D/2287SF	RES21-3385	SFD	O									0
	25138006	3994 NEEDHAM STREET LOT	FAIRGROVE VILLAGE 11/PLAN 4A/2416SF	RES21-3386	SFD	O									0
	25138007	5461 SANTINI LN LOT 7	FAIRGROVE VILLAGE 11/PLAN 1E/1945SF	RES21-3387	SFD	O									0
	25138008	5443 SANTINI LN LOT 8	FAIRGROVE VILLAGE 11/PLAN 2A/2140SF	RES21-3388	SFD	O									0
	25138009	5425 SANTINI LN LOT 9	FAIRGROVE VILLAGE 11/PLAN 3E/2287SF	RES21-3390	SFD	O									0
	25138010	5407 SANTINI LANE LOT 10	FAIRGROVE VILLAGE 11/PLAN 4D/2416SF	RES21-3391	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	25138011	5389 SANTINI LANE LOT 11	FAIRGROVE VILLAGE 11/PLAN 1C/1945SF	RES21-3392	SFD	O									0
	25138012	5371 SANTINI LN LOT 12	FAIRGROVE VILLAGE 11/PLAN 2E/2140SF	RES21-3393	SFD	O									0
	25138013	5353 SANTINI LN LOT 13	FAIRGROVE VILLAGE 11/PLAN 3C/2287SF	RES21-3394	SFD	O									0
	25138014	3889 TELLURIDE ST LOT 14	FAIRGROVE VILLAGE 11/PLAN 2E-R/2140SF	RES21-3395	SFD	O									0
	25138015	3877 TELLURIDE AV LOT 15	FAIRGROVE VILLAGE 11/PLAN 1D-R/1945SF	RES21-3396	SFD	O									0
	25138016	3865 TELLURIDE ST LOT 16	FAIRGROVE VILLAGE 11/PLAN 3B/2287SF	RES21-3397	SFD	O									0
	25138019	3829 TELLURIDE AVENUE LOT 19	FAIRGROVE VILLAGE 11/PLAN 1B-R/1945SF MODEL HOME	RES21-3401	SFD	O									0
	25138020	3817 TELLURIDE AVENUE LOT 20	FAIRGROVE VILLAGE 11/PLAN 3D/2287SF MODEL HOME	RES21-3402	SFD	O									0
	25138027	3876 TELLURIDE ST LOT 27	FAIRGROVE VILLAGE 11/PLAN 4A/2416SF	RES21-3409	SFD	O									0
	25138028	3915 RENTON PL LOT 28	F1-FAIRGROVE VILLAGE 11/PLAN 3A-R/2287SF	RES21-3411	SFD	O									0
	25138029	3903 RENTON PL LOT 29	F1-FAIRGROVE VILLAGE 11/PLAN 2C/2140SF	RES21-3412	SFD	O									0
	25138030	3891 RENTON PL	1F-FAIRGROVE VILLAGE 11/PLAN 4B-R/2416SF	RES21-3414	SFD	O									0
	25138031	3879 RENTON PL LOT 31	1F - FAIRGROVE VILLAGE 11/PLAN 3C/2287SF	RES21-3415	SFD	O									0
	25138032	3867 RENTON PL	FAIRGROVE VILLAGE 11/PLAN 1B-R/1945SF	RES21-3416	SFD	O									0
	25138033	3855 RENTON PL	FAIRGROVE VILLAGE 11/PLAN 2A/2140SF	RES21-3417	SFD	O									0
	25138034	3854 RENTON PL	FAIRGROVE VILLAGE 11/PLAN 4C-R/2416SF	RES21-3418	SFD	O									0
	25138035	3866 RENTON PL	FAIRGROVE VILLAGE 11/PLAN 3E/2287SF	RES21-3419	SFD	O									0
	25138036	3878 RENTON PL LOT 36	1F-FAIRGROVE VILLAGE 11/PLAN 2D-R/2140SF	RES21-3420	SFD	O									0
	25138037	3890 RENTON PL LOT 37	1F-FAIRGROVE VILLAGE 11/PLAN 1D/1945SF	RES21-3421	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	25138038	3902 RENTON PL LOT 38	F1 - FAIRGROVE VILLAGE 11/PLAN 3B-R/2287SF	RES21-3422	SFD	O									0
	25138039	3914 RENTON PL LOT 39	F1-FAIRGROVE VILLAGE 11/PLAN 1A/1945SF	RES21-3423	SFD	O									0
	25138040	3993 NEEDHAM ST LOT 40	FAIRGROVE VILLAGE 11/PLAN 4B-R/2416SF	RES21-3424	SFD	O									0
	25138041	3981 NEEDHAM ST LOT 41	FAIRGROVE VILLAGE 11/PLAN 2E/2140SF	RES21-3425	SFD	O									0
	25138042	3969 NEEDHAM ST LOT 42	FAIRGROVE VILLAGE 11/PLAN 4D-R/2416SF	RES21-3426	SFD	O									0
	25138043	3957 NEEDHAM ST LOT 43	FAIRGROVE VILLAGE 11/PLAN 3E/2287SF	RES21-3427	SFD	O									0
	25138044	3945 NEEDHAM STREET LOT 44	FAIRGROVE VILLAGE 11/PLAN 2C-R/2140SF	RES21-3428	SFD	O									0
	25138045	3933 NEEDHAM ST LOT 45	FAIRGROVE VILLAGE 11/PLAN 1E/1945SF	RES21-3429	SFD	O									0
	23513043	4 S CENTRAL AV	GARAGE CONVERSION TO 497 SQ FT ADU ONE BED ONE BATH	RES22-0036	ADU	O									0
	24084030	3062 NEIL JEROME DRIVE LOT 161	HARTWELL/PLAN 12B-R/3914 SQFT W/ CA ROOM MULTI-GEN SUITE	RES22-0338	SFD	O									0
	24082021	3113 NEIL JEROME DRIVE LOT 175	TOWNSEND/PLAN 4A-R/2587 SQ' W/ CA ROOM	RES22-0385	SFD	O									0
	24609016	2031 VILLAGE DR	CODE CASE: GARAGE CONVERSION TO 528 SQ' ADU	RES22-0422	ADU	O									0
	23208210	1860 ALEGRE DR	GARAGE CONVERSION TO 486 SQ FT ADU	RES22-0527	ADU	O									0
	24082059	3028 ELLIS TOWN DRIVE LOT 213	TOWNSEND/PLAN 2C/2246 SQ'	RES22-0547	SFD	O									0
	24082061	3038 ELLIS TOWN DRIVE LOT 215	TOWNSEND/PLAN 3D/2411 SQ' W/ CA ROOM	RES22-0549	SFD	O									0
	24082026	3063 NEIL JEROME DR LOT 180	TOWNSEND/PLAN 4D-R/3260 SQ' W/ 2/1 BAY GARAGE, MULTI & CA RM	RES22-0635	SFD	O									0
	24082030	3023 NEIL JEROME DRIVE LOT 184	TOWNSEND/PLAN 2B-R/2919 SQ' CA ROOM, MULTIGEN, 2/1BAY GARAGE	RES22-0640	SFD	O									0
	24082031	3013 NEIL JEROME DRIVE LOT 185	TOWNSEND/PLAN 1A/2107 SQ' W/ CA ROOM	RES22-0641	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	24082032	3003 NEIL JEROME DRIVE LOT 186	TOWNSEND/PLAN 2B-R/2246 SQ' W/ CA ROOM	RES22-0642	SFD	O									0
	24082033	2993 NEIL JEROME DRIVE LOT 187	TOWNSEND/PLAN 4E/3260 SQ' W/ 2/1 BAY GARAGE, MULTI & CA RM	RES22-0643	SFD	O									0
	24082034	2983 NEIL JEROME DRIVE LOT 188	TOWNSEND/PLAN 1D-R/2780 SQ' W/ 2/1 BAY GRGE & MULTIG & CA RM	RES22-0644	SFD	O									0
	24082035	2973 NEIL JEROME DRIVE LOT 189	TOWNSEND/PLAN 2B/2246 SQ'	RES22-0645	SFD	O									0
	24082036	2963 NEIL JEROME DRIVE LOT 190	TOWNSEND/PLAN 3D-R/2411 SQ'	RES22-0646	SFD	O									0
	24082037	2953 NEIL JEROME DRIVE LOT 191	TOWNSEND/PLAN 4D/2587SQ' W/ CA ROOM	RES22-0647	SFD	O									0
	24082038	2943 NEIL JEROME DRIVE LOT 192	TOWNSEND/PLAN 3B-R/2880 SQ' W/ MULTIGEN	RES22-0648	SFD	O									0
	24082039	2933 NEIL JEROME DRIVE LOT 193	TOWNSEND/PLAN 1A/2780 SQ' W/ 2/1 BAY GARAGE & MULTIGEN	RES22-0649	SFD	O									0
	24082040	2923 NEIL JEROME DRIVE LOT 194	TOWNSEND/PLAN 2C/2246 SQ' W/ CA ROOM	RES22-0650	SFD	O									0
	23502519	580 W TENTH ST	GARAGE CONVERSION TO 580 SQ FT ADU	RES22-0694	ADU	R									0
	24082001	3061 RIO GRANDE DR LOT 138	KINBRIDGE/PLAN 7B-R/3007 SQ FT W/ CA RM, BONUS RM @ 2ND FL	RES22-0775	SFD	O									0
	24082002	3051 RIO GRANDE DR LOT 139	KINBRIDGE/PLAN 6C/2611 SQ FT W/ CA ROOM	RES22-0776	SFD	O									0
	24082003	3041 RIO GRANDE DR LOT 140	KINBRIDGE/PLAN 5A-R/2382 SQ FT W/ CA ROOM	RES22-0777	SFD	O									0
	24082004	3031 RIO GRANDE DR LOT 141	KINBRIDGE/PLAN 8B/2894 SQ FT W/ CA RM, MULTIGEN & LOFT	RES22-0779	SFD	O									0
	24082005	3021 RIO GRANDE DR LOT 142	KINBRIDGE/PLAN 7A-R/3007 SQ FT W/ CA RM, BONUS RM @ 2ND FL	RES22-0780	SFD	O									0
	24082007	3001 RIO GRANDE DR LOT 144	KINBRIDGE/PLAN 5B-R/2628 SQ FT W/ CA ROOM & 5TH BEDROOM	RES22-0782	SFD	O									0
	24082010	2971 RIO GRANDE DR LOT 147	KINBRIDGE/PLAN 6A-R/2611 SQ FT W/ CA ROOM	RES22-0785	SFD	O									0
	23308415	1350 N BESSIE AV	GARAGE CONVERSION TO 600' ADU	RES22-0850	ADU	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	24403015	3450 CORRAL HOLLOW	NEW 1,183SQ' MANUFACTURED ADU	RES22-0895	ADU	O									0
	24082041	2938 ELLIS TOWN DR LOT 195	TOWNSEND/PLAN 2A-R/2919 SQ' W/ CA ROOM & MULTI-GEN	RES22-1070	SFD	O									0
	24082042	2944 ELLIS TOWN DR LOT 196	TOWNSEND/PLAN 3B-R/3084 SQ' W/ 2BAY/1BAY MULTIGEN & CA ROOM	RES22-1083	SFD	O									0
	24082043	2948 ELLIS TOWN DR LOT 197	TOWNSEND/PLAN 4D/3260 SQ' W/ CA ROOM AT 3BAY, MULTIGEN	RES22-1085	SFD	O									0
	24082044	2954 ELLIS TOWN DR LOT 198	TOWNSEND/PLAN 1D-R/2780 SQ' W/ CA ROOM W/ MULTI-GEN	RES22-1086	SFD	O									0
	24082045	2958 ELLIS TOWN DR LOT 199	TOWNSEND/PLAN 4A/2587 SQ'	RES22-1087	SFD	O									0
	24082046	2964 ELLIS TOWN DR LOT 200	TOWNSEND/PLAN 3B-R/2411 SQ' W/ CA ROOM	RES22-1088	SFD	O									0
	24082047	2968 ELLIS TOWN DR LOT 201	TOWNSEND/PLAN 2C/2919 SQ' W/ MULTIGEN AT 2BAY/1BAY	RES22-1089	SFD	O									0
	24082048	2974 ELLIS TOWN DR LOT 202	TOWNSEND/PLAN 1A-R/2780 SQ' W/ MULTIGEN AT 2BAY/1BAY	RES22-1090	SFD	O									0
	24082049	2978 ELLIS TOWN DR LOT 203	TOWNSEND/PLAN 3D/3084 SQ' W/ CA ROOM, MULTIGEN	RES22-1091	SFD	O									0
	24082050	2984 ELLIS TOWN DR LOT 204	TOWNSEND/PLAN 2B-R/2919SQ' W/ CA ROOM & MULTI-GEN	RES22-1092	SFD	O									0
	24082051	2988 ELLIS TOWN DR LOT 205	TOWNSEND/PLAN 4E/3056 SQ' W/ MUTLIGEN AT 2BAY	RES22-1095	SFD	O									0
	24081007	3128 JAKE ST LOT 50	HARTWELL/PLAN 10B/3774 SQFT W/ MULTIGEN	RES22-1311	SFD	O									0
	24081008	3138 JAKE ST LOT 51	HARTWELL/PLAN 11C-R/3564SQFT W/ CA RM W/OPT DECK & MULTI-GEN	RES22-1312	SFD	O									0
	24081009	3148 JAKE ST LOT 52	HARTWELL/PLAN 12B/3914 SQFT W/ OPT CA RM, DECK, MULTIGEN	RES22-1313	SFD	O									0
	24081010	3158 JAKE ST LOT 53	HARTWELL/PLAN 9C-R/3034 SQFT W/ OPT 2ND FLOOR	RES22-1314	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	24081051	3159 JAKE ST LOT 109	HARTWELL/PLAN 12A/3914 SQFT W/ OPT CA RM, MULTIGEN	RES22-1315	SFD	O									0
	24081055	3110 RIO GRANDE DR LOT 113	HARTWELL/PLAN 12B/3733 SQFT W/ CA ROOM W/ DECK	RES22-1316	SFD	O									0
	24081001	4398 TURNER AVE LOT 44	KINBRIDGE/PLAN 6A-R/2611 SQ FT W/ CA ROOM & LOFT @ 2ND FL	RES22-1360	SFD	O									0
	24081002	4418 TURNER AVE LOT 45	KINBRIDGE/PLAN 5B/2382 SQ FT W/ CA ROOM	RES22-1361	SFD	O									0
	24081003	4438 TURNER AVE LOT 46	KINBRIDGE/PLAN 6C-R/2611 SQ FT W/ CA ROOM	RES22-1362	SFD	O									0
	24081004	4458 TURNER AVE LOT 47	KINBRIDGE/PLAN 7B/3007 SQ FT W/ CA RM, BONUS RM @ 2ND FL	RES22-1363	SFD	O									0
	24081005	3108 JAKE ST LOT 48	KINBRIDGE/PLAN 8A-R/2894SQ FT W/ CA RM, LOFT @ 2 FL	RES22-1364	SFD	O									0
	24081006	3118 JAKE ST LOT 49	KINBRIDGE/PLAN 5D/2382 SQ FT W/ CA ROOM	RES22-1365	SFD	O									0
	24081052	3149 JAKE ST LOT 110	KINBRIDGE/PLAN 7A/3007 SQ FT W/ CA RM, BONUS RM @ 2ND FL	RES22-1366	SFD	O									0
	24081053	3139 JAKE ST LOT 111	KINBRIDGE/PLAN 6B-R/2611 SQFT	RES22-1367	SFD	O									0
	24081054	3129 JAKE ST LOT 112	KINBRIDGE/PLAN 5A/2382 SQ FT W/ CA ROOM	RES22-1369	SFD	O									0
	24081011	3168 JAKE ST LOT 54	HARTWELL/PLAN 10A/3231 SQFT W/CA ROOM	RES22-1455	SFD	O									0
	24081012	3178 JAKE ST LOT 55	HARTWELL/PLAN 11-R/3376' FT W/MULTI GEN & CA ROOM	RES22-1456	SFD	O									0
	24081013	3188 JAKE ST LOT 56	HARTWELL/PLAN 12B/3733 SQFT W/ CA ROOM	RES22-1457	SFD	O									0
	24081014	3198 JAKE ST LOT 57	HARTWELL/PLAN 9A-R/2297 SQFT W/ CA ROOM	RES22-1458	SFD	O									0
	24081015	3208 JAKE ST LOT 58	HARTWELL/PLAN 10B/3774 SQ' W/ CA ROOM & MULTI GEN	RES22-1459	SFD	O									0
	24081016	3218 JAKE ST LOT 59	HARTWELL/PLAN 12A-R/3914 SQFT W/ CA ROOM & MULTI GEN	RES22-1460	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	24081017	3228 JAKE ST LOT 60	HARTWELL/PLAN 11C/3376 SQ FT W/ CA ROOM	RES22-1461	SFD	O									0
	24081018	3238 JAKE ST LOT 61	KINBRIDGE/PLAN 6A/2611 SQFT/OPT CA ROOM	RES22-1462	SFD	O									0
	24081043	3239 JAKE ST LOT 101	HARTWELL/PLAN 12A/3914SQFT/OPT MULTIGEN/OPT CA ROOM	RES22-1463	SFD	O									0
	24081044	3229 JAKE LOT 102	HARTWELL/PLAN 11A-R/3564 SQ FT/MULITGEN/OPT CA ROOM	RES22-1464	SFD	O									0
	24081045	3219 JAKE ST LOT 103	HARTWELL/PLAN 9C/3034 SQFT/OPT SECOND FLOOR/OPT CA ROOM	RES22-1465	SFD	O									0
	24081046	3209 JAKE ST LOT 104	HARTWELL/PLAN 10A-R/3774 SQFT/MULTIGEN/OPT CA ROOM	RES22-1466	SFD	O									0
	24081047	3199 JAKE ST LOT 105	HARTWELL/PLAN 11C/3564 SQ FT/MULTIGEN/OPT CA ROOM	RES22-1467	SFD	O									0
	24081048	3189 JAKE ST LOT 106	HARTWELL/PLAN 12A-R/3914 SQFT/MULTIGEN/CA ROOM	RES22-1468	SFD	O									0
	24081049	3179 JAKE LOT 107	HARTWELL/PLAN 10C/3774SQFT/MULTIGEN/CA ROOM	RES22-1469	SFD	O									0
	24081050	3169 JAKE ST LOT 108	HARTWELL/PLAN 11A-R/3564 SQ FT/MULTIGEN/CA ROOM	RES22-1470	SFD	O									0
	24081019	3248 JAKE ST LOT 62	KINBRIDGE/PLAN 7D-R/2717 SQ FT/OPT CA ROOM	RES22-1480	SFD	O									0
	24081020	3258 JAKE ST LOT 63	KINBRIDGE/PLAN 8C/2894 SQ FT/OPT CA ROOM	RES22-1481	SFD	O									0
	24081021	3268 JAKE ST LOT 64	KINBRIDGE/PLAN 5B-R/2382 SQ FT/OPT CA ROOM	RES22-1482	SFD	O									0
	24081034	4243 RANDA WAY LOT 88	KINBRIDGE/PLAN 7A-R/2717 SQ FT	RES22-1483	SFD	O									0
	24081035	4223 RANDA WAY LOT 89	KINBRIDGE/PLAN 5B-R/2382 SQ FT/OPT CA ROOM	RES22-1484	SFD	O									0
	24081036	4203 RANDA WAY LOT 90	KINBRIDGE/PLAN 6A/2611 SQFT/OPT CA ROOM	RES22-1485	SFD	O									0
	24081037	4183 RANDA WAY LOT 91	KINBRIDGE/PLAN 7D-R/2717 SQ FT/OPT CA ROOM	RES22-1486	SFD	O									0
	24084012	4163 RANDA WAY LOT 92	KINBRIDGE/PLAN 8C-R/2894 SQ FT/OPT CA ROOM	RES22-1487	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	24081038	4162 RANDA WAY LOT 96	KINBRIDGE/PLAN 8B-R/2894 SQ FT/OPT CA ROOM	RES22-1488	SFD	O									0
	24081039	4182 RANDA WAY LOT 97	KINBRIDGE/PLAN 7A/2717 SQ FT	RES22-1489	SFD	O									0
	24081040	4202 RANDA WAY LOT 98	KINBRIDGE/PLAN 5A/2382 SQ FT W/ CA ROOM	RES22-1490	SFD	O									0
	24081041	4222 RANDA WAY LOT 99	KINBRIDGE/PLAN 6B-R/2611 SQFT/OPT CA ROOM	RES22-1491	SFD	O									0
	24081042	4242 RANDA WAY LOT 100	KINBRIDGE/PLAN 8B/2894 SQ FT/OPT CA ROOM	RES22-1492	SFD	O									0
	24081056	3120 RIO GRANDE DR LOT 114	F1 HARTWELL/PLAN 9A-R/OPT SECOND FLOOR/3034 SQFT/OPT CA ROOM	RES22-1519	SFD	O									0
	24081057	3130 RIO GRANDE DR LOT 115	F1 - HARTWELL/PLAN 10C/3231SQFT/OPT CA ROOM	RES22-1520	SFD	O									0
	24081058	3140 RIO GRANDE DR LOT 116	F1 - HARTWELL/PLAN 11B-R/3564 SQ FT/OPT CA ROOM/OPT MULTIGEN	RES22-1521	SFD	O									0
	24081059	3150 RIO GRANDE DR LOT 117	F1 - HARTWELL/PLAN 12C/3914 SQFT/OPT CA ROOM/OPT MULTIGEN	RES22-1522	SFD	O									0
	24081060	3160 RIO GRANDE DR LOT 118	F1- HARTWELL/PLAN 9A-R/3034 SQFT/OPT SECOND FLOOR/OPT CA ROO	RES22-1523	SFD	O									0
	24081061	3170 RIO GRANDE DR LOT 119	1F- HARTWELL/PLAN 10A/3774 SQFT/MULTIGEN/CA ROOM	RES22-1524	SFD	O									0
	24081062	3180 RIO GRANDE DR LOT 120	1F - HARTWELL/PLAN 11C-R/3564SQ FT/MULTIGEN/CA ROOM	RES22-1525	SFD	O									0
	24081063	3190 RIO GRANDE DR LOT 121	1F - HARTWELL/PLAN 12A/3914 SQFT/MULTIGEN/CA ROOM	RES22-1526	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	24081064	3200 RIO GRANDE DR LOT 122	1F - HARTWELL/PLAN 9C-R/2724 SQFT/SECOND FLOOR/OPT CA ROOM	RES22-1527	SFD	O									0
	24081065	3210 RIO GRANDE DR LOT 123	1F - HARTWELL/PLAN 10A/3231 SQFT/OPT CA ROOM	RES22-1528	SFD	O									0
	24081066	3220 RIO GRANDE DR LOT 124	1F - HARTWELL/PLAN 11B-R/3564 SQ FT/MULTIGEN/OPT CA ROOM	RES22-1529	SFD	O									0
	24081067	3230 RIO GRANDE DR LOT 125	1F - HARTWELL/PLAN 12C/3914 SQFT/MULTIGEN/OPT CA ROOM	RES22-1530	SFD	O									0
	24081068	3240 RIO GRANDE DR LOT 126	1F - HARTWELL/PLAN 11B-R/3376 SQ FT/OPT CA ROOM	RES22-1531	SFD	O									0
25105042	25140007	4033 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3C-R/2287SF	RES22-1573	SFD	O									0
25105042	25140008	4045 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4D/2416 SF	RES22-1574	SFD	O									0
	25105042	4057 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2B-R/2140 SF	RES22-1575	SFD	O									0
	25105042	4069 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3D-R/2287SF	RES22-1576	SFD	O									0
	25105042	4081 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1B-R/1945 SF	RES22-1577	SFD	O									0
	25105042	4093 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4E/2416 SF	RES22-1578	SFD	O									0
	25105042	4153 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1C-R/1945 SF	RES22-1579	SFD	O									0
	25105042	4165 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3B/2287SF	RES22-1580	SFD	O									0
	25105042	4177 TELLURIDE AVENUE	PLUMB ONLY/FAIRGROVE VILLAGE 11/PLAN 4B/2416 SF	RES22-1581	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	25105042	4189 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2A-R/2140 SF	RES22-1582	SFD	O									0
	25105042	4201 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3C-R/2287 SF	RES22-1583	SFD	O									0
	25105042	4213 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4A/2416 SF	RES22-1584	SFD	O									0
	25105042	4225 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF	RES22-1585	SFD	O									0
	25105042	5104 ANDREW CAMILLERI	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3A-R/2287SF	RES22-1586	SFD	O									0
	25105042	5122 ANDREW CAMILLERI	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2B-R/2140 SF	RES22-1587	SFD	O									0
	25105042	5140 ANDREW CAMILLERI	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1C-R/1945 SF	RES22-1588	SFD	O									0
	25105042	5158 ANDREW CAMILLERI	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4E/2416SF	RES22-1589	SFD	O									0
	24081022	3278 JAKE ST LOT 65	1F-KINBRIDGE/PLAN 6C/2611 SQFT/OPT CA ROOM	RES22-1623	SFD	O									0
	24081023	3288 JAKE ST LOT 66	1F - KINBRIDGE/PLAN 7A-R/2717 SQ FT/OPT CA ROOM	RES22-1624	SFD	O									0
	24081024	3298 JAKE ST LOT 67	1F - HARTWELL/PLAN 9B-R/2297 SQFT/OPT CA ROOM	RES22-1625	SFD	O									0
	24081025	4265 MADDY AVE LOT 68	1F - KINBRIDGE/PLAN 8A-R/2894 SQ FT/OPT CA ROOM	RES22-1626	SFD	O									0
	24081026	4245 MADDY AVE LOT 69	1F-KINBRIDGE/PLAN 5B/2382 SQ FT/OPT CA ROOM	RES22-1627	SFD	O									0
	24081027	4225 MADDY AVE LOT 70	1F-HARTWELL/PLAN 10C/3774 SQFT/ WITH OPT MULTIGEN UNIT	RES22-1628	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	24081028	4205 MADDY AVE LOT 71	1F - HARTWELL/PLAN 11B-R/3376 SQ FT/OPT CA ROOM	RES22-1629	SFD	O									0
	24081029	4185 MADDY AVE LOT 72	1F - HARTWELL/PLAN 12A/3914 SQFT WITH OPT MULTIGEN/CA ROOM	RES22-1630	SFD	O									0
	24081030	4184 MADDY AVE LOT 84	1F- KINBRIDGE/PLAN 7B-R/2717 SQ FT/OPT CA ROOM	RES22-1631	SFD	O									0
	24081031	4204 MADDY AVE LOT 85	1F - KINBRIDGE/PLAN 6A/2611 SQFT	RES22-1632	SFD	O									0
	24081032	4224 MADDY AVE LOT 86	1F - KINBRIDGE/PLAN 5D-R/2382 SQ FT	RES22-1633	SFD	O									0
	24081033	4244 MADDY AVE LOT 87	1F- KINBRIDGE/PLAN 7B/2717 SQ FT	RES22-1634	SFD	O									0
	24084001	4165 MADDY LOT 73	HARTWELL/PLAN 10B-R/3774 SQFT W/MULTI GEN	RES22-1682	SFD	O									0
	24084002	4145 MADDY AVE LOT 74	HARTWELL/PLAN 11A/3564 SQ' W/MULTI GEN & CA ROOM	RES22-1683	SFD	O									0
	24084003	4125 MADDY AVE LOT 75	HARTWELL/PLAN 12B-R/3914 SQ' W/MULTI GEN	RES22-1684	SFD	O									0
	24084009	4124 MADDY LOT 81	KINBRIDGE/PLAN 6B/2611 SQ' W/CA ROOM	RES22-1690	SFD	O									0
	24084010	4144 MADDY LOT 82	KINBRIDGE/PLAN 5A-R/2382 SQ' W/CA ROOM	RES22-1691	SFD	O									0
	24084011	4164 MADDY AVE LOT 83	KINBRIDGE/PLAN 8C/2894 SQ' W/MULTI GEN & CA ROOM	RES22-1692	SFD	O									0
25137001	25139034	5873 PLACER DR	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1D-R/2452SF	RES22-1708	SFD	O									0
	25139035	5714 MOORFIELD AVENUE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN	RES22-1709	SFD	O									0
	25139036	5696 MOORFIELD AVENUE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF	RES22-1710	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	25139037	5678 MOORFIELD AVENUE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF	RES22-1711	SFD	O									0
	25139038	5660 MOORFIELD AVENUE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1B-R/2452SF	RES22-1712	SFD	O									0
	25139039	5642 MOORFIELD AVENUE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2E-R/2580SQSF	RES22-1713	SFD	O									0
	25139040	5624 MOORFIELD AVENUE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B-R/2869SQSF/NEXT GEN	RES22-1714	SFD	O									0
	25139041	5606 MOORFIELD AVENUE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3A-R/2700SF	RES22-1715	SFD	O									0
	25137001	3675 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3E-R/2700SF	RES22-1716	SFD	O									0
	25137001	3663 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 2B/2580SQSF	RES22-1717	SFD	O									0
	25137001	3651 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT GEN	RES22-1718	SFD	O									0
	25137001	3639 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3C/2700SF	RES22-1719	SFD	O									0
	25137002	3627 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 2C-R/2580SQSF	RES22-1720	SFD	O									0
	25137002	3615 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1E/2452SF	RES22-1721	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	25137002	3603 JUNEFIELD STREET	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT GEN	RES22-1722	SFD	O									0
	25137002	3591 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1D/2452SF	RES22-1723	SFD	O									0
	25137002	3579 JUNEFIELD STREET	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF	RES22-1724	SFD	O									0
	25137002	3567 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN	RES22-1725	SFD	O									0
	25137002	3555 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3A/2700SF	RES22-1726	SFD	O									0
	25137002	3543 JUNEFIELD STREET	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2E-R/2580SQSF	RES22-1727	SFD	O									0
	25139056	5692 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT GEN	RES22-1728	SFD	O									0
	25137002	5704 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1C-R/2452SF	RES22-1729	SFD	O									0
	25137002	5716 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2A-R/2580SQSF	RES22-1730	SFD	O									0
	25137002	5728 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4E-R/2869SQSF/NEXT GEN	RES22-1731	SFD	O									0
	25137002	5740 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1E-R/2452SF	RES22-1732	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below				0			0	0	0	0	0	0	0		0
	25137002	5752 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF	RES22-1733	SFD	O									0
	25137002	5764 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3A-R/2700SF	RES22-1734	SFD	O									0
	25137002	5776 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4A/2869SQSF/NEXT GEN	RES22-1735	SFD	O									0
	25137002	5788 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1C-R/2452SF	RES22-1736	SFD	O									0
	25137002	5800 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2E/2580SQSF	RES22-1737	SFD	O									0
	25137002	5812 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF	RES22-1738	SFD	O									0
	25137002	5824 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1A/2452SF	RES22-1739	SFD	O									0
	25137002	5836 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3D-R/2700SF	RES22-1740	SFD	O									0
	25137002	5848 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN	RES22-1741	SFD	O									0
	25137002	5860 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1B-R/2452SF	RES22-1742	SFD	O									0
	25137002	5748 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 2C/2580SQSF	RES22-1743	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	25137002	5730 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1E-R/2452SF	RES22-1744	SFD	O									0
	25137002	5739 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN	RES22-1745	SFD	O									0
	25137002	5727 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3D/2700SF	RES22-1746	SFD	O									0
	25137002	3556 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1A-R/2452SF	RES22-1747	SFD	O									0
	25137002	3568 JUNEFIELD STREET	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF	RES22-1748	SFD	O									0
	25137002	3580 JUNE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3C/2700SF	RES22-1749	SFD	O									0
	25137002	5694 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B-Y/2869SQSF/NEXT GEN	RES22-1750	SFD	O									0
	25137002	5712 LORAY LANE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF	RES22-1751	SFD	O									0
	25137002	5861 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3E/2700SF	RES22-1752	SFD	O									0
	25137002	5837 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 2B-R/2580SQSF	RES22-1753	SFD	O									0
	25137002	5823 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT GEN	RES22-1754	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	25137002	5749 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3A/2700SF	RES22-1755	SFD	O									0
	25137002	5731 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN	RES22-1756	SFD	O									0
	25137002	5713 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 2B/2580SQSF	RES22-1757	SFD	O									0
	25137002	5695 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3D/2700SF	RES22-1758	SFD	O									0
	25137002	5677 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1C/2452SF	RES22-1759	SFD	O									0
	25137002	5659 LORAY LANE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2A/2580SQSF	RES22-1760	SFD	O									0
25105042	25140013	4105 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2C-R/2140SF	RES22-1797	SFD	O									0
25105042	25140014	4117 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1A/1945SF	RES22-1798	SFD	O									0
25105042	25140015	4129 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3E/2287SF	RES22-1799	SFD	O									0
25105042	25140016	4141 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF	RES22-1800	SFD	O									0
	25105042	5191 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1D-R/1945SF	RES22-1801	SFD	O									0
	25105042	5173 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2E/2140SF	RES22-1802	SFD	O									0
	25105042	5155 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3C/2287 SF	RES22-1803	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	25105042	5119 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1B/1945 SF	RES22-1805	SFD	O									0
	25105042	4282 ANGELO WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3D/2287SF	RES22-1806	SFD	O									0
	25105042	4258 ANGELO WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2C-R/2140SF	RES22-1808	SFD	O									0
	25105042	4246 ANGELO WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4D-R/2416 SF	RES22-1809	SFD	O									0
	25105042	4234 ANGELO WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1E-R/1945 SF	RES22-1810	SFD	O									0
	25105042	5210 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF	RES22-1811	SFD	O									0
	25105042	5192 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3E-R/2287SF	RES22-1812	SFD	O									0
	25105042	5174 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2A/2140 SF	RES22-1813	SFD	O									0
	25105042	5156 YARROW AVENUE	PLUMB ONLY/FAIRGROVE VILLAGE 11/PLAN 4B-R/2416 SF	RES22-1814	SFD	O									0
	25105042	5138 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1A-R/1945SF	RES22-1815	SFD	O									0
	25105042	5120 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF	RES22-1816	SFD	O									0
	25105042	5102 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3D-R/2287SF	RES22-1817	SFD	O									0
	25105042	5129 WARDLOW AVENUE	PLUMB ONLY/FAIRGROVE VILLAGE 11/PLAN 4B/2416 SF	RES22-1818	SFD	O									0
	25105042	5147 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2C/2140 SF	RES22-1819	SFD	O									0
	25105042	5165 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3B/2287SF	RES22-1820	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	25105042	5183 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1C/1945 SF	RES22-1821	SFD	O									0
	25105042	5201 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2B/2140 SF	RES22-1822	SFD	O									0
	25105042	5219 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1D/1945 SF	RES22-1824	SFD	O									0
	25105042	5237 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3C/2287 SF	RES22-1825	SFD	O									0
	25105042	4182 BARLEY WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4E-R/2416SF	RES22-1826	SFD	O									0
	25105044	4174 BARLEY WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3D/2287SF	RES22-1827	SFD	O									0
	25105044	4166 BARLEY WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2D/2140 SF	RES22-1828	SFD	O									0
	25105044	4158 BARLEY WAY	PLUMB ONLY/FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF	RES22-1829	SFD	O									0
	25105044	4150 BARLEY WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1C-R/1945 SF	RES22-1830	SFD	O									0
	25105042	5226 VALIANT AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2B-R/2140SF	RES22-1835	SFD	O									0
	25105042	5208 VALIANT AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4E-R/2416SF	RES22-1836	SFD	O									0
	25105042	5209 VALIANT AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3C/2287 SF	RES22-1837	SFD	O									0
	25105042	5227 VALIANT AVENUE	PLUMB ONLY/FAIRGROVE VILLAGE 11/PLAN 4D/2416 SF	RES22-1838	SFD	O									0
	25105042	5220 WARDLOW AVENUE	PLUMB ONLY/FAIRGROVE VILLAGE 11/PLAN 4B/2416SF	RES22-1843	SFD	O									0
	25105042	5204 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3E-R/2287SF	RES22-1844	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	25105042	5182 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF	RES22-1845	SFD	O									0
	25105042	5164 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4E-R/2416SF	RES22-1846	SFD	O									0
	25105042	5146 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3A-R/2287SF	RES22-1847	SFD	O									0
	25105042	5128 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1D-R/1945 SF	RES22-1848	SFD	O									0
	21439020	2724 HOLLY DR	1405 SQ FT SFD, WITH (E) SFD USED AS ADU	RES22-1900	SFD	O									0
	23327007	2300 HOLLY DR	CONVERT (E) GARAGE TO 680 SQ FT ADU	RES22-1950	ADU	R									0
	23305504	1919 N PARKER AV	672 SQ FT ACCESSORY DWELLING UNIT	RES22-2066	ADU	O									0
	21428028	2940 DESCANSO CT	GARAGE CONVERSION TO 534SQ' ADU	RES22-2435	ADU	O									0
	23208208	1840 ALEGRE DR	CODE CASE 400 SQ FT JADU - GARAGE CONVERSION	RES22-2749	ADU	O									0
	23320020	298 W 22ND ST	640 SQ FT DETACHED ADU	RES22-2836	ADU	O									0
	24444001	1502 BALTIMORE PL LOT 172	TRACY LAKES/CALERO/PLAN 1A/2393 SQ FT	RES22-2841	SFD	O									0
	24444002	1518 BALTIMORE PL LOT 173	TRACY LAKES/CALERO/PLAN 2B-R/2430 SQ FT	RES22-2842	SFD	O									0
	24444003	1534 BALTIMORE PL LOT 174	TRACY LAKES/CALERO/PLAN 3A/2520 SQ FT	RES22-2843	SFD	O									0
	24444004	1550 BALTIMORE PL LOT 175	TRACY LAKES/CALERO/PLAN 1C/2393 SQ FT	RES22-2844	SFD	O									0
	24444005	1566 BALTIMORE PL LOT 176	TRACY LAKES/CALERO/PLAN 2A-R/2430 SQ FT	RES22-2845	SFD	O									0
	24444006	1582 BALTIMORE PL LOT 177	TRACY LAKES/CALERO/PLAN 3B/2520 SQ FT	RES22-2846	SFD	O									0
	24442001	1799 WHITE ROCK DR LOT 87	TRACY LAKES/ECHO/PLAN 1A/2548 SQ FT	RES22-2850	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	24442002	1781 WHITE ROCK DR LOT 88	TRACY LAKES/ECHO/PLAN 2B/2695 SQ FT	RES22-2855	SFD	O									0
	24442003	1763 WHITE ROCK DR LOT 89	TRACY LAKES/ECHO/PLAN 3C/2775SQ FT	RES22-2856	SFD	O									0
	24442004	1745 WHITE ROCK DR LOT 90	TRACY LAKES/ECHO/PLAN 1B/2548 SQ FT	RES22-2857	SFD	O									0
	24442005	1727 WHITE ROCK DR LOT 91	TRACY LAKES/ECHO/PLAN 2A/2695 SQ FT	RES22-2858	SFD	O									0
	24442006	1709 WHITE ROCK DR LOT 92	TRACY LAKES/ECHO/PLAN 3C/2775SQ FT	RES22-2859	SFD	O									0
	24442007	1708 WHITE ROCK DR LOT 93	TRACY LAKES/ECHO/PLAN 2B/2695 SQ FT	RES22-2860	SFD	O									0
	24442008	1726 WHITE ROCK DR LOT 94	TRACY LAKES/ECHO/PLAN 1C/2548 SQ FT	RES22-2861	SFD	O									0
	24442009	1744 WHITE ROCK DR LOT 95	TRACY LAKES/ECHO/PLAN 3A/2775SQ FT	RES22-2862	SFD	O									0
	24442010	1762 WHITE ROCK DR LOT 96	TRACY LAKES/ECHO/PLAN 2C/2695 SQ FT	RES22-2863	SFD	O									0
	24442011	1780 WHITE ROCK DR LOT 97	TRACY LAKES/ECHO/PLAN 1A/2548 SQ FT	RES22-2864	SFD	O									0
	24442012	1798 WHITE ROCK DR LOT 98	TRACY LAKES/ECHO/PLAN 3B/2775SQ FT	RES22-2865	SFD	O									0
	24441032	1831 SNOWFLOWER PL LOT 69	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT	RES22-2866	SFD	O									0
	24441033	1839 SNOWFLOWER PL LOT 70	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT	RES22-2867	SFD	O									0
	24441034	1847 SNOWFLOWER PL LOT 71	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT	RES22-2868	SFD	O									0
	24441047	1848 SNOWFLOWER PL LOT 84	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT	RES22-2869	SFD	O									0
	24441048	1840 SNOWFLOWER PL LOT 85	TRACY LAKES/LAGUNA/PLAN 3A/1880 SQ FT	RES22-2870	SFD	O									0
	24441049	1832 SNOWFLOWER PL LOT 86	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT	RES22-2871	SFD	O									0
	24443035	1599 BALTIMORE PL LOT 133	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT	RES22-2872	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	24443036	1583 BALTIMORE PL LOT 134	TRACY LAKES/PINECREST/ PLAN 4B/1919 SQ FT	RES22-2873	SFD	O									0
	24443037	1567 BALTIMORE PL LOT 135	TRACY LAKES/PINECREST/ PLAN 1C/1560 SQ FT	RES22-2874	SFD	O									0
	24443052	2981 FEELEY AVE LOT 150	TRACY LAKES/PINECREST/ PLAN 3A/1763 SQ FT	RES22-2875	SFD	O									0
	24443071	2998 FEELEY AVE LOT 169	TRACY LAKES/PINECREST/ PLAN 3B/1763 SQ FT	RES22-2876	SFD	O									0
	24443072	3016 FEELEY AVE LOT 170	TRACY LAKES/PINECREST/ PLAN 1C/1560 SQ FT	RES22-2877	SFD	O									0
	24443073	3034 FEELEY AVE	TRACY LAKES/PINECREST/ PLAN 2B/1683 SQ FT	RES22-2878	SFD	O									0
	24444007	3026 LAKESHORE AV LOT 178	TRACY LAKES/CALERO/PLAN 3C/2520 SQ FT	RES22-2879	SFD	O									0
	24444009	3070 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 1C/2393 SQ FT	RES22-2880	SFD	O									0
	24444008	3048 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 2B/2430 SQ FT	RES22-2881	SFD	O									0
	24444058	3146 LAKESHORE AVE LOT 229	TRACY LAKES/CALERO/PLAN 1a/2393 SQ FT	RES22-2882	SFD	O									0
	24444059	3172 LAKESHORE AVE LOT 230	TRACY LAKES/CALERO/PLAN 2B/2430 SQ FT	RES22-2883	SFD	O									0
	24444060	3198 LAKESHORE AVE LOT 231	TRACY LAKES/CALERO/PLAN 3A/2520 SQ FT	RES22-2884	SFD	O									0
	24444061	3224 LAKESHORE AVE LOT 232	TRACY LAKES/CALERO/PLAN 1B/2393 SQ FT	RES22-2885	SFD	O									0
	24444062	3250 LAKESHORE AVE LOT 233	TRACY LAKES/CALERO/PLAN 2A/2430 SQ FT	RES22-2886	SFD	O									0
	24444063	3276 LAKESHORE AVE LOT 234	TRACY LAKES/CALERO/PLAN 3B/2520 SQ FT	RES22-2887	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	24441035	1855 SNOWFLOWER PL LOT 72	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT	RES22-2888	SFD	O									0
	24441036	1863 SNOWFLOWER PL LOT 73	TRACY LAKES/LAGUNA/PLAN 2A/1829 SQ FT	RES22-2889	SFD	O									0
	24441037	1871 SNOWFLOWER PL LOT 74	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT	RES22-2890	SFD	O									0
	24441038	1879 SNOWFLOWER PL LOT 75	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT	RES22-2891	SFD	O									0
	24441043	1880 SNOWFLOWER PL LOT 80	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT	RES22-2892	SFD	O									0
	24441044	1872 SNOWFLOWER PL LOT 81	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT	RES22-2893	SFD	O									0
	24441045	1864 SNOWFLOWER PL LOT 82	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT	RES22-2894	SFD	O									0
	24441046	1856 SNOWFLOWER PL LOT 83	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT	RES22-2895	SFD	O									0
	24443053	2963 FEELEY AVE LOT 151	TRACY LAKES/PINECREST/PLAN 1B/1560 SQ FT	RES22-2896	SFD	O									0
	24443055	2927 FEELEY AVE LOT 153	TRACY LAKES/PINECREST/PLAN 3B/1763 SQ FT	RES22-2897	SFD	O									0
	24443056	2909 FEELEY AVE LOT 154	TRACY LAKES/PINECREST/PLAN 4C/1919 SQ FT	RES22-2898	SFD	O									0
	24443067	2926 FEELEY AVE LOT 165	TRACY LAKES/PINECREST/PLAN 3B/1763 SQ FT	RES22-2899	SFD	O									0
	24443068	2944 FEELEY AVE LOT 166	TRACY LAKES/PINECREST/PLAN 4A/1919 SQ FT	RES22-2900	SFD	O									0
	24443069	2962 FEELEY AVE LOT 167	TRACY LAKES/PINECREST/PLAN 2C/1683 SQ FT	RES22-2901	SFD	O									0
	24443070	2980 FEELEY AV LOT 168	TRACY LAKES/PINECREST/PLAN 4A/1919 SQ FT	RES22-2902	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	24441031	1823 SNOWFLOWER PL LOT 68	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT ***2019 CODE***	RES23-0096	SFD	O									0
	24443054	2945 FEELEY AVE LOT 152	TRACY LAKES/PINECREST/PLAN 2C/1683 SQ FT ***2019 CODE***	RES23-0097	SFD	O									0
	24630043	40 E FERDINAND ST	524 SQ FT GARAGE CONVERTED TO ADU	RES23-0181	ADU	R									0
	23339010	1469 EAST ST	CREATE 747 SQ FT ADU BY ADDING STOVE AND GAS LINE TO (E) STR	RES23-0387	ADU	R									0
	23305508	327 W WHITTIER AV	CONVERT 492 SQ FT GARAGE TO ADU	RES23-0587	ADU	O									0
	25106027	2593 DASHWOOD ST LOT 25	V2 CAIRNWAY/PLAN 3E-R/2763SQ' - MODEL	RES23-0608	SFD	O									0
	23427012	1141 RENOWN DR	CONVERT (E) REC ROOM TO 480SQ FT JADU W/ 100SQ FT DECK	RES23-0980	ADU	O									0
	25106023	2911 PENELOPE ST LOT 76	CRESTWICK VILLAGE 6/PLAN 3D-R/2972SQSF MODEL	RES23-1047	SFD	O									0
	25106023	8108 FLOYD GLENN WISE DR LOT 86	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT GEN - MODEL	RES23-1049	SFD	O									0
	24865025	500 DELANEY CT	481SQ' ADU ADDITION	RES23-1169	ADU	O									0
	23414059	609 N HICKORY AV	GARAGE TO 416SQ' ADU CONVERSION	RES23-1217	ADU	O									0
	23331208	110 E PEREIRA AV	480 SQ' DETACHED ADU	RES23-1285	ADU	O									0
	23331232	131 E WHITTIER AVE	CONVERTING 10X12 SHED TO ADU	RES23-1336	ADU	R									0
	23513049	42 E SECOND ST	2 ATTACHED 598SQ' ADU'S	RES23-1337	ADU	R									0
	23229008	1270 COOLIDGE AV	NEW 640SQ' ADU	RES23-1586	ADU	O									0
	24443024	1545 GRANITE PL LOT 122	TRACY LAKES/PINECREST/PLAN 4C/1919 SQ FT	RES23-1711	SFD	O									0
	24443025	1537 GRANITE PL LOT 123	TRACY LAKES/PINECREST/PLAN 1A-R/1560 SQ FT	RES23-1712	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	24443026	1529 GRANITE PL LOT 124	TRACY LAKES/PINECREST/ PLAN 3B/1763 SQ FT	RES23-1713	SFD	O									0
	24443027	1521 GRANITE PL LOT 125	TRACY LAKES/PINECREST/ PLAN 2C/1710 SQ FT	RES23-1714	SFD	O									0
	24443038	2939 ELLA WAY LOT 136	TRACY LAKES/PINECREST/ PLAN 2A/1710 SQ FT	RES23-1715	SFD	O									0
	24443039	2913 ELLA WAY LOT 137	TRACY LAKES/PINECREST/ PLAN 3C-R/1763 SQ FT	RES23-1716	SFD	O									0
	24443040	2887 ELLA WAY LOT 138	TRACY LAKES/PINECREST/ PLAN 4B/1919 SQ FT	RES23-1717	SFD	O									0
	24443047	2886 ELLA WAY LOT 145	TRACY LAKES/PINECREST/ PLAN 2B-R/1710 SQ FT	RES23-1718	SFD	O									0
	24443048	2912 ELLA WAY LOT 146	TRACY LAKES/PINECREST/ PLAN 4C/1919 SQ FT	RES23-1719	SFD	O									0
	24443049	2938 ELLA WAY LOT 147	TRACY LAKES/PINECREST/ PLAN 1A-R/1560 SQ FT	RES23-1720	SFD	O									0
	24443050	2964 ELLA WAY LOT 148	TRACY LAKES/PINECREST/ PLAN 2C/1710 SQ FT	RES23-1721	SFD	O									0
	24443051	2990 ELLA WAY LOT 149	TRACY LAKES/PINECREST/ PLAN 3B-R/1763 SQ FT	RES23-1722	SFD	O									0
	24443057	2891 FEELEY AVE LOT 155	TRACY LAKES/PINECREST/ PLAN 1B-R/1560 SQ FT	RES23-1723	SFD	O									0
	24443058	2873 FEELEY AVE LOT 156	TRACY LAKES/PINECREST/ PLAN 2A/1710 SQ FT	RES23-1724	SFD	O									0
	24443059	2855 FEELEY AVE LOT 157	TRACY LAKES/PINECREST/ PLAN 3C-R/1763 SQ FT	RES23-1725	SFD	O									0
	24443060	2800 FEELEY AVE LOT 158	TRACY LAKES/PINECREST/ PLAN 4A/1919 SQ FT	RES23-1726	SFD	O									0
	24443061	2818 FEELEY AVE LOT 159	TRACY LAKES/PINECREST/ PLAN 1B-R/1560 SQ FT	RES23-1727	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	24443062	2836 FEELEY AVE LOT 160	TRACY LAKES/PINECREST/ PLAN 3A-R/1763 SQ FT	RES23-1728	SFD	O									0
	24443063	2854 FEELEY AVE LOT 161	TRACY LAKES/PINECREST/ PLAN 2B-R/1710 SQ FT	RES23-1729	SFD	O									0
	24443064	2872 FEELEY AVE LOT 162	TRACY LAKES/PINECREST/ PLAN 4C/1919 SQ FT	RES23-1730	SFD	O									0
	24443065	2890 FEELEY AVE LOT 163	TRACY LAKES/PINECREST/ PLAN 1B-R/1560 SQ FT	RES23-1731	SFD	O									0
	24443066	2908 FEELEY AVE LOT 164	TRACY LAKES/PINECREST/ PLAN 2A/1710 SQ FT	RES23-1732	SFD	O									0
	24441039	1887 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 2A/1829 SQ FT	RES23-1842	SFD	O									0
	24441040	1895 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT	RES23-1843	SFD	O									0
	24441041	1896 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT	RES23-1844	SFD	O									0
	24441042	1888 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT	RES23-1845	SFD	O									0
	24441007	3019 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT	RES23-1846	SFD	O									0
	24444064	3302 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 1A/2393 SQ FT	RES23-1847	SFD	O									0
	24444065	3328 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 2B/2430 SQ FT	RES23-1848	SFD	O									0
	24444066	3354 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 3C/2520 SQ FT	RES23-1849	SFD	O									0
	24441002	2929 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT	RES23-1893	SFD	O									0
	24441003	2947 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT	RES23-1894	SFD	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	24441004	2965 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT	RES23-1895	SFD	O									0
	24441005	2983 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT	RES23-1896	SFD	O									0
	24441006	3001 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT	RES23-1897	SFD	O									0
	25355033	6433 GREYMONT DR	VILLAGE 8/PLAN 4E-R/3136SF & 964 SF NEXT GEN & CA ROOM	19-3559	ADU	O									0
	25355024	3067 COPLEY DRIVE LOT	VILLAGE 8/PLAN 4B/3136SF & 964 SF NEXT GEN & CA ROOM	19-3593	ADU	O									0
	25360036	3047 LEEDS LN	VILLAGE 8/PLAN 4C/3136SF & 964 SF NEXT GEN & CA ROOM	19-3621	ADU	O									0
	21443005	286 W CLOVER RD	FIRE REBUILD-1562SQ' SFD, 366SQ' ADU & 1283SQ' DETACHED SHOP	RES21-0785	ADU	O									0
	25136005	3838 NEEDHAM ST LOT 5	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN	RES21-3313	ADU	O									0
	25136010	3898 NEEDHAM STREET LOT 10	GREENWOOD VILLAGE 10C/PLAN 4B-R/2869SQSF/NEXT GEN	RES21-3318	ADU	O									0
	25136029	5460 POSNER AVE LOT 29	GREENWOOD VILLAGE 10C/PLAN 4C-R/2869SQSF/NEXT GEN	RES21-3331	ADU	O									0
	25136033	5548 POSNER AVENUE LOT 33	GREENWOOD VILLAGE 10C/PLAN 4E-R/2869SQSF/NEXT GEN	RES21-3335	ADU	O									0
	25136041	3771 JUNEFIELD ST LOT 41	GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT GEN	RES21-3338	ADU	O									0
	25136045	3819 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN	RES21-3343	ADU	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	25136050	5513 POSNER AVENUE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN	RES21-3348	ADU	O									0
	25136054	5585 POSNER AV LOT 54	GREENWOOD VILLAGE 10C/PLAN 4C-R/2869SQSF/NEXT GEN	RES21-3352	ADU	O									0
	24082026	3063 NEIL JEROME DR LOT 180	TOWNSEND/PLAN 4D-R/3260 SQ' W/ 2/1 BAY GARAGE, MULTI & CA RM	RES22-0635	ADU	O									0
	24082030	3023 NEIL JEROME DRIVE LOT 184	TOWNSEND/PLAN 2B-R/2919 SQ' CA ROOM, MULTIGEN, 2/1BAY GARAGE	RES22-0640	ADU	O									0
	24082033	2993 NEIL JEROME DRIVE LOT 187	TOWNSEND/PLAN 4E/3260 SQ' W/ 2/1 BAY GARAGE, MULTI & CA RM	RES22-0643	ADU	O									0
	24082034	2983 NEIL JEROME DRIVE LOT 188	TOWNSEND/PLAN 1D-R/2780 SQ' W/ 2/1 BAY GRGE & MULTIG & CA RM	RES22-0644	ADU	O									0
	24082038	2943 NEIL JEROME DRIVE LOT 192	TOWNSEND/PLAN 3B-R/2880 SQ' W/ MULTIGEN	RES22-0648	ADU	O									0
	24082039	2933 NEIL JEROME DRIVE LOT 193	TOWNSEND/PLAN 1A/2780 SQ' W/ 2/1 BAY GARAGE & MULTIGEN	RES22-0649	ADU	O									0
	24082041	2938 ELLIS TOWN DR LOT 195	TOWNSEND/PLAN 2A-R/2919 SQ' W/ CA ROOM & MULTI-GEN	RES22-1070	ADU	O									0
	24082042	2944 ELLIS TOWN DR LOT 196	TOWNSEND/PLAN 3B-R/3084 SQ' W/ 2BAY/1BAY MULTIGEN & CA ROOM	RES22-1083	ADU	O									0
	24082043	2948 ELLIS TOWN DR LOT 197	TOWNSEND/PLAN 4D/3260 SQ' W/ CA ROOM AT 3BAY, MULTIGEN	RES22-1085	ADU	O									0
	24082044	2954 ELLIS TOWN DR LOT 198	TOWNSEND/PLAN 1D-R/2780 SQ' W/ CA ROOM W/ MULTI-GEN	RES22-1086	ADU	O									0
	24082047	2968 ELLIS TOWN DR LOT 201	TOWNSEND/PLAN 2C/2919 SQ' W/ MULTIGEN AT 2BAY/1BAY	RES22-1089	ADU	O									0
	24082048	2974 ELLIS TOWN DR LOT 202	TOWNSEND/PLAN 1A-R/2780 SQ' W/ MULTIGEN AT 2BAY/1BAY	RES22-1090	ADU	O									0
	24082049	2978 ELLIS TOWN DR LOT 203	TOWNSEND/PLAN 3D/3084 SQ' W/ CA ROOM, MULTIGEN	RES22-1091	ADU	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	24082050	2984 ELLIS TOWN DR LOT 204	TOWNSEND/PLAN 2B-R/2919SQ' W/ CA ROOM & MULTI-GEN	RES22-1092	ADU	O									0
	24082051	2988 ELLIS TOWN DR LOT 205	TOWNSEND/PLAN 4E/3056 SQ' W/ MUTLIGEN AT 2BAY	RES22-1095	ADU	O									0
	24081007	3128 JAKE ST LOT 50	HARTWELL/PLAN 10B/3774 SQFT W/ MULTIGEN	RES22-1311	ADU	O									0
	24081008	3138 JAKE ST LOT 51	HARTWELL/PLAN 11C-R/3564SQFT W/ CA RM W/OPT DECK & MULTI-GEN	RES22-1312	ADU	O									0
	24081009	3148 JAKE ST LOT 52	HARTWELL/PLAN 12B/3914 SQFT W/ OPT CA RM, DECK, MULTIGEN	RES22-1313	ADU	O									0
	24081051	3159 JAKE ST LOT 109	HARTWELL/PLAN 12A/3914 SQFT W/ OPT CA RM, MULTIGEN	RES22-1315	ADU	O									0
	24081012	3178 JAKE ST LOT 55	HARTWELL/PLAN 11-R/3376' FT W/MULTI GEN & CA ROOM	RES22-1456	ADU	O									0
	24081013	3188 JAKE ST LOT 56	HARTWELL/PLAN 12B/3733 SQFT W/ CA ROOM	RES22-1457	ADU	O									0
	24081015	3208 JAKE ST LOT 58	HARTWELL/PLAN 10B/3774 SQ' W/ CA ROOM & MULTI GEN	RES22-1459	ADU	O									0
	24081016	3218 JAKE ST LOT 59	HARTWELL/PLAN 12A-R/3914 SQFT W/ CA ROOM & MULTI GEN	RES22-1460	ADU	O									0
	25139035	5714 MOORFIELD AVENUE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN	RES22-1709	ADU	O									0
	25139040	5624 MOORFIELD AVENUE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B-R/2869SQSF/NEXT GEN	RES22-1714	ADU	O									0
	25137001	3651 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT GEN	RES22-1718	ADU	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	25137002	3603 JUNEFIELD STREET	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT GEN	RES22-1722	ADU	O									0
	25137002	3567 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN	RES22-1725	ADU	O									0
	25139056	5692 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT GEN	RES22-1728	ADU	O									0
	25137002	5728 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4E-R/2869SQSF/NEXT GEN	RES22-1731	ADU	O									0
	25137002	5776 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4A/2869SQSF/NEXT GEN	RES22-1735	ADU	O									0
	25137002	5848 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN	RES22-1741	ADU	O									0
	25137002	5739 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN	RES22-1745	ADU	O									0
	25137002	5694 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B-Y/2869SQSF/NEXT GEN	RES22-1750	ADU	O									0
	25137002	5823 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT GEN	RES22-1754	ADU	O									0
	25137002	5731 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN	RES22-1756	ADU	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0
	25106023	8108 FLOYD GLENN WISE DR LOT 86	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT GEN - MODEL	RES23-1049	ADU	O									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25339058	2300 IVERSTONE ST LOT 58	VILLAGE 1/PLAN 4E/2654SF									0
25341001	7050 CARRERA PL	TRACY HILLS VILLAGE 5 1B/2683SQFT MODEL									0
25341002	7040 CARRERA PL	TRACY HILLS VILLAGE 5 2D/3372SQFT MODEL									0
25341003	7030 CARRERA PL	TRACY HILLS VILLAGE 5 3C/3533SQFT MODEL									0
25341004	7020 CARRERA PL	TRACY HILLS VILLAGE 5 4A/3599SQFT MODEL									0
25355029	6473 GREYMONT DR LOT 29	VILLAGE 8/PLAN 4A/4100SF/964 SF NEXT GEN & CA ROOM - MODEL									0
25355032	6443 GREYMONT DR LOT 32	VILLAGE 8/PLAN 1E/2914SF WITH CA ROOM - MODEL									0
25358035	2745 TEJAS LN LOT 144	TRACY HILLS VILLAGE 5 3E/3533SQFT W/CA ROOM									0
25358036	2755 TEJAS LN LOT 145	TRACY HILLS VILLAGE 5 4D-R/3599SQFT W/CA ROOM									0
25358037	2765 TEJAS LN LOT 146	TRACY HILLS VILLAGE 5 3C-R/3533SQFT W/CA ROOM									0
25358072	2754 TEJAS LN LOT 181	TRACY HILLS VILLAGE 5 1A/2683SQFT W/CA ROOM									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25358071	2764 TEJAS LN LOT 180	TRACY HILLS VILLAGE 5 2D-R/3372SQFT W/CA ROOM									0
25358073	2744 TEJAS LN LOT 182	TRACY HILLS VILLAGE 5 4C-R/3599SQFT W/CA ROOM									0
25358053	6770 FLAT IRON ST LOT 162	TRACY HILLS VILLAGE 5 1B/2683SQFT W/CA ROOM									0
25358052	6760 FLAT IRON ST LOT 161	TRACY HILLS VILLAGE 5 4D/3599SQFT W/CA ROOM									0
25358051	6750 FLAT IRON ST LOT 160	TRACY HILLS VILLAGE 5 3A-R/3533SQFT W/CA ROOM									0
25358050	6740 FLAT IRON ST LOT 159	TRACY HILLS VILLAGE 5 1C/2683SQFT W/CA ROOM									0
25358049	6730 FLAT IRON ST LOT 158	TRACY HILLS VILLAGE 5 3B-R/3533SQFT W/CA ROOM									0
25358048	6720 FLAT IRON ST LOT 157	TRACY HILLS VILLAGE 5 4E/3599SQFT W/CA ROOM									0
25358047	6710 FLAT IRON ST LOT 156	TRACY HILLS VILLAGE 5 1C-R/2683SQFT W/CA ROOM									0
25358046	6700 FLAT IRON ST LOT 155	TRACY HILLS VILLAGE 5 2E/3372SQFT W/CA ROOM									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25358038	2785 TEJAS LN LOT 147	F - TRACY HILLS VILLAGE 5 4E/3599SQFT W/CA ROOM									0
25358039	2795 TEJAS LN LOT 148	F - TRACY HILLS VILLAGE 5 1B-R/2683SQFT W/CA ROOM									0
25358040	2805 TEJAS LN LOT 149	F - TRACY HILLS VILLAGE 5 2A/3372SQFT W/CA ROOM									0
25358041	2815 TEJAS LN LOT 150	F - TRACY HILLS VILLAGE 5 4C-R/3599SQFT W/CA ROOM									0
25358042	2825 TEJAS LN LOT 151	F - TRACY HILLS VILLAGE 5 3B/3533SQFT W/CA ROOM									0
25358043	2835 TEJAS LN LOT 152	F - TRACY HILLS VILLAGE 5 1A-R/2683SQFT W/CA ROOM									0
25358044	2845 TEJAS LN LOT 153	F - TRACY HILLS VILLAGE 5 2C-R/3372SQFT W/CA ROOM									0
25358045	6690 FLAT IRON ST LOT 154	F - TRACY HILLS VILLAGE 5 4A-R/3599SQFT W/CA ROOM									0
25358067	2804 TEJAS LN LOT 176	F - TRACY HILLS VILLAGE 5 3A/3533SQFT W/CA ROOM									0
25358068	2794 TEJAS LN LOT 177	F - TRACY HILLS VILLAGE 5 2D/3372SQFT W/CA ROOM									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25358069	2784 TEJAS LN LOT 178	F - TRACY HILLS VILLAGE 5 4B-R/3599SQFT W/CA ROOM									0
25358070	2774 TEJAS LN LOT 179	TRACY HILLS VILLAGE 5 3E/3533SQFT W/CA ROOM									0
25355033	6433 GREYMONT DR	VILLAGE 8/PLAN 4E-R/3136SF & 964 SF NEXT GEN & CA ROOM									0
25360013	3063 MANTLE DR LOT 114	VILLAGE 8/PLAN 4A/3136SF & 964 SF NEXT GEN & CA ROOM									0
25360014	3053 MANTLE DR LOT 115	VILLAGE 8/PLAN 2D-R/3773SF W/CA ROOM									0
25360016	3033 MANTLE DR LOT 117	VILLAGE 8/PLAN 1E/2914SF W/CA ROOM									0
25360015	3043 MANTLE DR LOT 116	VILLAGE 8/PLAN 3B-R/3919SF W/CA ROOM									0
25355034	6423 GREYMONT DR LOT 34	VILLAGE 8/PLAN 1A/2914SF W/CA ROOM									0
25355024	3067 COPLEY DRIVE LOT	VILLAGE 8/PLAN 4B/3136SF & 964 SF NEXT GEN & CA ROOM									0
25360032	3112 MANTLE DR LOT 133	F - VILLAGE 8/PLAN 2E-R/3773SF W/CA ROOM									0
25360018	3036 LEEDS LN LOT 119	VILLAGE 8/PLAN 1B/2914SF W/CA ROOM									0
25360017	3026 LEEDS LN	VILLAGE 8/PLAN 3E-R/3919SF W/CA ROOM									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25360036	3047 LEEDS LN	VILLAGE 8/PLAN 4C/3136SF & 964 SF NEXT GEN & CA ROOM									0
25360035	3062 MANTLE DR LOT 136	VILLAGE 8/PLAN 1D-R/2914SF W/CA ROOM									0
25361039	5878 LENIN PRIEGO ST LOT 39	VILLAGE 7C LOT 39 PLAN 3B 2313SQ'									0
25364026	1830 ITALIA WY LOT 128	KT HILLVIEW/PLAN 4A/2209SQ'									0
25364024	1802 ITALIA WY LOT 126	KT HILLVIEW/PLAN 4C-R/2209SQ'									0
25364025	1816 ITALIA WY LOT 127	KT HILLVIEW/PLAN 2A-R INT/1878SQ'									0
25364027	1844 ITALIA WY	KT HILLVIEW/PLAN 3C-R/2075SQ'									0
25364028	1860 ITALIA WY LOT 130	KT HILLVIEW/PLAN 1D-R/1723SQ'									0
25364029	1872 ITALIA WY	KT HILLVIEW/PLAN 2B-R INT/1890SQ'									0
25364030	1888 ITALIA WY LOT 132	KT HILLVIEW/PLAN 4E/2209SQ'									0
25364037	1889 ITALIA WY LOT 13	KT HILLVIEW/PLAN 2F-R/1878SQ'									0
25364038	1873 ITALIA WY LOT 140	KT HILLVIEW/PLAN 1E-R/1723SQ'									0
25364039	1859 ITALIA WY LOT 14	KT HILLVIEW/PLAN 4B/2209SQ'									0
25364040	1845 ITALIA WY LOT 142	KT HILLVIEW/PLAN 1C/1723SQ'									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25364041	1831 ITALIA WY LOT 143	KT HILLVIEW/PLAN 3D-R/2075SQ'									0
25364042	1817 ITALIA WY LOT 144	KT HILLVIEW/PLAN 4B-R INT/2209SQ'									0
25364043	1803 ITALIA WY LOT 145	KT HILLVIEW/PLAN 2D/1890SQ'									0
25363002	1804 FRENCH WY LOT 146	KT HILLVIEW/PLAN 4B-R/2209SQ'									0
25363003	1818 FRENCH WY LOT 147	KT HILLVIEW/PLAN 1B-R/1723SQ'									0
25363004	1832 FRENCH WY LOT 148	KT HILLVIEW/PLAN 3F/2075SQ'									0
25363012	1957 EVEREST PL LOT 156	KT HILLVIEW/PLAN 2B-R INT/1890SQ'									0
25363019	1833 FRENCH WY LOT 163	KT HILLVIEW/PLAN 4AY-R/2209SQ'									0
25363020	1819 FRENCH WY LOT 164	KT HILLVIEW/PLAN 3C-R/2075SQ'									0
25363021	1805 FRENCH WY LOT 165	KT HILLVIEW/PLAN 2B/1890SQ'									0
25363047	7020 DIAMOND AVE LOT 191	KT HILLVIEW/PLAN 3B/2075SQ'									0
25363046	7006 DIAMOND AVE LOT 190	KT HILLVIEW/PLAN 1C-R/1723SQ'									0
23313007	111 W HIGHLAND AVE	1198 SQFT MOBILE HOME ADU									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
21443005	286 W CLOVER RD	FIRE REBUILD-1562SQ' SFD, 366SQ' ADU & 1283SQ' DETACHED SHOP									0
25362055	3367 PAGEANT AVE	VILLAGE 7C LOT 123 PLAN 3B-ALT 2313SQ'									0
25362057	3373 PAGEANT AVE	VILLAGE 7C LOT 124 PLAN 2C-R 2094SQ'									0
25362043	5610 BARDWELL CT	VILLAGE 7C LOT 111 PLAN 3D 2313SQ'									0
25362044	5600 BARDWELL CT	VILLAGE 7C LOT 112 PLAN 2A-R 2094SQ'									0
23229031	1255 WILSON	ADDITION OF 676SQ' ADU									0
25361055	5816 MARKHAM CT	VILLAGE 7C LOT 55 PLAN 3A-ALT 2313SQ'									0
25361056	5806 MARKHAM CT	VILLAGE 7C LOT 56 PLAN 2D-R 2094SQ'									0
25366042	7347 DIAMOND AVE LOT 108	KT HILLVIEW/PLAN 3B-R/2075SQ'									0
25366043	7333 DIAMOND AVE LOT 109	KT HILLVIEW/PLAN 4B INT/2209SQ'									0
25366044	7319 DIAMOND AVE LOT 110	KT HILLVIEW/PLAN 2B INT/1890SQ'									0
25366045	7305 DIAMOND AVE LOT 111	KT HILLVIEW/PLAN 1F-R/1723SQ'									0
25366046	7291 DIAMOND AVE LOT 112	KT HILLVIEW/PLAN 3C/2075SQ'									0
25366036	1780 JADE PL LOT 102	KT HILLVIEW/PLAN 1F-R/1723SQ'									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25366037	1788 JADE PL LOT 103	KT HILLVIEW/PLAN 3B/2075SQ'									0
25364059	1797 JADE PL LOT 210	KT HILLVIEW/PLAN 4B-R/2209SQ'									0
25364060	1789 JADE PL LOT 211	KT HILLVIEW/PLAN 1E/1723SQ'									0
25364061	1781 JADE PL LOT 212	KT HILLVIEW/PLAN 2B-R INT/1890SQ'									0
25364062	1773 JADE PL LOT 213	KT HILLVIEW/PLAN 4A INT/2209SQ'									0
25364010	1757 JADE PL LOT 11	KT HILLVIEW/PLAN 1D/1723SQ'									0
25364011	1749 JADE PL LOT 12	KT HILLVIEW/PLAN 2A-R INT/1878SQ'									0
25366033	1756 JADE PL LOT 99	KT HILLVIEW/PLAN 1C/1723SQ'									0
25366034	1764 JADE PL LOT 100	KT HILLVIEW/PLAN 4B-R INT/2209SQ'									0
25366035	1772 JADE PL LOT 101	KT HILLVIEW/PLAN 3D/2075SQ'									0
25364063	1765 JADE PL LOT 214	KT HILLVIEW/PLAN 3C-R/2075SQ'									0
25364012	1741 JADE PL LOT 13	KT HILLVIEW/PLAN 4A INT/2209SQ'									0
25364013	1733 JADE PL LOT 14	KT HILLVIEW/PLAN 3E-R/2075SQ'									0
25364014	1725 JADE PL LOT 15	KT HILLVIEW/PLAN 1B/1723SQ'									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25365050	1732 JADE PL	KT HILLVIEW/PLAN 2B-R INT/1890SQ'									0
25366031	1740 JADE PL LOT 97	KT HILLVIEW/PLAN 1F/1723SQ'									0
25366032	1748 JADE PL	KT HILLVIEW/PLAN 3A-R/2075SQ'									0
23341037	311 ACACIA ST	494 SQ FT ADU AND 148 SQ FT PERGOLA						1		7/10/2023	1
25361065	5845 MARKHAM CT	VILLAGE 7C LOT 65 PLAN 2D 2094SQ'									0
25361066	5855 MARKHAM CT	VILLAGE 7C LOT 66 PLAN 1A 1867SQ'									0
25361061	5805 MARKHAM CT	VILLAGE 7C LOT 61 PLAN 2A 2094SQ'									0
25361062	5815 MARKHAM CT	VILLAGE 7C LOT 62PLAN 3D-R 2313SQ'									0
25361063	5825 MARKHAM CT	VILLAGE 7C LOT 63 PLAN 1C-R 1867SQ'									0
25361064	5835 MARKHAM CT	VILLAGE 7C LOT 64 PLAN 3B-R 2313SQ'									0
25361057	5796 MARKHAM CT	VILLAGE 7C LOT 57PLAN 2C 2094SQ'									0
25361058	5786 MARKHAM CT	VILLAGE 7C LOT 58PLAN 1B 1867SQ'									0
25361059	5785 MARKHAM CT	VILLAGE 7C LOT 59 PLAN 1A-R 1867SQ'									0
25361060	5795 MARKHAM CT	VILLAGE 7C LOT 60 PLAN 3D-R 2313SQ'									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25362041	5630 BARDWELL CT	VILLAGE 7C LOT 109 PLAN 3B 2313SQ'									0
25362042	5620 BARDWELL CT	VILLAGE 7C LOT 110 PLAN 1C 1867SQ'									0
25362040	5640 BARDWELL CT	VILLAGE 7C LOT 108 PLAN 2C-R 2094SQ'									0
24633050	120 CAIRO COURT LOT 1	LARKSPUR IV - 2441 SQ FT - ELEVATION H							1	9/27/2023	1
24633050	130 CAIRO COURT LOT 2	LARKSPUR IV - 2441 SQ FT - ELEVATION A							1	9/27/2023	1
24633050	140 CAIRO COURT LOT 3	LARKSPUR IV - 1883 SQ FT - ELEVATION D							1	9/27/2023	1
24633050	150 CAIRO COURT LOT 4	LARKSPUR IV - 2441 SQ FT- ELEVATION H							1	9/27/2023	1
24633055	160 DEBORD DRIVE LOT 5	LARKSPUR IV - 2441 SQ FT - ELEVATION A							1	9/27/2023	1
24633056	170 DEBORD DRIVE LOT 6	LARKSPUR IV - 1883 SQ FT - ELEVATION A							1	9/27/2023	1
24633057	180 DEBORD DRIVE LOT 7	LARKSPUR IV - 2441 SQ FT - ELEVATION H							1	9/27/2023	1
24633058	190 DEBORD DRIVE LOT 8	LARKSPUR IV - 1883 SQ FT - ELEVATION D							1	9/27/2023	1
24633059	200 DEBORD DRIVE LOT 9	LARKSPUR IV - 2441 SQ FT - ELEVATION A							1	9/27/2023	1
24633060	210 DEBORD DRIVE LOT 10	LARKSPUR IV - 1883 SQ FT - ELEVATION A							1	9/27/2023	1
24633061	220 DEBORD DRIVE LOT 11	LARKSPUR IV - 2441 SQ FT - ELEVATION H							1	9/27/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
24633062	230 DEBORD DRIVE LOT 12	LARKSPUR IV - 1883 SQ FT - ELEVATION D							1	9/27/2023	1
24633063	240 DEBORD DRIVE LOT 13	LARKSPUR IV - 2441 SQ FT - ELEVATION A							1	9/27/2023	1
24631008	2110 BENTLEY LANE LOT 8	LARKSPUR I - 2441 SQ FT - ELEVATION A							1	9/27/2023	1
25134031	3527 SINGH LN LOT 30	9A PARKLIN/PLAN 2E/2278SQ'									0
25134033	3539 SINGH LN LOT 31	9A PARKLIN/PLAN 4A-R/2688SQ'									0
25134036	3551 SINGH LN LOT 32	9A PARKLIN/PLAN 1E/2173SQ'									0
25134038	3563 SINGH LN LOT 33	9A PARKLIN/PLAN 3D/2477SQ'									0
25134039	5304 KUSNICK AVE LOT 34	9A PARKLIN/PLAN 1D-R/2173SQ'									0
25134040	5322 KUSNICK AVE LOT 35	9A PARKLIN/PLAN 4E/2688SQ'									0
25134041	5340 KUSNICK AVE LOT 36	9A PARKLIN/PLAN 2A-R/2278SQ'									0
25134042	5358 KUSNICK AVE LOT 37	9A PARKLIN/PLAN 3B/2477SQ'									0
25134026	3479 SINGH LN LOT 26	9A PARKLIN/PLAN 4B/2688SQ'									0
25134027	3491 SINGH LN LOT 27	9A PARKLIN/PLAN 1A-R/2173SQ'									0
25134028	3503 SINGH LN LOT 28	9A PARKLIN/PLAN 4D/2688SQ'									0
25134029	3515 SINGH LN LOT 29	9A PARKLIN/PLAN 3B-R/2477SQ'									0
25134043	5393 DUSTIN PL LOT 38	9A PARKLIN/PLAN 1B-R/2173SQ'									0
25134044	5375 DUSTIN PL LOT 39	9A PARKLIN/PLAN 2E/2278SQ'									0
25134045	5357 DUSTIN PL LOT 40	9A PARKLIN/PLAN 4D-R/2688SQ'									0
25134046	5339 DUSTIN PL LOT 41	9A PARKLIN/PLAN 3A/2477SQ'									0
25134047	5338 DUSTIN PL LOT 42	9A PARKLIN/PLAN 2E-R/2278SQ'									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25134048	5356 DUSTIN PL LOT 43	9A PARKLIN/PLAN 1B/2173SQ'									0
25134049	5374 DUSTIN PL LOT 44	9A PARKLIN/PLAN 4A-R/2688SQ'									0
25134050	5392 DUSTIN PL LOT 45	9A PARKLIN/PLAN 3E/2477SQ'									0
25134022	5418 ARIEL LN LOT 22	9A PARKLIN/PLAN 2B/2278SQ'									0
25134023	5400 ARIEL LN LOT 23	9A PARKLIN/PLAN 1A/2173SQ'									0
25134024	3455 SINGH LN LOT 24	9A PARKLIN/PLAN 2D/2278SQ'									0
25134025	3467 SINGH LN LOT 25	9A PARKLIN/PLAN 3E-R/2477SQ'									0
25134055	3506 CORSICA ST LOT 50	9A PARKLIN/PLAN 3B-R/2477SQ'									0
25134056	3518 CORSICA ST LOT 51	9A PARKLIN/PLAN 4D-R/2688SQ'									0
25134057	3530 CORSICA ST LOT 52	9A PARKLIN/PLAN 1A/2173SQ'									0
25134058	3542 CORSICA ST LOT 53	9A PARKLIN/PLAN 3D-R/2477SQ'									0
25134059	3554 CORSICA ST LOT 54	9A PARKLIN/PLAN 2D/2278SQ'									0
25134060	3566 CORSICA ST LOT 55	9A PARKLIN/PLAN 1E-R/2173SQ'									0
25134061	3578 CORSICA ST LOT 56	9A PARKLIN/PLAN 4B/2688SQ'									0
25134062	3590 CORSICA ST LOT 57	9A PARKLIN/PLAN 3A-R/2477SQ'									0
25134063	3602 CORSICA ST LOT 58	9A PARKLIN/PLAN 1D/2173SQ'									0
25134064	3614 CORSICA ST LOT 59	9A PARKLIN/PLAN 2B/2278SQ'									0
25134012	3522 BARTON ST LOT 12	9A PARKLIN/PLAN 3D/2477SQ'									0
25134013	5580 ARIEL LN LOT 13	9A PARKLIN/PLAN 2E/2278SQ'									0
25134014	5562 ARIEL LN LOT 14	9A PARKLIN/PLAN 1D/2173SQ'									0
25134015	5544 ARIEL LN	9A PARKLIN/PLAN 2A/2278SQ'									0
25134016	5526 ARIEL LN LOT 16	9A PARKLIN/PLAN 3E-R/2477SQ'									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25134017	5508 ARIEL LN LOT 17	9A PARKLIN/PLAN 4D/2688SQ'									0
25134018	5490 ARIEL LN LOT 18	9A PARKLIN/PLAN 2B-R/2278SQ'									0
25134019	5472 ARIEL LN LOT 19	9A PARKLIN/PLAN 1E/2173SQ'									0
25134020	5454 ARIEL LN LOT 20	9A PARKLIN/PLAN 3A-R/2477SQ'									0
25134021	5436 ARIEL LN LOT 21	9A PARKLIN/PLAN 4E/2688SQ'									0
25134051	5471 ARIEL LN LOT 46	9A PARKLIN/PLAN 1D-R/2173SQ'									0
25134052	5453 ARIEL LN LOT 47	9A PARKLIN/PLAN 2A-R/2278SQ'									0
25134053	5435 ARIEL LN LOT 48	9A PARKLIN/PLAN 4B/2688SQ'									0
25134054	5417 ARIEL LN LOT 49	9A PARKLIN/PLAN 3D/2477SQ'									0
25135005	5359 KUSNICK AVE LOT 74	9B SUNHAVEN/PLAN 3B-R/3269SQ'									0
25135006	5341 KUSNICK AVE LOT 75	9B SUNHAVEN/PLAN 1F/2502SQ'									0
25135007	5323 KUSNICK AVE LOT 76	9B SUNHAVEN/PLAN 4B-R/3543SQ'									0
25135008	5305 KUSNICK AVE LOT 77	9B SUNHAVEN/PLAN 2C/3196SQ'									0
25135009	3575 SINGH LN LOT 78	9B SUNHAVEN/PLAN 2A-R/3196SQ'									0
25135010	3587 SINGH LN LOT 79	9B SUNHAVEN/PLAN 1F/2502SQ'									0
25135011	3599 SINGH LN LOT 80	9B SUNHAVEN/PLAN 4C-R/3543SQ'									0
25135012	3611 SINGH LN LOT 81	9B SUNHAVEN/PLAN 3A/3269SQ'									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25135013	3623 SINGH LN LOT 82	9B SUNHAVEN/PLAN 4A-R/3543SQ'									0
25135014	3635 SINGH LN LOT 83	9B SUNHAVEN/PLAN 2B/3196SQ'									0
25135015	3647 SINGH LN LOT 84	9B SUNHAVEN/PLAN 1C-R/2502SQ'									0
25135016	3659 SINGH LN LOT 85	9B SUNHAVEN/PLAN 4A/3543SQ'									0
25135040	5378 GATLIN DR LOT 109	9B SUNHAVEN/PLAN 1C/2502SQ'									0
25135041	5360 GATLIN DR LOT 110	9B SUNHAVEN/PLAN 4B-R/3543SQ'									0
25135042	5342 GATLIN DR LOT 111	9B SUNHAVEN/PLAN 2F/3196SQ'									0
25135043	5324 GATLIN DR LOT 112	9B SUNHAVEN/PLAN 3A-R/3269SQ'									0
25135044	5306 GATLIN DR LOT 113	9B SUNHAVEN/PLAN 1B-R/2502SQ'									0
25135047	3660 SINGH LN LOT 114	9B SUNHAVEN/PLAN 2C-R/3196SQ'									0
25135048	5343 GATLIN DR LOT 115	9B SUNHAVEN/PLAN 4A/3543SQ'									0
25135049	5361 GATLIN DR LOT 116	9B SUNHAVEN/PLAN 3B/3269SQ'									0
25135050	5379 GATLIN DR LOT 117	9B SUNHAVEN/PLAN 2A-R/3196SQ'									0
25135033	3714 BARTON ST LOT 102	9B SUNHAVEN/PLAN 4B-R/3543SQ'									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25135034	3702 BARTON ST LOT 103	9B SUNHAVEN/PLAN 3C/3269SQ'									0
25135035	3690 BARTON ST LOT 104	9B SUNHAVEN/PLAN 2F/3196SQ'									0
25135036	3678 BARTON ST LOT 105	9B SUNHAVEN/PLAN 3F-R/3269SQ'									0
25135037	3666 BARTON ST LOT 106	9B SUNHAVEN/PLAN 1C-R/2502SQ'									0
25135038	5414 GATLIN DR LOT 107	9B SUNHAVEN/PLAN 2B/3196SQ'									0
25135039	5396 GATLIN DR LOT 108	9B SUNHAVEN/PLAN 3F-R/3269SQ'									0
25135051	5397 GATLIN DR LOT 118	9B SUNHAVEN/PLAN 4C/3543SQ'									0
25135052	5415 GATLIN DR LOT 119	9B SUNHAVEN/PLAN 1A-R/2502SQ'									0
25135027	3786 BARTON ST LOT 96	9B SUNHAVEN/PLAN 2B-R/3196SQ'									0
25135028	3774 BARTON ST LOT 97	9B SUNHAVEN/PLAN 1A/2502SQ'									0
25135029	3762 BARTON ST LOT 98	9B SUNHAVEN/PLAN 3F-R/3269SQ'									0
25135030	3750 BARTON ST	9B SUNHAVEN/PLAN 1B/2502SQ'									0
25135031	3738 BARTON ST LOT 100	9B SUNHAVEN/PLAN 4F-R/3543SQ'									0
25135032	3726 BARTON ST	9B SUNHAVEN/PLAN 2A/3196SQ'									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25135053	5348 HINTON DR LOT 120	9B SUNHAVEN/PLAN 3B/3269SQ'									0
25135054	5330 HINTON DR LOT 121	9B SUNHAVEN/PLAN 4C-R/3543SQ'									0
25135065	5329 HINTON DR LOT 128	9B SUNHAVEN/PLAN 1F/2502SQ'									0
25135066	5347 HINTON DR LOT 129	9B SUNHAVEN/PLAN 2C-R/3196SQ'									0
25135055	5312 HINTON DR LOT 122	9B SUNHAVEN/PLAN 2F/3196SQ'									0
25135056	5294 HINTON DR LOT 123	9B SUNHAVEN/PLAN 1C-R/2502SQ'									0
25135058	5276 HINTON DR	9B SUNHAVEN/PLAN 4A/3543SQ'									0
25135060	5258 HINTON DR LOT 125	9B SUNHAVEN/PLAN 3A-R/3269SQ'									0
25135061	3720 SINGH LN LOT 126	9B SUNHAVEN/PLAN 3C-R/3269SQ'									0
25135064	5311 HINTON DR LOT 127	9B SUNHAVEN/PLAN 4B/3543SQ'									0
21440016	3074 HOLLY Unit C & D	2 573SQ' ADUs & 330SQ' GARAGE CONNECTING 2 SFDs TO DUPLEX									0
23508209	213 W SOUTH ST	1,000 SQ FT SINGLE FAMILY RESIDENCE							1	3/15/2023	1
23512008	215 E THIRD	1242 SQ FT SINGLE FAMILY DWELLING									0
24017020	1152 MARIE ANTONETTE CT	CONVERT (E) GARAGE TO 410 SQ FT JADU						1		8/3/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
24829055	2881 PEBBLEBROOKE LOT 55	3,734 SQ FT SINGLE FAMILY HOME									0
25136039	3747 JUNEFIELD AVENUE LOT 39	1F-GREENWOOD VILLAGE 10C/PLAN 1D-R/2452SF									0
25136040	3759 JUNEFIELD ST LOT 40	GREENWOOD VILLAGE 10C/PLAN 3B/2700SF									0
25136005	3838 NEEDHAM ST LOT 5	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN									0
25136006	3850 NEEDHAM STREET LOT 6	GREENWOOD VILLAGE 10C/PLAN 1B-R/2452SF									0
25136007	3862 NEEDHAM ST LOT 7	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF									0
25136008	3874 NEEDHAM STREET LOT 8	GREENWOOD VILLAGE 10C/PLAN 2C-R/2580SQSF									0
25136009	3886 NEEDHAM STREET LOT 9	GREENWOOD VILLAGE 10C/PLAN 3D/2700SF									0
25136010	3898 NEEDHAM STREET LOT 10	GREENWOOD VILLAGE 10C/PLAN 4B-R/2869SQSF/NEXT GEN									0
25136011	3910 NEEDHAM STREET LOT 11	GREENWOOD VILLAGE 10C/PLAN 2A/2580SQSF									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25136012	3922 NEEDHAM STREET LOT 12	GREENWOOD VILLAGE 10C/PLAN 1E-R/2452SF									0
25136029	5460 POSNER AVE LOT 29	GREENWOOD VILLAGE 10C/PLAN 4C-R/2869SQSF/NEXT GEN									0
25136030	5478 POSNER AVENUE	GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF									0
25136031	5496 POSNER AVENUE	GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF									0
25136032	5514 POSNER AVE LOT 32	GREENWOOD VILLAGE 10C/PLAN 1A-R/2452SF									0
25136033	5548 POSNER AVENUE LOT 33	GREENWOOD VILLAGE 10C/PLAN 4E-R/2869SQSF/NEXT GEN									0
25136033	5566 POSNER AV LOT 34	GREENWOOD VILLAGE 10C/PLAN 1C-R/2452SF									0
25136035	5584 POSNER AVE	GREENWOOD VILLAGE 10C/PLAN 2B/2580SQSF									0
25136041	3771 JUNEFIELD ST LOT 41	GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT GEN									0
25136042	3783 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 1C/2452SF									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25136043	3795 JUNEFIELD PL LOT 43	GREENWOOD VILLAGE 10C/PLAN 2B/2580SQSF									0
25136044	3807 JUNEFIELD ST LOT 44	GREENWOOD VILLAGE 10C/PLAN 3C-R/2700SF									0
25136045	3819 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN									0
25136046	5441 POSNER AVE LOT 46	GREENWOOD VILLAGE 10C/PLAN 1D-R/2452SF									0
25136047	5459 POSNER AVE LOT 47	GREENWOOD VILLAGE 10C/PLAN 3E/2700SF									0
25136048	5477 POSNER AVENUE	GREENWOOD VILLAGE 10C/PLAN 1E/2452SF									0
25136049	5495 POSNER AV LOT 49	GREENWOOD VILLAGE 10C/PLAN 2C/2580SQSF									0
25136050	5513 POSNER AVENUE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN									0
25136051	5531 POSNER AVENUE LOT 51	GREENWOOD VILLAGE 10C/PLAN 1B/2452SF									0
25136052	5549 POSNER AVE LOT 52	GREENWOOD VILLAGE 10C/PLAN 2D/2580SQSF									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25136053	5567 POSNER AVE LOT 53	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF									0
25136054	5585 POSNER AV LOT 54	GREENWOOD VILLAGE 10C/PLAN 4C-R/2869SQSF/NEXT GEN									0
25138001	3934 NEEDHAM ST LOT 1	FAIRGROVE VILLAGE 11/PLAN 3A/2287SF									0
25138002	3946 NEEDHAM ST LOT 2	FAIRGROVE VILLAGE 11/PLAN 4E-R/2416SF									0
25138003	3958 NEEDHAM ST LOT 3	FAIRGROVE VILLAGE 11/PLAN 2D/2140SF									0
25138004	3970 NEEDHAM ST LOT 4	FAIRGROVE VILLAGE 11/PLAN 1A-R/1945SF									0
25138005	3982 NEEDHAM ST LOT 5	FAIRGROVE VILLAGE 11/PLAN 3D/2287SF									0
25138006	3994 NEEDHAM STREET LOT	FAIRGROVE VILLAGE 11/PLAN 4A/2416SF									0
25138007	5461 SANTINI LN LOT 7	FAIRGROVE VILLAGE 11/PLAN 1E/1945SF									0
25138008	5443 SANTINI LN LOT 8	FAIRGROVE VILLAGE 11/PLAN 2A/2140SF									0
25138009	5425 SANTINI LN LOT 9	FAIRGROVE VILLAGE 11/PLAN 3E/2287SF									0
25138010	5407 SANTINI LANE LOT 10	FAIRGROVE VILLAGE 11/PLAN 4D/2416SF									0
25138011	5389 SANTINI LANE LOT 11	FAIRGROVE VILLAGE 11/PLAN 1C/1945SF									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25138012	5371 SANTINI LN LOT 12	FAIRGROVE VILLAGE 11/PLAN 2E/2140SF									0
25138013	5353 SANTINI LN LOT 13	FAIRGROVE VILLAGE 11/PLAN 3C/2287SF									0
25138014	3889 TELLURIDE ST LOT 14	FAIRGROVE VILLAGE 11/PLAN 2E-R/2140SF									0
25138015	3877 TELLURIDE AV LOT 15	FAIRGROVE VILLAGE 11/PLAN 1D-R/1945SF									0
25138016	3865 TELLURIDE ST LOT 16	FAIRGROVE VILLAGE 11/PLAN 3B/2287SF									0
25138019	3829 TELLURIDE AVENUE LOT 19	FAIRGROVE VILLAGE 11/PLAN 1B-R/1945SF MODEL HOME									0
25138020	3817 TELLURIDE AVENUE LOT 20	FAIRGROVE VILLAGE 11/PLAN 3D/2287SF MODEL HOME									0
25138027	3876 TELLURIDE ST LOT 27	FAIRGROVE VILLAGE 11/PLAN 4A/2416SF									0
25138028	3915 RENTON PL LOT 28	F1-FAIRGROVE VILLAGE 11/PLAN 3A-R/2287SF									0
25138029	3903 RENTON PL LOT 29	F1-FAIRGROVE VILLAGE 11/PLAN 2C/2140SF									0
25138030	3891 RENTON PL	1F-FAIRGROVE VILLAGE 11/PLAN 4B-R/2416SF									0
25138031	3879 RENTON PL LOT 31	1F - FAIRGROVE VILLAGE 11/PLAN 3C/2287SF									0
25138032	3867 RENTON PL	FAIRGROVE VILLAGE 11/PLAN 1B-R/1945SF									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25138033	3855 RENTON PL	FAIRGROVE VILLAGE 11/PLAN 2A/2140SF									0
25138034	3854 RENTON PL	FAIRGROVE VILLAGE 11/PLAN 4C-R/2416SF									0
25138035	3866 RENTON PL	FAIRGROVE VILLAGE 11/PLAN 3E/2287SF									0
25138036	3878 RENTON PL LOT 36	1F-FAIRGROVE VILLAGE 11/PLAN 2D-R/2140SF									0
25138037	3890 RENTON PL LOT 37	1F-FAIRGROVE VILLAGE 11/PLAN 1D/1945SF									0
25138038	3902 RENTON PL LOT 38	F1 - FAIRGROVE VILLAGE 11/PLAN 3B-R/2287SF									0
25138039	3914 RENTON PL LOT 39	F1-FAIRGROVE VILLAGE 11/PLAN 1A/1945SF									0
25138040	3993 NEEDHAM ST LOT 40	FAIRGROVE VILLAGE 11/PLAN 4B-R/2416SF									0
25138041	3981 NEEDHAM ST LOT 41	FAIRGROVE VILLAGE 11/PLAN 2E/2140SF									0
25138042	3969 NEEDHAM ST LOT 42	FAIRGROVE VILLAGE 11/PLAN 4D-R/2416SF									0
25138043	3957 NEEDHAM ST LOT 43	FAIRGROVE VILLAGE 11/PLAN 3E/2287SF									0
25138044	3945 NEEDHAM STREET LOT 44	FAIRGROVE VILLAGE 11/PLAN 2C-R/2140SF									0
25138045	3933 NEEDHAM ST LOT 45	FAIRGROVE VILLAGE 11/PLAN 1E/1945SF									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
23513043	4 S CENTRAL AV	GARAGE CONVERSION TO 497 SQ FT ADU ONE BED ONE BATH						1		1/5/2023	1
24084030	3062 NEIL JEROME DRIVE LOT 161	HARTWELL/PLAN 12B-R/3914 SQFT W/ CA ROOM MULTI-GEN SUITE									0
24082021	3113 NEIL JEROME DRIVE LOT 175	TOWNSEND/PLAN 4A-R/2587 SQ' W/ CA ROOM									0
24609016	2031 VILLAGE DR	CODE CASE: GARAGE CONVERSION TO 528 SQ' ADU						1		1/11/2023	1
23208210	1860 ALEGRE DR	GARAGE CONVERSION TO 486 SQ FT ADU									0
24082059	3028 ELLIS TOWN DRIVE LOT 213	TOWNSEND/PLAN 2C/2246 SQ'									0
24082061	3038 ELLIS TOWN DRIVE LOT 215	TOWNSEND/PLAN 3D/2411 SQ' W/ CA ROOM									0
24082026	3063 NEIL JEROME DR LOT 180	TOWNSEND/PLAN 4D-R/3260 SQ' W/ 2/1 BAY GARAGE, MULTI & CA RM									0
24082030	3023 NEIL JEROME DRIVE LOT 184	TOWNSEND/PLAN 2B-R/2919 SQ' CA ROOM, MULTIGEN, 2/1BAY GARAGE									0
24082031	3013 NEIL JEROME DRIVE LOT 185	TOWNSEND/PLAN 1A/2107 SQ' W/ CA ROOM									0
24082032	3003 NEIL JEROME DRIVE LOT 186	TOWNSEND/PLAN 2B-R/2246 SQ' W/ CA ROOM									0
24082033	2993 NEIL JEROME DRIVE LOT 187	TOWNSEND/PLAN 4E/3260 SQ' W/ 2/1 BAY GARAGE, MULTI & CA RM									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
24082034	2983 NEIL JEROME DRIVE LOT 188	TOWNSEND/PLAN 1D-R/2780 SQ' W/ 2/1 BAY GRGE & MULTIG & CA RM									0
24082035	2973 NEIL JEROME DRIVE LOT 189	TOWNSEND/PLAN 2B/2246 SQ'									0
24082036	2963 NEIL JEROME DRIVE LOT 190	TOWNSEND/PLAN 3D-R/2411 SQ'									0
24082037	2953 NEIL JEROME DRIVE LOT 191	TOWNSEND/PLAN 4D/2587SQ' W/ CA ROOM									0
24082038	2943 NEIL JEROME DRIVE LOT 192	TOWNSEND/PLAN 3B-R/2880 SQ' W/ MULTIGEN									0
24082039	2933 NEIL JEROME DRIVE LOT 193	TOWNSEND/PLAN 1A/2780 SQ' W/ 2/1 BAY GARAGE & MULTIGEN									0
24082040	2923 NEIL JEROME DRIVE LOT 194	TOWNSEND/PLAN 2C/2246 SQ' W/ CA ROOM									0
23502519	580 W TENTH ST	GARAGE CONVERSION TO 580 SQ FT ADU							1	4/4/2023	1
24082001	3061 RIO GRANDE DR LOT 138	KINBRIDGE/PLAN 7B-R/3007 SQ FT W/ CA RM, BONUS RM @ 2ND FL									0
24082002	3051 RIO GRANDE DR LOT 139	KINBRIDGE/PLAN 6C/2611 SQ FT W/ CA ROOM									0
24082003	3041 RIO GRANDE DR LOT 140	KINBRIDGE/PLAN 5A-R/2382 SQ FT W/ CA ROOM									0
24082004	3031 RIO GRANDE DR LOT 141	KINBRIDGE/PLAN 8B/2894 SQ FT W/ CA RM, MULTIGEN & LOFT									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
24082005	3021 RIO GRANDE DR LOT 142	KINBRIDGE/PLAN 7A-R/3007 SQ FT W/ CA RM, BONUS RM @ 2ND FL									0
24082007	3001 RIO GRANDE DR LOT 144	KINBRIDGE/PLAN 5B-R/2628 SQ FT W/ CA ROOM & 5TH BEDROOM									0
24082010	2971 RIO GRANDE DR LOT 147	KINBRIDGE/PLAN 6A-R/2611 SQ FT W/ CA ROOM									0
23308415	1350 N BESSIE AV	GARAGE CONVERSION TO 600' ADU									0
24403015	3450 CORRAL HOLLOW	NEW 1,183SQ' MANUFACTURED ADU									0
24082041	2938 ELLIS TOWN DR LOT 195	TOWNSEND/PLAN 2A-R/2919 SQ' W/ CA ROOM & MULTI-GEN									0
24082042	2944 ELLIS TOWN DR LOT 196	TOWNSEND/PLAN 3B-R/3084 SQ' W/ 2BAY/1BAY MULTIGEN & CA ROOM									0
24082043	2948 ELLIS TOWN DR LOT 197	TOWNSEND/PLAN 4D/3260 SQ' W/ CA ROOM AT 3BAY, MULTIGEN									0
24082044	2954 ELLIS TOWN DR LOT 198	TOWNSEND/PLAN 1D-R/2780 SQ' W/ CA ROOM W/ MULTI-GEN									0
24082045	2958 ELLIS TOWN DR LOT 199	TOWNSEND/PLAN 4A/2587 SQ'									0
24082046	2964 ELLIS TOWN DR LOT 200	TOWNSEND/PLAN 3B-R/2411 SQ' W/ CA ROOM									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
24082047	2968 ELLIS TOWN DR LOT 201	TOWNSEND/PLAN 2C/2919 SQ' W/ MULTIGEN AT 2BAY/1BAY									0
24082048	2974 ELLIS TOWN DR LOT 202	TOWNSEND/PLAN 1A-R/2780 SQ' W/ MULTIGEN AT 2BAY/1BAY									0
24082049	2978 ELLIS TOWN DR LOT 203	TOWNSEND/PLAN 3D/3084 SQ' W/ CA ROOM, MULTIGEN									0
24082050	2984 ELLIS TOWN DR LOT 204	TOWNSEND/PLAN 2B-R/2919SQ' W/ CA ROOM & MULTI-GEN									0
24082051	2988 ELLIS TOWN DR LOT 205	TOWNSEND/PLAN 4E/3056 SQ' W/ MUTLIGEN AT 2BAY									0
24081007	3128 JAKE ST LOT 50	HARTWELL/PLAN 10B/3774 SQFT W/ MULTIGEN									0
24081008	3138 JAKE ST LOT 51	HARTWELL/PLAN 11C-R/3564SQFT W/ CA RM W/OPT DECK & MULTI-GEN									0
24081009	3148 JAKE ST LOT 52	HARTWELL/PLAN 12B/3914 SQFT W/ OPT CA RM, DECK, MULTIGEN									0
24081010	3158 JAKE ST LOT 53	HARTWELL/PLAN 9C-R/3034 SQFT W/ OPT 2ND FLOOR									0
24081051	3159 JAKE ST LOT 109	HARTWELL/PLAN 12A/3914 SQFT W/ OPT CA RM, MULTIGEN									0
24081055	3110 RIO GRANDE DR LOT 113	HARTWELL/PLAN 12B/3733 SQFT W/ CA ROOM W/ DECK									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
24081001	4398 TURNER AVE LOT 44	KINBRIDGE/PLAN 6A-R/2611 SQ FT W/ CA ROOM & LOFT @ 2ND FL									0
24081002	4418 TURNER AVE LOT 45	KINBRIDGE/PLAN 5B/2382 SQ FT W/ CA ROOM									0
24081003	4438 TURNER AVE LOT 46	KINBRIDGE/PLAN 6C-R/2611 SQ FT W/ CA ROOM									0
24081004	4458 TURNER AVE LOT 47	KINBRIDGE/PLAN 7B/3007 SQ FT W/ CA RM, BONUS RM @ 2ND FL									0
24081005	3108 JAKE ST LOT 48	KINBRIDGE/PLAN 8A-R/2894SQ FT W/ CA RM, LOFT @ 2 FL									0
24081006	3118 JAKE ST LOT 49	KINBRIDGE/PLAN 5D/2382 SQ FT W/ CA ROOM									0
24081052	3149 JAKE ST LOT 110	KINBRIDGE/PLAN 7A/3007 SQ FT W/ CA RM, BONUS RM @ 2ND FL									0
24081053	3139 JAKE ST LOT 111	KINBRIDGE/PLAN 6B-R/2611 SQFT									0
24081054	3129 JAKE ST LOT 112	KINBRIDGE/PLAN 5A/2382 SQ FT W/ CA ROOM									0
24081011	3168 JAKE ST LOT 54	HARTWELL/PLAN 10A/3231 SQFT W/CA ROOM									0
24081012	3178 JAKE ST LOT 55	HARTWELL/PLAN 11-R/3376' FT W/MULTI GEN & CA ROOM									0
24081013	3188 JAKE ST LOT 56	HARTWELL/PLAN 12B/3733 SQFT W/ CA ROOM									0
24081014	3198 JAKE ST LOT 57	HARTWELL/PLAN 9A-R/2297 SQFT W/ CA ROOM									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
24081015	3208 JAKE ST LOT 58	HARTWELL/PLAN 10B/3774 SQ' W/ CA ROOM & MULTI GEN									0
24081016	3218 JAKE ST LOT 59	HARTWELL/PLAN 12A-R/3914 SQFT W/ CA ROOM & MULTI GEN									0
24081017	3228 JAKE ST LOT 60	HARTWELL/PLAN 11C/3376 SQ FT W/ CA ROOM									0
24081018	3238 JAKE ST LOT 61	KINBRIDGE/PLAN 6A/2611 SQFT/OPT CA ROOM									0
24081043	3239 JAKE ST LOT 101	HARTWELL/PLAN 12A/3914SQFT/OPT MULTIGEN/OPT CA ROOM									0
24081044	3229 JAKE LOT 102	HARTWELL/PLAN 11A-R/3564 SQ FT/MULITGEN/OPT CA ROOM									0
24081045	3219 JAKE ST LOT 103	HARTWELL/PLAN 9C/3034 SQFT/OPT SECOND FLOOR/OPT CA ROOM									0
24081046	3209 JAKE ST LOT 104	HARTWELL/PLAN 10A-R/3774 SQFT/MULTIGEN/OPT CA ROOM									0
24081047	3199 JAKE ST LOT 105	HARTWELL/PLAN 11C/3564 SQ FT/MULTIGEN/OPT CA ROOM									0
24081048	3189 JAKE ST LOT 106	HARTWELL/PLAN 12A-R/3914 SQFT/MULTIGEN/CA ROOM									0
24081049	3179 JAKE LOT 107	HARTWELL/PLAN 10C/3774SQFT/MULTIGEN/CA ROOM									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
24081050	3169 JAKE ST LOT 108	HARTWELL/PLAN 11A-R/3564 SQ FT/MULTIGEN/CA ROOM									0
24081019	3248 JAKE ST LOT 62	KINBRIDGE/PLAN 7D-R/2717 SQ FT/OPT CA ROOM									0
24081020	3258 JAKE ST LOT 63	KINBRIDGE/PLAN 8C/2894 SQ FT/OPT CA ROOM									0
24081021	3268 JAKE ST LOT 64	KINBRIDGE/PLAN 5B-R/2382 SQ FT/OPT CA ROOM									0
24081034	4243 RANDA WAY LOT 88	KINBRIDGE/PLAN 7A-R/2717 SQ FT									0
24081035	4223 RANDA WAY LOT 89	KINBRIDGE/PLAN 5B-R/2382 SQ FT/OPT CA ROOM									0
24081036	4203 RANDA WAY LOT 90	KINBRIDGE/PLAN 6A/2611 SQFT/OPT CA ROOM									0
24081037	4183 RANDA WAY LOT 91	KINBRIDGE/PLAN 7D-R/2717 SQ FT/OPT CA ROOM									0
24084012	4163 RANDA WAY LOT 92	KINBRIDGE/PLAN 8C-R/2894 SQ FT/OPT CA ROOM									0
24081038	4162 RANDA WAY LOT 96	KINBRIDGE/PLAN 8B-R/2894 SQ FT/OPT CA ROOM									0
24081039	4182 RANDA WAY LOT 97	KINBRIDGE/PLAN 7A/2717 SQ FT									0
24081040	4202 RANDA WAY LOT 98	KINBRIDGE/PLAN 5A/2382 SQ FT W/ CA ROOM									0
24081041	4222 RANDA WAY LOT 99	KINBRIDGE/PLAN 6B-R/2611 SQFT/OPT CA ROOM									0
24081042	4242 RANDA WAY LOT 100	KINBRIDGE/PLAN 8B/2894 SQ FT/OPT CA ROOM									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
24081056	3120 RIO GRANDE DR LOT 114	F1 HARTWELL/PLAN 9A-R/OPT SECOND FLOOR/3034 SQFT/OPT CA ROOM									0
24081057	3130 RIO GRANDE DR LOT 115	F1 - HARTWELL/PLAN 10C/3231SQFT/OPT CA ROOM									0
24081058	3140 RIO GRANDE DR LOT 116	F1 - HARTWELL/PLAN 11B-R/3564 SQ FT/OPT CA ROOM/OPT MULTIGEN									0
24081059	3150 RIO GRANDE DR LOT 117	F1 - HARTWELL/PLAN 12C/3914 SQFT/OPT CA ROOM/OPT MULTIGEN									0
24081060	3160 RIO GRANDE DR LOT 118	F1- HARTWELL/PLAN 9A-R/3034 SQFT/OPT SECOND FLOOR/OPT CA ROO									0
24081061	3170 RIO GRANDE DR LOT 119	1F- HARTWELL/PLAN 10A/3774 SQFT/MULTIGEN/CA ROOM									0
24081062	3180 RIO GRANDE DR LOT 120	1F - HARTWELL/PLAN 11C-R/3564SQ FT/MULTIGEN/CA ROOM									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
24081063	3190 RIO GRANDE DR LOT 121	1F - HARTWELL/PLAN 12A/3914 SQFT/MULTIGEN/CA ROOM									0
24081064	3200 RIO GRANDE DR LOT 122	1F - HARTWELL/PLAN 9C-R/2724 SQFT/SECOND FLOOR/OPT CA ROOM									0
24081065	3210 RIO GRANDE DR LOT 123	1F - HARTWELL/PLAN 10A/3231 SQFT/OPT CA ROOM									0
24081066	3220 RIO GRANDE DR LOT 124	1F - HARTWELL/PLAN 11B-R/3564 SQ FT/MULTIGEN/OPT CA ROOM									0
24081067	3230 RIO GRANDE DR LOT 125	1F - HARTWELL/PLAN 12C/3914 SQFT/MULTIGEN/OPT CA ROOM									0
24081068	3240 RIO GRANDE DR LOT 126	1F - HARTWELL/PLAN 11B-R/3376 SQ FT/OPT CA ROOM									0
25140007	4033 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3C-R/2287SF							1	5/31/2023	1
25140008	4045 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4D/2416 SF							1	5/31/2023	1
25105042	4057 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2B-R/2140 SF							1	5/31/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25105042	4069 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3D-R/2287SF							1	5/31/2023	1
25105042	4081 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1B-R/1945 SF							1	5/31/2023	1
25105042	4093 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4E/2416 SF							1	5/31/2023	1
25105042	4153 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1C-R/1945 SF							1	5/31/2023	1
25105042	4165 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3B/2287SF							1	5/31/2023	1
25105042	4177 TELLURIDE AVENUE	PLUMB ONLY/FAIRGROVE VILLAGE 11/PLAN 4B/2416 SF							1	5/31/2023	1
25105042	4189 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2A-R/2140 SF							1	5/31/2023	1
25105042	4201 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3C-R/2287 SF							1	5/31/2023	1
25105042	4213 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4A/2416 SF							1	5/31/2023	1
25105042	4225 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF							1	5/31/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25105042	5104 ANDREW CAMILLERI	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3A-R/2287SF							1	5/31/2023	1
25105042	5122 ANDREW CAMILLERI	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2B-R/2140 SF							1	5/31/2023	1
25105042	5140 ANDREW CAMILLERI	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1C-R/1945 SF							1	5/31/2023	1
25105042	5158 ANDREW CAMILLERI	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4E/2416SF							1	5/31/2023	1
24081022	3278 JAKE ST LOT 65	1F-KINBRIDGE/PLAN 6C/2611 SQFT/OPT CA ROOM									0
24081023	3288 JAKE ST LOT 66	1F - KINBRIDGE/PLAN 7A-R/2717 SQ FT/OPT CA ROOM									0
24081024	3298 JAKE ST LOT 67	1F - HARTWELL/PLAN 9B-R/2297 SQFT/OPT CA ROOM									0
24081025	4265 MADDY AVE LOT 68	1F - KINBRIDGE/PLAN 8A-R/2894 SQ FT/OPT CA ROOM									0
24081026	4245 MADDY AVE LOT 69	1F-KINBRIDGE/PLAN 5B/2382 SQ FT/OPT CA ROOM									0
24081027	4225 MADDY AVE LOT 70	1F-HARTWELL/PLAN 10C/3774 SQFT/ WITH OPT MULTIGEN UNIT									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
24081028	4205 MADDY AVE LOT 71	1F - HARTWELL/PLAN 11B-R/3376 SQ FT/OPT CA ROOM									0
24081029	4185 MADDY AVE LOT 72	1F - HARTWELL/PLAN 12A/3914 SQFT WITH OPT MULTIGEN/CA ROOM									0
24081030	4184 MADDY AVE LOT 84	1F- KINBRIDGE/PLAN 7B-R/2717 SQ FT/OPT CA ROOM									0
24081031	4204 MADDY AVE LOT 85	1F - KINBRIDGE/PLAN 6A/2611 SQFT									0
24081032	4224 MADDY AVE LOT 86	1F - KINBRIDGE/PLAN 5D-R/2382 SQ FT									0
24081033	4244 MADDY AVE LOT 87	1F- KINBRIDGE/PLAN 7B/2717 SQ FT									0
24084001	4165 MADDY LOT 73	HARTWELL/PLAN 10B-R/3774 SQFT W/MULTI GEN									0
24084002	4145 MADDY AVE LOT 74	HARTWELL/PLAN 11A/3564 SQ' W/MULTI GEN & CA ROOM									0
24084003	4125 MADDY AVE LOT 75	HARTWELL/PLAN 12B-R/3914 SQ' W/MULTI GEN									0
24084009	4124 MADDY LOT 81	KINBRIDGE/PLAN 6B/2611 SQ' W/CA ROOM									0
24084010	4144 MADDY LOT 82	KINBRIDGE/PLAN 5A-R/2382 SQ' W/CA ROOM									0
24084011	4164 MADDY AVE LOT 83	KINBRIDGE/PLAN 8C/2894 SQ' W/MULTI GEN & CA ROOM									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25139034	5873 PLACER DR	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1D-R/2452SF							1	5/31/2023	1
25139035	5714 MOORFIELD AVENUE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN							1	5/31/2023	1
25139036	5696 MOORFIELD AVENUE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF							1	5/31/2023	1
25139037	5678 MOORFIELD AVENUE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF							1	5/31/2023	1
25139038	5660 MOORFIELD AVENUE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1B-R/2452SF							1	5/31/2023	1
25139039	5642 MOORFIELD AVENUE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2E-R/2580SQSF							1	5/31/2023	1
25139040	5624 MOORFIELD AVENUE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B-R/2869SQSF/NEXT GEN							1	5/31/2023	1
25139041	5606 MOORFIELD AVENUE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3A-R/2700SF							1	5/31/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25137001	3675 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3E-R/2700SF							1	5/31/2023	1
25137001	3663 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 2B/2580SQSF							1	5/31/2023	1
25137001	3651 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT GEN							1	5/31/2023	1
25137001	3639 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3C/2700SF							1	5/31/2023	1
25137002	3627 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 2C-R/2580SQSF							1	5/31/2023	1
25137002	3615 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1E/2452SF							1	5/31/2023	1
25137002	3603 JUNEFIELD STREET	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT GEN							1	5/31/2023	1
25137002	3591 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1D/2452SF							1	5/31/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25137002	3579 JUNEFIELD STREET	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF							1	5/31/2023	1
25137002	3567 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN							1	5/31/2023	1
25137002	3555 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3A/2700SF							1	5/31/2023	1
25137002	3543 JUNEFIELD STREET	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2E-R/2580SQSF							1	5/31/2023	1
25139056	5692 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT GEN							1	5/31/2023	1
25137002	5704 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1C-R/2452SF							1	5/31/2023	1
25137002	5716 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2A-R/2580SQSF							1	5/31/2023	1
25137002	5728 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4E-R/2869SQSF/NEXT GEN							1	5/31/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25137002	5740 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1E-R/2452SF							1	5/31/2023	1
25137002	5752 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF							1	5/31/2023	1
25137002	5764 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3A-R/2700SF							1	5/31/2023	1
25137002	5776 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4A/2869SQSF/NEXT GEN							1	5/31/2023	1
25137002	5788 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1C-R/2452SF							1	5/31/2023	1
25137002	5800 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2E/2580SQSF							1	5/31/2023	1
25137002	5812 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF							1	5/31/2023	1
25137002	5824 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1A/2452SF							1	5/31/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25137002	5836 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3D-R/2700SF							1	5/31/2023	1
25137002	5848 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN							1	5/31/2023	1
25137002	5860 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1B-R/2452SF							1	5/31/2023	1
25137002	5748 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 2C/2580SQSF							1	5/31/2023	1
25137002	5730 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1E-R/2452SF							1	5/31/2023	1
25137002	5739 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN							1	5/31/2023	1
25137002	5727 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3D/2700SF							1	5/31/2023	1
25137002	3556 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1A-R/2452SF							1	5/31/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25137002	3568 JUNEFIELD STREET	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF							1	5/31/2023	1
25137002	3580 JUNE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3C/2700SF							1	5/31/2023	1
25137002	5694 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B-Y/2869SQSF/NEXT GEN							1	5/31/2023	1
25137002	5712 LORAY LANE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF							1	5/31/2023	1
25137002	5861 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3E/2700SF							1	5/31/2023	1
25137002	5837 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 2B-R/2580SQSF							1	5/31/2023	1
25137002	5823 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT GEN							1	5/31/2023	1
25137002	5749 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3A/2700SF							1	5/31/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25137002	5731 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN							1	5/31/2023	1
25137002	5713 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 2B/2580SQSF							1	5/31/2023	1
25137002	5695 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3D/2700SF							1	5/31/2023	1
25137002	5677 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1C/2452SF							1	5/31/2023	1
25137002	5659 LORAY LANE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2A/2580SQSF							1	5/31/2023	1
25140013	4105 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2C-R/2140SF							1	5/31/2023	1
25140014	4117 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1A/1945SF							1	5/31/2023	1
25140015	4129 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3E/2287SF							1	5/31/2023	1
25140016	4141 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF							1	5/31/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25105042	5191 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1D-R/1945SF							1	5/31/2023	1
25105042	5173 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2E/2140SF							1	5/31/2023	1
25105042	5155 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3C/2287 SF							1	5/31/2023	1
25105042	5119 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1B/1945 SF							1	5/31/2023	1
25105042	4282 ANGELO WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3D/2287SF							1	5/31/2023	1
25105042	4258 ANGELO WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2C-R/2140SF							1	5/31/2023	1
25105042	4246 ANGELO WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4D-R/2416 SF							1	5/31/2023	1
25105042	4234 ANGELO WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1E-R/1945 SF							1	5/31/2023	1
25105042	5210 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF							1	5/31/2023	1
25105042	5192 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3E-R/2287SF							1	5/31/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25105042	5174 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2A/2140 SF							1	5/31/2023	1
25105042	5156 YARROW AVENUE	PLUMB ONLY/FAIRGROVE VILLAGE 11/PLAN 4B-R/2416 SF							1	5/31/2023	1
25105042	5138 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1A-R/1945SF							1	5/31/2023	1
25105042	5120 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF							1	5/31/2023	1
25105042	5102 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3D-R/2287SF							1	5/31/2023	1
25105042	5129 WARDLOW AVENUE	PLUMB ONLY/FAIRGROVE VILLAGE 11/PLAN 4B/2416 SF							1	5/31/2023	1
25105042	5147 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2C/2140 SF							1	5/31/2023	1
25105042	5165 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3B/2287SF							1	5/31/2023	1
25105042	5183 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1C/1945 SF							1	5/31/2023	1
25105042	5201 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2B/2140 SF							1	5/31/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25105042	5219 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1D/1945 SF							1	5/31/2023	1
25105042	5237 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3C/2287 SF							1	5/31/2023	1
25105042	4182 BARLEY WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4E-R/2416SF							1	5/31/2023	1
25105044	4174 BARLEY WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3D/2287SF							1	5/31/2023	1
25105044	4166 BARLEY WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2D/2140 SF							1	5/31/2023	1
25105044	4158 BARLEY WAY	PLUMB ONLY/FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF							1	5/31/2023	1
25105044	4150 BARLEY WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1C-R/1945 SF							1	5/31/2023	1
25105042	5226 VALIANT AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2B-R/2140SF							1	5/31/2023	1
25105042	5208 VALIANT AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4E-R/2416SF							1	5/31/2023	1
25105042	5209 VALIANT AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3C/2287 SF							1	5/31/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25105042	5227 VALIANT AVENUE	PLUMB ONLY/FAIRGROVE VILLAGE 11/PLAN 4D/2416 SF							1	5/31/2023	1
25105042	5220 WARDLOW AVENUE	PLUMB ONLY/FAIRGROVE VILLAGE 11/PLAN 4B/2416SF							1	5/31/2023	1
25105042	5204 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3E-R/2287SF							1	5/31/2023	1
25105042	5182 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF							1	5/31/2023	1
25105042	5164 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4E-R/2416SF							1	5/31/2023	1
25105042	5146 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3A-R/2287SF							1	5/31/2023	1
25105042	5128 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1D-R/1945 SF							1	5/31/2023	1
21439020	2724 HOLLY DR	1405 SQ FT SFD, WITH (E) SFD USED AS ADU							1	5/18/2023	1
23327007	2300 HOLLY DR	CONVERT (E) GARAGE TO 680 SQ FT ADU						1		5/9/2023	1
23305504	1919 N PARKER AV	672 SQ FT ACCESSORY DWELLING UNIT							1	10/30/2023	1
21428028	2940 DESCANSO CT	GARAGE CONVERSION TO 534SQ' ADU						1		1/17/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
23208208	1840 ALEGRE DR	CODE CASE 400 SQ FT JADU - GARAGE CONVERSION						1		8/21/2023	1
23320020	298 W 22ND ST	640 SQ FT DETACHED ADU							1	3/27/2023	1
24444001	1502 BALTIMORE PL LOT 172	TRACY LAKES/CALERO/PLAN 1A/2393 SQ FT							1	2/28/2023	1
24444002	1518 BALTIMORE PL LOT 173	TRACY LAKES/CALERO/PLAN 2B-R/2430 SQ FT							1	2/28/2023	1
24444003	1534 BALTIMORE PL LOT 174	TRACY LAKES/CALERO/PLAN 3A/2520 SQ FT							1	2/28/2023	1
24444004	1550 BALTIMORE PL LOT 175	TRACY LAKES/CALERO/PLAN 1C/2393 SQ FT							1	2/28/2023	1
24444005	1566 BALTIMORE PL LOT 176	TRACY LAKES/CALERO/PLAN 2A-R/2430 SQ FT							1	2/28/2023	1
24444006	1582 BALTIMORE PL LOT 177	TRACY LAKES/CALERO/PLAN 3B/2520 SQ FT							1	2/28/2023	1
24442001	1799 WHITE ROCK DR LOT 87	TRACY LAKES/ECHO/PLAN 1A/2548 SQ FT							1	2/28/2023	1
24442002	1781 WHITE ROCK DR LOT 88	TRACY LAKES/ECHO/PLAN 2B/2695 SQ FT							1	2/28/2023	1
24442003	1763 WHITE ROCK DR LOT 89	TRACY LAKES/ECHO/PLAN 3C/2775SQ FT							1	2/28/2023	1
24442004	1745 WHITE ROCK DR LOT 90	TRACY LAKES/ECHO/PLAN 1B/2548 SQ FT							1	2/28/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
24442005	1727 WHITE ROCK DR LOT 91	TRACY LAKES/ECHO/PLAN 2A/2695 SQ FT							1	2/28/2023	1
24442006	1709 WHITE ROCK DR LOT 92	TRACY LAKES/ECHO/PLAN 3C/2775SQ FT							1	2/28/2023	1
24442007	1708 WHITE ROCK DR LOT 93	TRACY LAKES/ECHO/PLAN 2B/2695 SQ FT							1	2/28/2023	1
24442008	1726 WHITE ROCK DR LOT 94	TRACY LAKES/ECHO/PLAN 1C/2548 SQ FT							1	2/28/2023	1
24442009	1744 WHITE ROCK DR LOT 95	TRACY LAKES/ECHO/PLAN 3A/2775SQ FT							1	2/28/2023	1
24442010	1762 WHITE ROCK DR LOT 96	TRACY LAKES/ECHO/PLAN 2C/2695 SQ FT							1	2/28/2023	1
24442011	1780 WHITE ROCK DR LOT 97	TRACY LAKES/ECHO/PLAN 1A/2548 SQ FT							1	2/28/2023	1
24442012	1798 WHITE ROCK DR LOT 98	TRACY LAKES/ECHO/PLAN 3B/2775SQ FT							1	2/28/2023	1
24441032	1831 SNOWFLOWER PL LOT 69	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT							1	2/28/2023	1
24441033	1839 SNOWFLOWER PL LOT 70	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT							1	2/28/2023	1
24441034	1847 SNOWFLOWER PL LOT 71	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT							1	2/28/2023	1
24441047	1848 SNOWFLOWER PL LOT 84	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT							1	2/28/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
24441048	1840 SNOWFLOWER PL LOT 85	TRACY LAKES/LAGUNA/PLAN 3A/1880 SQ FT							1	2/28/2023	1
24441049	1832 SNOWFLOWER PL LOT 86	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT							1	2/28/2023	1
24443035	1599 BALTIMORE PL LOT 133	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT							1	2/28/2023	1
24443036	1583 BALTIMORE PL LOT 134	TRACY LAKES/PINECREST/PLAN 4B/1919 SQ FT							1	2/28/2023	1
24443037	1567 BALTIMORE PL LOT 135	TRACY LAKES/PINECREST/PLAN 1C/1560 SQ FT							1	2/28/2023	1
24443052	2981 FEELEY AVE LOT 150	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT							1	2/28/2023	1
24443071	2998 FEELEY AVE LOT 169	TRACY LAKES/PINECREST/PLAN 3B/1763 SQ FT							1	2/28/2023	1
24443072	3016 FEELEY AVE LOT 170	TRACY LAKES/PINECREST/PLAN 1C/1560 SQ FT							1	2/28/2023	1
24443073	3034 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 2B/1683 SQ FT							1	2/28/2023	1
24444007	3026 LAKESHORE AV LOT 178	TRACY LAKES/CALERO/PLAN 3C/2520 SQ FT							1	2/28/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
24444009	3070 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 1C/2393 SQ FT							1	2/28/2023	1
24444008	3048 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 2B/2430 SQ FT							1	2/28/2023	1
24444058	3146 LAKESHORE AVE LOT 229	TRACY LAKES/CALERO/PLAN 1a/2393 SQ FT							1	2/28/2023	1
24444059	3172 LAKESHORE AVE LOT 230	TRACY LAKES/CALERO/PLAN 2B/2430 SQ FT							1	2/28/2023	1
24444060	3198 LAKESHORE AVE LOT 231	TRACY LAKES/CALERO/PLAN 3A/2520 SQ FT							1	2/28/2023	1
24444061	3224 LAKESHORE AVE LOT 232	TRACY LAKES/CALERO/PLAN 1B/2393 SQ FT							1	2/28/2023	1
24444062	3250 LAKESHORE AVE LOT 233	TRACY LAKES/CALERO/PLAN 2A/2430 SQ FT							1	2/28/2023	1
24444063	3276 LAKESHORE AVE LOT 234	TRACY LAKES/CALERO/PLAN 3B/2520 SQ FT							1	2/28/2023	1
24441035	1855 SNOWFLOWER PL LOT 72	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT							1	2/28/2023	1
24441036	1863 SNOWFLOWER PL LOT 73	TRACY LAKES/LAGUNA/PLAN 2A/1829 SQ FT							1	2/28/2023	1
24441037	1871 SNOWFLOWER PL LOT 74	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT							1	2/28/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
24441038	1879 SNOWFLOWER PL LOT 75	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT							1	2/28/2023	1
24441043	1880 SNOWFLOWER PL LOT 80	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT							1	2/28/2023	1
24441044	1872 SNOWFLOWER PL LOT 81	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT							1	2/28/2023	1
24441045	1864 SNOWFLOWER PL LOT 82	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT							1	2/28/2023	1
24441046	1856 SNOWFLOWER PL LOT 83	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT							1	2/28/2023	1
24443053	2963 FEELEY AVE LOT 151	TRACY LAKES/PINECREST/PLAN 1B/1560 SQ FT							1	2/28/2023	1
24443055	2927 FEELEY AVE LOT 153	TRACY LAKES/PINECREST/PLAN 3B/1763 SQ FT							1	2/28/2023	1
24443056	2909 FEELEY AVE LOT 154	TRACY LAKES/PINECREST/PLAN 4C/1919 SQ FT							1	2/28/2023	1
24443067	2926 FEELEY AVE LOT 165	TRACY LAKES/PINECREST/PLAN 3B/1763 SQ FT							1	2/28/2023	1
24443068	2944 FEELEY AVE LOT 166	TRACY LAKES/PINECREST/PLAN 4A/1919 SQ FT							1	2/28/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
24443069	2962 FEELEY AVE LOT 167	TRACY LAKES/PINECREST/ PLAN 2C/1683 SQ FT							1	2/28/2023	1
24443070	2980 FEELEY AV LOT 168	TRACY LAKES/PINECREST/ PLAN 4A/1919 SQ FT							1	2/28/2023	1
24441031	1823 SNOWFLOWER PL LOT 68	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT ***2019 CODE***							1	2/28/2023	1
24443054	2945 FEELEY AVE LOT 152	TRACY LAKES/PINECREST/ PLAN 2C/1683 SQ FT ***2019 CODE***							1	2/28/2023	1
24630043	40 E FERDINAND ST	524 SQ FT GARAGE CONVERTED TO ADU				1				7/25/2023	1
23339010	1469 EAST ST	CREATE 747 SQ FT ADU BY ADDING STOVE AND GAS LINE TO (E) STR						1		7/3/2023	1
23305508	327 W WHITTIER AV	CONVERT 492 SQ FT GARAGE TO ADU							1	8/31/2023	1
25106027	2593 DASHWOOD ST LOT 25	V2 CAIRNWAY/PLAN 3E-R/2763SQ' - MODEL							1	6/8/2023	1
23427012	1141 RENOWN DR	CONVERT (E) REC ROOM TO 480SQ FT JADU W/ 100SQ FT DECK							1	8/28/2023	1
25106023	2911 PENELOPE ST LOT 76	CRESTWICK VILLAGE 6/PLAN 3D-R/2972SQSF MODEL							1	8/1/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25106023	8108 FLOYD GLENN WISE DR LOT 86	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT GEN - MODEL							1	9/28/2023	1
24865025	500 DELANEY CT	481SQ' ADU ADDITION							1	11/14/2023	1
23414059	609 N HICKORY AV	GARAGE TO 416SQ' ADU CONVERSION							1	12/8/2023	1
23331208	110 E PEREIRA AV	480 SQ' DETACHED ADU							1	9/19/2023	1
23331232	131 E WHITTIER AVE	CONVERTING 10X12 SHED TO ADU				1				12/19/2023	1
23513049	42 E SECOND ST	2 ATTACHED 598SQ' ADU'S						2		12/19/2023	2
23229008	1270 COOLIDGE AV	NEW 640SQ' ADU							1	11/30/2023	1
24443024	1545 GRANITE PL LOT 122	TRACY LAKES/PINECREST/ PLAN 4C/1919 SQ FT							1	10/23/2023	1
24443025	1537 GRANITE PL LOT 123	TRACY LAKES/PINECREST/ PLAN 1A-R/1560 SQ FT							1	10/23/2023	1
24443026	1529 GRANITE PL LOT 124	TRACY LAKES/PINECREST/ PLAN 3B/1763 SQ FT							1	10/23/2023	1
24443027	1521 GRANITE PL LOT 125	TRACY LAKES/PINECREST/ PLAN 2C/1710 SQ FT							1	10/23/2023	1
24443038	2939 ELLA WAY LOT 136	TRACY LAKES/PINECREST/ PLAN 2A/1710 SQ FT							1	10/16/2023	1
24443039	2913 ELLA WAY LOT 137	TRACY LAKES/PINECREST/ PLAN 3C-R/1763 SQ FT							1	10/16/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
24443040	2887 ELLA WAY LOT 138	TRACY LAKES/PINECREST/ PLAN 4B/1919 SQ FT							1	10/16/2023	1
24443047	2886 ELLA WAY LOT 145	TRACY LAKES/PINECREST/ PLAN 2B-R/1710 SQ FT							1	10/16/2023	1
24443048	2912 ELLA WAY LOT 146	TRACY LAKES/PINECREST/ PLAN 4C/1919 SQ FT							1	10/16/2023	1
24443049	2938 ELLA WAY LOT 147	TRACY LAKES/PINECREST/ PLAN 1A-R/1560 SQ FT							1	10/16/2023	1
24443050	2964 ELLA WAY LOT 148	TRACY LAKES/PINECREST/ PLAN 2C/1710 SQ FT							1	10/16/2023	1
24443051	2990 ELLA WAY LOT 149	TRACY LAKES/PINECREST/ PLAN 3B-R/1763 SQ FT							1	10/16/2023	1
24443057	2891 FEELEY AVE LOT 155	TRACY LAKES/PINECREST/ PLAN 1B-R/1560 SQ FT							1	10/16/2023	1
24443058	2873 FEELEY AVE LOT 156	TRACY LAKES/PINECREST/ PLAN 2A/1710 SQ FT							1	10/16/2023	1
24443059	2855 FEELEY AVE LOT 157	TRACY LAKES/PINECREST/ PLAN 3C-R/1763 SQ FT							1	10/23/2023	1
24443060	2800 FEELEY AVE LOT 158	TRACY LAKES/PINECREST/ PLAN 4A/1919 SQ FT							1	10/23/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
24443061	2818 FEELEY AVE LOT 159	TRACY LAKES/PINECREST/ PLAN 1B-R/1560 SQ FT							1	10/23/2023	1
24443062	2836 FEELEY AVE LOT 160	TRACY LAKES/PINECREST/ PLAN 3A-R/1763 SQ FT							1	10/23/2023	1
24443063	2854 FEELEY AVE LOT 161	TRACY LAKES/PINECREST/ PLAN 2B-R/1710 SQ FT							1	10/23/2023	1
24443064	2872 FEELEY AVE LOT 162	TRACY LAKES/PINECREST/ PLAN 4C/1919 SQ FT							1	10/23/2023	1
24443065	2890 FEELEY AVE LOT 163	TRACY LAKES/PINECREST/ PLAN 1B-R/1560 SQ FT							1	10/23/2023	1
24443066	2908 FEELEY AVE LOT 164	TRACY LAKES/PINECREST/ PLAN 2A/1710 SQ FT							1	10/23/2023	1
24441039	1887 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 2A/1829 SQ FT							1	12/26/2023	1
24441040	1895 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT							1	12/26/2023	1
24441041	1896 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT							1	12/26/2023	1
24441042	1888 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT							1	12/26/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
24441007	3019 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT							1	12/26/2023	1
24444064	3302 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 1A/2393 SQ FT							1	12/26/2023	1
24444065	3328 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 2B/2430 SQ FT							1	12/26/2023	1
24444066	3354 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 3C/2520 SQ FT							1	12/26/2023	1
24441002	2929 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT							1	12/26/2023	1
24441003	2947 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT							1	12/26/2023	1
24441004	2965 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT							1	12/26/2023	1
24441005	2983 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT							1	12/26/2023	1
24441006	3001 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT							1	12/26/2023	1
25355033	6433 GREYMONT DR	VILLAGE 8/PLAN 4E-R/3136SF & 964 SF NEXT GEN & CA ROOM									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25355024	3067 COPLEY DRIVE LOT	VILLAGE 8/PLAN 4B/3136SF & 964 SF NEXT GEN & CA ROOM									0
25360036	3047 LEEDS LN	VILLAGE 8/PLAN 4C/3136SF & 964 SF NEXT GEN & CA ROOM									0
21443005	286 W CLOVER RD	FIRE REBUILD-1562SQ' SFD, 366SQ' ADU & 1283SQ' DETACHED SHOP									0
25136005	3838 NEEDHAM ST LOT 5	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN									0
25136010	3898 NEEDHAM STREET LOT 10	GREENWOOD VILLAGE 10C/PLAN 4B-R/2869SQSF/NEXT GEN									0
25136029	5460 POSNER AVE LOT 29	GREENWOOD VILLAGE 10C/PLAN 4C-R/2869SQSF/NEXT GEN									0
25136033	5548 POSNER AVENUE LOT 33	GREENWOOD VILLAGE 10C/PLAN 4E-R/2869SQSF/NEXT GEN									0
25136041	3771 JUNEFIELD ST LOT 41	GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT GEN									0
25136045	3819 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25136050	5513 POSNER AVENUE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN									0
25136054	5585 POSNER AV LOT 54	GREENWOOD VILLAGE 10C/PLAN 4C-R/2869SQSF/NEXT GEN									0
24082026	3063 NEIL JEROME DR LOT 180	TOWNSEND/PLAN 4D-R/3260 SQ' W/ 2/1 BAY GARAGE, MULTI & CA RM									0
24082030	3023 NEIL JEROME DRIVE LOT 184	TOWNSEND/PLAN 2B-R/2919 SQ' CA ROOM, MULTIGEN, 2/1BAY GARAGE									0
24082033	2993 NEIL JEROME DRIVE LOT 187	TOWNSEND/PLAN 4E/3260 SQ' W/ 2/1 BAY GARAGE, MULTI & CA RM									0
24082034	2983 NEIL JEROME DRIVE LOT 188	TOWNSEND/PLAN 1D-R/2780 SQ' W/ 2/1 BAY GRGE & MULTIG & CA RM									0
24082038	2943 NEIL JEROME DRIVE LOT 192	TOWNSEND/PLAN 3B-R/2880 SQ' W/ MULTIGEN									0
24082039	2933 NEIL JEROME DRIVE LOT 193	TOWNSEND/PLAN 1A/2780 SQ' W/ 2/1 BAY GARAGE & MULTIGEN									0
24082041	2938 ELLIS TOWN DR LOT 195	TOWNSEND/PLAN 2A-R/2919 SQ' W/ CA ROOM & MULTI-GEN									0
24082042	2944 ELLIS TOWN DR LOT 196	TOWNSEND/PLAN 3B-R/3084 SQ' W/ 2BAY/1BAY MULTIGEN & CA ROOM									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
24082043	2948 ELLIS TOWN DR LOT 197	TOWNSEND/PLAN 4D/3260 SQ' W/ CA ROOM AT 3BAY, MULTIGEN									0
24082044	2954 ELLIS TOWN DR LOT 198	TOWNSEND/PLAN 1D-R/2780 SQ' W/ CA ROOM W/ MULTI-GEN									0
24082047	2968 ELLIS TOWN DR LOT 201	TOWNSEND/PLAN 2C/2919 SQ' W/ MULTIGEN AT 2BAY/1BAY									0
24082048	2974 ELLIS TOWN DR LOT 202	TOWNSEND/PLAN 1A-R/2780 SQ' W/ MULTIGEN AT 2BAY/1BAY									0
24082049	2978 ELLIS TOWN DR LOT 203	TOWNSEND/PLAN 3D/3084 SQ' W/ CA ROOM, MULTIGEN									0
24082050	2984 ELLIS TOWN DR LOT 204	TOWNSEND/PLAN 2B-R/2919SQ' W/ CA ROOM & MULTI-GEN									0
24082051	2988 ELLIS TOWN DR LOT 205	TOWNSEND/PLAN 4E/3056 SQ' W/ MUTLIGEN AT 2BAY									0
24081007	3128 JAKE ST LOT 50	HARTWELL/PLAN 10B/3774 SQFT W/ MULTIGEN									0
24081008	3138 JAKE ST LOT 51	HARTWELL/PLAN 11C-R/3564SQFT W/ CA RM W/OPT DECK & MULTI-GEN									0
24081009	3148 JAKE ST LOT 52	HARTWELL/PLAN 12B/3914 SQFT W/ OPT CA RM, DECK, MULTIGEN									0
24081051	3159 JAKE ST LOT 109	HARTWELL/PLAN 12A/3914 SQFT W/ OPT CA RM, MULTIGEN									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
24081012	3178 JAKE ST LOT 55	HARTWELL/PLAN 11-R/3376' FT W/MULTI GEN & CA ROOM									0
24081013	3188 JAKE ST LOT 56	HARTWELL/PLAN 12B/3733 SQFT W/ CA ROOM									0
24081015	3208 JAKE ST LOT 58	HARTWELL/PLAN 10B/3774 SQ' W/ CA ROOM & MULTI GEN									0
24081016	3218 JAKE ST LOT 59	HARTWELL/PLAN 12A-R/3914 SQFT W/ CA ROOM & MULTI GEN									0
25139035	5714 MOORFIELD AVENUE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN							1	5/31/2023	1
25139040	5624 MOORFIELD AVENUE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B-R/2869SQSF/NEXT GEN							1	5/31/2023	1
25137001	3651 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT GEN							1	5/31/2023	1
25137002	3603 JUNEFIELD STREET	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT GEN							1	5/31/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25137002	3567 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN							1	5/31/2023	1
25139056	5692 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT GEN							1	5/31/2023	1
25137002	5728 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4E-R/2869SQSF/NEXT GEN							1	5/31/2023	1
25137002	5776 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4A/2869SQSF/NEXT GEN							1	5/31/2023	1
25137002	5848 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN							1	5/31/2023	1
25137002	5739 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN							1	5/31/2023	1
25137002	5694 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B-Y/2869SQSF/NEXT GEN							1	5/31/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	2	0	10	245		257
25137002	5823 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT GEN							1	5/31/2023	1
25137002	5731 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN							1	5/31/2023	1
25106023	8108 FLOYD GLENN WISE DR LOT 86	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT GEN - MODEL							1	9/28/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25339058	2300 IVERSTONE ST LOT 58	VILLAGE 1/PLAN 4E/2654SF							1	12/11/2023	1
25341001	7050 CARRERA PL	TRACY HILLS VILLAGE 5 1B/2683SQFT MODEL							1	7/20/2023	1
25341002	7040 CARRERA PL	TRACY HILLS VILLAGE 5 2D/3372SQFT MODEL							1	7/21/2023	1
25341003	7030 CARRERA PL	TRACY HILLS VILLAGE 5 3C/3533SQFT MODEL							1	7/20/2023	1
25341004	7020 CARRERA PL	TRACY HILLS VILLAGE 5 4A/3599SQFT MODEL							1	8/3/2023	1
25355029	6473 GREYMONT DR LOT 29	VILLAGE 8/PLAN 4A/4100SF/964 SF NEXT GEN & CA ROOM - MODEL							1	2/21/2023	1
25355032	6443 GREYMONT DR LOT 32	VILLAGE 8/PLAN 1E/2914SF WITH CA ROOM - MODEL							1	2/17/2023	1
25358035	2745 TEJAS LN LOT 144	TRACY HILLS VILLAGE 5 3E/3533SQFT W/CA ROOM							1	2/1/2023	1
25358036	2755 TEJAS LN LOT 145	TRACY HILLS VILLAGE 5 4D-R/3599SQFT W/CA ROOM							1	2/1/2023	1
25358037	2765 TEJAS LN LOT 146	TRACY HILLS VILLAGE 5 3C-R/3533SQFT W/CA ROOM							1	1/26/2023	1
25358072	2754 TEJAS LN LOT 181	TRACY HILLS VILLAGE 5 1A/2683SQFT W/CA ROOM							1	1/30/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25358071	2764 TEJAS LN LOT 180	TRACY HILLS VILLAGE 5 2D-R/3372SQFT W/CA ROOM							1	1/31/2023	1
25358073	2744 TEJAS LN LOT 182	TRACY HILLS VILLAGE 5 4C-R/3599SQFT W/CA ROOM							1	1/30/2023	1
25358053	6770 FLAT IRON ST LOT 162	TRACY HILLS VILLAGE 5 1B/2683SQFT W/CA ROOM							1	2/13/2023	1
25358052	6760 FLAT IRON ST LOT 161	TRACY HILLS VILLAGE 5 4D/3599SQFT W/CA ROOM							1	2/15/2023	1
25358051	6750 FLAT IRON ST LOT 160	TRACY HILLS VILLAGE 5 3A-R/3533SQFT W/CA ROOM							1	2/15/2023	1
25358050	6740 FLAT IRON ST LOT 159	TRACY HILLS VILLAGE 5 1C/2683SQFT W/CA ROOM							1	2/15/2023	1
25358049	6730 FLAT IRON ST LOT 158	TRACY HILLS VILLAGE 5 3B-R/3533SQFT W/CA ROOM							1	3/2/2023	1
25358048	6720 FLAT IRON ST LOT 157	TRACY HILLS VILLAGE 5 4E/3599SQFT W/CA ROOM							1	3/7/2023	1
25358047	6710 FLAT IRON ST LOT 156	TRACY HILLS VILLAGE 5 1C-R/2683SQFT W/CA ROOM							1	3/17/2023	1
25358046	6700 FLAT IRON ST LOT 155	TRACY HILLS VILLAGE 5 2E/3372SQFT W/CA ROOM							1	3/17/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25358038	2785 TEJAS LN LOT 147	F - TRACY HILLS VILLAGE 5 4E/3599SQFT W/CA ROOM							1	4/25/2023	1
25358039	2795 TEJAS LN LOT 148	F - TRACY HILLS VILLAGE 5 1B-R/2683SQFT W/CA ROOM							1	4/25/2023	1
25358040	2805 TEJAS LN LOT 149	F - TRACY HILLS VILLAGE 5 2A/3372SQFT W/CA ROOM							1	4/25/2023	1
25358041	2815 TEJAS LN LOT 150	F - TRACY HILLS VILLAGE 5 4C-R/3599SQFT W/CA ROOM							1	4/25/2023	1
25358042	2825 TEJAS LN LOT 151	F - TRACY HILLS VILLAGE 5 3B/3533SQFT W/CA ROOM							1	4/10/2023	1
25358043	2835 TEJAS LN LOT 152	F - TRACY HILLS VILLAGE 5 1A-R/2683SQFT W/CA ROOM							1	4/10/2023	1
25358044	2845 TEJAS LN LOT 153	F - TRACY HILLS VILLAGE 5 2C-R/3372SQFT W/CA ROOM							1	3/30/2023	1
25358045	6690 FLAT IRON ST LOT 154	F - TRACY HILLS VILLAGE 5 4A-R/3599SQFT W/CA ROOM							1	3/30/2023	1
25358067	2804 TEJAS LN LOT 176	F - TRACY HILLS VILLAGE 5 3A/3533SQFT W/CA ROOM							1	4/25/2023	1
25358068	2794 TEJAS LN LOT 177	F - TRACY HILLS VILLAGE 5 2D/3372SQFT W/CA ROOM							1	5/11/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25358069	2784 TEJAS LN LOT 178	F - TRACY HILLS VILLAGE 5 4B-R/3599SQFT W/CA ROOM							1	5/11/2023	1
25358070	2774 TEJAS LN LOT 179	TRACY HILLS VILLAGE 5 3E/3533SQFT W/CA ROOM							1	2/3/2023	1
25355033	6433 GREYMONT DR	VILLAGE 8/PLAN 4E-R/3136SF & 964 SF NEXT GEN & CA ROOM							1	3/23/2023	1
25360013	3063 MANTLE DR LOT 114	VILLAGE 8/PLAN 4A/3136SF & 964 SF NEXT GEN & CA ROOM							1	2/7/2023	1
25360014	3053 MANTLE DR LOT 115	VILLAGE 8/PLAN 2D-R/3773SF W/CA ROOM							1	2/7/2023	1
25360016	3033 MANTLE DR LOT 117	VILLAGE 8/PLAN 1E/2914SF W/CA ROOM							1	2/16/2023	1
25360015	3043 MANTLE DR LOT 116	VILLAGE 8/PLAN 3B-R/3919SF W/CA ROOM							1	2/14/2023	1
25355034	6423 GREYMONT DR LOT 34	VILLAGE 8/PLAN 1A/2914SF W/CA ROOM							1	3/9/2023	1
25355024	3067 COPLEY DRIVE LOT	VILLAGE 8/PLAN 4B/3136SF & 964 SF NEXT GEN & CA ROOM							1	6/10/2023	1
25360032	3112 MANTLE DR LOT 133	F - VILLAGE 8/PLAN 2E-R/3773SF W/CA ROOM							1	2/8/2023	1
25360018	3036 LEEDS LN LOT 119	VILLAGE 8/PLAN 1B/2914SF W/CA ROOM							1	1/12/2023	1
25360017	3026 LEEDS LN	VILLAGE 8/PLAN 3E-R/3919SF W/CA ROOM							1	1/12/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25360036	3047 LEEDS LN	VILLAGE 8/PLAN 4C/3136SF & 964 SF NEXT GEN & CA ROOM							1	1/3/2023	1
25360035	3062 MANTLE DR LOT 136	VILLAGE 8/PLAN 1D-R/2914SF W/CA ROOM							1	1/23/2023	1
25361039	5878 LENIN PRIEGO ST LOT 39	VILLAGE 7C LOT 39 PLAN 3B 2313SQ'							1	1/17/2023	1
25364026	1830 ITALIA WY LOT 128	KT HILLVIEW/PLAN 4A/2209SQ'							1	10/27/2023	1
25364024	1802 ITALIA WY LOT 126	KT HILLVIEW/PLAN 4C-R/2209SQ'							1	11/7/2023	1
25364025	1816 ITALIA WY LOT 127	KT HILLVIEW/PLAN 2A-R INT/1878SQ'							1	11/2/2023	1
25364027	1844 ITALIA WY	KT HILLVIEW/PLAN 3C-R/2075SQ'							1	8/24/2023	1
25364028	1860 ITALIA WY LOT 130	KT HILLVIEW/PLAN 1D-R/1723SQ'							1	9/6/2023	1
25364029	1872 ITALIA WY	KT HILLVIEW/PLAN 2B-R INT/1890SQ'							1	8/21/2023	1
25364030	1888 ITALIA WY LOT 132	KT HILLVIEW/PLAN 4E/2209SQ'							1	8/24/2023	1
25364037	1889 ITALIA WY LOT 13	KT HILLVIEW/PLAN 2F-R/1878SQ'							1	7/17/2023	1
25364038	1873 ITALIA WY LOT 140	KT HILLVIEW/PLAN 1E-R/1723SQ'							1	7/20/2023	1
25364039	1859 ITALIA WY LOT 14	KT HILLVIEW/PLAN 4B/2209SQ'							1	7/25/2023	1
25364040	1845 ITALIA WY LOT 142	KT HILLVIEW/PLAN 1C/1723SQ'							1	8/3/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25364041	1831 ITALIA WY LOT 143	KT HILLVIEW/PLAN 3D-R/2075SQ'							1	9/21/2023	1
25364042	1817 ITALIA WY LOT 144	KT HILLVIEW/PLAN 4B-R INT/2209SQ'							1	9/19/2023	1
25364043	1803 ITALIA WY LOT 145	KT HILLVIEW/PLAN 2D/1890SQ'							1	9/20/2023	1
25363002	1804 FRENCH WY LOT 146	KT HILLVIEW/PLAN 4B-R/2209SQ'							1	1/25/2023	1
25363003	1818 FRENCH WY LOT 147	KT HILLVIEW/PLAN 1B-R/1723SQ'							1	1/30/2023	1
25363004	1832 FRENCH WY LOT 148	KT HILLVIEW/PLAN 3F/2075SQ'							1	1/30/2023	1
25363012	1957 EVEREST PL LOT 156	KT HILLVIEW/PLAN 2B-R INT/1890SQ'							1	1/17/2023	1
25363019	1833 FRENCH WY LOT 163	KT HILLVIEW/PLAN 4AY-R/2209SQ'							1	1/19/2023	1
25363020	1819 FRENCH WY LOT 164	KT HILLVIEW/PLAN 3C-R/2075SQ'							1	1/24/2023	1
25363021	1805 FRENCH WY LOT 165	KT HILLVIEW/PLAN 2B/1890SQ'							1	1/24/2023	1
25363047	7020 DIAMOND AVE LOT 191	KT HILLVIEW/PLAN 3B/2075SQ'							1	2/7/2023	1
25363046	7006 DIAMOND AVE LOT 190	KT HILLVIEW/PLAN 1C-R/1723SQ'							1	1/25/2023	1
23313007	111 W HIGHLAND AVE	1198 SQFT MOBILE HOME ADU						1		9/29/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
21443005	286 W CLOVER RD	FIRE REBUILD-1562SQ' SFD, 366SQ' ADU & 1283SQ' DETACHED SHOP						1		5/24/2023	1
25362055	3367 PAGEANT AVE	VILLAGE 7C LOT 123 PLAN 3B-ALT 2313SQ'							1	1/10/2023	1
25362057	3373 PAGEANT AVE	VILLAGE 7C LOT 124 PLAN 2C-R 2094SQ'							1	1/10/2023	1
25362043	5610 BARDWELL CT	VILLAGE 7C LOT 111 PLAN 3D 2313SQ'							1	9/18/2023	1
25362044	5600 BARDWELL CT	VILLAGE 7C LOT 112 PLAN 2A-R 2094SQ'							1	9/18/2023	1
23229031	1255 WILSON	ADDITION OF 676SQ' ADU						1		5/4/2023	1
25361055	5816 MARKHAM CT	VILLAGE 7C LOT 55 PLAN 3A-ALT 2313SQ'							1	9/7/2023	1
25361056	5806 MARKHAM CT	VILLAGE 7C LOT 56 PLAN 2D-R 2094SQ'							1	9/11/2023	1
25366042	7347 DIAMOND AVE LOT 108	KT HILLVIEW/PLAN 3B-R/2075SQ'							1	1/18/2023	1
25366043	7333 DIAMOND AVE LOT 109	KT HILLVIEW/PLAN 4B INT/2209SQ'							1	1/18/2023	1
25366044	7319 DIAMOND AVE LOT 110	KT HILLVIEW/PLAN 2B INT/1890SQ'							1	1/11/2023	1
25366045	7305 DIAMOND AVE LOT 111	KT HILLVIEW/PLAN 1F-R/1723SQ'							1	1/12/2023	1
25366046	7291 DIAMOND AVE LOT 112	KT HILLVIEW/PLAN 3C/2075SQ'							1	1/11/2023	1
25366036	1780 JADE PL LOT 102	KT HILLVIEW/PLAN 1F-R/1723SQ'							1	3/4/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25366037	1788 JADE PL LOT 103	KT HILLVIEW/PLAN 3B/2075SQ'							1	3/6/2023	1
25364059	1797 JADE PL LOT 210	KT HILLVIEW/PLAN 4B-R/2209SQ'							1	3/8/2023	1
25364060	1789 JADE PL LOT 211	KT HILLVIEW/PLAN 1E/1723SQ'							1	2/16/2023	1
25364061	1781 JADE PL LOT 212	KT HILLVIEW/PLAN 2B-R INT/1890SQ'							1	2/21/2023	1
25364062	1773 JADE PL LOT 213	KT HILLVIEW/PLAN 4A INT/2209SQ'							1	2/21/2023	1
25364010	1757 JADE PL LOT 11	KT HILLVIEW/PLAN 1D/1723SQ'							1	9/28/2023	1
25364011	1749 JADE PL LOT 12	KT HILLVIEW/PLAN 2A-R INT/1878SQ'							1	9/29/2023	1
25366033	1756 JADE PL LOT 99	KT HILLVIEW/PLAN 1C/1723SQ'							1	10/13/2023	1
25366034	1764 JADE PL LOT 100	KT HILLVIEW/PLAN 4B-R INT/2209SQ'							1	10/27/2023	1
25366035	1772 JADE PL LOT 101	KT HILLVIEW/PLAN 3D/2075SQ'							1	10/25/2023	1
25364063	1765 JADE PL LOT 214	KT HILLVIEW/PLAN 3C-R/2075SQ'							1	10/4/2023	1
25364012	1741 JADE PL LOT 13	KT HILLVIEW/PLAN 4A INT/2209SQ'							1	11/8/2023	1
25364013	1733 JADE PL LOT 14	KT HILLVIEW/PLAN 3E-R/2075SQ'							1	11/8/2023	1
25364014	1725 JADE PL LOT 15	KT HILLVIEW/PLAN 1B/1723SQ'							1	11/8/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25365050	1732 JADE PL	KT HILLVIEW/PLAN 2B-R INT/1890SQ'							1	11/21/2023	1
25366031	1740 JADE PL LOT 97	KT HILLVIEW/PLAN 1F/1723SQ'							1	11/16/2023	1
25366032	1748 JADE PL	KT HILLVIEW/PLAN 3A-R/2075SQ'							1	11/21/2023	1
23341037	311 ACACIA ST	494 SQ FT ADU AND 148 SQ FT PERGOLA						1		12/19/2023	1
25361065	5845 MARKHAM CT	VILLAGE 7C LOT 65 PLAN 2D 2094SQ'							1	9/7/2023	1
25361066	5855 MARKHAM CT	VILLAGE 7C LOT 66 PLAN 1A 1867SQ'							1	9/11/2023	1
25361061	5805 MARKHAM CT	VILLAGE 7C LOT 61 PLAN 2A 2094SQ'							1	10/10/2023	1
25361062	5815 MARKHAM CT	VILLAGE 7C LOT 62PLAN 3D-R 2313SQ'							1	10/10/2023	1
25361063	5825 MARKHAM CT	VILLAGE 7C LOT 63 PLAN 1C-R 1867SQ'							1	10/5/2023	1
25361064	5835 MARKHAM CT	VILLAGE 7C LOT 64 PLAN 3B-R 2313SQ'							1	10/10/2023	1
25361057	5796 MARKHAM CT	VILLAGE 7C LOT 57PLAN 2C 2094SQ'							1	11/7/2023	1
25361058	5786 MARKHAM CT	VILLAGE 7C LOT 58PLAN 1B 1867SQ'							1	11/16/2023	1
25361059	5785 MARKHAM CT	VILLAGE 7C LOT 59 PLAN 1A-R 1867SQ'							1	11/7/2023	1
25361060	5795 MARKHAM CT	VILLAGE 7C LOT 60 PLAN 3D-R 2313SQ'							1	11/1/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25362041	5630 BARDWELL CT	VILLAGE 7C LOT 109 PLAN 3B 2313SQ'							1	9/28/2023	1
25362042	5620 BARDWELL CT	VILLAGE 7C LOT 110 PLAN 1C 1867SQ'							1	9/19/2023	1
25362040	5640 BARDWELL CT	VILLAGE 7C LOT 108 PLAN 2C-R 2094SQ'							1	12/27/2023	1
24633050	120 CAIRO COURT LOT 1	LARKSPUR IV - 2441 SQ FT - ELEVATION H									0
24633050	130 CAIRO COURT LOT 2	LARKSPUR IV - 2441 SQ FT - ELEVATION A									0
24633050	140 CAIRO COURT LOT 3	LARKSPUR IV - 1883 SQ FT - ELEVATION D									0
24633050	150 CAIRO COURT LOT 4	LARKSPUR IV - 2441 SQ FT- ELEVATION H									0
24633055	160 DEBORD DRIVE LOT 5	LARKSPUR IV - 2441 SQ FT - ELEVATION A									0
24633056	170 DEBORD DRIVE LOT 6	LARKSPUR IV - 1883 SQ FT - ELEVATION A									0
24633057	180 DEBORD DRIVE LOT 7	LARKSPUR IV - 2441 SQ FT - ELEVATION H									0
24633058	190 DEBORD DRIVE LOT 8	LARKSPUR IV - 1883 SQ FT - ELEVATION D									0
24633059	200 DEBORD DRIVE LOT 9	LARKSPUR IV - 2441 SQ FT - ELEVATION A									0
24633060	210 DEBORD DRIVE LOT 10	LARKSPUR IV - 1883 SQ FT - ELEVATION A									0
24633061	220 DEBORD DRIVE LOT 11	LARKSPUR IV - 2441 SQ FT - ELEVATION H									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
24633062	230 DEBORD DRIVE LOT 12	LARKSPUR IV - 1883 SQ FT - ELEVATION D									0
24633063	240 DEBORD DRIVE LOT 13	LARKSPUR IV - 2441 SQ FT - ELEVATION A									0
24631008	2110 BENTLEY LANE LOT 8	LARKSPUR I - 2441 SQ FT - ELEVATION A									0
25134031	3527 SINGH LN LOT 30	9A PARKLIN/PLAN 2E/2278SQ'							1	1/30/2023	1
25134033	3539 SINGH LN LOT 31	9A PARKLIN/PLAN 4A-R/2688SQ'							1	1/20/2023	1
25134036	3551 SINGH LN LOT 32	9A PARKLIN/PLAN 1E/2173SQ'							1	1/19/2023	1
25134038	3563 SINGH LN LOT 33	9A PARKLIN/PLAN 3D/2477SQ'							1	1/18/2023	1
25134039	5304 KUSNICK AVE LOT 34	9A PARKLIN/PLAN 1D-R/2173SQ'							1	1/19/2023	1
25134040	5322 KUSNICK AVE LOT 35	9A PARKLIN/PLAN 4E/2688SQ'							1	1/18/2023	1
25134041	5340 KUSNICK AVE LOT 36	9A PARKLIN/PLAN 2A-R/2278SQ'							1	1/18/2023	1
25134042	5358 KUSNICK AVE LOT 37	9A PARKLIN/PLAN 3B/2477SQ'							1	1/18/2023	1
25134026	3479 SINGH LN LOT 26	9A PARKLIN/PLAN 4B/2688SQ'							1	2/9/2023	1
25134027	3491 SINGH LN LOT 27	9A PARKLIN/PLAN 1A-R/2173SQ'							1	2/3/2023	1
25134028	3503 SINGH LN LOT 28	9A PARKLIN/PLAN 4D/2688SQ'							1	1/19/2023	1
25134029	3515 SINGH LN LOT 29	9A PARKLIN/PLAN 3B-R/2477SQ'							1	1/19/2023	1
25134043	5393 DUSTIN PL LOT 38	9A PARKLIN/PLAN 1B-R/2173SQ'							1	3/1/2023	1
25134044	5375 DUSTIN PL LOT 39	9A PARKLIN/PLAN 2E/2278SQ'							1	3/3/2023	1
25134045	5357 DUSTIN PL LOT 40	9A PARKLIN/PLAN 4D-R/2688SQ'							1	2/9/2023	1
25134046	5339 DUSTIN PL LOT 41	9A PARKLIN/PLAN 3A/2477SQ'							1	2/7/2023	1
25134047	5338 DUSTIN PL LOT 42	9A PARKLIN/PLAN 2E-R/2278SQ'							1	2/8/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25134048	5356 DUSTIN PL LOT 43	9A PARKLIN/PLAN 1B/2173SQ'							1	2/8/2023	1
25134049	5374 DUSTIN PL LOT 44	9A PARKLIN/PLAN 4A-R/2688SQ'							1	3/3/2023	1
25134050	5392 DUSTIN PL LOT 45	9A PARKLIN/PLAN 3E/2477SQ'							1	3/6/2023	1
25134022	5418 ARIEL LN LOT 22	9A PARKLIN/PLAN 2B/2278SQ'							1	9/20/2023	1
25134023	5400 ARIEL LN LOT 23	9A PARKLIN/PLAN 1A/2173SQ'							1	9/18/2023	1
25134024	3455 SINGH LN LOT 24	9A PARKLIN/PLAN 2D/2278SQ'							1	9/6/2023	1
25134025	3467 SINGH LN LOT 25	9A PARKLIN/PLAN 3E-R/2477SQ'							1	9/6/2023	1
25134055	3506 CORSICA ST LOT 50	9A PARKLIN/PLAN 3B-R/2477SQ'							1	7/21/2023	1
25134056	3518 CORSICA ST LOT 51	9A PARKLIN/PLAN 4D-R/2688SQ'							1	7/18/2023	1
25134057	3530 CORSICA ST LOT 52	9A PARKLIN/PLAN 1A/2173SQ'							1	7/11/2023	1
25134058	3542 CORSICA ST LOT 53	9A PARKLIN/PLAN 3D-R/2477SQ'							1	7/10/2023	1
25134059	3554 CORSICA ST LOT 54	9A PARKLIN/PLAN 2D/2278SQ'							1	7/10/2023	1
25134060	3566 CORSICA ST LOT 55	9A PARKLIN/PLAN 1E-R/2173SQ'							1	3/27/2023	1
25134061	3578 CORSICA ST LOT 56	9A PARKLIN/PLAN 4B/2688SQ'							1	3/29/2023	1
25134062	3590 CORSICA ST LOT 57	9A PARKLIN/PLAN 3A-R/2477SQ'							1	3/27/2023	1
25134063	3602 CORSICA ST LOT 58	9A PARKLIN/PLAN 1D/2173SQ'							1	3/20/2023	1
25134064	3614 CORSICA ST LOT 59	9A PARKLIN/PLAN 2B/2278SQ'							1	3/21/2023	1
25134012	3522 BARTON ST LOT 12	9A PARKLIN/PLAN 3D/2477SQ'							1	12/26/2023	1
25134013	5580 ARIEL LN LOT 13	9A PARKLIN/PLAN 2E/2278SQ'							1	12/26/2023	1
25134014	5562 ARIEL LN LOT 14	9A PARKLIN/PLAN 1D/2173SQ'							1	11/21/2023	1
25134015	5544 ARIEL LN	9A PARKLIN/PLAN 2A/2278SQ'							1	11/15/2023	1
25134016	5526 ARIEL LN LOT 16	9A PARKLIN/PLAN 3E-R/2477SQ'							1	11/15/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25134017	5508 ARIEL LN LOT 17	9A PARKLIN/PLAN 4D/2688SQ'							1	11/6/2023	1
25134018	5490 ARIEL LN LOT 18	9A PARKLIN/PLAN 2B-R/2278SQ'							1	10/30/2023	1
25134019	5472 ARIEL LN LOT 19	9A PARKLIN/PLAN 1E/2173SQ'							1	10/19/2023	1
25134020	5454 ARIEL LN LOT 20	9A PARKLIN/PLAN 3A-R/2477SQ'							1	10/19/2023	1
25134021	5436 ARIEL LN LOT 21	9A PARKLIN/PLAN 4E/2688SQ'							1	10/11/2023	1
25134051	5471 ARIEL LN LOT 46	9A PARKLIN/PLAN 1D-R/2173SQ'							1	10/11/2023	1
25134052	5453 ARIEL LN LOT 47	9A PARKLIN/PLAN 2A-R/2278SQ'							1	10/3/2023	1
25134053	5435 ARIEL LN LOT 48	9A PARKLIN/PLAN 4B/2688SQ'							1	10/3/2023	1
25134054	5417 ARIEL LN LOT 49	9A PARKLIN/PLAN 3D/2477SQ'							1	10/2/2023	1
25135005	5359 KUSNICK AVE LOT 74	9B SUNHAVEN/PLAN 3B-R/3269SQ'							1	2/15/2023	1
25135006	5341 KUSNICK AVE LOT 75	9B SUNHAVEN/PLAN 1F/2502SQ'							1	2/15/2023	1
25135007	5323 KUSNICK AVE LOT 76	9B SUNHAVEN/PLAN 4B-R/3543SQ'							1	1/24/2023	1
25135008	5305 KUSNICK AVE LOT 77	9B SUNHAVEN/PLAN 2C/3196SQ'							1	1/26/2023	1
25135009	3575 SINGH LN LOT 78	9B SUNHAVEN/PLAN 2A-R/3196SQ'							1	2/6/2023	1
25135010	3587 SINGH LN LOT 79	9B SUNHAVEN/PLAN 1F/2502SQ'							1	1/12/2023	1
25135011	3599 SINGH LN LOT 80	9B SUNHAVEN/PLAN 4C-R/3543SQ'							1	1/30/2023	1
25135012	3611 SINGH LN LOT 81	9B SUNHAVEN/PLAN 3A/3269SQ'							1	2/7/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25135013	3623 SINGH LN LOT 82	9B SUNHAVEN/PLAN 4A-R/3543SQ'							1	2/15/2023	1
25135014	3635 SINGH LN LOT 83	9B SUNHAVEN/PLAN 2B/3196SQ'							1	1/26/2023	1
25135015	3647 SINGH LN LOT 84	9B SUNHAVEN/PLAN 1C-R/2502SQ'							1	2/22/2023	1
25135016	3659 SINGH LN LOT 85	9B SUNHAVEN/PLAN 4A/3543SQ'							1	2/22/2023	1
25135040	5378 GATLIN DR LOT 109	9B SUNHAVEN/PLAN 1C/2502SQ'							1	3/8/2023	1
25135041	5360 GATLIN DR LOT 110	9B SUNHAVEN/PLAN 4B-R/3543SQ'							1	2/21/2023	1
25135042	5342 GATLIN DR LOT 111	9B SUNHAVEN/PLAN 2F/3196SQ'							1	2/16/2023	1
25135043	5324 GATLIN DR LOT 112	9B SUNHAVEN/PLAN 3A-R/3269SQ'							1	2/23/2023	1
25135044	5306 GATLIN DR LOT 113	9B SUNHAVEN/PLAN 1B-R/2502SQ'							1	2/13/2023	1
25135047	3660 SINGH LN LOT 114	9B SUNHAVEN/PLAN 2C-R/3196SQ'							1	2/21/2023	1
25135048	5343 GATLIN DR LOT 115	9B SUNHAVEN/PLAN 4A/3543SQ'							1	3/14/2023	1
25135049	5361 GATLIN DR LOT 116	9B SUNHAVEN/PLAN 3B/3269SQ'							1	3/8/2023	1
25135050	5379 GATLIN DR LOT 117	9B SUNHAVEN/PLAN 2A-R/3196SQ'							1	3/6/2023	1
25135033	3714 BARTON ST LOT 102	9B SUNHAVEN/PLAN 4B-R/3543SQ'							1	5/9/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25135034	3702 BARTON ST LOT 103	9B SUNHAVEN/PLAN 3C/3269SQ'							1	4/26/2023	1
25135035	3690 BARTON ST LOT 104	9B SUNHAVEN/PLAN 2F/3196SQ'							1	4/14/2023	1
25135036	3678 BARTON ST LOT 105	9B SUNHAVEN/PLAN 3F-R/3269SQ'							1	4/12/2023	1
25135037	3666 BARTON ST LOT 106	9B SUNHAVEN/PLAN 1C-R/2502SQ'							1	4/14/2023	1
25135038	5414 GATLIN DR LOT 107	9B SUNHAVEN/PLAN 2B/3196SQ'							1	3/6/2023	1
25135039	5396 GATLIN DR LOT 108	9B SUNHAVEN/PLAN 3F-R/3269SQ'							1	3/13/2023	1
25135051	5397 GATLIN DR LOT 118	9B SUNHAVEN/PLAN 4C/3543SQ'							1	3/28/2023	1
25135052	5415 GATLIN DR LOT 119	9B SUNHAVEN/PLAN 1A-R/2502SQ'							1	3/23/2023	1
25135027	3786 BARTON ST LOT 96	9B SUNHAVEN/PLAN 2B-R/3196SQ'							1	10/4/2023	1
25135028	3774 BARTON ST LOT 97	9B SUNHAVEN/PLAN 1A/2502SQ'							1	10/13/2023	1
25135029	3762 BARTON ST LOT 98	9B SUNHAVEN/PLAN 3F-R/3269SQ'							1	10/4/2023	1
25135030	3750 BARTON ST	9B SUNHAVEN/PLAN 1B/2502SQ'							1	7/31/2023	1
25135031	3738 BARTON ST LOT 100	9B SUNHAVEN/PLAN 4F-R/3543SQ'							1	7/21/2023	1
25135032	3726 BARTON ST	9B SUNHAVEN/PLAN 2A/3196SQ'							1	7/21/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25135053	5348 HINTON DR LOT 120	9B SUNHAVEN/PLAN 3B/3269SQ'							1	10/9/2023	1
25135054	5330 HINTON DR LOT 121	9B SUNHAVEN/PLAN 4C-R/3543SQ'							1	10/10/2023	1
25135065	5329 HINTON DR LOT 128	9B SUNHAVEN/PLAN 1F/2502SQ'							1	10/25/2023	1
25135066	5347 HINTON DR LOT 129	9B SUNHAVEN/PLAN 2C-R/3196SQ'							1	10/11/2023	1
25135055	5312 HINTON DR LOT 122	9B SUNHAVEN/PLAN 2F/3196SQ'							1	10/25/2023	1
25135056	5294 HINTON DR LOT 123	9B SUNHAVEN/PLAN 1C-R/2502SQ'							1	10/25/2023	1
25135058	5276 HINTON DR	9B SUNHAVEN/PLAN 4A/3543SQ'							1	11/7/2023	1
25135060	5258 HINTON DR LOT 125	9B SUNHAVEN/PLAN 3A-R/3269SQ'							1	11/14/2023	1
25135061	3720 SINGH LN LOT 126	9B SUNHAVEN/PLAN 3C-R/3269SQ'							1	11/16/2023	1
25135064	5311 HINTON DR LOT 127	9B SUNHAVEN/PLAN 4B/3543SQ'							1	11/16/2023	1
21440016	3074 HOLLY Unit C & D	2 573SQ' ADUs & 330SQ' GARAGE CONNECTING 2 SFDs TO DUPLEX						2		7/25/2023	2
23508209	213 W SOUTH ST	1,000 SQ FT SINGLE FAMILY RESIDENCE									0
23512008	215 E THIRD	1242 SQ FT SINGLE FAMILY DWELLING							1	11/20/2023	1
24017020	1152 MARIE ANTONETTE CT	CONVERT (E) GARAGE TO 410 SQ FT JADU									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
24829055	2881 PEBBLEBROOKE LOT 55	3,734 SQ FT SINGLE FAMILY HOME							1	8/10/2023	1
25136039	3747 JUNEFIELD AVENUE LOT 39	1F-GREENWOOD VILLAGE 10C/PLAN 1D-R/2452SF							1	12/27/2023	1
25136040	3759 JUNEFIELD ST LOT 40	GREENWOOD VILLAGE 10C/PLAN 3B/2700SF							1	11/16/2023	1
25136005	3838 NEEDHAM ST LOT 5	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN							1	6/9/2023	1
25136006	3850 NEEDHAM STREET LOT 6	GREENWOOD VILLAGE 10C/PLAN 1B-R/2452SF							1	6/16/2023	1
25136007	3862 NEEDHAM ST LOT 7	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF							1	6/20/2023	1
25136008	3874 NEEDHAM STREET LOT 8	GREENWOOD VILLAGE 10C/PLAN 2C-R/2580SQSF							1	6/16/2023	1
25136009	3886 NEEDHAM STREET LOT 9	GREENWOOD VILLAGE 10C/PLAN 3D/2700SF							1	6/16/2023	1
25136010	3898 NEEDHAM STREET LOT 10	GREENWOOD VILLAGE 10C/PLAN 4B-R/2869SQSF/NEXT GEN							1	6/16/2023	1
25136011	3910 NEEDHAM STREET LOT 11	GREENWOOD VILLAGE 10C/PLAN 2A/2580SQSF							1	6/16/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25136012	3922 NEEDHAM STREET LOT 12	GREENWOOD VILLAGE 10C/PLAN 1E-R/2452SF							1	6/16/2023	1
25136029	5460 POSNER AVE LOT 29	GREENWOOD VILLAGE 10C/PLAN 4C-R/2869SQSF/NEXT GEN							1	8/24/2023	1
25136030	5478 POSNER AVENUE	GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF							1	6/16/2023	1
25136031	5496 POSNER AVENUE	GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF							1	6/16/2023	1
25136032	5514 POSNER AVE LOT 32	GREENWOOD VILLAGE 10C/PLAN 1A-R/2452SF							1	6/12/2023	1
25136033	5548 POSNER AVENUE LOT 33	GREENWOOD VILLAGE 10C/PLAN 4E-R/2869SQSF/NEXT GEN							1	6/12/2023	1
25136033	5566 POSNER AV LOT 34	GREENWOOD VILLAGE 10C/PLAN 1C-R/2452SF							1	6/15/2023	1
25136035	5584 POSNER AVE	GREENWOOD VILLAGE 10C/PLAN 2B/2580SQSF							1	6/9/2023	1
25136041	3771 JUNEFIELD ST LOT 41	GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT GEN							1	11/16/2023	1
25136042	3783 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 1C/2452SF							1	11/14/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25136043	3795 JUNEFIELD PL LOT 43	GREENWOOD VILLAGE 10C/PLAN 2B/2580SQSF							1	11/9/2023	1
25136044	3807 JUNEFIELD ST LOT 44	GREENWOOD VILLAGE 10C/PLAN 3C-R/2700SF							1	11/14/2023	1
25136045	3819 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN							1	8/21/2023	1
25136046	5441 POSNER AVE LOT 46	GREENWOOD VILLAGE 10C/PLAN 1D-R/2452SF							1	8/30/2023	1
25136047	5459 POSNER AVE LOT 47	GREENWOOD VILLAGE 10C/PLAN 3E/2700SF							1	8/22/2023	1
25136048	5477 POSNER AVENUE	GREENWOOD VILLAGE 10C/PLAN 1E/2452SF							1	6/14/2023	1
25136049	5495 POSNER AV LOT 49	GREENWOOD VILLAGE 10C/PLAN 2C/2580SQSF							1	6/20/2023	1
25136050	5513 POSNER AVENUE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN							1	6/14/2023	1
25136051	5531 POSNER AVENUE LOT 51	GREENWOOD VILLAGE 10C/PLAN 1B/2452SF							1	6/12/2023	1
25136052	5549 POSNER AVE LOT 52	GREENWOOD VILLAGE 10C/PLAN 2D/2580SQSF							1	6/12/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25136053	5567 POSNER AVE LOT 53	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF							1	6/9/2023	1
25136054	5585 POSNER AV LOT 54	GREENWOOD VILLAGE 10C/PLAN 4C-R/2869SQSF/NEXT GEN							1	6/9/2023	1
25138001	3934 NEEDHAM ST LOT 1	FAIRGROVE VILLAGE 11/PLAN 3A/2287SF							1	6/21/2023	1
25138002	3946 NEEDHAM ST LOT 2	FAIRGROVE VILLAGE 11/PLAN 4E-R/2416SF							1	6/20/2023	1
25138003	3958 NEEDHAM ST LOT 3	FAIRGROVE VILLAGE 11/PLAN 2D/2140SF							1	6/21/2023	1
25138004	3970 NEEDHAM ST LOT 4	FAIRGROVE VILLAGE 11/PLAN 1A-R/1945SF							1	6/20/2023	1
25138005	3982 NEEDHAM ST LOT 5	FAIRGROVE VILLAGE 11/PLAN 3D/2287SF							1	6/20/2023	1
25138006	3994 NEEDHAM STREET LOT	FAIRGROVE VILLAGE 11/PLAN 4A/2416SF							1	6/20/2023	1
25138007	5461 SANTINI LN LOT 7	FAIRGROVE VILLAGE 11/PLAN 1E/1945SF							1	6/20/2023	1
25138008	5443 SANTINI LN LOT 8	FAIRGROVE VILLAGE 11/PLAN 2A/2140SF							1	6/20/2023	1
25138009	5425 SANTINI LN LOT 9	FAIRGROVE VILLAGE 11/PLAN 3E/2287SF							1	6/20/2023	1
25138010	5407 SANTINI LANE LOT 10	FAIRGROVE VILLAGE 11/PLAN 4D/2416SF							1	6/20/2023	1
25138011	5389 SANTINI LANE LOT 11	FAIRGROVE VILLAGE 11/PLAN 1C/1945SF							1	6/20/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25138012	5371 SANTINI LN LOT 12	FAIRGROVE VILLAGE 11/PLAN 2E/2140SF							1	6/22/2023	1
25138013	5353 SANTINI LN LOT 13	FAIRGROVE VILLAGE 11/PLAN 3C/2287SF							1	10/31/2023	1
25138014	3889 TELLURIDE ST LOT 14	FAIRGROVE VILLAGE 11/PLAN 2E-R/2140SF							1	10/24/2023	1
25138015	3877 TELLURIDE AV LOT 15	FAIRGROVE VILLAGE 11/PLAN 1D-R/1945SF							1	10/19/2023	1
25138016	3865 TELLURIDE ST LOT 16	FAIRGROVE VILLAGE 11/PLAN 3B/2287SF							1	10/19/2023	1
25138019	3829 TELLURIDE AVENUE LOT 19	FAIRGROVE VILLAGE 11/PLAN 1B-R/1945SF MODEL HOME							1	1/25/2023	1
25138020	3817 TELLURIDE AVENUE LOT 20	FAIRGROVE VILLAGE 11/PLAN 3D/2287SF MODEL HOME							1	1/25/2023	1
25138027	3876 TELLURIDE ST LOT 27	FAIRGROVE VILLAGE 11/PLAN 4A/2416SF							1	10/27/2023	1
25138028	3915 RENTON PL LOT 28	F1-FAIRGROVE VILLAGE 11/PLAN 3A-R/2287SF							1	7/26/2023	1
25138029	3903 RENTON PL LOT 29	F1-FAIRGROVE VILLAGE 11/PLAN 2C/2140SF							1	8/2/2023	1
25138030	3891 RENTON PL	1F-FAIRGROVE VILLAGE 11/PLAN 4B-R/2416SF							1	8/16/2023	1
25138031	3879 RENTON PL LOT 31	1F - FAIRGROVE VILLAGE 11/PLAN 3C/2287SF							1	8/4/2023	1
25138032	3867 RENTON PL	FAIRGROVE VILLAGE 11/PLAN 1B-R/1945SF							1	9/12/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25138033	3855 RENTON PL	FAIRGROVE VILLAGE 11/PLAN 2A/2140SF							1	9/11/2023	1
25138034	3854 RENTON PL	FAIRGROVE VILLAGE 11/PLAN 4C-R/2416SF							1	9/11/2023	1
25138035	3866 RENTON PL	FAIRGROVE VILLAGE 11/PLAN 3E/2287SF							1	9/11/2023	1
25138036	3878 RENTON PL LOT 36	1F-FAIRGROVE VILLAGE 11/PLAN 2D-R/2140SF							1	8/8/2023	1
25138037	3890 RENTON PL LOT 37	1F-FAIRGROVE VILLAGE 11/PLAN 1D/1945SF							1	8/9/2023	1
25138038	3902 RENTON PL LOT 38	F1 - FAIRGROVE VILLAGE 11/PLAN 3B-R/2287SF							1	7/25/2023	1
25138039	3914 RENTON PL LOT 39	F1-FAIRGROVE VILLAGE 11/PLAN 1A/1945SF							1	7/20/2023	1
25138040	3993 NEEDHAM ST LOT 40	FAIRGROVE VILLAGE 11/PLAN 4B-R/2416SF							1	6/20/2023	1
25138041	3981 NEEDHAM ST LOT 41	FAIRGROVE VILLAGE 11/PLAN 2E/2140SF							1	6/21/2023	1
25138042	3969 NEEDHAM ST LOT 42	FAIRGROVE VILLAGE 11/PLAN 4D-R/2416SF							1	6/21/2023	1
25138043	3957 NEEDHAM ST LOT 43	FAIRGROVE VILLAGE 11/PLAN 3E/2287SF							1	6/21/2023	1
25138044	3945 NEEDHAM STREET LOT 44	FAIRGROVE VILLAGE 11/PLAN 2C-R/2140SF							1	6/20/2023	1
25138045	3933 NEEDHAM ST LOT 45	FAIRGROVE VILLAGE 11/PLAN 1E/1945SF							1	6/21/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
23513043	4 S CENTRAL AV	GARAGE CONVERSION TO 497 SQ FT ADU ONE BED ONE BATH						1		7/18/2023	1
24084030	3062 NEIL JEROME DRIVE LOT 161	HARTWELL/PLAN 12B-R/3914 SQFT W/ CA ROOM MULTI-GEN SUITE							1	1/24/2023	1
24082021	3113 NEIL JEROME DRIVE LOT 175	TOWNSEND/PLAN 4A-R/2587 SQ' W/ CA ROOM							1	1/11/2023	1
24609016	2031 VILLAGE DR	CODE CASE: GARAGE CONVERSION TO 528 SQ' ADU									0
23208210	1860 ALEGRE DR	GARAGE CONVERSION TO 486 SQ FT ADU							1	4/28/2023	1
24082059	3028 ELLIS TOWN DRIVE LOT 213	TOWNSEND/PLAN 2C/2246 SQ'							1	1/18/2023	1
24082061	3038 ELLIS TOWN DRIVE LOT 215	TOWNSEND/PLAN 3D/2411 SQ' W/ CA ROOM							1	3/9/2023	1
24082026	3063 NEIL JEROME DR LOT 180	TOWNSEND/PLAN 4D-R/3260 SQ' W/ 2/1 BAY GARAGE, MULTI & CA RM							1	1/3/2023	1
24082030	3023 NEIL JEROME DRIVE LOT 184	TOWNSEND/PLAN 2B-R/2919 SQ' CA ROOM, MULTIGEN, 2/1BAY GARAGE							1	1/31/2023	1
24082031	3013 NEIL JEROME DRIVE LOT 185	TOWNSEND/PLAN 1A/2107 SQ' W/ CA ROOM							1	1/26/2023	1
24082032	3003 NEIL JEROME DRIVE LOT 186	TOWNSEND/PLAN 2B-R/2246 SQ' W/ CA ROOM							1	1/31/2023	1
24082033	2993 NEIL JEROME DRIVE LOT 187	TOWNSEND/PLAN 4E/3260 SQ' W/ 2/1 BAY GARAGE, MULTI & CA RM							1	1/26/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
24082034	2983 NEIL JEROME DRIVE LOT 188	TOWNSEND/PLAN 1D-R/2780 SQ' W/ 2/1 BAY GRGE & MULTIG & CA RM							1	2/16/2023	1
24082035	2973 NEIL JEROME DRIVE LOT 189	TOWNSEND/PLAN 2B/2246 SQ'							1	2/22/2023	1
24082036	2963 NEIL JEROME DRIVE LOT 190	TOWNSEND/PLAN 3D-R/2411 SQ'							1	2/22/2023	1
24082037	2953 NEIL JEROME DRIVE LOT 191	TOWNSEND/PLAN 4D/2587SQ' W/ CA ROOM							1	2/28/2023	1
24082038	2943 NEIL JEROME DRIVE LOT 192	TOWNSEND/PLAN 3B-R/2880 SQ' W/ MULTIGEN							1	3/1/2023	1
24082039	2933 NEIL JEROME DRIVE LOT 193	TOWNSEND/PLAN 1A/2780 SQ' W/ 2/1 BAY GARAGE & MULTIGEN							1	3/15/2023	1
24082040	2923 NEIL JEROME DRIVE LOT 194	TOWNSEND/PLAN 2C/2246 SQ' W/ CA ROOM							1	3/9/2023	1
23502519	580 W TENTH ST	GARAGE CONVERSION TO 580 SQ FT ADU									0
24082001	3061 RIO GRANDE DR LOT 138	KINBRIDGE/PLAN 7B-R/3007 SQ FT W/ CA RM, BONUS RM @ 2ND FL							1	4/5/2023	1
24082002	3051 RIO GRANDE DR LOT 139	KINBRIDGE/PLAN 6C/2611 SQ FT W/ CA ROOM							1	4/19/2023	1
24082003	3041 RIO GRANDE DR LOT 140	KINBRIDGE/PLAN 5A-R/2382 SQ FT W/ CA ROOM							1	4/19/2023	1
24082004	3031 RIO GRANDE DR LOT 141	KINBRIDGE/PLAN 8B/2894 SQ FT W/ CA RM, MULTIGEN & LOFT							1	4/18/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
24082005	3021 RIO GRANDE DR LOT 142	KINBRIDGE/PLAN 7A-R/3007 SQ FT W/ CA RM, BONUS RM @ 2ND FL							1	4/19/2023	1
24082007	3001 RIO GRANDE DR LOT 144	KINBRIDGE/PLAN 5B-R/2628 SQ FT W/ CA ROOM & 5TH BEDROOM							1	4/18/2023	1
24082010	2971 RIO GRANDE DR LOT 147	KINBRIDGE/PLAN 6A-R/2611 SQ FT W/ CA ROOM							1	4/19/2023	1
23308415	1350 N BESSIE AV	GARAGE CONVERSION TO 600' ADU						1		3/23/2023	1
24403015	3450 CORRAL HOLLOW	NEW 1,183SQ' MANUFACTURED ADU							1	10/24/2023	1
24082041	2938 ELLIS TOWN DR LOT 195	TOWNSEND/PLAN 2A-R/2919 SQ' W/ CA ROOM & MULTI-GEN							1	4/19/2023	1
24082042	2944 ELLIS TOWN DR LOT 196	TOWNSEND/PLAN 3B-R/3084 SQ' W/ 2BAY/1BAY MULTIGEN & CA ROOM							1	4/14/2023	1
24082043	2948 ELLIS TOWN DR LOT 197	TOWNSEND/PLAN 4D/3260 SQ' W/ CA ROOM AT 3BAY, MULTIGEN							1	4/14/2023	1
24082044	2954 ELLIS TOWN DR LOT 198	TOWNSEND/PLAN 1D-R/2780 SQ' W/ CA ROOM W/ MULTI-GEN							1	3/30/2023	1
24082045	2958 ELLIS TOWN DR LOT 199	TOWNSEND/PLAN 4A/2587 SQ'							1	4/6/2023	1
24082046	2964 ELLIS TOWN DR LOT 200	TOWNSEND/PLAN 3B-R/2411 SQ' W/ CA ROOM							1	4/5/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
24082047	2968 ELLIS TOWN DR LOT 201	TOWNSEND/PLAN 2C/2919 SQ' W/ MULTIGEN AT 2BAY/1BAY							1	3/29/2023	1
24082048	2974 ELLIS TOWN DR LOT 202	TOWNSEND/PLAN 1A-R/2780 SQ' W/ MULTIGEN AT 2BAY/1BAY							1	3/28/2023	1
24082049	2978 ELLIS TOWN DR LOT 203	TOWNSEND/PLAN 3D/3084 SQ' W/ CA ROOM, MULTIGEN							1	3/29/2023	1
24082050	2984 ELLIS TOWN DR LOT 204	TOWNSEND/PLAN 2B-R/2919SQ' W/ CA ROOM & MULTI-GEN							1	4/4/2023	1
24082051	2988 ELLIS TOWN DR LOT 205	TOWNSEND/PLAN 4E/3056 SQ' W/ MUTLIGEN AT 2BAY							1	3/23/2023	1
24081007	3128 JAKE ST LOT 50	HARTWELL/PLAN 10B/3774 SQFT W/ MULTIGEN							1	3/23/2023	1
24081008	3138 JAKE ST LOT 51	HARTWELL/PLAN 11C-R/3564SQFT W/ CA RM W/OPT DECK & MULTI-GEN							1	3/17/2023	1
24081009	3148 JAKE ST LOT 52	HARTWELL/PLAN 12B/3914 SQFT W/ OPT CA RM, DECK, MULTIGEN							1	3/20/2023	1
24081010	3158 JAKE ST LOT 53	HARTWELL/PLAN 9C-R/3034 SQFT W/ OPT 2ND FLOOR							1	4/27/2023	1
24081051	3159 JAKE ST LOT 109	HARTWELL/PLAN 12A/3914 SQFT W/ OPT CA RM, MULTIGEN							1	4/27/2023	1
24081055	3110 RIO GRANDE DR LOT 113	HARTWELL/PLAN 12B/3733 SQFT W/ CA ROOM W/ DECK							1	3/16/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
24081001	4398 TURNER AVE LOT 44	KINBRIDGE/PLAN 6A-R/2611 SQ FT W/ CA ROOM & LOFT @ 2ND FL							1	9/7/2023	1
24081002	4418 TURNER AVE LOT 45	KINBRIDGE/PLAN 5B/2382 SQ FT W/ CA ROOM							1	9/7/2023	1
24081003	4438 TURNER AVE LOT 46	KINBRIDGE/PLAN 6C-R/2611 SQ FT W/ CA ROOM							1	9/11/2023	1
24081004	4458 TURNER AVE LOT 47	KINBRIDGE/PLAN 7B/3007 SQ FT W/ CA RM, BONUS RM @ 2ND FL							1	9/11/2023	1
24081005	3108 JAKE ST LOT 48	KINBRIDGE/PLAN 8A-R/2894SQ FT W/ CA RM, LOFT @ 2 FL							1	9/12/2023	1
24081006	3118 JAKE ST LOT 49	KINBRIDGE/PLAN 5D/2382 SQ FT W/ CA ROOM							1	9/13/2023	1
24081052	3149 JAKE ST LOT 110	KINBRIDGE/PLAN 7A/3007 SQ FT W/ CA RM, BONUS RM @ 2ND FL							1	9/21/2023	1
24081053	3139 JAKE ST LOT 111	KINBRIDGE/PLAN 6B-R/2611 SQFT							1	9/19/2023	1
24081054	3129 JAKE ST LOT 112	KINBRIDGE/PLAN 5A/2382 SQ FT W/ CA ROOM							1	9/20/2023	1
24081011	3168 JAKE ST LOT 54	HARTWELL/PLAN 10A/3231 SQFT W/CA ROOM							1	6/28/2023	1
24081012	3178 JAKE ST LOT 55	HARTWELL/PLAN 11-R/3376' FT W/MULTI GEN & CA ROOM							1	7/3/2023	1
24081013	3188 JAKE ST LOT 56	HARTWELL/PLAN 12B/3733 SQFT W/ CA ROOM							1	5/5/2023	1
24081014	3198 JAKE ST LOT 57	HARTWELL/PLAN 9A-R/2297 SQFT W/ CA ROOM							1	6/14/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
24081015	3208 JAKE ST LOT 58	HARTWELL/PLAN 10B/3774 SQ' W/ CA ROOM & MULTI GEN							1	5/10/2023	1
24081016	3218 JAKE ST LOT 59	HARTWELL/PLAN 12A-R/3914 SQFT W/ CA ROOM & MULTI GEN							1	5/16/2023	1
24081017	3228 JAKE ST LOT 60	HARTWELL/PLAN 11C/3376 SQ FT W/ CA ROOM							1	5/17/2023	1
24081018	3238 JAKE ST LOT 61	KINBRIDGE/PLAN 6A/2611 SQFT/OPT CA ROOM							1	10/31/2023	1
24081043	3239 JAKE ST LOT 101	HARTWELL/PLAN 12A/3914SQFT/OPT MULTIGEN/OPT CA ROOM							1	10/26/2023	1
24081044	3229 JAKE LOT 102	HARTWELL/PLAN 11A-R/3564 SQ FT/MULITGEN/OPT CA ROOM							1	10/29/2023	1
24081045	3219 JAKE ST LOT 103	HARTWELL/PLAN 9C/3034 SQFT/OPT SECOND FLOOR/OPT CA ROOM							1	10/23/2023	1
24081046	3209 JAKE ST LOT 104	HARTWELL/PLAN 10A-R/3774 SQFT/MULTIGEN/OPT CA ROOM							1	10/23/2023	1
24081047	3199 JAKE ST LOT 105	HARTWELL/PLAN 11C/3564 SQ FT/MULTIGEN/OPT CA ROOM							1	10/18/2023	1
24081048	3189 JAKE ST LOT 106	HARTWELL/PLAN 12A-R/3914 SQFT/MULTIGEN/CA ROOM							1	10/12/2023	1
24081049	3179 JAKE LOT 107	HARTWELL/PLAN 10C/3774SQFT/MULTIGEN/CA ROOM							1	10/12/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
24081050	3169 JAKE ST LOT 108	HARTWELL/PLAN 11A-R/3564 SQ FT/MULTIGEN/CA ROOM							1	10/11/2023	1
24081019	3248 JAKE ST LOT 62	KINBRIDGE/PLAN 7D-R/2717 SQ FT/OPT CA ROOM							1	11/7/2023	1
24081020	3258 JAKE ST LOT 63	KINBRIDGE/PLAN 8C/2894 SQ FT/OPT CA ROOM							1	11/7/2023	1
24081021	3268 JAKE ST LOT 64	KINBRIDGE/PLAN 5B-R/2382 SQ FT/OPT CA ROOM							1	11/2/2023	1
24081034	4243 RANDA WAY LOT 88	KINBRIDGE/PLAN 7A-R/2717 SQ FT							1	11/16/2023	1
24081035	4223 RANDA WAY LOT 89	KINBRIDGE/PLAN 5B-R/2382 SQ FT/OPT CA ROOM							1	11/27/2023	1
24081036	4203 RANDA WAY LOT 90	KINBRIDGE/PLAN 6A/2611 SQFT/OPT CA ROOM							1	11/27/2023	1
24081037	4183 RANDA WAY LOT 91	KINBRIDGE/PLAN 7D-R/2717 SQ FT/OPT CA ROOM							1	11/29/2023	1
24084012	4163 RANDA WAY LOT 92	KINBRIDGE/PLAN 8C-R/2894 SQ FT/OPT CA ROOM							1	11/29/2023	1
24081038	4162 RANDA WAY LOT 96	KINBRIDGE/PLAN 8B-R/2894 SQ FT/OPT CA ROOM							1	11/15/2023	1
24081039	4182 RANDA WAY LOT 97	KINBRIDGE/PLAN 7A/2717 SQ FT							1	11/15/2023	1
24081040	4202 RANDA WAY LOT 98	KINBRIDGE/PLAN 5A/2382 SQ FT W/ CA ROOM							1	11/13/2023	1
24081041	4222 RANDA WAY LOT 99	KINBRIDGE/PLAN 6B-R/2611 SQFT/OPT CA ROOM							1	11/14/2023	1
24081042	4242 RANDA WAY LOT 100	KINBRIDGE/PLAN 8B/2894 SQ FT/OPT CA ROOM							1	11/14/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
24081056	3120 RIO GRANDE DR LOT 114	F1 HARTWELL/PLAN 9A-R/OPT SECOND FLOOR/3034 SQFT/OPT CA ROOM							1	9/27/2023	1
24081057	3130 RIO GRANDE DR LOT 115	F1 - HARTWELL/PLAN 10C/3231SQFT/OPT CA ROOM							1	9/26/2023	1
24081058	3140 RIO GRANDE DR LOT 116	F1 - HARTWELL/PLAN 11B-R/3564 SQ FT/OPT CA ROOM/OPT MULTIGEN							1	9/26/2023	1
24081059	3150 RIO GRANDE DR LOT 117	F1 - HARTWELL/PLAN 12C/3914 SQFT/OPT CA ROOM/OPT MULTIGEN							1	9/26/2023	1
24081060	3160 RIO GRANDE DR LOT 118	F1- HARTWELL/PLAN 9A-R/3034 SQFT/OPT SECOND FLOOR/OPT CA ROO							1	9/28/2023	1
24081061	3170 RIO GRANDE DR LOT 119	1F- HARTWELL/PLAN 10A/3774 SQFT/MULTIGEN/CA ROOM							1	10/17/2023	1
24081062	3180 RIO GRANDE DR LOT 120	1F - HARTWELL/PLAN 11C-R/3564SQ FT/MULTIGEN/CA ROOM							1	10/24/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
24081063	3190 RIO GRANDE DR LOT 121	1F - HARTWELL/PLAN 12A/3914 SQFT/MULTIGEN/CA ROOM							1	10/26/2023	1
24081064	3200 RIO GRANDE DR LOT 122	1F - HARTWELL/PLAN 9C-R/2724 SQFT/SECOND FLOOR/OPT CA ROOM							1	11/2/2023	1
24081065	3210 RIO GRANDE DR LOT 123	1F - HARTWELL/PLAN 10A/3231 SQFT/OPT CA ROOM							1	11/7/2023	1
24081066	3220 RIO GRANDE DR LOT 124	1F - HARTWELL/PLAN 11B-R/3564 SQ FT/MULTIGEN/OPT CA ROOM							1	11/14/2023	1
24081067	3230 RIO GRANDE DR LOT 125	1F - HARTWELL/PLAN 12C/3914 SQFT/MULTIGEN/OPT CA ROOM							1	11/16/2023	1
24081068	3240 RIO GRANDE DR LOT 126	1F - HARTWELL/PLAN 11B-R/3376 SQ FT/OPT CA ROOM							1	11/20/2023	1
25140007	4033 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3C-R/2287SF									0
25140008	4045 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4D/2416 SF									0
25105042	4057 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2B-R/2140 SF									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25105042	4069 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3D-R/2287SF									0
25105042	4081 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1B-R/1945 SF									0
25105042	4093 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4E/2416 SF									0
25105042	4153 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1C-R/1945 SF									0
25105042	4165 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3B/2287SF									0
25105042	4177 TELLURIDE AVENUE	PLUMB ONLY/FAIRGROVE VILLAGE 11/PLAN 4B/2416 SF									0
25105042	4189 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2A-R/2140 SF									0
25105042	4201 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3C-R/2287 SF									0
25105042	4213 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4A/2416 SF									0
25105042	4225 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25105042	5104 ANDREW CAMILLERI	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3A-R/2287SF									0
25105042	5122 ANDREW CAMILLERI	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2B-R/2140 SF									0
25105042	5140 ANDREW CAMILLERI	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1C-R/1945 SF									0
25105042	5158 ANDREW CAMILLERI	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4E/2416SF									0
24081022	3278 JAKE ST LOT 65	1F-KINBRIDGE/PLAN 6C/2611 SQFT/OPT CA ROOM							1	11/27/2023	1
24081023	3288 JAKE ST LOT 66	1F - KINBRIDGE/PLAN 7A-R/2717 SQ FT/OPT CA ROOM							1	11/21/2023	1
24081024	3298 JAKE ST LOT 67	1F - HARTWELL/PLAN 9B-R/2297 SQFT/OPT CA ROOM							1	11/27/2023	1
24081025	4265 MADDY AVE LOT 68	1F - KINBRIDGE/PLAN 8A-R/2894 SQ FT/OPT CA ROOM							1	11/30/2023	1
24081026	4245 MADDY AVE LOT 69	1F-KINBRIDGE/PLAN 5B/2382 SQ FT/OPT CA ROOM							1	12/5/2023	1
24081027	4225 MADDY AVE LOT 70	1F-HARTWELL/PLAN 10C/3774 SQFT/ WITH OPT MULTIGEN UNIT							1	12/9/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
24081028	4205 MADDY AVE LOT 71	1F - HARTWELL/PLAN 11B-R/3376 SQ FT/OPT CA ROOM							1	12/12/2023	1
24081029	4185 MADDY AVE LOT 72	1F - HARTWELL/PLAN 12A/3914 SQFT WITH OPT MULTIGEN/CA ROOM							1	12/13/2023	1
24081030	4184 MADDY AVE LOT 84	1F- KINBRIDGE/PLAN 7B-R/2717 SQ FT/OPT CA ROOM							1	12/12/2023	1
24081031	4204 MADDY AVE LOT 85	1F - KINBRIDGE/PLAN 6A/2611 SQFT							1	12/11/2023	1
24081032	4224 MADDY AVE LOT 86	1F - KINBRIDGE/PLAN 5D-R/2382 SQ FT							1	12/7/2023	1
24081033	4244 MADDY AVE LOT 87	1F- KINBRIDGE/PLAN 7B/2717 SQ FT							1	12/13/2023	1
24084001	4165 MADDY LOT 73	HARTWELL/PLAN 10B-R/3774 SQFT W/MULTI GEN							1	12/19/2023	1
24084002	4145 MADDY AVE LOT 74	HARTWELL/PLAN 11A/3564 SQ' W/MULTI GEN & CA ROOM							1	12/19/2023	1
24084003	4125 MADDY AVE LOT 75	HARTWELL/PLAN 12B-R/3914 SQ' W/MULTI GEN							1	12/21/2023	1
24084009	4124 MADDY LOT 81	KINBRIDGE/PLAN 6B/2611 SQ' W/CA ROOM							1	12/26/2023	1
24084010	4144 MADDY LOT 82	KINBRIDGE/PLAN 5A-R/2382 SQ' W/CA ROOM							1	12/21/2023	1
24084011	4164 MADDY AVE LOT 83	KINBRIDGE/PLAN 8C/2894 SQ' W/MULTI GEN & CA ROOM							1	12/26/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25139034	5873 PLACER DR	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1D-R/2452SF									0
25139035	5714 MOORFIELD AVENUE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN									0
25139036	5696 MOORFIELD AVENUE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF									0
25139037	5678 MOORFIELD AVENUE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF									0
25139038	5660 MOORFIELD AVENUE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1B-R/2452SF									0
25139039	5642 MOORFIELD AVENUE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2E-R/2580SQSF									0
25139040	5624 MOORFIELD AVENUE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B-R/2869SQSF/NEXT GEN									0
25139041	5606 MOORFIELD AVENUE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3A-R/2700SF									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25137001	3675 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3E-R/2700SF									0
25137001	3663 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 2B/2580SQSF									0
25137001	3651 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT GEN									0
25137001	3639 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3C/2700SF									0
25137002	3627 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 2C-R/2580SQSF									0
25137002	3615 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1E/2452SF									0
25137002	3603 JUNEFIELD STREET	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT GEN									0
25137002	3591 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1D/2452SF									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25137002	3579 JUNEFIELD STREET	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF									0
25137002	3567 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN									0
25137002	3555 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3A/2700SF									0
25137002	3543 JUNEFIELD STREET	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2E-R/2580SQSF									0
25139056	5692 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT GEN									0
25137002	5704 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1C-R/2452SF									0
25137002	5716 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2A-R/2580SQSF									0
25137002	5728 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4E-R/2869SQSF/NEXT GEN									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25137002	5740 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1E-R/2452SF									0
25137002	5752 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF									0
25137002	5764 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3A-R/2700SF									0
25137002	5776 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4A/2869SQSF/NEXT GEN									0
25137002	5788 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1C-R/2452SF									0
25137002	5800 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2E/2580SQSF									0
25137002	5812 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF									0
25137002	5824 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1A/2452SF									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25137002	5836 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3D-R/2700SF									0
25137002	5848 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN									0
25137002	5860 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1B-R/2452SF									0
25137002	5748 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 2C/2580SQSF									0
25137002	5730 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1E-R/2452SF									0
25137002	5739 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN									0
25137002	5727 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3D/2700SF									0
25137002	3556 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1A-R/2452SF									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25137002	3568 JUNEFIELD STREET	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF									0
25137002	3580 JUNE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3C/2700SF									0
25137002	5694 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B-Y/2869SQSF/NEXT GEN									0
25137002	5712 LORAY LANE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF									0
25137002	5861 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3E/2700SF									0
25137002	5837 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 2B-R/2580SQSF									0
25137002	5823 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT GEN									0
25137002	5749 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3A/2700SF									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25137002	5731 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN									0
25137002	5713 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 2B/2580SQSF									0
25137002	5695 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3D/2700SF									0
25137002	5677 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1C/2452SF									0
25137002	5659 LORAY LANE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2A/2580SQSF									0
25140013	4105 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2C-R/2140SF									0
25140014	4117 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1A/1945SF									0
25140015	4129 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3E/2287SF									0
25140016	4141 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25105042	5191 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1D-R/1945SF									0
25105042	5173 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2E/2140SF									0
25105042	5155 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3C/2287 SF									0
25105042	5119 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1B/1945 SF									0
25105042	4282 ANGELO WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3D/2287SF									0
25105042	4258 ANGELO WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2C-R/2140SF									0
25105042	4246 ANGELO WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4D-R/2416 SF									0
25105042	4234 ANGELO WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1E-R/1945 SF									0
25105042	5210 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF									0
25105042	5192 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3E-R/2287SF									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25105042	5174 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2A/2140 SF									0
25105042	5156 YARROW AVENUE	PLUMB ONLY/FAIRGROVE VILLAGE 11/PLAN 4B-R/2416 SF									0
25105042	5138 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1A-R/1945SF									0
25105042	5120 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF									0
25105042	5102 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3D-R/2287SF									0
25105042	5129 WARDLOW AVENUE	PLUMB ONLY/FAIRGROVE VILLAGE 11/PLAN 4B/2416 SF									0
25105042	5147 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2C/2140 SF									0
25105042	5165 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3B/2287SF									0
25105042	5183 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1C/1945 SF									0
25105042	5201 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2B/2140 SF									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25105042	5219 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1D/1945 SF									0
25105042	5237 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3C/2287 SF									0
25105042	4182 BARLEY WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4E-R/2416SF									0
25105044	4174 BARLEY WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3D/2287SF									0
25105044	4166 BARLEY WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2D/2140 SF									0
25105044	4158 BARLEY WAY	PLUMB ONLY/FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF									0
25105044	4150 BARLEY WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1C-R/1945 SF									0
25105042	5226 VALIANT AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2B-R/2140SF									0
25105042	5208 VALIANT AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4E-R/2416SF									0
25105042	5209 VALIANT AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3C/2287 SF									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25105042	5227 VALIANT AVENUE	PLUMB ONLY/FAIRGROVE VILLAGE 11/PLAN 4D/2416 SF									0
25105042	5220 WARDLOW AVENUE	PLUMB ONLY/FAIRGROVE VILLAGE 11/PLAN 4B/2416SF									0
25105042	5204 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3E-R/2287SF									0
25105042	5182 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF									0
25105042	5164 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4E-R/2416SF									0
25105042	5146 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3A-R/2287SF									0
25105042	5128 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1D-R/1945 SF									0
21439020	2724 HOLLY DR	1405 SQ FT SFD, WITH (E) SFD USED AS ADU									0
23327007	2300 HOLLY DR	CONVERT (E) GARAGE TO 680 SQ FT ADU									0
23305504	1919 N PARKER AV	672 SQ FT ACCESSORY DWELLING UNIT									0
21428028	2940 DESCANSO CT	GARAGE CONVERSION TO 534SQ' ADU						1		11/16/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
23208208	1840 ALEGRE DR	CODE CASE 400 SQ FT JADU - GARAGE CONVERSION									0
23320020	298 W 22ND ST	640 SQ FT DETACHED ADU									0
24444001	1502 BALTIMORE PL LOT 172	TRACY LAKES/CALERO/PLAN 1A/2393 SQ FT									0
24444002	1518 BALTIMORE PL LOT 173	TRACY LAKES/CALERO/PLAN 2B-R/2430 SQ FT									0
24444003	1534 BALTIMORE PL LOT 174	TRACY LAKES/CALERO/PLAN 3A/2520 SQ FT									0
24444004	1550 BALTIMORE PL LOT 175	TRACY LAKES/CALERO/PLAN 1C/2393 SQ FT									0
24444005	1566 BALTIMORE PL LOT 176	TRACY LAKES/CALERO/PLAN 2A-R/2430 SQ FT							1	11/2/2023	1
24444006	1582 BALTIMORE PL LOT 177	TRACY LAKES/CALERO/PLAN 3B/2520 SQ FT							1	10/27/2023	1
24442001	1799 WHITE ROCK DR LOT 87	TRACY LAKES/ECHO/PLAN 1A/2548 SQ FT									0
24442002	1781 WHITE ROCK DR LOT 88	TRACY LAKES/ECHO/PLAN 2B/2695 SQ FT									0
24442003	1763 WHITE ROCK DR LOT 89	TRACY LAKES/ECHO/PLAN 3C/2775SQ FT									0
24442004	1745 WHITE ROCK DR LOT 90	TRACY LAKES/ECHO/PLAN 1B/2548 SQ FT									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
24442005	1727 WHITE ROCK DR LOT 91	TRACY LAKES/ECHO/PLAN 2A/2695 SQ FT									0
24442006	1709 WHITE ROCK DR LOT 92	TRACY LAKES/ECHO/PLAN 3C/2775SQ FT									0
24442007	1708 WHITE ROCK DR LOT 93	TRACY LAKES/ECHO/PLAN 2B/2695 SQ FT									0
24442008	1726 WHITE ROCK DR LOT 94	TRACY LAKES/ECHO/PLAN 1C/2548 SQ FT									0
24442009	1744 WHITE ROCK DR LOT 95	TRACY LAKES/ECHO/PLAN 3A/2775SQ FT									0
24442010	1762 WHITE ROCK DR LOT 96	TRACY LAKES/ECHO/PLAN 2C/2695 SQ FT									0
24442011	1780 WHITE ROCK DR LOT 97	TRACY LAKES/ECHO/PLAN 1A/2548 SQ FT									0
24442012	1798 WHITE ROCK DR LOT 98	TRACY LAKES/ECHO/PLAN 3B/2775SQ FT									0
24441032	1831 SNOWFLOWER PL LOT 69	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT									0
24441033	1839 SNOWFLOWER PL LOT 70	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT									0
24441034	1847 SNOWFLOWER PL LOT 71	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT									0
24441047	1848 SNOWFLOWER PL LOT 84	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
24441048	1840 SNOWFLOWER PL LOT 85	TRACY LAKES/LAGUNA/PLAN 3A/1880 SQ FT									0
24441049	1832 SNOWFLOWER PL LOT 86	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT									0
24443035	1599 BALTIMORE PL LOT 133	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT							1	10/27/2023	1
24443036	1583 BALTIMORE PL LOT 134	TRACY LAKES/PINECREST/PLAN 4B/1919 SQ FT							1	10/27/2023	1
24443037	1567 BALTIMORE PL LOT 135	TRACY LAKES/PINECREST/PLAN 1C/1560 SQ FT							1	10/31/2023	1
24443052	2981 FEELEY AVE LOT 150	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT									0
24443071	2998 FEELEY AVE LOT 169	TRACY LAKES/PINECREST/PLAN 3B/1763 SQ FT									0
24443072	3016 FEELEY AVE LOT 170	TRACY LAKES/PINECREST/PLAN 1C/1560 SQ FT							1	12/11/2023	1
24443073	3034 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 2B/1683 SQ FT							1	12/4/2023	1
24444007	3026 LAKESHORE AV LOT 178	TRACY LAKES/CALERO/PLAN 3C/2520 SQ FT							1	10/27/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
24444009	3070 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 1C/2393 SQ FT							1	11/28/2023	1
24444008	3048 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 2B/2430 SQ FT							1	10/27/2023	1
24444058	3146 LAKESHORE AVE LOT 229	TRACY LAKES/CALERO/PLAN 1a/2393 SQ FT									0
24444059	3172 LAKESHORE AVE LOT 230	TRACY LAKES/CALERO/PLAN 2B/2430 SQ FT									0
24444060	3198 LAKESHORE AVE LOT 231	TRACY LAKES/CALERO/PLAN 3A/2520 SQ FT									0
24444061	3224 LAKESHORE AVE LOT 232	TRACY LAKES/CALERO/PLAN 1B/2393 SQ FT									0
24444062	3250 LAKESHORE AVE LOT 233	TRACY LAKES/CALERO/PLAN 2A/2430 SQ FT									0
24444063	3276 LAKESHORE AVE LOT 234	TRACY LAKES/CALERO/PLAN 3B/2520 SQ FT									0
24441035	1855 SNOWFLOWER PL LOT 72	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT									0
24441036	1863 SNOWFLOWER PL LOT 73	TRACY LAKES/LAGUNA/PLAN 2A/1829 SQ FT									0
24441037	1871 SNOWFLOWER PL LOT 74	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
24441038	1879 SNOWFLOWER PL LOT 75	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT									0
24441043	1880 SNOWFLOWER PL LOT 80	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT									0
24441044	1872 SNOWFLOWER PL LOT 81	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT									0
24441045	1864 SNOWFLOWER PL LOT 82	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT									0
24441046	1856 SNOWFLOWER PL LOT 83	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT									0
24443053	2963 FEELEY AVE LOT 151	TRACY LAKES/PINECREST/PLAN 1B/1560 SQ FT									0
24443055	2927 FEELEY AVE LOT 153	TRACY LAKES/PINECREST/PLAN 3B/1763 SQ FT									0
24443056	2909 FEELEY AVE LOT 154	TRACY LAKES/PINECREST/PLAN 4C/1919 SQ FT									0
24443067	2926 FEELEY AVE LOT 165	TRACY LAKES/PINECREST/PLAN 3B/1763 SQ FT									0
24443068	2944 FEELEY AVE LOT 166	TRACY LAKES/PINECREST/PLAN 4A/1919 SQ FT									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
24443069	2962 FEELEY AVE LOT 167	TRACY LAKES/PINECREST/ PLAN 2C/1683 SQ FT									0
24443070	2980 FEELEY AV LOT 168	TRACY LAKES/PINECREST/ PLAN 4A/1919 SQ FT							1	10/27/2023	1
24441031	1823 SNOWFLOWER PL LOT 68	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT ***2019 CODE***									0
24443054	2945 FEELEY AVE LOT 152	TRACY LAKES/PINECREST/ PLAN 2C/1683 SQ FT ***2019 CODE***									0
24630043	40 E FERDINAND ST	524 SQ FT GARAGE CONVERTED TO ADU									0
23339010	1469 EAST ST	CREATE 747 SQ FT ADU BY ADDING STOVE AND GAS LINE TO (E) STR									0
23305508	327 W WHITTIER AV	CONVERT 492 SQ FT GARAGE TO ADU							1	11/30/2023	1
25106027	2593 DASHWOOD ST LOT 25	V2 CAIRNWAY/PLAN 3E-R/2763SQ' - MODEL									0
23427012	1141 RENOWN DR	CONVERT (E) REC ROOM TO 480SQ FT JADU W/ 100SQ FT DECK									0
25106023	2911 PENELOPE ST LOT 76	CRESTWICK VILLAGE 6/PLAN 3D-R/2972SQSF MODEL									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25106023	8108 FLOYD GLENN WISE DR LOT 86	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT GEN - MODEL									0
24865025	500 DELANEY CT	481SQ' ADU ADDITION									0
23414059	609 N HICKORY AV	GARAGE TO 416SQ' ADU CONVERSION									0
23331208	110 E PEREIRA AV	480 SQ' DETACHED ADU									0
23331232	131 E WHITTIER AVE	CONVERTING 10X12 SHED TO ADU									0
23513049	42 E SECOND ST	2 ATTACHED 598SQ' ADU'S									0
23229008	1270 COOLIDGE AV	NEW 640SQ' ADU									0
24443024	1545 GRANITE PL LOT 122	TRACY LAKES/PINECREST/ PLAN 4C/1919 SQ FT									0
24443025	1537 GRANITE PL LOT 123	TRACY LAKES/PINECREST/ PLAN 1A-R/1560 SQ FT									0
24443026	1529 GRANITE PL LOT 124	TRACY LAKES/PINECREST/ PLAN 3B/1763 SQ FT									0
24443027	1521 GRANITE PL LOT 125	TRACY LAKES/PINECREST/ PLAN 2C/1710 SQ FT									0
24443038	2939 ELLA WAY LOT 136	TRACY LAKES/PINECREST/ PLAN 2A/1710 SQ FT									0
24443039	2913 ELLA WAY LOT 137	TRACY LAKES/PINECREST/ PLAN 3C-R/1763 SQ FT									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
24443040	2887 ELLA WAY LOT 138	TRACY LAKES/PINECREST/ PLAN 4B/1919 SQ FT									0
24443047	2886 ELLA WAY LOT 145	TRACY LAKES/PINECREST/ PLAN 2B-R/1710 SQ FT									0
24443048	2912 ELLA WAY LOT 146	TRACY LAKES/PINECREST/ PLAN 4C/1919 SQ FT									0
24443049	2938 ELLA WAY LOT 147	TRACY LAKES/PINECREST/ PLAN 1A-R/1560 SQ FT									0
24443050	2964 ELLA WAY LOT 148	TRACY LAKES/PINECREST/ PLAN 2C/1710 SQ FT									0
24443051	2990 ELLA WAY LOT 149	TRACY LAKES/PINECREST/ PLAN 3B-R/1763 SQ FT									0
24443057	2891 FEELEY AVE LOT 155	TRACY LAKES/PINECREST/ PLAN 1B-R/1560 SQ FT									0
24443058	2873 FEELEY AVE LOT 156	TRACY LAKES/PINECREST/ PLAN 2A/1710 SQ FT									0
24443059	2855 FEELEY AVE LOT 157	TRACY LAKES/PINECREST/ PLAN 3C-R/1763 SQ FT									0
24443060	2800 FEELEY AVE LOT 158	TRACY LAKES/PINECREST/ PLAN 4A/1919 SQ FT									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
24443061	2818 FEELEY AVE LOT 159	TRACY LAKES/PINECREST/ PLAN 1B-R/1560 SQ FT									0
24443062	2836 FEELEY AVE LOT 160	TRACY LAKES/PINECREST/ PLAN 3A-R/1763 SQ FT									0
24443063	2854 FEELEY AVE LOT 161	TRACY LAKES/PINECREST/ PLAN 2B-R/1710 SQ FT									0
24443064	2872 FEELEY AVE LOT 162	TRACY LAKES/PINECREST/ PLAN 4C/1919 SQ FT									0
24443065	2890 FEELEY AVE LOT 163	TRACY LAKES/PINECREST/ PLAN 1B-R/1560 SQ FT									0
24443066	2908 FEELEY AVE LOT 164	TRACY LAKES/PINECREST/ PLAN 2A/1710 SQ FT									0
24441039	1887 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 2A/1829 SQ FT									0
24441040	1895 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT									0
24441041	1896 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT									0
24441042	1888 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
24441007	3019 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT									0
24444064	3302 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 1A/2393 SQ FT									0
24444065	3328 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 2B/2430 SQ FT									0
24444066	3354 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 3C/2520 SQ FT									0
24441002	2929 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT									0
24441003	2947 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT									0
24441004	2965 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT									0
24441005	2983 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT									0
24441006	3001 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT									0
25355033	6433 GREYMONT DR	VILLAGE 8/PLAN 4E-R/3136SF & 964 SF NEXT GEN & CA ROOM							1	3/23/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25355024	3067 COPLEY DRIVE LOT	VILLAGE 8/PLAN 4B/3136SF & 964 SF NEXT GEN & CA ROOM							1	6/10/2023	1
25360036	3047 LEEDS LN	VILLAGE 8/PLAN 4C/3136SF & 964 SF NEXT GEN & CA ROOM							1	1/3/2023	1
21443005	286 W CLOVER RD	FIRE REBUILD-1562SQ' SFD, 366SQ' ADU & 1283SQ' DETACHED SHOP						1		5/24/2023	1
25136005	3838 NEEDHAM ST LOT 5	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN							1	6/9/2023	1
25136010	3898 NEEDHAM STREET LOT 10	GREENWOOD VILLAGE 10C/PLAN 4B-R/2869SQSF/NEXT GEN							1	6/16/2023	1
25136029	5460 POSNER AVE LOT 29	GREENWOOD VILLAGE 10C/PLAN 4C-R/2869SQSF/NEXT GEN							1	8/24/2023	1
25136033	5548 POSNER AVENUE LOT 33	GREENWOOD VILLAGE 10C/PLAN 4E-R/2869SQSF/NEXT GEN							1	6/12/2023	1
25136041	3771 JUNEFIELD ST LOT 41	GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT GEN							1	11/16/2023	1
25136045	3819 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN							1	8/21/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25136050	5513 POSNER AVENUE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN							1	6/14/2023	1
25136054	5585 POSNER AV LOT 54	GREENWOOD VILLAGE 10C/PLAN 4C-R/2869SQSF/NEXT GEN							1	6/9/2023	1
24082026	3063 NEIL JEROME DR LOT 180	TOWNSEND/PLAN 4D-R/3260 SQ' W/ 2/1 BAY GARAGE, MULTI & CA RM							1	1/3/2023	1
24082030	3023 NEIL JEROME DRIVE LOT 184	TOWNSEND/PLAN 2B-R/2919 SQ' CA ROOM, MULTIGEN, 2/1BAY GARAGE							1	1/31/2023	1
24082033	2993 NEIL JEROME DRIVE LOT 187	TOWNSEND/PLAN 4E/3260 SQ' W/ 2/1 BAY GARAGE, MULTI & CA RM							1	1/26/2023	1
24082034	2983 NEIL JEROME DRIVE LOT 188	TOWNSEND/PLAN 1D-R/2780 SQ' W/ 2/1 BAY GRGE & MULTIG & CA RM							1	2/16/2023	1
24082038	2943 NEIL JEROME DRIVE LOT 192	TOWNSEND/PLAN 3B-R/2880 SQ' W/ MULTIGEN							1	3/1/2023	1
24082039	2933 NEIL JEROME DRIVE LOT 193	TOWNSEND/PLAN 1A/2780 SQ' W/ 2/1 BAY GARAGE & MULTIGEN							1	3/15/2023	1
24082041	2938 ELLIS TOWN DR LOT 195	TOWNSEND/PLAN 2A-R/2919 SQ' W/ CA ROOM & MULTI-GEN							1	4/19/2023	1
24082042	2944 ELLIS TOWN DR LOT 196	TOWNSEND/PLAN 3B-R/3084 SQ' W/ 2BAY/1BAY MULTIGEN & CA ROOM							1	4/14/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
24082043	2948 ELLIS TOWN DR LOT 197	TOWNSEND/PLAN 4D/3260 SQ' W/ CA ROOM AT 3BAY, MULTIGEN							1	4/14/2023	1
24082044	2954 ELLIS TOWN DR LOT 198	TOWNSEND/PLAN 1D-R/2780 SQ' W/ CA ROOM W/ MULTI-GEN							1	3/30/2023	1
24082047	2968 ELLIS TOWN DR LOT 201	TOWNSEND/PLAN 2C/2919 SQ' W/ MULTIGEN AT 2BAY/1BAY							1	3/29/2023	1
24082048	2974 ELLIS TOWN DR LOT 202	TOWNSEND/PLAN 1A-R/2780 SQ' W/ MULTIGEN AT 2BAY/1BAY							1	3/28/2023	1
24082049	2978 ELLIS TOWN DR LOT 203	TOWNSEND/PLAN 3D/3084 SQ' W/ CA ROOM, MULTIGEN							1	3/29/2023	1
24082050	2984 ELLIS TOWN DR LOT 204	TOWNSEND/PLAN 2B-R/2919SQ' W/ CA ROOM & MULTI-GEN							1	4/4/2023	1
24082051	2988 ELLIS TOWN DR LOT 205	TOWNSEND/PLAN 4E/3056 SQ' W/ MUTLIGEN AT 2BAY							1	3/23/2023	1
24081007	3128 JAKE ST LOT 50	HARTWELL/PLAN 10B/3774 SQFT W/ MULTIGEN							1	3/23/2023	1
24081008	3138 JAKE ST LOT 51	HARTWELL/PLAN 11C-R/3564SQFT W/ CA RM W/OPT DECK & MULTI-GEN							1	3/17/2023	1
24081009	3148 JAKE ST LOT 52	HARTWELL/PLAN 12B/3914 SQFT W/ OPT CA RM, DECK, MULTIGEN							1	3/20/2023	1
24081051	3159 JAKE ST LOT 109	HARTWELL/PLAN 12A/3914 SQFT W/ OPT CA RM, MULTIGEN							1	4/27/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
24081012	3178 JAKE ST LOT 55	HARTWELL/PLAN 11-R/3376' FT W/MULTI GEN & CA ROOM							1	7/3/2023	1
24081013	3188 JAKE ST LOT 56	HARTWELL/PLAN 12B/3733 SQFT W/ CA ROOM							1	5/5/2023	1
24081015	3208 JAKE ST LOT 58	HARTWELL/PLAN 10B/3774 SQ' W/ CA ROOM & MULTI GEN							1	5/10/2023	1
24081016	3218 JAKE ST LOT 59	HARTWELL/PLAN 12A-R/3914 SQFT W/ CA ROOM & MULTI GEN							1	5/16/2023	1
25139035	5714 MOORFIELD AVENUE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN									0
25139040	5624 MOORFIELD AVENUE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B-R/2869SQSF/NEXT GEN									0
25137001	3651 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT GEN									0
25137002	3603 JUNEFIELD STREET	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT GEN									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25137002	3567 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN									0
25139056	5692 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT GEN									0
25137002	5728 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4E-R/2869SQSF/NEXT GEN									0
25137002	5776 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4A/2869SQSF/NEXT GEN									0
25137002	5848 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN									0
25137002	5739 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN									0
25137002	5694 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B-Y/2869SQSF/NEXT GEN									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	10	432		442
25137002	5823 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT GEN									0
25137002	5731 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN									0
25106023	8108 FLOYD GLENN WISE DR LOT 86	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT GEN - MODEL									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
25339058	2300 IVERSTONE ST LOT 58	VILLAGE 1/PLAN 4E/2654SF		NONE	N											
25341001	7050 CARRERA PL	TRACY HILLS VILLAGE 5 1B/2683SQFT MODEL		NONE	N											
25341002	7040 CARRERA PL	TRACY HILLS VILLAGE 5 2D/3372SQFT MODEL		NONE	N											
25341003	7030 CARRERA PL	TRACY HILLS VILLAGE 5 3C/3533SQFT MODEL		NONE	N											
25341004	7020 CARRERA PL	TRACY HILLS VILLAGE 5 4A/3599SQFT MODEL		NONE	N											
25355029	6473 GREYMONT DR LOT 29	VILLAGE 8/PLAN 4A/4100SF/964 SF NEXT GEN & CA ROOM - MODEL		NONE	N											
25355032	6443 GREYMONT DR LOT 32	VILLAGE 8/PLAN 1E/2914SF WITH CA ROOM - MODEL		NONE	N											
25358035	2745 TEJAS LN LOT 144	TRACY HILLS VILLAGE 5 3E/3533SQFT W/CA ROOM		NONE	N											
25358036	2755 TEJAS LN LOT 145	TRACY HILLS VILLAGE 5 4D-R/3599SQFT W/CA ROOM		NONE	N											
25358037	2765 TEJAS LN LOT 146	TRACY HILLS VILLAGE 5 3C-R/3533SQFT W/CA ROOM		NONE	N											
25358072	2754 TEJAS LN LOT 181	TRACY HILLS VILLAGE 5 1A/2683SQFT W/CA ROOM		NONE	N											
25358071	2764 TEJAS LN LOT 180	TRACY HILLS VILLAGE 5 2D-R/3372SQFT W/CA ROOM		NONE	N											
25358073	2744 TEJAS LN LOT 182	TRACY HILLS VILLAGE 5 4C-R/3599SQFT W/CA ROOM		NONE	N											
25358053	6770 FLAT IRON ST LOT 162	TRACY HILLS VILLAGE 5 1B/2683SQFT W/CA ROOM		NONE	N											
25358052	6760 FLAT IRON ST LOT 161	TRACY HILLS VILLAGE 5 4D/3599SQFT W/CA ROOM		NONE	N											
25358051	6750 FLAT IRON ST LOT 160	TRACY HILLS VILLAGE 5 3A-R/3533SQFT W/CA ROOM		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
25358050	6740 FLAT IRON ST LOT 159	TRACY HILLS VILLAGE 5 1C/2683SQFT W/CA ROOM		NONE	N											
25358049	6730 FLAT IRON ST LOT 158	TRACY HILLS VILLAGE 5 3B-R/3533SQFT W/CA ROOM		NONE	N											
25358048	6720 FLAT IRON ST LOT 157	TRACY HILLS VILLAGE 5 4E/3599SQFT W/CA ROOM		NONE	N											
25358047	6710 FLAT IRON ST LOT 156	TRACY HILLS VILLAGE 5 1C-R/2683SQFT W/CA ROOM		NONE	N											
25358046	6700 FLAT IRON ST LOT 155	TRACY HILLS VILLAGE 5 2E/3372SQFT W/CA ROOM		NONE	N											
25358038	2785 TEJAS LN LOT 147	F - TRACY HILLS VILLAGE 5 4E/3599SQFT W/CA ROOM		NONE	N											
25358039	2795 TEJAS LN LOT 148	F - TRACY HILLS VILLAGE 5 1B-R/2683SQFT W/CA ROOM		NONE	N											
25358040	2805 TEJAS LN LOT 149	F - TRACY HILLS VILLAGE 5 2A/3372SQFT W/CA ROOM		NONE	N											
25358041	2815 TEJAS LN LOT 150	F - TRACY HILLS VILLAGE 5 4C-R/3599SQFT W/CA ROOM		NONE	N											
25358042	2825 TEJAS LN LOT 151	F - TRACY HILLS VILLAGE 5 3B/3533SQFT W/CA ROOM		NONE	N											
25358043	2835 TEJAS LN LOT 152	F - TRACY HILLS VILLAGE 5 1A-R/2683SQFT W/CA ROOM		NONE	N											
25358044	2845 TEJAS LN LOT 153	F - TRACY HILLS VILLAGE 5 2C-R/3372SQFT W/CA ROOM		NONE	N											
25358045	6690 FLAT IRON ST LOT 154	F - TRACY HILLS VILLAGE 5 4A-R/3599SQFT W/CA ROOM		NONE	N											
25358067	2804 TEJAS LN LOT 176	F - TRACY HILLS VILLAGE 5 3A/3533SQFT W/CA ROOM		NONE	N											
25358068	2794 TEJAS LN LOT 177	F - TRACY HILLS VILLAGE 5 2D/3372SQFT W/CA ROOM		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
25358069	2784 TEJAS LN LOT 178	F - TRACY HILLS VILLAGE 5 4B-R/3599SQFT W/CA ROOM		NONE	N											
25358070	2774 TEJAS LN LOT 179	TRACY HILLS VILLAGE 5 3E/3533SQFT W/CA ROOM		NONE	N											
25355033	6433 GREYMONT DR	VILLAGE 8/PLAN 4E-R/3136SF & 964 SF NEXT GEN & CA ROOM		NONE	N											
25360013	3063 MANTLE DR LOT 114	VILLAGE 8/PLAN 4A/3136SF & 964 SF NEXT GEN & CA ROOM		NONE	N											
25360014	3053 MANTLE DR LOT 115	VILLAGE 8/PLAN 2D-R/3773SF W/CA ROOM		NONE	N											
25360016	3033 MANTLE DR LOT 117	VILLAGE 8/PLAN 1E/2914SF W/CA ROOM		NONE	N											
25360015	3043 MANTLE DR LOT 116	VILLAGE 8/PLAN 3B-R/3919SF W/CA ROOM		NONE	N											
25355034	6423 GREYMONT DR LOT 34	VILLAGE 8/PLAN 1A/2914SF W/CA ROOM		NONE	N											
25355024	3067 COPLEY DRIVE LOT	VILLAGE 8/PLAN 4B/3136SF & 964 SF NEXT GEN & CA ROOM		NONE	N											
25360032	3112 MANTLE DR LOT 133	F - VILLAGE 8/PLAN 2E-R/3773SF W/CA ROOM		NONE	N											
25360018	3036 LEEDS LN LOT 119	VILLAGE 8/PLAN 1B/2914SF W/CA ROOM		NONE	N											
25360017	3026 LEEDS LN	VILLAGE 8/PLAN 3E-R/3919SF W/CA ROOM		NONE	N											
25360036	3047 LEEDS LN	VILLAGE 8/PLAN 4C/3136SF & 964 SF NEXT GEN & CA ROOM		NONE	N											
25360035	3062 MANTLE DR LOT 136	VILLAGE 8/PLAN 1D-R/2914SF W/CA ROOM		NONE	N											
25361039	5878 LENIN PRIEGO ST LOT 39	VILLAGE 7C LOT 39 PLAN 3B 2313SQ'		NONE	N											
25364026	1830 ITALIA WY LOT 128	KT HILLVIEW/PLAN 4A/2209SQ'		NONE	N											
25364024	1802 ITALIA WY LOT 126	KT HILLVIEW/PLAN 4C-R/2209SQ'		NONE	N											
25364025	1816 ITALIA WY LOT 127	KT HILLVIEW/PLAN 2A-R INT/1878SQ'		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
25364027	1844 ITALIA WY	KT HILLVIEW/PLAN 3C-R/2075SQ'		NONE	N											
25364028	1860 ITALIA WY LOT 130	KT HILLVIEW/PLAN 1D-R/1723SQ'		NONE	N											
25364029	1872 ITALIA WY	KT HILLVIEW/PLAN 2B-R INT/1890SQ'		NONE	N											
25364030	1888 ITALIA WY LOT 132	KT HILLVIEW/PLAN 4E/2209SQ'		NONE	N											
25364037	1889 ITALIA WY LOT 13	KT HILLVIEW/PLAN 2F-R/1878SQ'		NONE	N											
25364038	1873 ITALIA WY LOT 140	KT HILLVIEW/PLAN 1E-R/1723SQ'		NONE	N											
25364039	1859 ITALIA WY LOT 14	KT HILLVIEW/PLAN 4B/2209SQ'		NONE	N											
25364040	1845 ITALIA WY LOT 142	KT HILLVIEW/PLAN 1C/1723SQ'		NONE	N											
25364041	1831 ITALIA WY LOT 143	KT HILLVIEW/PLAN 3D-R/2075SQ'		NONE	N											
25364042	1817 ITALIA WY LOT 144	KT HILLVIEW/PLAN 4B-R INT/2209SQ'		NONE	N											
25364043	1803 ITALIA WY LOT 145	KT HILLVIEW/PLAN 2D/1890SQ'		NONE	N											
25363002	1804 FRENCH WY LOT 146	KT HILLVIEW/PLAN 4B-R/2209SQ'		NONE	N											
25363003	1818 FRENCH WY LOT 147	KT HILLVIEW/PLAN 1B-R/1723SQ'		NONE	N											
25363004	1832 FRENCH WY LOT 148	KT HILLVIEW/PLAN 3F/2075SQ'		NONE	N											
25363012	1957 EVEREST PL LOT 156	KT HILLVIEW/PLAN 2B-R INT/1890SQ'		NONE	N											
25363019	1833 FRENCH WY LOT 163	KT HILLVIEW/PLAN 4AY-R/2209SQ'		NONE	N											
25363020	1819 FRENCH WY LOT 164	KT HILLVIEW/PLAN 3C-R/2075SQ'		NONE	N											
25363021	1805 FRENCH WY LOT 165	KT HILLVIEW/PLAN 2B/1890SQ'		NONE	N											
25363047	7020 DIAMOND AVE LOT 191	KT HILLVIEW/PLAN 3B/2075SQ'		NONE	N											
25363046	7006 DIAMOND AVE LOT 190	KT HILLVIEW/PLAN 1C-R/1723SQ'		NONE	N											
23313007	111 W HIGHLAND AVE	1198 SQFT MOBILE HOME ADU		NONE	N			We entered the rental amount into HCD's affordability calculator.								

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
21443005	286 W CLOVER RD	FIRE REBUILD-1562SQ' SFD, 366SQ' ADU & 1283SQ' DETACHED SHOP		NONE	Y			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator								
25362055	3367 PAGEANT AVE	VILLAGE 7C LOT 123 PLAN 3B-ALT 2313SQ'		NONE	N											
25362057	3373 PAGEANT AVE	VILLAGE 7C LOT 124 PLAN 2C-R 2094SQ'		NONE	N											
25362043	5610 BARDWELL CT	VILLAGE 7C LOT 111 PLAN 3D 2313SQ'		NONE	N											
25362044	5600 BARDWELL CT	VILLAGE 7C LOT 112 PLAN 2A-R 2094SQ'		NONE	N											
23229031	1255 WILSON	ADDITION OF 676SQ' ADU		NONE	N			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator								
25361055	5816 MARKHAM CT	VILLAGE 7C LOT 55 PLAN 3A-ALT 2313SQ'		NONE	N											
25361056	5806 MARKHAM CT	VILLAGE 7C LOT 56 PLAN 2D-R 2094SQ'		NONE	N											
25366042	7347 DIAMOND AVE LOT 108	KT HILLVIEW/PLAN 3B-R/2075SQ'		NONE	N											
25366043	7333 DIAMOND AVE LOT 109	KT HILLVIEW/PLAN 4B INT/2209SQ'		NONE	N											
25366044	7319 DIAMOND AVE LOT 110	KT HILLVIEW/PLAN 2B INT/1890SQ'		NONE	N											
25366045	7305 DIAMOND AVE LOT 111	KT HILLVIEW/PLAN 1F-R/1723SQ'		NONE	N											
25366046	7291 DIAMOND AVE LOT 112	KT HILLVIEW/PLAN 3C/2075SQ'		NONE	N											
25366036	1780 JADE PL LOT 102	KT HILLVIEW/PLAN 1F-R/1723SQ'		NONE	N											
25366037	1788 JADE PL LOT 103	KT HILLVIEW/PLAN 3B/2075SQ'		NONE	N											
25364059	1797 JADE PL LOT 210	KT HILLVIEW/PLAN 4B-R/2209SQ'		NONE	N											
25364060	1789 JADE PL LOT 211	KT HILLVIEW/PLAN 1E/1723SQ'		NONE	N											
25364061	1781 JADE PL LOT 212	KT HILLVIEW/PLAN 2B-R INT/1890SQ'		NONE	N											
25364062	1773 JADE PL LOT 213	KT HILLVIEW/PLAN 4A INT/2209SQ'		NONE	N											
25364010	1757 JADE PL LOT 11	KT HILLVIEW/PLAN 1D/1723SQ'		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
25364011	1749 JADE PL LOT 12	KT HILLVIEW/PLAN 2A-R INT/1878SQ'		NONE	N											
25366033	1756 JADE PL LOT 99	KT HILLVIEW/PLAN 1C/1723SQ'		NONE	N											
25366034	1764 JADE PL LOT 100	KT HILLVIEW/PLAN 4B-R INT/2209SQ'		NONE	N											
25366035	1772 JADE PL LOT 101	KT HILLVIEW/PLAN 3D/2075SQ'		NONE	N											
25364063	1765 JADE PL LOT 214	KT HILLVIEW/PLAN 3C-R/2075SQ'		NONE	N											
25364012	1741 JADE PL LOT 13	KT HILLVIEW/PLAN 4A INT/2209SQ'		NONE	N											
25364013	1733 JADE PL LOT 14	KT HILLVIEW/PLAN 3E-R/2075SQ'		NONE	N											
25364014	1725 JADE PL LOT 15	KT HILLVIEW/PLAN 1B/1723SQ'		NONE	N											
25365050	1732 JADE PL	KT HILLVIEW/PLAN 2B-R INT/1890SQ'		NONE	N											
25366031	1740 JADE PL LOT 97	KT HILLVIEW/PLAN 1F/1723SQ'		NONE	N											
25366032	1748 JADE PL	KT HILLVIEW/PLAN 3A-R/2075SQ'		NONE	N											
23341037	311 ACACIA ST	494 SQ FT ADU AND 148 SQ FT PERGOLA		NONE	N			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator								
25361065	5845 MARKHAM CT	VILLAGE 7C LOT 65 PLAN 2D 2094SQ'		NONE	N											
25361066	5855 MARKHAM CT	VILLAGE 7C LOT 66 PLAN 1A 1867SQ'		NONE	N											
25361061	5805 MARKHAM CT	VILLAGE 7C LOT 61 PLAN 2A 2094SQ'		NONE	N											
25361062	5815 MARKHAM CT	VILLAGE 7C LOT 62PLAN 3D-R 2313SQ'		NONE	N											
25361063	5825 MARKHAM CT	VILLAGE 7C LOT 63 PLAN 1C-R 1867SQ'		NONE	N											
25361064	5835 MARKHAM CT	VILLAGE 7C LOT 64 PLAN 3B-R 2313SQ'		NONE	N											
25361057	5796 MARKHAM CT	VILLAGE 7C LOT 57PLAN 2C 2094SQ'		NONE	N											
25361058	5786 MARKHAM CT	VILLAGE 7C LOT 58PLAN 1B 1867SQ'		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
25361059	5785 MARKHAM CT	VILLAGE 7C LOT 59 PLAN 1A-R 1867SQ'		NONE	N											
25361060	5795 MARKHAM CT	VILLAGE 7C LOT 60 PLAN 3D-R 2313SQ'		NONE	N											
25362041	5630 BARDWELL CT	VILLAGE 7C LOT 109 PLAN 3B 2313SQ'		NONE	N											
25362042	5620 BARDWELL CT	VILLAGE 7C LOT 110 PLAN 1C 1867SQ'		NONE	N											
25362040	5640 BARDWELL CT	VILLAGE 7C LOT 108 PLAN 2C-R 2094SQ'		NONE	N											
24633050	120 CAIRO COURT LOT 1	LARKSPUR IV - 2441 SQ FT - ELEVATION H		NONE	N											
24633050	130 CAIRO COURT LOT 2	LARKSPUR IV - 2441 SQ FT - ELEVATION A		NONE	N											
24633050	140 CAIRO COURT LOT 3	LARKSPUR IV - 1883 SQ FT - ELEVATION D		NONE	N											
24633050	150 CAIRO COURT LOT 4	LARKSPUR IV - 2441 SQ FT- ELEVATION H		NONE	N											
24633055	160 DEBORD DRIVE LOT 5	LARKSPUR IV - 2441 SQ FT - ELEVATION A		NONE	N											
24633056	170 DEBORD DRIVE LOT 6	LARKSPUR IV - 1883 SQ FT - ELEVATION A		NONE	N											
24633057	180 DEBORD DRIVE LOT 7	LARKSPUR IV - 2441 SQ FT - ELEVATION H		NONE	N											
24633058	190 DEBORD DRIVE LOT 8	LARKSPUR IV - 1883 SQ FT - ELEVATION D		NONE	N											
24633059	200 DEBORD DRIVE LOT 9	LARKSPUR IV - 2441 SQ FT - ELEVATION A		NONE	N											
24633060	210 DEBORD DRIVE LOT 10	LARKSPUR IV - 1883 SQ FT - ELEVATION A		NONE	N											
24633061	220 DEBORD DRIVE LOT 11	LARKSPUR IV - 2441 SQ FT - ELEVATION H		NONE	N											
24633062	230 DEBORD DRIVE LOT 12	LARKSPUR IV - 1883 SQ FT - ELEVATION D		NONE	N											
24633063	240 DEBORD DRIVE LOT 13	LARKSPUR IV - 2441 SQ FT - ELEVATION A		NONE	N											
24631008	2110 BENTLEY LANE LOT 8	LARKSPUR I - 2441 SQ FT - ELEVATION A		NONE	N											
25134031	3527 SINGH LN LOT 30	9A PARKLIN/PLAN 2E/2278SQ'		NONE	N											
25134033	3539 SINGH LN LOT 31	9A PARKLIN/PLAN 4A-R/2688SQ'		NONE	N											
25134036	3551 SINGH LN LOT 32	9A PARKLIN/PLAN 1E/2173SQ'		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
25134038	3563 SINGH LN LOT 33	9A PARKLIN/PLAN 3D/2477SQ'		NONE	N											
25134039	5304 KUSNICK AVE LOT 34	9A PARKLIN/PLAN 1D-R/2173SQ'		NONE	N											
25134040	5322 KUSNICK AVE LOT 35	9A PARKLIN/PLAN 4E/2688SQ'		NONE	N											
25134041	5340 KUSNICK AVE LOT 36	9A PARKLIN/PLAN 2A-R/2278SQ'		NONE	N											
25134042	5358 KUSNICK AVE LOT 37	9A PARKLIN/PLAN 3B/2477SQ'		NONE	N											
25134026	3479 SINGH LN LOT 26	9A PARKLIN/PLAN 4B/2688SQ'		NONE	N											
25134027	3491 SINGH LN LOT 27	9A PARKLIN/PLAN 1A-R/2173SQ'		NONE	N											
25134028	3503 SINGH LN LOT 28	9A PARKLIN/PLAN 4D/2688SQ'		NONE	N											
25134029	3515 SINGH LN LOT 29	9A PARKLIN/PLAN 3B-R/2477SQ'		NONE	N											
25134043	5393 DUSTIN PL LOT 38	9A PARKLIN/PLAN 1B/2173SQ'		NONE	N											
25134044	5375 DUSTIN PL LOT 39	9A PARKLIN/PLAN 2E/2278SQ'		NONE	N											
25134045	5357 DUSTIN PL LOT 40	9A PARKLIN/PLAN 4D-R/2688SQ'		NONE	N											
25134046	5339 DUSTIN PL LOT 41	9A PARKLIN/PLAN 3A/2477SQ'		NONE	N											
25134047	5338 DUSTIN PL LOT 42	9A PARKLIN/PLAN 2E-R/2278SQ'		NONE	N											
25134048	5356 DUSTIN PL LOT 43	9A PARKLIN/PLAN 1B/2173SQ'		NONE	N											
25134049	5374 DUSTIN PL LOT 44	9A PARKLIN/PLAN 4A-R/2688SQ'		NONE	N											
25134050	5392 DUSTIN PL LOT 45	9A PARKLIN/PLAN 3E/2477SQ'		NONE	N											
25134022	5418 ARIEL LN LOT 22	9A PARKLIN/PLAN 2B/2278SQ'		NONE	N											
25134023	5400 ARIEL LN LOT 23	9A PARKLIN/PLAN 1A/2173SQ'		NONE	N											
25134024	3455 SINGH LN LOT 24	9A PARKLIN/PLAN 2D/2278SQ'		NONE	N											
25134025	3467 SINGH LN LOT 25	9A PARKLIN/PLAN 3E-R/2477SQ'		NONE	N											
25134055	3506 CORSICA ST LOT 50	9A PARKLIN/PLAN 3B-R/2477SQ'		NONE	N											
25134056	3518 CORSICA ST LOT 51	9A PARKLIN/PLAN 4D-R/2688SQ'		NONE	N											
25134057	3530 CORSICA ST LOT 52	9A PARKLIN/PLAN 1A/2173SQ'		NONE	N											
25134058	3542 CORSICA ST LOT 53	9A PARKLIN/PLAN 3D-R/2477SQ'		NONE	N											
25134059	3554 CORSICA ST LOT 54	9A PARKLIN/PLAN 2D/2278SQ'		NONE	N											
25134060	3566 CORSICA ST LOT 55	9A PARKLIN/PLAN 1E-R/2173SQ'		NONE	N											
25134061	3578 CORSICA ST LOT 56	9A PARKLIN/PLAN 4B/2688SQ'		NONE	N											
25134062	3590 CORSICA ST LOT 57	9A PARKLIN/PLAN 3A-R/2477SQ'		NONE	N											
25134063	3602 CORSICA ST LOT 58	9A PARKLIN/PLAN 1D/2173SQ'		NONE	N											
25134064	3614 CORSICA ST LOT 59	9A PARKLIN/PLAN 2B/2278SQ'		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
25134012	3522 BARTON ST LOT 12	9A PARKLIN/PLAN 3D/2477SQ'		NONE	N											
25134013	5580 ARIEL LN LOT 13	9A PARKLIN/PLAN 2E/2278SQ'		NONE	N											
25134014	5562 ARIEL LN LOT 14	9A PARKLIN/PLAN 1D/2173SQ'		NONE	N											
25134015	5544 ARIEL LN	9A PARKLIN/PLAN 2A/2278SQ'		NONE	N											
25134016	5526 ARIEL LN LOT 16	9A PARKLIN/PLAN 3E-R/2477SQ'		NONE	N											
25134017	5508 ARIEL LN LOT 17	9A PARKLIN/PLAN 4D/2688SQ'		NONE	N											
25134018	5490 ARIEL LN LOT 18	9A PARKLIN/PLAN 2B-R/2278SQ'		NONE	N											
25134019	5472 ARIEL LN LOT 19	9A PARKLIN/PLAN 1E/2173SQ'		NONE	N											
25134020	5454 ARIEL LN LOT 20	9A PARKLIN/PLAN 3A-R/2477SQ'		NONE	N											
25134021	5436 ARIEL LN LOT 21	9A PARKLIN/PLAN 4E/2688SQ'		NONE	N											
25134051	5471 ARIEL LN LOT 46	9A PARKLIN/PLAN 1D-R/2173SQ'		NONE	N											
25134052	5453 ARIEL LN LOT 47	9A PARKLIN/PLAN 2A-R/2278SQ'		NONE	N											
25134053	5435 ARIEL LN LOT 48	9A PARKLIN/PLAN 4B/2688SQ'		NONE	N											
25134054	5417 ARIEL LN LOT 49	9A PARKLIN/PLAN 3D/2477SQ'		NONE	N											
25135005	5359 KUSNICK AVE LOT 74	9B SUNHAVEN/PLAN 3B-R/3269SQ'		NONE	N											
25135006	5341 KUSNICK AVE LOT 75	9B SUNHAVEN/PLAN 1F/2502SQ'		NONE	N											
25135007	5323 KUSNICK AVE LOT 76	9B SUNHAVEN/PLAN 4B-R/3543SQ'		NONE	N											
25135008	5305 KUSNICK AVE LOT 77	9B SUNHAVEN/PLAN 2C/3196SQ'		NONE	N											
25135009	3575 SINGH LN LOT 78	9B SUNHAVEN/PLAN 2A-R/3196SQ'		NONE	N											
25135010	3587 SINGH LN LOT 79	9B SUNHAVEN/PLAN 1F/2502SQ'		NONE	N											
25135011	3599 SINGH LN LOT 80	9B SUNHAVEN/PLAN 4C-R/3543SQ'		NONE	N											
25135012	3611 SINGH LN LOT 81	9B SUNHAVEN/PLAN 3A/3269SQ'		NONE	N											
25135013	3623 SINGH LN LOT 82	9B SUNHAVEN/PLAN 4A-R/3543SQ'		NONE	N											
25135014	3635 SINGH LN LOT 83	9B SUNHAVEN/PLAN 2B/3196SQ'		NONE	N											
25135015	3647 SINGH LN LOT 84	9B SUNHAVEN/PLAN 1C-R/2502SQ'		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
25135016	3659 SINGH LN LOT 85	9B SUNHAVEN/PLAN 4A/3543SQ'		NONE	N											
25135040	5378 GATLIN DR LOT 109	9B SUNHAVEN/PLAN 1C/2502SQ'		NONE	N											
25135041	5360 GATLIN DR LOT 110	9B SUNHAVEN/PLAN 4B-R/3543SQ'		NONE	N											
25135042	5342 GATLIN DR LOT 111	9B SUNHAVEN/PLAN 2F/3196SQ'		NONE	N											
25135043	5324 GATLIN DR LOT 112	9B SUNHAVEN/PLAN 3A-R/3269SQ'		NONE	N											
25135044	5306 GATLIN DR LOT 113	9B SUNHAVEN/PLAN 1B-R/2502SQ'		NONE	N											
25135047	3660 SINGH LN LOT 114	9B SUNHAVEN/PLAN 2C-R/3196SQ'		NONE	N											
25135048	5343 GATLIN DR LOT 115	9B SUNHAVEN/PLAN 4A/3543SQ'		NONE	N											
25135049	5361 GATLIN DR LOT 116	9B SUNHAVEN/PLAN 3B/3269SQ'		NONE	N											
25135050	5379 GATLIN DR LOT 117	9B SUNHAVEN/PLAN 2A-R/3196SQ'		NONE	N											
25135033	3714 BARTON ST LOT 102	9B SUNHAVEN/PLAN 4B-R/3543SQ'		NONE	N											
25135034	3702 BARTON ST LOT 103	9B SUNHAVEN/PLAN 3C/3269SQ'		NONE	N											
25135035	3690 BARTON ST LOT 104	9B SUNHAVEN/PLAN 2F/3196SQ'		NONE	N											
25135036	3678 BARTON ST LOT 105	9B SUNHAVEN/PLAN 3F-R/3269SQ'		NONE	N											
25135037	3666 BARTON ST LOT 106	9B SUNHAVEN/PLAN 1C-R/2502SQ'		NONE	N											
25135038	5414 GATLIN DR LOT 107	9B SUNHAVEN/PLAN 2B/3196SQ'		NONE	N											
25135039	5396 GATLIN DR LOT 108	9B SUNHAVEN/PLAN 3F-R/3269SQ'		NONE	N											
25135051	5397 GATLIN DR LOT 118	9B SUNHAVEN/PLAN 4C/3543SQ'		NONE	N											
25135052	5415 GATLIN DR LOT 119	9B SUNHAVEN/PLAN 1A-R/2502SQ'		NONE	N											
25135027	3786 BARTON ST LOT 96	9B SUNHAVEN/PLAN 2B-R/3196SQ'		NONE	N											
25135028	3774 BARTON ST LOT 97	9B SUNHAVEN/PLAN 1A/2502SQ'		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
25135029	3762 BARTON ST LOT 98	9B SUNHAVEN/PLAN 3F-R/3269SQ'		NONE	N											
25135030	3750 BARTON ST	9B SUNHAVEN/PLAN 1B/2502SQ'		NONE	N											
25135031	3738 BARTON ST LOT 100	9B SUNHAVEN/PLAN 4F-R/3543SQ'		NONE	N											
25135032	3726 BARTON ST	9B SUNHAVEN/PLAN 2A/3196SQ'		NONE	N											
25135053	5348 HINTON DR LOT 120	9B SUNHAVEN/PLAN 3B/3269SQ'		NONE	N											
25135054	5330 HINTON DR LOT 121	9B SUNHAVEN/PLAN 4C-R/3543SQ'		NONE	N											
25135065	5329 HINTON DR LOT 128	9B SUNHAVEN/PLAN 1F/2502SQ'		NONE	N											
25135066	5347 HINTON DR LOT 129	9B SUNHAVEN/PLAN 2C-R/3196SQ'		NONE	N											
25135055	5312 HINTON DR LOT 122	9B SUNHAVEN/PLAN 2F/3196SQ'		NONE	N											
25135056	5294 HINTON DR LOT 123	9B SUNHAVEN/PLAN 1C-R/2502SQ'		NONE	N											
25135058	5276 HINTON DR	9B SUNHAVEN/PLAN 4A/3543SQ'		NONE	N											
25135060	5258 HINTON DR LOT 125	9B SUNHAVEN/PLAN 3A-R/3269SQ'		NONE	N											
25135061	3720 SINGH LN LOT 126	9B SUNHAVEN/PLAN 3C-R/3269SQ'		NONE	N											
25135064	5311 HINTON DR LOT 127	9B SUNHAVEN/PLAN 4B/3543SQ'		NONE	N											
21440016	3074 HOLLY Unit C & D	2 573SQ' ADUs & 330SQ' GARAGE CONNECTING 2 SFDs TO DUPLEX		NONE	N			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator								
23508209	213 W SOUTH ST	1,000 SQ FT SINGLE FAMILY RESIDENCE		NONE	Y											
23512008	215 E THIRD	1242 SQ FT SINGLE FAMILY DWELLING		NONE	Y											
24017020	1152 MARIE ANTONETTE CT	CONVERT (E) GARAGE TO 410 SQ FT JADU		NONE	N			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator								
24829055	2881 PEBBLEBROOKE LOT 55	3,734 SQ FT SINGLE FAMILY HOME		NONE	Y											
25136039	3747 JUNEFIELD AVENUE LOT 39	1F-GREENWOOD VILLAGE 10C/PLAN 1D-R/2452SF		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
25136040	3759 JUNEFIELD ST LOT 40	GREENWOOD VILLAGE 10C/PLAN 3B/2700SF		NONE	N											
25136005	3838 NEEDHAM ST LOT 5	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN		NONE	N											
25136006	3850 NEEDHAM STREET LOT 6	GREENWOOD VILLAGE 10C/PLAN 1B-R/2452SF		NONE	N											
25136007	3862 NEEDHAM ST LOT 7	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF		NONE	N											
25136008	3874 NEEDHAM STREET LOT 8	GREENWOOD VILLAGE 10C/PLAN 2C-R/2580SQSF		NONE	N											
25136009	3886 NEEDHAM STREET LOT 9	GREENWOOD VILLAGE 10C/PLAN 3D/2700SF		NONE	N											
25136010	3898 NEEDHAM STREET LOT 10	GREENWOOD VILLAGE 10C/PLAN 4B-R/2869SQSF/NEXT GEN		NONE	N											
25136011	3910 NEEDHAM STREET LOT 11	GREENWOOD VILLAGE 10C/PLAN 2A/2580SQSF		NONE	N											
25136012	3922 NEEDHAM STREET LOT 12	GREENWOOD VILLAGE 10C/PLAN 1E-R/2452SF		NONE	N											
25136029	5460 POSNER AVE LOT 29	GREENWOOD VILLAGE 10C/PLAN 4C-R/2869SQSF/NEXT GEN		NONE	N											
25136030	5478 POSNER AVENUE	GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF		NONE	N											
25136031	5496 POSNER AVENUE	GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF		NONE	N											
25136032	5514 POSNER AVE LOT 32	GREENWOOD VILLAGE 10C/PLAN 1A-R/2452SF		NONE	N											
25136033	5548 POSNER AVENUE LOT 33	GREENWOOD VILLAGE 10C/PLAN 4E-R/2869SQSF/NEXT GEN		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
25136033	5566 POSNER AV LOT 34	GREENWOOD VILLAGE 10C/PLAN 1C-R/2452SF		NONE	N											
25136035	5584 POSNER AVE	GREENWOOD VILLAGE 10C/PLAN 2B/2580SQSF		NONE	N											
25136041	3771 JUNEFIELD ST LOT 41	GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT GEN		NONE	N											
25136042	3783 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 1C/2452SF		NONE	N											
25136043	3795 JUNEFIELD PL LOT 43	GREENWOOD VILLAGE 10C/PLAN 2B/2580SQSF		NONE	N											
25136044	3807 JUNEFIELD ST LOT 44	GREENWOOD VILLAGE 10C/PLAN 3C-R/2700SF		NONE	N											
25136045	3819 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN		NONE	N											
25136046	5441 POSNER AVE LOT 46	GREENWOOD VILLAGE 10C/PLAN 1D-R/2452SF		NONE	N											
25136047	5459 POSNER AVE LOT 47	GREENWOOD VILLAGE 10C/PLAN 3E/2700SF		NONE	N											
25136048	5477 POSNER AVENUE	GREENWOOD VILLAGE 10C/PLAN 1E/2452SF		NONE	N											
25136049	5495 POSNER AV LOT 49	GREENWOOD VILLAGE 10C/PLAN 2C/2580SQSF		NONE	N											
25136050	5513 POSNER AVENUE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN		NONE	N											
25136051	5531 POSNER AVENUE LOT 51	GREENWOOD VILLAGE 10C/PLAN 1B/2452SF		NONE	N											
25136052	5549 POSNER AVE LOT 52	GREENWOOD VILLAGE 10C/PLAN 2D/2580SQSF		NONE	N											
25136053	5567 POSNER AVE LOT 53	GREENWOOD VILLAGE 10C/PLAN 3C/2700SF		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
25136054	5585 POSNER AV LOT 54	GREENWOOD VILLAGE 10C/PLAN 4C-R/2869SQSF/NEXT GEN		NONE	N											
25138001	3934 NEEDHAM ST LOT 1	FAIRGROVE VILLAGE 11/PLAN 3A/2287SF		NONE	N											
25138002	3946 NEEDHAM ST LOT 2	FAIRGROVE VILLAGE 11/PLAN 4E-R/2416SF		NONE	N											
25138003	3958 NEEDHAM ST LOT 3	FAIRGROVE VILLAGE 11/PLAN 2D/2140SF		NONE	N											
25138004	3970 NEEDHAM ST LOT 4	FAIRGROVE VILLAGE 11/PLAN 1A-R/1945SF		NONE	N											
25138005	3982 NEEDHAM ST LOT 5	FAIRGROVE VILLAGE 11/PLAN 3D/2287SF		NONE	N											
25138006	3994 NEEDHAM STREET LOT	FAIRGROVE VILLAGE 11/PLAN 4A/2416SF		NONE	N											
25138007	5461 SANTINI LN LOT 7	FAIRGROVE VILLAGE 11/PLAN 1E/1945SF		NONE	N											
25138008	5443 SANTINI LN LOT 8	FAIRGROVE VILLAGE 11/PLAN 2A/2140SF		NONE	N											
25138009	5425 SANTINI LN LOT 9	FAIRGROVE VILLAGE 11/PLAN 3E/2287SF		NONE	N											
25138010	5407 SANTINI LANE LOT 10	FAIRGROVE VILLAGE 11/PLAN 4D/2416SF		NONE	N											
25138011	5389 SANTINI LANE LOT 11	FAIRGROVE VILLAGE 11/PLAN 1C/1945SF		NONE	N											
25138012	5371 SANTINI LN LOT 12	FAIRGROVE VILLAGE 11/PLAN 2E/2140SF		NONE	N											
25138013	5353 SANTINI LN LOT 13	FAIRGROVE VILLAGE 11/PLAN 3C/2287SF		NONE	N											
25138014	3889 TELLURIDE ST LOT 14	FAIRGROVE VILLAGE 11/PLAN 2E-R/2140SF		NONE	N											
25138015	3877 TELLURIDE AV LOT 15	FAIRGROVE VILLAGE 11/PLAN 1D-R/1945SF		NONE	N											
25138016	3865 TELLURIDE ST LOT 16	FAIRGROVE VILLAGE 11/PLAN 3B/2287SF		NONE	N											
25138019	3829 TELLURIDE AVENUE LOT 19	FAIRGROVE VILLAGE 11/PLAN 1B-R/1945SF MODEL HOME		NONE	N											
25138020	3817 TELLURIDE AVENUE LOT 20	FAIRGROVE VILLAGE 11/PLAN 3D/2287SF MODEL HOME		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
25138027	3876 TELLURIDE ST LOT 27	FAIRGROVE VILLAGE 11/PLAN 4A/2416SF		NONE	N											
25138028	3915 RENTON PL LOT 28	F1-FAIRGROVE VILLAGE 11/PLAN 3A-R/2287SF		NONE	N											
25138029	3903 RENTON PL LOT 29	F1-FAIRGROVE VILLAGE 11/PLAN 2C/2140SF		NONE	N											
25138030	3891 RENTON PL	1F-FAIRGROVE VILLAGE 11/PLAN 4B-R/2416SF		NONE	N											
25138031	3879 RENTON PL LOT 31	1F - FAIRGROVE VILLAGE 11/PLAN 3C/2287SF		NONE	N											
25138032	3867 RENTON PL	FAIRGROVE VILLAGE 11/PLAN 1B-R/1945SF		NONE	N											
25138033	3855 RENTON PL	FAIRGROVE VILLAGE 11/PLAN 2A/2140SF		NONE	N											
25138034	3854 RENTON PL	FAIRGROVE VILLAGE 11/PLAN 4C-R/2416SF		NONE	N											
25138035	3866 RENTON PL	FAIRGROVE VILLAGE 11/PLAN 3E/2287SF		NONE	N											
25138036	3878 RENTON PL LOT 36	1F-FAIRGROVE VILLAGE 11/PLAN 2D-R/2140SF		NONE	N											
25138037	3890 RENTON PL LOT 37	1F-FAIRGROVE VILLAGE 11/PLAN 1D/1945SF		NONE	N											
25138038	3902 RENTON PL LOT 38	F1 - FAIRGROVE VILLAGE 11/PLAN 3B-R/2287SF		NONE	N											
25138039	3914 RENTON PL LOT 39	F1-FAIRGROVE VILLAGE 11/PLAN 1A/1945SF		NONE	N											
25138040	3993 NEEDHAM ST LOT 40	FAIRGROVE VILLAGE 11/PLAN 4B-R/2416SF		NONE	N											
25138041	3981 NEEDHAM ST LOT 41	FAIRGROVE VILLAGE 11/PLAN 2E/2140SF		NONE	N											
25138042	3969 NEEDHAM ST LOT 42	FAIRGROVE VILLAGE 11/PLAN 4D-R/2416SF		NONE	N											
25138043	3957 NEEDHAM ST LOT 43	FAIRGROVE VILLAGE 11/PLAN 3E/2287SF		NONE	N											
25138044	3945 NEEDHAM STREET LOT 44	FAIRGROVE VILLAGE 11/PLAN 2C-R/2140SF		NONE	N											
25138045	3933 NEEDHAM ST LOT 45	FAIRGROVE VILLAGE 11/PLAN 1E/1945SF		NONE	N											
23513043	4 S CENTRAL AV	GARAGE CONVERSION TO 497 SQ FT ADU ONE BED ONE BATH		NONE	N			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator								

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
24084030	3062 NEIL JEROME DRIVE LOT 161	HARTWELL/PLAN 12B-R/3914 SQFT W/ CA ROOM MULTI-GEN SUITE		NONE	N											
24082021	3113 NEIL JEROME DRIVE LOT 175	TOWNSEND/PLAN 4A-R/2587 SQ' W/ CA ROOM		NONE	N											
24609016	2031 VILLAGE DR	CODE CASE: GARAGE CONVERSION TO 528 SQ' ADU		NONE	N			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator								
23208210	1860 ALEGRE DR	GARAGE CONVERSION TO 486 SQ FT ADU		NONE	N											
24082059	3028 ELLIS TOWN DRIVE LOT 213	TOWNSEND/PLAN 2C/2246 SQ'		NONE	N											
24082061	3038 ELLIS TOWN DRIVE LOT 215	TOWNSEND/PLAN 3D/2411 SQ' W/ CA ROOM		NONE	N											
24082026	3063 NEIL JEROME DR LOT 180	TOWNSEND/PLAN 4D-R/3260 SQ' W/ 2/1 BAY GARAGE, MULTI & CA RM		NONE	N											
24082030	3023 NEIL JEROME DRIVE LOT 184	TOWNSEND/PLAN 2B-R/2919 SQ' CA ROOM, MULTIGEN, 2/1BAY GARAGE		NONE	N											
24082031	3013 NEIL JEROME DRIVE LOT 185	TOWNSEND/PLAN 1A/2107 SQ' W/ CA ROOM		NONE	N											
24082032	3003 NEIL JEROME DRIVE LOT 186	TOWNSEND/PLAN 2B-R/2246 SQ' W/ CA ROOM		NONE	N											
24082033	2993 NEIL JEROME DRIVE LOT 187	TOWNSEND/PLAN 4E/3260 SQ' W/ 2/1 BAY GARAGE, MULTI & CA RM		NONE	N											
24082034	2983 NEIL JEROME DRIVE LOT 188	TOWNSEND/PLAN 1D-R/2780 SQ' W/ 2/1 BAY GRGE & MULTIG & CA RM		NONE	N											
24082035	2973 NEIL JEROME DRIVE LOT 189	TOWNSEND/PLAN 2B/2246 SQ'		NONE	N											
24082036	2963 NEIL JEROME DRIVE LOT 190	TOWNSEND/PLAN 3D-R/2411 SQ'		NONE	N											
24082037	2953 NEIL JEROME DRIVE LOT 191	TOWNSEND/PLAN 4D/2587SQ' W/ CA ROOM		NONE	N											
24082038	2943 NEIL JEROME DRIVE LOT 192	TOWNSEND/PLAN 3B-R/2880 SQ' W/ MULTIGEN		NONE	N											
24082039	2933 NEIL JEROME DRIVE LOT 193	TOWNSEND/PLAN 1A/2780 SQ' W/ 2/1 BAY GARAGE & MULTIGEN		NONE	N											
24082040	2923 NEIL JEROME DRIVE LOT 194	TOWNSEND/PLAN 2C/2246 SQ' W/ CA ROOM		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
23502519	580 W TENTH ST	GARAGE CONVERSION TO 580 SQ FT ADU		NONE	N											
24082001	3061 RIO GRANDE DR LOT 138	KINBRIDGE/PLAN 7B-R/3007 SQ FT W/ CA RM, BONUS RM @ 2ND FL		NONE	N											
24082002	3051 RIO GRANDE DR LOT 139	KINBRIDGE/PLAN 6C/2611 SQ FT W/ CA ROOM		NONE	N											
24082003	3041 RIO GRANDE DR LOT 140	KINBRIDGE/PLAN 5A-R/2382 SQ FT W/ CA ROOM		NONE	N											
24082004	3031 RIO GRANDE DR LOT 141	KINBRIDGE/PLAN 8B/2894 SQ FT W/ CA RM, MULTIGEN & LOFT		NONE	N											
24082005	3021 RIO GRANDE DR LOT 142	KINBRIDGE/PLAN 7A-R/3007 SQ FT W/ CA RM, BONUS RM @ 2ND FL		NONE	N											
24082007	3001 RIO GRANDE DR LOT 144	KINBRIDGE/PLAN 5B-R/2628 SQ FT W/ CA ROOM & 5TH BEDROOM		NONE	N											
24082010	2971 RIO GRANDE DR LOT 147	KINBRIDGE/PLAN 6A-R/2611 SQ FT W/ CA ROOM		NONE	N											
23308415	1350 N BESSIE AV	GARAGE CONVERSION TO 600' ADU		NONE	N			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator								
24403015	3450 CORRAL HOLLOW	NEW 1,183SQ' MANUFACTURED ADU		NONE	N											
24082041	2938 ELLIS TOWN DR LOT 195	TOWNSEND/PLAN 2A-R/2919 SQ' W/ CA ROOM & MULTI-GEN		NONE	N											
24082042	2944 ELLIS TOWN DR LOT 196	TOWNSEND/PLAN 3B-R/3084 SQ' W/ 2BAY/1BAY MULTIGEN & CA ROOM		NONE	N											
24082043	2948 ELLIS TOWN DR LOT 197	TOWNSEND/PLAN 4D/3260 SQ' W/ CA ROOM AT 3BAY, MULTIGEN		NONE	N											
24082044	2954 ELLIS TOWN DR LOT 198	TOWNSEND/PLAN 1D-R/2780 SQ' W/ CA ROOM W/ MULTI-GEN		NONE	N											
24082045	2958 ELLIS TOWN DR LOT 199	TOWNSEND/PLAN 4A/2587 SQ'		NONE	N											
24082046	2964 ELLIS TOWN DR LOT 200	TOWNSEND/PLAN 3B-R/2411 SQ' W/ CA ROOM		NONE	N											
24082047	2968 ELLIS TOWN DR LOT 201	TOWNSEND/PLAN 2C/2919 SQ' W/ MULTIGEN AT 2BAY/1BAY		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
24082048	2974 ELLIS TOWN DR LOT 202	TOWNSEND/PLAN 1A-R/2780 SQ' W/ MULTIGEN AT 2BAY/1BAY		NONE	N											
24082049	2978 ELLIS TOWN DR LOT 203	TOWNSEND/PLAN 3D/3084 SQ' W/ CA ROOM, MULTIGEN		NONE	N											
24082050	2984 ELLIS TOWN DR LOT 204	TOWNSEND/PLAN 2B-R/2919SQ' W/ CA ROOM & MULTI-GEN		NONE	N											
24082051	2988 ELLIS TOWN DR LOT 205	TOWNSEND/PLAN 4E/3056 SQ' W/ MUTLIGEN AT 2BAY		NONE	N											
24081007	3128 JAKE ST LOT 50	HARTWELL/PLAN 10B/3774 SQFT W/ MULTIGEN		NONE	N											
24081008	3138 JAKE ST LOT 51	HARTWELL/PLAN 11C-R/3564SQFT W/ CA RM W/OPT DECK & MULTI-GEN		NONE	N											
24081009	3148 JAKE ST LOT 52	HARTWELL/PLAN 12B/3914 SQFT W/ OPT CA RM, DECK, MULTIGEN		NONE	N											
24081010	3158 JAKE ST LOT 53	HARTWELL/PLAN 9C-R/3034 SQFT W/ OPT 2ND FLOOR		NONE	N											
24081051	3159 JAKE ST LOT 109	HARTWELL/PLAN 12A/3914 SQFT W/ OPT CA RM, MULTIGEN		NONE	N											
24081055	3110 RIO GRANDE DR LOT 113	HARTWELL/PLAN 12B/3733 SQFT W/ CA ROOM W/ DECK		NONE	N											
24081001	4398 TURNER AVE LOT 44	KINBRIDGE/PLAN 6A-R/2611 SQ FT W/ CA ROOM & LOFT @ 2ND FL		NONE	N											
24081002	4418 TURNER AVE LOT 45	KINBRIDGE/PLAN 5B/2382 SQ FT W/ CA ROOM		NONE	N											
24081003	4438 TURNER AVE LOT 46	KINBRIDGE/PLAN 6C-R/2611 SQ FT W/ CA ROOM		NONE	N											
24081004	4458 TURNER AVE LOT 47	KINBRIDGE/PLAN 7B/3007 SQ FT W/ CA RM, BONUS RM @ 2ND FL		NONE	N											
24081005	3108 JAKE ST LOT 48	KINBRIDGE/PLAN 8A-R/2894SQ FT W/ CA RM, LOFT @ 2 FL		NONE	N											
24081006	3118 JAKE ST LOT 49	KINBRIDGE/PLAN 5D/2382 SQ FT W/ CA ROOM		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
24081052	3149 JAKE ST LOT 110	KINBRIDGE/PLAN 7A/3007 SQ FT W/ CA RM, BONUS RM @ 2ND FL		NONE	N											
24081053	3139 JAKE ST LOT 111	KINBRIDGE/PLAN 6B-R/2611 SQFT		NONE	N											
24081054	3129 JAKE ST LOT 112	KINBRIDGE/PLAN 5A/2382 SQ FT W/ CA ROOM		NONE	N											
24081011	3168 JAKE ST LOT 54	HARTWELL/PLAN 10A/3231 SQFT W/CA ROOM		NONE	N											
24081012	3178 JAKE ST LOT 55	HARTWELL/PLAN 11-R/3376' FT W/MULTI GEN & CA ROOM		NONE	N											
24081013	3188 JAKE ST LOT 56	HARTWELL/PLAN 12B/3733 SQFT W/ CA ROOM		NONE	N											
24081014	3198 JAKE ST LOT 57	HARTWELL/PLAN 9A-R/2297 SQFT W/ CA ROOM		NONE	N											
24081015	3208 JAKE ST LOT 58	HARTWELL/PLAN 10B/3774 SQ' W/ CA ROOM & MULTI GEN		NONE	N											
24081016	3218 JAKE ST LOT 59	HARTWELL/PLAN 12A-R/3914 SQFT W/ CA ROOM & MULTI GEN		NONE	N											
24081017	3228 JAKE ST LOT 60	HARTWELL/PLAN 11C/3376 SQ FT W/ CA ROOM		NONE	N											
24081018	3238 JAKE ST LOT 61	KINBRIDGE/PLAN 6A/2611 SQFT/OPT CA ROOM		NONE	N											
24081043	3239 JAKE ST LOT 101	HARTWELL/PLAN 12A/3914SQFT/OPT MULTIGEN/OPT CA ROOM		NONE	N											
24081044	3229 JAKE LOT 102	HARTWELL/PLAN 11A-R/3564 SQ FT/MULITGEN/OPT CA ROOM		NONE	N											
24081045	3219 JAKE ST LOT 103	HARTWELL/PLAN 9C/3034 SQFT/OPT SECOND FLOOR/OPT CA ROOM		NONE	N											
24081046	3209 JAKE ST LOT 104	HARTWELL/PLAN 10A-R/3774 SQFT/MULTIGEN/OPT CA ROOM		NONE	N											
24081047	3199 JAKE ST LOT 105	HARTWELL/PLAN 11C/3564 SQ FT/MULTIGEN/OPT CA ROOM		NONE	N											
24081048	3189 JAKE ST LOT 106	HARTWELL/PLAN 12A-R/3914 SQFT/MULTIGEN/CA ROOM		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
24081049	3179 JAKE LOT 107	HARTWELL/PLAN 10C/3774SQFT/MULTIGEN/CA ROOM		NONE	N											
24081050	3169 JAKE ST LOT 108	HARTWELL/PLAN 11A-R/3564 SQ FT/MULTIGEN/CA ROOM		NONE	N											
24081019	3248 JAKE ST LOT 62	KINBRIDGE/PLAN 7D-R/2717 SQ FT/OPT CA ROOM		NONE	N											
24081020	3258 JAKE ST LOT 63	KINBRIDGE/PLAN 8C/2894 SQ FT/OPT CA ROOM		NONE	N											
24081021	3268 JAKE ST LOT 64	KINBRIDGE/PLAN 5B-R/2382 SQ FT/OPT CA ROOM		NONE	N											
24081034	4243 RANDA WAY LOT 88	KINBRIDGE/PLAN 7A-R/2717 SQ FT		NONE	N											
24081035	4223 RANDA WAY LOT 89	KINBRIDGE/PLAN 5B-R/2382 SQ FT/OPT CA ROOM		NONE	N											
24081036	4203 RANDA WAY LOT 90	KINBRIDGE/PLAN 6A/2611 SQFT/OPT CA ROOM		NONE	N											
24081037	4183 RANDA WAY LOT 91	KINBRIDGE/PLAN 7D-R/2717 SQ FT/OPT CA ROOM		NONE	N											
24084012	4163 RANDA WAY LOT 92	KINBRIDGE/PLAN 8C-R/2894 SQ FT/OPT CA ROOM		NONE	N											
24081038	4162 RANDA WAY LOT 96	KINBRIDGE/PLAN 8B-R/2894 SQ FT/OPT CA ROOM		NONE	N											
24081039	4182 RANDA WAY LOT 97	KINBRIDGE/PLAN 7A/2717 SQ FT		NONE	N											
24081040	4202 RANDA WAY LOT 98	KINBRIDGE/PLAN 5A/2382 SQ FT W/ CA ROOM		NONE	N											
24081041	4222 RANDA WAY LOT 99	KINBRIDGE/PLAN 6B-R/2611 SQFT/OPT CA ROOM		NONE	N											
24081042	4242 RANDA WAY LOT 100	KINBRIDGE/PLAN 8B/2894 SQ FT/OPT CA ROOM		NONE	N											
24081056	3120 RIO GRANDE DR LOT 114	F1 HARTWELL/PLAN 9A-R/OPT SECOND FLOOR/3034 SQFT/OPT CA ROOM		NONE	N											
24081057	3130 RIO GRANDE DR LOT 115	F1 - HARTWELL/PLAN 10C/3231SQFT/OPT CA ROOM		NONE	N											
24081058	3140 RIO GRANDE DR LOT 116	F1 - HARTWELL/PLAN 11B-R/3564 SQ FT/OPT CA ROOM/OPT MULTIGEN		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
24081059	3150 RIO GRANDE DR LOT 117	F1 - HARTWELL/PLAN 12C/3914 SQFT/OPT CA ROOM/OPT MULTIGEN		NONE	N											
24081060	3160 RIO GRANDE DR LOT 118	F1- HARTWELL/PLAN 9A-R/3034 SQFT/OPT SECOND FLOOR/OPT CA ROO		NONE	N											
24081061	3170 RIO GRANDE DR LOT 119	1F- HARTWELL/PLAN 10A/3774 SQFT/MULTIGEN/CA ROOM		NONE	N											
24081062	3180 RIO GRANDE DR LOT 120	1F - HARTWELL/PLAN 11C-R/3564SQ FT/MULTIGEN/CA ROOM		NONE	N											
24081063	3190 RIO GRANDE DR LOT 121	1F - HARTWELL/PLAN 12A/3914 SQFT/MULTIGEN/CA ROOM		NONE	N											
24081064	3200 RIO GRANDE DR LOT 122	1F - HARTWELL/PLAN 9C-R/2724 SQFT/SECOND FLOOR/OPT CA ROOM		NONE	N											
24081065	3210 RIO GRANDE DR LOT 123	1F - HARTWELL/PLAN 10A/3231 SQFT/OPT CA ROOM		NONE	N											
24081066	3220 RIO GRANDE DR LOT 124	1F - HARTWELL/PLAN 11B-R/3564 SQ FT/MULTIGEN/OPT CA ROOM		NONE	N											
24081067	3230 RIO GRANDE DR LOT 125	1F - HARTWELL/PLAN 12C/3914 SQFT/MULTIGEN/OPT CA ROOM		NONE	N											
24081068	3240 RIO GRANDE DR LOT 126	1F - HARTWELL/PLAN 11B-R/3376 SQ FT/OPT CA ROOM		NONE	N											
25140007	4033 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3C-R/2287SF		NONE	N											
25140008	4045 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4D/2416 SF		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
25105042	4057 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2B-R/2140 SF		NONE	N											
25105042	4069 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3D-R/2287SF		NONE	N											
25105042	4081 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1B-R/1945 SF		NONE	N											
25105042	4093 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4E/2416 SF		NONE	N											
25105042	4153 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1C-R/1945 SF		NONE	N											
25105042	4165 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3B/2287SF		NONE	N											
25105042	4177 TELLURIDE AVENUE	PLUMB ONLY/FAIRGROVE VILLAGE 11/PLAN 4B/2416 SF		NONE	N											
25105042	4189 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2A-R/2140 SF		NONE	N											
25105042	4201 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3C-R/2287 SF		NONE	N											
25105042	4213 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4A/2416 SF		NONE	N											
25105042	4225 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF		NONE	N											
25105042	5104 ANDREW CAMILLERI	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3A-R/2287SF		NONE	N											
25105042	5122 ANDREW CAMILLERI	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2B-R/2140 SF		NONE	N											
25105042	5140 ANDREW CAMILLERI	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1C-R/1945 SF		NONE	N											
25105042	5158 ANDREW CAMILLERI	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4E/2416SF		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
24081022	3278 JAKE ST LOT 65	1F-KINBRIDGE/PLAN 6C/2611 SQFT/OPT CA ROOM		NONE	N											
24081023	3288 JAKE ST LOT 66	1F - KINBRIDGE/PLAN 7A-R/2717 SQ FT/OPT CA ROOM		NONE	N											
24081024	3298 JAKE ST LOT 67	1F - HARTWELL/PLAN 9B-R/2297 SQFT/OPT CA ROOM		NONE	N											
24081025	4265 MADDY AVE LOT 68	1F - KINBRIDGE/PLAN 8A-R/2894 SQ FT/OPT CA ROOM		NONE	N											
24081026	4245 MADDY AVE LOT 69	1F-KINBRIDGE/PLAN 5B/2382 SQ FT/OPT CA ROOM		NONE	N											
24081027	4225 MADDY AVE LOT 70	1F-HARTWELL/PLAN 10C/3774 SQFT/ WITH OPT MULTIGEN UNIT		NONE	N											
24081028	4205 MADDY AVE LOT 71	1F - HARTWELL/PLAN 11B-R/3376 SQ FT/OPT CA ROOM		NONE	N											
24081029	4185 MADDY AVE LOT 72	1F - HARTWELL/PLAN 12A/3914 SQFT WITH OPT MULTIGEN/CA ROOM		NONE	N											
24081030	4184 MADDY AVE LOT 84	1F-KINBRIDGE/PLAN 7B-R/2717 SQ FT/OPT CA ROOM		NONE	N											
24081031	4204 MADDY AVE LOT 85	1F - KINBRIDGE/PLAN 6A/2611 SQFT		NONE	N											
24081032	4224 MADDY AVE LOT 86	1F - KINBRIDGE/PLAN 5D-R/2382 SQ FT		NONE	N											
24081033	4244 MADDY AVE LOT 87	1F-KINBRIDGE/PLAN 7B/2717 SQ FT		NONE	N											
24084001	4165 MADDY LOT 73	HARTWELL/PLAN 10B-R/3774 SQFT W/MULTI GEN		NONE	N											
24084002	4145 MADDY AVE LOT 74	HARTWELL/PLAN 11A/3564 SQ' W/MULTI GEN & CA ROOM		NONE	N											
24084003	4125 MADDY AVE LOT 75	HARTWELL/PLAN 12B-R/3914 SQ' W/MULTI GEN		NONE	N											
24084009	4124 MADDY LOT 81	KINBRIDGE/PLAN 6B/2611 SQ' W/CA ROOM		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
24084010	4144 MADDY LOT 82	KINBRIDGE/PLAN 5A-R/2382 SQ' W/CA ROOM		NONE	N											
24084011	4164 MADDY AVE LOT 83	KINBRIDGE/PLAN 8C/2894 SQ' W/MULTI GEN & CA ROOM		NONE	N											
25139034	5873 PLACER DR	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1D-R/2452SF		NONE	N											
25139035	5714 MOORFIELD AVENUE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN		NONE	N											
25139036	5696 MOORFIELD AVENUE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF		NONE	N											
25139037	5678 MOORFIELD AVENUE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF		NONE	N											
25139038	5660 MOORFIELD AVENUE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1B-R/2452SF		NONE	N											
25139039	5642 MOORFIELD AVENUE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2E-R/2580SQSF		NONE	N											
25139040	5624 MOORFIELD AVENUE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B-R/2869SQSF/NEXT GEN		NONE	N											
25139041	5606 MOORFIELD AVENUE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3A-R/2700SF		NONE	N											
25137001	3675 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3E-R/2700SF		NONE	N											
25137001	3663 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 2B/2580SQSF		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
25137001	3651 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT GEN		NONE	N											
25137001	3639 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3C/2700SF		NONE	N											
25137002	3627 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 2C-R/2580SQSF		NONE	N											
25137002	3615 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1E/2452SF		NONE	N											
25137002	3603 JUNEFIELD STREET	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT GEN		NONE	N											
25137002	3591 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1D/2452SF		NONE	N											
25137002	3579 JUNEFIELD STREET	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF		NONE	N											
25137002	3567 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN		NONE	N											
25137002	3555 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3A/2700SF		NONE	N											
25137002	3543 JUNEFIELD STREET	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2E-R/2580SQSF		NONE	N											
25139056	5692 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT GEN		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
25137002	5704 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1C-R/2452SF		NONE	N											
25137002	5716 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2A-R/2580SQSF		NONE	N											
25137002	5728 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4E-R/2869SQSF/NEXT GEN		NONE	N											
25137002	5740 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1E-R/2452SF		NONE	N											
25137002	5752 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF		NONE	N											
25137002	5764 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3A-R/2700SF		NONE	N											
25137002	5776 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4A/2869SQSF/NEXT GEN		NONE	N											
25137002	5788 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1C-R/2452SF		NONE	N											
25137002	5800 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2E/2580SQSF		NONE	N											
25137002	5812 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF		NONE	N											
25137002	5824 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1A/2452SF		NONE	N											
25137002	5836 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3D-R/2700SF		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
25137002	5848 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN		NONE	N											
25137002	5860 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1B-R/2452SF		NONE	N											
25137002	5748 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 2C/2580SQSF		NONE	N											
25137002	5730 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1E-R/2452SF		NONE	N											
25137002	5739 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN		NONE	N											
25137002	5727 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3D/2700SF		NONE	N											
25137002	3556 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1A-R/2452SF		NONE	N											
25137002	3568 JUNEFIELD STREET	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2D-R/2580SQSF		NONE	N											
25137002	3580 JUNE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3C/2700SF		NONE	N											
25137002	5694 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B-Y/2869SQSF/NEXT GEN		NONE	N											
25137002	5712 LORAY LANE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 3B-R/2700SF		NONE	N											
25137002	5861 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3E/2700SF		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
25137002	5837 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 2B-R/2580SQSF		NONE	N											
25137002	5823 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT GEN		NONE	N											
25137002	5749 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3A/2700SF		NONE	N											
25137002	5731 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN		NONE	N											
25137002	5713 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 2B/2580SQSF		NONE	N											
25137002	5695 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 3D/2700SF		NONE	N											
25137002	5677 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 1C/2452SF		NONE	N											
25137002	5659 LORAY LANE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 2A/2580SQSF		NONE	N											
25140013	4105 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2C-R/2140SF		NONE	N											
25140014	4117 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1A/1945SF		NONE	N											
25140015	4129 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3E/2287SF		NONE	N											
25140016	4141 TELLURIDE AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF		NONE	N											
25105042	5191 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1D-R/1945SF		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
25105042	5173 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2E/2140SF		NONE	N											
25105042	5155 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3C/2287 SF		NONE	N											
25105042	5119 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1B/1945 SF		NONE	N											
25105042	4282 ANGELO WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3D/2287SF		NONE	N											
25105042	4258 ANGELO WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2C-R/2140SF		NONE	N											
25105042	4246 ANGELO WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4D-R/2416 SF		NONE	N											
25105042	4234 ANGELO WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1E-R/1945 SF		NONE	N											
25105042	5210 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF		NONE	N											
25105042	5192 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3E-R/2287SF		NONE	N											
25105042	5174 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2A/2140 SF		NONE	N											
25105042	5156 YARROW AVENUE	PLUMB ONLY/FAIRGROVE VILLAGE 11/PLAN 4B-R/2416 SF		NONE	N											
25105042	5138 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1A-R/1945SF		NONE	N											
25105042	5120 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF		NONE	N											
25105042	5102 YARROW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3D-R/2287SF		NONE	N											
25105042	5129 WARDLOW AVENUE	PLUMB ONLY/FAIRGROVE VILLAGE 11/PLAN 4B/2416 SF		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
25105042	5147 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2C/2140 SF		NONE	N											
25105042	5165 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3B/2287SF		NONE	N											
25105042	5183 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1C/1945 SF		NONE	N											
25105042	5201 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2B/2140 SF		NONE	N											
25105042	5219 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1D/1945 SF		NONE	N											
25105042	5237 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3C/2287 SF		NONE	N											
25105042	4182 BARLEY WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4E-R/2416SF		NONE	N											
25105044	4174 BARLEY WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3D/2287SF		NONE	N											
25105044	4166 BARLEY WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2D/2140 SF		NONE	N											
25105044	4158 BARLEY WAY	PLUMB ONLY/FAIRGROVE VILLAGE 11/PLAN 4C/2416 SF		NONE	N											
25105044	4150 BARLEY WAY	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1C-R/1945 SF		NONE	N											
25105042	5226 VALIANT AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2B-R/2140SF		NONE	N											
25105042	5208 VALIANT AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4E-R/2416SF		NONE	N											
25105042	5209 VALIANT AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3C/2287 SF		NONE	N											
25105042	5227 VALIANT AVENUE	PLUMB ONLY/FAIRGROVE VILLAGE 11/PLAN 4D/2416 SF		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
25105042	5220 WARDLOW AVENUE	PLUMB ONLY/FAIRGROVE VILLAGE 11/PLAN 4B/2416SF		NONE	N											
25105042	5204 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3E-R/2287SF		NONE	N											
25105042	5182 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 2D-R/2140 SF		NONE	N											
25105042	5164 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 4E-R/2416SF		NONE	N											
25105042	5146 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 3A-R/2287SF		NONE	N											
25105042	5128 WARDLOW AVENUE	PLUMB ONLY-FAIRGROVE VILLAGE 11/PLAN 1D-R/1945 SF		NONE	N											
21439020	2724 HOLLY DR	1405 SQ FT SFD, WITH (E) SFD USED AS ADU		NONE	N											
23327007	2300 HOLLY DR	CONVERT (E) GARAGE TO 680 SQ FT ADU		NONE	N			We entered the rental amount into HCD's affordability calculator.								
23305504	1919 N PARKER AV	672 SQ FT ACCESSORY DWELLING UNIT		NONE	N											
21428028	2940 DESCANSO CT	GARAGE CONVERSION TO 534SQ' ADU		NONE	N			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator								
23208208	1840 ALEGRE DR	CODE CASE 400 SQ FT JADU - GARAGE CONVERSION		NONE	N			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator								
23320020	298 W 22ND ST	640 SQ FT DETACHED ADU		NONE	N											
24444001	1502 BALTIMORE PL LOT 172	TRACY LAKES/CALERO/PLAN 1A/2393 SQ FT		NONE	N											
24444002	1518 BALTIMORE PL LOT 173	TRACY LAKES/CALERO/PLAN 2B-R/2430 SQ FT		NONE	N											
24444003	1534 BALTIMORE PL LOT 174	TRACY LAKES/CALERO/PLAN 3A/2520 SQ FT		NONE	N											
24444004	1550 BALTIMORE PL LOT 175	TRACY LAKES/CALERO/PLAN 1C/2393 SQ FT		NONE	N											
24444005	1566 BALTIMORE PL LOT 176	TRACY LAKES/CALERO/PLAN 2A-R/2430 SQ FT		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
24444006	1582 BALTIMORE PL LOT 177	TRACY LAKES/CALERO/PLAN 3B/2520 SQ FT		NONE	N											
24442001	1799 WHITE ROCK DR LOT 87	TRACY LAKES/ECHO/PLAN 1A/2548 SQ FT		NONE	N											
24442002	1781 WHITE ROCK DR LOT 88	TRACY LAKES/ECHO/PLAN 2B/2695 SQ FT		NONE	N											
24442003	1763 WHITE ROCK DR LOT 89	TRACY LAKES/ECHO/PLAN 3C/2775SQ FT		NONE	N											
24442004	1745 WHITE ROCK DR LOT 90	TRACY LAKES/ECHO/PLAN 1B/2548 SQ FT		NONE	N											
24442005	1727 WHITE ROCK DR LOT 91	TRACY LAKES/ECHO/PLAN 2A/2695 SQ FT		NONE	N											
24442006	1709 WHITE ROCK DR LOT 92	TRACY LAKES/ECHO/PLAN 3C/2775SQ FT		NONE	N											
24442007	1708 WHITE ROCK DR LOT 93	TRACY LAKES/ECHO/PLAN 2B/2695 SQ FT		NONE	N											
24442008	1726 WHITE ROCK DR LOT 94	TRACY LAKES/ECHO/PLAN 1C/2548 SQ FT		NONE	N											
24442009	1744 WHITE ROCK DR LOT 95	TRACY LAKES/ECHO/PLAN 3A/2775SQ FT		NONE	N											
24442010	1762 WHITE ROCK DR LOT 96	TRACY LAKES/ECHO/PLAN 2C/2695 SQ FT		NONE	N											
24442011	1780 WHITE ROCK DR LOT 97	TRACY LAKES/ECHO/PLAN 1A/2548 SQ FT		NONE	N											
24442012	1798 WHITE ROCK DR LOT 98	TRACY LAKES/ECHO/PLAN 3B/2775SQ FT		NONE	N											
24441032	1831 SNOWFLOWER PL LOT 69	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT		NONE	N											
24441033	1839 SNOWFLOWER PL LOT 70	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT		NONE	N											
24441034	1847 SNOWFLOWER PL LOT 71	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT		NONE	N											
24441047	1848 SNOWFLOWER PL LOT 84	TRACY LAKES/LAGUNA/PLAN 2C/1829 SQ FT		NONE	N											
24441048	1840 SNOWFLOWER PL LOT 85	TRACY LAKES/LAGUNA/PLAN 3A/1880 SQ FT		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
24441049	1832 SNOWFLOWER PL LOT 86	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT		NONE	N											
24443035	1599 BALTIMORE PL LOT 133	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT		NONE	N											
24443036	1583 BALTIMORE PL LOT 134	TRACY LAKES/PINECREST/PLAN 4B/1919 SQ FT		NONE	N											
24443037	1567 BALTIMORE PL LOT 135	TRACY LAKES/PINECREST/PLAN 1C/1560 SQ FT		NONE	N											
24443052	2981 FEELEY AVE LOT 150	TRACY LAKES/PINECREST/PLAN 3A/1763 SQ FT		NONE	N											
24443071	2998 FEELEY AVE LOT 169	TRACY LAKES/PINECREST/PLAN 3B/1763 SQ FT		NONE	N											
24443072	3016 FEELEY AVE LOT 170	TRACY LAKES/PINECREST/PLAN 1C/1560 SQ FT		NONE	N											
24443073	3034 FEELEY AVE	TRACY LAKES/PINECREST/PLAN 2B/1683 SQ FT		NONE	N											
24444007	3026 LAKESHORE AV LOT 178	TRACY LAKES/CALERO/PLAN 3C/2520 SQ FT		NONE	N											
24444009	3070 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 1C/2393 SQ FT		NONE	N											
24444008	3048 LAKESHORE AVE	TRACY LAKES/CALERO/PLAN 2B/2430 SQ FT		NONE	N											
24444058	3146 LAKESHORE AVE LOT 229	TRACY LAKES/CALERO/PLAN 1a/2393 SQ FT		NONE	N											
24444059	3172 LAKESHORE AVE LOT 230	TRACY LAKES/CALERO/PLAN 2B/2430 SQ FT		NONE	N											
24444060	3198 LAKESHORE AVE LOT 231	TRACY LAKES/CALERO/PLAN 3A/2520 SQ FT		NONE	N											
24444061	3224 LAKESHORE AVE LOT 232	TRACY LAKES/CALERO/PLAN 1B/2393 SQ FT		NONE	N											
24444062	3250 LAKESHORE AVE LOT 233	TRACY LAKES/CALERO/PLAN 2A/2430 SQ FT		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
24444063	3276 LAKESHORE AVE LOT 234	TRACY LAKES/CALERO/PLAN 3B/2520 SQ FT		NONE	N											
24441035	1855 SNOWFLOWER PL LOT 72	TRACY LAKES/LAGUNA/PLAN 1B/1768 SQ FT		NONE	N											
24441036	1863 SNOWFLOWER PL LOT 73	TRACY LAKES/LAGUNA/PLAN 2A/1829 SQ FT		NONE	N											
24441037	1871 SNOWFLOWER PL LOT 74	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT		NONE	N											
24441038	1879 SNOWFLOWER PL LOT 75	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT		NONE	N											
24441043	1880 SNOWFLOWER PL LOT 80	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT		NONE	N											
24441044	1872 SNOWFLOWER PL LOT 81	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT		NONE	N											
24441045	1864 SNOWFLOWER PL LOT 82	TRACY LAKES/LAGUNA/PLAN 3C/1880 SQ FT		NONE	N											
24441046	1856 SNOWFLOWER PL LOT 83	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT		NONE	N											
24443053	2963 FEELEY AVE LOT 151	TRACY LAKES/PINECREST/PLAN 1B/1560 SQ FT		NONE	N											
24443055	2927 FEELEY AVE LOT 153	TRACY LAKES/PINECREST/PLAN 3B/1763 SQ FT		NONE	N											
24443056	2909 FEELEY AVE LOT 154	TRACY LAKES/PINECREST/PLAN 4C/1919 SQ FT		NONE	N											
24443067	2926 FEELEY AVE LOT 165	TRACY LAKES/PINECREST/PLAN 3B/1763 SQ FT		NONE	N											
24443068	2944 FEELEY AVE LOT 166	TRACY LAKES/PINECREST/PLAN 4A/1919 SQ FT		NONE	N											
24443069	2962 FEELEY AVE LOT 167	TRACY LAKES/PINECREST/PLAN 2C/1683 SQ FT		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
24443070	2980 FEELEY AV LOT 168	TRACY LAKES/PINECREST/ PLAN 4A/1919 SQ FT		NONE	N											
24441031	1823 SNOWFLOWER PL LOT 68	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT ***2019 CODE***		NONE	N											
24443054	2945 FEELEY AVE LOT 152	TRACY LAKES/PINECREST/ PLAN 2C/1683 SQ FT ***2019 CODE***		NONE	N											
24630043	40 E FERDINAND ST	524 SQ FT GARAGE CONVERTED TO ADU		NONE	N			We entered the rental amount into HCD's affordability calculator.								
23339010	1469 EAST ST	CREATE 747 SQ FT ADU BY ADDING STOVE AND GAS LINE TO (E) STR		NONE	N			We entered the rental amount into HCD's affordability calculator.								
23305508	327 W WHITTIER AV	CONVERT 492 SQ FT GARAGE TO ADU		NONE	N											
25106027	2593 DASHWOOD ST LOT 25	V2 CAIRNWAY/PLAN 3E-R/2763SQ' - MODEL		NONE	N											
23427012	1141 RENOWN DR	CONVERT (E) REC ROOM TO 480SQ FT JADU W/ 100SQ FT DECK		NONE	N											
25106023	2911 PENELOPE ST LOT 76	CRESTWICK VILLAGE 6/PLAN 3D-R/2972SQSF MODEL		NONE	N											
25106023	8108 FLOYD GLENN WISE DR LOT 86	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT GEN - MODEL		NONE	N											
24865025	500 DELANEY CT	481SQ' ADU ADDITION		NONE	N											
23414059	609 N HICKORY AV	GARAGE TO 416SQ' ADU CONVERSION		NONE	N											
23331208	110 E PEREIRA AV	480 SQ' DETACHED ADU		NONE	N											
23331232	131 E WHITTIER AVE	CONVERTING 10X12 SHED TO ADU		NONE	N			We entered the rental amount into HCD's affordability calculator.								
23513049	42 E SECOND ST	2 ATTACHED 598SQ' ADU'S		NONE	N			We entered the rental amount into HCD's affordability calculator.								
23229008	1270 COOLIDGE AV	NEW 640SQ' ADU		NONE	N											
24443024	1545 GRANITE PL LOT 122	TRACY LAKES/PINECREST/ PLAN 4C/1919 SQ FT		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
24443025	1537 GRANITE PL LOT 123	TRACY LAKES/PINECREST/ PLAN 1A-R/1560 SQ FT		NONE	N											
24443026	1529 GRANITE PL LOT 124	TRACY LAKES/PINECREST/ PLAN 3B/1763 SQ FT		NONE	N											
24443027	1521 GRANITE PL LOT 125	TRACY LAKES/PINECREST/ PLAN 2C/1710 SQ FT		NONE	N											
24443038	2939 ELLA WAY LOT 136	TRACY LAKES/PINECREST/ PLAN 2A/1710 SQ FT		NONE	N											
24443039	2913 ELLA WAY LOT 137	TRACY LAKES/PINECREST/ PLAN 3C-R/1763 SQ FT		NONE	N											
24443040	2887 ELLA WAY LOT 138	TRACY LAKES/PINECREST/ PLAN 4B/1919 SQ FT		NONE	N											
24443047	2886 ELLA WAY LOT 145	TRACY LAKES/PINECREST/ PLAN 2B-R/1710 SQ FT		NONE	N											
24443048	2912 ELLA WAY LOT 146	TRACY LAKES/PINECREST/ PLAN 4C/1919 SQ FT		NONE	N											
24443049	2938 ELLA WAY LOT 147	TRACY LAKES/PINECREST/ PLAN 1A-R/1560 SQ FT		NONE	N											
24443050	2964 ELLA WAY LOT 148	TRACY LAKES/PINECREST/ PLAN 2C/1710 SQ FT		NONE	N											
24443051	2990 ELLA WAY LOT 149	TRACY LAKES/PINECREST/ PLAN 3B-R/1763 SQ FT		NONE	N											
24443057	2891 FEELEY AVE LOT 155	TRACY LAKES/PINECREST/ PLAN 1B-R/1560 SQ FT		NONE	N											
24443058	2873 FEELEY AVE LOT 156	TRACY LAKES/PINECREST/ PLAN 2A/1710 SQ FT		NONE	N											
24443059	2855 FEELEY AVE LOT 157	TRACY LAKES/PINECREST/ PLAN 3C-R/1763 SQ FT		NONE	N											
24443060	2800 FEELEY AVE LOT 158	TRACY LAKES/PINECREST/ PLAN 4A/1919 SQ FT		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
24443061	2818 FEELEY AVE LOT 159	TRACY LAKES/PINECREST/ PLAN 1B-R/1560 SQ FT		NONE	N											
24443062	2836 FEELEY AVE LOT 160	TRACY LAKES/PINECREST/ PLAN 3A-R/1763 SQ FT		NONE	N											
24443063	2854 FEELEY AVE LOT 161	TRACY LAKES/PINECREST/ PLAN 2B-R/1710 SQ FT		NONE	N											
24443064	2872 FEELEY AVE LOT 162	TRACY LAKES/PINECREST/ PLAN 4C/1919 SQ FT		NONE	N											
24443065	2890 FEELEY AVE LOT 163	TRACY LAKES/PINECREST/ PLAN 1B-R/1560 SQ FT		NONE	N											
24443066	2908 FEELEY AVE LOT 164	TRACY LAKES/PINECREST/ PLAN 2A/1710 SQ FT		NONE	N											
24441039	1887 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PL AN 2A/1829 SQ FT		NONE	N											
24441040	1895 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PL AN 3C/1880 SQ FT		NONE	N											
24441041	1896 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PL AN 2C/1829 SQ FT		NONE	N											
24441042	1888 SNOWFLOWER PL	TRACY LAKES/LAGUNA/PL AN 3B/1880 SQ FT		NONE	N											
24441007	3019 BEYERS AVE	TRACY LAKES/LAGUNA/PL AN 1A/1768 SQ FT		NONE	N											
24444064	3302 LAKESHORE AVE	TRACY LAKES/CALERO/PL AN 1A/2393 SQ FT		NONE	N											
24444065	3328 LAKESHORE AVE	TRACY LAKES/CALERO/PL AN 2B/2430 SQ FT		NONE	N											
24444066	3354 LAKESHORE AVE	TRACY LAKES/CALERO/PL AN 3C/2520 SQ FT		NONE	N											
24441002	2929 BEYERS AVE	TRACY LAKES/LAGUNA/PL AN 2C/1829 SQ FT		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
24441003	2947 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 3B/1880 SQ FT		NONE	N											
24441004	2965 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 1A/1768 SQ FT		NONE	N											
24441005	2983 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 2B/1829 SQ FT		NONE	N											
24441006	3001 BEYERS AVE	TRACY LAKES/LAGUNA/PLAN 1C/1768 SQ FT		NONE	N											
25355033	6433 GREYMONT DR	VILLAGE 8/PLAN 4E-R/3136SF & 964 SF NEXT GEN & CA ROOM		NONE	N											
25355024	3067 COPLEY DRIVE LOT	VILLAGE 8/PLAN 4B/3136SF & 964 SF NEXT GEN & CA ROOM		NONE	N											
25360036	3047 LEEDS LN	VILLAGE 8/PLAN 4C/3136SF & 964 SF NEXT GEN & CA ROOM		NONE	N											
21443005	286 W CLOVER RD	FIRE REBUILD-1562SQ' SFD, 366SQ' ADU & 1283SQ' DETACHED SHOP		NONE	Y			We made assumptions based on other units of similar size that were verified by HCD's affordability calculator								
25136005	3838 NEEDHAM ST LOT 5	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN		NONE	N											
25136010	3898 NEEDHAM STREET LOT 10	GREENWOOD VILLAGE 10C/PLAN 4B-R/2869SQSF/NEXT GEN		NONE	N											
25136029	5460 POSNER AVE LOT 29	GREENWOOD VILLAGE 10C/PLAN 4C-R/2869SQSF/NEXT GEN		NONE	N											
25136033	5548 POSNER AVENUE LOT 33	GREENWOOD VILLAGE 10C/PLAN 4E-R/2869SQSF/NEXT GEN		NONE	N											
25136041	3771 JUNEFIELD ST LOT 41	GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT GEN		NONE	N											
25136045	3819 JUNEFIELD ST	GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
25136050	5513 POSNER AVENUE	GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN		NONE	N											
25136054	5585 POSNER AV LOT 54	GREENWOOD VILLAGE 10C/PLAN 4C-R/2869SQSF/NEXT GEN		NONE	N											
24082026	3063 NEIL JEROME DR LOT 180	TOWNSEND/PLAN 4D-R/3260 SQ' W/ 2/1 BAY GARAGE, MULTI & CA RM		NONE	N											
24082030	3023 NEIL JEROME DRIVE LOT 184	TOWNSEND/PLAN 2B-R/2919 SQ' CA ROOM, MULTIGEN, 2/1BAY GARAGE		NONE	N											
24082033	2993 NEIL JEROME DRIVE LOT 187	TOWNSEND/PLAN 4E/3260 SQ' W/ 2/1 BAY GARAGE, MULTI & CA RM		NONE	N											
24082034	2983 NEIL JEROME DRIVE LOT 188	TOWNSEND/PLAN 1D-R/2780 SQ' W/ 2/1 BAY GRGE & MULTIG & CA RM		NONE	N											
24082038	2943 NEIL JEROME DRIVE LOT 192	TOWNSEND/PLAN 3B-R/2880 SQ' W/ MULTIGEN		NONE	N											
24082039	2933 NEIL JEROME DRIVE LOT 193	TOWNSEND/PLAN 1A/2780 SQ' W/ 2/1 BAY GARAGE & MULTIGEN		NONE	N											
24082041	2938 ELLIS TOWN DR LOT 195	TOWNSEND/PLAN 2A-R/2919 SQ' W/ CA ROOM & MULTI-GEN		NONE	N											
24082042	2944 ELLIS TOWN DR LOT 196	TOWNSEND/PLAN 3B-R/3084 SQ' W/ 2BAY/1BAY MULTIGEN & CA ROOM		NONE	N											
24082043	2948 ELLIS TOWN DR LOT 197	TOWNSEND/PLAN 4D/3260 SQ' W/ CA ROOM AT 3BAY, MULTIGEN		NONE	N											
24082044	2954 ELLIS TOWN DR LOT 198	TOWNSEND/PLAN 1D-R/2780 SQ' W/ CA ROOM W/ MULTI-GEN		NONE	N											
24082047	2968 ELLIS TOWN DR LOT 201	TOWNSEND/PLAN 2C/2919 SQ' W/ MULTIGEN AT 2BAY/1BAY		NONE	N											
24082048	2974 ELLIS TOWN DR LOT 202	TOWNSEND/PLAN 1A-R/2780 SQ' W/ MULTIGEN AT 2BAY/1BAY		NONE	N											
24082049	2978 ELLIS TOWN DR LOT 203	TOWNSEND/PLAN 3D/3084 SQ' W/ CA ROOM, MULTIGEN		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
24082050	2984 ELLIS TOWN DR LOT 204	TOWNSEND/PLAN 2B-R/2919SQ' W/ CA ROOM & MULTI-GEN		NONE	N											
24082051	2988 ELLIS TOWN DR LOT 205	TOWNSEND/PLAN 4E/3056 SQ' W/ MUTLIGEN AT 2BAY		NONE	N											
24081007	3128 JAKE ST LOT 50	HARTWELL/PLAN 10B/3774 SQFT W/ MULTIGEN		NONE	N											
24081008	3138 JAKE ST LOT 51	HARTWELL/PLAN 11C-R/3564SQFT W/ CA RM W/OPT DECK & MULTI-GEN		NONE	N											
24081009	3148 JAKE ST LOT 52	HARTWELL/PLAN 12B/3914 SQFT W/ OPT CA RM, DECK, MULTIGEN		NONE	N											
24081051	3159 JAKE ST LOT 109	HARTWELL/PLAN 12A/3914 SQFT W/ OPT CA RM, MULTIGEN		NONE	N											
24081012	3178 JAKE ST LOT 55	HARTWELL/PLAN 11-R/3376' FT W/MULTI GEN & CA ROOM		NONE	N											
24081013	3188 JAKE ST LOT 56	HARTWELL/PLAN 12B/3733 SQFT W/ CA ROOM		NONE	N											
24081015	3208 JAKE ST LOT 58	HARTWELL/PLAN 10B/3774 SQ' W/ CA ROOM & MULTI GEN		NONE	N											
24081016	3218 JAKE ST LOT 59	HARTWELL/PLAN 12A-R/3914 SQFT W/ CA ROOM & MULTI GEN		NONE	N											
25139035	5714 MOORFIELD AVENUE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN		NONE	N											
25139040	5624 MOORFIELD AVENUE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B-R/2869SQSF/NEXT GEN		NONE	N											
25137001	3651 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4D-R/2869SQSF/NEXT GEN		NONE	N											
25137002	3603 JUNEFIELD STREET	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4A-R/2869SQSF/NEXT GEN		NONE	N											

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
25137002	3567 JUNEFIELD STREET	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN		NONE	N											
25139056	5692 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT GEN		NONE	N											
25137002	5728 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4E-R/2869SQSF/NEXT GEN		NONE	N											
25137002	5776 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4A/2869SQSF/NEXT GEN		NONE	N											
25137002	5848 PLACER DRIVE	PLUMB ONLY/GREENWOOD VILLAGE 10C/PLAN 4E/2869SQSF/NEXT GEN		NONE	N											
25137002	5739 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4C/2869SQSF/NEXT GEN		NONE	N											
25137002	5694 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B-Y/2869SQSF/NEXT GEN		NONE	N											
25137002	5823 PLACER DRIVE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4B/2869SQSF/NEXT GEN		NONE	N											
25137002	5731 LORAY LANE	PLUMB ONLY-GREENWOOD VILLAGE 10C/PLAN 4D/2869SQSF/NEXT GEN		NONE	N											
25106023	8108 FLOYD GLENN WISE DR LOT 86	V10 SLATESHIRE/PLAN 4E-R/4095SQ' W/NEXT GEN - MODEL		NONE	N											

Jurisdiction	Tracy	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1		2									3	4
Income Level		**RHNA Allocation by Income Level**		**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Very Low	Deed Restricted	980	-	-	-	-	-	-	-	-	-	-	-	980
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	705	-	-	-	-	-	-	-	-	-	-	2	703
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	2		
Moderate	Deed Restricted	828	-	-	-	-	-	22	-	48	-	-	328	500
	Non-Deed Restricted		-	-	-	-	7	18	10	84	129	10		
Above Moderate		2,463	-	-	-	-	1,146	748	460	727	487	245	3,813	-
Total RHNA		**4,976**												
Total Units			**-**	**-**	**-**	**-**	**1,153**	**788**	**470**	**859**	**616**	**257**	**4,143**	**2,183**

Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).

	5		2015	2016	2017	2018	2019	2020	2021	2022	2023	6	7
	Extremely low-Income Need											**Total Units to Date**	**Total Units Remaining**
Extremely Low-Income Units*	490		-	-	-	-	-	-	-	-	-	**-**	**490**

*Extremely low-income houisng need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Tracy	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Tracy	
Reporting Year	2023	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Housing Rehabilitation	**- Annually consult the HCD and HUD websites to identify and pursue potential funding opportunities that may be available and appropriate to reinstate a housing rehabilitation program.** **- Refer property owners in need of rehabilitation assistance to the San Joaquin County Neighborhood Preservation Division who administers the County's HUD Grant** **- Assist 20 lower- and moderate-income households with the rehabilitation of their homes during the planning period.**	**12/31/2023**	**On-going. The County's HUD Grant provide housing rehabilitation assistance through the Home Improvement Partnership Grant Program (HOME). The Economic Development Deparment has worked with the County to continue to pursue the HOME Program:** **In FY 23-24:** **2023 - 2710 Cabrillo Drive $173,347.00 - Single Family Home - Rehab - 2nd phase electrical repairs, flooring, windows, plubming repairs to kitchen and bathroom, code enforced patio replacement, HVAC replacement, interior/exterior paint job.** **2023 - 3034 Elisnore Drive $25,981.00 - Single Family Home - Rehab - Roof Replacement** **In 2023, the City allocated $181,610 in HOME Investment Partnership Program funds to the San Joaquin Housing Authority to support the demolition and reconstruction of a 72 unit low-income, senior housing project.**

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Tracy	
Reporting Year	2023	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Code Enforcement	**- Investigate possible code violations.** **- Disseminate information on available housing rehabilitation assistance to address/remediate code violations and other housing issues.**	**12/31/2023**	**Ongoing. Housing complaints and concerns can be reported by calling the Code Enforcement Division at (209) 831-6410. The Code Enforcement Division works with other City departments and outside state and county agencies, including the San Joaquin Housing Authority to help tenants/homeowners resolve/address housing issues, if a code case is received and a violation is to be remediated.**
Graffiti Removal Program	**- Continue to operate the Graffiti Hot Line.**	**12/31/2023**	**Ongoing. Graffiti complaints and concerns around the City on public or private property can be reported by calling the City's Graffiti Hot Line or our Code Enforcement Division at (209) 831-6410. Code Enforcement manages graffiti complaints on private properties and the Public Works Department manages graffiti complaints on public properties.**

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Tracy	
Reporting Year	2023	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Down Payment Assistance (DAP) Loan Program	**- Continue to provide down payment assistance to qualified lower income households (up to 80 percent AMI).** **- Disseminate information to prospective first-time homebuyers on the DAP Loan Program.** **- Assist three households (an estimated one very low income and two low income households) annually.**	**12/31/2023**	**Ongoing. This program is still available, but due to high home prices in Tracy, qualifying for a home purchase and meeting low-income requirements is challenging . As a result, the City has not processed a Downpayment Assistant Loan since 2011.**
Homebuyer and Financial Literacy Training	**- Continue to require a "Certificate of Completion" from a HUD-approved homebuyer class in order to participate in the City's DAP Loan Program.** **- Partner with qualified local non-profit agencies to offer homebuyer education classes and publicize the availability of these classes to residents.**	**12/31/2023**	**Ongoing. This program is overseen by the San Joaquin County Neighborhood Preservation Division, Visionary Home Builders, Neighbor Works, and NID-HCA (Housing Counsel Agency), and is dependent on funding from HUD.**

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Tracy	
Reporting Year	2023	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Affordable Housing Development	**- Continue to prioritize the allocation of RGAs to affordable housing projects (particularly for those projects that set aside units for extremely low income households and persons with special needs, including those with developmental disabilities, and farmworkers).** **- Proactively encourage and facilitate, on an ongoing basis, the development of affordable housing by non-profit organizations for lower income households, particularly those with special needs including large households, seniors, extremely low-income (ELI) households, and households with persons who have disabilities or developmental disabilities, and farmworkers.** **- Continue to provide density bonuses and other incentives on an ongoing basis to developers who provide affordable units, such as technical assistance related to City policies and regulations, and pre-application consultation with staff.**	**12/31/2023**	**Ongoing. The Growth Management Ordinance establishes exceptions to annual residential permit limits for affordable housing projects, and the Density Bonus Ordinance establishes the incentives for affordable housing projects.** **On February 4, 2020, the City Council identified a 16-point action plan to address affordable/workforce housing, one of which would allow more RGAs to be allocated to affordable housing projets but requires a change to Measure A with voter approval to implement: Provide additional market-rate Residential Growth Allocations (RGAs) for projects that include a specified percentage of affordable units. Other action items are related to increased density allowances, the exploration of lower fees and various financial assistance efforts, create a housing staff position, and other direct developer support efforts for affordable housing projects. The City secured grant funding in 2020 to begin work on these efforts. The City is working through each item in the action plan toward implementation.**

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Tracy	
Reporting Year	2023	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Housing Choice Voucher Program	**- Disseminate information to the public regarding the HCV program and promote participation by rental property owners.** **- Annually contact the HACSJ to obtain information on the status of the HCV program and other available resources.** **- Continue to support HACSJ's petition for increased funding from HUD.** **- Continue to work with HACSJ to provide HCVs to Tracy residents.** **- Continue to work with the HACSJ to assist households through the Family Self- Sufficiency Program.**	**12/31/2023**	**Ongoing. The Housing Choice Voucher program is overseen by the Housing Authority of the County of San Joaquin and is funded by HUD. The Housing Choice Vouchers provide housing vouchers to very low income households in San Joaquin County - including residents located in the City of Tracy. Additionally, the Housing Choice Voucher program extends assistance to large households facing overcrowding and cost burden issues. Further information on these programs is available on hacsj.org.**

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Tracy	
Reporting Year	2023	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Sustainability Program	**Continue to implement the Sustainability Action Plan.**	**12/31/2023**	**Ongoing. This document is frequently used in the development project review and CEQA review. This document is anticipated to be updated in conjunction with the next City of Tracy General Plan update.**
Affordable Housing Monitoring	**- Monitor status of affordable units annually by maintaining contact with property owners and HUD Multi-Family Housing division.** **- Solicit interest and participation of nonprofit housing developers to acquire and preserve housing to be maintained as affordable units.**	**12/31/2023**	**Ongoing. In 2022, City Council allocated funding to the Housing Authority of San Joaquin County for the rehabilitation of 72 units for low-income, senior housing. Construction is scheduled to begin in 2024.** **In 2022, the City of Tracy began the Surplus Land Act process for a City-owned property at 729/741 N. Central Avenue, Tracy, CA 95376. The City notified the California Department of Housing & Community Development (HCD) and all required affordable housing developers listed on the HCD website via Notice of Surplus Land. The City received one proposal that is currently in the negotiation period.**

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Tracy	
Reporting Year	2023	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Affordability by Design	**- Continue to implement the recently adopted Zoning Amendments that incorporate affordability by design concepts described in the General Plan.** **- Encourage the development of a variety of housing types that provide affordable housing options for persons with special needs, such as micro-units, senior units, second units, and small-lot developments.** **- Promote Affordability by Design principles by placing information on City website and at public counters by 2016.**	**Dec 31, 2023;** **Dec 31, 2016**	**Completed and on-going.** **Revised development regulations influenced by Affordability by Design principles were incorporated into the Zoning Ordinance over the last number of years. For example, any use, including multi-family residential, may request up to a 20% reduction in required parking based on a study or survey that illustrates that required number of parking spaces pursuant the City's Off-Street Parking Ordinance is not needed for the use (Ordinance 1181). The City of Tracy has also relaxed setbacks in the High Density Residential Zoning District (Ordinance 1179), permitted a broader degree of housing types in the Central Business District Zone consistent with General Plan densities (Ordinance 1282), and is implementing the State's allowances for ADUs (Government Code Section 65852.150) which were updated effective January 1, 2020. This has provided for greater flexibility for the allowance and maximum usage of residential sites. These available on the City's website and at the front counter. On February 4, 2020, the City Council identified an action plan to address affordable/workforce housing, among which include changes to density and development regulations. Work began on developing these action items in 2020.**

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Tracy	
Reporting Year	2023	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Property Acquisition and Improvement	**- Continue to identify and seek partnerships with organizations and the County in order to acquire, improve, and develop affordable housing** **- Continue to assist in site acquisition for affordable housing. As funding permits, prioritize funding assistance to affordable housing projects that set aside units for seniors, persons with disabilities, and extremely low income households.**	**12/31/2023**	**On-going as CDBG funds and other funding sources are available.** **Responsible Agencies: Tracy Development Services (DS) Department; Economic Development Division; San Joaquin County Neighborhood Preservation Division; and local nonprofits**

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Tracy	
Reporting Year	2023	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Inclusionary Housing	**- Explore the potential and set the stage for a voluntary inclusionary housing program that includes an extremely low income housing component by 2017.** **- Monitor the City's affordability conditions on an annual basis and identify an inclusionary housing trigger, if necessary.**	**Dec 31, 2017; on-going**	**Completed. Projects that voluntarily provide inclusionary housing is granted priority for Residential Growth Allotments that are necessary to obtain a building permit for residential development as established in the Growth Management Ordinance Guidelines (Resolution 2014-145).** **The City Council conducted a workshop on workforce and affordable housing on June 4, 2019, during which inclusionary housing was discussed. On February 4, 2020, the City Council identified an action plan that would encourage more affordable/workforce housing, for which the City subsequently received grant funding. The City is working through each item in the action plan toward implementation.**
Resale of Foreclosed Properties	**Continue to collaborate with the County, on an ongoing basis, to identify and pursue available resources for the acquisition/rehabilitation of foreclosed and/or substandard housing as affordable housing.**	**12/31/2023**	**Ongoing. This is on-going in collaboration with the San Joaquin County Neighborhood Preservation Division.**

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Tracy	
Reporting Year	2023	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Zoning Ordinance	**- Complete Zoning Ordinance amendments to address the provision of density bonuses, residential care facilities, farmworker housing, and employee housing by the end of 2016. Specifically:** **- Density Bonus: Update Density Bonus Ordinance to reflect the requirements of AB 2222 (effective January 2015), including extending the affordability control for the affordable units to 55 years, and requiring the replacement of existing affordable units demolished or removed in order to qualify for a density bonus, incentive, or concession.** **- Residential Care Facilities: to In accordance with the Lanterman Act, amend the Zoning Ordinance to permit residential care facilities serving six or fewer persons as a single-family residential use. In addition, consistent with City practice, amend the Zoning Ordinance to allow residential care facilities of seven or more persons in all residential zones with a Conditional Use**	**12/31/2023**	**Ongoing. On February 4, 2020, the City Council identified an action plan to address affordable/workforce housing, among which include changes to density and development regulations. Work began on developing these action items in 2020. The City is working through each item in the action plan toward implementation.** **There are no constraints to development of housing in the Zoning Ordinance.**

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Tracy	
Reporting Year	2023	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Growth Management Ordinance (GMO)	**- Annually monitor and evaluate the Growth Management Ordinance for the impacts on the cost, supply and timing of housing including seeking input from residential developers and affordable housing stakeholders in reviewing the effects of the GMO.** **The review will reflect the RHNA as a minimum and consider impacts on overall housing supply in addition to accommodating the RHNA. Information will be included and evaluated as part of the annual Growth Management Status report, published in the fourth quarter of each calendar year.**	**12/31/2023**	**On-going. The Growth Management Ordinance was amended in November 2015 to permit building permits to be issued beyond the maximum number of Residential Growth Allotments issued in accordance with the Ordinance in an effort to allow housing to be built in accordance with the City's assigned RHNA (Ordinance 1201). The growth management status and residential pipeline report are on the City's website.**

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Tracy	
Reporting Year	2023	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Fair Housing	**- Continue to support the San Joaquin Fair Housing Association, or other qualified fair housing agencies, annually with CDBG funds and refer residents seeking fair housing assistance on an ongoing basis.** **- Advertise the services provided by the San Joaquin Fair Housing Association (or other qualified fair housing agencies) on an ongoing basis in City buildings and other public buildings (such as public libraries, community centers, County Housing Authority offices, and post offices, etc.)**	**12/31/2023**	**On-going. The City participates in providing an annual direct allocation to the San Joaquin Fair Housing Association through the CDBG program. For Fiscal Year 23/24, $5,500 was allocated.** **Information on the Fair Housing services are available at City Hall and on the City's website under the Economic Development Division homepage.**

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Tracy	
Reporting Year	2023	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Provision of Adequate Sites	**- Complete rezoning of the four parcels on Valpico Road within two years of the adoption of the 2015-2023 Housing Element.** **- Monitor and update the sites inventory annually to assess its adequacy for meeting the RHNA, particularly for sites capable of facilitating the development of lower income housing.** **- Make the inventory of vacant sites available to interested developers after adoption of the Housing Element.** **- Should properties identified in the residential sites inventory become unavailable during the planning period, resulting in a shortfall in sites for meeting the RHNA, the City will identify additional sites per Government Code § 65863.**	**March 15, 2018; on-going**	**The parcels on Valpico Road have not yet been rezoned. The City has had numerous meetings with developers about the appropriate zoning of this site, and these conversations are going with anticipation of receiving a development application for high density housing on the site.** **The available sites inventory is still accurate and is publically available on the City's website on page 81 of the Housing Element. Tracy's RHNA obligations are being assessed annually.**

Jurisdiction	Tracy	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Tracy	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Tracy	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2
Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	Tracy	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	Tracy	**NOTE: This table must contain an invenory of ALL surplus/excess lands the reporting jurisdiction owns**	Note: "+" indicates an optional field
Reporting Period	2023 (Jan. 1 - Dec. 31)		Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

For San Joaquin County jurisdictions, please format the APN's as follows:999-999-999-999

Table H

Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						
23506806	729 N CENTRAL AV	Commercial		Surplus Land	0.24	Res 2022-139 (adopted Sept 20, 2022), this property was declared as surplus land under Gov Code Section 5422. The earliest the developer could enter an agreement with the City to acquire the land was December 2022 if no letters of interest were submitted through the NOA process, and March 2023, if no agreement was made with an eligible entity after good faith negotiations. The City is currently going through a Service Level Agreement. Following the close out of the Service Level Agreement, the City will record Covenants/Deed Restrictions requiring any development of 10+ residential units, to dedicate 15% to affordable housing (moderate, low, or very-low).

Jurisdiction	Tracy	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted Density Bonus	Notes
1				2	3	4							5	6
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Unit Category** (SH - Student Housing)	**Date**	**Very Low- Income Deed Restricted**	**Very Low- Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate- Income Deed Restricted**	**Moderate- Income Non Deed Restricted**	**Above Moderate-Income**	**Total Additional Beds Created Due to Density Bonus**	**Notes**
Summary Row: Start Data Entry Below														

Jurisdiction	Tracy	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenent Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.	
Notes	

Jurisdiction	Tracy	
Reporting Year	2023	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ -

Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		**0**

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	10
Above Moderate		245
Total Units		**257**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	10
Above Moderate		432
Total Units		**442**

CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

HOUSING ELEMENT ANNUAL PROGRESS REPORT (APR) INSTRUCTIONS

INTRODUCTION

Government Code section 65400 requires that each city, county, or city and county, including charter cities, prepare an annual progress report (APR) on the status of the housing element of its general plan and progress in its implementation, using forms and definitions adopted by the California Department of Housing and Community Development (HCD). The following form is to be used for satisfying the reporting requirements of Government Code section 65400, subdivision (a)(2).

These forms and instructions, originally adopted March 27, 2010, have been updated to incorporate new housing element APR requirements pursuant to legislation including Chapter 374, Statutes of 2017 (Assembly Bill 879); Chapter 366, Statutes of 2017 (Senate Bill 35); (Chapter 659 Statutes of 2022 (SB 6); and Chapter 647, Statutes of 2022 (AB 2011).

How to submit the Housing Element Annual Progress Report (APR)

The APR must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year using the forms and tables specified by HCD. The APR provides information for the previous calendar year and must be submitted separately to both HCD and OPR (Gov. Code, § 65400.). There are two methods available for submitting APRs:

1. Online Annual Progress Reporting System - This allows jurisdictions to upload directly into HCD's database, limiting the risk of errors. To use the online system, email APR@hcd.ca.gov, and request login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - Jurisdictions complete the Excel APR forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. When using the email method, send the electronic version as an Excel workbook attachment. Do not send a scanned copy of the tables. In addition to submitting housing element APRs, jurisdictions must also submit general plan APRs to both HCD and OPR. Please email these documents to APR@hcd.ca.gov and opr.apr@opr.ca.gov.

NOTE: When submitting successor entity reporting data as required pursuant to California Health and Safety Code 34176.1, the data must be identified as an addendum to the APR and emailed to APR@hcd.ca.gov concurrently with the APR submittal. When using the online system, this report should be sent separately to the APR email box to satisfy the Government Code section 65400 reporting requirement.

TABLE OF CONTENTS

Contents

HOUSING ELEMENT ANNUAL PROGRESS 1

REPORT (APR) INSTRUCTIONS 1

INTRODUCTION 1

DEFINITIONS 3

FORM INSTRUCTIONS 6

GENERAL INFORMATION 6

START HERE 6

TABLE A - Housing Development Applications Submitted 7

TABLE A2 - Annual Building Activity Report Summary – New Construction, Entitled, Permits and Completed Units 9

TABLE B - Regional Housing Needs Allocation Progress – Permitted Units Issued By Affordability 16

TABLE C - Sites Identified or Rezoned to Accommodate Shortfall Housing Need 17

TABLE D - Program Implementation Status Pursuant to Government Code Section 65583 18

TABLE E - Commercial Development Bonus Approved Pursuant to Government Code Section 65915.7 19

TABLE F - Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites Pursuant to Government Code Section 65583.1, subdivision (c) 19

TABLE F2 - Units Converted Pursuant to Government Code Section 65400.2 20

TABLE G - Locally Owned Lands Included in the Housing Element Sites Inventory, that have been sold, leased, or otherwise disposed of, Pursuant to Government Code Section 65400.1 21

TABLE H - Locally Owned or Controlled Lands Declared Surplus Pursuant to Government Code Section 54221, or Identified as Excess Pursuant to Government Code Section 50569 22

TABLE J - Student Housing Development with a Density Bonus Approved Pursuant to Government Code section 65915(b)(1)(F) 23

TABLE K - Tenant Preference Policy Adopted Pursuant to Government Code Section 7061 24

Local Early Action Planning (LEAP) Grant Reporting 25

DEFINITIONS

1. "Above moderate income" means households earning more than 120 percent of area median income.

2. "Annual Progress Report (APR)" means the housing element annual progress report required by Government Code section 65400 and due to HCD by April 1 of each year reporting on the prior calendar year's activities.

3. "Application submitted" means an application submittal that has been determined complete by the jurisdiction.

4. "Area Median Income (AMI)" means the median household income based on household size of a geographic area of the state, as annually updated by HCD, pursuant to Health and Safety Code, section 50093.

5. "Certificate of occupancy date" is the date(s) the certificate(s) of occupancy, or other evidence of readiness for occupancy (e.g., final inspection, notice of completion), was/were issued.

6. "Committed Assistance" is when a local government has entered into a legally enforceable agreement within a specific timeframe spanning from the beginning of the RHNA projection and may be executed throughout the planning period. Committed Assistance includes obligating funds or other in-kind services for affordable units available for occupancy within two years of the agreement.

7. "Completed Entitlement" means a housing development or project which has received all the required land use approvals or entitlements necessary for the issuance of a building permit. This means that there is no additional action required to be eligible to apply for and obtain a building permit.

8. "Density Bonus" is as defined in Government Code section 65915.

9. "Discretionary" means left to individual choice or judgement. Discretionary projects are defined in section 15357 of the 2023 CEQA Guidelines.

10. "Extremely low-income" means a household incomes do not exceed the qualifying limits for extremely low income households pursuant to Health and Safety Code, section 50105.

11. "Infill housing unit" is defined as being a unit located within an urbanized area on a site that has been previously developed for urban uses, or a vacant site where the properties adjoining at least two sides of the project site are, or previously have been, developed for urban uses. For the purposes of this definition, an urbanized area is as defined by the United States Census Bureau.

12. "Locality" or "local government" means a city, including a charter city, a county, including a charter county, or a city and county, including a charter city and county.

13. "Lower-income or Low-Income" means a household whose income does not exceed the qualifying limits for lower income households established pursuant to Health and Safety Code, section 50079.5.

14. "Ministerial" describes a governmental decision involving little or no personal judgment by the public official as to the wisdom or manner of carrying out the project. Ministerial Projects are defined in section 15268 of the 2023 CEQA Guidelines.

15. "Moderate income" means households whose income does not exceed 120 percent of AMI pursuant to Health and Safety Code, section 50093.

16. "Permitted units" mean units for which building permits for new housing construction have been issued by the local government during the reporting calendar year. For this purpose, "new housing unit" means housing units as defined by the Department of Finance for inclusion in the Department of Finance's annual "E-5 City/County Population and Housing Estimates" report, which is the same as the Census definition of a housing unit.

Note: Accessory dwelling units (ADU) and junior accessory dwelling units (JADU) pursuant to Government Code sections 65852.2 and 65852.22 meet the definition above.

17. "Production report" or "Annual Progress Report (APR)" means the information reported pursuant to subparagraph (D) of paragraph (2) of subdivision (a) of Section 65400 of the Government Code.

18. "Project" or "Development" refers to a housing related activity where new construction of a unit(s) is proposed or has had a building permit and/or certificate of occupancy issued during the reporting calendar year. This may include single family, mixed use, multifamily, accessory dwelling unit, or any other developments where housing units, as defined by the U.S. Census Bureau and the Department of Finance, are a component of the project.

19. "Realistic Capacity" means an estimate of the number of units that can be accommodated on each site in the inventory. The estimate must include adjustments to reflect land use controls and site improvement requirements but may rely on established minimum density standards.

20. "Reporting period" means the prior calendar year's activities for the housing element annual progress report required by Government Code section 65400 and due to HCD by April 1 of each year and utilized to create the determination for which locality is subject to the Streamlined Ministerial Approval (SB 35 Streamlining) Provisions.

21. "RHNA" means the local government's share of the regional housing need allocation pursuant to Government Code section 65584 et seq.

22. Unit Category: type of units that are classified under the following categories:

- **Single Family-Detached Unit (SFD)**- a one-unit structure with open space on all four sides. The unit often possesses an attached garage.
- **Single Family-Attached Unit (SFA)**- a one-unit structure attached to another unit by a common wall, commonly referred to as a townhouse, half-plex, or row house. The

shared wall or walls extend from the foundation to the roof with adjoining units to form a property line. Each unit has individual heating and plumbing systems.

- **2-, 3-, and 4-Plex Units per Structure (2-4)-** a structure containing two, three, or four units and not classified as single-unit attached structure.
- **5 or More Units per Structure (5+)-** a structure containing five or more housing units.
- **Accessory Dwelling Unit (ADU) -** means a unit that is attached, detached or located within the living area of the existing dwelling or residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel on which the single-family dwelling is situated pursuant to Government Code section 65852.2. An ADU also includes the following: an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code or a manufactured home, as defined in Section 18007 of the Health and Safety Code.
- **Mobilehome Unit/Manufactured Home (MH)** – a one-unit structure that was originally constructed to be towed on its own chassis. *Please note: Spaces in a mobilehome park can be counted towards RHNA, if the spaces counted are new hook-ups/spaces rather than new mobilehome park residents moving onto existing lots.*
- **Student Housing *(SH)*** – Only applicable to projects reported in Table J.

23. "Very low-income" means households whose incomes do not exceed the qualifying limits for very low income families as established pursuant to Health and Safety Code, section 50105.

AUTHORITY CITED: Government Code section 65400.

FORM INSTRUCTIONS

GENERAL INFORMATION

Fields in gray auto-populate. No data entry is needed.

Some of the cells are locked to ensure data can be automatically uploaded to the online system.

Tables A and A2 of the worksheet are currently configured to accept up to 1,000 lines of data. Insert rows if needed.

Projects are now tracked at all stages of development, from initial application to final certificate of occupancy.

All dates must be entered as month/date/year (e.g., 6/1/2018).

The form works best with macros enabled in Excel.

Begin with the "Start Here" tab, as previous years' information will pre-populate in Table B after the jurisdiction's name is entered.

A print-friendly summary of the building activity reported on Table A and Table A2 is provided on the "Summary" tab.

START HERE

Enter general contact and report information in the "Start Here" tab.

It is important to start with this worksheet because the answers entered will affect how information is displayed (e.g., permit numbers from prior years are pre-populated when the jurisdiction's name is entered).

Information to enter includes:

- City or county name
- Reporting calendar year (e.g., 2019). *Please note: The reporting year will always be from January 1 – December 31 of the previous year.*
- Contact person
- Title
- Email
- Phone
- Mailing address

This sheet includes instructions regarding submitting the housing element APR to HCD and OPR.

TABLE A
Housing Development Applications Submitted

Only include data on housing units and developments for which an application was determined complete between January 1 and December 31 of the reporting year identified on the "Start Here" tab. In table A, an "application" is a formal submittal of a housing development for approval. This includes, but is not limited to, developments that involve no discretionary approvals and projects that involve both discretionary and nondiscretionary approvals.

Project Identifier: Include the Current Assessor Parcel Number (APN) and street address. The Prior APN, Project Name and Local Jurisdiction Tracking ID are optional.

- Prior APN – Enter an APN previously associated with the parcel, if applicable (optional field).
- Current APN – Enter the current available APN. If necessary, enter additional APNs in the notes section field number 10.
- Street Address – Enter the number and name of the street.
- Project Name – Enter the project name, if available (optional field).
- Local Jurisdiction Tracking ID – This may be the permit number or other identifier (optional field).

2. Unit Types: Each development should be categorized by one of the following codes. Refer to "Unit Category" in the Definitions section for additional descriptions. Use the drop-down menu to select one of the following options:

- SFA (single-family attached unit)
- SFD (single-family detached unit)
- 2-4 (two-to four-unit structures)
- 5+ (five or more unit structure, multifamily)
- ADU (accessory dwelling unit)
- MH (mobilehome/manufactured home)

3. Tenure: Identify whether the units within the development project are either proposed or planned at initial occupancy for either renters or owners. Use the drop-down menu to select one of the following options:

- Renter occupant (R) or
- Owner occupant (O)

4. Date Application Submitted: Enter the date the housing development application was submitted. If the application was incomplete at the time of submittal, enter the date the application was determined complete by the local government (refer to "application submitted" under Definitions). Enter date as month/day/year (e.g., 6/1/2020).

5. Proposed Units Affordability by Household Incomes: For each development, list the number of units proposed in the application by affordability level and whether the units are deed restricted or non-deed restricted. Refer to the Definitions section for additional descriptions:

- Very low-income households: 0-50 percent AMI
- Low-income households: 50-80 percent AMI
- Moderate-income households: 80-120 percent AMI
- Above-moderate households: above 120 percent

- To verify income levels, refer to the income limit charts on HCD's website at https://www.hcd.ca.gov/grants-and-funding/income-limits/state-and-federal-income-rent-and-loan-value-limits (see section for Official State Income Limits).

6. Total Proposed Units by Project: This field auto-populates with the total number of units proposed, as entered in #5 (total of deed restricted & non-deed restricted units for Very Low-, Low-, Moderate- and Above Moderate- income households).

7. Total Approved Units by Project: Enter the number of units that the jurisdiction approved for this project application.

8. Total Disapproved Units by Project. If the project is denied or total number of units is reduced, please enter the number of units denied or reduced. This value should equal Total Proposed Units by Project minus Total Approved Units by Project.

9. Please select streamlining provision/s the application was submitted pursuant to. If the project was submitted under one or more of the following pieces of legislation, please indicate which bill or bills. Select NONE if none apply.

"Use the drop-down menu to select one or more of the following options:

- NONE
- SB 9 (2021) - Duplex in SF Zone
- SB 9 (2021) - Residential Lot Split
- AB 2011 (2022)
- SB 6 (2022)
- SB 35 (2017)

10. Was a Density Bonus requested for this housing development? Answer yes or no.

11. Was a Density Bonus approved for this housing development? Answer yes or no.

12. Please indicate the status of the application. Use the drop drop-down menu to select one of the following options:

- Approved
- Pending
- Disapproved
- Withdrawn

13. Is the project considered a ministerial project or discretionary project?. If a project has both ministerial and discretionary components, it is considered discretionary. Please select one of the following options:

- Ministerial
- Discretionary

14. Notes: Use this field to enter any applicable notes about the project or development. Completion of this field is optional.

TABLE A2
Annual Building Activity Report Summary – New Construction, Entitled, Permits and Completed Units

Fields 1 through 15 - Housing Development Information

This table requires information for very low, low, moderate and above moderate income housing affordability categories and for mixed-income projects. Include data on all net new housing units and developments that have received any one of the following:

- An entitlement
- A building permit.
- A certificate of occupancy or other form of readiness that was issued during the reporting year.

Please note: Only building permits are used for the purposes of determining progress towards RHNA (fields 7, 8 and 9 of this table, described below).

New housing units: For the APR, "new housing unit" means housing units as defined by the Department of Finance for inclusion in the Department of Finance's annual "E-5 City/County Population and Housing Estimates" report, which is the same as the census definition of a housing unit. This means the units consist of separate living quarters.

Development activity spanning multiple years: It is highly likely that the same project will be reported in multiple years of APRs. For example, a project should be listed in three separate APRs if it is entitled in one year, receives the building permit the next year, and the certificate of occupancy in the year following.

In scenarios where development activity spans multiple years, the jurisdiction must only report activity that occurred within the reporting year. For example, if a project received building permits in *2022*, but received entitlements in *2021*, the *2022 APR* must only include the building permit information (fields 7, 8 and 9). Activity from prior years may be included but is not required.

Separate living quarters: A house, an apartment, a mobilehome, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

Please note: Group quarters facilities, such as dormitories, student housing, bunkhouses, and barracks, cannot be counted as housing units.

Net new units: If a building is being demolished to build the new units, the APR should report all new units. For example, if 10 units are being demolished on a site to build a 100-unit building, the APR should report 100 new units in the appropriate affordability column/columns and 10 units in the demolished/destroyed column. In the case of new construction where fewer units are being built than were there previously, do not report negative permits.

To assist in reporting demolished/destroyed units, refer to section number 20 below (Table A2, column 20).

All new unit information is to be listed in the following fields:

Fields 1 through 3 – Project Identifier and Unit Types

1. Project Identifier: Include the Current Assessor Parcel Number (APN) and street address. The prior APN, project name or local jurisdiction tracking ID are optional.

- Prior APN – Enter an APN previously associated with the parcel, if applicable (optional field).
- Current APN – Enter the current available APN. This field allows a maximum of 40 characters. If necessary, enter additional APNs in the notes section field number 21.
- Street Address – Enter the number and name of the street.
- Project Name – Enter the project name, if available (optional field).
- Local Jurisdiction Tracking ID – This may be the permit number or other identifier (optional field).

2. Unit Category Codes: Each development should be categorized by one of the following codes: Refer to "Unit Category" in the Definitions section for additional descriptions. Use the drop-down menu to select one of the following options:

- SFA (single-family attached unit)
- SFD (single-family detached unit)
- 2-4 (two- to four-unit structures)
- 5+ (five or more unit structure, multifamily)
- ADU (accessory dwelling unit)
- MH (mobilehome/manufactured home)

3. Tenure: Identify whether the units within the development project are either proposed or planned at initial occupancy for either renters or owners. Use the drop-down menu to select one of the following options:

- Renter occupant (R) or
- Owner occupant (O)

Fields 4 through 6 – Completed Entitlement

4. Affordability by Household Income – Completed Entitlement: For each development, list the number of units that have been issued a completed entitlement during the reporting year by affordability level and whether the units are deed restricted or non-deed restricted. Refer to the Definitions section for additional descriptions:

- Very low-income households: 0-50 percent AMI
- Low-income households: 50-80 percent AMI
- Moderate-income households: 80-120 percent AMI
- Above-moderate households: above 120 percent

To verify income levels, refer to the income limit charts on HCD's website at http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml (see section for Official State Income Limits).

5. Entitlement Date Approved: Enter the date within the reporting year that all required land use approvals or entitlements were issued by the jurisdiction; leave blank if entitlement was approved outside the reporting year. Enter date as month/day/year (e.g., 6/1/2020). Refer to definition of "Completed Entitlement."

6. # of Units Issued Entitlements: This is an auto-populated field. This field reflects the total number of units that were entitled for very-low, low, moderate, and above moderate income, as entered in field 4 on this table.

Fields 7 through 9 – Building Permit

7. Affordability by Household Income – Building Permits: For each development, list the number of units that have been issued a building permit during the reporting year by affordability level and whether the units are deed restricted or non-deed restricted. Refer to the Definitions section for additional descriptions:

- Very low-income households: 0-50 percent AMI
- Low-income households: 50-80 percent AMI
- Moderate-income households: 80-120 percent AMI
- Above-moderate households: above 120 percent

To verify income levels, refer to the income limit charts on HCD's website at http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml (see section for Official State Income Limits).

8. Building Permits Date Issued: Enter the date within the reporting year that the building permit was issued by the jurisdiction; leave blank if the building permit was issued outside the reporting year. Enter the date as month/day/year (e.g., 6/1/2020). Refer to definition of "Permitted Units."

9. # of Units Issued Building Permits: This is an auto-populated field. This field will sum units that were permitted for very-low, low, moderate, and above moderate income, as entered in field 7 on this table.

Fields 10 through 12 – Certificates of Occupancy

10. Affordability by Household Income – Certificates of Occupancy: For each development, list the number of units that issued certificates of occupancy or other form of readiness (e.g., final inspection, notice of completion) during the reporting year by affordability level and whether the units are deed restricted or non-deed restricted. Refer to the Definitions section for additional descriptions:

- Very low-income households: 0-50 percent AMI

- Low-income households: 50-80 percent AMI
- Moderate-income households: 80-120 percent AMI
- Above-moderate households: above 120 percent

To verify income levels, refer to the income limit charts on HCD's website at http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml (see section for Official State Income Limits).

11. Certificates of Occupancy (or other forms of Readiness) Date Issued: Enter the date the certificate of occupancy or other form of readiness (e.g., final inspection, notice of completion) was issued for the project. For most jurisdictions, this is the final step before residents can occupy the unit. Leave blank if the certificate of occupancy was not issued in the reporting year. Enter the date as month/day/year (e.g., 6/1/2020).

12. # of Units Issued Certificates of Occupancy or other forms of Readiness: This is an auto-populated field. This field will sum units that were issued a certificate of occupancy for very-low, low, moderate, and above moderate income, as entered in field 10 on this table.

13. How many of the Units were Extremely-Low Income Units (Optional): To gain a greater understanding of the level of building activity to meet the needs of extremely low-income households in the state, HCD asks that you estimate, to the extent possible, the number of units affordable to extremely-low income households. This number will be a subset of the number of units affordable to very low-income households, as indicated in fields 4, 7 and 10 above. *Please note: The number entered in the very low section will not be reduced by the number entered here. Although completion of this field is optional, your input would be greatly appreciated.*

14. Please select streamlining provision/s the application was approved under. If the project was approved under one or more of the following pieces of legislation, please indicate which bill or bills. Select NONE if none apply.

"Use the drop-down menu to select one or more of the following options:

- NONE
- SB 9 (2021) - Duplex in SF Zone
- SB 9 (2021) - Residential Lot Split
- AB 2011 (2022)
- SB 6 (2022)
- SB 35 (2017)

15. Are these infill units? To gain a greater understanding of the level of infill housing activity in the state, HCD asks that you clarify if the housing units reported are infill by selecting "Yes" or "No." See the Definitions section for "infill housing units" definition.

Fields 16 through 18: Please note, if any units are reported as very-low, low, or moderate income in fields 4, 7 or 10, then the information in fields 16, 17 and/or 18 must be completed to demonstrate affordability. In the absence of justification that the unit is affordable to a very- low, low, and moderate income household, the unit must be counted as above-moderate income.

Fields 16 and 17 Housing with Financial Assistance and/or Deed Restrictions

For all housing units developed or approved with public financial assistance and/or have recorded affordability deed restrictions or covenants, identify funding sources and/or mechanisms that enable units to be affordable.

16. Assistance Programs Used for Each Development: Enter information here if units received financial assistance from the city or county and/or other subsidy sources, have affordability restrictions or covenants, and/or recapture of public funds upon resale.

Use the drop-down menu to select the acronym of the applicable funding program(s), as listed below. To select more than one funding source click once, then select the cell again, and click another source.

- Acq/Rehab: CalHFA Acquisition/Rehab Loan Program
- AHP: Affordable Housing Program - Fed Home Loan
- AHSC: Affordable Housing and Sustainable Communities
- CalHOME: CalHOME
- CDBG: Community Development Block Grant
- CDLAC: CDLAC Bonds (CA Debt Limit Allocation Committee)
- CESH: CA Emergency Solutions & Housing
- ESG: Emergency Solutions Grant
- GSAF: Golden State Acquisition Fund
- HEAP: Homeless Emergency Aid Program
- HHAP: Homeless Housing, Assistance and Prevention Program
- HKEY: Homekey
- HOME: Housing Investment Partnership Program
- HOPWA: Housing Opportunities for Persons with AIDS
- IIG: Infill Infrastructure Grant
- LHTF: Local Housing Trust Funds
- LIHTC: CTCAC/Low Income Housing Tax Credits
- MHP: Multifamily Housing Program - HCD
- MHSA: Mental Health Services Act Funding
- MPRROP: Mobilehome Park Rehabilitation & Resident Ownership Program
- MRB: Mortgage Revenue Bonds
- MyHOME: MyHome Down Payment Assistance
- NHTF: National Housing Trust Fund
- NPLH: No Place Like Home
- PBS8: Section 8 Project-Based Rental Assistance
- PDLP: Predevelopment Loan Program
- RAD: Rental Assistance Demonstration Program
- RDA: Redevelopment Agency or Successor Agency Funds
- Sec 202: HUD Section 202 Housing for the Elderly
- Sec 811: Section 811 Project Rental Assistance
- SERNA: Joe Serna, Jr. Farmworker Housing Program
- SHMHP: Supportive Housing MHP

- SNHP: Special Needs Housing Program - CalHFA
- TOD: Transit Oriented Development Program
- USDA: USDA Rural Development Housing Programs
- VHHP: Veterans Housing and Homeless Prevention Program
- Other: Describe in Notes

17. Deed Restriction Type: Enter information here if units in the project are considered affordable to very-low, low, and/or moderate income households due to a local program or policy, such as an inclusionary housing ordinance, regulatory agreement, or a density bonus. This field should not be used to enter the number of deed restricted units. Identify the mechanism used to restrict occupancy based on affordability to produce "deed restricted" units. Use the drop-down menu to select one of the following options:

- "INC" if the units were approved pursuant to a local inclusionary housing ordinance.
- "DB" if the units were approved using a density bonus.
- "Other" for any other mechanism. Describe the source in notes section number 21.

18. Housing without Financial Assistance or Deed Restrictions: Enter information here if the units are affordable to very-low, low and moderate income households without financial assistance and/or deed restrictions. In these cases, affordability must be demonstrated by proposed sales price or rents.

- Sales prices and rents must meet the definition of affordable as defined in Health and Safety Code Section 50052.5 for owner-occupied units or Health and Safety Code section 50053 for renter-occupied units.
- Describe how the newly constructed rental or ownership housing units were determined to be affordable to very- low, low, and moderate income households without either public subsidies or restrictive covenants. This may be based on various methods considering sales prices or rents relative to the income levels of households, such as through a survey of comparable units in the area that show the unit would be affordable to very-low, low, or moderate income households.
    - The jurisdiction can consider comparable rental prices or new sales prices (actual or anticipated). The jurisdiction should consider costs for renters (i.e., 30 percent of household income for rent and utilities) or owners (e.g., 30 percent of household income for principal, interest, taxes, insurance and utilities, pursuant to Title 25 CCR Section 6920).
- In the absence of justification that the unit is affordable to a very- low, low, and moderate income household, the unit must be counted as above-moderate income.

19. Term of Affordability or Deed Restriction: If the units have committed financial assistance and/or are deed restricted, enter the duration of the affordability or deed restriction. If the units are affordable in perpetuity, enter 1,000. If multiple funding sources or deed restrictions on the development have different terms of affordability, please enter the longest term of affordability. Although completion of this field is optional, your input would be greatly appreciated.

20. Demolished/Destroyed Units: This section is to report if the project and associated APN has a permit, entitlement or certificate of occupancy in the reporting year, and the APN previously had demolished or destroyed units.

- Enter the “Number of Demolished or Destroyed Units” in the reporting calendar year.
- From the drop-down menu select “demolished” if the units were torn down. Select “Destroyed” if the units were lost due to fire or other natural disaster.
- From the drop-down menu “Demolished/Destroyed Units Owner or Renter” select “R” for renter or “O” for owner.

Fields 21 through 24 Density Bonus Detail: The following fields must be completed for at least a sample of density bonus projects reported by the jurisdiction and should only be completed if “DB” is one of the selections in section 17.

- **Total Density Bonus Applied to the Project**: Please indicate the percentage of density bonus that was applied to the project.
  - If the planning area's maximum allowable density is calculated based on the allowable number of units, express your response as a percentage (New total number of units - Old total number of units)/(Old total number of units).
  - Alternatively, if the planning area's maximum allowable density is form- or volume-based, express your response as a percentage (New maximum allowable residential gross floor area - Old maximum allowable residential gross floor area)/(Old maximum allowable residential gross floor area)

- **Number of incentives and other modifications:** Enter the total number of other incentives, concessions, waivers, or other modifications given to the project (exclude parking waivers or parking reductions).

- **List the specific incentives, concessions, waivers, or other modifications given to the project using the drop-down menu.** You may choose more than one.

  - On-Site Improvements
  - Off-site Improvements
  - Development Standards
  - Other

- **Parking Reduction:** Did the project receive a reduction or waiver of parking standards? Answer Yes or No.

- **Notes:** Use this field to enter any applicable notes about the project or development. Completion of this field is optional.

TABLE B
Regional Housing Needs Allocation Progress – Permitted Units Issued By Affordability

Table B is a summary of prior permitting activity in the current planning cycle, including permitting activity for the calendar year being reported. Please note, the last year of the 5th cycle will only contain units with permit dates that occurred before the end of the cycle. The first year of the 6th cycle will only contain units with permits that occurred on or after the beginning of the cycle. Units permitted since the start of the 6th cycle RHNA projection period is also displayed on Table B. To assist jurisdictions in completing this form, HCD has pre-filled permit data as reported to HCD on prior APRs. Past unit information will auto-populate when the jurisdiction's name in the general information section of the "Start Here" tab is entered. Current year permitted units will auto-populate from data reported in Table A2. If permit activity for the current year is inaccurate, jurisdictions should make adjustments on field number 7, Affordability by Household Income – Building Permits in table A2.

Please contact HCD at APR@hcd.ca.gov if data from previous years does not populate or if different than the information supplied in Table B. Any changes made by localities to previous years' data in Table B will not update prior APR records maintained by HCD.

Table B reports the number of units for which permits were issued to demonstrate progress in meeting the jurisdiction's share of the RHNA for the planning period.

Table B includes a subcategory which is a report on the extremely low-income unit housing need as determined by Government Code 65583(a)(1). The housing need for this income category is quantified in the housing element. This section is auto-populated based on data entered in Table A2, Section 8 and Section AI.

1. Regional Housing Needs Allocation by Income Level: Lists the jurisdiction's assigned RHNA for the planning cycle by income group. This field will auto-populate once the jurisdiction's name is entered in the "Start Here" tab.

2. Year: Lists the building permit data for each year of the RHNA planning cycle beginning in the first year and ending with the data from the current reporting year, which can be found in Table A2. Includes the portion of the RHNA projection period that occurs before the start of the planning period.

3. Total Units to Date (all years): Totals the number of units permitted in each income category.

4. Total Remaining RHNA by Income Level: This field uses the information from the "Total Units to Date" category and deducts the units by income category from the jurisdiction's assigned RHNA number. Note: The total units remaining to meet the RHNA allocation is in the bottom right hand corner.

5. Extremely low-income housing need: Chapter 649, Statues of 2022 (AB 2094) requires reporting progress toward meeting the housing need for extremely low-income households as determined by Government Code 65583(a)(1) and quantified in the housing element. Default value included in Table B is half of the very low-income housing need determined pursuant to Government Code 65584. The value in the cell may be modified.

6. Total Units to Date (all years): Total number of extremely low-income units reported in the planning period. HCD provides auto-populated data, based on prior APR submissions, starting with reporting year 2018.

7. Total Remaining Units: This field uses the information from the "Total Units to Date" category and deducts the number of units reported from the jurisdiction's extremely low-income need.

TABLE C
Sites Identified or Rezoned to Accommodate Shortfall Housing Need

Please note: This table should only be filled out when a city or county identified an unaccommodated need of sites from the previous planning period pursuant to Government Code section 65584.09, has a shortfall of sites as identified in the housing element pursuant to Government Code section 65583, subdivision (c)(1); or is identifying additional sites required by No Net Loss law pursuant to Government Code section 65863. The data in this inventory serves as an addendum to the housing element sites inventory. This table should not include rezoning for a specific project.

1. Project Identifier: Include the Assessor Parcel Number (APN) and street address. The project name and local jurisdiction tracking ID are optional.

2. Date of Rezone: If a rezone was required, identify the date the rezone occurred. Enter the date as month/day/year (e.g., 6/1/2020).

3. RHNA Shortfall by Household Income Category: For each development or site, list the number of units that are affordable to the following income levels (refer to the Definitions section for more detail):

- Very low-income households: 0-50 percent AMI
- Low-income households: 50-80 percent AMI
- Moderate-income households: 80-120 percent AMI
- Above moderate-income households: greater than 120 percent AMI

4. Rezone Type: From the dropdown list, select one of the following for each project:

- **No Net Loss** (Government Code section 65863): When a jurisdiction permits or causes its housing element sites inventory site capacity to be insufficient to meet its remaining unmet RHNA for lower and moderate-income households. In general, a jurisdiction must demonstrate sufficient capacity on existing sites or make available adequate sites within 180 days of there being insufficient sites to meet the remaining RHNA.
- **Unaccommodated Need** (Government Code section 65584.09): When a jurisdiction failed to identify or make adequate sites available in the prior planning period to accommodate its RHNA by income category. Note: When this condition occurred, the housing element in the current planning period in most cases will have a program to make available adequate sites to address the unmet RHNA by income category in the first year of the planning period.
- **Shortfall of Sites** (Government Code section 65583, subdivision (c)(1)): When a jurisdiction does not identify adequate sites to accommodate its RHNA by income category in the current planning period. Note: When this condition occurred, the housing element for the current planning period must have included a program to make available adequate sites to address the

unmet RHNA by income category. For jurisdictions on an eight-year planning period, the rezones must be complete within the first three years of the planning period.

5. Parcel Size (Acres): Enter the size of the parcel in acres.

6. General Plan Designation: Enter the new General Plan Land Use designation. If no change was made, enter the current designation.

7. Zoning: Enter the new zoning designation for the parcel. If no change was made, enter the current zoning designation.

8. Density Allowed: Enter the minimum and maximum density allowed on each parcel. This is the density allowed after any zoning amendments are made. If no maximum density, enter N/A.

9. Realistic Capacity: Enter the estimated realistic unit capacity for each parcel. Refer to the Definitions for more information about "Realistic Capacity."

10. Vacant/Non-vacant: From the drop-down list, select if the parcel is vacant or non-vacant. If the parcel is non-vacant, then enter the description of existing uses in Field 11.

11. Description of Existing Uses: Include a description of existing uses. Description must be specific (i.e., SFR, MF, surplus school site, operating business, vacant commercial building, parking lot). Classifications of uses (i.e., "commercial", "retail", "office", or "residential") are not sufficient.

TABLE D
Program Implementation Status Pursuant to Government Code Section 65583

Report the status/progress of housing element program and policy implementation for **all** programs described in the housing element:

1. **Name of Program:** List the name of the program as described in the housing element.
2. **Objective**: List the program objective (for example, "Update the accessory dwelling unit ordinance").
3. **Timeframe in Housing Element**: Enter the date the objective is scheduled to be accomplished.
4. **Status of Program Implementation**: List the action or status of program implementation.

For your information, the following list includes the statutory requirements for housing element programs:

- Adequate sites (Gov. Code, § 65583, subd. (c)(1)). *Please note: Where a jurisdiction has included a rezone program pursuant to Government Code section 65583.2, subdivision (h) to address a shortfall of capacity to accommodate its RHNA, Table C must include specific information demonstrating progress in implementation including total acres, brief description of sites, date of rezone, and compliance with by-right approval and density requirements.*
- Assist in the development of low- and moderate-income housing (Gov. Code, § 65583, subd. (c)(2)).
- Remove or mitigate constraints (Gov. Code, § 65583, subd. (c)(3)).
- Conserve and improve existing affordable housing (Gov. Code, § 65583, subd. (c)(4)).
- Promote and affirmatively further fair housing opportunities (Gov. Code, § 65583, subd. (c)(5)).

- Preserve units at-risk of conversion from low-income use (Gov. Code, § 65583, subd. (c)(6).

Please note: Jurisdictions may add additional rows in Table D to include all housing element programs, or to provide clarification or information relevant to demonstrating progress towards meeting RHNA objectives.

TABLE E
Commercial Development Bonus Approved Pursuant to Government Code Section 65915.7

Government Code section 65915.7 states:

> *"(a) When an applicant for approval of a commercial development has entered into an agreement for partnered housing described in subdivision (c) to contribute affordable housing through a joint project or two separate projects encompassing affordable housing, the city, county, or city and county shall grant to the commercial developer a development bonus as prescribed in subdivision (b). Housing shall be constructed on the site of the commercial development or on a site that…"* meets several criteria.

If the jurisdiction has approved any commercial development bonuses during the reporting year, enter the following information:

1. Project Identifier: Include the parcel's APN number and street address. The project name and local jurisdiction tracking ID are optional.

2. Units Constructed as Part of the Agreement: For each development, list the number of units that are affordable to the following income levels (refer to the Definitions section for more detail):

- Very low-income households: 0-50 percent AMI
- Low-income households: 50-80 percent AMI
- Moderate-income households: 80-120 percent AMI
- Above-moderate households: above 120 percent

3. Description of Commercial Development Bonus: Include a description of the commercial development bonus approved by the jurisdiction.

4. Commercial Development Bonus Date Approved: Enter the date that the jurisdiction approved the commercial development bonus. Enter the date as month/day/year (e.g., 6/1/2018).

TABLE F
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites Pursuant to Government Code Section 65583.1, subdivision (c)

Please note this table is optional: *The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code*

section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net new housing units and must be reported in Table A2 and not reported in Table F.

Units that Do Not Count Toward RHNA: The jurisdiction may list, for informational purposes only, units that do not count toward RHNA but were substantially rehabilitated, acquired or preserved.

Units that Count Toward RHNA: To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields.

In order to count units reported in this table as progress towards RHNA, the jurisdiction will need to provide information that demonstrates the units meet the standards set forth in Government Code section 65583.1, subdivision (c). These program requirements are summarized on the Alternative Adequate Sites Checklist.

If HCD finds that the units meet the standards set forth in Government Code section 65583.1, subdivision (c), these units may credit up to 25 percent of the jurisdiction's adequate sites requirement per income category.

TABLE F2
Units Converted Pursuant to Government Code Section 65400.2

Please note this table is optional: *Jurisdictions may receive credit for up to 25% of their moderate-income RHNA for units converted to moderate income. The jurisdiction can use this table to report multifamily units that have been converted to deed restricted moderate income housing pursuant to Government Code section 65400.2 to receive RHNA credit. The report shall clearly indicate that these were not newly constructed units.*

For purposes of this section, a unit may be reported as a converted unit only if the following apply to the unit:

- The rent for the unit prior to conversion was not affordable to very low, low-, or moderate-income households.
- The unit is subject to a long-term recorded regulatory agreement with a public entity that requires the unit to be affordable to, and occupied by, persons of moderate income for a term of 55 years.
- The initial post conversion rent for the unit is at least 10 percent less than the average monthly rent charged over the 12 months prior to conversion.
- The unit is in decent, safe, and sanitary condition at the time of occupancy following the conversion.
- The unit was not acquired by eminent domain as part of the conversion.
- The unit is subject to a governmental monitoring program to ensure continued affordability and occupancy by qualifying households.

Please refer to Government Code 65400.2 for complete list of requirements the conversion must meet to be reportable on the APR.

1. APN: Enter the parcel number of the identified property.

2. Street Address/Intersection: Enter the street address of the property. If no street address is available, enter the closest known intersection.

3. Project Name – Enter the project name, if available (optional field).

4. Local Jurisdiction Tracking ID – This may be the permit number or other identifier (optional field).

5. Unit Category Codes: Each development should be categorized by one of the following codes: Refer to "Unit Category" in the Definitions section for additional descriptions. Use the drop-down menu to select one of the following options:

- 2-4 (two- to four-unit structures)
- 5+ (five or more unit structure, multifamily)

6. Tenure: Applicable projects may only be available as rental housing.

- Renter occupant (R)

7. Affordability by Household Income After Conversion – Affordability – Enter the number of units by affordability in the housing development after conversion. If there were new units added to the housing development, also include only the new units in Tables A and A2 as applicable.

8. Total Moderate-Income Units Converted from Above Moderate – Total number of units that were converted to moderate income. Units entered in the column will count for up to 25% of the moderate-income RHNA.

9. Date – Enter the date the conversion took place. This could be the date that the new regulatory agreement was effective. Must have occurred during the reporting year to receive RHNA credit.

10. Notes (Optional): Please include any applicable notes providing additional description or information.

TABLE G

Locally Owned Lands Included in the Housing Element Sites Inventory, that have been sold, leased, or otherwise disposed of, Pursuant to Government Code Section 65400.1

Chapter 664, Statutes of 2019 (AB 1486) added to the Government Code section 65400.1, which requires jurisdictions to include in this APR a listing of sites owned by the locality that were included in the housing element sites inventory and were sold, leased, or otherwise disposed of during the reporting year.

The listing of sites must include the entity to whom the site was transferred, and the intended use of the site.

TABLE H
Locally Owned or Controlled Lands Declared Surplus Pursuant to Government Code Section 54221, or Identified as Excess Pursuant to Government Code Section 50569

Chapter 661, Statutes of 2019 (AB 1255) amended Government Code section 54230 to require cities and counties to create an inventory of surplus lands defined in subdivision (b) of Section 54221, and all lands in excess of its foreseeable needs, if any, identified pursuant to Section 50569, located in all urbanized areas as designated by the United States Census Bureau, within the jurisdiction of the county or city that the county or city or any of its departments, agencies, or authorities owns or controls. Please note: Jurisdictions are only required to report on property located in an urban area. For a map of urban areas please see the HCD website here: https://cahcd.maps.arcgis.com/apps/webappviewer/index.html?id=5a63b04d7c494a6ebb2aa38a2c3576f5

Cities and counties must make a description of each parcel described in paragraph (1) of Government Code section 54230 and the present use of the parcel a matter of public record and shall report this information to HCD no later than April 1 of each year, beginning April 1, 2021, in a form prescribed by HCD, as part of its APR submitted pursuant to paragraph (2) of subdivision (a) of Section 65400.

"Surplus land" means land owned in fee simple by any local agency for which the local agency's governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency's use. Land shall be declared either "surplus land" or "exempt surplus land," as supported by written findings, before a local agency may take any action to dispose of it consistent with an agency's policies or procedures. A local agency, on an annual basis, may declare multiple parcels as "surplus land" or "exempt surplus land."

"Surplus land" includes land held in the Community Redevelopment Property Trust Fund pursuant to Section 34191.4 of the Health and Safety Code and land that has been designated in the long-range property management plan approved by the Department of Finance pursuant to Section 34191.5 of the Health and Safety Code, either for sale or for future development, but does not include any specific disposal of land to an identified entity described in the plan.

Parcel description must include the following:

1. APN: Enter the parcel number of the identified property.

2. Street Address/Intersection: Enter the street address of the property. If no street address is available, enter the closest known intersection.

3. Existing Use: Select the existing use of the property. Use the drop-down menu to select one of the following options:

- Residential
- Commercial

- Industrial
- Public Facilities
- Vacant
- Air Rights
- Other

4. Number of Units: If the existing use is residential, please enter the number of units on the property.

5. Designated Surplus Land, Exempt Surplus Land or Excess: Please identify if the property has been designated surplus or exempt surplus pursuant to Government Code section 54221, or excess pursuant to Government Code section 50569.

6. Parcel Size (in acres): Enter the parcel size in acres.

7. Notes (Optional): Please include any applicable notes providing additional property description. This could include a description of any characteristics of the property.

TABLE J
Student Housing Development with a Density Bonus Approved Pursuant to Government Code section 65915(b)(1)(F)

Note: Student housing is considered group quarters and does not count as progress toward the RHNA. Do not enter projects entered on Table J onto Tables A or A2.

Student housing developments must meet the following requirements in order to be included in Table J:

- Twenty percent of the total units for lower income students in a student housing development that meets the following requirements:
- All units in the student housing development will be used exclusively for undergraduate, graduate, or professional students enrolled full time at an institution of higher education accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges. The developer shall, as a condition of receiving a certificate of occupancy, provide evidence to the city, county, or city and county that the developer has entered into an operating agreement or master lease with one or more institutions of higher education for the institution or institutions to occupy all units of the student housing development with students from that institution or institutions.
- The applicable 20-percent units will be used for lower income students.
- The rent provided in the applicable units of the development for lower income students shall be calculated at 30 percent of 65 percent of the area median income for a single-room occupancy unit type.
- The development will provide priority for the applicable affordable units for lower income students experiencing homelessness. A homeless service provider, as defined in paragraph (3) of subdivision (e) of Section 103577 of the Health and Safety Code, or institution of higher education that has knowledge of a person's homeless status may verify a person's status as homeless for purposes of this subclause.

For purposes of calculating a density bonus granted pursuant to this subparagraph, the term "unit" as used in this section means one rental bed and its pro rata share of associated common area facilities. The units described in this subparagraph shall be subject to a recorded affordability restriction of 55 years.

1. APN: Enter the parcel number of the identified property.

2. Street Address/Intersection: Enter the street address of the property. If no street address is available, enter the closest known intersection.

3. Project Name – Enter the project name, if available (optional field).

4. Local Jurisdiction Tracking ID – This may be the permit number or other identifier (optional field).

5. Unit Category Codes: Each development should be categorized by one of the following codes: Refer to "Unit Category" in the Definitions section for additional descriptions. Use the drop-down menu to select one of the following options:

- SH (student housing)

6. Date – Enter the date the student housing development was approved (entitled).

7. Units Approved – Affordability – For purposes of calculating a density bonus granted pursuant to this subparagraph, the term "unit" as used in this section means one rental bed and its pro rata share of associated common area facilities. The units described in this subparagraph shall be subject to a recorded affordability restriction of 55 years.

8. Total Additional Units Created Due to Density Bonus – Enter the total number of units that were added to the development as a result of the granting of the density bonus. For purposes of calculating a density bonus granted, the term "unit" as used in this section means one rental bed and its pro rata share of associated common area facilities. The units entered in this section shall be subject to a recorded affordability restriction of 55 years.

9. Notes - Use this field to enter any applicable notes about the project or development. Completion of this field is optional.

TABLE K

Tenant Preference Policy Adopted Pursuant to Government Code Section 7061

A local government adopting a tenant preference policy shall provide, on an annual basis, to the Department of Housing and Community Development a current link to the webpage, as described in paragraph (1), in its annual housing element report, as required by paragraph (2) of subdivision (a) of Section 65400.

1. Does the Jurisdiction have a local tenant preference policy? Select Yes or No

2. If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials. Please include an active URL to the website containing the ordinance.

3. Notes: Add any applicable notes (optional).

Local Early Action Planning (LEAP) Grant Reporting

Pursuant to Health and Safety Code section 50515.04, recipients of Local Early Action Planning (LEAP) grants shall annually report by April 1 of the year following receipt of those funds on the status of proposed uses in the application. The report shall address the housing impact within the jurisdiction, including a summary of building permits, certificates of occupancy or other completed entitlements. Data sources may include the LEAP application (e.g., Attachment 1: Project Timeline and Budget), reimbursement requests, other portions of the APRs, and other summary records of program activities.

1. **Total Award Amount:** Utilizing the LEAP application and award letter, fill in the total award amount for all proposed LEAP activities.

2. **Task:** Utilizing Attachment 1: Project Timeline and Budget from the LEAP application, fill in all project level tasks. Do not fill in sub-tasks. For example, an application might include a project level task to prepare and adopt a downtown specific plan. In this case, simply fill in the downtown specific plan and do not fill in sub-tasks such as outreach, traffic studies, drafting and adoption.

3. **$ Amount Awarded:** Utilizing Attachment 1: Project Timeline and Budget from the LEAP application, fill in the total amount awarded for each project level task.

4. **$ Cumulative Reimbursement Requested:** Utilizing reimbursement requests sent to HCD, add up all requested amounts for each project level task. Note, this is reimbursement "requested" and not reimbursement "received". At the time of reporting, some reimbursement requests may be in process. The table does not need to address reimbursements in process.

5. **Task Status:** Select either completed, in progress or other for project level tasks. Include additional description in the notes column as appropriate for information such as upcoming milestones, anticipated completion dates, any schedule slippage o progress as a percentage of completion (e.g., 50 percent complete).

6. **Other Funding:** Note any other funding sources by amount being utilized to complete each project level task. If no other funding sources are being utilized, enter N/A. Examples of other funding include the SB 2 planning grants program, the SB 1 sustainability planning grants program and local general funds.

7. **Notes:** Enter any other relevant information related to progress and impacts such as reasons for delays, anticipated numerical outcomes, etc.

8. **Summary of Entitlements, Building Permits and Certificates of Occupancy:** These tables will auto-populate from Table A2.