PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, April 22, 2026, 7:00 P.M.
A quorum of Planning Commission will be in attendance at
Tracy City Hall, Council Chambers, 333 Civic Center Plaza, Tracy, CA 95376
Web Site: www.cityoftracy.org

THIS MEETING WILL BE OPEN TO THE PUBLIC FOR IN-PERSON AND REMOTE PARTICIPATION.

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 http://www.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 the "Watch Meetings" tab under the "Planning Commission" section.

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

If you wish to make a public comment:

1. **Comments via Email –** Submit written comments via email to publiccomment@cityoftracy.org, using "public comment" as the subject line. Your comment will be provided to the Planning Commission and appropriate staff member(s) and will become a permanent part of the official meeting record. Please submit your comments as far in advance as possible. Emailed comments must be received **before 12:00 p.m. (i.e., 11:59 a.m. or earlier) on April 22, 2026**, in order to be included in the record. See the "Public Comment Guidelines" section for more instructions about submissions, letters, notes, complaints, and/or comments.

2. **In-Person Comments –** Complete a Speaker Card (available outside the entrance to the meeting room) and give it to the Clerk before the Item is considered by the Planning Commission. A Speaker Card is requested but not required for in-person public comment.

3. **Comments via Webex –** Dial +1-408-418-9388, enter 25527046979# 75266464#, and press *3 to raise the Hand icon to speak on an item; or visit https://cityoftracyevents.webex.com, and **enter Event Number 25527046979** and **Event Password: Planning123**. **If you would like to participate in public comment anonymously**, you may submit your comment via phone or in Webex by typing "Anonymous" when prompted to provide a First and Last Name and inserting Anonymous@example.com when prompted to provide an email address.

Protocols for commenting via Webex:

- If you wish to comment under the "Public Comment" portion of the agenda:
    - Listen for "Public Comment" to be opened, 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 "Public Comment" will be accepted until the public comment period is closed.

Public Comment Guidelines – The Brown Act provides that every regular Planning Commission meeting shall provide an opportunity for the public to address the Commission on any item within its jurisdiction before or during the Commission's consideration of the item, provided no action shall be taken on any item not on the agenda. The City's "Items from the Audience/Public Comment" policy is outlined in Section 5.8, as revised by Resolution No. 2026-053, of the Council Meeting Protocols and Rules of Procedure. Pursuant to the City's policy, any public comment speaker on any item/segment (be it general public comment on an item not on the agenda; on a discussion/regular item; presentation; a public hearing; an appeal; an informational item; shall be limited to:

- Less than 5 requests (1-4 requests): Each speaker gets 4 minutes.
- 5-15 requests: Each speaker gets 3 minutes.
- 16 to 25 requests: Each speaker gets 2 minutes.
- More than 26 requests: Each speaker gets 90 seconds.
- For all requests submitted/hands raised after the first speaker is called (regardless of the number of speakers), the speakers shall receive 90 seconds.

Any submissions, letters, notes, complaints, and/or comments that an individual and/or entity wishes to be submitted and included in the official record for a Planning Commission meeting shall be due **before 12:00 p.m. on the day of the meeting** (i.e., 11:59 a.m. or earlier). Any submissions, letters, notes, complaints, and/or comments received timely as prescribed by this section will be transmitted to the Planning Commission and appropriate staff member(s), posted on the City's website, provided for inspection at the relevant Planning Commission Meeting, and included in the official meeting record. Any submissions, letters, notes, complaints, and/or comments that arrive 12:00 p.m. or later on the day of a Planning Commission meeting, while not part of the official meeting record, will be transmitted to the Planning Commission and appropriate staff member(s).

Consent Calendar – All items listed on the Consent Calendar are considered routine and/or consistent with previous Planning Commission direction. One motion, a second, and a roll call vote may enact the items listed on the Consent Calendar. No separate discussion of Consent Calendar items shall take place unless a member of the Planning Commission, City staff, or the public request discussion on a specific item.

Items Not on the Agenda – The Brown Act prohibits the Planning Commission from discussing or taking action on items not on the posted agenda.

Americans With Disabilities Act – The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for persons with disabilities to participate in Planning Commission meetings. Persons requiring assistance or auxiliary aids should submit a request to the City Clerk's Office by emailing cityclerk@cityoftracy.org or calling (209) 831-6105 at least 24 hours prior to the meeting.

Requests for Language Interpretation and Translation – Requests for language interpretation and translation may be arranged by submitting a request to the City Clerk's Office by emailing cityclerk@cityoftracy.org or calling (209) 831-6105 at least 24 hours prior to the meeting.

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: *http://www.cityoftracy.org*

Date Posted: April 16, 2026

CALL TO ORDER

DISCLOSURE OF PARTICIPATION BY TELECONFERENCE PURSUANT TO GOVERNMENT CODE SECTION 54953.8.3, IF APPLICABLE

ROLL CALL AND DECLARATION OF CONFLICTS

PLEDGE OF ALLEGIANCE

DIRECTOR'S REPORT REGARDING THIS AGENDA

PRESENTATIONS - NONE

ORDER OF BUSINESS

1. CONSENT CALENDAR

   1.A MINUTES – ADOPTION OF THE 03.25.2026 AND 04.08.26 REGULAR MEETING MINUTES

2. ITEMS FROM THE AUDIENCE

3. PUBLIC HEARINGS

   3.A STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION (1) GRANTING A CONDITIONAL USE PERMIT, APPLICATION NUMBER CUP26-0001, TO OPERATE AN INDOOR ENTERTAINMENT AND ACTIVE-PLAY FACILITY LOCATED AT 2005 N. TRACY BOULEVARD, ASSESSOR'S PARCEL NUMBER 232-070-08 (EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301, PERTAINING TO EXISTING FACILITIES). (2) MAKING A DETERMINATION THAT THE EXISTING PARKING SPACES ARE SUFFICIENT TO SERVE THE INDOOR ENTERTAINMENT AND ACTIVE-PLAY FACILITY. THE APPLICANT IS ANIL ALLURI, WW NEXUS LLC, AND THE PROPERTY OWNER IS SAVE MART PORTFOLIO OWNER NLP CA LLC.

   3.B STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION APPROVING A DEVELOPMENT REVIEW PERMIT, APPLICATION NUMBER D25-0016, FOR THE INSTALLATION OF TWO SOLAR PANEL CANOPIES IN THE HOLIDAY INN EXPRESS PARKING LOT LOCATED AT 3751 N. TRACY BOULEVARD (EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15303, PERTAINING TO NEW CONSTRUCTION OR CONVERSIONS OF SMALL STRUCTURES). THE APPLICANT IS TENCO SOLAR INC, AND THE PROPERTY OWNER IS PAK & PAK HOSPITALITY LLC.

3.C STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION APPROVING A DEVELOPMENT REVIEW PERMIT (D24-0017), CONDITIONAL USE PERMIT, CUP25-0001), AND A TENTATIVE SUBDIVISION MAP (TSM24-0003) FOR THE CONSTRUCTION OF 8 CONDOMINIUM UNITS AND RELATED SITE IMPROVEMENTS, ON A 24,056 SQUARE FOOT UNDEVELOPED SITE LOCATED AT 310 W. MT DIABLO AVENUE, ASSESSOR'S PARCEL NUMBER 235-100-13 (EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332, WHICH PERTAINS TO CERTAIN IN-FILL DEVELOPMENT PROJECTS). THE APPLICANT IS WAFAA ALMAHAMID, AND PROPERTY OWNER IS SIERRA INVESTMENTS LLC.

4. REGULAR AGENDA - NONE

5. ITEMS FROM THE AUDIENCE

6. DIRECTOR'S REPORT

7. ITEMS FROM THE COMMISSION

8. ADJOURNMENT

MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
MARCH 25, 2026 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chair Penning led the pledge of allegiance.

ROLL CALL

Roll Call found Vice Chair Boakye-Boateng, Commissioner English, Commissioner Orcutt, and Chair Penning present. Commissioner Atwal absent. Also present were: Daniella Green, Assistant City Attorney; Genevieve Federighi, Senior Planner; Christina Delgadillo, Assistant Planner; Gina Peace, Executive Assistant; and Jennifer Lucero, Administrative Assistant.

MINUTES

Chair Penning introduced the Regular Meeting Minutes from March 11th, 2026 Planning Commission Regular Meeting.

ACTION: It was moved by Commissioner English and seconded by Chair Penning to approve the March 11th, 2026 Planning Commission Regular Meeting Minutes. A roll call vote found Commissioner English, Vice Chair Boakye-Boateng and Chair Penning in favor. Commissioner Atwal absent. Commissioner Orcutt abstained, as he was not present at the March 11, 2026 Planning Commission meeting. Passed and so ordered; 3-0-1-1.

DIRECTOR'S REPORT REGARDING THIS AGENDA

Genevieve Federighi, Senior Planner, advised that the Planning Commission Agenda for tonight's meeting was revised; only the first two and a half pages of the agenda were changed. Notable changes include a change to the deadline when written public comments are due, now due before 12:00 noon, the day of the meeting. Also, the speaker times for the public are now standardized, depending upon the number of speakers.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

1.A Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a resolution recommending that the City Council take the following action (1) Waive the first reading by substitution of the title and introduce and adopt an ordinance repealing and replacing Section 10.08.4240 of the Tracy Municipal Code regarding Temporary Use Permits (exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3)).

Christina Delgadillo, Assistant Planner, presented the staff report and addressed questions from the Commission.

Chair Penning opened the Public Hearing at 7:15 p.m., but seeing as no one came forward, the Public Hearing was closed.

ACTION: It was moved by Vice Chair Boakye-Boateng and seconded by Commissioner Orcutt that the Planning Commission of the City of Tracy take the following actions:

Recommend that the City Council of the City of Tracy conduct a public hearing, and upon its conclusion, take the following actions (1) waive the first reading by substitution of the title and introduce and adopt an ordinance that repeals and replaces section 10.08.4240 of the Tracy Municipal Code regarding temporary use permits (exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines sections 15061(b)(3)).

A roll call vote found Commissioner English, Commissioner Orcutt, Vice Chair Boakye-Boateng and Chair Penning in favor. Commissioner Atwal absent. Passed and so ordered; 4-0-1-0.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

Genevieve Federighi, Senior Planner, advised that the May 13, 2026 regular Planning Commission meeting will be cancelled. She also informed the Commission that Zoom will be taking the place of Webex for remote participation and that more details will be shared soon.

Mrs. Federighi also took a moment to thank Commissioner English, Commissioner Orcutt, and Vice Chair Boakye-Boateng for their service, as their term on the

Commission will be ending. Forrest Ebbs, Director of the Community and Economic Development Department, handed out appreciation gifts to the three departing commissioners.

4. ITEMS FROM THE COMMISSION

Chair Penning thanked the three departing commissioners.

Commissioner English shared what a pleasure it has been to work with the Commission and staff and thanked everyone.

Commissioner Orcutt thanked all the staff, directors and leaders. Commissioner Orcutt also expressed his appreciation for the opportunity to attend many events, trainings, and conferences over the years. While Commissioner Orcutt stated he did not intend to miss the deadline to reapply to the Commission, he remains grateful to have had a part in shaping this beautiful city and this beautiful community.

Vice Chair Boakye-Boateng thanked his fellow commissioners, and staff, and enjoyed the collaborative nature of the group.

5. ADJOURNMENT

ACTION: It was moved by Commissioner Orcutt and seconded by Vice Chair Boakye-Boateng to adjourn. Voice vote found Commissioner English, Commissioner Orcutt, Vice Chair Boakye-Boateng and Chair Penning in favor. Commissioner Atwal absent. Passed and so ordered, 4-0-1-0.

Time: 7:23 p.m.

_____
CHAIR

_____
STAFF LIAISON

This meeting's agenda was posted at the Tracy City Hall on March 19, 2026. The above are action minutes. A recording is available on the City's website.

MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
APRIL 8, 2026 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chair Penning led the pledge of allegiance.

ROLL CALL AND DECLARATION OF CONFLICTS

Roll Call found Vice Chair Boakye-Boateng, Commissioner Chavez and Chair Penning present, with no conflicts. Commissioner Atwal and Commissioner Strout absent. Also present were: Scott Claar, Planning Manager; L. David Nefouse, City Attorney; Daniella Green, Assistant City Attorney; Genevieve Federighi, Senior Planner; Breanna Alamilla, Associate Planner; Miranda Aguilar, Planning Technician; and Jennifer Lucero, Administrative Assistant.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

ORDER OF BUSINESS

1. PRESENTATIONS

A. BROWN ACT TRAINING

L. David Nefouse, City Attorney, presented a PowerPoint presentation to the Commission.

At 7:03pm, Commissioner Atwal arrived to the dais.

L. David Nefouse, City Attorney, addressed questions from the Commission.

2. CONSENT CALENDAR

A. MINUTES – Adoption of the 03.25.2026 Regular Meeting Minutes.

ACTION: It was moved by Vice Chair Boakye-Boateng and seconded by Chair Penning that the Planning Commission of the City of Tracy approve the meeting minutes from the regular Planning Commission meeting on March 25, 2026.

A roll call vote found Vice Chair Boakye-Boateng and Chair Penning in favor, Commissioner Atwal and Commissioner Chavez abstained, Commissioner Strout absent. Motion failed; 2-0-1-2.

It was moved by Chair Penning and seconded by Commissioner Boakye-Boateng that the Planning Commission of the City of Tracy to continue the approval of the meeting minutes from the regular Planning Commission meeting on March 25, 2026 at the next Planning Commission Meeting to be held on April 22nd 2026.

A roll call vote found Commissioner Atwal, Vice Chair Boakye-Boateng, Commissioner Chavez and Chair Penning in favor. Commissioner Strout absent. Passed and so ordered; 4-0-1-0.

3. ITEMS FROM THE AUDIENCE

None.

4. PUBLIC HEARINGS

A. STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION (1) GRANTING A CONDITIONAL USE PERMIT, APPLICATION NUMBER CUP25-0004, TO OPERATE A TAEKWONDO STUDIO LOCATED AT 3254 W GRANT LINE ROAD, ASSESSOR'S PARCEL NUMBER 238-600-02 (EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301, PERTAINING TO EXISTING FACILITIES). THE APPLICANT IS KYEONGSIK PARK, AND THE PROPERTY OWNER IS TRACY GRANT LINE ROAD INVESTMENT, LLC.

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

Chair Penning opened the Public Hearing at 7:48 p.m.

Seeing as no one came forward, the Public Hearing was closed.

ACTION: It was moved by Commissioner Atwal and seconded by Vice Chair Boakye-Boateng that the Planning Commission of the City of Tracy adopt a Resolution granting a Conditional Use Permit, Application Number CUP25-0004, to operate a taekwondo studio located at 3254 W Grant Line Road, Assessor's Parcel Number 238- 600-02 (exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, pertaining to existing facilities).

A roll call vote found Commissioner Atwal, Vice Chair Boakye-Boateng, Commissioner Chavez and Chair Penning in favor. Commissioner Strout absent. Passed and so ordered; 4-0-1-0.

B. STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECEIVE INPUT FROM ANY INTERESTED PARTIES REGARDING INFORMATION THAT SHOULD BE INCLUDED IN THE COSTCO COLD STORAGE ENVIRONMENTAL IMPACT REPORT (EIR).

Genevieve Federighi, Senior Planner, introduced Liza Debies, CEQA Consultant (Placeworks) who presented the project and addressed questions from the Commission.

Chair Penning opened the Public Hearing at 8:07 p.m. and seeing as no one came forward, the Public Hearing was closed.

No action needed.

C. STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL TAKE THE FOLLOWING ACTIONS (1) WAIVE THE FIRST READING BY SUBSTITUTION OF THE TITLE AND INTRODUCE AN ORDINANCE ADOPTING A NEW ARTICLE, ARTICLE 18.5 MIXED USE ZONE (MU-1), AND REVISING AN EXISTING ARTICLE, ARTICLE 35 SIGNS, OF CHAPTER 10.08, ZONING REGULATIONS, OF TITLE 10, PLANNING AND ZONING, OF THE TRACY MUNICIPAL CODE (EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3)). THIS PROJECT IS CITY INITIATED TO COMPLY WITH STATE HOUSING LAWS AND TO COMPLETE IMPLEMENTATION ACTIONS REQUIRED IN THE CITY COUNCIL ADOPTED 2023-2031 HOUSING ELEMENT UPDATE.

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

Chair Penning opened the Public Hearing at 8:14 p.m., seeing as no one came forward, the Public Hearing was closed.

ACTION: It was moved by Commissioner Atwal and seconded by Vice Chair Boakye-Boateng that the Planning Commission of the City of Tracy adopt a resolution recommending that the City Council take the following actions:

> Waive the first reading by substitution of the title and introduce an ordinance adopting a new article, Article 18.5 Mixed Use Zone (MU-1), and revising an existing article, Article 35 Signs, of Chapter 10.08, Zoning Regulations, of Title 10, Planning and Zoning, of the Tracy Municipal Code (exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3)).

A roll call vote found Commissioner Atwal, Vice Chair Boakye-Boateng, Commissioner Chavez and Chair Penning in favor. Commissioner Strout absent. Passed and so ordered; 4-0-1-0.

5. REGULAR AGENDA

A. Staff recommends that the Planning Commission nominate one member and one alternate to serve on the General Plan Advisory Committee (GPAC).

Scott Claar, Planning Manager, presented the staff report and addressed questions from the Commission.

Chair Penning opened the Public Hearing at 8:20 p.m., seeing as no one came forward, the Public Hearing was closed.

ACTION: It was moved by Chair Penning and seconded by Commissioner Atwal that the Planning Commission of the City of Tracy nominate Chair Penning to serve as acting member on the General Plan Advisory Committee (GPAC).

A roll call vote found Commissioner Atwal, Vice Chair Boakye-Boateng, Commissioner Chavez and Chair Penning in favor. Commissioner Strout absent. Passed and so ordered; 4-0-1-0.

It was moved by Chair Penning and seconded by Commissioner Atwal that the Planning Commission of the City of Tracy nominate Vice Chair Boakye-Boateng to serve as an alternate on the General Plan Advisory Committee (GPAC).

A roll call vote found Commissioner Atwal, Vice Chair Boakye-Boateng, Commissioner Chavez and Chair Penning in favor. Commissioner Strout absent. Passed and so ordered; 4-0-1-0.

6. ITEMS FROM THE AUDIENCE

Alice English, Tracy resident, congratulated the commission and gave them her best wishes.

7. DIRECTOR'S REPORT

None.

8. ITEMS FROM THE COMMISSION

None.

9. ADJOURNMENT

ACTION: It was moved by Vice Chair Boakye-Boateng and seconded by Commissioner Chavez to adjourn. Voice vote found all in favor. Passed and so ordered, 4-0-1-0.

Time: 8:24 p.m.

_____
CHAIR

_____
STAFF LIAISON

This meeting's agenda was posted at the Tracy City Hall on April 2, 2026. The above are action minutes. A recording is available on the City's website.

PLANNING COMMISSION STAFF REPORT

Item No. 3.A

DATE	April 22, 2026
TITLE	Urban Air Adventure Park
LOCATION	2005 N. Tracy Boulevard (APN: 232-070-08)
APPLICATION TYPE	Conditional Use Permit (CUP26-0001)
CEQA STATUS	Categorically Exempt CEQA Guidelines Section 15301
PROJECT PLANNER	Christina Delgadillo (209) 831-6433 christina.delgadillo@cityoftracy.org

RECOMMENDATION

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

(1) Granting a Conditional Use Permit, Application Number CUP26-0001, to operate an indoor entertainment and active-play facility located at 2005 N. Tracy Boulevard, Assessor's Parcel Number 232-070-08 (exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, pertaining to existing facilities).

(2) Making a determination that the existing parking spaces are sufficient to serve the indoor entertainment and active-play facility.

The applicant is Anil Alluri, WW Nexus LLC, and the property owner is Save Mart Portfolio Owner NLP CA LLC.

PROJECT DESCRIPTION

Background

The project site is located at 2005 N. Tracy Boulevard. The subject property is an existing 44,870 square-foot tenant space and is a part of the McKinley Village shopping center that sits on the corner of Manor Court and North Tracy Boulevard. (Attachment A: Location Map). The project site is designated Commercial in the General Plan and zoned as Community Shopping (CS).

Proposed Project

The proposed Conditional Use Permit (Application Number CUP26-0001) would allow for the operation of an indoor entertainment and active-play facility. The facility would feature a variety of attractions including trampolines, slides, climbing walls, obstacle courses, dodgeball and other supervised adventure-based activities. The facility includes a café with food services available and a seating area as well as ten party rooms. A mezzanine will be added which will feature two offices and a meeting room. (Exhibit 3: Plan Set).

The proposed use would be entirely indoors with no amplified sound, or exterior events or activities. The hours of operation would be 10:00 AM to 8:00 PM on Monday through Thursday, 10:00 A.M. to 10:00 P.M. on Friday and Saturday, and 11:00 A.M. to 8:00 P.M on Sunday. The facility is intended for children ages 4 to 14, with accompanying parents and guardians. The facility will have approximately 60 trained employees. All attractions would be monitored by trained staff to ensure guest safety.

ANALYSIS

General Plan

The property has a General Plan land use designation of Commercial. This designation allows for a wide range of commercial uses. Goal LU-2 of the General Plan states to expand economic opportunities in Tracy, which includes job-generating businesses. The proposed use would create job opportunities as the business proposes to hire approximately 60 employees.

Conditional Use Permit

The proposed use of an indoor entertainment and active-play facility would be classified under Use Group 31, which includes recreation centers. This use group is a conditionally permitted use in the Community Shopping Zone. The proposed use would revitalize the shopping center. Planning Commission pursuant to Tracy Municipal Code Section 10.08.4290 will conduct a noticed public hearing and may approve the Conditional Use Permit if the materials, evidence, and testimony support the findings required for approval (Exhibit 1 - Findings).

Parking Determination

The McKinley Village shopping center currently has a total of 525 parking spaces, which is adequate to accommodate all retail and similar uses on the site. Parking requirements for an indoor entertainment or recreation center are not prescribed in the Tracy Municipal Code.

Tracy Municipal Code Section 10.08.3490 addresses parking requirements for uses not listed. This section states that when the parking requirements for a use are not specified in the Parking Ordinance, the parking requirements for such use shall be determined by the Planning Commission, based on the requirements for the most comparable use set forth in the requirements.

The applicant prepared a parking justification analysis to evaluate the parking demand for the project (Attachment B). The proposed tenant space is approximately 44,680 square feet. According to the parking analysis provided by the applicant, the maximum number of guests at peak times is anticipated to be approximately 400 people, based on information of guests during peak hours at other existing Urban Air Adventure Park facilities located throughout the state and the country.

The applicant's parking demand analysis also explained that operational data indicates that approximately 70% of guests are minors who do not drive and arrive in family groups or car pools. This means that only approximately 30% of the guests drive and park vehicles. Based on this information, the estimated parking demand is approximately 120 guests at peak times (30% of 400) plus 30 staff, which means the maximum parking demand is 150 parking spaces.

If a retail use was going in the same space, it would require 1 parking space per 250 square feet which equals 180 parking spaces. This means that the proposed use is expected to need less parking than would be required for a retail use. Based on the information provided, the Planning Commission could determine that the proposed use requires 1 parking space per 250 square feet, which is the same as retail and slightly more conservative than indicated by the analysis. If the Planning Commission makes this determination, that would mean that the on-site parking is sufficient to accommodate this proposed use.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, pertaining to existing facilities because the project involves no major exterior or interior changes to the existing structure that would require further environmental analysis.

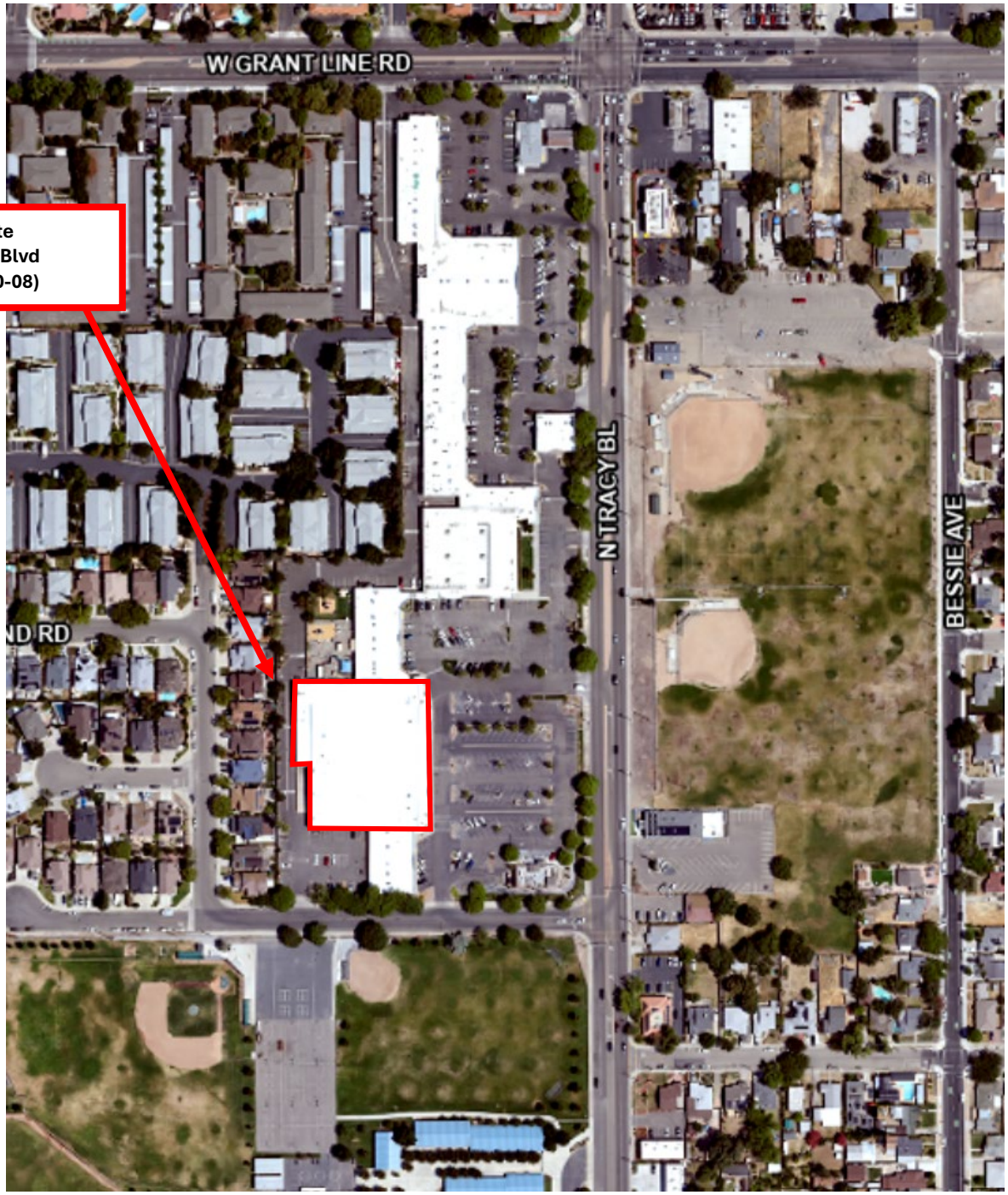
SUMMARY

The requested Conditional Use Permit (CUP26-0001) would allow for the operation of an indoor entertainment and active-play facility located at 2005 N. Tracy Boulevard. The requested parking determination would allow for the facility to operate with the existing parking spaces within the shopping center. Staff recommends approval of the project.

ATTACHMENTS

A – Location Map
B – Parking Justification Memorandum
C – Planning Commission Resolution:
    Exhibit 1 – Findings
    Exhibit 2 – Conditions of Approval
    Exhibit 3 – Plan Set

Attachment A



Project Site
2005 N Tracy Blvd
(APN 232-070-08)

N

PISTIL architecture

urbanAir ADVENTURE PARK

Apr 14, 2026

PARKING JUSTIFICATION MEMORANDUM

TO: City of Tracy Planning Department; Community Development Director

FROM: Project Applicant (Urban Air Adventure Park)

SUBJECT: Parking Justification for Conditional Use Permit CUP26-0001

PROJECT: Urban Air Adventure Park – Adaptive Reuse of 2681 N Tracy Blvd

---

The proposed Urban Air Adventure Park will occupy approximately 44,680 square feet within the existing shopping center. Based on typical operating characteristics of similar family entertainment centers, peak attendance is estimated at approximately 400 guests during weekend and evening hours. This estimate is based on typical peak conditions observed at comparable indoor recreation facilities of similar size, including trampoline parks and family entertainment centers, where attendance is driven by scheduled activities, birthday parties, and staggered admissions rather than continuous full occupancy.

Operational patterns indicate that approximately 70% of guests are minors who do not drive and typically arrive as part of family groups, carpools, or are dropped off. As a result, only an estimated 30% of guests generate parking demand. Based on a peak occupancy of 400 guests, this equates to approximately 120 guest-related vehicles, plus an estimated 30 staff vehicles, for a total peak parking demand of approximately 150 parking spaces.

For comparison, a retail use occupying the same 44,680 square foot space would require approximately 180 parking spaces based on a ratio of 1 space per 250 square feet. The proposed use is therefore expected to generate a lower parking demand than a comparable retail use, and the existing on-site parking supply is sufficient to accommodate the anticipated demand.

Attachment C

APPROVED AS TO FORM AND LEGALITY

_____
CITY ATTORNEY'S OFFICE

TRACY PLANNING COMMISSION

RESOLUTION 2026-_____

---

(1) GRANTING A CONDITIONAL USE PERMIT, APPLICATION NUMBER CUP26-0001, TO OPERATE AN INDOOR ENTERTAINMENT AND ACTIVE PLAY FACILITY LOCATED AT 2005 N. TRACY BOULEVARD, ASSESSOR'S PARCEL NUMBER 232-070-08 (EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301 PERTAINING TO EXISTING FACILITIES)

(2) MAKING A DETERMINATION THAT THE EXISTING PARKING SPACES ARE SUFFICIENT TO SERVE THE INDOOR ENTERTAINMENT AND ACTIVE PLAY FACILITY

WHEREAS, the City received an application for a Conditional Use Permit (CUP26-0001) to allow the operation of an indoor entertainment and active play facility, located at 2005 N. Tracy Boulevard (the "Project"); and

WHEREAS, the applicant has requested a determination that the existing parking within the shopping center is sufficient for the indoor entertainment and active play facility; and

WHEREAS, the subject site is designated Commercial in the Tracy General Plan and is zoned Community Shopping, where recreational centers are conditionally permitted under Use Group 31; and

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

WHEREAS, the applicant has submitted a parking justification analysis showing the existing parking spaces within the center will accommodate the proposed use; and,

WHEREAS, in accordance with Tracy Municipal Code Section 10.08.3490, the Planning Commission can approve a determination for parking requirements for uses not specifically set forth in the Parking Ordinances; and

WHEREAS, the Statement of Findings attached hereto as Exhibit 1, and incorporated by reference as if fully set forth herein, articulates the requisite findings and the evidentiary support for those findings; and

WHEREAS, the proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, which pertains to existing facilities because the project involves no major exterior or interior changes to the existing structure that would require further environmental analysis; and

WHEREAS, the Planning Commission conducted a public hearing to review and consider the applications on April 22, 2026; now, therefore, be it

RESOLVED: That the Planning Commission of the City of Tracy hereby determines, based on the evidence in the record and its own independent judgement, that the proposed project is categorically exempt from the California Environmental Quality Act pursuant to Guidelines Section 15301 (Existing Facilities) as the project involves no major exterior or interior changes to the existing structure that would require further environmental analysis; and be it

FURTHER RESOLVED: That the Planning Commission hereby determines that the proposed use of indoor entertainment and active play facility, as described in the project application, have a parking requirement of one parking space per 250 square feet of gross floor area, which means that the existing parking spaces within the shopping center are sufficient to serve the project; and be it

FURTHER RESOLVED: That the Planning Commission hereby grants a Conditional Use Permit (CUP26-0001) allowing the operation of an indoor entertainment and active play facility at 2005 N. Tracy Boulevard, based on the findings set forth in Exhibit 1 and subject to the Conditions of Approval contained in Exhibit 2.

* * * * * * * * * * * * * *

The foregoing Resolution 2026-_____ was adopted by the Planning Commission on April 22, 2026, by the following vote:

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

_____
CHAIR

ATTEST:

_____
STAFF LIAISON

Attachments:

Exhibit 1 – Findings
Exhibit 2 – Conditions of Approval
Exhibit 3 – Plan Set

CITY OF TRACY
CONDITIONAL USE PERMIT FINDINGS
APPLICATION NUMBER CUP26-0001

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

(a) That there are circumstances or conditions applicable to the land, structure, or use which make the granting of a use permit necessary for the preservation and enjoyment of substantial property right;

(b) That the proposed location of the conditional use is in accordance with the objectives of TMC Chapter 10.08 – Zoning Regulations and the purposes of the zone in which the site is located;

(c) That the proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to, or inharmonious with, properties or improvements in the vicinity; and

(d) That the proposed use will comply with each of the applicable provisions of TMC Chapter 10.08 – Zoning Regulations.

Therefore, the Planning Commission conducted a noticed public hearing on April 22, 2026, and upon its conclusion, makes the following requisite findings for a Conditional Use Permit based on consideration of the entire record of evidence, including, without limitation, the following:

(a) There are circumstances applicable to the use which make the granting of a use permit necessary for the preservation and enjoyment of substantial property right because the proposed use is not permitted unless the Planning Commission grants approval of a Conditional Use Permit as provided in Tracy Municipal Code, Chapter 10.08.2380 (b).

(b) The proposed location of the use and the conditions under which it would be operated or maintained is in accordance with the objectives of Tracy Municipal Code Chapter 10.08, and the purposes of the zone in which the site is located because the indoor entertainment facility is allowed in the Community Shopping Zone if a Conditional Use Permit is approved by the Planning Commission. The proposed use is compatible with other permitted uses in the Community Shopping Zone, such as daycares, other recreational uses, and offices. The use is consistent with the requirements and policies of the General Plan designation of Commercial, and the zoning designation of Community Shopping (CS), in which it is located.

(c) The project will not, under the circumstances of the particular case or as conditioned, be injurious or detrimental to the health, safety, or general welfare of persons or property in the vicinity of the proposed use, or to the general welfare of the City because the proposed use of a indoor entertainment facility will comply with the City of Tracy General Plan and any applicable requirements of Chapter 10.08 of the Tracy Municipal Code, including, but

not limited to Article 16 Community Shopping.

(d) The project will comply with each of the applicable provisions of Chapter 10.08 of the Tracy Municipal Code because subject to approval by the Planning Commission for a Conditional Use Permit, the proposed project will be required to comply with all applicable provisions including, but not limited to, the Tracy Municipal Code, the California Building Code, the City of Tracy Standards Plans, and the California Fire Code.

CITY OF TRACY
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
CONDITIONS OF APPROVAL

Urban Air Adventure Park
Conditional Use Permit, Application Number CUP26-0001
April 22, 2026

A. General Provisions and Definitions

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

The Project: A Conditional Use Permit to operate an indoor entertainment and active play facility located at 2005 N. Tracy Boulevard, Assessor's Parcel Number 232-070-08.

The Property: The real property located at 2005 N. Tracy Boulevard (APN: 232-070-08).

A.2. Definitions.

a. "Applicant" means any person, or other legal entity, defined as a "Developer".

b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed Engineer designated by the City Manager, or the Community and Economic Development Director, or the City Engineer to perform the duties set forth herein.

c. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, and the City's Design Documents (including the Standard Plans, Standard Specifications, and relevant Public Facility Master Plans).

d. "Community and Economic Development Director" means the Community and Economic Development Director of the City of Tracy Community and Economic Development Department, or any other person designated by the City Manager or the Community and Economic Development Director to perform the duties set forth herein.

e. "Conditions of Approval" shall mean the conditions of approval applicable to the project located at the Property, Application Number CUP26-0001. 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.

G. "Project" means the proposed indoor entertainment and active-play facility at 2005 N. Tracy Boulevard, Application Number CUP26-0001.

A.3. Compliance with submitted plans. Except as otherwise modified herein, the project shall be constructed in substantial compliance with the project plans received by the Community and Economic Development Department on April 2, 2026, to the satisfaction of the Community and Economic Development Director.

A.4. Payment of applicable fees. 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. Compliance with laws. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to:

- The Planning and Zoning Law (Government Code sections 65000, et seq.),
- The California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"),
- The Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines"),
- California Building Code, and
- California Fire Code

A.6. Compliance with City regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations, including, but not limited to, the Tracy Municipal Code (TMC), Standard Plans, and the City's Design Goals and Standards.

A.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.

A.8. The Developer shall comply with all applicable requirements of the San Joaquin County (SJC) Environmental Health Department (EHD), as described in the Conditions Letter dated February 9, 2026, to the satisfaction of SJC EHD.

A.9. Indemnification and Defense. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, claim, demand, lawsuit, action, proceeding, damage, liability, expense, judgment, attorney fees, litigation expenses, expert witness fees, court costs or any other costs arising out of or in any way related to this project approval, or the City's activities conducted pursuant to its processing and approval of this project approval, including any constitutional claim. Accordingly, to the fullest extent permitted by law and as a condition of this approval, the applicant and property owner, and its representative(s), or its successors shall defend (with counsel reasonably approved by the City), indemnify and hold harmless the City, Its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this project approval, or the City's activities conducted pursuant to its processing and approval of this project approval, including any constitutional claim. The applicant and property owner

further agree that the City may participate or direct the defense of any claim. The City's actions in defense of any claim shall not relieve the applicant or property owner of any obligation to indemnify, defend, and hold harmless the City. In the event of a disagreement between the City and the applicant or property owner regarding the defense of any claim, the City shall have the authority to control the litigation and make litigation decisions, including, but not limited to, the manner in which the defense is conducted. If the City reasonably determines that having common counsel presents such counsel with a conflict of interest, or if the applicant or property owner fail to promptly assume the defense of any claim or to promptly employ counsel reasonably satisfactory to the City, then the City may utilize the Office of the City Attorney or employ separate outside counsel to represent and defend the City, and the applicant or property owner shall pay the reasonable attorney's fees and costs of such counsel. The applicant and property owner, and its representative(s), or its successors shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

B. Planning Division Conditions

B.1. The Project shall be operated in substantial conformance with the project description and site plan/floor plan received by the Community and Economic Development Department on March 4, 2026, except as modified herein, to the satisfaction of the Community and Economic Development Director.

B.2. No Signs are approved as a part of this application. All signs for the intended use shall be reviewed under a separate sign permit application in accordance with Tracy Municipal Code standards.

B.3. Entertainment indoors. All entertainment activities shall be conducted solely within the building.

B.4. Amplifications of sounds. There shall be no exterior amplification of sound, noise, or music. All audio projects shall comply with Noise Control requirements contained in Article 9, Section 4.12 of the Tracy Municipal Code.

B.5. Visual Projections. There shall be no exterior visual projections, including, but not limited to televisions and screens.

C. Building Division Conditions

C.1. Prior to construction, applicant must submit construction documents, plans, specifications, and/or calculations to the Building Safety Division, which meet all requirements of Title 24 California Code of Regulations and City of Tracy Municipal Code, as applicable.

C.2. At the time of building permit application, the applicant shall provide plumbing fixtures based on the CPC as 2902.2.1 is not adopted.

C.3. At the time of building permit application, the applicant shall provide plans designed to meet the 2025 California Building Code.

C.4. At the time of building permit application, the applicant shall provide unlimited area requirements

per CBC 507.6 on the plan set.

C.5. Buildings and other structures whose primary occupancy is public assembly with an occupant load greater than 300 shall be classified as risk category III. CBC Table 1604.5

C.6. At the time of building permit application, the applicant shall provide an accessible route to connect the mezzanine to the first floor. CBC 11B-206.2.3.

D. South San Joaquin County Fire Authority (SSJFA) Conditions

D.1. Prior to construction or demolition of the location, applicant shall submit construction documents to the City of Tracy Building Division who will route them internally to South San Joaquin County Fire Authority for review and approval.

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

b. Separate submittals for the fire sprinkler system TI and, fire alarm system TI shall be listed on the cover sheet. Each separate submittal shall be submitted directly to SSJCFA for review and approval prior to installation.

c. 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 a building permit.

d. 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 2025 California Fire Code Appendix B.

e. The occupant Load located on CUP26-0001 has not officially been accepted by the Fire Code Official. When construction drawings are submitted, the Occupant Load will be reverified for code compliance at that time.

D.2. If the existing building does not have a Knox Box already, a Knoxx Box shall be required for this Project. Each tenant shall have keys placed in the Knox Box. The operator of the building shall immediately notify the Fire Authority and provide the new key when a lock is changed or rekeyed. The key to such shall be secured in the Knox Box.

D.3. Additional comments may occur upon submittal of construction documents.

2026.03.30 - Comments 03

Urban Air - Tracy CA

2005 N Tracy Blvd, Parcel Nº 23207008
Tracy, CA 95376

Project Summary

Project Name : Urban Air - Tracy CA

Project Address: 2005 N Tracy Blvd, Parcel Nº 23207008 Tracy, CA 95376

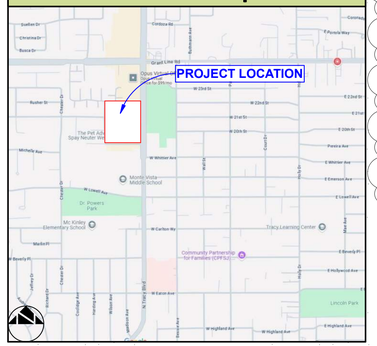
Zoning: C.S. COMMUNITY SHOPPING CENTER

Site Area: 190,400 SF

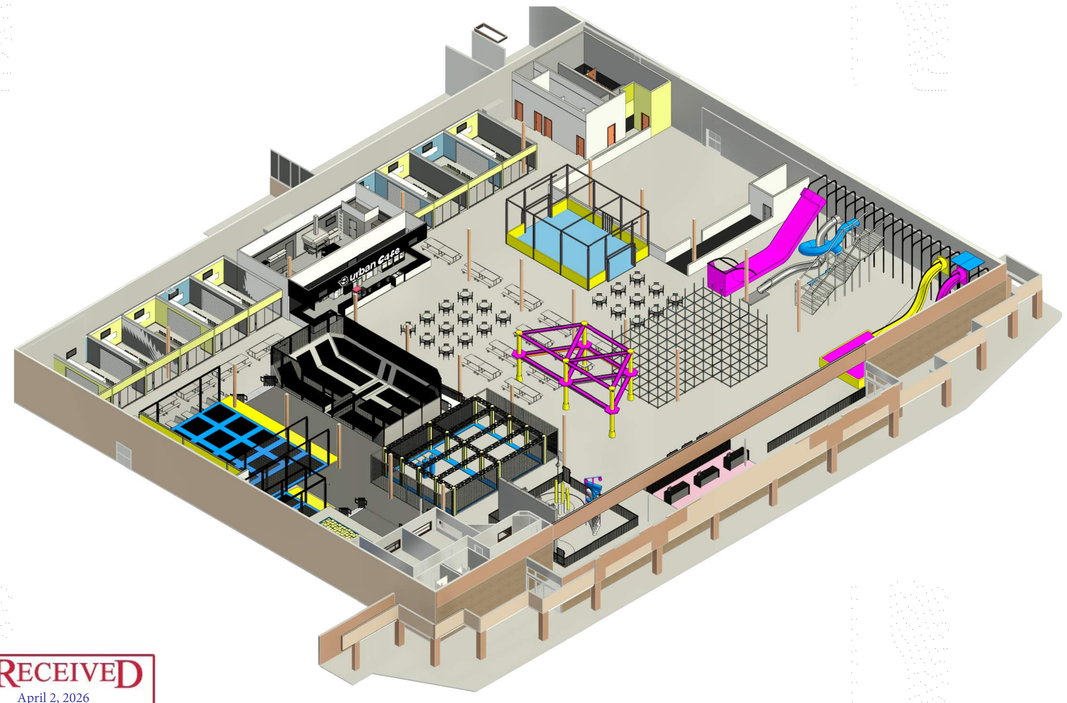
Project Scope:

A 47,422 sf tenant improvement of an existing commercial building. The tenant work includes preparation of an indoor recreation facility, Urban Air Adventure Park, with food service on site. The program will include a new cafe, restrooms, party rooms, office and attractions. The exterior work is limited to paint on the tenant's entrance.

Location Map



Vicinity Map



Applicable Codes

FILL CODE	
BUILDING CODE	2025 California Building Code
FIRE CODE	2025 California Fire Code
PLUMBING CODE	2025 California Plumbing Code
MECHANICAL CODE	2025 California Mechanical Code
ELECTRICAL CODE	2025 California Electrical Code
ENERGY CODE	2025 California Energy Code
STATE/FEDERAL CODES	
ACCESSIBILITY	Chapter 11B of the 2025 California Building Code
LOCAL ORDINANCE	Tracy Municipal Code

Code Review

Building Use / Occupancy			
Zoning		Community Shopping Center	
		Previous	**Proposed**
Land Use		Mercantile	Recreational Center
Occupancy Classification	*Ch. 3 - CBC*	M, S-2	A-3
Parking Calculation		520	520
Occupancy Load	*Table 1004 - CBC*	N/A	745
Building Construction			
Construction Type (Unchanged)	*Ch. 6 - CBC*	III-B (Fully Sprinklered)	
	Ch. 9 - CBC	**Allowed**	**Actual**
Building Height (Unchanged)		24' 11"	24' 11"
Number of Stories (Unchanged)		1	1
Sprinklers required (Unchanged)		Yes	
Building Area Limitations			
Aa= At + (NS x If)		**Allowed**	**Actual**
Area Limitation/Floor (At)	*Table 506.2 - CBC*	0	
Tabular allowable area for Non Sprinklered (NS)		0	
Frontage Area Increase Multiplier (If)		0 0	
Total Allowable Area		**0**	**0**

***CBC Section 507.7**

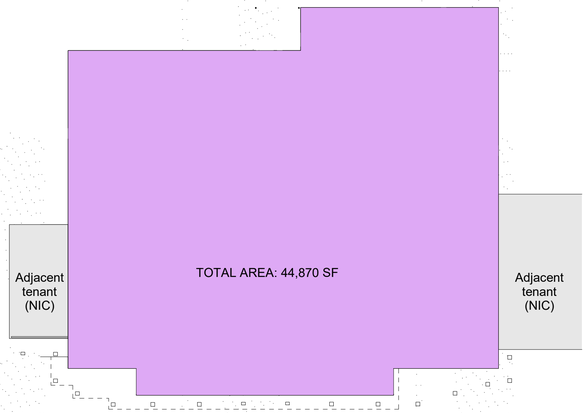
The project complies with CBC section 507.7. **UNLIMITED ALLOWABLE AREA**

Occupancy = Assembly A-3
Use Designation = Gymnasium
Land Use = Indoor Amusement

Construction Type: IIB
Sprinklered
No Stage

Plumbing Fixture Count

	MALE	FEMALE
PLUMBING OCCUPANT LOAD	373	372
Male WC Factor: 3 per 400 Female WC Factor: 8 per 400 Male LAV Factor 3 per 600 Female LAV Factor: 5 per 500	REQUIRED	PROVIDED
WATER CLOSETS	M: 4 W: 4	M: 8* W: 2*
LAVATORIES	M: 4 W: 4	M: 4 W: 4
*Family Restrooms fixtures will be considered in total count per code (P) 2902.2.1		
URINALS SUBSTITUTED FOR WATER CLOSETS	ALLOWED	PROVIDED
Urinal for Water Closet Substitution Factor: 0.67 %	4	2
DRINKING FOUNTAINS	REQUIRED	PROVIDED
Drinking Fountain Factor: 1 per 500	4	2
SERVICE SINKS	REQUIRED	PROVIDED
	1	3
OTHER NOTES / EXCEPTIONS	Water is provided to guests	



4 BOMA Area Plan
1" = 40'-0"

Sheet Index - CUP

Sheet Number	Sheet Name	Current Revision	Current Revision Date
A0.0	Cover Sheet	D	2026.03.30
A0.1	Site Plan	D	2026.03.30
A0.2	Floor Plan	A	2026.01.09
A0.3	Egress Plan	C	2026.03.03
A0.4	Exterior Elevations	B	2026.01.15
A0.5	Interior Perspectives	A	2026.01.09
A0.6	Exterior Perspectives	B	2026.01.15

General Notes - Cover

1. For all permits and licenses required. When required by code, work shall be inspected and approved by all authorities having jurisdiction.
2. Verify all existing conditions prior to the start of work. Proceeding with construction or demolition work will signify contractor's familiarity with existing conditions, acceptance of shell construction, and belief that no conditions exist which preclude execution of tenant improvements as specifically identified in the tenant improvement documents.
3. Include in base bid all work required in the way of demolition, temporary shoring, utility, and fire protection relocation, and/or abandonment, repair, renovation, etc., in order to complete new tenant improvements as specifically identified in the tenant improvement documents.
4. Any demolition or new construction work (subtractive or additive) related to, or impacting structural walls, slabs, foundations, framing, etc. Shall be done per explicit written instructions from a structural engineer licensed by the authority having jurisdiction.
5. Verify all dimensions and conditions in the field prior to commencing work. Contractor shall pay particular attention to any potential overhead clearance issues which would preclude the installation of ceilings to heights as noted in conjunction with electrical and mechanical systems located in or directly above ceiling plenum.
6. It is the general contractor's sole responsibility to coordinate the work between all trades. No additional cost or change order shall be entertained for failure by the general contractor to allow the work of one trade to adversely impact the work of other trades, when said conflict could have been reasonably identified prior to commencement of the work in question.
7. The contract documents are prescriptive in nature and are intended solely to convey design intent. Contractor shall be responsible for construction means and methods, including, but not limited to, preparation of shop drawings, field verification of critical dimensions, and coordination with manufacturer's/vendor's specific requirements/recommendations for product/equipment installation, and integration with adjacent work.
8. Architect/consultant review of submittals/shop drawings is for general conformance with design intent only. It is the general contractor's responsibility to verify dimensions, quantities, or to specifically bring to the architect's attention any item noted on submittal or shop drawings which is at variance with the contract documents. The architect's "review" of any submittal or shop drawing shall not be construed to be an explicit approval of any variance not specifically identified as such on submittal, or otherwise brought to the architect's attention in writing.
9. If not existing, or unless directed otherwise, insulation shall be provided at roof and walls with an associated R-value required to achieve applicable envelope compliance as determined by the authority having jurisdiction. All insulation, including associated facings, shall meet all code required ratings for flame spread and smoke development. All exposed insulation to be F.S.K. faced.
10. Interior wall and ceiling finishes must comply with class A fire/smoke development in spaces leading to an exit and enclosed corridors, and class A in offices. Submit records and documentation of materials fire/smoke development classification at submittal phase and for the owner's close out records.
11. Any penetrations through fire-resistive rated construction shall be thoroughly sealed and/or protected by product(s) and/or system(s) compatible to said construction, and able to achieve and maintain the fire-resistive performance as required by applicable codes and authorities having jurisdiction. Fire caulking shall be performed and certified by a single source contractor for penetrations of structural, mechanical, electrical and architectural elements.
12. Corridors and exit paths shall have egress lighting with emergency power back-up supply. Refer to the life safety plan, floor plan and lighting plan.
13. Blocking, appropriate to the load(s) being supported, shall be provided at all wall and ceiling mounted fixtures and equipment. Blocking provided thus shall be metal or fire retardant-treated wood, unless specifically noted otherwise.
14. Take all necessary precautions to protect existing work to remain.
15. Always provide and maintain free and clear means of egress from working/ occupied areas during demolition and construction
16. Details, notes, and finishes shall be applicable at all typical, similar conditions whether specifically referenced in all places.
17. Provide escutcheon or plate at each pipe penetration at wall surface.
18. At time of rough installation, or during storage on the construction site, and until final start-up of the heating and cooling equipment, all ducts and other air distribution devices shall be covered by means acceptable to the authorities having jurisdiction to reduce dust and debris accumulation. Contractor shall reference SMACNA IAQ guidelines for best practices.
19. No part of these documents supersedes the other. Any discrepancies require clarification from the architect.
20. All disciplines are referenced to each other. Any discrepancies require clarification from the architect.
21. Structural integrity shall not be compromised due to unforeseen conflicts with pipe, duct or conduit.
23. Alternate products that are identified shall be priced separately. Pricing shall include product and installation costs for inclusion into the contract if selected by the owner.

RECEIVED
April 2, 2026
City of Tracy
Community and Economic Development

PISTIL

Pistil Architects LLC
PM: Fernanda Martinez
(817) 213 6488
www.pistilconsortia.com

Urban Air - Tracy CA
2005 N Tracy Blvd, Parcel Nº 23207008
Tracy, CA 95376

Landlord:
Save Mart Portfolio Owner NLP CA LLC &
Save Mart Portfolio Owner NLP NV LLC
Save Mart Supermarkets LLC ,1800
Standiford Avenue
Modesto, CA 95350

Tenant:
URBAN AIR (WW NEXUS LLC)
2005 N Tracy Blvd., TRACY CA 95376
Anil Alluri
anil.alluri@wealthwaveinvestments.net

Architect:
Pistil Consortia LLC
600 Parker Square, Suite 280E
Flower Mound, TX 75028
817.213.6488
Contact: Fernanda Martinez
fernanda@pistilconsortia.com

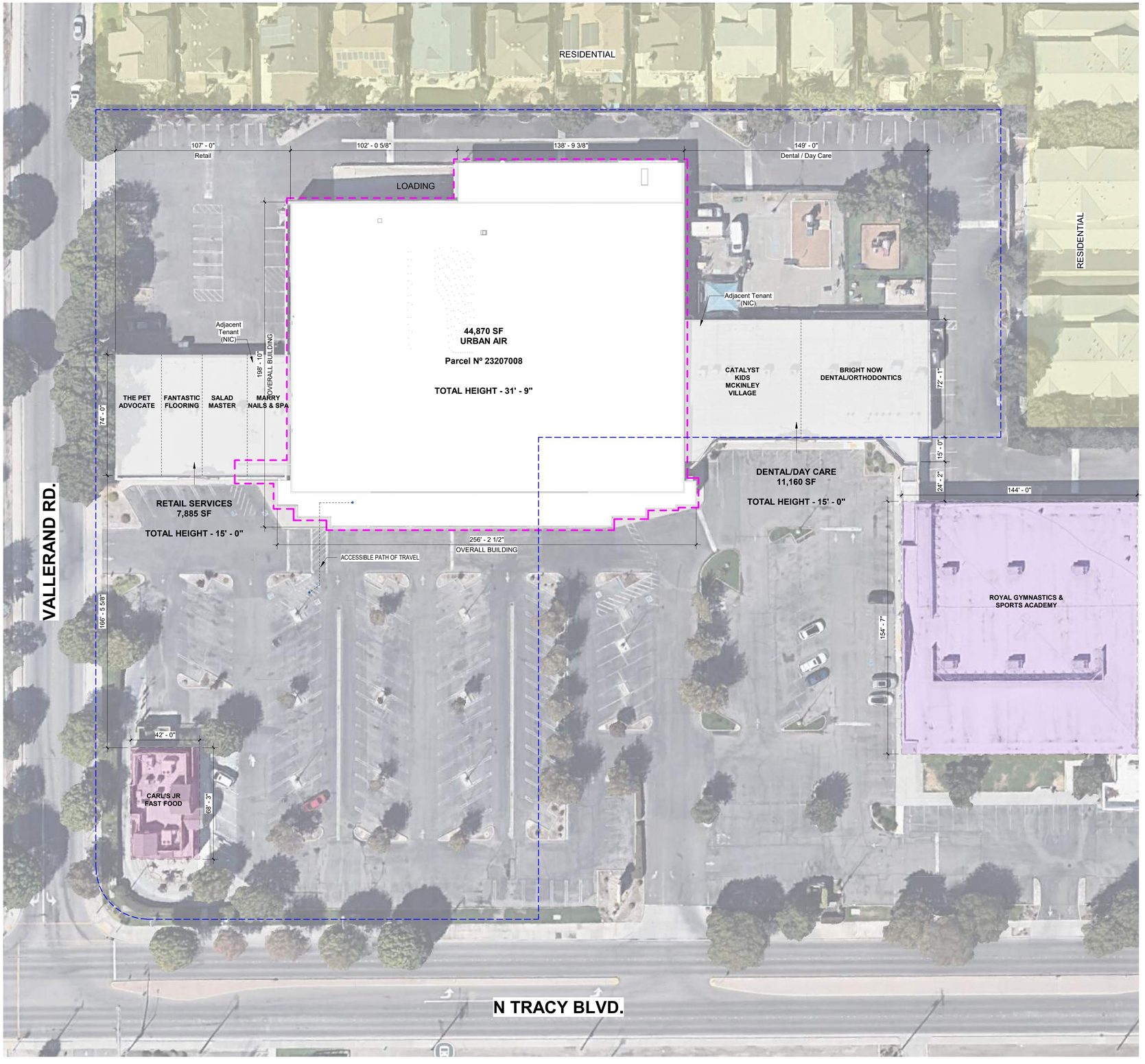
Under development
Not for construction

No.	Description	Date
D	Comments 03	2026.03.30
C	Comments 02	2026.03.03
B	Comments 01	2026.01.15
A	CUP Submission	2026.01.09

DRAWN BY: Jimena Seoane
CHECKED BY: Fernanda Martinez
PROJ. NO: 24-119
COPYRIGHT PISTIL CONSORTIA LLC 2025 ©

Cover Sheet

A0.0



1 Parking Plan
1" = 30'-0"

General Notes - Site Plan

1 Project area is limited to scope of work boundary line. All other site items shown are NIC and shown for reference only unless noted otherwise.

2 Parking calculations are shown for accessibility requirements, code compliance and parking performance standards. The overall site should be assessed and is considered shared parking amongst the several buildings. All parking on site at a minimum meets the requirements as set forth in the <@Franco to provide Ordinance>.

3 The landlord is responsible for all site improvements as per the LOI. Refer to the final signed lease agreement for coordination of work. Contact the landlord.

Legend - Site Plan

- Ex. Property Line
- Scope of Work Boundary Line
- Existing Asphalt Paving
- Existing sidewalk
- Existing Landscape
- Existing Tree
- 0 — Parking Count Tag
- Accessible Parking
- Accessible Path of Travel
- Exit

Parking Calculations

Code of Ordinances
City of Tracy, CA

Parking and Loading Requirements Per Chapter 10.08, Article 26 – Off-Street Parking Requirements
Zone: (Commercial, General)
Land Use: Recreation and Amusement

Specific Use	Parking Ratio Required
Assembly Spaces	1 per 60 sf

Total Area of Assembly space: 23,818 sf

Total Required Parking for Urban Air:	**397 Spaces**
Total Existing Parking provided (Entire Shopping Cener):	**535 Spaces**
Parking Within Immediate Project Area (for reference only):	**310 Spaces**

The proposed project does not meet the minimum parking requirement within the immediate project area. A parking reduction is requested based on the shared parking availability within the overall shopping center (535 spaces) and the anticipated parking demand characteristics of the proposed use. Supporting documentation is provided under separate submittal.

Parking within the shopping center is shared among all tenants, and no spaces are exclusively assigned.

D

All the distances shown below are measured from each facade of the building to the corresponding side of the property line.

Ex. Easement	Distance (feet)
Front	Min= 529' - 8" / Max = 595' - 6"
Rear	65' - 5"
East Side	Min= 567' - 3" / Max = 579' - 5"
West Side	Min= 124' - 7" / Max = 183' - 11"

PISTIL

Pistil Architects LLC

PM: Fernanda Martinez
(817) 213 6488

www.pistilconsortia.com

urban Air ADVENTURE PARK

Urban Air - Tracy CA

2005 N Tracy Blvd, Parcel Nº 23207008
Tracy, CA 95376

Landlord:
Save Mart Portfolio Owner NLP CA LLC &
Save Mart Portfolio Owner NLP NV LLC
Save Mart Supermarkets LLC ,1800 Standiford Avenue
Modesto, CA 95350

Tenant:
URBAN AIR (WW NEXUS LLC)
2005 N Tracy Blvd., TRACY CA 95376
Anil Alluri
anil.alluri@wealthwaveinvestments.net

Architect:
Pistil Consortia LLC
600 Parker Square, Suite 280E
Flower Mound, TX 75028
817.213.6488
Contact: Fernanda Martinez
fernanda@pistilconsortia.com

Under development
Not for construction

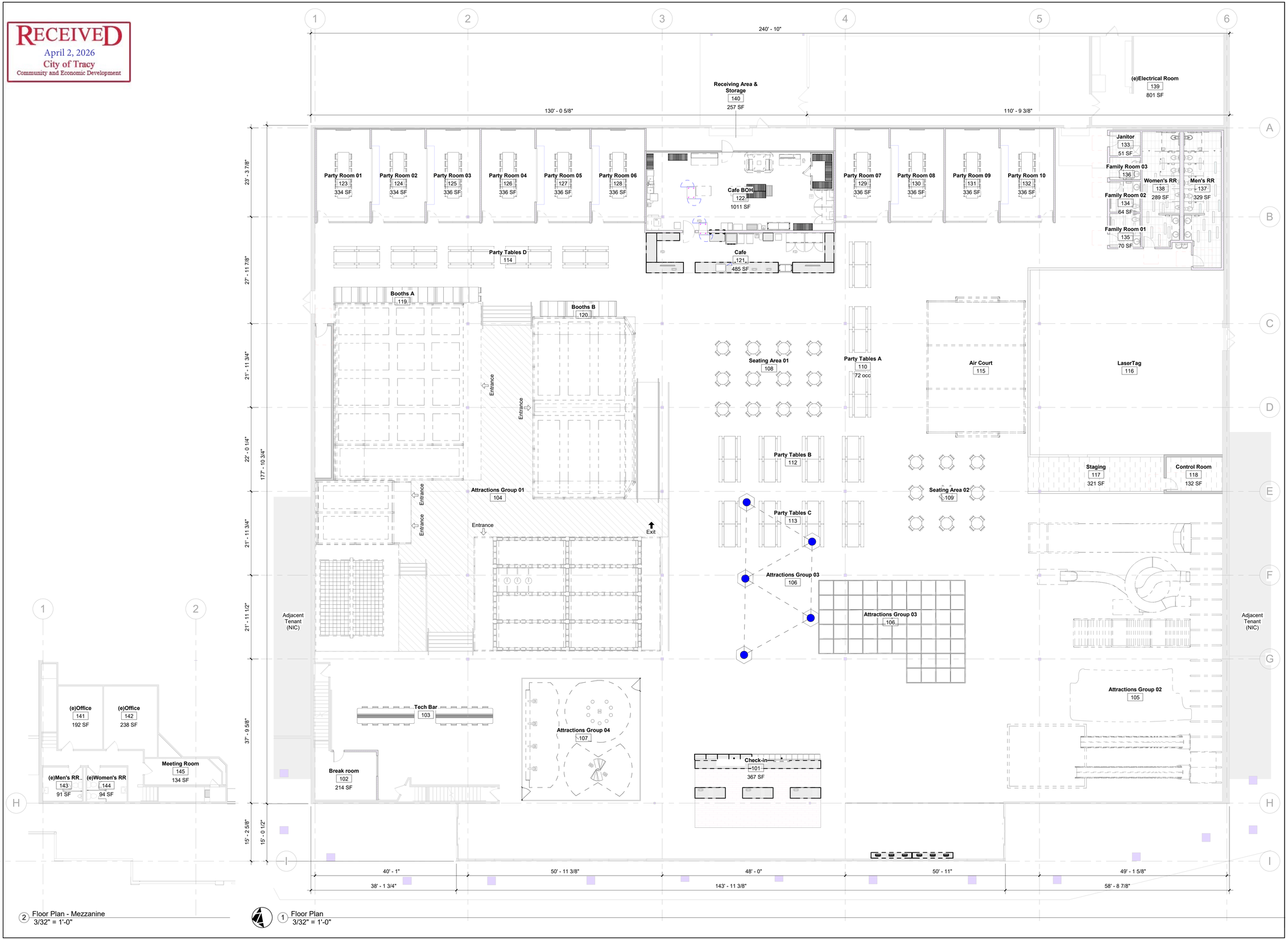
No.	Description	Date
D	Comments 03	2026.03.30
B	Comments 01	2026.01.15
A	CUP Submission	2026.01.09

DRAWN BY:
CHECKED BY: Fernanda Martinez
PROJ. NO: 24-119
COPYRIGHT PISTIL CONSORTIA LLC 2025 ©

Site Plan

A0.1 B

RECEIVED
April 2, 2026
City of Tracy
Community and Economic Development



2 Floor Plan - Mezzanine
3/32" = 1'-0"

1 Floor Plan
3/32" = 1'-0"

PISTIL

Pistil Architects LLC

PM: Fernanda Martinez
(817) 213 6488

www.pistilconsortia.com

urban Air ADVENTURE PARK

Urban Air - Tracy CA

2005 N Tracy Blvd, Parcel Nº 23207008
Tracy, CA 95376

Landlord:
Save Mart Portfolio Owner NLP CA LLC &
Save Mart Portfolio Owner NLP NV LLC
Save Mart Supermarkets LLC ,1800 Standiford Avenue
Modesto, CA 95350

Tenant:
URBAN AIR (WW NEXUS LLC)
2005 N Tracy Blvd., TRACY CA 95376
Anil Alluri
anil.alluri@wealthwaveinvestments.net

Architect:
Pistil Consortia LLC
600 Parker Square, Suite 280E
Flower Mound, TX 75028
817.213.6488
Contact: Fernanda Martinez
fernanda@pistilconsortia.com

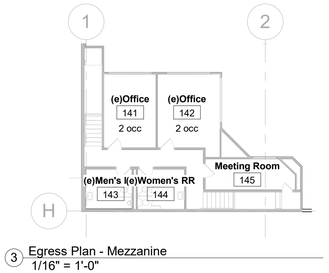
Under development
Not for construction

No.	Description	Date
A	CUP Submission	2026.01.09

DRAWN BY: Jimena Seoane
CHECKED BY: Fernanda Martinez
PROJ. NO: 24-119
COPYRIGHT PISTIL CONSORTIA LLC 2025 ©

Floor Plan

A0.2



3 Egress Plan - Mezzanine
1/16" = 1'-0"

Accessible Seating

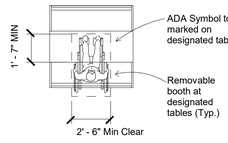
At least 5%, but not less than 1 of the dining surfaces shall be accessible. Accessible seating shall be identified by a sign or a marker.

4 Tables x 24" = 96" / 24" = 4 * 0.05 = 1

1 Tables x 96" = 48" / 24" = 2 * 0.05 = 1

5 Tables x 48" = 480" / 24" = 20 * 0.05 = 1

Total Accessible Tables Required: 3



Occupant Load Calculation

Room #	Room Name	Function of Space	Area	Occ. Load Factor	Load
100	(e) Vestibule	A3	212 SF	---------	
101	Check-in	A3: Fixed - Standing	367 SF	---------	8
102	Break room	B: Business	214 SF	150 SF	2
103	Tech Bar	A3: Fixed - Tables and Chairs	181 SF	---------	20
104	Attractions Group 01	A3: Fixed - Game	7,697 SF	----------	41
105	Attractions Group 02	A3: Fixed - Game	3,084 SF	----------	10
106	Attractions Group 03	A3: Fixed - Game	1,302 SF	---------	27
107	Attractions Group 04	A3: Fixed - Game	1,003 SF	----------	9
108	Seating Area 01	A3: Fixed (tables and chairs)	573 SF	---------	48
109	Seating Area 02	A3: Fixed (tables and chairs)	420 SF	----------	36
110	Party Tables A	A3: Fixed - Tables and Chairs	261 SF	---------	72
112	Party Tables B	A3: Fixed (tables and chairs)	452 SF	---------	96
113	Party Tables C	A3: Fixed (tables and chairs)	456 SF	----------	96
114	Party Tables D	A3: Fixed (tables and chairs)	408 SF	----------	60
115	Air Court	A3: Fixed - Game	930 SF	----------	10
116	LaserTag	A3: Fixed - Game	2,445 SF	----------	30
117	Staging	A3: Fixed - Game	321 SF	----------	2
118	Control Room	A3: Fixed - Game	132 SF	----------	1
119	Booths A	A3: Fixed (tables and chairs)	153 SF	----------	24
120	Booths B	A3: Fixed (tables and chairs)	80 SF	----------	14
121	Cafe	Kitchen, Commercial	485 SF	200 SF	3
122	Cafe BOH	Kitchen, Commercial	1,011 SF	200 SF	6
123	Party Room 01	A3: Fixed (tables and chairs)	334 SF	----------	12
124	Party Room 02	A3: Fixed (tables and chairs)	334 SF	----------	12
125	Party Room 03	A3: Fixed (tables and chairs)	336 SF	----------	12
126	Party Room 04	A3: Fixed (tables and chairs)	336 SF	----------	12
127	Party Room 05	A3: Fixed (tables and chairs)	336 SF	----------	12
128	Party Room 06	A3: Fixed (tables and chairs)	336 SF	----------	12
129	Party Room 07	A3: Fixed (tables and chairs)	336 SF	----------	12
130	Party Room 08	A3: Fixed (tables and chairs)	336 SF	----------	12
131	Party Room 09	A3: Fixed (tables and chairs)	336 SF	----------	12
132	Party Room 10	A3: Fixed (tables and chairs)	336 SF	----------	12
133	Janitor	Storage, Stock, Shipping Area	51 SF	----------	1
134	Family Room 02	A3: Restoom	64 SF	0 SF	
135	Family Room 01	A3: Restoom	70 SF	0 SF	
136	Family Room 03	A3: Restoom	48 SF	0 SF	
137	Men's RR	A3: Restoom	329 SF	0 SF	
138	Women's RR	A3: Restoom	289 SF	0 SF	
139	(e)Electrical Room	Mechanical Equipment Room	801 SF	300 SF	3
140	Receiving Area & Storage	Storage, Stock, Shipping Area	257 SF	300 SF	1
141	(e)Office	Business Areas	192 SF	150 SF	2
142	(e)Office	Business Areas	238 SF	150 SF	2
143	(e)Men's RR	A3: Restoom	91 SF	0 SF	
144	(e)Women's RR	A3: Restoom	94 SF	0 SF	
145	Meeting Room	Business Areas	134 SF	150 SF	1
					745

EXIT SIGNAGE - Mountain location and height:

Tactile exit signs shall be located on the wall adjacent to the latch. Where there is no wall space on latch side, signs shall be placed on the nearest adjacent wall, preferable on the right. Mounting height shall be 48 inches min. A.F.F measured from the baseline of the lowest braille cells and 60" max. A.F.F. measured from the baseline of the heighest line of raised characters per 11B-703.4.1 2022 C.B.C. mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects or standing within the swing of a door. signs containing tactile characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and a 45 degree open position per section 11B-703.4.2 2022 C.B.C.

Tactile Exit Signage

Tactile exit signs per section 1011.4 w/characters, symbols & theires background having a non-glare finish & contrasting color. Signs shall be contracted grade 2 braille per CBC Section 11B-703.3 W/the following words as indicated: "Exit" & "Exit Route".

EX = Exit Route EX1 = Exit Route

Minimum 5/8" tall character raised off their background 1/32" per sections 11B-703.2.1 2022 C.B.C Typ.

Contracted (Grade 2) Braille per section 11B-703.3, 2022 C.B.C Typ.

Braille Exit Route Sign that complies with 2022 CBC Section 11B-703.2 Typ.

Note: Applies to all mounted signs per 2022 CBC Section 11B-703.4

Signs with raised characters and braille shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest line of braille and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the heighest line of raised characters.

General Notes - Life Safety

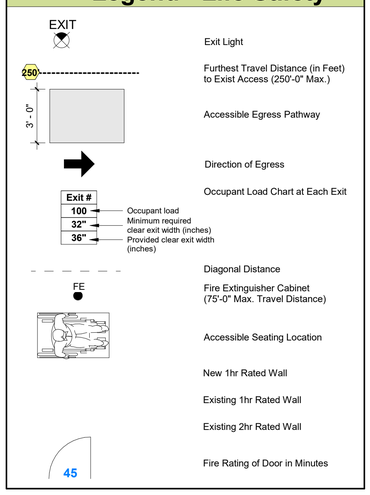
1 Automatic sprinkler system to be provided throughout.
2 Portable fire extinguishers to be provided per building code section 3309 (during construction) and section 906.
3 Provide fire extinguishers within travel distance of 75'-0". Relocate the landlord provided fire extinguishers if acceptable by Fire Marshal.
4 Distance to exit pathways are based on the tenant attractions plan as well as the FFE plan and are intended to demonstrate the general range of lengths for potential egress routes.
5 Any penetrations through fire-resistive rated construction shall be thoroughly sealed and/or protected by product(s) and/or system(s) compatible to said construction, and able to achieve and maintain the fire-resistive performance as required by applicable codes and authorities having jurisdiction. Fire caulking shall be performed and certified by a single source contractor for penetrations of structural, mechanical, electrical and architectural elements.
6 All insulation and associated facings shall meet all required code ratings for flame spread and smoke development.
7 Exit lights and emergency lighting - refer to electrical drawings for all locations. Life Safety plans illustrate limited locations.
8 Paint emergency lights and fire alarm devices to match adjacent construction as permitted by fire marshall.
9 Corridors and exit paths shall have egress lighting with emergency power back-up supply. Refer to the electrical lighting plan.
10 Egress paths shown do not indicate recommended or planned means of egress, but are intended to illustrate the path from a space within the allowable travel distance to exit.
11 Paint all exposed gas lines per local ordinances and codes.
12 Provide knox box(es) in locations as required by the Fire Marshal.
13 The Fire Alarm and Fire Sprinkler system plans to be reviewed with the Fire Marshal prior to construction.
14 Occupant load in A-3: Attractions occupant load shall be approved by the Fire Code Official. The attractions have a footprint that is not completely occupied and require a unique occupant load based on the unique function of each attraction. Refer to the exception in section 1004.5.
15 Occupant load A-3: Seating is determined by the actual seat count and the count determined in section 1004.6.

Occupant Load Factor

(CBC - Table 1004.5)

Function of Space	Occ. Load Factor
Assembly w/o Fixed Seats - Standing space	5 SF per occupant
Assembly w/o Fixed Seats -Unconcentrated (tables and chairs)	15 SF per occupant
Assembly queueing lines	5 SF net per occupant
Business Areas	150 SF gross per occupant
Kitchen, Commercial	200 SF gross per occupant
Locker Room	50 SF gross per occupant
Mechanical Equipment Room	300 SF gross per occupant
Storage, Stock, Shipping Area	300 SF gross per occupant

Legend - Life Safety



Means of Egress Calculations

Occupant Load (IBC - 1004)
(IBC - 1004.5)

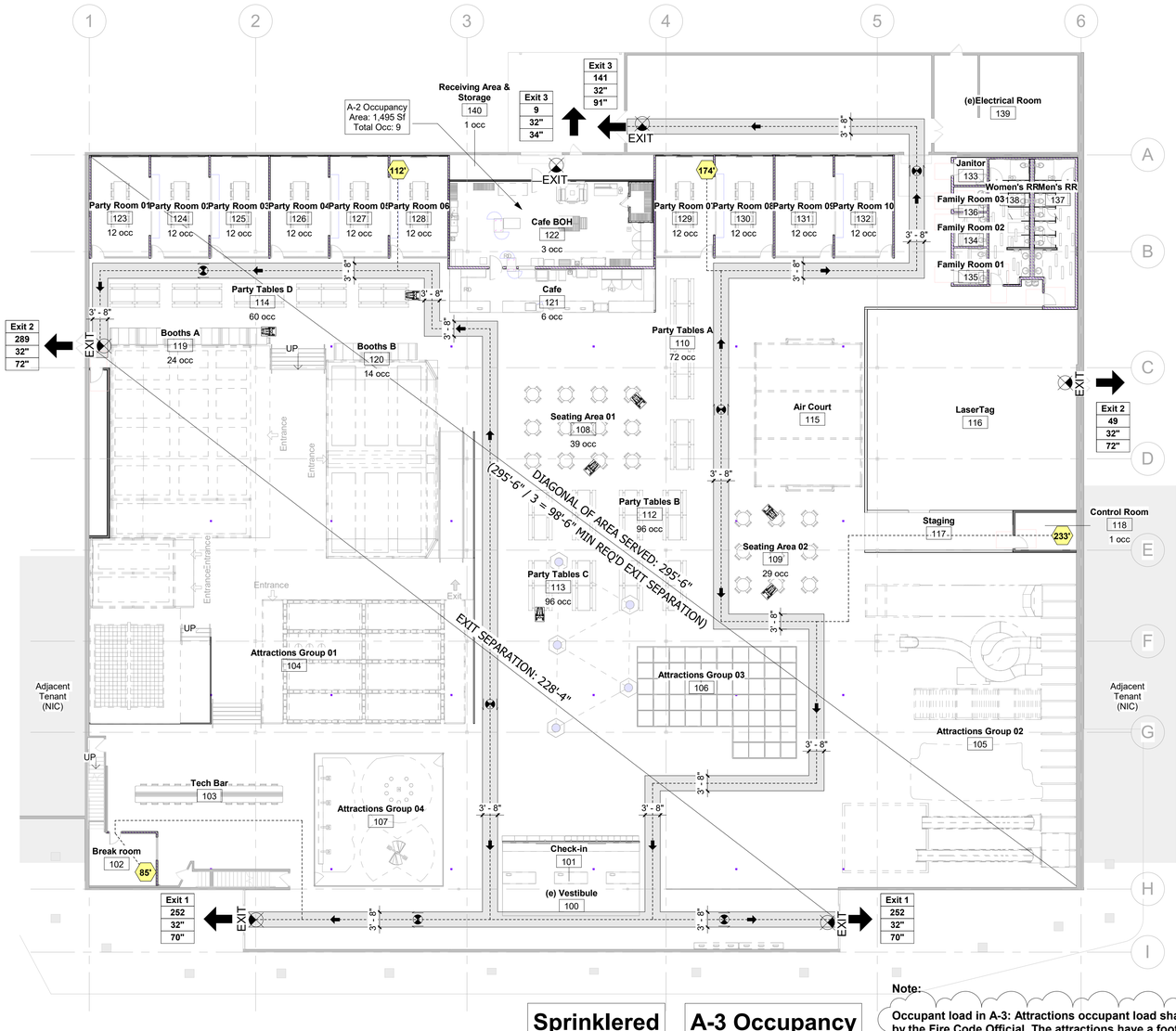
Total Occupancy Load **745 Occupants**

Required Exit Width (IBC - 1005)

Total Occupancy Load 745 Occupants
Means of Egress Capacity Factor (IBC - 1005.3.2) 0.15 per occupant
Exit Total Width Required: (745 Occupants * 0.15) 112"
Actual Total Exit Width Provided: Exit #1: 140" + Exit #2: 144" + Exit #3: 125"
Total Provided: 529"

Exit Access Travel Distance (IBC - 1017)

Maximum Travel Distance to an Exit:
A Occupancy with Sprinkler System = 250' - 0" Allowed
A-3 Occupancy = 248' shown



Sprinklered

A-3 Occupancy Area: 44,870 Sf Total Occ: 745

Note:

Occupant load in A-3: Attractions occupant load shall be approved by the Fire Code Official. The attractions have a footprint that in not completely occuped and requires a unique occupant load per the unique function as said attraction. Refer to the exception in section 1004.5.

Occupant load in A-3: Seating is determined by the actual seat count and the count determined in section 1004.6.

1 Egress Plan
1/16" = 1'-0"

PISTIL

Pistil Architects LLC

PM: Fernanda Martinez
(817) 213 6488

www.pistilconsortia.com

urban Air ADVENTURE PARK

Urban Air - Tracy CA

2005 N Tracy Blvd, Parcel Nº 23207008
Tracy, CA 95376

Landlord:
Save Mart Portfolio Owner NLP CA LLC &
Save Mart Portfolio Owner NLP NV LLC
Save Mart Supermarkets LLC ,1800 Standiford Avenue
Modesto, CA 95350

Tenant:
URBAN AIR (WW NEXUS LLC)
2005 N Tracy Blvd., TRACY CA 95376
Anil Alluri
anil.alluri@wealthwaveinvestments.net

Architect:

Pistil Consortia LLC
600 Parker Square, Suite 280E
Flower Mound, TX 75028
817.213.6488
Contact: Fernanda Martinez
fernanda@pistilconsortia.com

Under development
Not for construction

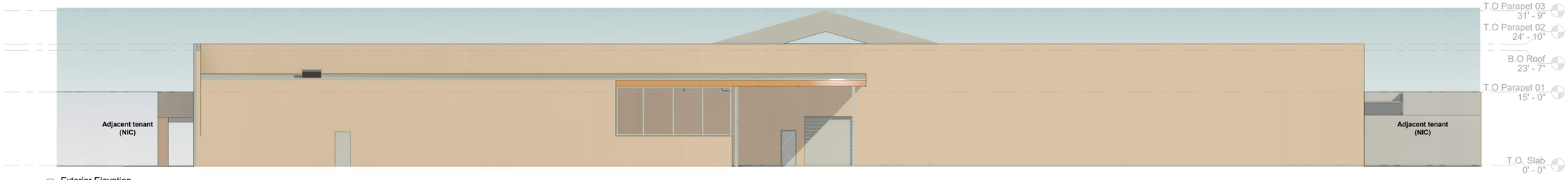
No.	Description	Date
C	Comments 02	2026.03.03
A	CUP Submission	2026.01.09

DRAWN BY: Jimena Seoane
CHECKED BY: Fernanda Martinez
PROJ. NO: 24-119
COPYRIGHT PISTIL CONSORTIA LLC 2025 ©

Egress Plan

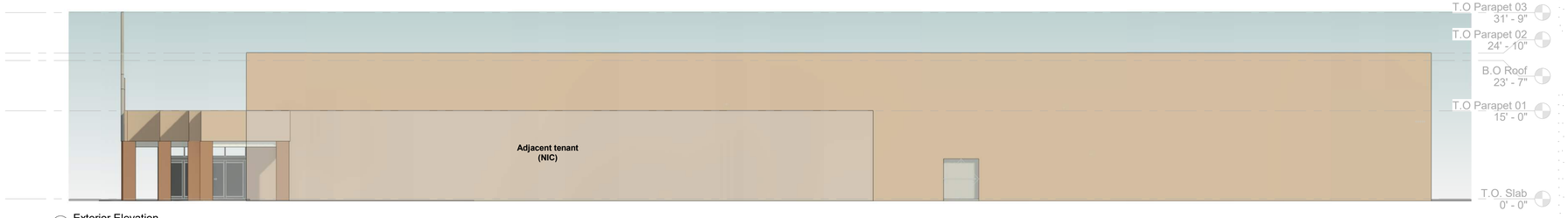
A0.3

1 Front Facade
3/32" = 1'-0"



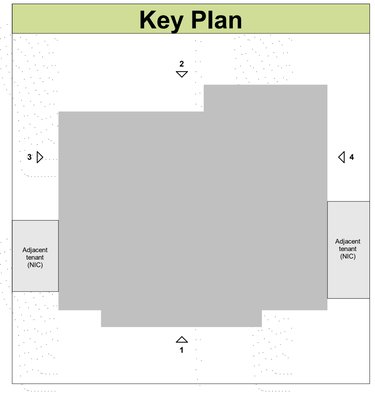
2 Exterior Elevation
3/32" = 1'-0"

3 A0.4 - Exterior Elevation
3/32" = 1'-0"



4 Exterior Elevation
3/32" = 1'-0"

Key Plan



PISTIL

Pistil Architects LLC

PM: Fernanda Martinez
(817) 213 6488

www.pistilconsortia.com

urban Air ADVENTURE PARK

Urban Air - Tracy CA

2005 N Tracy Blvd, Parcel Nº 23207008
Tracy, CA 95376

Landlord:
Save Mart Portfolio Owner NLP CA LLC &
Save Mart Portfolio Owner NLP NV LLC
Save Mart Supermarkets LLC ,1800 Standiford Avenue
Modesto, CA 95350

Tenant:
URBAN AIR (WW NEXUS LLC)
2005 N Tracy Blvd., TRACY CA 95376
Anil Alluri
anil.alluri@wealthwaveinvestments.net

Architect:
Pistil Consortia LLC
600 Parker Square, Suite 280E
Flower Mound, TX 75028
817.213.6488
Contact: Fernanda Martinez
fernanda@pistilconsortia.com

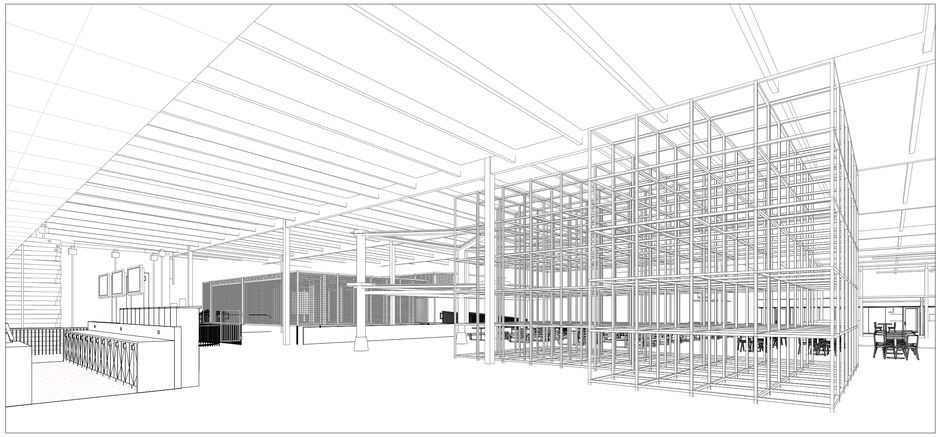
Under development
Not for construction

No.	Description	Date
B	Comments 01	2026.01.15
A	CUP Submission	2026.01.09

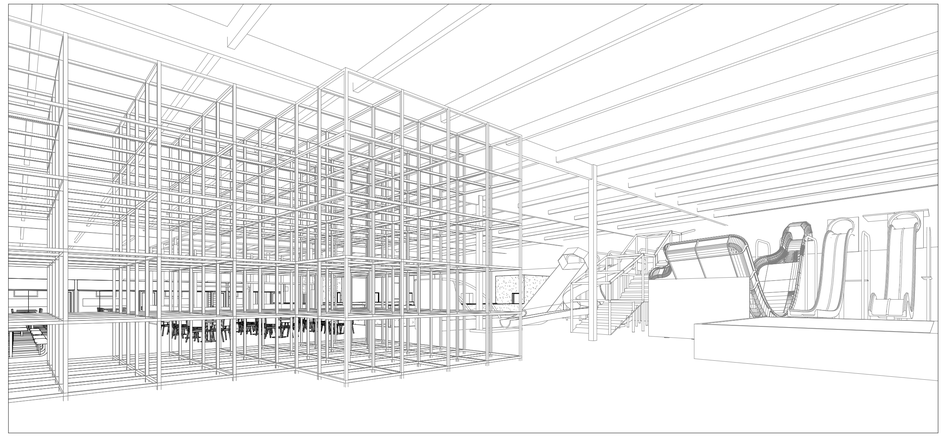
DRAWN BY: Jimena Seoane
CHECKED BY: Fernanda Martinez
PROJ. NO: 24-119
COPYRIGHT PISTIL CONSORTIA LLC 2025 ©

Exterior Elevations

B
A0.4



1 3D Illustration

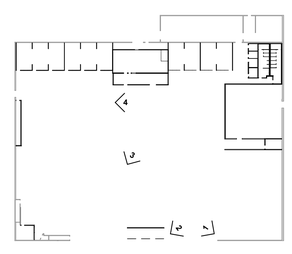


2 3D Illustration

3 3D Illustration

4 3D Illustration

Key Plan



PISTIL

Pistil Architects LLC

PM: Fernanda Martinez
(817) 213 6488

www.pistilconsortia.com

urban Air ADVENTURE PARK

Urban Air - Tracy CA

2005 N Tracy Blvd, Parcel Nº 23207008
Tracy, CA 95376

Landlord:
Save Mart Portfolio Owner NLP CA LLC &
Save Mart Portfolio Owner NLP NV LLC
Save Mart Supermarkets LLC ,1800 Standiford Avenue
Modesto, CA 95350

Tenant:
URBAN AIR (WW NEXUS LLC)
2005 N Tracy Blvd., TRACY CA 95376
Anil Alluri
anil.alluri@wealthwaveinvestments.net

Architect:
Pistil Consortia LLC
600 Parker Square, Suite 280E
Flower Mound, TX 75028
817.213.6488
Contact: Fernanda Martinez
fernanda@pistilconsortia.com

Under development
Not for construction

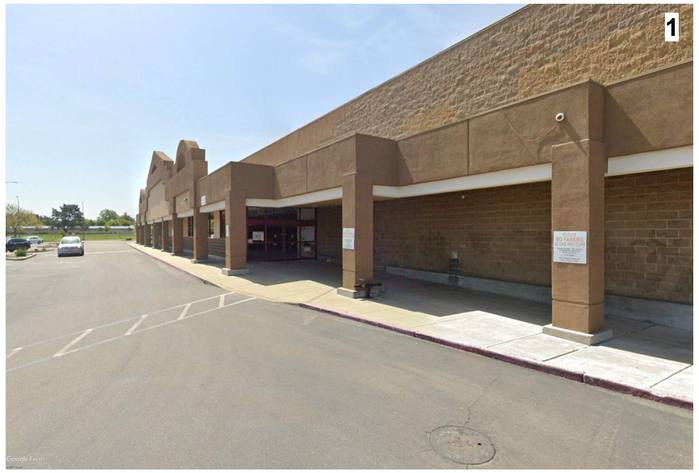
No.	Description	Date
A	CUP Submission	2026.01.09

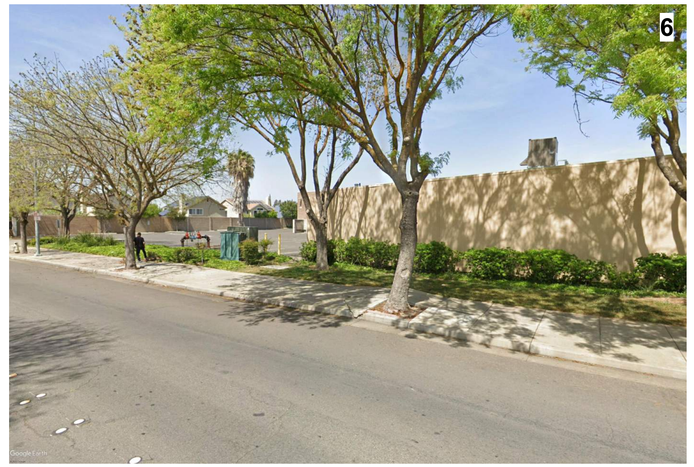
DRAWN BY: Jimena Seoane
CHECKED BY: Fernanda Martinez
PROJ. NO: 24-119

COPYRIGHT PISTIL CONSORTIA LLC 2025 ©

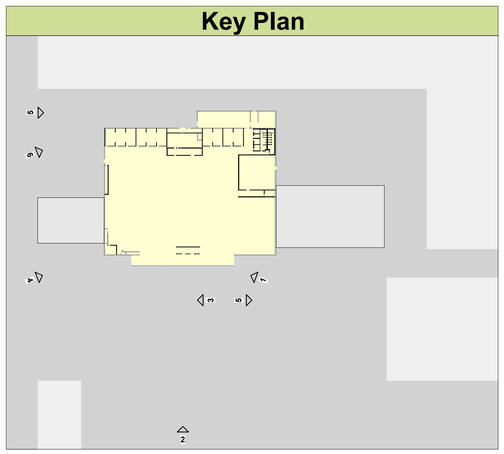
Interior Perspectives

A0.5





Key Plan



PISTIL

Pistil Architects LLC

PM: Fernanda Martinez
(817) 213 6488

www.pistilconsortia.com

urban Air
ADVENTURE PARK

Urban Air - Tracy CA

2005 N Tracy Blvd, Parcel № 23207008
Tracy, CA 95376

Landlord:
Save Mart Portfolio Owner NLP CA LLC &
Save Mart Portfolio Owner NLP NV LLC
Save Mart Supermarkets LLC ,1800
Standiford Avenue
Modesto, CA 95350

Tenant:
URBAN AIR (WW NEXUS LLC)
2005 N Tracy Blvd., TRACY CA 95376
Anil Alluri
anil.alluri@wealthwaveinvestments.net

Architect:
Pistil Consortia LLC
600 Parker Square, Suite 280E
Flower Mound, TX 75028
817.213.6488
Contact: Fernanda Martinez
fernanda@pistilconsortia.com

Under development
Not for construction

No.	Description	Date
B	Comments 01	2026.01.15
A	CUP Submission	2026.01.09

DRAWN BY: FM
CHECKED BY: FM
PROJ. NO: 24-119

COPYRIGHT PISTIL CONSORTIA LLC 2025 ©

Exterior Perspectives

A0.6
B

PLANNING COMMISSION STAFF REPORT

Item No. 3.B

DATE	April 22, 2026
TITLE	Holiday Inn Express Solar Panel Canopies
LOCATION	3751 N. Tracy Boulevard (APN: 212-170-32)
APPLICATION TYPE	Development Review Permit (D25-0016)
CEQA STATUS	Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303
PROJECT PLANNER	Christina Delgadillo (209) 831-6433 christina.delgadillo@cityoftracy.org

RECOMMENDATION

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

> Approving a Development Review Permit, Application Number D25-0016, for the installation of two solar panel canopies in the Holiday Inn Express parking lot located at 3751 N. Tracy Boulevard (exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, pertaining to new construction or conversions of small structures).

The applicant is Tenco Solar Inc, and the property owner is Pak & Pak Hospitality LLC.

PROJECT DESCRIPTION

Background

The project site is located at 3751 N. Tracy Boulevard. The subject property is a developed 2.66-acre parcel (Attachment A: Location Map). The property includes an existing three-story hotel with 100 rooms. The hotel was approved on July 16, 1996, by Development Review Permit Number 34-95-D.

The project site is designated Commercial in the General Plan and zoned as Highway Service (HS). The surrounding area is currently designated by the General Plan as

Commercial. Residential properties and a church lie to the north of the property. To the west of the property is residential. A hotel and event center has been recently approved for the east adjacent property. Interstate 205 is to the south of the property.

Proposed Project

The project includes the installation of two solar panel canopies in the existing parking lot of the property. (Attachment B: Site Plan)

The solar panel canopies are proposed in two different shapes: one is a T-frame structure while the other is an L-frame. The T-frame structure is proposed to be approximately 44 feet wide and 97 feet in length. This canopy will cover two rows of parking stalls. The L-frame canopy is proposed to be approximately 18 feet wide and 104 feet long. It will cover twelve parking spaces on the west side of the site. Both structures are to be painted and/or powder coated to match or complement the existing hotel building (COA# B.2).

In addition to the solar panel canopies, there will be two battery units installed at the rear of the hotel. These units will be painted to match the existing hotel. No other changes to the site are proposed with this project.

Nine trees will be removed where the new canopies will be placed. Tracy Municipal Code Section 10.08.3560(d)(3) exempts areas within a parking lot covered with solar panels from the typical shade requirement, because the solar panels will be shading the areas that the trees once did. However, these trees will be replaced elsewhere on the property.

Parking and Circulation

There are currently a total of 136 parking spaces provided on the property. The installation of solar canopies and equipment will cover 34 existing parking spaces, adding shade to the parking lot. One canopy will be in the north parking lot and the other will be in the west parking lot at the rear of the hotel. No parking will be removed as the support poles are slim in design.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, pertaining to new construction of new accessory structures. No further environmental assessment is necessary.

SUMMARY

The requested Development Review Permit (D25-0016) is for the installation of two solar panel canopies at Holiday Inn Express on a developed 2.66-acre site, located at 3751 N Tracy Boulevard. Staff recommends approval of the project.

ATTACHMENTS

A – Location Map
B – Planning Commission Resolution:
- Exhibit 1 – Findings
- Exhibit 2 – Conditions of Approval
- Exhibit 3 – Plan Set

Attachment A

Project Site
3751 N Tracy Blvd
(APN 212-170-32)

N

Attachment B

APPROVED AS TO FORM AND LEGALITY

_____
CITY ATTORNEY'S OFFICE

TRACY PLANNING COMMISSION

RESOLUTION 2026-_____

APPROVING A DEVELOPMENT REVIEW PERMIT, APPLICATION NUMBER D25-0016, FOR THE INSTALLATION OF SOLAR PANEL CANOPIES IN THE HOLIDAY INN EXPRESS PARKING LOT LOCATED AT 3751 N TRACY BOULEVARD (EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15303, PERTAINING TO THE CONSTRUCTION OF NEW ACCESSORY STRUCTURES)

WHEREAS, the primary regulatory framework governing land uses in the City of Tracy (City) are the General Plan and the City's zoning ordinance, which is codified in Title 10 of the Tracy Municipal Code (TMC); and

WHEREAS, on July 16, 1996, a development review permit was approved for a 100-room hotel, parking lot, and related site improvements at 3751 North Tracy Boulevard; and

WHEREAS, on July 1, 2025, a development review permit application was submitted to install solar panel canopies on the existing site; and

WHEREAS, the subject site is designated Commercial in the Tracy General Plan and zoned Highway Service (HS), in which accessory structures are permitted; and

WHEREAS, the Planning Commission may grant a Development Review Permit for accessory structures, on the basis of the application and evidence submitted, subject to making all of the requisite findings set forth in TMC Section 10.08.4250; and

WHEREAS, the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, which pertains to the construction of new accessory structures; and

WHEREAS, the Planning Commission considered this matter at a duly noticed public hearing held on April 22, 2026; now, therefore, be it

RESOLVED: That the Planning Commission hereby determines, based on the evidence in the record and its own independent judgement, that the proposed project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, pertaining to the construction of new accessory structures; and be it

FURTHER RESOLVED: That the Planning Commission hereby grants a Development Review Permit to allow the construction of accessory solar canopy structures at 3751 North Tracy Boulevard, APN 212-170-32, as shown on the project plans contained in Exhibit 3, based on the findings set forth in Exhibit 1 and subject to the Conditions of Approval contained in Exhibit 2, attached hereto.

* * * * * * * * * * * * * *

The foregoing Resolution 2026-___ was adopted by the Planning Commission on April 22, 2026, by the following vote:

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

_____

CHAIR

ATTEST:

_____

STAFF LIAISON

EXHIBIT 1

CITY OF TRACY
DEVELOPMENT REVIEW PERMIT FINDINGS
APPLICATION NUMBER D25-0016
April 22, 2026

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

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

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

(a) That the proposal increases the quality of the project site, and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy; and

(b) That the proposal conforms to Chapter 10.08, Zoning Regulations, of the Tracy Municipal Code, the General Plan, any applicable specific plan, the Design Goals and Standards, any applicable Infrastructure Master Plans, and other City regulations.

Therefore, the Planning Commission conducted a noticed public hearing on April 8, 2026, and upon its conclusion, makes the requisite findings for the Development Review Permit based on consideration of the entire record of evidence, including, without limitation, the following:

(a) The Project increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and for the citizens of Tracy. The proposed project meets the City's objectives for high quality design and offers an additional element to the existing site. The additional shade provided by the solar panel canopies will increase the quality of the parking area for the guests of the hotel.

(b) The Project conforms to all applicable requirements of Chapter 10.08 of the Tracy Municipal Code, the City of Tracy General Plan, the City Design Goals and Standards, the California Building and Fire Codes, and all other applicable City Standards. The Project meets all City requirements for both the land use and physical improvements that are proposed. In addition, the energy produced by the solar panel canopies increases the overall energy efficiency of the site.

CITY OF TRACY
COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT CONDITIONS OF APPROVAL

Holiday Inn Solar Canopies
Development Review Permit, Application Number D25-0016
April 22, 2026

A. General Provisions and Definitions

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

The Project: A Development Review Permit to allow construction of two (2) solar panel canopies. Property is located at 3751 North Tracy Boulevard (Assessor's Parcel Number 212-170-32)

The Property: The real property located at 3751 North Tracy Boulevard (APN: 212-170-32).

A.2. Definitions.

a. "Applicant" means any person, or other legal entity, defined as a "Developer".

b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed Engineer designated by the City Manager, or the Community and Economic Development Director, or the City Engineer to perform the duties set forth herein.

c. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, and the City's Design Documents (including the Standard Plans, Standard Specifications, and relevant Public Facility Master Plans).

d. "Community and Economic Development Director" means the Community and Economic Development Director of the City of Tracy Community and Economic Development Department, or any other person designated by the City Manager or the Community and Economic Development Director to perform the duties set forth herein.

e. "Conditions of Approval" shall mean the conditions of approval applicable to the Project located at the Property, Application

Number D25-0016. The Conditions of Approval shall specifically include all conditions set forth herein.

f. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.

A.3. Compliance with submitted plans. Except as otherwise modified herein, the project shall be constructed in substantial compliance with the project plans received by the Community and Economic Development Department on January 28, 2026, to the satisfaction of the Community and Economic Development Director.

A.4. Payment of applicable fees. 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. Compliance with laws. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to:

- The Planning and Zoning Law (Government Code sections 65000, et seq.),
- The California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"),
- The Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines"),
- California Building Code, and
- California Fire Code

A.6. Compliance with City regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations, including, but not limited to, the Tracy Municipal Code (TMC), Standard Plans, and the City's Design Goals and Standards.

A.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.

A.8. Indemnification and defense. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, claim, demand, lawsuit, action, proceeding, damage, liability, expense, judgment, attorney fees, litigation expenses, expert witness fees, court costs or any other costs arising out of or in any way related to this project approval, or the City's activities conducted pursuant to its processing and approval of this project approval, including any constitutional claim. Accordingly, to the fullest extent permitted by law and as a condition of this approval, the applicant and property owner, and its representative(s), or its successors shall defend (with counsel reasonably approved by the City), indemnify and hold harmless the City, Its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this project approval, or the City's activities conducted pursuant to its processing and approval of this project approval, including any constitutional claim. The applicant and property owner further agree that the City may participate or direct the defense of any claim. The City's actions in defense of any claim shall not relieve the applicant or property owner of any obligation to indemnify, defend, and hold harmless the City. In the event of a disagreement between the City and the applicant or property owner regarding the defense of any claim, the City shall have the authority to control the litigation and make litigation decisions, including, but not limited to, the manner in which the defense is conducted. If the City reasonably determines that having common counsel presents such counsel with a conflict of interest, or if the applicant or

property owner fail to promptly assume the defense of any claim or to promptly employ counsel reasonably satisfactory to the City, then the City may utilize the Office of the City Attorney or employ separate outside counsel to represent and defend the City, and the applicant or property owner shall pay the reasonable attorney's fees and costs of such counsel. The applicant and property owner, and its representative(s), or its successors shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

B. Planning Division Conditions

B.1. Prior to the issuance of a building permit, any deviations from the approved site plan or elevations shall be evaluated for substantial compliance with the approved plans to the satisfaction of the Community and Economic Development Director. Should any deviations be determined not to be in substantial compliance with the approved plans, they shall be reviewed in a new Development Review application.

B.2. Prior to final inspection, canopies shall be finished using powder-coated or painted steel and all canopy-mounted attached equipment shall be painted to match the color(s) of the adjacent building surfaces or otherwise designed in harmony with the exterior of the structures to the satisfaction of the Community and Economic Development Director.

B.3. Prior to final inspection, all accessory structures pertaining to the solar canopies (BESS, switchboard) shall be painted to match the color(s) of the adjacent building surfaces or otherwise designed in harmony with the exterior of the structures to the satisfaction of the Community and Economic Development Director.

B.4. Prior to the issuance of a building permit, the applicant shall submit detailed plans that demonstrate a minimum of one foot candle throughout the project area as defined in TMC Section 10.08.3450.

B.5. Prior to the issuance of a building permit, all unpermitted structures shall be removed from the property.

B.6. Prior to the issuance of a building permit, plans shall be submitted that show all related cables to be enclosed inside the solar panel canopies, and inverters to be mounted in the canopies to the satisfaction of the Community and Economic Development Director.

B.7. Fencing. No chain link fence is permitted on site where it would be visible from the public right-of-way. No electronically charged, razor wire, barbed wire, integrated corrugated metal, or plain exposed plastic concrete/PCC fences, vinyl slats, and woven fabric fences are permitted on site.

C. Building Division Conditions

C.1. Proposed site is located in flood zones (AE). At time of building permit submittal and grading permit submittal, the applicant to show compliance with City of Tracy Municipal Code Chapter 9.52 (Floodplain Regulations).

C.2. All new construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities which are designed and/or located so as to prevent water from entering or accumulating within components during conditions of flooding. TMC 9.52.

C.3. At time of building permit application submittal, the applicant shall submit plans that comply with the current edition of Title 24 of the California Code of Regulations, as amended by the City of Tracy.

C.4. Additional EVCS may be required due to the scope of work, per CGBC 5.106.5.4.

D. South San Joaquin County Fire Authority Conditions

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

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

D.2. During construction, the fire apparatus access roads shall be maintained unobstructed at all times. Fire apparatus access roads during construction shall have a minimum 20’ unobstructed width in

accordance with CFC § 503.

EXHIBIT 3

RECEIVED
January 28, 2026
City of Tracy
Community and Economic Development

HOLIDAY INN EXPRESS PV + ESS

3751 N TRACY BLVD
TRACY, CA 95304

1

PHOTOVOLTAIC GENERAL NOTES

1. ALL MATERIALS, EQUIPMENT, INSTALLATION AND WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES:
   - 2022 CBC
   - 2022 CEC
   - 2022 CMC
   - 2022 CPC
   - 2022 CFC
   - 2022 BUILDING ENERGY EFFICIENCY STANDARDS
2. ALL EQUIPMENT SHALL BE LISTED AND LABELED BY A RECOGNIZED TESTING LABORATORY AND INSTALLED PER THE LISTING REQUIREMENTS AND THE MANUFACTURER'S INSTRUCTIONS, CEC 110.3(B)&(C), 690.4(B) AND 690.12(D).
3. EXISTING PLUMBING VENTS, SKYLIGHTS, EXHAUST OUTLETS, VENTILATION INTAKE AIR OPENING SHALL NOT BE COVERED BY THE SOLAR PHOTOVOLTAIC SYSTEM
4. ALL OUTDOOR EQUIPMENT SHALL BE NEMA 3R RATED, INCLUDING ALL ROOF MOUNTED TRANSITION BOXES AND SWITCHES
5. ALL EQUIPMENT SHALL BE PROPERLY GROUNDED AND BONDED IN ACCORDANCE WITH NEC ARTICLE 250
6. PV SYSTEM DC CIRCUIT AND INVERTER OUTPUT CONDUCTORS AND EQUIPMENT SHALL BE PROTECTED AGAINST OVERCURRENT [CEC 690.9(A)].
7. RAPID SHUTDOWN EQUIPMENT TO PROVIDE CONTROLLED CONDUCTORS THAT ARE MORE THAN 3 FEET IN LENGTH INSIDE A BUILDING OR MORE THAN 1 FOOT FROM A PV ARRAY IN ALL DIRECTIONS LIMITATION TO NOT MORE THAN 30 VOLTS AND 240 VOLT-AMPERES WITHIN 30 SECONDS OF RAPID SHUTDOWN INITIATION, CEC 690.12.
8. THE UTILITY-INTERACTIVE INVERTERS SHALL AUTOMATICALLY DE-ENERGIZE ITS OUTPUT TO THE CONNECTED ELECTRICAL PRODUCTION AND DISTRIBUTION NETWORK UPON LOSS OF VOLTAGE IN THE SYSTEM AND SHALL REMAIN IN THAT STATE UNTIL THE ELECTRICAL PRODUCTION AND DISTRIBUTION NETWORK VOLTAGE HAS BEEN RESTORED [CEC 705.40]
9. MEANS SHALL BE PROVIDED TO DISCONNECT THE PV SYSTEM FROM ALL WIRING SYSTEMS INCLUDING POWER SYSTEMS, ENERGY STORAGE SYSTEMS, AND UTILIZATION EQUIPMENT AND ITS ASSOCIATED PREMISES WIRING. CEC 690.13.
10. ALL CONDUCTORS EXPOSED TO WEATHER SHALL BE LISTED AND IDENTIFIED FOR USE IN DIRECT SUNLIGHT [NEC 690.31(C) THROUGH (G), 310.10(D)]
11. THE MODULES CONDUCTORS MUST BE TYPE USE-2 OR LISTED FOR PHOTOVOLTAIC (PV) WIRE [NEC 690.31(C)]
12. ALL CONDUCTORS SHALL BE MARKED ON EACH END FOR UNIQUE IDENTIFICATION [NEC 690.31(B)]
13. ALL CONDUCTORS TO BE OF MATERIAL APPROVED BY THE CODE AND THEIR INSULATIONS TO BE RATED TO NOT LESS THAN 90°C 600VOLTS MINIMUM.
14. INSULATION OF EXPOSED CONDUCTORS UNDER THE MODULES SHALL BE USE-2 OR PV-WIRE TYPE FOR GROUNDED DC SYSTEMS, CEC 690.31(C); AND PV-WIRE TYPE FOR UNGROUNDED DC SYSTEMS, (AS IN TRANSFORMERLESS INVERTERS OR MICRO-INVERTERS WITH ISOLATED GROUNDS)
15. FINE-STRANDED CABLE CONNECTIONS MUST BE MADE IN LUGS AND TERMINALS LISTED AND MARKED FOR THE USE, CEC 110.14.
16. ALL GROUNDED, (NEUTRAL), CONDUCTOR'S INSULATION SHALL BE SOLID WHITE, GRAY, OR WITH 3-WHITE STRIPES, CEC 200.6, 200.7, & 400.22; AND ALL GROUNDING CONDUCTORS SHALL BE OF BARE WIRE WITHOUT COVERING, OR WITH INSULATION OF GREEN OR GREEN WITH YELLOW STRIPES, [CEC 250.119 & 400.23]. THE COLOR OF UNGROUNDED CONDUCTORS SHALL BE OTHER THAN FOR GROUNDED, (NEUTRAL), AND GROUNDING CONDUCTORS, [CEC 310.110(C)].
17. MAXIMUM CONDUCTOR LENGTH BETWEEN SUPPLY SIDE CONNECTION AND OVERCURRENT PROTECTION IS 10 FEET, CEC 705.31.
18. PV SYSTEM CONNECTED ON THE LOAD SIDE OF THE SERVICE DISCONNECTING MEANS OF THE OTHER SOURCE(S) AT ANY DISTRIBUTION EQUIPMENT ON THE PREMISES SHALL MEET THE FOLLOWING [CEC 750.12(B)]:
    1. EACH SOURCE CONNECTION SHALL BE MADE AT A DEDICATED CIRCUIT BREAKER OR FUSIBLE DISCONNECTING MEANS [CEC 705.12(B)(1)]
    2. THE SUM OF THE AMPERE RATINGS OF THE OVERCURRENT DEVICES IN CIRCUITS SUPPLYING POWER TO THE BUSBAR OR CONDUCTOR SHALL NOT EXCEED 100% OF THE RATING OF BUSBAR OR CONDUCTOR [CEC 705.12(B)(2)]
    3. EQUIPMENT CONTAINING OVERCURRENT DEVICES IN CIRCUITS SUPPLYING POWER TO A BUS BAR OR CONDUCTOR SHALL BE MARKED TO INDICATE THE PRESENCE OF ALL SOURCES [CEC 705.12(B)(3)]
    4. CIRCUIT BREAKER, IF BACKFED, SHALL BE SUITABLE FOR SUCH OPERATION [CEC 705.12(B)(4)]
19. FOR LOAD SIDE INTERCONNECTION THE PANELBOARD MAIN CIRCUIT BREAKER AND THE PV POWER SOURCE CIRCUIT BREAKER SHALL BE PHYSICALLY LOCATED AT THE OPPOSITE END OF THE BUSBAR [NEC 705.12(B)(3)(b)]
20. DC WIRING INSIDE A BUILDING MUST BE IN METALLIC TYPE RACEWAYS, CONDUITS, ENCLOSURES, OR CABLE SHEATHINGS, CEC 690.31(G)
21. RACEWAYS IN ENCLOSED PORTIONS OF THE BUILDING MUST RUN ALONG BOTTOM OF LOADBEARING MEMBERS, CRC R324.7.2.7.
22. METALLIC TYPE RACEWAYS, CONDUITS, ENCLOSURES, AND CABLE SHEATHS CONTAINING CIRCUITS OVER 250-VOLTS TO GROUND MUST BE BONDED IN ACCORDANCE WITH CEC 250.97 & 290.92(B).
23. FLEXIBLE, FINE-STRANDED CABLES SHALL BE TERMINATED ONLY WITH TERMINALS, LUGS, DEVICES OR CONNECTOR THAT ARE IDENTIFIED AND LISTED FOR SUCH USE, CEC 690.31(H) & 110.14.
24. CONNECTORS SHALL BE OF LATCHING OR LOCKING TYPE. CONNECTORS THAT ARE READILY ACCESSIBLE AND OPERATING AT OVER 30VDC AND 15VAC SHALL REQUIRE TOOL TO OPEN AND MARKED "DO NOT DISCONNECT UNDER LOAD" OR "NOT FOR CURRENT INTERRUPTING" [NEC 690.33(C) & (E)(2)]
25. CABLES/WIRES THAT ARE SUBJECT TO PHYSICAL DAMAGE, SUCH AS THOSE NOT LOCATED UNDER THE MODULES, MUST BE PROTECTED, CEC 300.4.
26. PROPOSED LOCATIONS OF THE ELECTRICAL SERVICE REPLACEMENTS MUST ALSO BE APPROVED BY THE ELECTRICAL UTILITY COMPANY.
27. FOR ELECTRICAL SERVICE REPLACEMENTS, BONDING TO THE METAL PIPES OF NATURAL GAS, HOT WATER, AND COLD WATER MUST BE PROVIDED, CEC 250.104.
28. GROUNDING ROD ELECTRODES SHALL BE INSTALLED 8 FEET MINIMUM IN CONTACT WITH SOIL, CEC 250.53(G)
29. ALL EXTERIOR CONDUITS SHALL BE PAINTED TO MATCH THE COLOR OF THE SURROUNDING AREA (ROOF, SIDING, AND STUCCO)
30. THE ROOF MOUNTED PHOTOVOLTAIC MODULES, PANELS OR SOLAR VOLTAIC ROLL ROOFING MATERIAL SHALL HAVE THE SAME OR BETTER LISTED FIRE-RESISTANCE RATING THAN THE BUILDING ROOF-COVERING MATERIAL
31. REMOVAL OF A UTILITY-INTERACTIVE INVERTER OR OTHER EQUIPMENT SHALL NOT DISCONNECT THE BONDING CONNECTION BETWEEN THE GROUNDING ELECTRODE CONDUCTOR AND THE PHOTOVOLTAIC SOURCE AND / OR OUTPUT CIRCUIT GROUNDED CONDUCTOR
32. EQUIPMENT GROUNDING CONDUCTOR FOR PV MODULES SMALLER THAN 6 AWG SHALL BE PROTECTED FROM PHYSICAL DAMAGE BY A RACEWAY OR CABLE ARMOR [CEC 690.46 & 250.120(C)]
33. AVERAGE SOLAR CONSUMPTION IS NOT TO EXCEED 120% OF AVERAGE ANNUAL CONSUMPTION
34. THIS PROJECT SHALL COMPLY WITH ALL THE LATEST APPLICABLE NATIONAL ELECTRIC CODE (NEC) REQUIREMENTS [NEC ARTICLES 690 AND 705], NEC REQUIREMENTS, STATE OF CALIFORNIA REQUIREMENTS, BUILDING CODES, AND SHALL OBTAIN ELECTRICAL PERMIT(S) FOR THE EQUIPMENT INSTALLATION
35. WORKING CLEARANCES AROUND THE EXISTING ELECTRICAL EQUIPMENT AS WELL AS THE NEW ELECTRICAL EQUIPMENT WILL BE MAINTAINED IN ACCORDANCE WITH CEC 110.26.
36. THE PHOTOVOLTAIC INVERTER WILL BE LISTED AS UL 1741 COMPLIANT. (CEC 690.4(B))
37. ADEQUATE SPACING MUST BE MAINTAINED BETWEEN ANY PLUMBING SEWER VENTS EXTENDING THROUGH THE ROOF AND THE UNDERSIDE OF THE PHOTOVOLTAIC PANELS (6"MINIMUM RECOMMENDED).
38. ALL PHOTOVOLTAIC OUTPUT CIRCUITS OPERATING ABOVE 30 VOLTS SHALL BE INSTALLED IN READILY ACCESSIBLE LOCATIONS AND IN ELECTRICAL RACEWAYS. [CEC 690.31 (A)]
39. ALL METALLIC RACEWAYS AND EQUIPMENT SHALL BE BONDED AND ELECTRICALLY CONTINUOUS. (CEC 250.90, 250.96)
40. GROUNDED DC PHOTOVOLTAIC ARRAYS SHALL BE PROVIDED WITH DC GROUND-FAULT PROTECTION MEETING THE REQUIREMENTS OF 690.5(A) THROUGH (C). UNGROUNDED DC PHOTOVOLTAIC ARRAYS SHALL COMPLY WITH 690.35. (CEC 690.5)

ABBREVIATIONS

A	A.B.V.	ABOVE
	A-C	AIR CONDITIONER
	AC	ALTERNATING CURRENT
	A.F.G.	ABOVE FINISHED GRADE
B	B.L.	BUILDING LINE
	BLDG	BUILDING
C	CSMNT	CASEMENT
	CEM	CEMENT
	C.L.	CENTER LINE
	COL	COLUMN
	CONT	CONTINUOUS
	CONC	CONCRETE
D	DIA	DIAMETER
	DIM	DIMENSION
E	EA	EACH
	ELEV	ELEVATION
	EQUIP	EQUIPMENT
	E. OR (E)	EXISTING
	EXT	EXTERIOR
G	GA	GAUGE
	GALV	GALVANIZED
	GAR	GARAGE
	G.F.C.I.	GROUND FAULT CIRCUIT INTERRUPT
	G.F.I.	GROUND FAULT INTERRUPT
	GYP	GYPSUM
J	JB	JUNCTION BOX
	JST	JOIST
K	K.O.	KNOCK OUT
M	MECH	MECHANICAL
	MTL	METAL
N	N.I.U.	NOT IN USE
	N.T.S.	NOT TO SCALE
	N.F.C.	NOT FOR CONSTRUCTION
	N. OR (N)	NEW
	NO	NUMBER
	N.O.	NORMALLY OPEN
	N.C.	NORMALLY CLOSED
O	O.C.	ON CENTER
	O.H.	OVERHEAD
P	P.L.	PROPERTY LINE
	P.S.F.	POUNDS PER SQUARE FOOT
	P.S.I.	POUNDS PER SQUARE INCH
	PVC	POLYVINYL CHLORIDE
	PWR	POWER
Q	QTY	QUANTITY
R	RAC	ROOF AIR CONDITIONING UNIT
	RAD	RADIUS
	R.D.	ROOF DRAIN
	R.V.	ROOF VENT
	RSL	ROOF SKYLIGHT
	RSH	ROOF SMOKE HATCH
	RAH	ROOF ACCESS HATCH
	REF	REFERENCE
S	SPECS	SPECIFICATIONS
	SHT	SHEET
	SQ.FT.	SQUARE FOOT-FEET
	SQ.IN.	SQUARE INCH-INCHES
	STD	STANDARD
	SYS	SYSTEM
T	TYP	TYPICAL
V	V.I.F.	VERIFY IN FIELD

SYSTEM INFORMATION

SYSTEM SIZE DC STC:
258.68 KW

SYSTEM SIZE AC CEC:
237.90 KW

SOLAR MODULES:
(446) PHILADELPHIA SOLAR PS-MNB144(HCBF)-580W

PV INVERTER(S):
(4) SOLAREDGE SE50KUS

HYBRID-INVERTER(S):
(1) SOL-ARK 30K-3P-208V

ESS UNIT(S):
(2) SOL-ARK L3 HVR-60KWH-30K

MOUNTING SYSTEM:
IRONRIDGE XR10, FLUSH, 5° TILT, CARPORT

SCOPE OF WORK

INSTALLING:

(446) ROOF MOUNTED PHOTOVOLTAIC MODULES

(4) SOLAREDGE SE50KUS PV INVERTER(S)

(1) SOL-ARK 30K-3P-208V HYBRID-INVERTER(S)

(2) SOL-ARK L3 HVR-60KWH-30K ESS UNIT(S)

IRONRIDGE XR10, FLUSH, 5° TILT, CARPORT

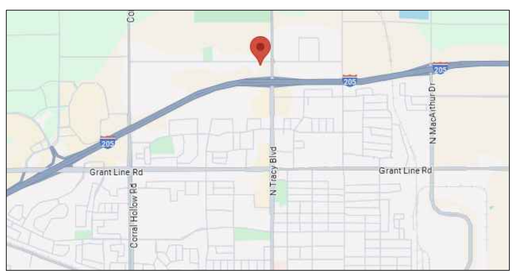
SITE CONTACT

REGINA BEESON (209) 830-8500

LEGAL DESCRIPTION

AIN:	212-170-320-000
SITUS ADDRESS:	3751 N TRACY BLVD
OCCUPANCY USE:	R-1
CONSTRUCTION TYPE:	V-B, SPRINKLERED
STORIES:	3
BOOK:	212
PAGE:	170
LOT:	320

VICINITY MAP



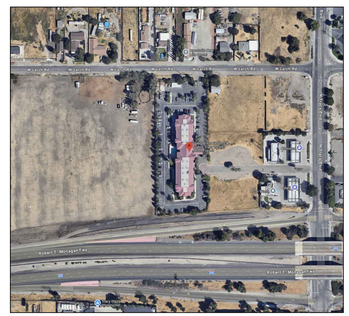
CITY APPROVAL STAMPS

DRAWING INDEX

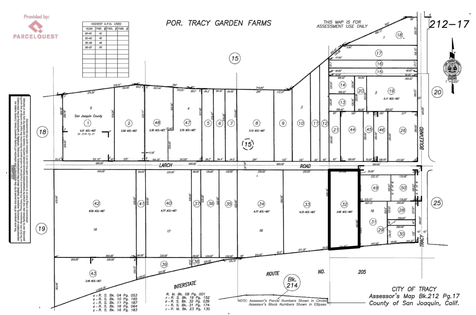
ELECTRICAL		
PV 1	COVER PAGE	
PV 2.0	LOCATION PLAN	1
PV 2.1	SITE PLAN	
PV 2.2	CARPORT PLAN	
PV 3.0	PLOT PLAN	
PV 3.1	DETAIL PLAN	
PV 4.0	DC SINGLE LINE DIAGRAM	
PV 4.1	AC SINGLE LINE DIAGRAM	
PV 5.0	ROOFTOP GROUNDING	
PV 5.1	CARPORT GROUNDING	
PV 6	SIGNAGE	
PV 7.1	PV EQUIPMENT SPECIFICATIONS	
PV 7.0	ESS EQUIPMENT SPECIFICATIONS	
PV 8.0	SLOPED ROOF RACKING DETAILS	
PV 8.1	FLAT ROOF RACKING DETAILS	
PV 9	STRUCTURAL	
PV 10.0	PV UL LISTING	
PV 10.1	ESS UL LISTING	
PV 11	ESS PAD DETAILS	
STRUCTURAL		
S0.1	GENERAL STRUCTURAL NOTES	
S2.3	3 PANEL STRUCTURE PLANS	
S2.6	6 PANEL STRUCTURE PLANS	
S4.1	SOLAR CANOPY DETAILS	

1

OVERHEAD PHOTO



PARCEL MAP



CONTRACTOR

TENCO SOLAR INC
8141 E. KAISER AVE, SUITE 160
ANAHEIM, CA 92808
CSLB #1092568 / C10, C46
(888) 507-6937

I HEREBY CERTIFY THAT THE WORK PROPOSED TO BE DONE ON THESE PLANS IS IN CONFORMANCE WITH ALL CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY AND FURTHER, IF OMISSIONS OR ERRORS ARE DISCOVERED, I UNDERSTAND THAT THE WORK PERFORMED WILL BE REQUIRED TO COMPLY WITH THE CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY PRIOR TO FINAL BUILDING INSPECTION.

SIGNATURE	DATE	STATE LICENSE NO.
Matthew Mitera	1/13/2026	#1092568 / C10, C46

REGISTERED PROFESSIONAL ENGINEER
ANDREW E LOPEZ
E 24451
12/31/2026
ELECTRICAL
STATE OF CALIFORNIA

PROJECT LOCATION:
HOLIDAY INN
EXPRESS PV + ESS
3751 N TRACY BLVD
TRACY, CA 95304

ARCH D (24" X 36") PRINT PAPER SIZE

NO.	DATE	DESCRIPTION	ELECT.
	1/2/2025	INITIAL PLAN SET	A.L.
	2/20/2025	1ST REVISION (STRUCTURAL)	A.L.
	3/7/2025	2ND REVISION (RED LINES)	A.L.
	4/3/2025	3RD REVISION (RED LINES)	A.L.
	4/14/2025	4TH REVISION (SINGLE OPTIMIZERS)	A.L.
	5/2/2025	5TH REVISION (OPTIMIZERS)	A.L.
1	5/13/2025	1ST CORRECTION	A.L.
2	6/12/2025	2ND CORRECTION	A.L.
3	8/4/2025	3RD CORRECTION	A.L.
4	1/13/2026	4TH CORRECTION	A.L.

SYSTEM INFO:

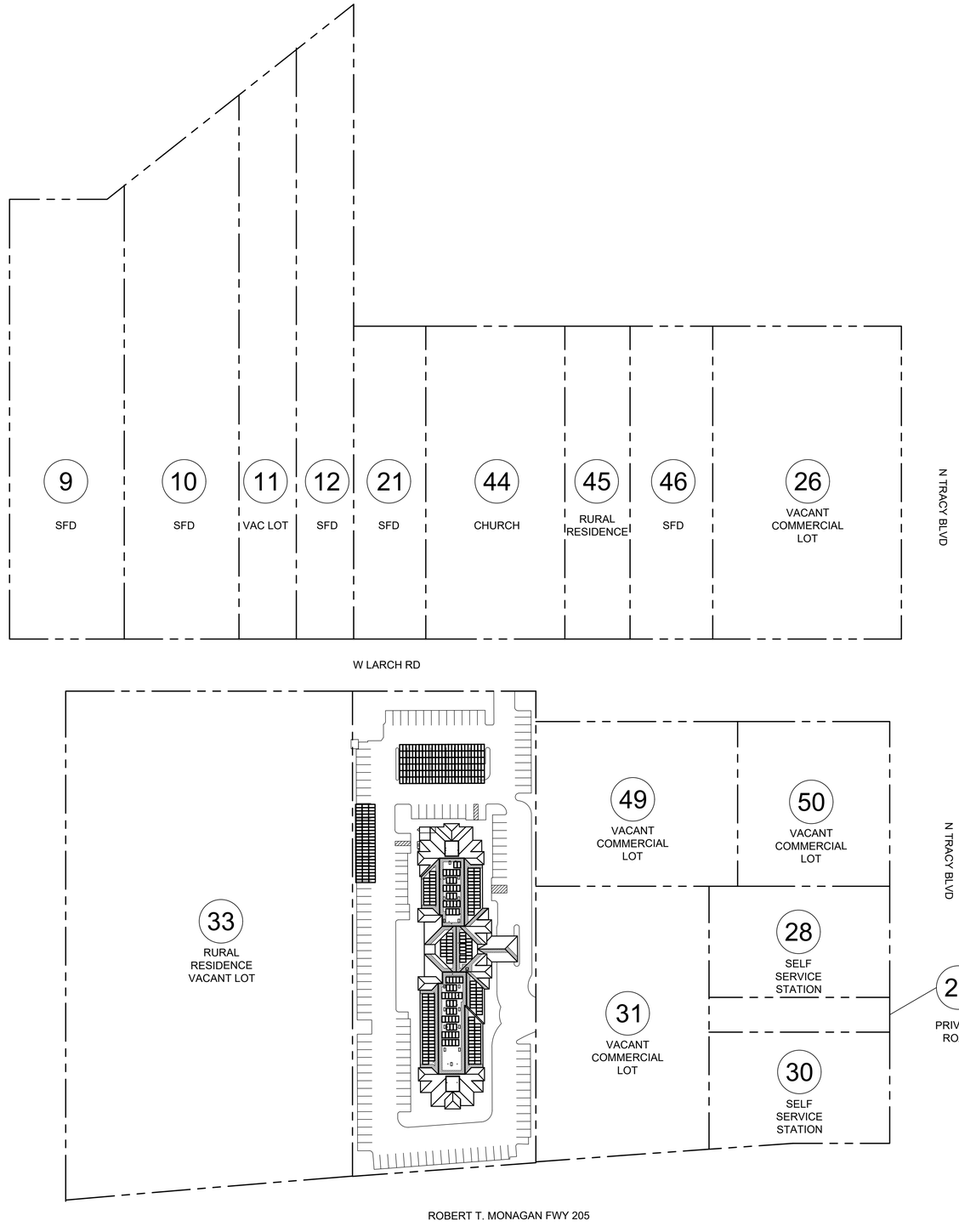
TOTAL SYSTEM SIZE: DC STC: 258.68 KW
TOTAL SYSTEM SIZE: AC CEC: 237.90 KW

(446) PHILADELPHIA SOLAR PS-MNB144(HCBF)-580W MODULES
(4) SOLAREDGE SE50KUS PV INVERTER(S)
(1) SOL-ARK 30K-3P-208V HYBRID-INVERTER(S)
(2) SOL-ARK L3 HVR-60KWH-30K ESS UNIT(S)

DESCRIPTION:

COVER PAGE

PV 1



LOCATION PLAN

SCALE: 1" = 70'

CONTRACTOR

TENCO SOLAR INC
8141 E. KAISER AVE, SUITE 160
ANAHEIM, CA 92808
CSLB #1092568 / C10, C46
(888) 507-6937

I HEREBY CERTIFY THAT THE WORK PROPOSED TO BE DONE ON THESE PLANS IS IN CONFORMANCE WITH ALL CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY AND FURTHER, IF OMISSIONS OR ERRORS ARE DISCOVERED, I UNDERSTAND THAT THE WORK PERFORMED WILL BE REQUIRED TO COMPLY WITH THE CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY PRIOR TO FINAL BUILDING INSPECTION.

SIGNATURE	DATE	STATE LICENSE NO.
Matthew Mitera	1/13/2026	#1092568 / C10, C46

REGISTERED PROFESSIONAL ENGINEER
ANDREW E LOPEZ
E 24451
12/31/2026
ELECTRICAL
STATE OF CALIFORNIA

PROJECT LOCATION:
HOLIDAY INN
EXPRESS PV + ESS
3751 N TRACY BLVD
TRACY, CA 95304

ARCH D (24" X 36") PRINT PAPER SIZE

NO.	DATE	DESCRIPTION	ELECT.
	1/2/2025	INITIAL PLAN SET	A.L.
	2/20/2025	1ST REVISION (STRUCTURAL)	A.L.
	3/7/2025	2ND REVISION (RED LINES)	A.L.
	4/3/2025	3RD REVISION (RED LINES)	A.L.
	4/14/2025	4TH REVISION (SINGLE OPTIMIZERS)	A.L.
	5/2/2025	5TH REVISION (OPTIMIZERS)	A.L.
1	5/13/2025	1ST CORRECTION	A.L.
2	6/12/2025	2ND CORRECTION	A.L.
3	8/4/2025	3RD CORRECTION	A.L.
4	1/13/2026	4TH CORRECTION	A.L.

SYSTEM INFO:

TOTAL SYSTEM SIZE: DC STC: 258.68 KW
TOTAL SYSTEM SIZE: AC CEC: 237.90 KW

(446) PHILADELPHIA SOLAR PS-MNB144(HCBF)-580W MODULES
(4) SOLAREDGE SE50KUS PV INVERTER(S)
(1) SOL-ARK 30K-3P-208V HYBRID-INVERTER(S)
(2) SOL-ARK L3 HVR-60KWH-30K ESS UNIT(S)

DESCRIPTION:

LOCATION PLAN

PV 2.0

ARRAY INFORMATION				
ROOF	①	②	③	④
MODULE COUNT	156	70	18	31
MODULE AREA	4331.8SQ.FT.	1943.7SQ.FT.	499.8SQ.FT.	860.8SQ.FT.
ARRAY TILT	5°	5°	20°	5°
ARRAY AZIMUTH	180°	270°	270°	180°
ARRAY INFORMATION				
ROOF	⑤	⑥	⑦	⑧
MODULE COUNT	26	15	15	6
MODULE AREA	722.0SQ.FT.	416.5SQ.FT.	416.5SQ.FT.	166.6SQ.FT.
ARRAY TILT	20°	20°	20°	20°
ARRAY AZIMUTH	90°	270°	90°	180°
ARRAY INFORMATION				
ROOF	⑨	⑩	⑪	
MODULE COUNT	41	51	42	
MODULE AREA	1138.5SQ.FT.	1416.2SQ.FT.	1166.2SQ.FT.	
ARRAY TILT	20°	5°	20°	
ARRAY AZIMUTH	270°	180°	90°	

CFC 1204.3 EXCEPTION:

WHERE IT IS DETERMINED BY THE FIRE CODE OFFICIAL THAT THE ROOF CONFIGURATION IS SIMILAR TO THAT OF A GROUP R-3 OCCUPANCY, THE RESIDENTIAL ACCESS AND VENTILATION REQUIREMENTS IN SECTIONS 1204.2.1.1 THROUGH 1204.2.1.3 ARE A SUITABLE ALTERNATIVE.

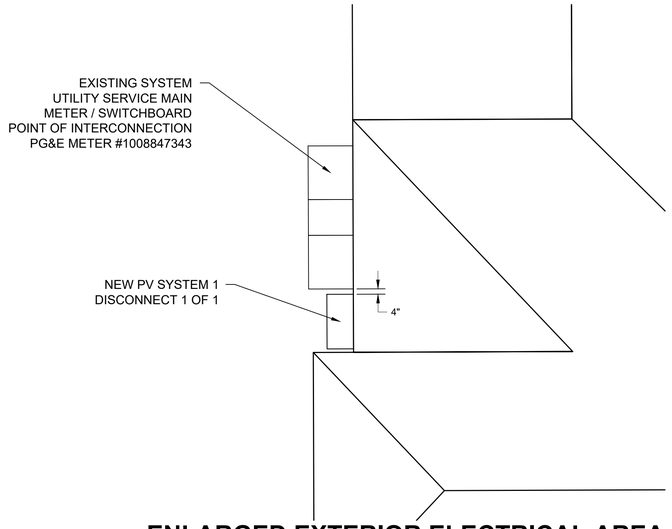
1204.2.1.1 PATHWAYS TO RIDGE:
NO FEWER THAN TWO 36 INCH WIDE PATHWAYS ON SEPARATE ROOF PLANES SHALL BE PROVIDED ON ALL BUILDINGS.

1204.2.1.2 SETBACKS AT RIDGE:
FOR PV ARRAYS OCCUPYING 33 PERCENT OR LESS A SETBACK OF 18 INCHES WIDE IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE, FOR PV ARRAYS OCCUPYING MORE THAN 33 PERCENT A SETBACK OF 36 INCHES WIDE IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.

1204.2.1.3 ALTERNATIVE SETBACKS:
WHERE AN AUTOMATIC SPRINKLER SYSTEM IS INSTALLED, FOR PV ARRAYS OCCUPYING 66 PERCENT OR LESS A SETBACK OF 18 INCHES WIDE IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE, FOR PV ARRAYS OCCUPYING MORE THAN 66 PERCENT A SETBACK OF 36 INCHES WIDE IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.

PV EQUIPMENT TO BE PAINTED TO MATCH EXTERIOR COLOR OF THE BUILDING.

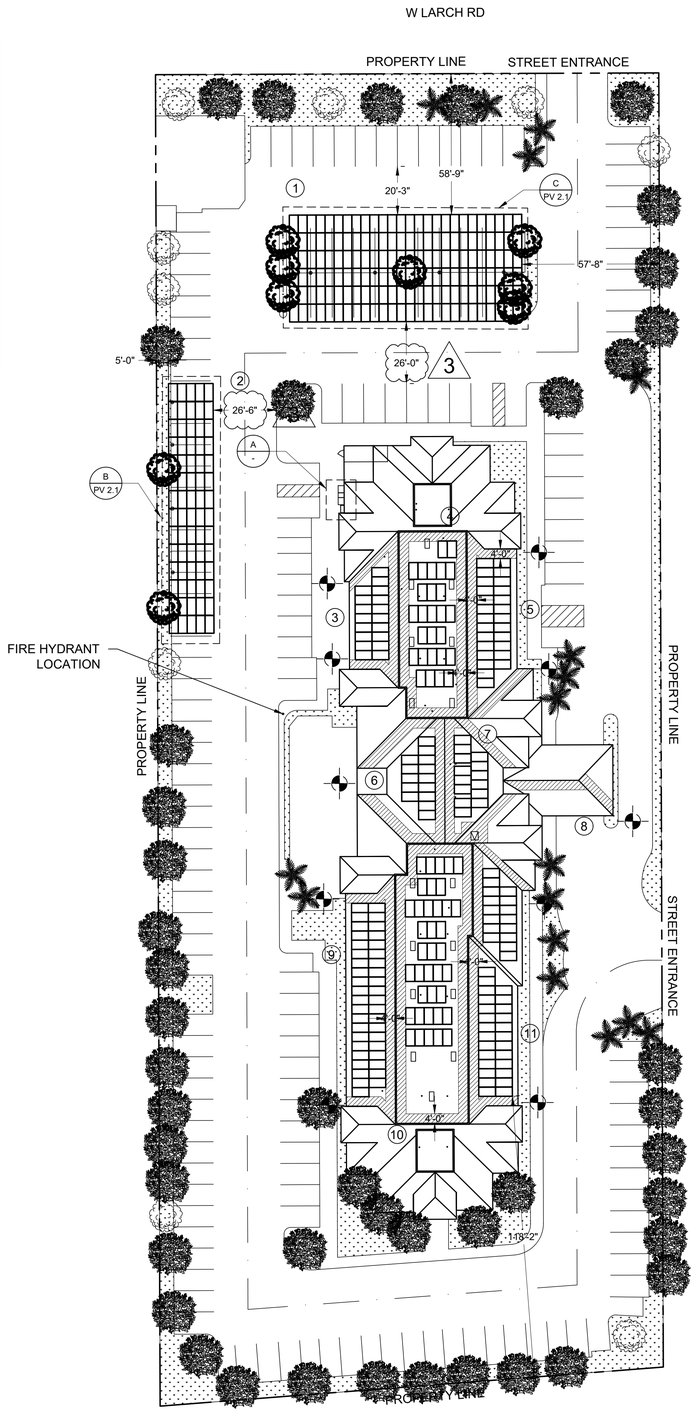
4



A

ENLARGED EXTERIOR ELECTRICAL AREA

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



SITE PLAN

SCALE: 1" = 30'

SITE NOTES

A SOLAR PHOTOVOLTAIC SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 1205.3.1 THROUGH 1205.3.3 OF THE CALIFORNIA FIRE CODE, AND THE CALIFORNIA BUILDING CODE. THE ELECTRICAL PORTION OF SOLAR PV SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

– ROOF PATHWAYS SHALL BE OVER AREAS CAPABLE OF SUPPORTING FIRE FIGHTERS ACCESSING THE ROOF AND BE LOCATED IN AREAS WITH MINIMAL OBSTRUCTIONS, SUCH AS VENT PIPES, CONDUIT OR MECHANICAL EQUIPMENT.

– LOCATIONS OF DC CONDUCTORS. CONDUIT, WIRING SYSTEMS, AND RACEWAYS FOR PHOTOVOLTAIC CIRCUITS SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE RIDGE OR HIP OR VALLEY AND FROM THE HIP OR VALLEY AS DIRECTLY AS POSSIBLE TO AN OUTSIDE WALL TO REDUCE TRIP HAZARDS AND MAXIMIZE VENTILATION OPPORTUNITIES. CONDUIT RUNS BETWEEN SUB ARRAYS AND TO DC COMBINER BOXES SHALL BE INSTALLED IN A MANNER THAT MINIMIZES THE TOTAL AMOUNT OF CONDUIT ON THE ROOF BY TAKING THE SHORTEST PATH FROM THE ARRAY TO THE DC COMBINER BOX. THE DC COMBINER BOXES SHALL BE LOCATED SUCH THAT THE CONDUIT RUNS ARE MINIMIZED IN THE PATHWAYS BETWEEN ARRAYS. DC WIRING SHALL BE INSTALLED IN METALLIC CONDUIT OR RACEWAYS WHEN LOCATED WITHIN ENCLOSED SPACES IN A BUILDING. CONDUIT SHALL RUN ALONG THE BOTTOM OF LOAD BEARING MEMBERS.

1 THERE SHALL BE A MINIMUM 6-FOOT WIDE CLEAR PERIMETER AROUND THE EDGES OF THE ROOF.

EXCEPTION: WHERE EITHER AXIS OF THE BUILDING IS 250FT OR LESS, THE CLEAR PERIMETER AROUND THE EDGES OF THE ROOF SHALL BE PERMITTED TO BE REDUCED TO A MINIMUM WIDTH OF 4 FEET.

2 INTERIOR PATHWAYS. INTERIOR PATHWAYS SHALL BE PROVIDED BETWEEN ARRAY SECTIONS TO MEET THE FOLLOWING REQUIREMENTS:

1. PATHWAYS SHALL BE PROVIDED AT INTERVALS NOT GREATER THAN 150FT THROUGHOUT THE LENGTH AND WIDTH OF THE ROOF.

2. A PATHWAY NOT LESS THAN 4FT WIDE IN A STRAIGHT LINE TO ROOF STANDPIPES OR VENTILATION HATCHES.

3. A PATHWAY NOT LESS THAN 4FT WIDE AROUND ROOF ACCESS HATCHES, WITH NOT FEWER THAN ONE SUCH PATHWAY TO A PARAPET OR ROOF EDGE.

3 SMOKE VENTILATION. THE SOLAR INSTALLATION SHALL BE DESIGNED TO MEET THE FOLLOWING REQUIREMENTS:

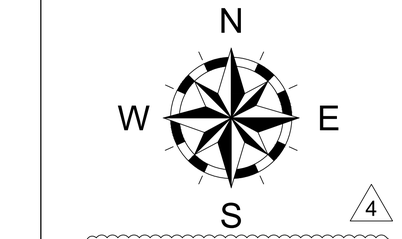
1. WHERE NONGRAVITY-OPERATED SMOKE AND HEAT VENTS OCCUR, A PATHWAY NOT LESS THAN 4FT WIDE SHALL BE PROVIDED BORDERING ALL SIDES.

2. SMOKE VENTILATION OPTIONS BETWEEN ARRAY SECTIONS SHALL BE ONE OF THE FOLLOWING:

2.1 A PATHWAY NOT LESS THAN 8FT WIDE.

2.2 WHERE GRAVITY-OPERATED DROPOUT SMOKE AND HEAT VENTS OCCUR, A PATHWAY NOT LESS THAN 4FT WIDE ON NOT FEWER THAN ONE SIDE.

2.3 A PATHWAY NOT LESS THAN 4FT WIDE BORDERING 4FT BY 8FT VENTING CUTOUTS EVERY 20FT ON ALTERNATING SIDES OF THE PATHWAY.



4

LANDSCAPE AREA

CLEARANCES

LADDER ACCESS POINT 3

FIRE DEPARTMENT ACCESS ROAD

EXISTING TREE TO BE RELOCATED 2

EXISTING TREE RELOCATION LOCATION

EXISTING TREE

EXISTING TREE

CONTRACTOR

TENCO SOLAR INC
8141 E. KAISER AVE, SUITE 160
ANAHEIM, CA 92808
CSLB #1092568 / C10, C46
(888) 507-6937

I HEREBY CERTIFY THAT THE WORK PROPOSED TO BE DONE ON THESE PLANS IS IN CONFORMANCE WITH ALL CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY AND FURTHER, IF OMISSIONS OR ERRORS ARE DISCOVERED, I UNDERSTAND THAT THE WORK PERFORMED WILL BE REQUIRED TO COMPLY WITH THE CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY PRIOR TO FINAL BUILDING INSPECTION.

SIGNATURE	DATE	STATE LICENSE NO.
Matthew Mitera	1/13/2026	#1092568 / C10, C46

REGISTERED PROFESSIONAL ENGINEER
ANDREW E LOPEZ
E 24451
12/31/2026
ELECTRICAL
STATE OF CALIFORNIA

PROJECT LOCATION:
HOLIDAY INN
EXPRESS PV + ESS
3751 N TRACY BLVD
TRACY, CA 95304

ARCH D (24" X 36") PRINT PAPER SIZE

NO.	DATE	DESCRIPTION	ELECT.
	1/2/2025	INITIAL PLAN SET	A.L.
	2/20/2025	1ST REVISION (STRUCTURAL)	A.L.
	3/7/2025	2ND REVISION (RED LINES)	A.L.
	4/3/2025	3RD REVISION (RED LINES)	A.L.
	4/14/2025	4TH REVISION (SINGLE OPTIMIZERS)	A.L.
	5/2/2025	5TH REVISION (OPTIMIZERS)	A.L.
1	5/13/2025	1ST CORRECTION	A.L.
2	6/12/2025	2ND CORRECTION	A.L.
3	8/4/2025	3RD CORRECTION	A.L.
4	1/13/2026	4TH CORRECTION	A.L.

SYSTEM INFO:

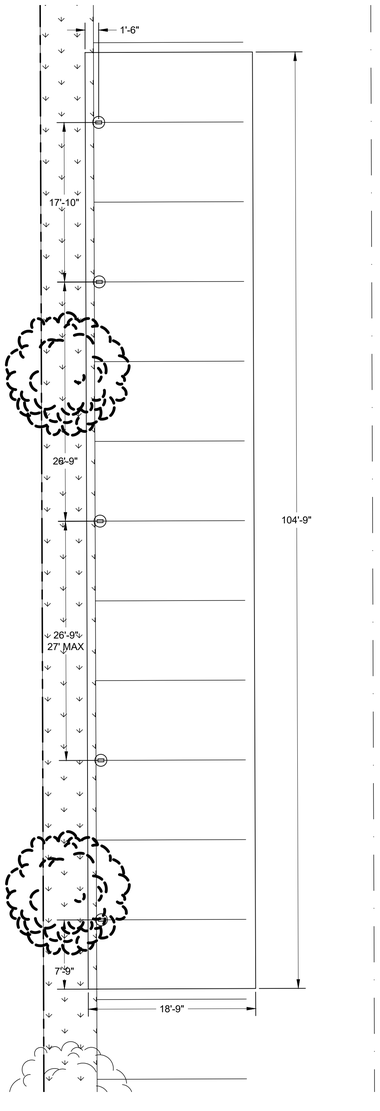
TOTAL SYSTEM SIZE: DC STC: 258.68 KW
TOTAL SYSTEM SIZE: AC CEC: 237.90 KW

(446) PHILADELPHIA SOLAR PS-MNB144(HCBF)-580W MODULES
(4) SOLAREDGE SE50KUS PV INVERTER(S)
(1) SOL-ARK 30K-3P-208V HYBRID-INVERTER(S)
(2) SOL-ARK L3 HVR-60KWH-30K ESS UNIT(S)

DESCRIPTION:

SITE PLAN

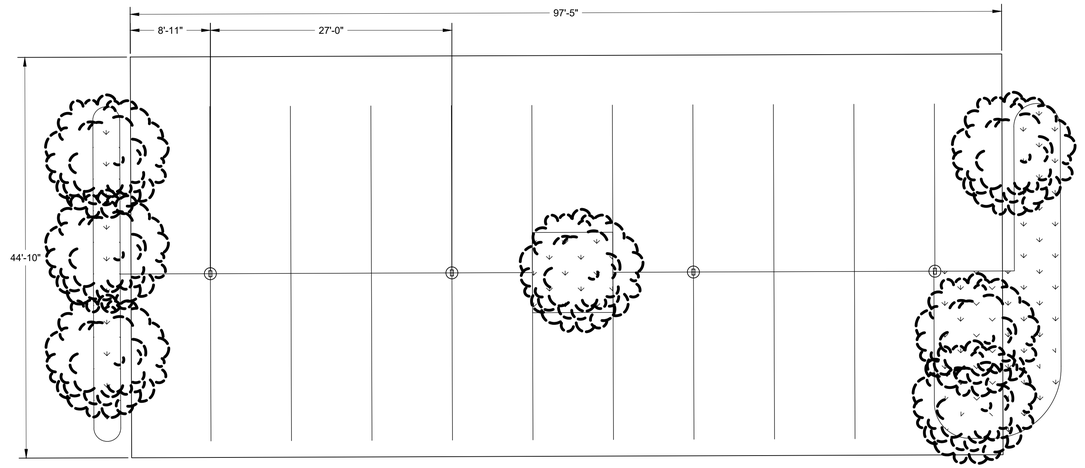
PV 2.1



B

CARPORT B

SCALE: 1/8" = 1'-0"



C

CARPORT A

SCALE: 1/8" = 1'-0"

PARKING PLAN
EXISTING PARKING: 136 SPACES.
REQUIRED PARKING SPACES: 1 SPACE / ROOM * 100 ROOMS = 100 SPACES
REMOVED SPACES BY CARPORT: 0 SPACES

CARPORT COLUMN

4

SITE NOTES

A OTHER THAN THE ADDITION OF THE TWO FREE STANDING STEEL SOLAR CANOPY CARPORTS, NO ADDITION OR MODIFICATIONS ARE PLANNED TO THE EXISTING BUILDING OR PARKING AREAS.

N
W E
S

EXISTING TREE TO BE RELOCATED

EXISTING TREE RELOCATION LOCATION

2

CONTRACTOR

TENCO SOLAR INC
8141 E. KAISER AVE, SUITE 160
ANAHEIM, CA 92808
CSLB #1092568 / C10, C46
(888) 507-6937

I HEREBY CERTIFY THAT THE WORK PROPOSED TO BE DONE ON THESE PLANS IS IN CONFORMANCE WITH ALL CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY AND FURTHER, IF OMISSIONS OR ERRORS ARE DISCOVERED, I UNDERSTAND THAT THE WORK PERFORMED WILL BE REQUIRED TO COMPLY WITH THE CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY PRIOR TO FINAL BUILDING INSPECTION.

SIGNATURE	DATE	STATE LICENSE NO.
Matthew Mitera	1/13/2026	#1092568 / C10, C46

REGISTERED PROFESSIONAL ENGINEER
ANDREW E LOPEZ
E 24451
12/31/2026
ELECTRICAL
STATE OF CALIFORNIA

PROJECT LOCATION:
HOLIDAY INN
EXPRESS PV + ESS
3751 N TRACY BLVD
TRACY, CA 95304

ARCH D (24" X 36") PRINT PAPER SIZE

NO.	DATE	DESCRIPTION	ELECT.
	1/2/2025	INITIAL PLAN SET	A.L.
	2/20/2025	1ST REVISION (STRUCTURAL)	A.L.
	3/7/2025	2ND REVISION (RED LINES)	A.L.
	4/3/2025	3RD REVISION (RED LINES)	A.L.
	4/14/2025	4TH REVISION (SINGLE OPTIMIZERS)	A.L.
	5/2/2025	5TH REVISION (OPTIMIZERS)	A.L.
1	5/13/2025	1ST CORRECTION	A.L.
2	6/12/2025	2ND CORRECTION	A.L.
3	8/4/2025	3RD CORRECTION	A.L.
4	1/13/2026	4TH CORRECTION	A.L.

SYSTEM INFO:

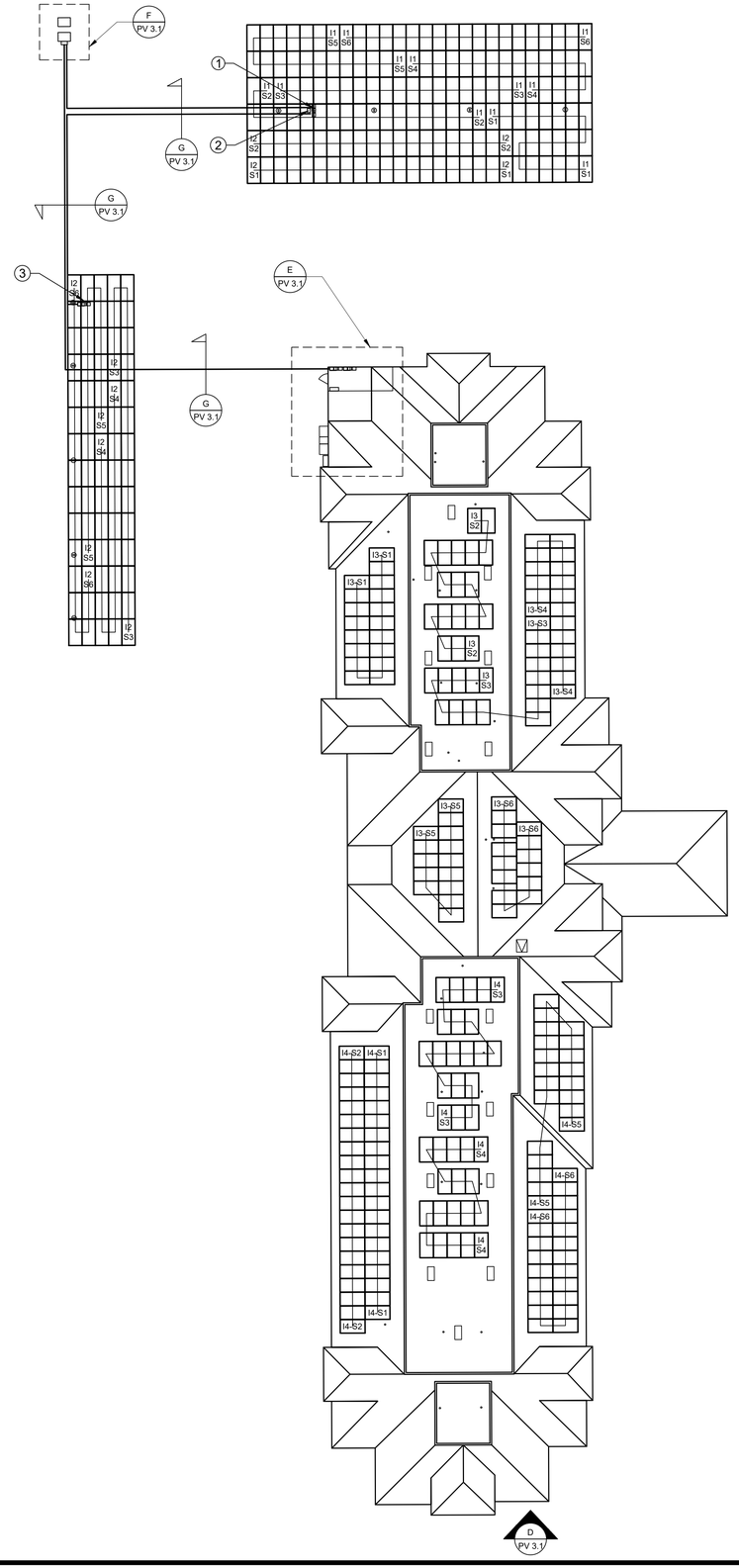
TOTAL SYSTEM SIZE: DC STC: 258.68 KW
TOTAL SYSTEM SIZE: AC CEC: 237.90 KW

(446) PHILADELPHIA SOLAR PS-MNB144(HCBF)-580W MODULES
(4) SOLAREDGE SE50KUS PV INVERTER(S)
(1) SOL-ARK 30K-3P-208V HYBRID-INVERTER(S)
(2) SOL-ARK L3 HVR-60KWH-30K ESS UNIT(S)

DESCRIPTION:

CARPORT PLAN

PV 2.2



PLOT PLAN

SCALE: 1" = 20'

PLAN LEGEND

1. N. SOLAREDGE SE50KUS PV INVERTER. OUTDOOR RATED W/INTEGRATED DC DISCONNECT. EXTERIOR. WALL MOUNTED.
2. N. IMO/SOLARBOS 6-POLE LOAD BREAK DISCONNECT NEMA 4X RATED, MOUNTED ON COLUMN. REFER TO PV 4.0 FOR WIRE DIAGRAM
3. N. IMO/SOLARBOS 8-POLE LOAD BREAK DISCONNECT NEMA 4X RATED, MOUNTED ON COLUMN. REFER TO PV 4.0 FOR WIRE DIAGRAM

N
W E
S

CONTRACTOR

TENCO SOLAR INC
8141 E. KAISER AVE, SUITE 160
ANAHEIM, CA 92808
CSLB #1092568 / C10, C46
(888) 507-6937

I HEREBY CERTIFY THAT THE WORK PROPOSED TO BE DONE ON THESE PLANS IS IN CONFORMANCE WITH ALL CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY AND FURTHER, IF OMISSIONS OR ERRORS ARE DISCOVERED, I UNDERSTAND THAT THE WORK PERFORMED WILL BE REQUIRED TO COMPLY WITH THE CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY PRIOR TO FINAL BUILDING INSPECTION.

SIGNATURE	DATE	STATE LICENSE NO.
Matthew Mitera	1/13/2026	#1092568 / C10, C46

REGISTERED PROFESSIONAL ENGINEER
ANDREW E LOPEZ
E 24451
12/31/2026
ELECTRICAL
STATE OF CALIFORNIA

PROJECT LOCATION:
HOLIDAY INN
EXPRESS PV + ESS
3751 N TRACY BLVD
TRACY, CA 95304

ARCH D (24" X 36") PRINT PAPER SIZE

NO.	DATE	DESCRIPTION	ELECT.
	1/2/2025	INITIAL PLAN SET	A.L.
	2/20/2025	1ST REVISION (STRUCTURAL)	A.L.
	3/7/2025	2ND REVISION (RED LINES)	A.L.
	4/3/2025	3RD REVISION (RED LINES)	A.L.
	4/14/2025	4TH REVISION (SINGLE OPTIMIZERS)	A.L.
	5/2/2025	5TH REVISION (OPTIMIZERS)	A.L.
1	5/13/2025	1ST CORRECTION	A.L.
2	6/12/2025	2ND CORRECTION	A.L.
3	8/4/2025	3RD CORRECTION	A.L.
4	1/13/2026	4TH CORRECTION	A.L.

SYSTEM INFO:

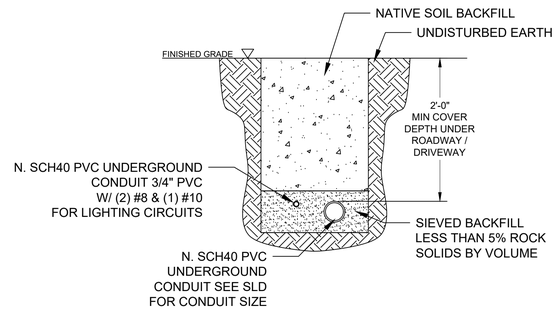
TOTAL SYSTEM SIZE: DC STC: 258.68 KW
TOTAL SYSTEM SIZE: AC CEC: 237.90 KW

(446) PHILADELPHIA SOLAR PS-MNB144(HCBF)-580W MODULES
(4) SOLAREDGE SE50KUS PV INVERTER(S)
(1) SOL-ARK 30K-3P-208V HYBRID-INVERTER(S)
(2) SOL-ARK L3 HVR-60KWH-30K ESS UNIT(S)

DESCRIPTION:

PLOT PLAN

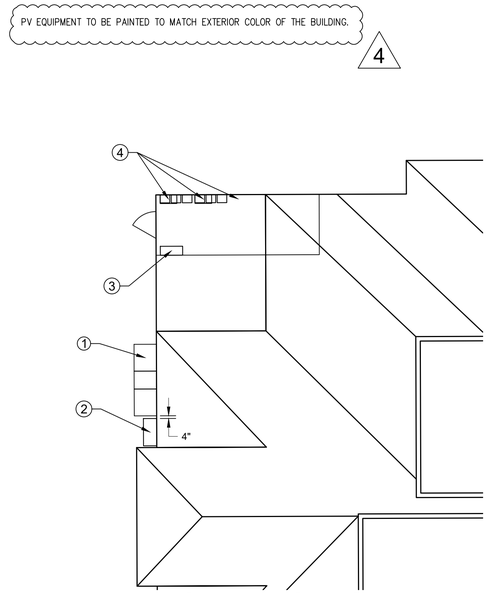
PV 3.0



TRENCH DETAIL

G

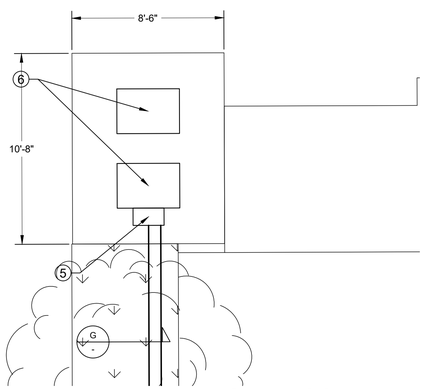
SCALE: 1" = 1'-0"



ENLARGED ELECTRICAL AREA

E

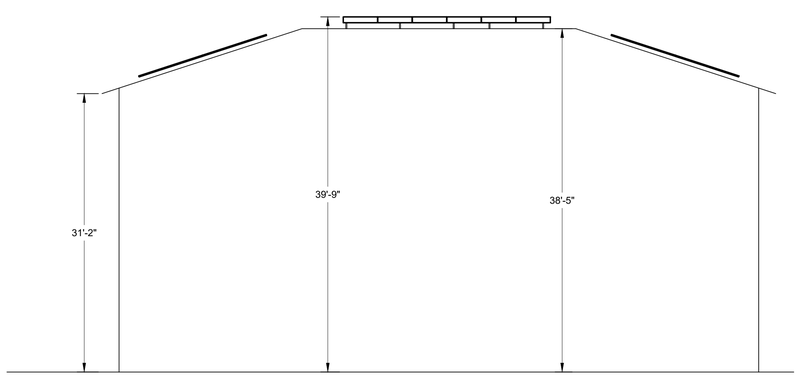
SCALE: 1/8" = 1'-0"



ENLARGED ESS AREA

F

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



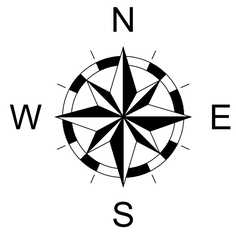
ELEVATION VIEW

D

SCALE: 1/8" = 1'-0"

PLAN LEGEND

1. E. 2000A, 208Y/120V, 3P/4W, SWITCHGEAR. EXTERIOR. FLOOR MOUNTED.
2. N. 800A, 240V, 3P/4W, NEMA 3R, 800A FUSES PHOTOVOLTAIC AC DISCONNECT. VISIBLE KNIFE BLADE SEPARATION WHILE OPEN & LOCKABLE IN THE OPEN POSITION. EXTERIOR. WALL MOUNTED.
3. N. 800A, 208Y/120V, 3P/4W, NEMA 1, PHOTOVOLTAIC COMBINER PANEL. INTERIOR. WALL MOUNTED.
4. N. SOLAREDGE SE50KUS PV INVERTER. OUTDOOR RATED W/INTEGRATED DC DISCONNECT. INTERIOR. WALL MOUNTED.
5. N. SOL-ARK 30K-3P-208V HYBRID-INVERTER. OUTDOOR RATED W/INTEGRATED DC & AC DISCONNECTS. EXTERIOR. ESS UNIT MOUNTED.
6. N. SOL-ARK L3 HVR-60KWH-30K ESS UNIT. OUTDOOR RATED W/INTEGRATED DC DISCONNECT. EXTERIOR. PAD MOUNTED.



CONTRACTOR

TENCO SOLAR INC
8141 E. KAISER AVE, SUITE 160
ANAHEIM, CA 92808
CSLB #1092568 / C10, C46
(888) 507-6937

I HEREBY CERTIFY THAT THE WORK PROPOSED TO BE DONE ON THESE PLANS IS IN CONFORMANCE WITH ALL CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY AND FURTHER, IF OMISSIONS OR ERRORS ARE DISCOVERED, I UNDERSTAND THAT THE WORK PERFORMED WILL BE REQUIRED TO COMPLY WITH THE CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY PRIOR TO FINAL BUILDING INSPECTION.

SIGNATURE	DATE	STATE LICENSE NO.
Matthew Mitera	1/13/2026	#1092568 / C10, C46

PROJECT LOCATION:
HOLIDAY INN
EXPRESS PV + ESS
3751 N TRACY BLVD
TRACY, CA 95304

ARCH D (24" X 36") PRINT PAPER SIZE

NO.	DATE	DESCRIPTION	ELECT.
	1/2/2025	INITIAL PLAN SET	A.L.
	2/20/2025	1ST REVISION (STRUCTURAL)	A.L.
	3/7/2025	2ND REVISION (RED LINES)	A.L.
	4/3/2025	3RD REVISION (RED LINES)	A.L.
	4/14/2025	4TH REVISION (SINGLE OPTIMIZERS)	A.L.
	5/2/2025	5TH REVISION (OPTIMIZERS)	A.L.
1	5/13/2025	1ST CORRECTION	A.L.
2	6/12/2025	2ND CORRECTION	A.L.
3	8/4/2025	3RD CORRECTION	A.L.
4	1/13/2026	4TH CORRECTION	A.L.

SYSTEM INFO:

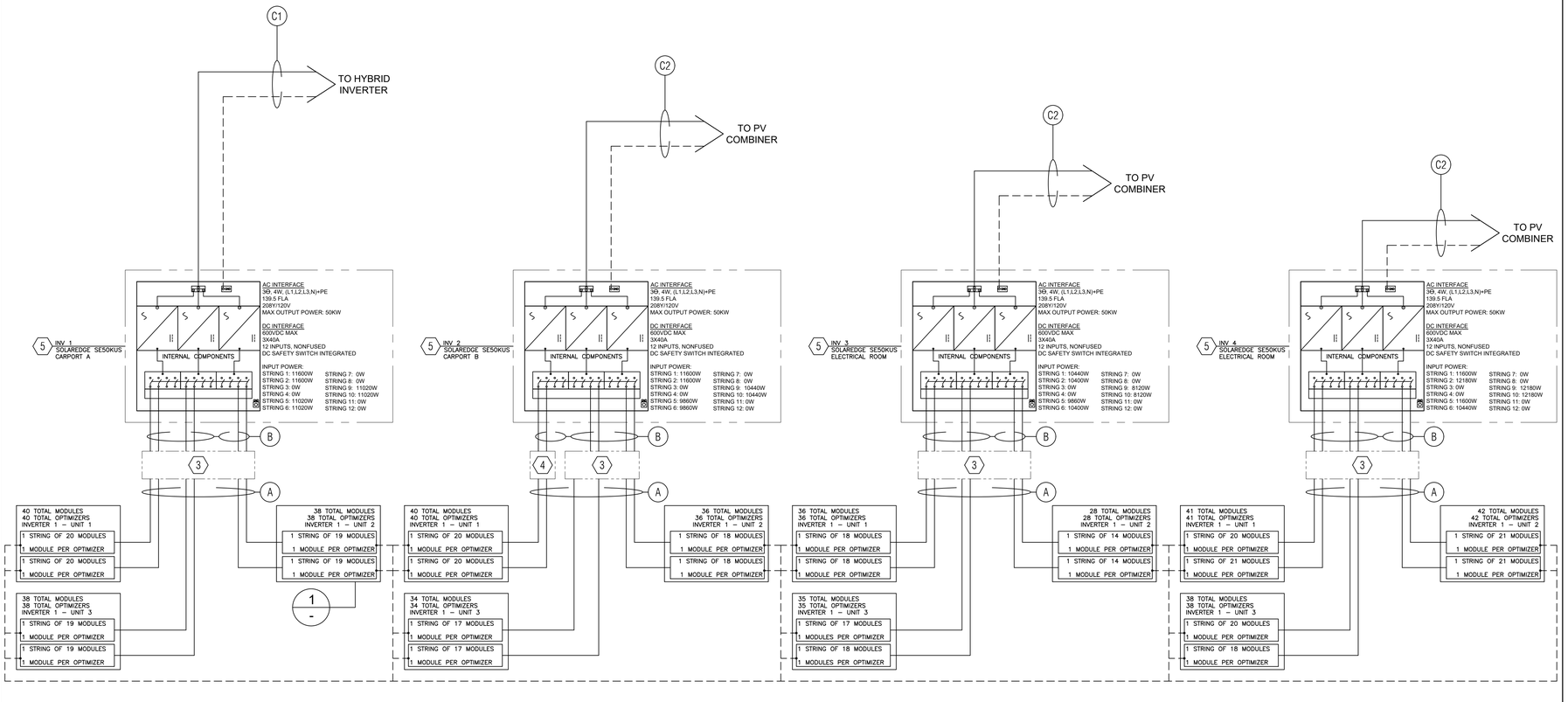
TOTAL SYSTEM SIZE: DC STC: 258.68 KW
TOTAL SYSTEM SIZE: AC CEC: 237.90 KW

(446) PHILADELPHIA SOLAR PS-MNB144(HCBF)-580W MODULES
(4) SOLAREDGE SE50KUS PV INVERTER(S)
(1) SOL-ARK 30K-3P-208V HYBRID-INVERTER(S)
(2) SOL-ARK L3 HVR-60KWH-30K ESS UNIT(S)

DESCRIPTION:

DETAIL PLAN

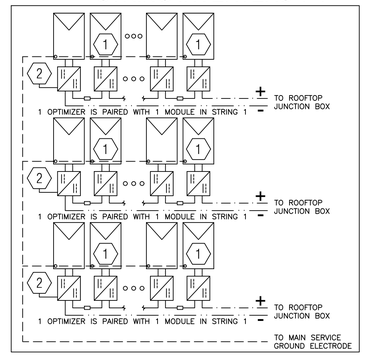
PV 3.1



EQUIPMENT NOTES

1. PHOTOVOLTAIC MODULES INCLUDE #12 AWG OUTDOOR RATED MC4 CONNECTORS FOR MODULE INTERCONNECTION. DO NOT REMOVE THE QUICK CONNECTS, OTHERWISE THE MODULE WARRANTY AND THE UL LISTING WILL BE INVALIDATED.
2. #6 AWG BARE COPPER GROUND WILL BE USED AS EQUIPMENT GROUND FOR THE RACKING. USE MODULE GROUNDING METHODS PER MANUFACTURERS INSTALLATION REQUIREMENTS. THE MODULE EQUIPMENT GROUND SHALL TERMINATE AT THE INVERTER CABINET.
3. INVERTERS NEMA 3R RATED WITH UL 1741–SA LISTING INCLUDING INTERNAL ANTI–ISLANDING PROTECTION FEATURES WITH CA RULE 21 COMPLIANCE. UL1741 LISTING INCLUDES COMPLIANCE WITH IEEE1547 FOR INTERCONNECTION SYSTEM AND TEST REQUIREMENTS AND THE NATIONAL ELECTRIC CODE. TIED TO EXISTING FACILITY GROUND. INVERTER HAS INTERNAL DC DISCONNECTION MEANS, FUSED AT 20A PER POLE. INVERTER IS U.L. LISTED AS A UNIT. UNIT IS EQUIPPED WITH UL1741 APPROVED GROUND FAULT DETECTION DEVICE THAT MEETS NEC 250.122 REQUIREMENTS FOR EQUIPMENT GROUNDING. NOTE: SEE ATTACHED CUTSHEETS FOR DETAILS.
4. PER NEC 250.53(A)(2), A SINGLE ROD, PIPE OR PLATE ELECTRODE SHALL BE SUPPLEMENTED BY AN ADDITIONAL ELECTRODE OF TYPE SPECIFIED IN 250.52(A)(2) THROUGH (A)(8) SPACED NO LESS THAN 6FT APART. EXCEPTION, IF A SINGLE ROD, PIPE OR PLATE GROUNDING ELECTRODE HAS A RESISTANCE TO EARTH OF 25 OHMS OR LESS, THE SUPPLEMENTAL ELECTRODE SHALL NOT BE REQUIRED.
5. SOLAREDGE SE50KUS INVERTERS ARE RAPID SHUTDOWN CEC 690.12 COMPLAINT. INVERTERS SHUTDOWN DC POWER PRODUCTION AT OPTIMIZER UPON GRID DISCONNECT. MOVING THE LEVER ON THE AC DISCONNECT TO THE OPEN POSITION WILL CUT POWER PRODUCTION FROM THE DC OPTIMIZER. SEE SPEC SHEET ON PV10.
6. SOLAREDGE SE50KUS INVERTERS ONLY USE NEUTRAL FOR INSTRUMENTATION, AND THEREFORE CAN BE SIZED THE SAME AS THE GROUNDING CONDUCTOR.
7. SOLAREDGE SE50KUS INVERTERS ARE VOLTAGE CONTROLLED AT THE INPUT AND HAVE A CONSTANT DC VOLTAGE AT THE INVERTER UP TO 230°. THEREFORE DC VOLTAGE DROP CALCULATIONS ARE NOT NECESSARY.
8. ALL UNDERGROUND CONDUIT IS TO BE SCH40 PVC.

1 MODULE / OPTIMIZER STRING INVERTERS 1-4



NEW EQUIPMENT SCHEDULE

#	EQUIPMENT MANUFACTURER/MODEL	EQUIPMENT DESCRIPTION
1	PHILADELPHIA SOLAR PS-MNB144(HCBF)-580W	PHILADELPHIA SOLAR 580W PV MODULE
2	SOLAREDGE C651U	SOLAREDGE DC/DC SINGLE MODULE POWER OPTIMIZER
3	JUNCTION BOX	NEMA 3R JUNCTION BOX
4	IMO SI40-PEL64R-4 DC DISCONNCT	29A, 1000V, 4-POLE ROTARY DC DISCONNECT
5	SOLAREDGE SE50KUS	SOLAREDGE 50KW INVERTER W/ INTEGRATED DC DISCONNECT

CABLE SCHEDULE, BREAKER SIZING AND AMPACITY CALCULATIONS

CABLE	CABLE TYPE	CABLE VOLTAGE RATING (V)	CABLE TEMP RATING	AMBIENT TEMP (°C)	DISTANCE ABOVE ROOF TO BOTTOM OF CONDUIT	ADJUSTED AMBIENT TEMP. (°C)	CONDUIT	CONDUIT TYPE	# OF CONDUCTORS PER PHASE	WIRE/BUS SIZE		NEUTRAL	GROUND	TOTAL CC CONDUCTORS IN RACEWAY	BASE AMPACITY (A)	DERATING FACTOR FOR CONDUCTORS PER RACEWAY NEC 310.15(B)(3)(a)	DERATING FACTOR FOR AMBIENT TEMPERATURE NEC 310.15(B)(2)(a)	OVERALL DERATING FACTOR	DERATED AMPACITY (A)	CIRCUIT LOAD (A)	CIRCUIT LOAD (A) (156%DC, 125%AC 125%OPT, 100%BATT)	MINIMUM OCPD PER LOAD	CONDUCTORS IN CONDUIT	EST. DISTANCE FT	VOLTAGE DROP %VD	TOTAL V.D. %VD CUM.
A	PV-WIRE	1000	90°C (194°F) Cu	39	ABOVE 7/8"	39	N/A	FREE AIR	1	Set(s) of	#12	N/A	#6	1	40	100%	91%	91%	36.4	18.0	22.50	25	N/A	25	NEGLIGIBLE	
B	THWN-2	600	90°C (194°F) Cu	39	ABOVE 7/8"	39	3/4"	PVC / EMT	1	Set(s) of	#10	N/A	#8	8	40	70%	91%	64%	25.5	18.0	22.50	25	(8)#10 (1) #8	225		
C1	THWN-2	600	90°C (194°F) Cu	39	NOT ON ROOF	39	2"	PVC / EMT	1	Set(s) of	2/0	#6	#6	3	195	100%	91%	91%	177.5	139.5	174.38	175	(3)2/0 (1) #6 (1) #6	100	1.16%	1.16%
C2	THWN-2	600	90°C (194°F) Cu	39	NOT ON ROOF	39	2"	PVC / EMT	1	Set(s) of	2/0	#6	#6	3	195	100%	91%	91%	177.5	139.5	174.38	175	(3)2/0 (1) #6 (1) #6	10	0.12%	0.12%

Inverter Specifications:
Inverter Manufacturer: SolarEdge
Inverter Type: SE50KUS
Optimizer/inverter regulated voltage 370V
Inverter max input voltage 600V

Input (DC):		Output (AC):			
MAX used Power input per channel:	6250 W	Peak output power:	50000 VA	CEC Efficiency:	97 %
Module Compatability:		Maximum Continuous Output Po	50000 VA	Ambient Temperature:	-40°C to +60°C
Maximum Input DC Voltage:	600 V	Nominal output voltage:	208 V	Operating Voltage:	208V-3Phase
Maximum Amp Isc:	46.5 per MPPT	Nominal output current:	139.5 A	Max Operating Current:	139.5A-3Phase

Module Specifications
Module Manufacturer: Philadelphia Solar
Module Model: PS-MNB144(HCBF)-580W

Parameters (DC):		Output (AC):			
Local Temperature (°C):	-7°C to 39°C	Voc:	51.65 Vdc	STC Power:	580 W
Coldest Day Voc:	55.78 V	Vmp:	43.64 Vdc	PTC Power:	549.9 W
Warmest Day Vmp:	38.62 V	Isc:	14.1 A	Max System Voltage:	1500 V
Maximum Fuse Rating	30 A	Imp:	13.33 A	Voc Temp. Coeff.	-0.25 %/°C

CONTRACTOR

TENCO SOLAR INC
8141 E. KAISER AVE, SUITE 160
ANAHEIM, CA 92808
CSLB #1092568 / C10, C46
(888) 507-6937

I HEREBY CERTIFY THAT THE WORK PROPOSED TO BE DONE ON THESE PLANS IS IN CONFORMANCE WITH ALL CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY AND FURTHER, IF OMISSIONS OR ERRORS ARE DISCOVERED, I UNDERSTAND THAT THE WORK PERFORMED WILL BE REQUIRED TO COMPLY WITH THE CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY PRIOR TO FINAL BUILDING INSPECTION.

SIGNATURE	DATE	STATE LICENSE NO.
Matthew Mitera	1/13/2026	#1092568 / C10, C46

REGISTERED PROFESSIONAL ENGINEER
ANDREW E LOPEZ
E 24451
Exp 12/31/2026
ELECTRICAL
STATE OF CALIFORNIA

PROJECT LOCATION:
HOLIDAY INN
EXPRESS PV + ESS
3751 N TRACY BLVD
TRACY, CA 95304

ARCH D (24" X 36") PRINT PAPER SIZE

NO.	DATE	DESCRIPTION	ELECT.
	1/2/2025	INITIAL PLAN SET	A.L.
	2/20/2025	1ST REVISION (STRUCTURAL)	A.L.
	3/7/2025	2ND REVISION (RED LINES)	A.L.
	4/3/2025	3RD REVISION (RED LINES)	A.L.
	4/14/2025	4TH REVISION (SINGLE OPTIMIZERS)	A.L.
	5/2/2025	5TH REVISION (OPTIMIZERS)	A.L.
1	5/13/2025	1ST CORRECTION	A.L.
2	6/12/2025	2ND CORRECTION	A.L.
3	8/4/2025	3RD CORRECTION	A.L.
4	1/13/2026	4TH CORRECTION	A.L.

SYSTEM INFO:

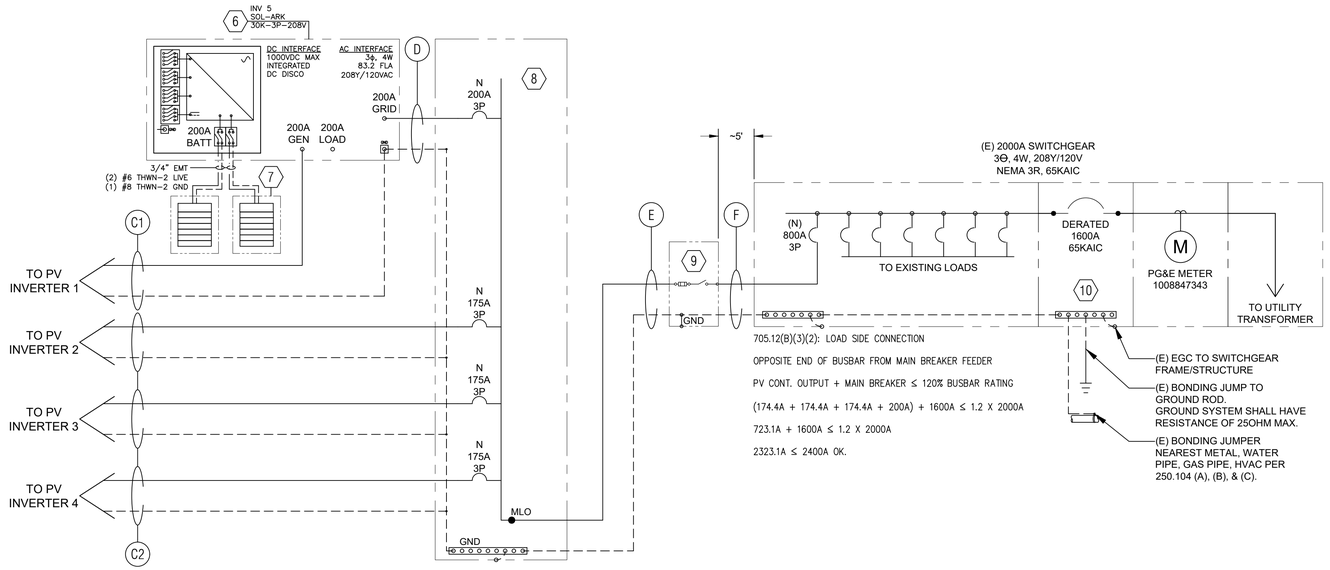
TOTAL SYSTEM SIZE: DC STC: 258.68 KW
TOTAL SYSTEM SIZE: AC CEC: 237.90 KW

(446) PHILADELPHIA SOLAR PS–MNB144(HCBF)–580W MODULES
(4) SOLAREDGE SE50KUS PV INVERTER(S)
(1) SOL–ARK 30K–3P–208V HYBRID–INVERTER(S)
(2) SOL–ARK L3 HVR–60KWH–30K ESS UNIT(S)

DESCRIPTION:

DC SINGLE LINE DIAGRAM

PV 4.0



EQUIPMENT NOTES

1. PHOTOVOLTAIC MODULES INCLUDE #12 AWG OUTDOOR RATED MC4 CONNECTORS FOR MODULE INTERCONNECTION. DO NOT REMOVE THE QUICK CONNECTS, OTHERWISE THE MODULE WARRANTY AND THE UL LISTING WILL BE INVALIDATED.
2. #6 AWG BARE COPPER GROUND WILL BE USED AS EQUIPMENT GROUND FOR THE RACKING. USE MODULE GROUNDING METHODS PER MANUFACTURERS INSTALLATION REQUIREMENTS. THE MODULE EQUIPMENT GROUND SHALL TERMINATE AT THE INVERTER CABINET.
3. INVERTERS NEMA 3R RATED WITH UL 1741-SA LISTING INCLUDING INTERNAL ANTI-ISLANDING PROTECTION FEATURES WITH CA RULE 21 COMPLIANCE. UL1741 LISTING INCLUDES COMPLIANCE WITH IEEE1547 FOR INTERCONNECTION SYSTEM AND TEST REQUIREMENTS AND THE NATIONAL ELECTRIC CODE. TIED TO EXISTING FACILITY GROUND. INVERTER HAS INTERNAL DC DISCONNECTION MEANS, FUSED AT 20A PER POLE. INVERTER IS U.L. LISTED AS A UNIT. UNIT IS EQUIPPED WITH UL1741 APPROVED GROUND FAULT DETECTION DEVICE THAT MEETS NEC 250.122 REQUIREMENTS FOR EQUIPMENT GROUNDING. NOTE: SEE ATTACHED CUTSHEETS FOR DETAILS.
4. PER NEC 250.53(A)(2), A SINGLE ROD, PIPE OR PLATE ELECTRODE SHALL BE SUPPLEMENTED BY AN ADDITIONAL ELECTRODE OF TYPE SPECIFIED IN 250.52(A)(2) THROUGH (A)(8) SPACED NO LESS THAN 6FT APART. EXCEPTION, IF A SINGLE ROD, PIPE OR PLATE GROUNDING ELECTRODE HAS A RESISTANCE TO EARTH OF 25 OHMS OR LESS, THE SUPPLEMENTAL ELECTRODE SHALL NOT BE REQUIRED.
5. SOLAREDGE SE50KUS INVERTERS ARE RAPID SHUTDOWN CEC 690.12 COMPLAINT. INVERTERS SHUTDOWN DC POWER PRODUCTION AT OPTIMIZER UPON GRID DISCONNECT. MOVING THE LEVER ON THE AC DISCONNECT TO THE OPEN POSITION WILL CUT POWER PRODUCTION FROM THE DC OPTIMIZER. SEE SPEC SHEET ON PV10.
6. SOLAREDGE SE50KUS INVERTERS ONLY USE NEUTRAL FOR INSTRUMENTATION, AND THEREFORE CAN BE SIZED THE SAME AS THE GROUNDING CONDUCTOR.
7. SOLAREDGE SE50KUS INVERTERS ARE VOLTAGE CONTROLLED AT THE INPUT AND HAVE A CONSTANT DC VOLTAGE AT THE INVERTER UP TO 2300'. THEREFORE DC VOLTAGE DROP CALCULATIONS ARE NOT NECESSARY.
8. ALL UNDERGROUND CONDUIT IS TO BE SCH40 PVC.
9. SOL-ARK 30K-3P-208V HYBRID-INVERTER HAS A PASS-THROUGH OUTPUT OF 160A TOTAL WITH THE SOLAREDGE SE50KUS PV INVERTER OUTPUTTING 139.5A AND THE SOL-ARK L3 HVR-60KWH-30K BATTERY OUTPUTTING 83.4A. THE SOL-ARK 30K-3P-208V HYBRID-INVERTER WILL LIMIT THE SOL-ARK L3 HVR-60KWH-30K BATTERY TO OUTPUT A MAXIMUM TOTAL OF 160A.

NEW EQUIPMENT SCHEDULE

#	EQUIPMENT MANUFACTURER/MODEL	EQUIPMENT DESCRIPTION
6	SOL-ARK 30K-3P-208V	SOL-ARK 30KW HYBRID-INVERTER W/ INTEGRATED DC & AC DISCONNECTS
7	SOL-ARK L3 HVR-60KWH-30K	SOL-ARK 30KW, 60KWH ESS UNIT W/ INTEGRATED DC DISCONNECT
8	PV COMBINER PANEL	800A BUSBAR, MAIN LUG ONLY, 208Y/120V, 3ϕ, 4W, 65KAIC
9	SQUARE D H327NR AC DISCONNECT SWITCH	800A, 800A FUSES, 240V, 3ϕ, 4W, NEMA 3R, VISIBLE KNIFE BLADE SEPARATION WHILE OPEN & LOCKABLE WHILE IN THE OPEN POSITION
10	EXISTING MAIN SWITCHGEAR	2000A BUSBAR, 1600A DISCONNECT, 208Y/120V, 3ϕ, 4W, 65KAIC

SHORT-CIRCUIT CALCULATIONS

FAULT POINT	PANEL OR TRANSFORMER	PHASE	SOURCE (FAULT POINT)	SOURCE ISC (AMPS)	FEEDER CONDUIT TYPE	#	WIRE/BUS SIZE	FEEDER MATERIAL CU or AL	C VALUE	L-L VOLTS E	CIRCUIT LENGTH L	LOAD POWER FACTOR (pf)	CIRCUIT LOAD A	CONDUCTOR RESISTANCE R	CONDUCTOR REACTANCE X	f	M	FAULT CURRENT ISC	FAULT POINT
0				65000														65000	0
1	POC TO FUSED DISCONNECT	3	0	65000	M	4	Set(s) of 3/0	CU	12843.50	208	10	0.97	578.5	0.000079	0.000079	0.105	0.90	58804	1
2	FUSED DISCONNECT TO PV COMBINER	3	1	58804	M	4	Set(s) of 3/0	CU	12843.50	208	25	0.97	578.5	0.000079	0.000052	0.238	0.81	47488	2

Inverter Specifications:

Inverter Manufacturer: Sol-Ark
Inverter Type: 30K-3P-208V
Max String Voltage Using -0.22%/°C temp. factor of module = 0V
Max String Voltage Using 1.14 temp. factor of module = 0V

Input (DC):

MAX used Power input per channel: 10000 W
Module Compatability:
Maximum Input DC Voltage: 500 V
Maximum Amp Isc: 36 per MPPT

Output (AC):

Peak output power: 30000 VA
Maximum Continuous Output Po 30000 VA
Nominal output voltage: 208 V
Nominal output current: 83.4 A

CEC Efficiency: 96.5 %
Ambient Temperature: -40°C to +60°C
Operating Voltage: 208V-3Phase
Max Operating Current: 83.4A-3Phase

CABLE SCHEDULE, BREAKER SIZING AND AMPACITY CALCULATIONS

CABLE	CABLE TYPE	CABLE VOLTAGE RATING (V)	CABLE TEMP RATING	AMBIENT TEMP (°C)	DISTANCE ABOVE ROOF TO BOTTOM OF CONDUIT	ADJUSTED AMBIENT TEMP. (°C)	CONDUIT	CONDUIT TYPE	# OF CONDUCTORS PER PHASE	WIRE/BUS SIZE	NEUTRAL	GROUND	TOTAL CC CONDUCTORS IN RACEWAY	BASE AMPACITY (A)	DERATING FACTOR FOR CONDUCTORS PER RACEWAY NEC 310.15(B)(3)(a)	DERATING FACTOR FOR AMBIENT TEMPERATURE NEC 310.15(B)(2)(a)	OVERALL DERATING FACTOR	DERATED AMPACITY (A)	CIRCUIT LOAD (A)	CIRCUIT LOAD (A) (156%DC, 125%AC 125%OPT, 100%BATT)	MINIMUM OCPD PER LOAD	CONDUCTORS IN CONDUIT	EST. DISTANCE FT	VOLTAGE DROP %VD	TOTAL V.D. %VD CUM.
C1	THWN-2	600	90°C (194°F) Cu	39	NOT ON ROOF	39	2"	PVC / EMT	1	Set(s) of 2/0	#6	#6	3	195	100%	91%	91%	177.45	139.50	174.38	175	(3)2/0 (1) #6 (1) #6	100	1.16%	1.16%
C2	THWN-2	600	90°C (194°F) Cu	39	NOT ON ROOF	39	2"	PVC / EMT	1	Set(s) of 2/0	#6	#6	3	195	100%	91%	91%	177.45	139.50	174.38	175	(3)2/0 (1) #6 (1) #6	10	0.12%	0.12%
D	THWN-2	600	90°C (194°F) Cu	39	NOT ON ROOF	39	2"	PVC / EMT	1	Set(s) of 3/0	#6	#6	3	225	100%	91%	91%	204.75	160.00	200.00	200	(3)3/0 (1) #6 (1) #6	200	2.06%	3.21%
E	THWN-2	600	90°C (194°F) Cu	39	NOT ON ROOF	39	2"	EMT	4	Set(s) of 3/0	1/0	1/0	3	900	100%	91%	91%	819.00	578.50	723.13	800	(3)3/0 (1) 1/0 (1) 1/0	25	0.23%	3.45%
F	THWN-2	600	90°C (194°F) Cu	39	NOT ON ROOF	39	2"	EMT	4	Set(s) of 3/0	1/0	1/0	3	900	100%	91%	91%	819.00	578.50	723.13	800	(3)3/0 (1) 1/0 (1) 1/0	10	0.09%	3.54%

CONTRACTOR

TENCO SOLAR INC
8141 E. KAISER AVE, SUITE 160
ANAHEIM, CA 92808
CSLB #1092568 / C10, C46
(888) 507-6937

I HEREBY CERTIFY THAT THE WORK PROPOSED TO BE DONE ON THESE PLANS IS IN CONFORMANCE WITH ALL CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY AND FURTHER, IF OMISSIONS OR ERRORS ARE DISCOVERED, I UNDERSTAND THAT THE WORK PERFORMED WILL BE REQUIRED TO COMPLY WITH THE CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY PRIOR TO FINAL BUILDING INSPECTION.

SIGNATURE	DATE	STATE LICENSE NO.
Matthew Mitera	1/13/2026	#1092568 / C10, C46

REGISTERED PROFESSIONAL ENGINEER
ANDREW E LOPEZ
E 24451
Exp 12/31/2026
ELECTRICAL
STATE OF CALIFORNIA

PROJECT LOCATION:
HOLIDAY INN
EXPRESS PV + ESS
3751 N TRACY BLVD
TRACY, CA 95304

ARCH D (24" X 36") PRINT PAPER SIZE

NO.	DATE	DESCRIPTION	ELECT.
	1/2/2025	INITIAL PLAN SET	A.L.
	2/20/2025	1ST REVISION (STRUCTURAL)	A.L.
	3/7/2025	2ND REVISION (RED LINES)	A.L.
	4/3/2025	3RD REVISION (RED LINES)	A.L.
	4/14/2025	4TH REVISION (SINGLE OPTIMIZERS)	A.L.
	5/2/2025	5TH REVISION (OPTIMIZERS)	A.L.
1	5/13/2025	1ST CORRECTION	A.L.
2	6/12/2025	2ND CORRECTION	A.L.
3	8/4/2025	3RD CORRECTION	A.L.
4	1/13/2026	4TH CORRECTION	A.L.

SYSTEM INFO:

TOTAL SYSTEM SIZE: DC STC: 258.68 KW
TOTAL SYSTEM SIZE: AC CEC: 237.90 KW

(446) PHILADELPHIA SOLAR PS-MNB144(HCBF)-580W MODULES
(4) SOLAREDGE SE50KUS PV INVERTER(S)
(1) SOL-ARK 30K-3P-208V HYBRID-INVERTER(S)
(2) SOL-ARK L3 HVR-60KWH-30K ESS UNIT(S)

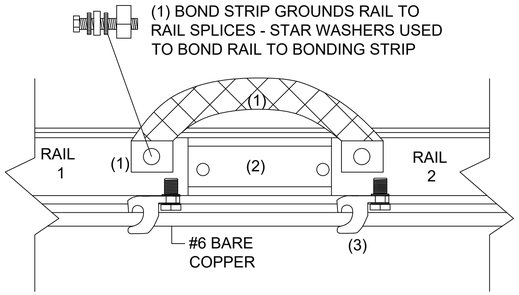
DESCRIPTION:

AC SINGLE LINE DIAGRAM

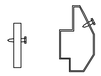
PV 4.1

(C) RAIL SPLICE GROUNDING

EITHER METHOD 1-3 PER MANUFACTURERS INSTALL INSTRUCTIONS



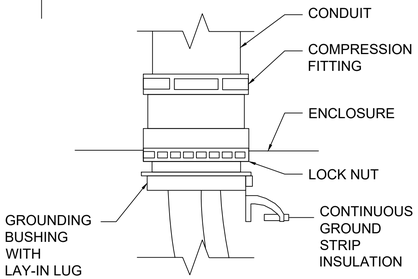
(2) SPLICE BAR, SELF-TAP SCREWS JOIN RAILS. BONDING STRIPS USED ON RAILS WITH GROUND LUGS.



IF SPLICE BAR HAS INTEGRATED GROUND, BONDING STRIP IS NOT NECESSARY.

(3) WHERE NEITHER BONDING STRIP, INTEGRATED GROUNDING SPLICE BAR, OR INTEGRATED GROUNDING MIDCLAMP ARE USED, UL 2703 APPROVED GROUND LUG WITH #6 BARE COPPER SHALL BE USED TO GROUND SPLICED RAILS.

USE METHOD (2)

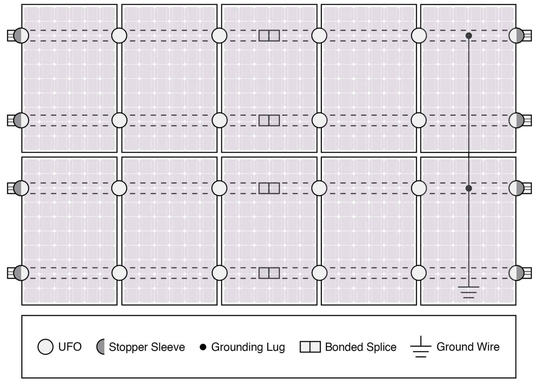


CONDUIT GROUNDING DETAIL

EQUIPMENT GROUND BUSHINGS REQ. FOR SYSTEMS OVER 250V

Tech Brief

System Diagram



Approved Enphase microinverters can provide equipment grounding of IronRidge systems, eliminating the need for grounding lugs and field installed equipment ground conductors (EGC). A minimum of two microinverters mounted to the same rail and connected to the same Engage cable is required. Refer to installation manuals for additional details.

UL Certification

The IronRidge Flush Mount, Tilt Mount, and Ground Mount Systems have been listed to UL 2703 by Intertek Group plc.

UL 2703 is the standard for evaluating solar mounting systems. It ensures these devices will maintain strong electrical and mechanical connections over an extended period of time in extreme outdoor environments.

Go to IronRidge.com/UFO

Cross-System Compatibility			
Feature	**Flush Mount**	**Tilt Mount**	**Ground Mount**
XR Rails	✔	✔	XR1000 Only
UFO/Stopper	✔	✔	✔
Bonded Splice	✔	✔	N/A
Grounding Lugs	1 per Row	1 per Row	1 per Array
Microinverters & Power Optimizers	Enphase - M250-72, M250-60, M215-60, C250-72 Darfon - MIG240, MIG300, G320, G640 SolarEdge - P300, P320, P400, P405, P600, P700, P730		
Fire Rating	Class A	Class A	N/A
Modules	Tested or Evaluated with over 400 Framed Modules Refer to installation manuals for a detailed list.		

© 2016 IronRidge, Inc. All rights reserved. Visit www.ironridge.com or call 1-800-227-9523 for more information. Version 1.0

Tech Brief

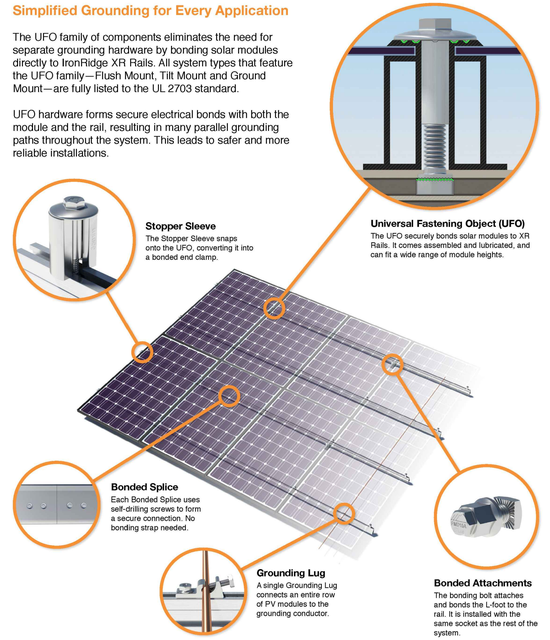
IRONRIDGE

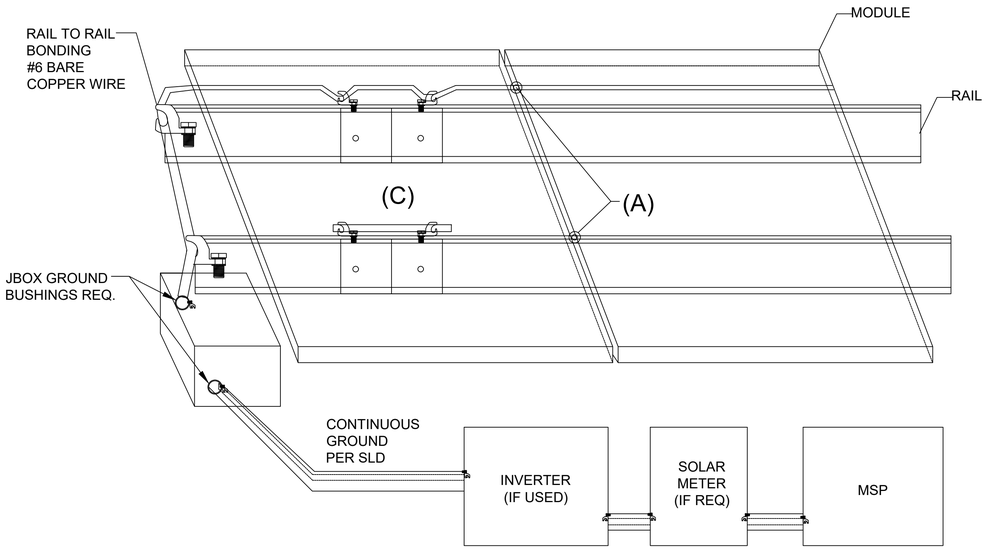
UFO Family of Components

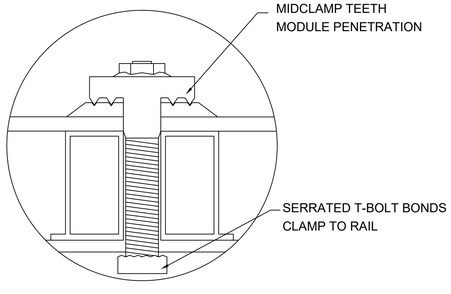
Simplified Grounding for Every Application

The UFO family of components eliminates the need for separate grounding hardware by bonding solar modules directly to IronRidge XR Rails. All system types that feature the UFO family—Flush Mount, Tilt Mount and Ground Mount—are fully listed to the UL 2703 standard.

UFO hardware forms secure electrical bonds with both the module and the rail, resulting in many parallel grounding paths throughout the system. This leads to safer and more reliable installations.







(A) GROUNDING MID CLAMP

EACH GROUNDING MID CLAMP PIERCES THROUGH THE ANODIZED COATINGS OF BOTH THE MODULE FRAME AND THE MOUNTING RAIL TO FORM SECURE ELECTRICAL BONDS, WHICH ARE REPEATED THROUGHOUT THE ARRAY.

CONTRACTOR

TENCO SOLAR INC
8141 E. KAISER AVE, SUITE 160
ANAHEIM, CA 92808
CSLB #1092568 / C10, C46
(888) 507-6937

I HEREBY CERTIFY THAT THE WORK PROPOSED TO BE DONE ON THESE PLANS IS IN CONFORMANCE WITH ALL CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY AND FURTHER, IF OMISSIONS OR ERRORS ARE DISCOVERED, I UNDERSTAND THAT THE WORK PERFORMED WILL BE REQUIRED TO COMPLY WITH THE CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY PRIOR TO FINAL BUILDING INSPECTION.

SIGNATURE	DATE	STATE LICENSE NO.
Matthew Mitera	1/13/2026	#1092568 / C10, C46

REGISTERED PROFESSIONAL ENGINEER
ANDREW E LOPEZ
E 24451
12/31/2026
ELECTRICAL
STATE OF CALIFORNIA

PROJECT LOCATION:
HOLIDAY INN
EXPRESS PV + ESS
3751 N TRACY BLVD
TRACY, CA 95304

ARCH D (24" X 36") PRINT PAPER SIZE

NO.	DATE	DESCRIPTION	ELECT.
	1/2/2025	INITIAL PLAN SET	A.L.
	2/20/2025	1ST REVISION (STRUCTURAL)	A.L.
	3/7/2025	2ND REVISION (RED LINES)	A.L.
	4/3/2025	3RD REVISION (RED LINES)	A.L.
	4/14/2025	4TH REVISION (SINGLE OPTIMIZERS)	A.L.
	5/2/2025	5TH REVISION (OPTIMIZERS)	A.L.
1	5/13/2025	1ST CORRECTION	A.L.
2	6/12/2025	2ND CORRECTION	A.L.
3	8/4/2025	3RD CORRECTION	A.L.
4	1/13/2026	4TH CORRECTION	A.L.

SYSTEM INFO:

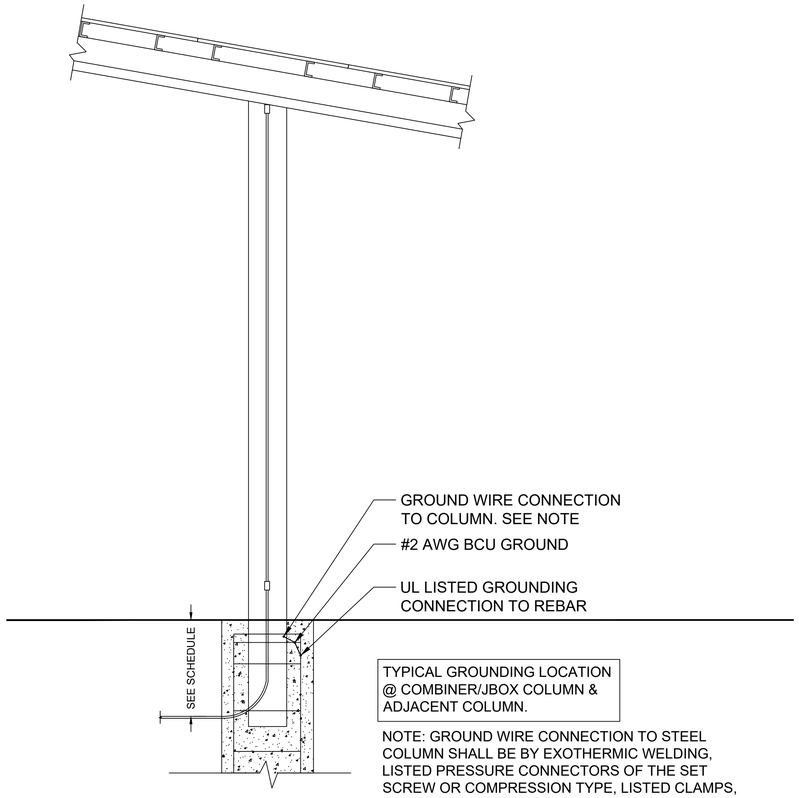
TOTAL SYSTEM SIZE: DC STC: 258.68 KW
TOTAL SYSTEM SIZE: AC CEC: 237.90 KW

(446) PHILADELPHIA SOLAR PS-MNB144(HCBF)-580W MODULES
(4) SOLAREDGE SE50KUS PV INVERTER(S)
(1) SOL-ARK 30K-3P-208V HYBRID-INVERTER(S)
(2) SOL-ARK L3 HVR-60KWH-30K ESS UNIT(S)

DESCRIPTION:

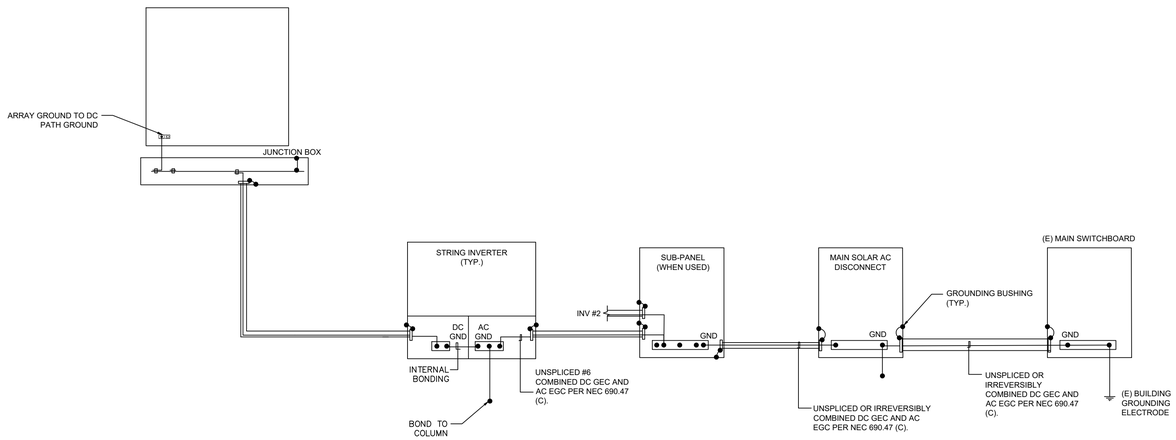
ROOFTOP GROUNDING

PV 5.0



TYPICAL GROUNDING LOCATION @ COMBINER/JBOX COLUMN & ADJACENT COLUMN.

NOTE: GROUND WIRE CONNECTION TO STEEL COLUMN SHALL BE BY EXOTHERMIC WELDING, LISTED PRESSURE CONNECTORS OF THE SET SCREW OR COMPRESSION TYPE, LISTED CLAMPS, OR OTHER LISTED FITTINGS.



CONTRACTOR

TENCO SOLAR INC
8141 E. KAISER AVE, SUITE 160
ANAHEIM, CA 92808
CSLB #1092568 / C10, C46
(888) 507-6937

I HEREBY CERTIFY THAT THE WORK PROPOSED TO BE DONE ON THESE PLANS IS IN CONFORMANCE WITH ALL CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY AND FURTHER, IF OMISSIONS OR ERRORS ARE DISCOVERED, I UNDERSTAND THAT THE WORK PERFORMED WILL BE REQUIRED TO COMPLY WITH THE CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY PRIOR TO FINAL BUILDING INSPECTION.

SIGNATURE	DATE	STATE LICENSE NO.
Matthew Mitera	1/13/2026	#1092568 / C10, C46

REGISTERED PROFESSIONAL ENGINEER
ANDREW E LOPEZ
E 24451
12/31/2026
ELECTRICAL
STATE OF CALIFORNIA

PROJECT LOCATION:
HOLIDAY INN
EXPRESS PV + ESS
3751 N TRACY BLVD
TRACY, CA 95304

ARCH D (24" X 36") PRINT PAPER SIZE

NO.	DATE	DESCRIPTION	ELECT.
	1/2/2025	INITIAL PLAN SET	A.L.
	2/20/2025	1ST REVISION (STRUCTURAL)	A.L.
	3/7/2025	2ND REVISION (RED LINES)	A.L.
	4/3/2025	3RD REVISION (RED LINES)	A.L.
	4/14/2025	4TH REVISION (SINGLE OPTIMIZERS)	A.L.
	5/2/2025	5TH REVISION (OPTIMIZERS)	A.L.
1	5/13/2025	1ST CORRECTION	A.L.
2	6/12/2025	2ND CORRECTION	A.L.
3	8/4/2025	3RD CORRECTION	A.L.
4	1/13/2026	4TH CORRECTION	A.L.

SYSTEM INFO:

TOTAL SYSTEM SIZE: DC STC: 258.68 KW
TOTAL SYSTEM SIZE: AC CEC: 237.90 KW

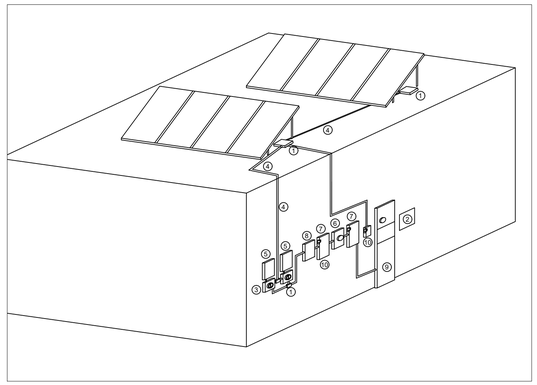
(446) PHILADELPHIA SOLAR PS-MNB144(HCBF)-580W MODULES
(4) SOLAREDGE SE50KUS PV INVERTER(S)
(1) SOL-ARK 30K-3P-208V HYBRID-INVERTER(S)
(2) SOL-ARK L3 HVR-60KWH-30K ESS UNIT(S)

DESCRIPTION:

CARPORT GROUNDING

PV 5.1

PV SYSTEM LABELING REQUIREMENTS
NOT TO SCALE



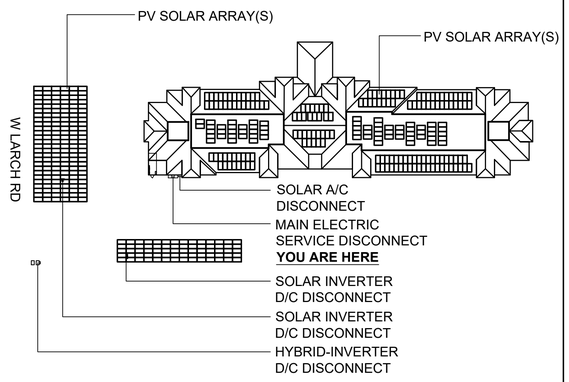
2 BUILDING / STRUCTURE

CEC 705.10 - BY MAIN SERVICE PANEL:

CAUTION

POWER TO THIS BUILDING IS ALSO SUPPLIED FROM THE FOLLOWING SOURCES WITH DISCONNECTS LOCATED AS SHOWN.

N TRACY BLVD



3751 N TRACY BLVD TRACY, CA 95304

WARNING

ELECTRIC SHOCK HAZARD

TERMINALS ON BOTH THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

1 COMBINER BOX/ CIRCUITS/ CONDUIT/ COMBINER BOX/ ENCLOSURES/ EMT ENCLOSURES

CEC 690.13(B)

WARNING
ELECTRICAL SHOCK HAZARD
TERMINALS ON BOTH THE LINE AND LOAD SIDE MAY BE ENERGIZED IN THE OPEN POSITION

CEC 110.27(C)

WARNING
TURN OFF PHOTOVOLTAIC AC DISCONNECT PRIOR TO WORKING INSIDE PANEL

3 DC DISCONNECT/ BREAKER/ RECOMBINER BOX

CEC 690.13(B)

WARNING
ELECTRICAL SHOCK HAZARD
TERMINALS ON BOTH THE LINE AND LOAD SIDE MAY BE ENERGIZED IN THE OPEN POSITION
DC VOLTAGE IS ALWAYS PRESENT WHEN SOLAR MODULES ARE EXPOSED TO SUNLIGHT

CEC 690.13(B)

PHOTOVOLTAIC
DC DISCONNECT

CEC 690.53

PV INVERTER
DC DISCONNECT
POWER SOURCE OUTPUT

MAX SYSTEM VOLTAGE:	600V
MAX CIRCUIT CURRENT:	45A
MAX RATED OUTPUT CURRENT OF THE CHARGE CONTROLLER OR DC-TO-DC CONVERTER (IF INSTALLED):	18A

4 EMT/ DC CONDUIT RACEWAYS

CEC 690.31(G)(3)

WARNING: PHOTOVOLTAIC POWER SOURCE

5 INVERTER

CEC 690.54

AC PHOTOVOLTAIC DISCONNECT
OUTPUT CURRENT: 140A
OPERATING VOLTAGE: 208V

6 PRODUCTION/ NET METER

CEC 690.59, 705.12(D)(3)

WARNING DUAL POWER SOURCE
SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

7 AC DISCONNECT/ BREAKER/ POINTS OF CONNECTION

CEC 690.13(B)

PHOTOVOLTAIC
AC DISCONNECT

CEC 705.12(B)(2)(3)(b)

WARNING
POWER SOURCE OUTPUT CONNECTION - DO NOT RELOCATE THIS OVERCURRENT DEVICE

CEC 690.13(B)

WARNING
ELECTRICAL SHOCK HAZARD
TERMINALS ON BOTH THE LINE AND LOAD SIDE MAY BE ENERGIZED IN THE OPEN POSITION

CEC 690.13(B)

AC PHOTOVOLTAIC DISCONNECT
OUTPUT CURRENT: 579A
OPERATING VOLTAGE: 208V

SOLAR DISCONNECT

8 BREAKER PANEL/ PULL BOXES

CEC 110.16

WARNING
ARC FLASH AND SHOCK HAZARD
APPROPRIATE PPE AND TOOLS REQUIRED WHILE WORKING ON THIS ENERGIZED EQUIPMENT.

CEC 690.13(B)

WARNING
ELECTRICAL SHOCK HAZARD
TERMINALS ON BOTH THE LINE AND LOAD SIDE MAY BE ENERGIZED IN THE OPEN POSITION

CEC 690.27(C)

WARNING
TURN OFF PHOTOVOLTAIC AC DISCONNECT PRIOR TO WORKING INSIDE PANEL

CEC 690.54

AC PHOTOVOLTAIC DISCONNECT
OUTPUT CURRENT: 579A
OPERATING VOLTAGE: 208V

9 MAIN SERVICE DISCONNECT

CEC 690.13(B)

WARNING
ELECTRICAL SHOCK HAZARD
TERMINALS ON BOTH THE LINE AND LOAD SIDE MAY BE ENERGIZED IN THE OPEN POSITION

CEC 690.27(C)

WARNING
TURN OFF PHOTOVOLTAIC AC DISCONNECT PRIOR TO WORKING INSIDE PANEL

CEC 690.13(F), 705.12(B)(3-4)

CAUTION
PHOTOVOLTAIC SYSTEM CIRCUIT IS BACKFED

CEC 690.59, 705.12(B)(3-4)

WARNING DUAL POWER SOURCE
SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

CEC 705.12(B)(2)(3)(b)

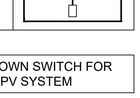
WARNING
POWER SOURCE OUTPUT CONNECTION - DO NOT RELOCATE THIS OVERCURRENT DEVICE

10 BY RAPID SHUTDOWN SWITCH (WITHIN 3 FT)

(690.56(C)(1)(a) YELLOW WITH BLACK LETTERING)

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN ARRAY



RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

SIGNAGE REQUIREMENTS

GENERAL FIRE GUIDELINES &

MARKING REQTS:

SEC. 5. MARKINGS, LABELS, AND WARNING SIGNS.
A. PURPOSE: PROVIDES EMERGENCY RESPONDERS WITH APPROPRIATE WARNING AND GUIDANCE WITH RESPECT TO ISOLATING THE SOLAR ELECTRICAL SYSTEM. THIS CAN FACILITATE IDENTIFYING ENERGIZED ELECTRICAL LINES THAT CONNECT THE SOLAR PANELS TO THE INVERTER, AS THESE SHOULD NOT BE CUT WHEN VENTING FOR SMOKE REMOVAL.

B. MAIN SERVICE DISCONNECT:
1. RESIDENTIAL BUILDINGS: THE MARKING MAY BE PLACED WITHIN THE MAIN SERVICE DISCONNECT. THE MARKING SHALL BE PLACED ON THE OUTSIDE COVER IF THE MAIN SERVICE DISCONNECT IS OPERABLE WITH THE SERVICE PANEL CLOSED.
2. COMMERCIAL BUILDINGS: THE MARKING SHALL BE PLACED ADJACENT TO THE MAIN SERVICE DISCONNECT CLEARLY VISIBLE FROM THE LOCATION WHERE THE LEVER IS OPERATED.
3. MARKINGS: VERBIAGE, FORMAT, AND TYPE OF MATERIAL.
   A. VERBIAGE:
      CAUTION: SOLAR ELECTRIC SYSTEM CONNECTED
   B. FORMAT:
      (1) WHITE LETTERING ON A RED BACKGROUND.
      (2) MINIMUM 3/8 INCHES LETTER HEIGHT.
      (3) ALL LETTERS SHALL BE CAPITALIZED.
      (4) ARIAL OR SIMILAR FONT, NON-BOLD.
   C. MATERIAL:
      (1) REFLECTIVE, WEATHER RESISTANT MATERIAL SUITABLE FOR THE ENVIRONMENT (USE UL -- 969 AS STANDARD FOR WEATHER RATING). DURABLE ADHESIVE MATERIALS MEET THIS REQUIREMENT.

C. MARKING REQUIREMENTS ON DC CONDUIT, RACEWAYS, ENCLOSURES, CABLE ASSEMBLIES, DC COMBINERS, AND JUNCTION BOXES:
1. MARKINGS: PLACEMENT, VERBIAGE, FORMAT, AND TYPE OF MATERIAL.
   A. PLACEMENT: MARKINGS SHALL BE PLACED EVERY 10 FEET ON ALL INTERIOR AND EXTERIOR DC CONDUITS, RACEWAYS, ENCLOSURES, AND CABLE ASSEMBLIES, AT TURNS, ABOVE AND FOR BELOW PENETRATIONS, ALL DC COMBINERS, AND JUNCTION BOXES.
   B. VERBIAGE:
      CAUTION: SOLAR CIRCUIT
      NOTE: THE FORMAT AND TYPE OF MATERIAL SHALL ADHERE TO "V.B-3B, C" OF THIS REQUIREMENT.
   C. INVERTERS ARE NOT REQUIRED TO HAVE CAUTION MARKINGS.

MATERIALS USED FOR MARKING SHALL BE REFLECTIVE, WEATHER RESISTANT, AND SUITABLE FOR THE ENVIRONMENT. ALL LABELS SHALL BE WHITE LETTERS ON RED BACKGROUND.

THE MARKINGS SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED. NEC 110.21

BUILDINGS WITH RAPID SHUTDOWN SOLAR PHOTOVOLTAIC SYSTEMS SHALL HAVE PERMANENT LABELS IN ACCORDANCE WITH SECTIONS 1205.4.1 THROUGH 1205.4.3 AND SECTION 509.

SOLAR PHOTOVOLTAIC SYSTEMS THAT CONTAIN RAPID SHUTDOWN IN ACCORDANCE WITH BOTH ITEMS 1 AND 2 OF SECTION 1205.4.1 OR SOLAR PHOTOVOLTAIC SYSTEMS WHERE ONLY PORTIONS OF THE SYSTEMS ON THE BUILDING CONTAIN RAPID SHUTDOWN, SHALL PROVIDE A DETAILED PLAN VIEW DIAGRAM OF THE ROOF SHOWING EACH DIFFERENT PHOTOVOLTAIC SYSTEM AND A DOTTED LINE AROUND AREAS THAT REMAIN ENERGIZED AFTER THE RAPID SHUTDOWN SWITCH IS OPERATED.

A RAPID SHUTDOWN SWITCH SHALL HAVE A LABEL LOCATED NOT GREATER THAN 3'. SEE PV 6 SIGNAGE PAGE.

*RAPID SHUTDOWN SWITCH CAN BE EITHER THE AC DISCONNECT SWITCH OR A SEPARATE SWITCH. SEE PV 4 FOR TYPE OF RS SWITCH

CONTRACTOR

TENCO SOLAR INC
8141 E. KAISER AVE, SUITE 160
ANAHEIM, CA 92808
CSLB #1092568 / C10, C46
(888) 507-6937

I HEREBY CERTIFY THAT THE WORK PROPOSED TO BE DONE ON THESE PLANS IS IN CONFORMANCE WITH ALL CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY AND FURTHER, IF OMISSIONS OR ERRORS ARE DISCOVERED, I UNDERSTAND THAT THE WORK PERFORMED WILL BE REQUIRED TO COMPLY WITH THE CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY PRIOR TO FINAL BUILDING INSPECTION.

SIGNATURE	DATE	STATE LICENSE NO.
Matthew Mitera	1/13/2026	#1092568 / C10, C46

REGISTERED PROFESSIONAL ENGINEER
ANDREW E LOPEZ
E 24451
Exp. 12/31/2026
ELECTRICAL
STATE OF CALIFORNIA

PROJECT LOCATION:
HOLIDAY INN
EXPRESS PV + ESS
3751 N TRACY BLVD
TRACY, CA 95304

ARCH D (24" X 36") PRINT PAPER SIZE

NO.	DATE	DESCRIPTION	ELECT.
	1/2/2025	INITIAL PLAN SET	A.L.
	2/20/2025	1ST REVISION (STRUCTURAL)	A.L.
	3/7/2025	2ND REVISION (RED LINES)	A.L.
	4/3/2025	3RD REVISION (RED LINES)	A.L.
	4/14/2025	4TH REVISION (SINGLE OPTIMIZERS)	A.L.
	5/2/2025	5TH REVISION (OPTIMIZERS)	A.L.
1	5/13/2025	1ST CORRECTION	A.L.
2	6/12/2025	2ND CORRECTION	A.L.
3	8/4/2025	3RD CORRECTION	A.L.
4	1/13/2026	4TH CORRECTION	A.L.

SYSTEM INFO:

TOTAL SYSTEM SIZE: DC STC: 258.68 KW
TOTAL SYSTEM SIZE: AC CEC: 237.90 KW

(446) PHILADELPHIA SOLAR PS-MNB144(HCBF)-580W MODULES
(4) SOLAREDGE SE50KUS PV INVERTER(S)
(1) SOL-ARK 30K-3P-208V HYBRID-INVERTER(S)
(2) SOL-ARK L3 HVR-60KWH-30K ESS UNIT(S)

DESCRIPTION:

SIGNAGE

PV 6

PHILADELPHIA SOLAR
DELIVERING CLEAN ENERGY SOLUTIONS

NEXUS

PS-MNB144(HCBF)-xxxW

Half-Cell N-Type 16BB Bifacial Module

580 - 600 Watt

Positive power tolerance of 0 ~+3%

Philadelphia Solar's Mono-Crystalline N-type modules with power up to **600Wp** are produced using the state-of-the-art (automated) robotic production lines. These modules are suitable to be used for most electrical power applications and have excellent durability to prevailing weather conditions

CERTIFICATIONS

UL 61215 / UL 61730
IEC 61215 / IEC 61730
CSA C22.2#61730:2019
HALT TEST Highly Accelerated Life And Extended Reliability Test
IEC 61853 PAN File
IEC TS 62804 PID Resistance
IEC 60068 Dust and Sand Resistance
IEC 62716 Ammonia Resistance
IEC 61701 Salt Mist Resistance
Bankability Report
EN ISO 9001: 2015
Quality Management System
EN ISO 14001: 2015
Environmental Management System
EN ISO 45001: 2018
Occupational health and safety management systems

APPLICATIONS

On-Grid Commercial/ Industrial Roof Tops
Off-Grid Systems (including Lighting Systems)
Solar Power Plants

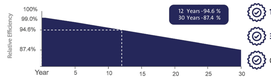
FEATURES

EXPO RESEARCH TOP BRANDS PV 2024

Made In Jordan

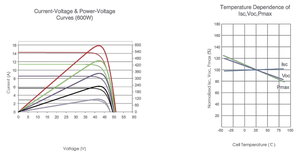
- Power output increases by 5-25% from the backside resulting in significantly reduced LCOE and IRR).
- withstand High Mechincal load : Front (5400 Pascal) Back (2400 Pascal)
- Exceptional Anti-PID performance through the use of optimized mass production processes and strict materials control.
- Improved light trapping and current collection technology enhance module power output and reliability.
- Less partial shading current mismatch loss so more power output.
- Better temperature coefficients come from half-cell design.

LINEAR PERFORMANCE WARRANTY



12 Year Product Warranty
30 Year Linear Power Warranty
Only **-0.4%** Annual Degradation

Electrical Performance & Temperature Dependence



QP-04-CAD/Rev.3

ELECTRICAL CHARACTERISTICS					
POWER AT STC	**580 W**	**585W**	**590W**	**595 W**	**600W**
Short Circuit Current - Isc (A)	14.10	14.14	14.18	14.22	14.26
Maximum Power Current - Impp (A)	13.33	13.37	13.41	13.44	13.47
Open Circuit Voltage - Voc (V)	51.65	51.79	51.93	52.07	52.21
Maximum Power Voltage - Vmpp (V)	43.64	43.89	44.14	44.34	44.57
Module Efficiency - η (%)	22.45%	22.65%	22.84%	23.03%	23.23%
Bifaciality Ratio (%)	80%±5				
Power tolerance (%)	0~+3%				

Values at Standard Test Conditions STC (Air Mass AM 1.5, Irradiance 1000 W/m², Cell Temperature 25°C).

MATERIAL CHARACTERISTICS	
Characteristics	**Value**
Cells per Module	144 (72 x 2)
Cell Type	N Type Mono-Crystalline
Front Surface	3.2mm Tempered AR Coated Glass
Back Cover	Transparent Backsheet
Frame	Anodized Aluminum (Black/Silver)
Junction Box	IP 68 With Original MC4
Cable Length	1200mm Cable length could be customized
Fire Classification	Type 1

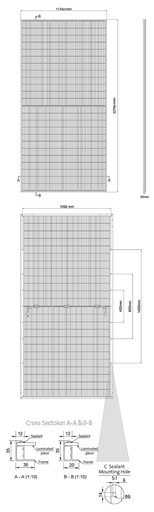
THERMAL CHARACTERISTICS	
Characteristics	**Value**
Open Voltage Temperature Coefficient VOC (%/°C)	-0.25
Short Circuit Current Temperature Coefficient ISC (%/°C)	+0.045
Power Temperature Coefficient PMP (%/°C)	-0.29
NOCT (°C)	45±2

OPERATING CONDITIONS	
Maximum Sytem Voltage - Vmax (V)	1500
Maximum Series Fuse (A)	30
Operating Temperature Range (°C)	IEC: -40 to +85 UL: -40 to +90

PHYSICAL CHARACTERISTICS	
Characteristics	**Value**
Module Dimensions (mm)	2278 x 1134 x 35
Module Weight (kg)	29 ± 1 Kg
Packaging	**Value**
Modules per Pallet	31
40 Feet High-Cube Container	620 Modules
Mechanical Load**	**Value**
Max Static load (Front)	5400 Pa
Max Static load (Back)	2400 Pa
Dynamic load	1000 Pa

- Tolerance of power Current and Voltage (ISC,VOC):± 3 %
- Datasheet is subjected to change without prior notice, always obtain the most recent version of the datasheet.
- ** Caution: For professional use only, the installation and handling of PV modules and cleaning modules require professional skills and should only be performed by qualified professionals, please read the Installation and Operation Manual before using the modules, also Cleaning Guidelines

MODULE DRAWINGS



Updated 6 Oct 2024

Three Phase Inverter with Synergy Technology

For the 208V Grid for North America

SE50KUS

12-20 YEAR WARRANTY

INVERTERS

Powered by unique pre-commissioning process for rapid system installation

- Pre-commissioning feature for automated validation of system components and wiring during the site installation process and prior to grid connection
- Easy 2-person installation with lightweight, modular design (each inverter consists of 3 Synergy units and 1 Synergy Manager)
- Independent operation of each Synergy unit enables higher uptime and easy serviceability
- Built-in thermal sensors detect faulty wiring ensuring enhanced protection and safety
- Built-in arc fault protection and rapid shutdown
- Built-in PID mitigation for maximized system performance
- Monitored* and field-replaceable surge protection devices, to better withstand surges caused by lightning or other events
- Built-in module-level monitoring with Ethernet or cellular communication for full system visibility

*Applicable only for DC and AC SPDs

solaredge.com

Commercial Power Optimizer

USA Domestic Content Eligible

C651U

25 YEAR WARRANTY

POWER OPTIMIZER

Made in the USA from imported parts

SolarEdge's USA-manufactured offering for C&I projects, for power optimization at the module level

- **Eligible for Domestic Content***
  - SolarEdge USA-manufactured power optimizers, when paired with certain SolarEdge USA-manufactured inverters, are intended to be eligible for the enhanced federal income tax credit for domestic content
- **Higher Energy Yields**
  - Generates maximum power from each PV module
  - High efficiency (99.5%)
  - Supports high power and bifacial PV modules, including G12 modules
- **Enhanced Monitoring and Visibility**
  - Maximum system visibility up to the individual module level
  - Pinpointed fault detection and remote troubleshooting
- **Maximum Protection with Built-in Safety**
  - Designed to automatically reduce high DC voltage to touch-safe levels, upon grid/inverter shutdown, with SafeDC™
  - Includes SolarEdge Sense Connect, designed to prevent arcs by monitoring Power Optimizer connectors for overheating
  - Certified to Photovoltaic Rapid Shutdown, according to NEC 2014 – 2023

* For more information, refer to the last page of this document

solaredge.com

/ Three Phase Inverter with Synergy Technology

For the 208V Grid for North America

SE50KUS

MODEL NUMBER APPLICABLE TO INVERTERS WITH PART NUMBER	SExxK-USx2bxxxx SE50KUS	UNITS
OUTPUT		
Rated AC Active Output Power	50000	W
Maximum AC Apparent Output Power	50000	VA
AC Output Line Connections	3W + PE, 4W + PE	
Supported Grids	WYE: TN-C, TN-S, TN-C-S, TT, IT, Delta: IT	
AC Output Voltage Minimum-Nominal-Maximum[1] (L-N)	105 – 120 – 132.5	Vac
AC Output Voltage Minimum-Nominal-Maximum[1] (L-L)	183 – 208 – 229	Vac
AC Frequency Min-Nom-Max[1]	59.5 – 60 – 60.5	Hz
Maximum Continuous Output Current (per Phase, PF=1)	139.5	Aac
GFDI Threshold	1	A
Utility Monitoring, Islanding Protection, Configurable Power Factor, Country Configurable Thresholds	Yes	
Total Harmonic Distortion	≤ 3	%
Power Factor Range	±0.85 to 1	
INPUT		
Maximum DC Power (Module STC) Inverter / Synergy Unit	87500 / 29165	W
Transformer-less, Ungrounded	Yes	
Maximum Input Voltage DC + to DC-	600	Vdc
Operating Voltage Range	370 – 600	Vdc
Maximum Input Current	3 x 46.5	Adc
Reverse-Polarity Protection	Yes	
Ground-Fault Isolation Detection	167kΩ sensitivity per Synergy Unit[2]	
CEC Weighted Efficiency	97	%
Nighttime Power Consumption	< 12	W
ADDITIONAL FEATURES		
Supported Communication Interfaces[3]	2 x RS485, Ethernet, Wi-Fi (optional), Cellular (optional)	
Smart Energy Management	Export Limitation	
Inverter Commissioning	With the SetApp mobile application using built-in Wi-Fi access point for local connection	
Arc Fault Protection	Built-in, User Configurable (According to UL1699B)	
Photovoltaic Rapid Shutdown System	NEC 2014 – 2023, built-in	
PID Rectifier	Nighttime, built-in	
RS485 Surge Protection (ports 1+2)	Type II, field replaceable, integrated	
AC, DC Surge Protection	Type II, field replaceable, integrated	
DC Fuses (Single Pole)	25A, integrated	
Pre-Commissioning	Built-in[4]	
DC SAFETY SWITCH		
DC Disconnect	Built-in	
STANDARD COMPLIANCE		
Safety	UL1699B, UL1741, UL1741 SA, UL1741 SB, UL1998, CSA C22.2#107.1, Canadian AFCI according to T.I.L. M-07	
Grid Connection Standards	IEEE 1547-2018, Rule 21, Rule 14 (HI)	
Emissions	FCC part 15 class A	

(1) For other regional settings please contact SolarEdge support.
(2) Where permitted by local regulations.
(3) For specifications of the optional communication options, visit the Communication product page or the Knowledge Center to download the relevant product datasheet.
(4) Not available for P/Ns SExxK-xxxxBNxx.

/ Power Optimizer

USA Domestic Content Eligible for North America

C651U

Power Optimizer Model	C651U	
INPUT		
Rated Input DC Power[1]	650	W
Absolute Maximum Input Voltage (Voc)	80	Vdc
MPPT Operating Range	12.5 – 80	Vdc
Maximum Short Circuit Current (Isc) of Connected PV Module[2]	20	Adc
Maximum Adjusted Short Circuit Current (with Safety Factor)[3]	25	Adc
Maximum Efficiency	99.5	%
Weighted Efficiency	98.8	%
Overvoltage Category	II	
OUTPUT DURING OPERATION		
Maximum Output Power	650	Wdc
Maximum Output Current	24	Adc
Maximum Output Voltage	60	Vdc
SAFETY FEATURES		
SafeDC™	Yes	
Safety Output Voltage per Power Optimizer	0.5 ± 0.075	Vdc
Sense Connect	Yes	
Photovoltaic Rapid Shutdown System	Yes, NEC 2014 – 2023	
STANDARD COMPLIANCE		
EMC	FCC Part 15, IEC 61000-6-2, IEC 61000-6-3	
Safety	IEC62109-1 (class II safety) UL 1741 UL 3741, CSA C22.2#107.1	
Material	UL 94 V-0, UV Resistant	
RoHS	Yes	
Fire Safety	VDE-AR-E 2100-712:2013-05	
INSTALLATION SPECIFICATIONS		
Compatible SolarEdge Inverters[4]	Commercial Three Phase Inverters with one of the following part number structures: xSE-SIN-USxxbxxxx SE-DBL-USxxbxxxx SE-TRI-USxxbxxxx	
Maximum Allowed System Voltage	1000	Vdc
Dimensions (W x L x H)	128 x 155 x 52 / 5.03 x 6.10 x 2.05	mm / in
Weight	1080 / 2.38	gr / lb
Input Connector	MC4[5]	
Input Wire Length	(+) 1.4, (-) 1.4 / (+) 4.59, (-) 4.59[6]	m / ft
Output Connector	MC4	
Output Wire Length	(+) 3.0 (-) 0.10 / (+) 9.84, (-) 0.32	m / ft
Operating Temperature Range[7]	-40 to +85 / -40 to +185	°C / °F
Protection Rating	IP68 / NEMA6P	
Relative Humidity	0 – 100	%

(1) Modules with a front side maximum power of up to 715W at STC are allowed. Up to +5% power tolerance is allowed.
(2) When using bifacial modules, consider only the front side Isc at STC (0% back side gain). For details, see here.
(3) Adjusted for ambient temperature, irradiance, bifacial gain, safety factor, and so on, in accordance with NEC and CSA.
(4) For detailed inverter compatibility information, see here.
(5) For other connector types please contact SolarEdge.
(6) The Sense Connect feature is only enabled on the output wire connectors. For details, see here.
(7) For ambient temperatures above +65°C / +149°F, power derating is applied. For details, see here.

© SolarEdge Technologies, Ltd. All rights reserved. SOLAREDGE, the SolarEdge logo, OPTIMIZED BY SOLAREDGE are trademarks or registered trademarks of SolarEdge Technologies, Inc. All other trademarks mentioned herein are trademarks of their respective owners. Date: April 14, 2021 DS-000245-NAM. Subject to change without notice.

RoHS Intertek

/ Power Optimizer

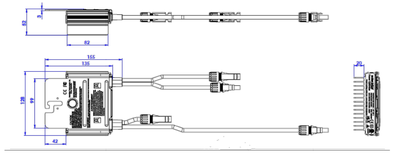
USA Domestic Content Eligible for North America

C651U

PV System Design Using a SolarEdge Inverter[2][3]		208V Grid SE10K	208V Grid SE17.3K*	277/480V Grid SE30K, SE33.3K*	277/480V Grid SE40K*	
Compatible Power Optimizers		C651U				
Minimum String Length	Power Optimizers	13	13	18	18	
	PV Modules	13	13	18	18	
Maximum String Length	Power Optimizers	57	57	57	57	
	PV Modules	57	57	57	57	
Maximum Continuous Power per String		10,000	9600	20,400	20,400	W
Maximum Allowed Connected Power per String[3]		1 string or more – 15,000	1 string – 11,400 2 strings or more – 13,600	1 string – 22,650 2 strings or more – 30,400	1 string – 22,650 2 strings or more – 30,400	W
Parallel Strings of Different Lengths or Orientations		Yes				
Maximum Difference in Number of Power Optimizers Allowed Between the Shortest and Longest String Connected to the Same Inverter Unit		5 Power Optimizers				

*The same rules apply for Synergy units of equivalent power ratings, that are part of the modular Synergy Technology inverter.
(1) C651U cannot be mixed with any other Power Optimizer models in the same string.
(2) To connect more STC power per string, design your project using SolarEdge Designer.

C651U Mechanical Drawing



Eligibility for Domestic Content
As it relates to the domestic content rules, the U.S. Department of Treasury and the IRS have not yet issued proposed or final regulations. Rather, the IRS has issued three notices - Notice 2023-38, Notice 2024-41 and Notice 2025-08. These notices provide guidance regarding the domestic content rules. SolarEdge products referenced herein are manufactured with the intent to be eligible for inclusion under the elective safe harbor table in calculating the Domestic Cost Percentage under the "**Rooftop (MLPE)**" category (under IRS **Notices 2024-41 and 2025-08, depending on the PN used – see chart below**). Eligibility is subject to the installation of qualified USA-Manufactured inverters and Power Optimizers (C651U) in the same project. SolarEdge does not provide tax and/or legal advice. You should consult with your own legal and/or tax advisor(s) regarding the eligibility of your project for the ITC or PTC, including the 10% Domestic Content bonus, to determine how the applicable rules apply to your project. The forward-looking statements in this document are accurate as of the date herein and are subject to change. For more information, please contact your local SolarEdge sales representative.

PN	Domestically produced MPCs per notice 2024-41*	Domestically produced MPCs per notice 2025-08*
USE-SIN-US1208NS6, when paired with C651U	Printed Circuit Board Assemblies, Electrical Parts, Enclosure (35.6%)	Printed Circuit Board Assemblies (DC-DC) and (AC-AC), Enclosure, Production (24.8%)
USESUK-US1208NN6, when paired with C651U	Printed Circuit Board Assemblies, Electrical Parts, Enclosure (35.6%)	Printed Circuit Board Assemblies (DC-DC) and (AC-AC), Enclosure, Production (24.8%)
USE-SIN-US1208NS8, when paired with C651U	Printed Circuit Board Assemblies, Electrical Parts, Enclosure (17.6%)	Printed Circuit Board Assemblies (DC-DC) and (AC-AC), Enclosure, Production (24.8%)
USESUK-US1208NN8, when paired with C651U	Printed Circuit Board Assemblies, Electrical Parts, Enclosure (17.6%)	Printed Circuit Board Assemblies (DC-DC) and (AC-AC), Enclosure, Production (24.8%)

© SolarEdge Technologies, Ltd. All rights reserved. SOLAREDGE, the SolarEdge logo, OPTIMIZED BY SOLAREDGE are trademarks or registered trademarks of SolarEdge Technologies, Inc. All other trademarks mentioned herein are trademarks of their respective owners. Date: April 14, 2021 DS-000245-NAM. Subject to change without notice.

RoHS Intertek

CONTRACTOR

TENCO SOLAR INC
8141 E. KAISER AVE, SUITE 160
ANAHEIM, CA 92808
CSLB #1092568 / C10, C46
(888) 507-6937

I HEREBY CERTIFY THAT THE WORK PROPOSED TO BE DONE ON THESE PLANS IS IN CONFORMANCE WITH ALL CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY AND FURTHER, IF OMISSIONS OR ERRORS ARE DISCOVERED, I UNDERSTAND THAT THE WORK PERFORMED WILL BE REQUIRED TO COMPLY WITH THE CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY PRIOR TO FINAL BUILDING INSPECTION.

SIGNATURE	DATE	STATE LICENSE NO.
Matthew Mitera	1/13/2026	#1092568 / C10, C46

REGISTERED PROFESSIONAL ENGINEER
ANDREW E LOPEZ
E 24451
12/31/2026
ELECTRICAL
STATE OF CALIFORNIA

PROJECT LOCATION:
HOLIDAY INN
EXPRESS PV + ESS
3751 N TRACY BLVD
TRACY, CA 95304

ARCH D (24" X 36") PRINT PAPER SIZE

NO.	DATE	DESCRIPTION	ELECT.
	1/2/2025	INITIAL PLAN SET	A.L.
	2/20/2025	1ST REVISION (STRUCTURAL)	A.L.
	3/7/2025	2ND REVISION (RED LINES)	A.L.
	4/3/2025	3RD REVISION (RED LINES)	A.L.
	4/14/2025	4TH REVISION (SINGLE OPTIMIZERS)	A.L.
	5/2/2025	5TH REVISION (OPTIMIZERS)	A.L.
1	5/13/2025	1ST CORRECTION	A.L.
2	6/12/2025	2ND CORRECTION	A.L.
3	8/4/2025	3RD CORRECTION	A.L.
4	1/13/2026	4TH CORRECTION	A.L.

SYSTEM INFO:

TOTAL SYSTEM SIZE: DC STC: 258.68 KW
TOTAL SYSTEM SIZE: AC CEC: 237.90 KW

(446) PHILADELPHIA SOLAR PS-MNB144(HCBF)-580W MODULES
(4) SOLAREDGE SE50KUS PV INVERTER(S)
(1) SOL-ARK 30K-3P-208V HYBRID-INVERTER(S)
(2) SOL-ARK L3 HVR-60KWH-30K ESS UNIT(S)

DESCRIPTION:

PV EQUIPMENT SPECIFICATIONS

PV 7.0

Commercial: 30K-3P-208V

Perfect for Light Commercial

Simplifies adding energy storage to small commercial buildings.

Native 120/208 3P output simplifies installation removing the need for bulky step-down transformers

AC/DC Coupling Capability

Enabling seamless integration with existing grid-tied PV systems

Allows for efficient DC coupling using the integrated 4x channel MPPT charge controller.

Modular & Scalable Energy

Modular and flexible design allowing for easy installation and expansion.

Accommodates a range of system sizes with outputs starting from 30kW going to 300kW

Seamless Backup Power

Helps met your corporate renewable energy goals and decarbonization efforts

Blazing fast 5ms transfer time with 200A grid relay allows for business continuity during grid outages.

L3 BESS: 208V Outdoor and Indoor

Modular Solutions

L3 HV-40: Stack up to 10 inverters / 160 battery cabinets for 300kWac / 6.4MWh

L3 HVR-60: Stack up to 6 inverters / 36 battery cabinets for 180kWac / 2.2MWh

Efficient and Flexible

Increase business uptime and reliability with industry leading backup power.

Reduce utility demand charges with integrated peak shaving control.

Sell excess energy back to the grid or participate in DER programs.

Scalable and Cost Effective

Maximize ROI on your investment with industry leading cost per kWh.

Reduce wiring costs and integrate electric vehicle charging stations using the GEN port.

Combine renewable energy sources.

Innovative

Integrated controls, 200A transfer relays, AC and DC coupling

Reduce installation costs with built-in module and cabinet fire suppression

Integrated four channel MPPT's allow for maximum charging efficiency

Sol-Ark LLC | Sales: (972) 575-8875 Ext. 1, sales@sol-ark.com | Support: (972) 575-8875 Ext. 2, support@sol-ark.com SK150-0017-005

DATASHEET

30K-208V

C&I Hybrid Inverter

Inverter Model Name:	30K-3P-208V
Sol-Ark Product SKU:	30K-3P-208V
Input Data (PV)	
Max. Allowed PV Power (STC)	39,000W
MPPT Voltage Range	150-500V
Startup Voltage	180V
Max. Input Voltage [1]	550V
Max. operating input current per MPPT	36A
Max. short circuit current per MPPT	55A
No. of MPP Trackers	4
No. of PV Strings per MPPT	2
Max. AC Coupled Input Power	30,000W
Output Data (AC)	
Nominal AC Voltage (3Φ)	120/208V
Grid Frequency	50 / 60Hz
Real Power, max continuous (3Φ)	30,000W
Max. Output Current	83.4A
Peak Apparent Power (10s, off-grid, 3Φ)	45,000VA
Max. Grid Passthrough Current (10min)	200A
Continuous Grid Passthrough Current	180A
Power Factor Output Range	+/- 0.8 adjustable
Backup Transfer Time	5ms (adjustable)
CEC Efficiency	96.5%
Max Efficiency	97.5%
Design (DC to AC)	Transformerless DC
Stackable	Up to 10 in parallel
Battery Input Data (DC)	
Battery Chemistry	Lithium-ion
No. of Battery Inputs	2
Battery Input Terminal Rating	50A
Nominal DC Voltage	≥300V
Operating Voltage Range	160 - 500V
Battery Capacity Range	50 – 9900Ah
Max. Battery Charge / Discharge Current	100A (50A per input)
Charge Controller Type	CC/CV - BMS Controlled
Grid to Battery Charging Efficiency	96.0%
Automatic Generator Start (AGS)	2 Wire Start - Integrated
BMS Communication [2]	CAN (Controller Area Network)
General Data	
Dimensions (H x W x D)	894 x 528 x 295 mm (35.2 x 20.8 x 11.6 in)
Weight	80 Kg / 176 lb.
Enclosure	IP65 / NEMA 3R
Operating Temperature	-40 - 60°C, >45°C Derating
Noise Level	< 30 dB @ 25°C (77°F)
Idle Consumption - No Load	60W
Communication and Monitoring	Wi-Fi & LAN Hardware Included
Warranty	10 Years
Category	
Certifications and Listings (Grid Support Interactive Inverter)	UL 1741-2021 (UL1741SB), CSA C22.2 No 107.1-16, IEEE 1547-2018 & 1547a-2020 & 1547.1-2020 (SRD V2.0), UL 1741 CRD-PCS, UL1699B, CEC, SGIP, CSIP
PV DC Disconnect Switch – NEC 240.15	Integrated
Ground Fault Detection – NEC 690.5	Integrated
PV Rapid Shutdown Control – NEC 690.12	Integrated
PV Arc Fault Detection – NEC 690.11	Integrated
PV Input Lightning Protection	Integrated
PV String Input Reverse Polarity Protection	Integrated
Surge Protection	DC Type II / AC Type III

1. See Installation Guide for more details on sizing array strings. The highest input voltage is based on the open-circuit voltage of the array at the minimum design temperature.
2. Active BMS communication is required for all lithium batteries. A list of compatible battery partners can be found on our website.

Sol-Ark has a policy of continuous improvement and reserves the right to modify its specifications at any time and without prior notice. Please visit sol-ark.com for the latest information.

Sol-Ark LLC | Sales: (972) 575-8875 Ext. 1, sales@sol-ark.com | Support: (972) 575-8875 Ext. 2, support@sol-ark.com SK150-0017-005

Sol-Ark LLC | Sales: (972) 575-8875 Ext. 1, sales@sol-ark.com | Support: (972) 575-8875 Ext. 2, support@sol-ark.com SK150-0021-009

Sol-Ark | L3 Series Limitless Lithium™ Battery Energy Storage System

208V Options

Battery Energy Storage System

Battery Model Name:	L3 HVR-60	L3 HV-40
ESS Model Name:	L3 HVR-60KWH-30K	L3 HV-40KWH-30K
Sol-Ark Product SKU:	L3-HVR-60KWH	L3-HV-40KWH
System Data		
Compatible Inverter Model	Sol-Ark 30K-3P-208V	
Cell Chemistry	Lithium Iron Phosphate	
Nameplate Energy Capacity (DC)	61.44 kWh	40.96 kWh
Usable Energy Capacity (DC) [1]	55.30 kWh	36.86 kWh
Built-In DC Disconnect Rating	200A	
Internal Fuse Rating	160A	
Max. # Battery Units Per Inverter	6	16
Max. # Inverters in Parallel	6	10
Recommend Depth of Discharge	90%	
Roundtrip Efficiency Charge/Discharge (DC)	94% (25C, 0.5C)	
System Nominal Voltage (DC)	307V	410V
System Operating Voltage (DC)	294V – 336V	392V – 448V
Battery Pack Internal Configuration	6s6p	8s1p
Charge/Discharge Current (DC) [2]		
• Recommend	100A	50A
• Max. Continuous	100A	
• Peak Discharge (60 sec @ 25°C)	125A	
Battery Max. Continuous Charge/Discharge Power (DC)	61.44kW	40.96kW
ESS Max. Continuous Charge/Discharge Power (AC)	30kW	
Fault Current Contribution per Battery	4,200A / 1.47ms	
Mechanical Specifications		
Product Dimensions (WxDxH)	76x107x226 cm (30x42x89 in)	58x58x163 cm (23x23x64 in)
Net Weight	950 kg (2,095 lbs)	628 kg (1,384 lbs)
Mounting Type	Outdoor Enclosure	Freestanding Rack Mount
Material and Finish	Steel – Corrosion Resistant Powder Coat	Steel – Powder Coated
Operating Temperature[3] and Humidity	-20°C – 50°C (14°F – 122°F) – 5%–85% RH	4°C – 43°C (40°F – 110°F) – 5%–85% RH
Operating Altitude [4]	3000m (9,843 ft)	
Storage Conditions [5]	-4°F – 95°F – Up to 85% RH (non-condensing) and State of Charge (SOC) 30%	
Ingress Rating	IP55 (NEMA 3R)	IP20 (NEMA 1)
Noise Level @ 1m	75 dBA at 30°C (86°F)	< 40 dBA at 30°C (86°F)
Seismic Mounting	Up to Category F	
Communication Ports	CAN2.0/RS485	
Battery Module Specifications		
Battery Module Nominal Energy Capacity	5.12kWh	
Battery Module Nominal Voltage and Capacity	51.2V / 100Ah	
Terminal Type	Amphenol SurLok - Push Lock Connector	
Warranty and Certification		
Performance Warranty [6]	10 years or 196MWh Throughput	10 years or 130MWh Throughput
Product Warranty	10 Years	
Certifications	UL1973, UL9540, UL9540a, UN38.3, FCC, Prop 65	

1. DC usable energy, test conditions: 90% DOD, 0.3C charge and discharge at 25°C. System usable energy may vary due to system configuration parameters.
2. Output current is affected by battery temperature and SOC.
3. Temperature is based on the average cell temperature as measured by the BMS. Charging is disabled below 0°C (32°F). Derating occurs above 45°C (113°F). See Sol-Ark technical sales for outdoor sites.
4. Battery will operate at a maximum of 1C charge/discharge up to 2000m, above 2000m maximum output is derated to 0.8C, contact Sol-Ark for details.
5. Storage temperature of the battery with no charge or discharge
6. EOL (End of Life) 70% retained capacity. See L3 Series warranty document for details.

Sol-Ark has a policy of continuous improvement and reserves the right to modify its specifications at any time and without prior notice. Please visit sol-ark.com for the latest information.

Sol-Ark LLC | Sales: (972) 575-8875 Ext. 1, sales@sol-ark.com | Support: (972) 575-8875 Ext. 2, support@sol-ark.com SK150-0017-005

Sol-Ark LLC | Sales: (972) 575-8875 Ext. 1, sales@sol-ark.com | Support: (972) 575-8875 Ext. 2, support@sol-ark.com SK150-0021-009

CONTRACTOR

TENCO SOLAR INC
8141 E. KAISER AVE, SUITE 160
ANAHEIM, CA 92808
CSLB #1092568 / C10, C46
(888) 507-6937

I HEREBY CERTIFY THAT THE WORK PROPOSED TO BE DONE ON THESE PLANS IS IN CONFORMANCE WITH ALL CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY AND FURTHER, IF OMISSIONS OR ERRORS ARE DISCOVERED, I UNDERSTAND THAT THE WORK PERFORMED WILL BE REQUIRED TO COMPLY WITH THE CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY PRIOR TO FINAL BUILDING INSPECTION.

SIGNATURE	DATE	STATE LICENSE NO.
Matthew Mitera	1/13/2026	#1092568 / C10, C46

REGISTERED PROFESSIONAL ENGINEER
ANDREW E LOPEZ
E 24451
12/31/2026
ELECTRICAL
STATE OF CALIFORNIA

PROJECT LOCATION:
HOLIDAY INN
EXPRESS PV + ESS
3751 N TRACY BLVD
TRACY, CA 95304

ARCH D (24" X 36") PRINT PAPER SIZE

NO.	DATE	DESCRIPTION	ELECT.
	1/2/2025	INITIAL PLAN SET	A.L.
	2/20/2025	1ST REVISION (STRUCTURAL)	A.L.
	3/7/2025	2ND REVISION (RED LINES)	A.L.
	4/3/2025	3RD REVISION (RED LINES)	A.L.
	4/14/2025	4TH REVISION (SINGLE OPTIMIZERS)	A.L.
	5/2/2025	5TH REVISION (OPTIMIZERS)	A.L.
1	5/13/2025	1ST CORRECTION	A.L.
2	6/12/2025	2ND CORRECTION	A.L.
3	8/4/2025	3RD CORRECTION	A.L.
4	1/13/2026	4TH CORRECTION	A.L.

SYSTEM INFO:

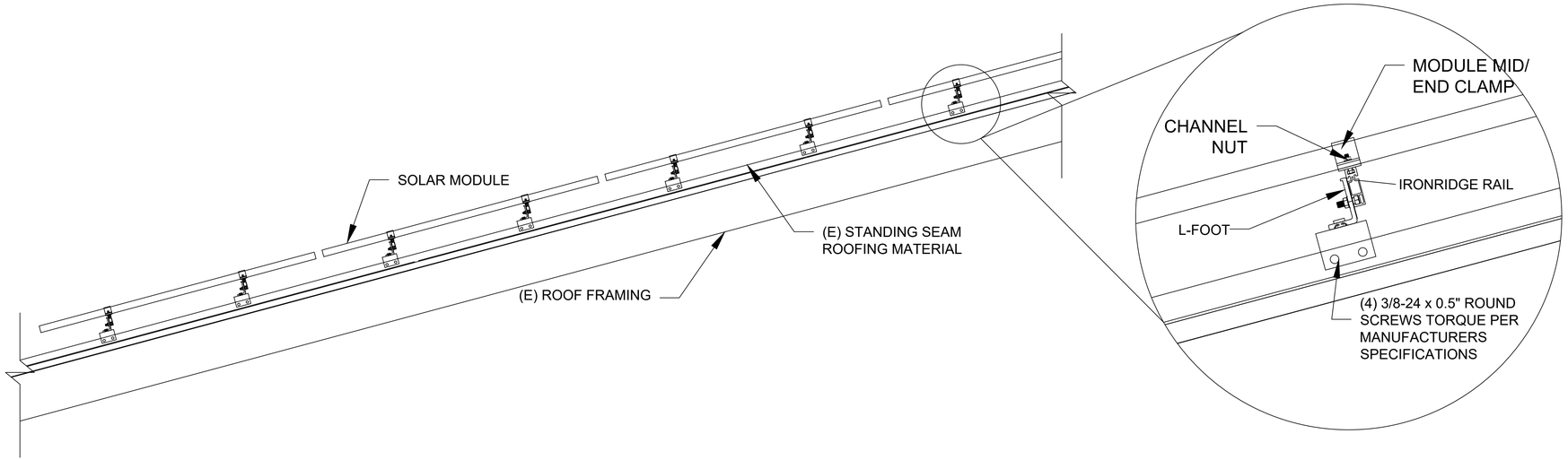
TOTAL SYSTEM SIZE: DC STC: 258.68 KW
TOTAL SYSTEM SIZE: AC CEC: 237.90 KW

(446) PHILADELPHIA SOLAR PS–MNB144(HCBF)–580W MODULES
(4) SOLAREDGE SE50KUS PV INVERTER(S)
(1) SOL–ARK 30K–3P–208V HYBRID–INVERTER(S)
(2) SOL–ARK L3 HVR–60KWH–30K ESS UNIT(S)

DESCRIPTION:

ESS EQUIPMENT SPECIFICATIONS

PV 7.1



S-5!®

The Right Way!

S-5-U Clamp

The S-5-U clamp is by far our most popular and most versatile clamp. It fits about 85% of the standing seam profiles manufactured in North America—including most structural and architectural profiles. It can be used on vertically oriented seams and, by rotating the clamp 90 degrees, it can also be used on most horizontal 2" seam profiles.

Its simple design, generous dimensioning, and multiple hole orientations are what make the S-5-U clamp so versatile for use with the S-5!® snow retention products, such as ColorGard®, as well as with other heavy-duty applications.

Installation is as simple as setting the specially patented round-point setscrews into the clamp, placing the clamp on the seam, and tightening them to the specified tension. Then, affix ancillary items using the bolt provided with the product. Go to www.S-5.com/tools for information and tools available for properly attaching and tensioning S-5! clamps.

S-5-U Mini Clamp

The S-5-U Mini is a bit shorter than the S-5-U and has one setscrew rather than two. The mini is the choice for attaching all kinds of rooftop accessories: signs, walkways, satellite dishes, antennas, rooftop lighting, lightning protection systems, solar arrays, exhaust stack bracing, conduit, condensate lines, mechanical equipment—just about anything!*

*S-5! mini clamps are not compatible with, and should not be used with S-5! SnoRail™/SnoFence™ or ColorGard® snow retention systems.

The S-5-U clamp is our most popular and versatile clamp, fitting about 85% of the standing seam profiles in North America.

The right way to attach almost anything to metal roofs!

S-5-U and S-5-U Mini

888-825-3432 | www.S-5.com |

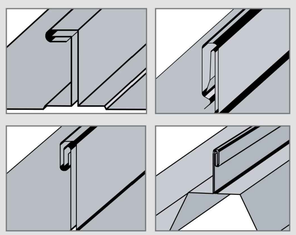
S-5!®
The Right Way!

The strength of the S-5-U clamp is in its simple design. The patented setscrews will slightly dimple the metal seam material but not pierce it—leaving the roof manufacturer's warranty intact.

The **S-5-U and S-5-U Mini clamps** are each furnished with the hardware shown to the right. Each box also includes a bit tip for tightening setscrews using an electric screw gun. A structural aluminum attachment clamp, the S-5-U is compatible with most common metal roofing materials excluding copper. All included hardware is stainless steel. Please visit **www.S-5.com** for more information including CAD details, metallurgical compatibilities and specifications.

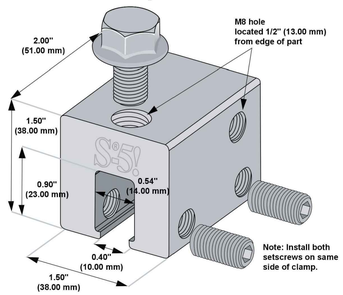
The S-5-U clamp has been tested for load-to-failure results on most major brands and profiles of standing seam roofing. The independent lab test data found at www.S-5.com can be used for load-critical designs and applications. S-5!® holding strength is unmatched in the industry.

Example Profiles

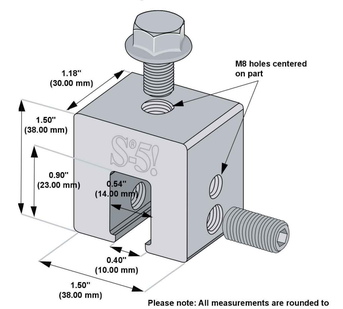


For horizontal seams under 0.65", do not use this clamp. Visit www.S-5.com for more detailed information and proper clamp usage.

S-5-U Clamp



S-5-U Mini Clamp



S-5!® Warning! Please use this product responsibly!

Products are protected by multiple U.S. and foreign patents. Visit the website at www.S-5.com for complete information on patents and trademarks. For maximum holding strength, setscrews should be tensioned and re-tensioned as the seam material compresses. Clamp setscrew tension should be verified using a calibrated torque wrench between 160 and 180 inch pounds when used on 22ga steel, and between 130 and 150 inch pounds for all other metals and thinner gauges of steel. Consult the S-5! website at www.S-5.com for published data regarding holding strength.

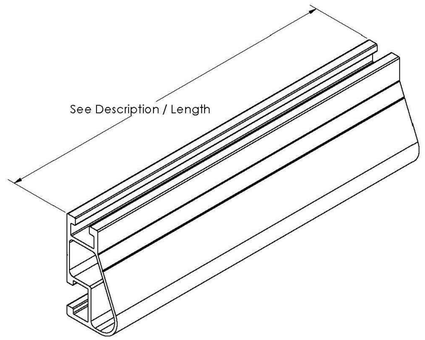
Copyright 2015, Metal Roof Innovations, Ltd. S-5! products are patent protected.
S-5! aggressively protects its patents, trademarks, and copyrights. Version 052115.

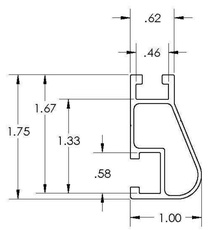
Distributed by

Cut Sheet

IRONRIDGE

XR10® Rail





Rail Section Properties	
Property	Value
Total Cross-Sectional Area	0.363 in^2
Section Modulus (X-axis)	0.136 in^3
Moment of Inertia (X-axis)	0.124 in^4
Moment of Inertia (Y-axis)	0.032 in^4
Torsional Constant	0.076 in^3
Polar Moment of Inertia	0.033 in^4

Clear Part Number	Black Part Number	Description / Length	Material	Weight
XR-10-132A	XR-10-132B	XR10, Rail 132" (11 Feet)	6000-Series Aluminum	4.67 lbs.
XR-10-168A	XR-10-168B	XR10, Rail 168" (14 Feet)		5.95 lbs.
XR-10-204A	XR-10-204B	XR10, Rail 204" (17 Feet)		7.22 lbs.

v1.01

CONTRACTOR

TENCO SOLAR INC
8141 E. KAISER AVE, SUITE 160
ANAHEIM, CA 92808
CSLB #1092568 / C10, C46
(888) 507-6937

I HEREBY CERTIFY THAT THE WORK PROPOSED TO BE DONE ON THESE PLANS IS IN CONFORMANCE WITH ALL CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY AND FURTHER, IF OMISSIONS OR ERRORS ARE DISCOVERED, I UNDERSTAND THAT THE WORK PERFORMED WILL BE REQUIRED TO COMPLY WITH THE CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY PRIOR TO FINAL BUILDING INSPECTION.

SIGNATURE	DATE	STATE LICENSE NO.
Matthew Mitera	1/13/2026	#1092568 / C10, C46

REGISTERED PROFESSIONAL ENGINEER
ANDREW E LOPEZ
E 24451
12/31/2026
ELECTRICAL
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
PHONG TRUONG
No. C70784
Exp. 06/30/2027
CIVIL
STATE OF CALIFORNIA

PROJECT LOCATION:
HOLIDAY INN
EXPRESS PV + ESS
3751 N TRACY BLVD
TRACY, CA 95304

ARCH D (24" X 36") PRINT PAPER SIZE

NO.	DATE	DESCRIPTION	ELECT.
	1/2/2025	INITIAL PLAN SET	A.L.
	2/20/2025	1ST REVISION (STRUCTURAL)	A.L.
	3/7/2025	2ND REVISION (RED LINES)	A.L.
	4/3/2025	3RD REVISION (RED LINES)	A.L.
	4/14/2025	4TH REVISION (SINGLE OPTIMIZERS)	A.L.
	5/2/2025	5TH REVISION (OPTIMIZERS)	A.L.
1	5/13/2025	1ST CORRECTION	A.L.
2	6/12/2025	2ND CORRECTION	A.L.
3	8/4/2025	3RD CORRECTION	A.L.
4	1/13/2026	4TH CORRECTION	A.L.

SYSTEM INFO:

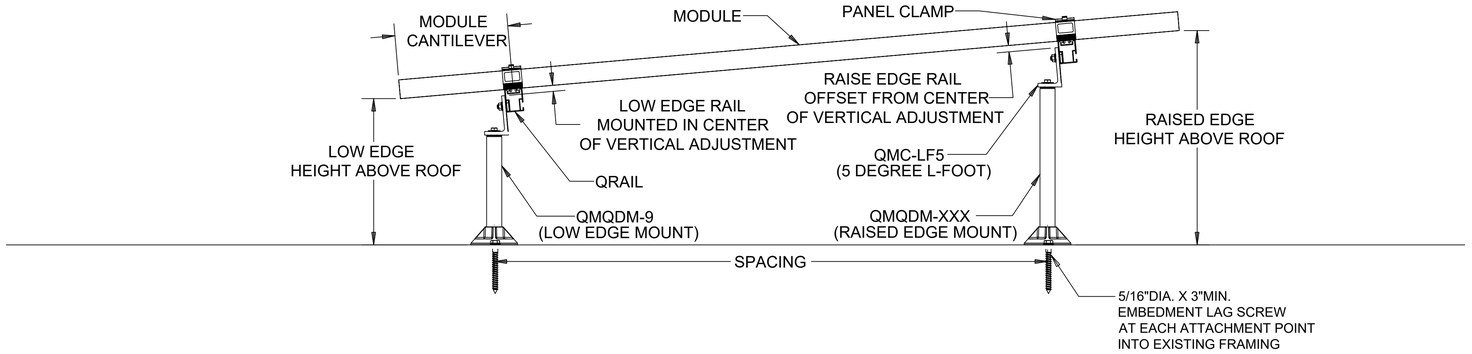
TOTAL SYSTEM SIZE: DC STC: 258.68 KW
TOTAL SYSTEM SIZE: AC CEC: 237.90 KW

(446) PHILADELPHIA SOLAR PS-MNB144(HCBF)-580W MODULES
(4) SOLAREDGE SE50KUS PV INVERTER(S)
(1) SOL-ARK 30K-3P-208V HYBRID-INVERTER(S)
(2) SOL-ARK L3 HVR-60KWH-30K ESS UNIT(S)

DESCRIPTION:

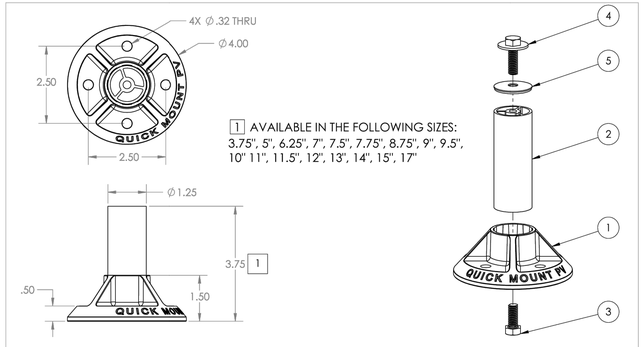
SLOPED ROOF RACKING DETAILS

PV 8.0



QRAIL TILT: QMQDM-9 LOW EDGE MOUNT WITH 5 DEGREE TILT			
VARIABLES	PORTRAIT		LANDSCAPE
	60 CELL	72 CELL	60 & 72 CELL
LOW EDGE MOUNT	QMQDM-9	QMQDM-9	QMQDM-9
RAISED EDGE MOUNT	QMQDM-13	QMQDM-13	QMQDM-11.5
SPACING (IN.)	46	46	28
MODULE CANTILEVER (IN.)	9.41	15.91	5.94
RAISED EDGE RAIL OFFSET FROM CENTER OF VERTICAL ADJUSTMENT (IN.)	+0.02	+0.02	-0.05
LOW EDGE HEIGHT ABOVE ROOF (IN.)	12.09	11.52	12.39
RAISED EDGE ABOVE ROOF (IN.)	17.76	18.32	15.88

QBase Deck Mount Line Drawing



ITEM NO.	DESCRIPTION	QTY.
1	QBASE, 1-1/4" ID, FOR 5/16" HARDWARE, A360 CAST AL	1
2	POST, 1-1/4" OD X 3-1/4", 6063-T5/6063-T6, MILL	1
3	CAP SCREW, HEX HEAD, 5/16"-18 X 3/4" UNC-2A, GRADE 8	1
4	CAP SCREW, 5/16"-18 X 1" UNC-2A, NYLON PATCH, W/ CAPTIVE WASHER, 1"OD, 18-8SS	1
5	WASHER, SEALING, 5/16" ID X 1-1/4" OD, EPDM BONDED SS	1

Quick Mount PV®

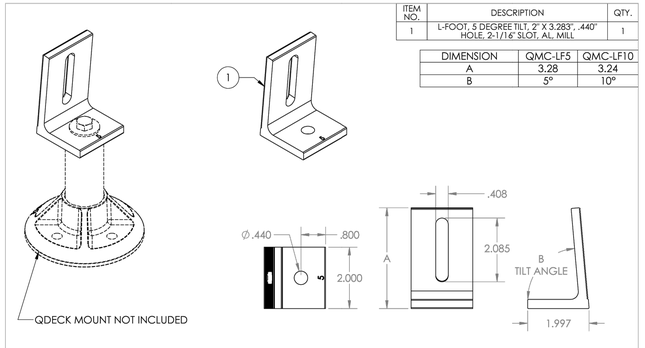
TITLE: QMQDM: QBASE DECK MOUNT

UNLESS OTHERWISE SPECIFIED:	SIZE	DRAWN BY: AAP	REV
DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ± 1/8 TWO PLACE DECIMAL ±.19 THREE PLACE DECIMAL ±.094	A	DATE: 4/29/2019	1
DO NOT SCALE DRAWING	SCALE: 1:2	WEIGHT: 0.73	SHEET 1 OF 1

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF QUICK MOUNT PV. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF QUICK MOUNT PV IS PROHIBITED. **COPYRIGHT © 2019 QUICK MOUNT PV**

5 4 3 2 1

L-Foot Tilt Line Drawing



ITEM NO.	DESCRIPTION	QTY.
1	L-FOOT, 5 DEGREE TILT, 2" X 3.283", .440" HOLE, 2-1/16" SLOT, AL, MILL	1

DIMENSION	QMC-LF5	QMC-LF10
A	3.28	3.24
B	5°	10°

NOTE: AVAILABLE IN MILL AND BRONZE ANODIZED FINISH AND IN 5 DEGREE TILT AND 10 DEGREE TILT

Quick Mount PV®

TITLE: QMC-LF5 & QMC-LF10: L-FOOT, TILT, 5 & 10 DEGREE

UNLESS OTHERWISE SPECIFIED:	SIZE	DRAWN BY: DFM	REV
DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ± 1/8 TWO PLACE DECIMAL ±.19 THREE PLACE DECIMAL ±.094	A	DATE: 5/6/2019	2
DO NOT SCALE DRAWING	SCALE: 1:2	WEIGHT: 0.25	SHEET 1 OF 1

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF QUICK MOUNT PV. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF QUICK MOUNT PV IS PROHIBITED. **COPYRIGHT © 2019 QUICK MOUNT PV**

5 4 3 2 1

Quick Mount PV®
RESPECT THE ROOF

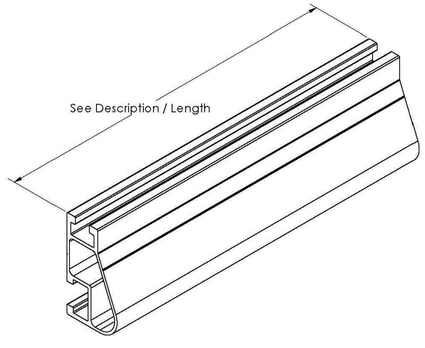
925-478-8269 | www.quickmountpv.com | tech@quickmountpv.com
2700 Mitchell Dr. | Walnut Creek, CA 94598

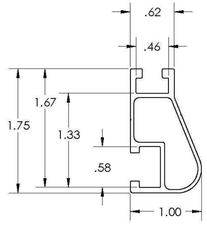
BI 7.2.3-46_1 May-2019 Rev 1

Cut Sheet

IRONRIDGE

XR10® Rail





Rail Section Properties	
Property	Value
Total Cross-Sectional Area	0.363 in^2
Section Modulus (X-axis)	0.136 in^3
Moment of Inertia (X-axis)	0.124 in^4
Moment of Inertia (Y-axis)	0.032 in^4
Torsional Constant	0.076 in^3
Polar Moment of Inertia	0.033 in^4

Clear Part Number	Black Part Number	Description / Length	Material	Weight
XR-10-132A	XR-10-132B	XR10, Rail 132" (11 Feet)	6000-Series Aluminum	4.67 lbs.
XR-10-168A	XR-10-168B	XR10, Rail 168" (14 Feet)		5.95 lbs.
XR-10-204A	XR-10-204B	XR10, Rail 204" (17 Feet)		7.22 lbs.

v1.01

CONTRACTOR

TENCO SOLAR INC
8141 E. KAISER AVE, SUITE 160
ANAHEIM, CA 92808
CSLB #1092568 / C10, C46
(888) 507-6937

I HEREBY CERTIFY THAT THE WORK PROPOSED TO BE DONE ON THESE PLANS IS IN CONFORMANCE WITH ALL CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY AND FURTHER, IF OMISSIONS OR ERRORS ARE DISCOVERED, I UNDERSTAND THAT THE WORK PERFORMED WILL BE REQUIRED TO COMPLY WITH THE CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY PRIOR TO FINAL BUILDING INSPECTION.

SIGNATURE	DATE	STATE LICENSE NO.
Matthew Mitera	1/13/2026	#1092568 / C10, C46

REGISTERED PROFESSIONAL ENGINEER ANDREW E LOPEZ E 24451 ELECTRICAL STATE OF CALIFORNIA — Exp. 12/31/2026

REGISTERED PROFESSIONAL ENGINEER PHONG TRUONG No. C70784 Exp. 06/30/2027 CIVIL STATE OF CALIFORNIA

PROJECT LOCATION:
HOLIDAY INN
EXPRESS PV + ESS
3751 N TRACY BLVD
TRACY, CA 95304

ARCH D (24" X 36") PRINT PAPER SIZE

NO.	DATE	DESCRIPTION	ELECT.
	1/2/2025	INITIAL PLAN SET	A.L.
	2/20/2025	1ST REVISION (STRUCTURAL)	A.L.
	3/7/2025	2ND REVISION (RED LINES)	A.L.
	4/3/2025	3RD REVISION (RED LINES)	A.L.
	4/14/2025	4TH REVISION (SINGLE OPTIMIZERS)	A.L.
	5/2/2025	5TH REVISION (OPTIMIZERS)	A.L.
1	5/13/2025	1ST CORRECTION	A.L.
2	6/12/2025	2ND CORRECTION	A.L.
3	8/4/2025	3RD CORRECTION	A.L.
4	1/13/2026	4TH CORRECTION	A.L.

SYSTEM INFO:

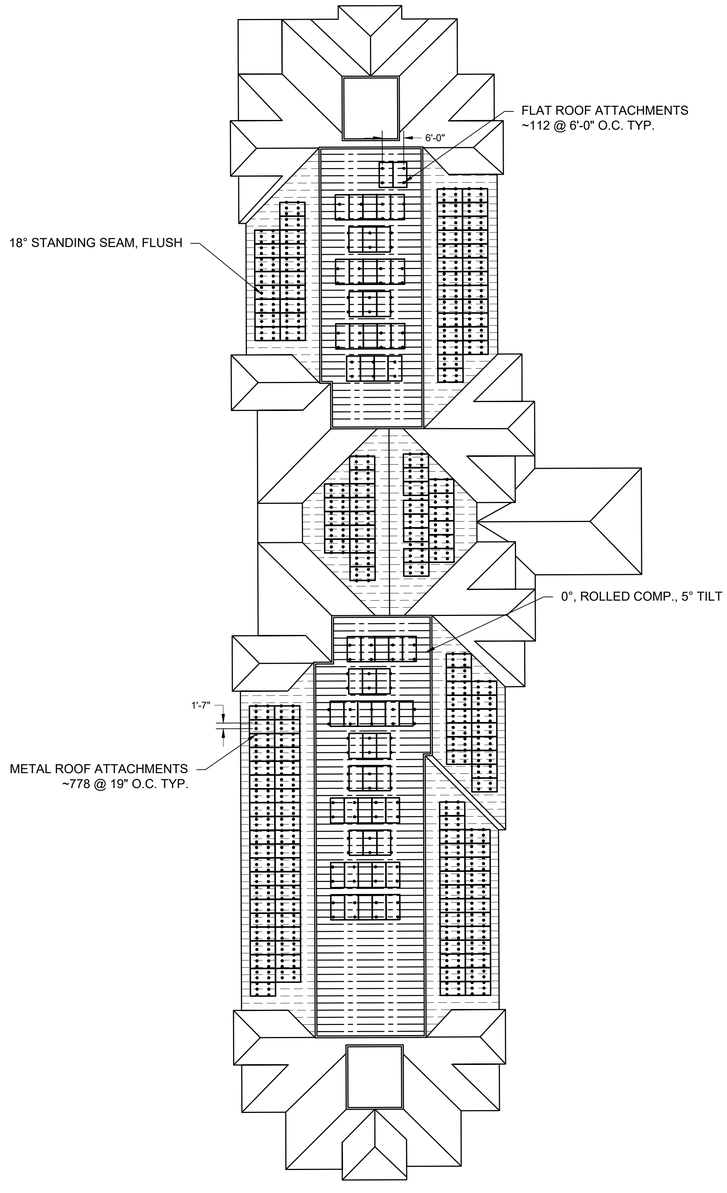
TOTAL SYSTEM SIZE: DC STC: 258.68 KW
TOTAL SYSTEM SIZE: AC CEC: 237.90 KW

(446) PHILADELPHIA SOLAR PS-MNB144(HCBF)-580W MODULES
(4) SOLAREDGE SE50KUS PV INVERTER(S)
(1) SOL-ARK 30K-3P-208V HYBRID-INVERTER(S)
(2) SOL-ARK L3 HVR-60KWH-30K ESS UNIT(S)

DESCRIPTION:

FLAT ROOF RACKING DETAILS

PV 8.1



FRAMING LEGEND	
[E] 2"x4" TRUSSES @ 2'-0" O.C.	- - - - - - - - - - - - - - - -
[E] 4"x6" RAFTERS @ 2'-0" O.C.	——— – ——— – ———
PV ATTACHMENTS	●

STRUCTURAL FRAMING PLAN

SCALE:1" = 20'

BUILDING SPECIFICATIONS

TYPE:	R-1
STORIES:	3
BUILDING HEIGHT:	38'-5"
SQUARE FOOTAGE:	67,213
ROOF SLOPE (°):	0°, 18°
ROOF TYPE:	ROLLED COMP., STANDING SEAM
FRAME:	SEE FRAMING LEGEND

MOUNTING SPECIFICATIONS

RACKING SYSTEM:	IRONRIDGE XR10, FLUSH, 5° TILT, CARPORT
ATTACHMENT SPACING:	SEE DETAIL
MOUNTING TYPE:	FLUSH, TILT 5°
TILT LEG HEIGHT:	N/A
HEIGHT OF PV MODULE ABOVE ROOF SURFACE:	~1'-4"

CONTRACTOR

TENCO SOLAR INC
8141 E. KAISER AVE, SUITE 160
ANAHEIM, CA 92808
CSLB #1092568 / C10, C46
(888) 507-6937

I HEREBY CERTIFY THAT THE WORK PROPOSED TO BE DONE ON THESE PLANS IS IN CONFORMANCE WITH ALL CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY AND FURTHER, IF OMISSIONS OR ERRORS ARE DISCOVERED, I UNDERSTAND THAT THE WORK PERFORMED WILL BE REQUIRED TO COMPLY WITH THE CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY PRIOR TO FINAL BUILDING INSPECTION.

SIGNATURE	DATE	STATE LICENSE NO.
Matthew Mitera	1/13/2026	#1092568 / C10, C46

REGISTERED PROFESSIONAL ENGINEER
ANDREW E LOPEZ
E 24451
Exp. 12/31/2026
ELECTRICAL
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
PHONG TRUONG
No. C70784
Exp. 06/30/2027
CIVIL
STATE OF CALIFORNIA

PROJECT LOCATION:
HOLIDAY INN
EXPRESS PV + ESS
3751 N TRACY BLVD
TRACY, CA 95304

ARCH D (24" X 36") PRINT PAPER SIZE

NO.	DATE	DESCRIPTION	ELECT.
	1/2/2025	INITIAL PLAN SET	A.L.
	2/20/2025	1ST REVISION (STRUCTURAL)	A.L.
	3/7/2025	2ND REVISION (RED LINES)	A.L.
	4/3/2025	3RD REVISION (RED LINES)	A.L.
	4/14/2025	4TH REVISION (SINGLE OPTIMIZERS)	A.L.
	5/2/2025	5TH REVISION (OPTIMIZERS)	A.L.
1	5/13/2025	1ST CORRECTION	A.L.
2	6/12/2025	2ND CORRECTION	A.L.
3	8/4/2025	3RD CORRECTION	A.L.
4	1/13/2026	4TH CORRECTION	A.L.

SYSTEM INFO:

TOTAL SYSTEM SIZE: DC STC: 258.68 KW
TOTAL SYSTEM SIZE: AC CEC: 237.90 KW

(446) PHILADELPHIA SOLAR PS-MNB144(HCBF)-580W MODULES
(4) SOLAREDGE SE50KUS PV INVERTER(S)
(1) SOL-ARK 30K-3P-208V HYBRID-INVERTER(S)
(2) SOL-ARK L3 HVR-60KWH-30K ESS UNIT(S)

DESCRIPTION:

STRUCTURAL

PV 9

intertek
Total Quality. Assured.

AUTHORIZATION TO MARK

This authorizes the application of the Certification Mark(s) shown below to the models described in the Product(s) Covered section when made in accordance with the conditions set forth in the Certification Agreement and Listing Report. This authorization also applies to multiple listee model(s) identified on the correlation page of the Listing Report.

This document is the property of Intertek Testing Services and is not transferable. The certification mark(s) may be applied only at the location of the Party Authorized To Apply Mark.

Applicant:	Philadelphia Solar	**Manufacturer:**	Philadelphia Solar
Address:	Al Qastal Industrial Area 2, Airfreight Road, Amman	**Address:**	Al Qastal Industrial Area 2, Airfreight Road, Amman
Country:	Jordan	**Country:**	Jordan

Party Authorized To Apply Mark: Same as Manufacturer
Report Issuing Office: Intertek Testing Services (Shanghai FTZ) Co., Ltd

Control Number: *5028454* **Authorized by:** _____
for L. Matthew Snyder, Certification Manager

Intertek

This document supersedes all previous Authorizations to Mark for the noted Report Number.

This Authorization to Mark is for the exclusive use of Intertek's Client and is provided pursuant to the Certification agreement between Intertek and its Client. Intertek's responsibility and liability are limited to the terms and conditions of the agreement. Intertek assumes no liability to any party, other than to the Client in accordance with the agreement, for any loss, expense or damage occasioned by the use of this Authorization to Mark. Only the Client is authorized to permit copying or distribution of this Authorization to Mark and then only in its entirety. Use of Intertek's Certification mark is restricted to the conditions laid out in the agreement and in this Authorization to Mark. Any further use of the Intertek name for the sale or advertisement of the tested material, product or service must first be approved in writing by Intertek. Initial Factory Assessments and Follow up Services are for the purpose of assuring appropriate usage of the Certification mark in accordance with the agreement, they are not for the purposes of production quality control and do not relieve the Client of their obligations in this respect.

Intertek Testing Services NA Inc.
545 East Algonquin Road, Arlington Heights, IL 60005
Telephone 800-345-3851 or 847-439-5667 Fax 312-283-1672

Standard(s):	Photovoltaic (PV) Module Safety Qualification - Part 1: Requirements for Construction [UL 61730-1:2022 Ed.2] Photovoltaic (PV) Module Safety Qualification - Part 1: Requirements for Construction [IEC 61730-1:2016 Ed.2] Photovoltaic (PV) Module Safety Qualification - Part 2: Requirements for Testing [UL 61730-2:2022 Ed.2+R:25Apr2023] Photovoltaic (PV) Module Safety Qualification - Part 2: Requirements for Testing [IEC 61730-2:2016 Ed.2]

intertek
Total Quality. Assured.

AUTHORIZATION TO MARK

Standard(s):	Photovoltaic (PV) Module Safety Qualification - Part 1: Requirements for Construction [CSA C22.2#61730-1:2019 Ed.2] Photovoltaic (PV) Module Safety Qualification - Part 2: Requirements for Testing [CSA C22.2#61730-2:2019 Ed.2] Terrestrial Photovoltaic (PV) Modules - Design Qualification and Type Approval - Part 1: Test Requirements [UL 61215-1:2021 Ed.2] Terrestrial Photovoltaic (PV) Modules - Design Qualification and Type Approval - Part 1: Test Requirements [IEC 61215-1:2021 Ed.2] Terrestrial Photovoltaic (PV) Modules - Design Qualification and Type Approval - Part 1-1: Special Requirements for Testing of Crystalline Silicon Photovoltaic (PV) Modules [UL 61215-1-1:2021 Ed.2] Terrestrial Photovoltaic (PV) Modules - Design Qualification and Type Approval - Part 1-1: Special Requirements for Testing of Crystalline Silicon Photovoltaic (PV) Modules [IEC 61215-1-1:2021 Ed.2] Terrestrial Photovoltaic (PV) Modules - Design Qualification and Type Approval - Part 2: Test Procedures [UL 61215-2:2021 Ed.2] Terrestrial Photovoltaic (PV) Modules - Design Qualification and Type Approval - Part 2: Test Procedures [IEC 61215-2:2021 Ed.2]
Product:	Crystalline Silicon Photovoltaic (PV) Modules
Brand Name:	Philadelphia Solar
Models:	PS-MNB156(HCBF)- followed by 615, 620, 625, 630, 635, 640, 645, 650, 655, 660 or 665; followed by W. PS-MNB144(HCBF)- followed by 570, 575, 580, 585, 590, 595, 600, 605, 610 or 615; followed by W. PS-MNB132(HCBF)- followed by 520, 525, 530, 535, 540, 545, 550, 555 or 560; followed by W. PS-MNB120(HCBF)- followed by 470, 475, 480, 485, 490, 495, 500, 505 or 510; followed by W. PS-MNB108(HCBF)- followed by 425, 430, 435, 440, 445, 450, 455 or 460; followed by W.

Intertek

8431 Murphy Drive
Middleton, WI 53562-USA

Telephone: 608.836.4400
Facsimile: 608.831.9279
www.intertek.com

Test Verification of Conformity

In the basis of the tests undertaken, the sample(s) of the below product have been found to comply with the requirements of the referenced specifications at the time the tests were carried out.

Applicant Name & Address:	IronRidge, Inc. 1495 Zephyr Ave. Hayward, CA 94544 USA
Product Description:	Flush Mount System with XR Rails.
Ratings & Principle Characteristics:	Fire Class Resistance Rating: -Flush Mount (Symmetrical). Class A Fire Rated for Low Slope applications when using Type 1, 2 and 3, listed photovoltaic modules. Class A Fire Rated for Steep Slope applications with Type1, 2 and 3, listed photovoltaic modules. Tested with a 5" gap (distance between the bottom the module frame and the roof covering), per the standard this system can be installed at any gap allowed by the manufacturers installation instructions. No perimeter guarding is required. This rating is applicable with any IronRidge or 3rd party roof anchor.
Models:	IronRidge Flush Mount with XR Rails
Brand Name:	IronRidge Flush Mount
Relevant Standards:	UL 2703 (Section 15.2 and 15.3) Standard for Safety Mounting Systems, Mounting Devices, Clamping/Retention Devices, and Ground Lugs for Use with Flat-Plate Photovoltaic Modules and Panels, First Edition dated Jan. 28, 2015 **Referencing** UL1703 Third Edition dated Nov. 18, 2014, (Section 31.2) Standard for Safety for Flat-Plate Photovoltaic Modules and Panels.
Verification Issuing Office:	Intertek Testing Services NA, Inc. 8431 Murphy Drive Middleton, WI 53562
Date of Tests:	08/27/2014 to 03/17/2015
Test Report Number(s):	101769343MID-001r1, 101769343MID-001a, 101915978MID-001 & 101999492MID-001ar1-cr1.

This verification is part of the full test report(s) and should be read in conjunction with them. This report does not automatically imply product certification.

Completed by:	Chris Zimbrich	**Reviewed by:**	Chad Naggs
Title:	Technician II, Fire Resistance	**Title:**	Technician I, Fire Resistance
Signature:		**Signature:**	
Date:	05/25/2016	**Date:**	05/25/2016

This Verification is for the exclusive use of Intertek's client and is provided pursuant to the agreement between Intertek and its Client. Intertek's responsibility and liability are limited to the terms and conditions of the agreement. Intertek assumes no liability to any party, other than to the Client in accordance with the agreement, for any loss, expense or damage occasioned by the use of this Verification. Only the Client is authorized to permit copying or distribution of this Verification. Any use of the Intertek name or one of its marks for the sale or advertisement of the tested material, product or service must first be approved in writing by Intertek. The observations and test/inspection results referenced in this Verification are relevant only to the sample tested/inspected. This Verification by itself does not imply that the material, product, or service is or has ever been under an Intertek certification program.

GFT-OP-11a (24-MAR-2014)

intertek
Total Quality. Assured.

AUTHORIZATION TO MARK

This authorizes the application of the Certification Mark(s) shown below to the models described in the Product(s) Covered section when made in accordance with the conditions set forth in the Certification Agreement and Listing Report. This authorization also applies to multiple listee model(s) identified on the correlation page of the Listing Report.

This document is the property of Intertek Testing Services and is not transferable. The certification mark(s) may be applied only at the location of the Party Authorized To Apply Mark.

Applicant:	SolarEdge Technologies Ltd	**Manufacturer:**	SolarEdge Technologies Inc
Address:	1 HaMada Street Herzeliya 4673335	**Address:**	447 Ingenuity Avenue Suite 120, Bldg. B, SPARKS NV 89441, USA
Country:	Israel	**Country:**	USA

Party Authorized To Apply Mark: Same as Manufacturer
Report Issuing Office: Intertek Testing Services NA, Inc., Lake Forest, CA

Control Number: *4004590* **Authorized by:** _____
for L. Matthew Snyder, Certification Manager

Intertek

This document supersedes all previous Authorizations to Mark for the noted Report Number.

This Authorization to Mark is for the exclusive use of Intertek's Client and is provided pursuant to the Certification agreement between Intertek and its Client. Intertek's responsibility and liability are limited to the terms and conditions of the agreement. Intertek assumes no liability to any party, other than to the Client in accordance with the agreement, for any loss, expense or damage occasioned by the use of this Authorization to Mark. Only the Client is authorized to permit copying or distribution of this Authorization to Mark and then only in its entirety. Use of Intertek's Certification mark is restricted to the conditions laid out in the agreement and in this Authorization to Mark. Any further use of the Intertek name for the sale or advertisement of the tested material, product or service must first be approved in writing by Intertek. Initial Factory Assessments and Follow up Services are for the purpose of assuring appropriate usage of the Certification mark in accordance with the agreement, they are not for the purposes of production quality control and do not relieve the Client of their obligations in this respect.

Intertek Testing Services NA Inc.
545 East Algonquin Road, Arlington Heights, IL 60005
Telephone 800-345-3851 or 847-439-5667 Fax 312-283-1672

Standard(s):	Photovoltaic Hazard Control [ANSI/CAN/UL 3741:2020 Ed.1]
Product:	Commercial optimizers, inverters and disconnects PVHCE systems, installed using "Three Phase Inverters with Synergy Technology for North America, Version 1.1 dated Feb.2022"
Brand Name:	Solaredge
Models:	SolarEdge PV Hazard Control System

CONTRACTOR

TENCO SOLAR INC
8141 E. KAISER AVE, SUITE 160
ANAHEIM, CA 92808
CSLB #1092568 / C10, C46
(888) 507-6937

I HEREBY CERTIFY THAT THE WORK PROPOSED TO BE DONE ON THESE PLANS IS IN CONFORMANCE WITH ALL CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY AND FURTHER, IF OMISSIONS OR ERRORS ARE DISCOVERED, I UNDERSTAND THAT THE WORK PERFORMED WILL BE REQUIRED TO COMPLY WITH THE CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY PRIOR TO FINAL BUILDING INSPECTION.

SIGNATURE	DATE	STATE LICENSE NO.
Matthew Mitera	1/13/2026	#1092568 / C10, C46

REGISTERED PROFESSIONAL ENGINEER
ANDREW E LOPEZ
E 24451
ELECTRICAL
STATE OF CALIFORNIA
Exp 12/31/2026

intertek
Total Quality. Assured.

AUTHORIZATION TO MARK

This authorizes the application of the Certification Mark(s) shown below to the models described in the Product(s) Covered section when made in accordance with the conditions set forth in the Certification Agreement and Listing Report. This authorization also applies to multiple listee model(s) identified on the correlation page of the Listing Report.

This document is the property of Intertek Testing Services and is not transferable. The certification mark(s) may be applied only at the location of the Party Authorized To Apply Mark.

Applicant:	SolarEdge Technologies Ltd	**Manufacturer:**	SolarEdge Technologies Inc
Address:	1 Ha'Mada St. Herzeliya 4673335	**Address:**	447 Ingenuity Avenue Suite 120, Bldg. B, Sparks, NV 89441
Country:	Israel	**Country:**	USA

Party Authorized To Apply Mark: Same as Manufacturer
Report Issuing Office: Intertek Testing Services NA, Inc., Cortland, NY

Control Number: *4004590* **Authorized by:** _____
for L. Matthew Snyder, Certification Manager

Intertek

This document supersedes all previous Authorizations to Mark for the noted Report Number.

This Authorization to Mark is for the exclusive use of Intertek's Client and is provided pursuant to the Certification agreement between Intertek and its Client. Intertek's responsibility and liability are limited to the terms and conditions of the agreement. Intertek assumes no liability to any party, other than to the Client in accordance with the agreement, for any loss, expense or damage occasioned by the use of this Authorization to Mark. Only the Client is authorized to permit copying or distribution of this Authorization to Mark and then only in its entirety. Use of Intertek's Certification mark is restricted to the conditions laid out in the agreement and in this Authorization to Mark. Any further use of the Intertek name for the sale or advertisement of the tested material, product or service must first be approved in writing by Intertek. Initial Factory Assessments and Follow up Services are for the purpose of assuring appropriate usage of the Certification mark in accordance with the agreement, they are not for the purposes of production quality control and do not relieve the Client of their obligations in this respect.

Intertek Testing Services NA Inc.
545 East Algonquin Road, Arlington Heights, IL 60005
Telephone 800-345-3851 or 847-439-5667 Fax 312-283-1672

Standard(s):	Inverters, Converters, Controllers and Interconnection System Equipment for use with Distributed Energy Resources [UL 1741:2021 Ed.3] Grid Support Utility Interactive Equipment - Supplement SA to UL 1741:2021 Ed.3 - Inverters, Converters, Controllers and Interconnection System Equipment for use with Distributed Energy Resources [UL 1741:2021 Ed.3 (Supplement SA)] Grid Support Utility Interactive Inverters and Converters Based Upon IEEE 1547:2018 & IEEE 1547.1:2020 - Supplement SB to UL 1741:2021 Ed.3 - Inverters, Converters, Controllers and Interconnection System Equipment for use with Distributed Energy Resources [UL 1741:2021 Ed.3 (Supplement SB)] Power Conversion Equipment (R2021) [CSA C22.2#107.1:2016 Ed.4] Photovoltaic (PV) DC Arc-Fault Circuit Protection [UL 1699B:2018 Ed.1+R:18May2021] Interconnection of Distributed Energy Resources and Electricity Supply Systems [CSA C22.3#9:2020 Ed.2] Photovoltaic Rapid Shutdown Systems [CSA C22.2#330:2023 Ed.2]
Product:	Grid support Utility Interactive Inverter system
Brand Name:	SolarEdge
Models:	SE followed by 43.2 or 50 or 66.6 or 80 or 85 or 90 or 100 or 110 or 120; followed by KUS.

intertek
Total Quality. Assured.

AUTHORIZATION TO MARK

This authorizes the application of the Certification Mark(s) shown below to the models described in the Product(s) Covered section when made in accordance with the conditions set forth in the Certification Agreement and Listing Report. This authorization also applies to multiple listee model(s) identified on the correlation page of the Listing Report.

This document is the property of Intertek Testing Services and is not transferable. The certification mark(s) may be applied only at the location of the Party Authorized To Apply Mark.

Applicant:	SolarEdge Technologies Ltd	**Manufacturer:**	SolarEdge Technologies Inc
Address:	1 Ha'Mada St. Herzeliya 4673335	**Address:**	447 Ingenuity Avenue Suite 120, Bldg. B, Sparks, NV 89441
Country:	Israel	**Country:**	USA

Party Authorized To Apply Mark: Same as Manufacturer
Report Issuing Office: Intertek Testing Services NA, Inc., Cortland, NY

Control Number: *4004590* **Authorized by:** _____
for L. Matthew Snyder, Certification Manager

Intertek

This document supersedes all previous Authorizations to Mark for the noted Report Number.

This Authorization to Mark is for the exclusive use of Intertek's Client and is provided pursuant to the Certification agreement between Intertek and its Client. Intertek's responsibility and liability are limited to the terms and conditions of the agreement. Intertek assumes no liability to any party, other than to the Client in accordance with the agreement, for any loss, expense or damage occasioned by the use of this Authorization to Mark. Only the Client is authorized to permit copying or distribution of this Authorization to Mark and then only in its entirety. Use of Intertek's Certification mark is restricted to the conditions laid out in the agreement and in this Authorization to Mark. Any further use of the Intertek name for the sale or advertisement of the tested material, product or service must first be approved in writing by Intertek. Initial Factory Assessments and Follow up Services are for the purpose of assuring appropriate usage of the Certification mark in accordance with the agreement, they are not for the purposes of production quality control and do not relieve the Client of their obligations in this respect.

Intertek Testing Services NA Inc.
545 East Algonquin Road, Arlington Heights, IL 60005
Telephone 800-345-3851 or 847-439-5667 Fax 312-283-1672

Standard(s):	Inverters, Converters, Controllers and Interconnection System Equipment for use with Distributed Energy Resources - Not Including Supplement SA [UL 1741:2021 Ed.3 (Not Including Supplement SA)] Power Conversion Equipment (R2021) [CSA C22.2#107.1:2016 Ed.4] Photovoltaic Rapid Shutdown Systems [CSA C22.2#330:2023 Ed.2]
Product:	Power Box and Power Optimizer
Brand Name:	SolarEdge

intertek
Total Quality. Assured.

AUTHORIZATION TO MARK

Models:	P followed by 001 to 1101. S followed by 001 to 650; may be followed by A or C or X. U followed by 001 to 650; may be followed by B. S followed by 001 to 1401; may be followed by B. C followed by 001 to 1402; may be followed by U. H followed by 0001 to 1650. R followed by 0001 to 1401.

PROJECT LOCATION:
HOLIDAY INN
EXPRESS PV + ESS
3751 N TRACY BLVD
TRACY, CA 95304

ARCH D (24" X 36") PRINT PAPER SIZE

NO.	DATE	DESCRIPTION	ELECT.
	1/2/2025	INITIAL PLAN SET	A.L.
	2/20/2025	1ST REVISION (STRUCTURAL)	A.L.
	3/7/2025	2ND REVISION (RED LINES)	A.L.
	4/3/2025	3RD REVISION (RED LINES)	A.L.
	4/14/2025	4TH REVISION (SINGLE OPTIMIZERS)	A.L.
	5/2/2025	5TH REVISION (OPTIMIZERS)	A.L.
1	5/13/2025	1ST CORRECTION	A.L.
2	6/12/2025	2ND CORRECTION	A.L.
3	8/4/2025	3RD CORRECTION	A.L.
4	1/13/2026	4TH CORRECTION	A.L.

SYSTEM INFO:

TOTAL SYSTEM SIZE: DC STC: 258.68 KW
TOTAL SYSTEM SIZE: AC CEC: 237.90 KW

(446) PHILADELPHIA SOLAR PS-MNB144(HCBF)-580W MODULES
(4) SOLAREDGE SE50KUS PV INVERTER(S)
(1) SOL-ARK 30K-3P-208V HYBRID-INVERTER(S)
(2) SOL-ARK L3 HVR-60KWH-30K ESS UNIT(S)

DESCRIPTION:

PV UL LISTING

PV 10.0

Certificate

TÜVRheinland

Certificate no. CU 72239216 01

License Holder:
Portable Solar LLC (dba Sol-Ark)
1100 Professional Dr
Plano, Texas 75074
USA

Manufacturing Plant:

Test report no.: USA-Tianin CN22B4M6 001 Client Reference: TOM BRENNAN

Tested to: UL 1741:2021
CSA C22.2 No. 107.1-16

Certified Product:	Grid Support Utility Interactive Hybrid Inverter	License Fee - Units
Model Designation:	30K-3P-208V,	8
Trademarks:	Sol-Ark	
Other data:	See appendix	

Special Remarks :
Also evaluated to
UL1741 3rd Edition Supplement SB for grid support functions, and IEEE 1547-2018 and IEEE1547.1-2020: Normal Operating Performance Category B; Abnormal Operating Performance III.
UL 1741 3rd Edition Supplement SB for interoperability

continued on page 02

8

Appendix: 1, 1-157

Licensed Test mark: Date of Issue (day/mo/yr): 19/01/2023

TÜV Rheinland of North America, Inc., 295 Foster Street, Suite 100, Littleton, MA 01460, Tel +1 (978) 266 9500, Fax +1 (978) 266-9492

Certificate

TÜVRheinland

Certificate no. CU 72239216 02

License Holder:
Portable Solar LLC (dba Sol-Ark)
1100 Professional Dr
Plano, Texas 75074
USA

Manufacturing Plant:

Test report no.: USA-Tianin CN22B4M6 001 Client Reference: TOM BRENNAN

Tested to: UL 1741:2021
CSA C22.2 No. 107.1-16

Certified Product:	Grid Support Utility Interactive Hybrid Inverter	License Fee - Units
as page 01 continuation		

functions, and IEEE 1547-2018 and IEEE1547.1-2020:
using IEEE 2030.5 protocol.
UL 1699B for photovoltaic DC arc-fault circuit interrupter protection integrated in inverter.
UL 1741 (2nd Edition, April 20, 2010) CRD, Subject: Power Control Systems (PCS)
UL 1998 Software evaluation was performed for safety related functions.

Appendix: 1, 1-157

Licensed Test mark: Date of Issue (day/mo/yr): 19/01/2023

TÜV Rheinland of North America, Inc., 295 Foster Street, Suite 100, Littleton, MA 01460, Tel +1 (978) 266 9500, Fax +1 (978) 266-9492

CERTIFICATE OF COMPLIANCE

Certificate Number: SGSNA/24/SZ/00092

Contract Number: 802329
Certificate Project Number: SZ-CERT240100145

Certified Product: Rechargeable Li-ion Battery Storage System
Trademarks: Sol-Ark
Model(s): L3 HVR-60
Technical Data: 614.4Vd.c. 100Ah
307.2Vd.c. 200Ah;
Maximum charge current: 100A
Maximum discharge current: 100A
Charge operating temperature: 0 to 55 °C,
Discharge operating temperature: -20 to 55 °C

Certificate Holder: Portable Solar LLC d/b/a Sol-Ark
805 Central Expwy S Allen, Texas. 75013, United States of America

This certificate supersedes previous certificates issued with the same certificate number. Certification is valid when products are indicated on the SGS directory of certified products at www.sgs.com or using the QR code below. The product is certified according to ISO/IEC Guide 17067, Conformity assessment - Fundamentals of product certification, System 3, and in accordance with:

ANSI/CAN/UL 1973, 2.0 Edition, Dated February, 2018

Authorized by: Effective date: 06 February 2024

Jason Wei
Certifier

SGS operates certification programs under the authority of several accreditation or recognition bodies including A2LA, NVLAP, CSA®, SPC, and Standards Council of Canada. This certificate is issued by the company under its General Conditions for Certification Services available at https://www.sgs.com/terms-and-conditions. Attention is drawn to the limitation of liability, defined therein and to the Test Report here above mentioned. Any holder of this document is advised that information contained hereon reflects the Company's findings at the time of its intervention only and within the limits of client's instructions, if any. The Company's sole responsibility is to its Client and this document does not exonerate parties to a transaction from exercising all their rights and obligations under the transaction documents. This document cannot be reproduced, except in full, without prior written approval of the Company. Any unauthorized alteration, forgery or falsification of the content or appearance of this document is unlawful and offenders may be prosecuted to the fullest extent of the law.

Certification Body

Connectivity & Products, a division of SGS North America Inc.
620 Old Peachtree Road, Ste. 100, Suwanee, GA 30024, USA
t : +1 770 570 1800 f : +1 770 277 1240 www.sgs.com

CERTIFICATE OF COMPLIANCE

Certificate Number: SGSNA/24/SH/00065

Contract Number: 802329
Certificate Project Number: SH-CERT240100005

Certified Product: High Voltage Hybrid ESS/L3 Series LimitLess Lithium™
Trademarks: Sol-Ark
Model(s): L3 HVR-60KWH-60K, L3 HVR-60KWH-30K,
L3 HVR-60KWH-60K-Y(Y=2,3,4,5,6), L3 HVR-60KWH-30K-Y (Y=2,3,4,5,6)
Technical Data: See page 2-3

Certificate Holder: Portable Solar LLC d/b/a Sol-Ark
805 Central Expwy S Allen, TX 75013, USA

This certificate supersedes previous certificates issued with the same certificate number. Certification is valid when products are indicated on the SGS directory of certified products at www.sgs.com or using the QR code below. The product is certified according to ISO/IEC Guide 17067, Conformity assessment - Fundamentals of product certification, System 3, and in accordance with:

ANSI/CAN/UL 9540 2023,Third Edition, Dated June 28, 2023

Authorized by: Effective date: 20 February 2024

Mark Lohmann
Certifier

SGS operates certification programs under the authority of several accreditation or recognition bodies including A2LA, NVLAP, CSA®, SPC, and Standards Council of Canada. This certificate is issued by the company under its General Conditions for Certification Services available at https://www.sgs.com/terms-and-conditions. Attention is drawn to the limitation of liability, defined therein and to the Test Report here above mentioned. Any holder of this document is advised that information contained hereon reflects the Company's findings at the time of its intervention only and within the limits of client's instructions, if any. The Company's sole responsibility is to its Client and this document does not exonerate parties to a transaction from exercising all their rights and obligations under the transaction documents. This document cannot be reproduced, except in full, without prior written approval of the Company. Any unauthorized alteration, forgery or falsification of the content or appearance of this document is unlawful and offenders may be prosecuted to the fullest extent of the law.

Certification Body

Connectivity & Products, a division of SGS North America Inc.
620 Old Peachtree Road, Ste. 100, Suwanee, GA 30024, USA
t : +1 770 570 1800 f : +1 770 277 1240 www.sgs.com

CERTIFICATE OF COMPLIANCE

Certificate Number: SGSNA/24/SH/00065

Contract Number: 802329
Certificate Project Number: SH-CERT240100005

Additional Information:

Technical Data:

L3 HVR-60KWH-60K, L3 HVR-60KWH-60K-Y (Y=2,3,4,5,6) series and
L3 HVR-60KWH-30K, L3 HVR-60KWH-30K-Y (Y=2,3,4,5,6) series can be matched with different numbers of battery racks (the maximum number is 6). And it is simply connected in parallel to increase the system capacity, the models and ratings of battery rack and PCS have not changed, so the ratings of PCS and battery rack are written in the report.

L3 HVR-60KWH-60K, L3 HVR-60KWH-60K-Y(Y=2,3,4,5,6) series:
PCS part:
AC Connection
AC Input/Output Voltage: 3L/N/PE 277/480Va.c.
AC Input/Output Frequency: 60Hz
AC Input/Output Rated Current: 72.3Aa.c.
Max. AC Input/Output Current: 72.3Aa.c.
AC Input/Output Rated Power: 60000W
Max. Active Input/ Output Power: 60000W
Max. Continuous AC Passthrough current: 200Aa.c.
Battery Connection
Battery Voltage Range: 160~800 Vd.c
PV Connection
Max. PV Input Voltage: 1000Vd.c
MPPT Input Range: 150Vd.c.-850Vd.c.
Max. PV Input Current: 36Ad.c.+36Ad.c.+36Ad.c.+36Ad.c.
Max. PV Input Power: 78000W

Battery Part:
L3 HVR-60
Nominal Voltage: 614.4Vdc
Rated Energy: 61.44kWh
Nominal Charge/Discharge Current: 100Ad.c.
Charge Temperature: 0~55°C
Discharge Temperature: -20°C~55°C.

SGS operates certification programs under the authority of several accreditation or recognition bodies including A2LA, NVLAP, CSA®, SPC, and Standards Council of Canada. This certificate is issued by the company under its General Conditions for Certification Services available at https://www.sgs.com/terms-and-conditions. Attention is drawn to the limitation of liability, defined therein and to the Test Report here above mentioned. Any holder of this document is advised that information contained hereon reflects the Company's findings at the time of its intervention only and within the limits of client's instructions, if any. The Company's sole responsibility is to its Client and this document does not exonerate parties to a transaction from exercising all their rights and obligations under the transaction documents. This document cannot be reproduced, except in full, without prior written approval of the Company. Any unauthorized alteration, forgery or falsification of the content or appearance of this document is unlawful and offenders may be prosecuted to the fullest extent of the law.

Certification Body

Connectivity & Products, a division of SGS North America Inc.
620 Old Peachtree Road, Ste. 100, Suwanee, GA 30024, USA
t : +1 770 570 1800 f : +1 770 277 1240 www.sgs.com

CERTIFICATE OF COMPLIANCE

Certificate Number: SGSNA/24/SH/00065

Contract Number: 802329
Certificate Project Number: SH-CERT240100005

Additional Information:

Technical Data:

L3 HVR-60KWH-30K, L3 HVR-60KWH-30K-Y (Y=2,3,4,5,6) series:
PCS part:
AC Connection
AC Input/Output Voltage: 3L/N/PE 120/208Va.c.
AC Input/Output Frequency: 60Hz
AC Input/Output Rated Current: 83.4Aa.c.
Max. AC Input/Output Current: 83.4Aa.c.
AC Input/Output Rated Power: 30000W
Max. Active Input/ Output Power: 30000W
Max. Continuous AC Passthrough current: 200Aa.c.
Battery Connection
Battery Voltage Range: 160~500Vd.c.
PV Connection
Max. PV Input Voltage: 550Vd.c.
MPPT Input Range: 150Vd.c.-500Vd.c.
Max. PV Input Current: 36Ad.c.+36Ad.c.+36Ad.c. +36Ad.c.
Max. PV Input Power: 39000W

Battery Part:
L3 HVR-60
Nominal Voltage: 307.2Vdc
Rated Energy: 61.44kWh
Nominal Charge/Discharge Current: 100Ad.c.
Charge Temperature: 0°C ~55°C
Discharge Temperature: -20°C ~55°C

Other Ratings: Energy storage system protection rating: IP55

SGS operates certification programs under the authority of several accreditation or recognition bodies including A2LA, NVLAP, CSA®, SPC, and Standards Council of Canada. This certificate is issued by the company under its General Conditions for Certification Services available at https://www.sgs.com/terms-and-conditions. Attention is drawn to the limitation of liability, defined therein and to the Test Report here above mentioned. Any holder of this document is advised that information contained hereon reflects the Company's findings at the time of its intervention only and within the limits of client's instructions, if any. The Company's sole responsibility is to its Client and this document does not exonerate parties to a transaction from exercising all their rights and obligations under the transaction documents. This document cannot be reproduced, except in full, without prior written approval of the Company. Any unauthorized alteration, forgery or falsification of the content or appearance of this document is unlawful and offenders may be prosecuted to the fullest extent of the law.

Certification Body

Connectivity & Products, a division of SGS North America Inc.
620 Old Peachtree Road, Ste. 100, Suwanee, GA 30024, USA
t : +1 770 570 1800 f : +1 770 277 1240 www.sgs.com

Test Report

For

ANSI/CAN/UL9540A

Test Method for Evaluating Thermal Runaway Fire Propagation in Battery Energy Storage Systems

[Unit Level]

Report Number:	**CQES240200009301**
Date of issue:	**2024-02-07**
Total number of pages:	**48**
Test object / Model:	**L3 HVR-60**
Applicant's name:	**Portable Solar LLC d/b/a Sol-Ark**
Address:	**805 Central Expwy S Allen, TX 75013, USA**

Report Number:	CQES240200009301
Manufacturer:	
Address:	
Factory:	
Address:	
Test object / Model:	L3 HVR-60
Test specifications:	ANSI/CAN/UL9540A:2019 Test Method for Evaluating Thermal Runaway Fire Propagation in Battery Energy Storage Systems Fourth Edition, Dated November 12, 2019
Date of receipt:	Original date: 2023-11-16
Sample No.:	M1, M2, M3, M4
Test Period:	Original date: 2023-12-28 to 2023-12-27
Issuing Laboratory:	SGS-CEC New Energy Technology (Chongqing) Co., Ltd.
Address:	Building 13 & 14, No. 1839, Ranjun Road, Shuangfu Street, Jiangjin District, Chongqing, China
Testing location:	SGS-CEC New Energy Technology (Chongqing) Co., Ltd.
	Building 13 & 14, No. 1839, Ranjun Road, Shuangfu Street, Jiangjin District, Chongqing, China
Test Result:	Refer to summary of test results page for details.
Remark:	Test results reported relate only to the items being tested.
	-
Confidential level:	☑ Strictly Confidential ☐ Private and Confidential ☐ Public

Tested by / Witness by Kyle Tian, Project Engineer

Reviewed by Ryan Hu, Report Reviewer

[Summary of Test results]

Cell Level Test
Cell model: [redacted]
Report No: 4790509108

Cell Design:
Thermal Runaway Methodology: External heating
Cell Surface Temperature at Gas venting: 181°C
Cell Surface Temperature at Thermal Runaway: 230°C
Gas Composition: H_2, CO_2, CO, Hydrocarbon
Lower Flammability Limit: 8.28 Vol% at ambient temperature, 6.73 Vol% at 181°C
Burning Velocity: 97.8 cm/s
Pmax: 0.70833 kPa
Thermal Runaway was Induced in the Cell or not: Induced
Cell Vent Gas is Flammable or not in Air: Flammable

Module Level Test
Module model: L3 HVR-8.1KWH
Report No: CQES240200010301

Module Design:
Thermal Runaway Methodology: L3 HVR-0.1kWH
External Flaming: External heating using film heater
Locations of Flame Venting: External flaming observed
Flying Debris: External Flame extension observed
Explosion release rate: No flying debris observed
Gas Generation and Composition: 0.1 kg
Thermal Runaway are Contained by the Module Design or not: Flaming propagation outside the enclosure were observed.
Cell Vent Gas is Flammable or not: Flammable
Other Description: N/A
Test Video file: Archived by Applicant

Unit Level Test
Unit model: L3 HVR-60
Report No: CQES240200009301

Unit Design:
Thermal Runaway Methodology: L3 HVR-60
External Flaming: External heating
Locations of Flame Venting: No external flaming observed
Flying Debris: No flame venting observed
Explosion or not: No flying debris observed
Maximum Temperature of Module in Target BESS Unit: No explosion observed
Max. Temperature Rise on Wall Surfaces: 11 °C
Thermal Runaway are Contained by the Unit Design or not: 0.1°C
Cell Vent Gas is Flammable or not: Contained by the unit design
Heat Flux in the Center of Egress: Flammable
The Concentration of Flammable Gas: N/A
Test Video File: Mainly H_2, Hydrocarbon
Archived by Applicant

Remark:
1. This report only evaluated unit level test which is listed inside the dotted box.
2. All test data were copied from original SGS report No. CQES231100057001, dated 2024-01-10, with following changes and/or additions:
   - Changed the applicant's name and address.
   - Changed battery system from [redacted]" and [redacted]" to model No. to L3 HVR-60.
   - Added page 10 external view photo of Battery system for model No.: L3 HVR-60.
   - Added peg 7 external view photo of Battery module for model No.: L3 HVR-8.1kWH.

CONTRACTOR

TENCO SOLAR INC
8141 E. KAISER AVE, SUITE 160
ANAHEIM, CA 92808
CSLB #1092568 / C10, C46
(888) 507-6937

I HEREBY CERTIFY THAT THE WORK PROPOSED TO BE DONE ON THESE PLANS IS IN CONFORMANCE WITH ALL CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY AND FURTHER, IF OMISSIONS OR ERRORS ARE DISCOVERED, I UNDERSTAND THAT THE WORK PERFORMED WILL BE REQUIRED TO COMPLY WITH THE CODES AND ORDINANCES OF THE AHJ OF CITY OF TRACY PRIOR TO FINAL BUILDING INSPECTION.

SIGNATURE	DATE	STATE LICENSE NO.
Matthew Mitera	1/13/2026	#1092568 / C10, C46

REGISTERED PROFESSIONAL ENGINEER
ANDREW E LOPEZ
E 24451
12/31/2026
ELECTRICAL
STATE OF CALIFORNIA

PROJECT LOCATION:
HOLIDAY INN
EXPRESS PV + ESS
3751 N TRACY BLVD
TRACY, CA 95304

ARCH D (24" X 36") PRINT PAPER SIZE

NO.	DATE	DESCRIPTION	ELECT.
	1/2/2025	INITIAL PLAN SET	A.L.
	2/20/2025	1ST REVISION (STRUCTURAL)	A.L.
	3/7/2025	2ND REVISION (RED LINES)	A.L.
	4/3/2025	3RD REVISION (RED LINES)	A.L.
	4/14/2025	4TH REVISION (SINGLE OPTIMIZERS)	A.L.
	5/2/2025	5TH REVISION (OPTIMIZERS)	A.L.
1	5/13/2025	1ST CORRECTION	A.L.
2	6/12/2025	2ND CORRECTION	A.L.
3	8/4/2025	3RD CORRECTION	A.L.
4	1/13/2026	4TH CORRECTION	A.L.

SYSTEM INFO:

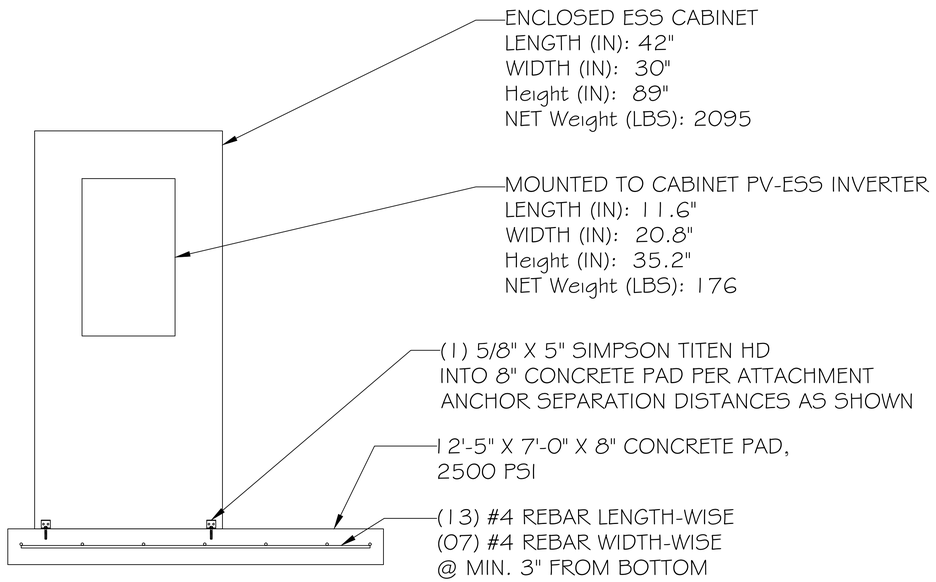
TOTAL SYSTEM SIZE: DC STC: 258.68 KW
TOTAL SYSTEM SIZE: AC CEC: 237.90 KW

(446) PHILADELPHIA SOLAR PS-MNB144(HCBF)-580W MODULES
(4) SOLAREDGE SE50KUS PV INVERTER(S)
(1) SOL-ARK 30K-3P-208V HYBRID-INVERTER(S)
(2) SOL-ARK L3 HVR-60KWH-30K ESS UNIT(S)

DESCRIPTION:

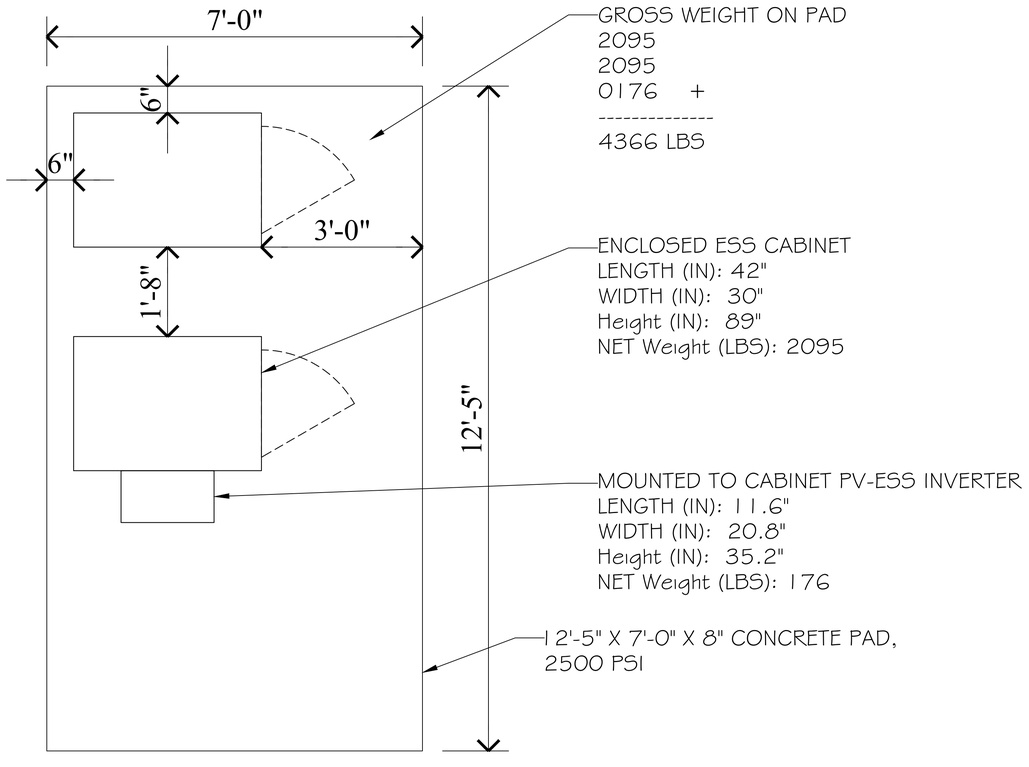
ESS UL LISTING

PV 10.1



1 FRONT VIEW PAD

SCALE3/2"=1'-0"



2 TOP VIEW PAD

SCALE3/4"=1'-0"

yoursolarplans.com
ENGINEERING SOLUTIONS FOR ALL YOUR SOLAR NEEDS
3000 E. BIRCH STREET
SUITE-201
BREA, CA 92821
TEL- 1 (844) 783-5483

RESTRICTIVE NOTICE

THESE DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE EXCLUSIVE THESE DRAWINGS CANNOT BE COPIED, TRANSFERRED, OR REPRODUCED NOR CAN ANY OTHER STRUCTURES BE BUILT FROM THEM WITHOUT WRITTEN CONSENT

REVISIONS

NO:	DATE	REVISIONS
△		

PROJECT OWNER / BUILDER

PROJECT ADDRESS

CONCRETE PAD

STAMP

REGISTERED PROFESSIONAL ENGINEER
PHONG TRUONG
No. C70784
Exp. 06/30/2027
CIVIL
STATE OF CALIFORNIA

DATE: 10/14/25

PROJECT NO: -

SHEET DESCRIPTION

PAD DETAIL

SHEET

S1

PLOT BY ON

TERMS AND ABBREVIATIONS

ABBRV	TERM
(#)	NUMERICAL QUANTITIES WHEN ENCLOSED IN PARENTHESES
A\E	ARCHITECT/ENGINEER
AB	ANCHOR BOLT
ABC	AGGREGATE BASE COURSE
ARCH	ARCHITECT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
CBC	CALIFORNIA BUILDING CODE
CIP	CAST-IN-PLACE
CD	CONTRACT DOCUMENTS
CJ	CONSTRUCTION JOINT CONTROL JOINT
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
D	DEPTH
DIA	DIAMETER
DIM	DIMENSION
DL	DEAD LOAD
EA	EACH
EL	ELEVATION
EQ	EQUAL
EXT	EXTERIOR
EW	EACH WAY
(F)	FUTURE
FF	FINISH FLOOR ELEVATION
FLR	FLOOR
FT	FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GSN	GENERAL STRUCTURAL NOTES
HORIZ	HORIZONTAL
HSS	HOLLOW STRUCTURAL SECTION MOMENT OF INERTIA
I	INTERNATIONAL BUILDING CODE
IBC	INSIDE DIAMETER
ID	ONE THOUSAND POUNDS
KIP, K	KIP PER LINEAR FOOT
KLF	STEEL ANGLE
L	POUND
LB	LIVE LOAD
LL	LONG LEG BACK TO BACK
LLBB	LONG LEG HORIZONTAL
LLH	LONG LEG VERTICAL
LLV	LONG SIDE HORIZONTAL
LSH	LONG SIDE VERTICAL
LSV	MASONRY CONTROL JOINTS
MCJ	MECHANICAL
MECH	MANUFACTURER
MFR	NOT APPLICABLE
NA	NOT TO SCALE
NTS	ON CENTER
OC	PERPENDICULAR
PERP	PLATE
PL	POUNDS PER LINEAR FOOT
PLF	POUNDS PER SQUARE FOOT
PSF	POUNDS PER SQUARE INCH
PSI	QUALITY ASSURANCE
QA	QUALITY CONTROL
QC	REINFORCING
REINF	REQUIRED
REQD	REQUEST FOR INFORMATION
RFI	SQUARE FOOT
SF	SIMILAR
SIM	SPECIFICATION
SPEC	STANDARD
STD	TOP AND BOTTOM
T&B	TYPICAL
TYP	UNLESS NOTED OTHERWISE
UNO	VERTICAL
VERT	WATER TO CEMENT RATIO
W/C	WITHOUT
W/O	WINDLOAD
WL	

CODE:

2022 EDITION OF THE CALIFORNIA BUILDING CODE (CBC)

DESIGN LOADS:

1. ROOF:
   - LIVE LOAD(UNREDUCIBLE)_____12 PSF
   - DEAD LOAD_____8 PSF
2. WIND LOAD:
   - RISK CATEGORY_____II
   - BASIC WIND SPEED, V:_____95 MPH
   - EXPOSURE CATEGORY:_____C
   - IMPORTANCE FACTOR, Iw:_____1.0
   - MEAN ROOF HEIGHT:_____18 FT
   - G:_____0.85
   - Kd:_____0.85
   - Kzt:_____1.0
   - Kz:_____0.88
   - ENCLOSURE CLASSIFICATION:_____OPEN BUILDING
3. SEISMIC LOADS:
   - RISK CATEGORY_____II
   - IMPORTANCE FACTOR, Ie:_____1.0
   - SEISMIC SITE CLASS:_____D - DEFAULT
   - Ss:_____1.100
   - S1:_____0.387
   - SDS:_____0.880
   - SD1:_____0.494
   - SEISMIC DESIGN CATEGORY:_____D
   - BASIC SEISMIC FORCE RESISTING SYSTEM:
   - STEEL ORDINARY CANTILEVER COLUMN SYSTEMS
   - R:_____1.25
   - Ω_____1.25
   - Cd:_____1.25
   - Cs:_____0.704
   - BASE SHEAR, V:_____0.704W

GENERAL:

1. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
2. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK THAT CONFORMS TO THE REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) SAFETY AND HEALTH STANDARDS FOR THE CONSTRUCTION INDUSTRY.
3. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM.
4. OPTIONS ARE FOR CONTRACTOR'S CONVENIENCE. HE SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY IF HE CHOOSES AN OPTION AND HE SHALL COORDINATE ALL DETAILS.
5. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. WHERE NO SPECIFIC DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.
6. TYPICAL DETAILS ARE NOT CUT ON DRAWINGS, BUT APPLY UNLESS NOTED OTHERWISE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS WITH ACTUAL SITE CONDITIONS AND GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION. ALL DIMENSIONS SHOWN ON STRUCTURAL DRAWINGS ARE TO ASSIST CONTRACTOR IN VERIFICATION. DO NOT SCALE DIMENSIONS FROM DRAWINGS.
8. ITEMS SHOWN BY OTHER DISCIPLINES WITH REFERENCE TO STRUCTURAL DRAWINGS BUT NOT SHOWN ON THESE STRUCTURAL DRAWINGS SHALL BE CONSIDERED DESIGN BUILD ITEMS. CONTRACTOR SHALL SUBMIT DESIGN BY OTHERS FOR REVIEW

FOUNDATIONS:

1. GEOTECHNICAL CONSULTANT: N/A
2. DESIGN SOIL BEARING VALUES WERE ASSUMED IN ACCORDANCE WITH SOIL CLASS S AS DEFINED IN IBC/CBC TABLE 1806.2 "PRESUMPTIVE LOAD-BEARING VALUES". DESIGN BEARING VALUE OF 1,500 PSF AND LATERAL BEARING VALUE OF 100 PSF/FT WAS USED IN DESIGN. IF ACTUAL SOIL CONDITIONS DIFFER NOTIFY THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH WORK.
3. SPREAD FOOTINGS SHALL BEAR ON COMPACTED NATIVE SOILS. BOTTOM OF FOOTINGS SHALL BEAR AT A DEPTH NOT LESS THAN 2.0 FT BELOW LOWEST ADJACENT GRADE WITHIN 5 FEET OF STRUCTURE OR FOUNDATION. FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF CONCRETE.
4. DRILLED POLE FOUNDATIONS SHALL BEAR ON MACHINE CLEANED, INSPECTED SOIL STRATA. POLE FOUNDATIONS WERE DESIGNED IN ACCORDANCE WITH THE PRESCRIPTIVE METHOD OF IBC/CBC SECTION 1807.3.2. FOR TOP OF POLE FOUNDATION ELEVATIONS, SEE FOUNDATION PLANS AND SECTIONS. IF WATER IS ENCOUNTERED DURING DRILLING, STOP AND CONSULT STRUCTURAL ENGINEER OR GEOTECHNICAL ENGINEER FOR RESOLUTION.

SHOP DRAWINGS:

1. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS AND ITEMS REQUIRED BY ARCHITECTURAL SPECIFICATIONS. UNITED STRUCTURAL DESIGN, LLC. ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW.
2. ITEMS NOT IN ACCORDANCE WITH CONTRACT DOCUMENTS SHALL BE FLAGGED UPON CONTRACTORS REVIEW
3. THE CONSTRUCTION DOCUMENTS MAY NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS.
4. ELECTRONIC FILES OF CONSTRUCTION DOCUMENTS WILL NOT BE MADE AVAILABLE FOR USE AS SHOP DRAWINGS.
5. FIELD VERIFY ALL DIMENSIONS AND FINISHED GRADE PRIOR TO CONSTRUCTION AND PRIOR TO BEGINNING SHOP DRAWINGS.
6. THE ENGINEER OF RECORD HAS THE RIGHT TO APPROVE OR DISAPPROVE ANY CHANGES TO CONTRACT DOCUMENTS AT ANYTIME BEFORE OR AFTER SHOP DRAWING REVIEW.
7. ITEMS OMITTED OR SHOWN INCORRECTLY AND ARE NOT FLAGGED BY THE STRUCTURAL ENGINEER OR ARCHITECT SHALL NOT BE CONSIDERED CHANGES TO THE CONTRACT DOCUMENTS.
8. SHOP DRAWINGS DO NOT REPLACE THE CONTRACT DOCUMENTS. REVIEWING IS INTENDED ONLY AS AN AID TO THE CONTRACTOR IN OBTAINING CORRECT SHOP DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL ITEMS ARE CONSTRUCTED ACCORDING TO THE CONTRACT DOCUMENTS.

CONCRETE:

1. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE" AND ACI 318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".
2. ADDITION OF WATER TO THE BATCH FOR MATERIAL WITH INSUFFICIENT SLUMP WILL NOT BE PERMITTED, UNLESS THE SUPPLIER HAS SPECIFICALLY WITHHELD WATER FROM THE BATCH AT THE PLANT. IN SUCH CASE THE MIX DESIGN AND TRUCK TICKET MUST CLEARLY STATE THE MAXIMUM AMOUNT OF WATER THAT CAN BE ADDED TO THE BATCH ON SITE. IN NO CASE SHALL THE DESIGN WATER TO CEMENTITIOUS MATERIAL RATIO BE EXCEEDED.
3. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT SLABS ON GRADE NEED BE VIBRATED ONLY AROUND SLAB EDGES, REINFORCING, AND COLUMNS. MECHANICALLY VIBRATE ONLY THE TOP 5 FEET OF DRILLED PIER CONCRETE. REVIBRATE TOP OF DRILLED PIER 15 MINUTES AFTER PLACING CONCRETE.
4. TEST DATA FOR CONCRETE SUBMITTALS SHALL BE SUBMITTED FOR REVIEW PRIOR TO PLACEMENT OF CONCRETE. REFERENCE ACI 318 CHAPTER 5, TABLE R5.3 FOR SPECIFIC REQUIREMENTS.
5. DRILLED PIER CONCRETE SHALL BE CHANNELED TO FREE FALL DOWN THE SHAFT WITHOUT STRIKING THE REINFORCING OR THE SIDES OF THE SHAFT. MAXIMUM HEIGHT OF FREE-FALL IS 15'-0".
6. CONCRETE PROPERTIES:

CONCRETE USE	MINIMUM 28 DAY COMPRESSIVE STRENGTH
UNLESS NOTED OTHERWISE	
ALL CONCRETE SHALL BE	3,000 PSI*

*2,500 PSI CONCRETE USED FOR DESIGN

PHOTOVOLTAIC PANELS:

1. THE PANEL MANUFACTURER IS RESPONSIBLE FOR THE DESIGN OF THE PANELS AND THE DESIGN OF THE PANEL CONNECTIONS TO THE STRUCTURE INCLUDING ALL COMPONENTS REQUIRED TO MAKE THE CONNECTIONS. PHOTOVOLTAIC PANELS, COMPONENTS AND CONNECTIONS SHALL BE DESIGNED TO SUPPORT PANEL WEIGHT PLUS SNOW, WIND, OR SEISMIC LOADING, WHICHEVER COMBINATION PRODUCES THE MOST SEVERE CONDITION IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
2. OWNER TO PROVIDE PANEL CAPABLE OF SUPPORTING IN MANOR IN WHICH IS INTENDED BY THESE DRAWINGS (I.E. SUPPORTED BY SHORT END, DUAL SUPPORTS, ETC). SUBMIT PANEL SPEC SHEETS FOR REVIEW PRIOR TO PURCHASING ANY PANELS.
3. CONTRACTOR TO VERIFY PV PANELS WITH OWNER PRIOR TO FABRICATION.
4. THIS IS A DEFERRED SUBMITTAL ITEM.

STRUCTURAL STEEL:

1. LATEST AISC AND AWS CODES APPLY. THE WORD APPROVED INSPECTION 4.4 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES IS REDEFINED AS REVIEWED.
2. STEEL SHALL BE FINISHED AT LOCATIONS EXPOSED TO WEATHER WITH A CORROSION RESISTANT COATING APPLICABLE TO WEATHER AND EXPOSURE CONDITIONS OF PROJECT LOCATION.
3. WHEN STRUCTURAL STEEL IS FURNISHED TO A SPECIFIED MINIMUM YIELD POINT GREATER THAN 36 KSI, THE ASTM OR OTHER SPECIFICATION DESIGNATION SHALL BE INCLUDED NEAR THE ERECTION MARK ON EACH SHIPPING ASSEMBLY OR IMPORTANT CONSTRUCTION COMPONENT OVER ANY SHOP COAT OF PAINT PRIOR TO SHIPMENT FROM THE FABRICATORS PLANT.
4. IF IT IS NECESSARY TO SPLICE ANY MEMBER, SPLICE LOCATIONS ARE SUBJECT TO REVIEW BY STRUCTURAL ENGINEER. SPLICES SHALL BE FULL PENETRATION WELDED AND TESTED PER THIS SECTION. INDICATE ALL SPLICE LOCATIONS, AND WELDING PROCEDURES ON SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.
5. ALL BEAMS SHALL BE ERECTED WITH THE NATURAL CAMBER UPWARDS.
6. ALL BOLTS SHALL BE INSTALLED WITH STEEL WASHERS.
7. ALL WELDING BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN TYPE OF WELD SHOWN ON THE DRAWINGS OR NOTES, CERTIFICATES SHALL BE THOSE ISSUED BY AN INDEPENDENT TESTING AGENCY.
8. ALL WELDING DONE BY E70 SERIES LOW HYDROGEN RODS. USE E90 SERIES FOR ASTM A706 REINFORCING BARS.
9. ALL WELDING PER AMERICAN WELDING SOCIETY STANDARDS. ALL WELDS ON DRAWINGS ARE SHOWN AS SHOP WELDS. CONTRACTOR MAY SHOP WELD OR FIELD WELD AT THEIR DISCRETION. SHOP WELDS OR FIELD WELDS SHALL BE SHOWN ON SHOP DRAWINGS.
10. SLAG SHALL BE REMOVED FROM ALL COMPLETED WELDS, AND THE WELD AND ADJACENT BASE METAL SHALL BE CLEANED BY BRUSHING OR OTHER SUITABLE MEANS. WELDED JOINTS SHALL NOT BE PAINTED UNTIL AFTER WELDING HAS BEEN COMPLETED AND THE WELD ACCEPTED.
11. STEEL PROPERTIES
    - WIDE FLANGE COLUMNS, BEAMS AND TEES: ASTM A992 (Fy = 50 KSI)
    - STEEL PLATES: ASTM A572 (Fy = 50 KSI)
    - CHANNELS AND ANGLES: ASTM A36 (Fy = 36 KSI)
    - HSS RECTANGULAR STEEL: ASTM A500 Gr. B (Fy = 46 KSI)
    - BOLTS: ASTM A325 OR ASTM A F1852 TWIST-OFF TYPE
    - ANCHOR RODS: ASTM F1554 Gr. 55 (Fy = 55 KSI)
12. STEEL BOLTS SHALL BE PRETENSIONED UNLESS OTHERWISE NOTED AS A SNUG-TIGHT CONNECTION ON THE DRAWINGS OR DETAILS. ONE OF THE FOLLOWING METHODS SHALL BE USED TO ASSURE ADEQUATE PRETENSIONING IS ACHIEVED:
    - TURN-OF-NUT METHOD
    - DIRECT TENSION INDICATOR WASHERS
    - CALIBRATED WRENCH
    - TWIST-OFF TYPE BOLT

STEEL REINFORCING:

1. ALL BARS PER CRSI SPECIFICATIONS AND HANDBOOK. LATEST ACI CODE AND DETAILING MANUAL APPLY. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE. REINFORCING BAR SPACING GIVEN ARE MAXIMUM ON CENTERS.
2. ALL REINFORCING TO BE WELDED SHALL BE WELDED IN ACCORDANCE WITH AWS D1.4. NO TACK WELDING OF REINFORCING BARS IS ALLOWED WITHOUT PRIOR REVIEW OF PROCEDURE BY STRUCTURAL ENGINEER.
3. REINFORCING LAP SPLICES IN CONCRETE SHALL BE PER TYPICAL DETAIL UNLESS NOTED OTHERWISE. ALL SPLICE LOCATIONS ARE SUBJECT TO APPROVAL. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT CORNERS AND INTERSECTIONS OF FOOTINGS AND WALLS.
4. TYPICAL REINFORCING BAR STRENGTHS
5. REINFORCING (WELDABLE): ASTM A706, DEFORMED, Fy = 60 KSI
6. TYPICAL CLEAR CONCRETE COVERAGE
   - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
   - FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:
     #6 AND LARGER: 2"
     #5 AND SMALLER: 1 1/2"

ALL OTHERS PER LATEST EDITION OF ACI 318.

COLD-FORMED STEEL FRAMING:

1. ALL COLD-FORMED STEEL FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS BY THE AMERICAN IRON AND STEEL INSTITUTE AND THE STEEL STUD MANUFACTURERS ASSOCIATION AND ICC ESR-3064P).
2. STEEL FOR ALL MEMBERS AND FOR ALL STRAPS SHALL HAVE A MINIMUM YIELD STRENGTH OF 55,000 PSI.
3. STEEL SHALL BE GALVANIZED AT LOCATIONS EXPOSED TO WEATHER AND WHENEVER NOTED ON THE DRAWINGS.
4. ALL MEMBERS SHALL BE SECURELY SEATED FOR FULL BEARING UNLESS NOTED OTHERWISE.
5. ALL WELDING SHALL BE PERFORMED BY WELDERS EXPERIENCED IN LIGHT GAGE STEEL FRAMING WORK.
6. ALL SCREWS REFERENCED IN THE DRAWINGS FOR LIGHT GAUGE CONNECTIONS SHALL BE DRIL-FLEX BY HILTI OR APPROVED EQUIVALENT (ICC ESR-3332).
7. STEEL STUD SIZES ARE AS INDICATED IN PLANS AND KEYNOTES. THICKNESS REFERENCED IN THE DRAWINGS ARE AS FOLLOWS:

- 16 GAUGE MATERIAL - 0.059 INCHES
- 14 GAUGE MATERIAL - 0.075 INCHES
- 12 GAUGE MATERIAL - 0.105 INCHES
- 10 GAUGE MATERIAL - 0.134 INCHES

NOTE: THE UNCOATED MINIMUM STEEL THICKNESS OF THE COLD-FORMED STEEL PRODUCTS AS DELIVERED TO THE JOB SITE SHALL NOT AT ANY LOCATION BE LESS THAN 95 PERCENT OF THE DESIGN THICKNESS INDICATED ABOVE.

1704.2.5 SPECIAL INSPECTION OF FABRICATORS:

SPECIAL INSPECTION OF FABRICATION OF STRUCTURAL STEEL BEING PERFORMED ON THE PREMISES OF A FABRICATOR'S SHOP IS REQUIRED.

EXCEPTION: SPECIAL INSPECTIONS OF FABRICATORS WITH ONE OF THE FOLLOWING QUALIFICATIONS IS NOT REQUIRED:

- INTERNATIONAL ACCREDITATION SERVICE, INC. (IAS)APPROVED FABRICATOR.
- AISC CERTIFIED FABRICATOR (STD).

THE SPECIAL INSPECTOR SHALL VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROVIDE A BASIS FOR INSPECTION CONTROL OF THE WORKMANSHIP AND THE FABRICATOR'S ABILITY TO CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. THE SPECIAL INSPECTOR SHALL REVIEW THE PROCEDURES FOR COMPLETENESS AND ADEQUACY RELATIVE TO THE CODE REQUIREMENTS FOR THE FABRICATOR'S SCOPE OF WORK.

SPECIAL STRUCTURAL INSPECTIONS:

PER IBC/CBC SECTION 1704 AND 1705 SPECIAL INSPECTIONS ARE IN ADDITION TO THE REQUIRED INSPECTION CONDUCTED BY THE BUILDING JURISDICTION PER IBC/CBC SECTION 110.
THE TYPES OF WORK LISTED BELOW SHALL BE INSPECTED BY A SPECIAL INSPECTOR.

1. ALL SPECIAL INSPECTORS SHALL BE UNDER THE SUPERVISION OF A REGISTERED CIVIL OR STRUCTURAL ENGINEER.
2. THE QUALIFICATIONS OF ALL SPECIAL INSPECTORS SHALL BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
3. THE MINIMUM QUALIFICATIONS FOR THE SPECIAL INSPECTORS ARE AS FOLLOWS:

- CONCRETE INSPECTION - ICC CERTIFICATION IN REINFORCED CONCRETE OR E.I.T. CERTIFICATION.
- STRUCTURAL WELDING INSPECTION
- VISUAL TESTING - IcC CERTIFICATION IN STRUCTURAL STEEL AND WELDING OR A.W.S. CERTIFIED WELD INSPECTOR (C.W.I.).
- NON-DESTRUCTIVE TESTING - A.W.S. C.W.I.

- HIGH STRENGTH BOLTING INSPECTION - IcC CERTIFICATION IN STRUCTURAL STEEL AND WELDING.
- SPECIAL CASES - EXPERIENCE ACCEPTABLE TO THE STRUCTURAL ENGINEER OF RECORD.

4. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:

- THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK REQUIRING SPECIAL INSPECTION FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.
- THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO BE KEPT AT THE SITE FOR USE BY THE BUILDING OFFICIAL, THE CONTRACTOR, THE STRUCTURAL ENGINEER OF RECORD, AND THE ARCHITECT OF RECORD. IF SPECIAL INSPECTION IS PROVIDED BY ANYONE OTHER THAN THE STRUCTURAL ENGINEER OF RECORD, INSPECTION REPORTS SHALL BE SUBMITTED TO THE OFFICE OF THE STRUCTURAL ENGINEER ON A WEEKLY BASIS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN IF UNCORRECTED, TO THE DESIGN AUTHORITY AND THE BUILDING OFFICIAL.
- UPON COMPLETION OF THE ASSIGNED WORK, THE SPECIAL INSPECTOR SHALL COMPLETE AND SIGN A FINAL REPORT CERTIFYING THAT TO THE BEST OF HIS KNOWLEDGE, THE WORK IS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.

5. DUTIES AND RESPONSIBILITIES OF THE CONTRACTOR:

- NOTIFY THE RESPONSIBLE INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST ONE WORKING DAY (24 HOURS MINIMUM) BEFORE SUCH INSPECTION IS REQUIRED.
- ALL WORK REQUIRING SPECIAL STRUCTURAL INSPECTION SHALL REMAIN ACCESSIBLE AND EXPOSED UNTIL IT IS OBSERVED BY THE SPECIAL STRUCTURAL INSPECTOR.

6. SPECIAL INSPECTION

- INSPECTION OF FABRICATORS
- INSPECTION OF CONCRETE CONSTRUCTION
- INSPECTION OF STRUCTURAL STEEL
- INSPECTION OF SOILS

SEE TABLES ON GSN FOR ADDITIONAL INFORMATION.

Sheet List	
Sheet Number	Sheet Name
S0.1	GENERAL STRUCTURAL NOTES
S2.5	5 PANEL STRUCTURE PLANS
S2.6	6 PANEL STRUCTURE PLANS
S4.1	SOLAR CANOPY DETAILS

UNITED STRUCTURAL DESIGN LLC
www.unitedstr.com
USD #250087
2058 S. Dobson Rd. Suite 10
Mesa, AZ 85202
(480) 454-6408

LICENSED PROFESSIONAL ENGINEER
JOHN B. ELDER
S 6534
01/23/2026
STRUCTURAL
STATE OF CALIFORNIA

STATIC STEEL

HOLIDAY IN EXPRESS
666 W. LARCH RD.
TRACY, CA 95376

No.	Description	Date

PROJECT NUMBER: 250087
DRAWN BY: SW
CHECKED BY: JE
DATE: 01/23/2026

SHEET NAME
GENERAL STRUCTURAL NOTES

S0.1

SHEET NOTES

a. FOR STRUCTURE LOCATIONS REFERENCE PROJECT SITE PLAN. COLUMN SPACING AND LOCATIONS SHALL BE COORDINATED WITH PROJECT ARCHITECT OR PROFESSIONAL RESPONSIBLE FOR SITE PLAN.
b. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS, ELEVATIONS WHERE SHOWN ARE TO BE USED AS AN AID AND SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
c. FOR ADDITIONAL INFORMATION, REFERENCE GENERAL STRUCTURAL NOTES.

PV PANEL INFORMATION

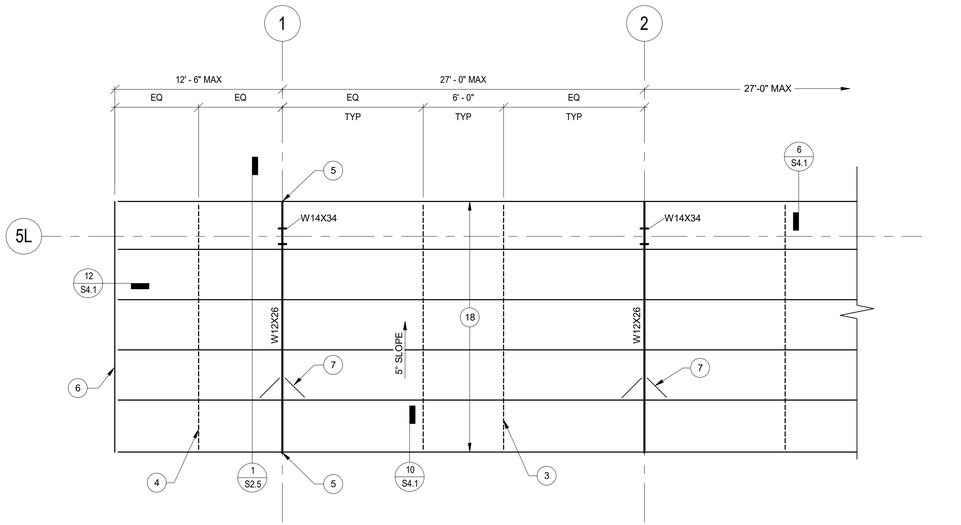
A. CONTRACTOR TO VERIFY PANEL INFORMATION PRIOR TO FABRICATION AND ERECTION.
B. THE PANEL INFORMATION BELOW AND IN THE PLANS WAS PROVIDED BY THE OWNER DURING THE DESIGN PHASE AND PRIOR TO THE START OF CONSTRUCTION. ALL PANEL INFORMATION INDICATED IN THESE DRAWINGS IS FOR REFERENCE ONLY AND SHALL BE VERIFIED WITH THE OWNER, THE ELECTRICAL DRAWINGS AND THE GENERAL CONTRACTOR PRIOR TO FABRICATION AND PRIOR TO CONSTRUCTION.
C. THE OWNER IS TO PROVIDE A PANEL CAPABLE OF SUPPORTING IN MANOR IN WHICH IS INTENDED BY THESE DRAWINGS (I.E. SUPPORTED BY SHORT END, DUAL SUPPORTS, ETC). SUBMIT PANEL SPEC SHEETS FOR REVIEW PRIOR TO PURCHASING ANY PANELS.
D. THE PANEL MANUFACTURER IS RESPONSIBLE FOR THE DESIGN OF THE PANELS INCLUDING ALL IT'S COMPONENTS. PHOTOVOLTAIC PANELS AND IT'S COMPONENTS SHALL BE DESIGNED TO SUPPORT PANEL WEIGHT PLUS SNOW, WIND, OR SEISMIC LOADING, WHICHEVER COMBINATION PRODUCES THE MOST SEVERE CONDITION IN ACCORDANCE WITH THE BUILDING CODE

PANEL MODEL	LENGTH	WIDTH
PHILADELPHIA PS-M144 (HCBF) -GG-xxxW	89.96"	44.65"

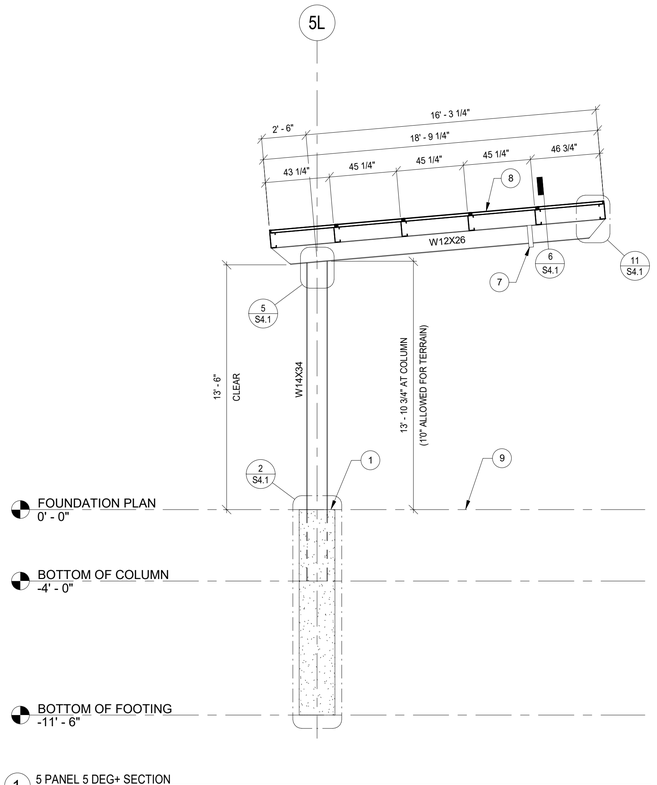
KEYNOTES

1 DRILLED CONCRETE POLE FOOTING. FOR DIAMETER AND EMBEDMENT OF FOOTING SEE FOUNDATION PLAN AND SECTION ON THIS SHEET. SEE DETAIL 2/S4.1 FOR REINFORCING AND STEEL COLUMN ANCHORAGE.
3 SAG ROD AS SHOWN ON PLANS, (1) MINIMUM AT SPANS LESS THAN 18'-0" AND (2) MINIMUM AT SPANS LESS THAN 27'-0". REFERENCE DETAIL 10/S4.1 OR DETAIL 15/S4.1.
4 (1) SAG ROD REQUIRED BETWEEN SUPPORT AND CANTILEVER END AS SHOWN. REFERENCE DETAIL 10/S4.1 OR DETAIL 15/S4.1. SAG ROD NOT REQUIRED WHERE CANTILEVER IS LESS THAN 5'-0".
5 DO NOT SPLICE PURLINS AT SUPPORT AT CANTILEVER ENDS.
6 16 GAUGE END CAP WITH 2" LEGS EACH END OF STRUCTURE.
7 BEAM FLANGE BRACES AS SHOWN ON PLANS. REFERENCE DETAIL 6/S4.1 FOR MORE INFORMATION.
8 PV MODULE BY OTHERS. ATTACH PER DETAILS.
9 FINISHED GRADE. FINISHED GRADE IS DEFINED AS THE LOWEST ADJACENT FINISHED GRADE WITHIN 5 FEET OF THE STRUCTURAL COLUMN.
18 C10"x3.5"x14 GAUGE COLD FORMED STEEL PURLINS, TYPICAL. COORDINATE EXACT LOCATION WITH SOLAR PANEL MANUFACTURER SPECIFICATIONS. SEE DETAIL 9/S4.1 FOR MORE INFORMATION ON SECTION.$

2 / 3 5 PANEL - 5 DEG
NO SCALE



2 5 PANEL - 5 DEG - FRAMING PLAN
3/16" = 1'-0"



1 5 PANEL 5 DEG+ SECTION
1/4" = 1'-0"

UNITED STRUCTURAL DESIGN LLC
2058 S. Dobson Rd. Suite 10
Mesa, AZ 85202
(480) 454-6408
www.unitedstr.com
USD #250087

PROFESSIONAL ENGINEER
JOHN B. ELDER
S 6534
01/23/2026
STRUCTURAL
STATE OF CALIFORNIA

STEEL
STATIC

HOLIDAY IN EXPRESS

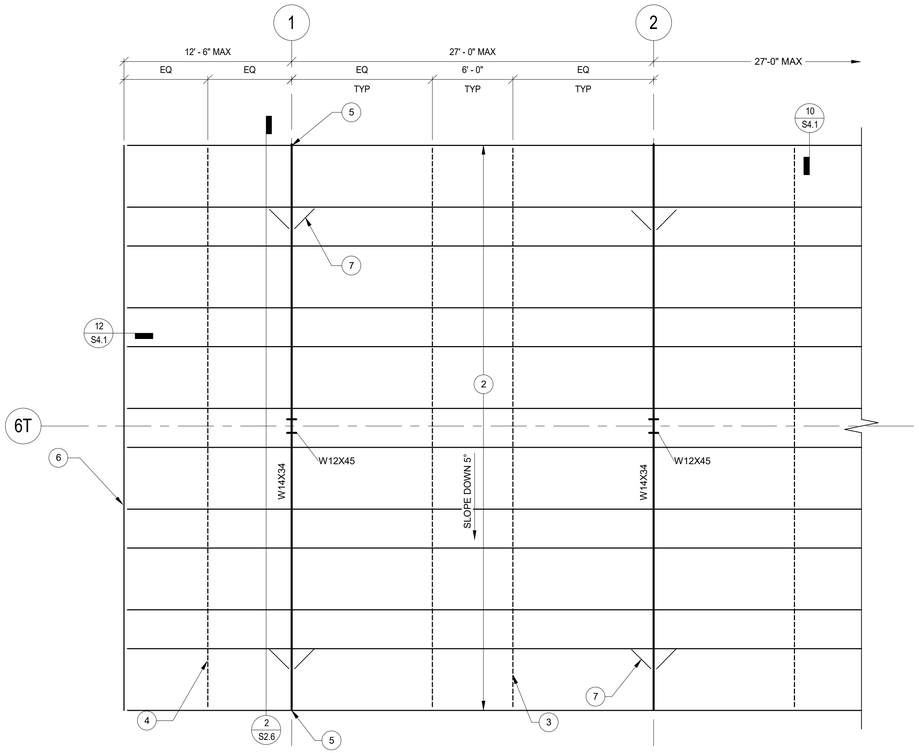
666 W. LARCH RD.
TRACY, CA 95376

No.	Description	Date
2	CITY COMMENT	01/23/2026

PROJECT NUMBER: 250087
DRAWN BY: SW
CHECKED BY: JE
DATE: 01/23/2026

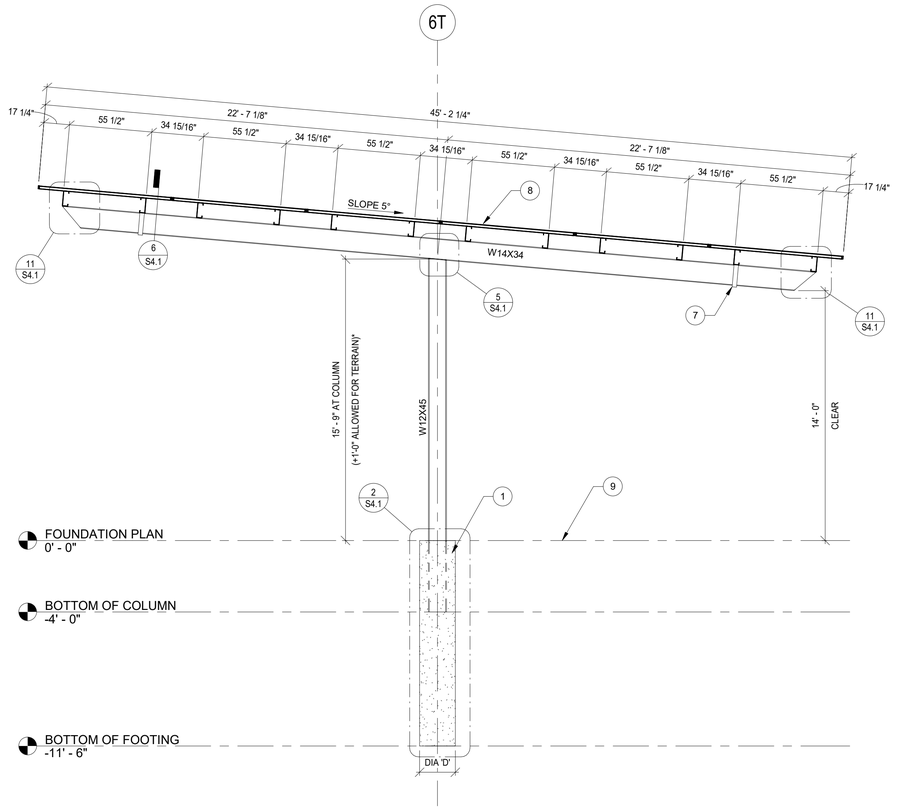
SHEET NAME
5 PANEL STRUCTURE PLANS

S2.5



1 6 PANEL TEE - FRAMING PLAN
3/16" = 1'-0"

2
3 6 PANEL T - 5 DEG
NO SCALE



2 6 PANEL 5 DEG TEE SECTION
1/4" = 1'-0"

SHEET NOTES

a. FOR STRUCTURE LOCATIONS REFERENCE PROJECT SITE PLAN. COLUMN SPACING AND LOCATIONS SHALL BE COORDINATED WITH PROJECT ARCHITECT OR PROFESSIONAL RESPONSIBLE FOR SITE PLAN.
b. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS, ELEVATIONS WHERE SHOWN ARE TO BE USED AS AN AID AND SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
c. FOR ADDITIONAL INFORMATION, REFERENCE GENERAL STRUCTURAL NOTES.

PV PANEL INFORMATION

A. CONTRACTOR TO VERIFY PANEL INFORMATION PRIOR TO FABRICATION AND ERECTION.
B. THE PANEL INFORMATION BELOW AND IN THE PLANS WAS PROVIDED BY THE OWNER DURING THE DESIGN PHASE AND PRIOR TO THE START OF CONSTRUCTION. ALL PANEL INFORMATION INDICATED IN THESE DRAWINGS IS FOR REFERENCE ONLY AND SHALL BE VERIFIED WITH THE OWNER, THE ELECTRICAL DRAWINGS AND THE GENERAL CONTRACTOR PRIOR TO FABRICATION AND PRIOR TO CONSTRUCTION.
C. THE OWNER IS TO PROVIDE A PANEL CAPABLE OF SUPPORTING IN MANOR IN WHICH IS INTENDED BY THESE DRAWINGS (I.E. SUPPORTED BY SHORT END, DUAL SUPPORTS, ETC). SUBMIT PANEL SPEC SHEETS FOR REVIEW PRIOR TO PURCHASING ANY PANELS.
D. THE PANEL MANUFACTURER IS RESPONSIBLE FOR THE DESIGN OF THE PANELS INCLUDING ALL IT'S COMPONENTS. PHOTOVOLTAIC PANELS AND IT'S COMPONENTS SHALL BE DESIGNED TO SUPPORT PANEL WEIGHT PLUS SNOW, WIND, OR SEISMIC LOADING, WHICHEVER COMBINATION PRODUCES THE MOST SEVERE CONDITION IN ACCORDANCE WITH THE BUILDING CODE

PANEL MODEL	LENGTH	WIDTH
PHILADELPHIA PS-M144 (HCBF) -GG-xxxW	89.96"	44.65"

KEYNOTES

1 DRILLED CONCRETE POLE FOOTING. FOR DIAMETER AND EMBEDMENT OF FOOTING SEE FOUNDATION PLAN AND SECTION ON THIS SHEET, SEE DETAIL 2/S4.1 FOR REINFORCING AND STEEL COLUMN ANCHORAGE.
2 C9"x3"x14 GAUGE COLD FORMED STEEL PURLINS, TYPICAL. COORDINATE EXACT LOCATION WITH SOLAR PANEL MANUFACTURER SPECIFICATIONS. SEE DETAIL 9/S4.1 FOR MORE INFORMATION ON SECTION.
3 SAG ROD AS SHOWN ON PLANS, (1) MINIMUM AT SPANS LESS THAN 18'-0" AND (2) MINIMUM AT SPANS LESS THAN 27'-0". REFERENCE DETAIL 10/S4.1 OR DETAIL 15/S4.1.
4 (1) SAG ROD REQUIRED BETWEEN SUPPORT AND CANTILEVER END AS SHOWN. REFERENCE DETAIL 10/S4.1 OR DETAIL 15/S4.1. SAG ROD NOT REQUIRED WHERE CANTILEVER IS LESS THAN 5'-0".
5 DO NOT SPLICE PURLINS AT SUPPORT AT CANTILEVER ENDS.
6 16 GAUGE END CAP WITH 2" LEGS EACH END OF STRUCTURE.
7 BEAM FLANGE BRACES AS SHOWN ON PLANS. REFERENCE DETAIL 6/S4.1 FOR MORE INFORMATION.
8 PV MODULE BY OTHERS. ATTACH PER DETAILS.
9 FINISHED GRADE. FINISHED GRADE IS DEFINED AS THE LOWEST ADJACENT FINISHED GRADE WITHIN 5 FEET OF THE STRUCTURAL COLUMN.

UNITED STRUCTURAL DESIGN LLC
2058 S. Dobson Rd. Suite 10
Mesa, AZ 85202
(480) 454-6408
www.unitedstr.com
USD #250087

LICENSED PROFESSIONAL ENGINEER
JOHN B. ELDER
S 6534
01/23/2026
STRUCTURAL
STATE OF CALIFORNIA

STATIC STEEL

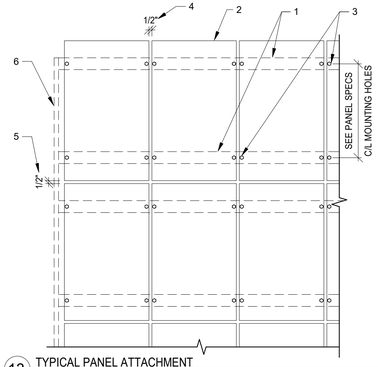
HOLIDAY IN EXPRESS
666 W. LARCH RD.
TRACY, CA 95376

No.	Description	Date
2	CITY COMMENT	01/23/2026

PROJECT NUMBER: 250087
DRAWN BY: SW
CHECKED BY: JE
DATE: 01/23/2026

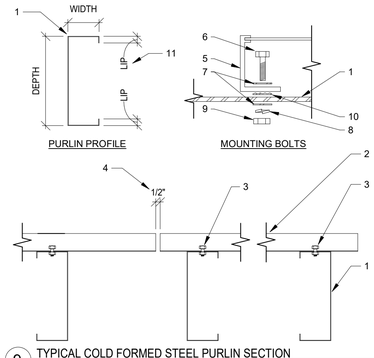
SHEET NAME
6 PANEL STRUCTURE PLANS

S2.6



1. STEEL PURLIN, SEE PLANS AND GSN FOR SIZE, GAUGE AND FINISH.
2. SOLAR PANELS BY OTHERS.
3. THRU BOLT BY PANEL MFR. (1/4" OR M6 DIAMETER MINIMUM).
4. SPACING BETWEEN LONG SIDE OF PANELS, TYPICAL.
5. SPACING BETWEEN SHORT SIDE OF PANELS, TYPICAL. CONTRACTOR TO VERIFY PURLIN SPACING WITH PANEL AND BRACKET SPECIFICATIONS PRIOR TO INSTALLATION.
6. END CAP.

13 TYPICAL PANEL ATTACHMENT
NO SCALE

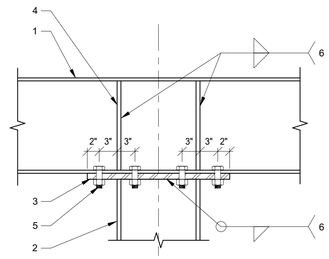


1. STEEL PURLIN, SEE PLANS AND GSN FOR SIZE, GAUGE AND FINISH.
2. SOLAR PANELS BY OTHERS.
3. THRU BOLT BY PANEL MFR (1/4" OR M6 DIAMETER MINIMUM).
4. SPACING BETWEEN PANELS, TYPICAL. CONTRACTOR TO VERIFY PURLIN SPACING WITH PANEL AND BRACKET SPECIFICATIONS PRIOR TO INSTALLATION.
5. SOLAR PANEL FRAME.
6. SS M8 (5/16")-20 BOLT.
7. SS M8 (5/16") FLAT WASHER.
8. LOCK WASHER.
9. SS M8 (5/16" HEX NUT.
10. INSTALL WEEB WASHER WHERE REQUIRED BY ELECTRICAL DRAWINGS.
11. MINIMUM LIP LENGTH SHALL MEET OR EXCEED THE FOLLOWING:

C-SHAPES

- 16 GAUGE - 0.773 INCHES
- 14 GAUGE - 0.800 INCHES
- 12 GAUGE - 0.885 INCHES

9 TYPICAL COLD FORMED STEEL PURLIN SECTION
NO SCALE

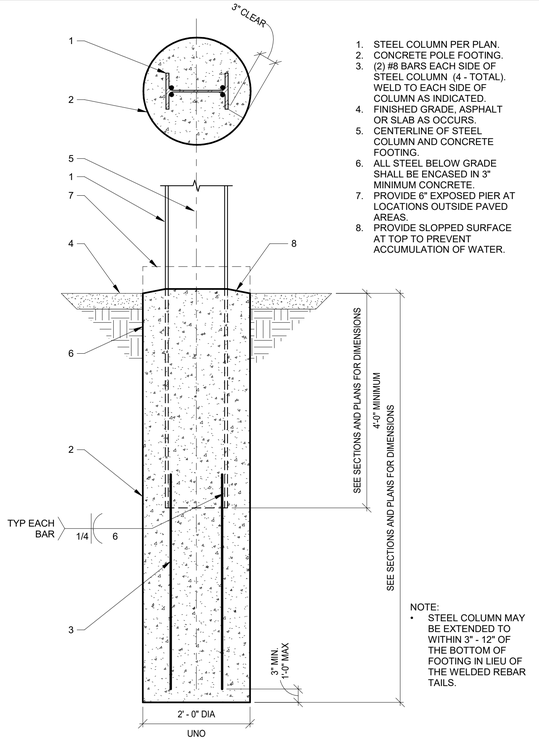


1. STEEL BEAM, FOR TILT DIRECTION SEE SECTIONS AND ELECTRICAL DRAWINGS.
2. STEEL COLUMN.
3. THICKNESS PER BEAM TO COLUMN SCHEDULE x WIDTH COLUMN (OR BEAM, WHICH EVER IS GREATER), Fy = 50 KSI MINIMUM.
4. FULL DEPTH WEB STIFFENERS EACH SIDE OF COLUMN, AS SHOWN TYP. REFER TO BEAM TO COLUMN SCHEDULE FOR THICKNESSES.
5. (4) BOLTS EACH SIDE OF BEAM, CENTERED ON BEAM GAUGE (8 TOTAL). TENSION BOLTS SNUG TIGHT. REFER TO BEAM TO COLUMN SCHEDULE FOR SIZE AND MATERIAL.
6. REFER TO BEAM TO COLUMN SCHEDULE FOR WELD SIZE.

BEAM TO COLUMN SCHEDULE

STRUCTURE	CAP PLATE [4]	STIFFENER	BOLT SIZE & TYPE	WELD SIZE (CAP PLATE/STIFFENERS)
3 PANEL	3/4"	1/2"	3/4" A325	3/8" / 5/16"
6 PANEL 'T'	3/4"	1/2"	3/4" A325	3/8" / 5/16"

5 STEEL BEAM TO STEEL COLUMN CONNECTION
NO SCALE



1. STEEL COLUMN PER PLAN.
2. CONCRETE POLE FOOTING.
3. (2) #8 BARS EACH SIDE OF STEEL COLUMN (4 - TOTAL). WELD TO EACH SIDE OF COLUMN AS INDICATED.
4. FINISHED GRADE, ASPHALT OR SLAB AS OCCURS.
5. CENTERLINE OF STEEL COLUMN AND CONCRETE FOOTING.
6. ALL STEEL BELOW GRADE SHALL BE ENCASED IN 3" MINIMUM CONCRETE.
7. PROVIDE 6" EXPOSED PIER AT LOCATIONS OUTSIDE PAVED AREAS.
8. PROVIDE SLOPPED SURFACE AT TOP TO PREVENT ACCUMULATION OF WATER.

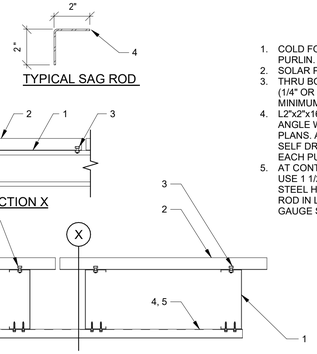
NOTE:

- STEEL COLUMN MAY BE EXTENDED TO WITHIN 3" - 12" OF THE BOTTOM OF FOOTING IN LIEU OF THE WELDED REBAR TAILS.

2 STEEL COLUMN AT POLE FOOTING CONNECTION
NO SCALE

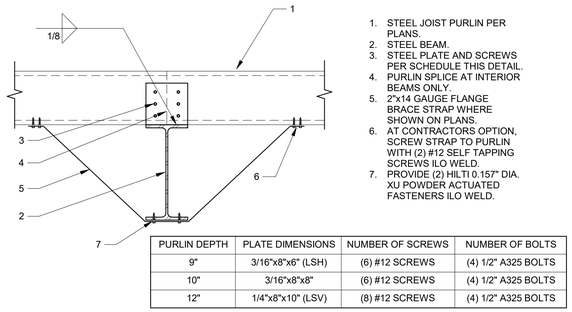
1. STEEL PURLIN, SEE PLANS FOR SIZE, GAUGE AND FINISH, REFER TO DETAIL 9/SC4.1.
2. SOLAR PANELS BY OTHERS.
3. THRU BOLT BY PANEL MFR. (1/4" OR M6 DIAMETER MINIMUM).
4. SPACING BETWEEN LONG SIDE OF PANELS, TYPICAL.
5. SPACING BETWEEN SHORT SIDE OF PANELS, TYPICAL. CONTRACTOR TO VERIFY PURLIN SPACING WITH PANEL SPECIFICATIONS PRIOR TO INSTALLATION. CONTRACTOR TO VERIFY TWO ROWS OF BOLTS FIT WITHIN FLANGE OF PURLINS PRIOR TO FABRICATION.
6. END CAP.

14 TYPICAL PANEL ATTACHMENT
NO SCALE



1. COLD FORMED STEEL PURLIN.
2. SOLAR PANELS BY OTHERS.
3. THRU BOLT PER PANEL MFR. (1/4" OR M6 DIAMETER MINIMUM).
4. L2"x2"x16 GAUGE STEEL SAG ANGLE WHERE SHOWN ON PLANS. ATTACH WITH (2) #12 SELF DRILLING SCREWS AT EACH PURLIN.
5. AT CONTRACTORS OPTION, USE 1 1/2"x1 1/4"x18 GAUGE STEEL HAT CHANNEL SAG ROD IN LIEU OF L2"x2"x16 GAUGE STEEL SAG ROD.

10 SAG ROD AT STEEL PURLINS ATTACHMENT
NO SCALE

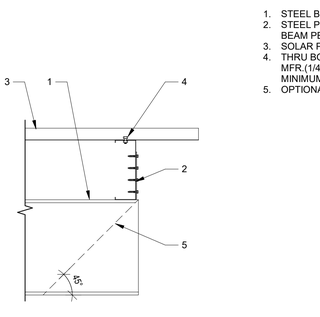


PURLIN DEPTH	PLATE DIMENSIONS	NUMBER OF SCREWS	NUMBER OF BOLTS
9"	3/16"x8"x6" (LSH)	(6) #12 SCREWS	(4) 1/2" A325 BOLTS
10"	3/16"x8"x8"	(6) #12 SCREWS	(4) 1/2" A325 BOLTS
12"	1/4"x8"x10" (LSV)	(8) #12 SCREWS	(4) 1/2" A325 BOLTS

*LSH - LONG SIDE HORIZONTAL
*LSV - LONG SIDE VERTICAL

1. STEEL JOIST PURLIN PER PLANS.
2. STEEL BEAM.
3. STEEL PLATE AND SCREWS PER SCHEDULE THIS DETAIL.
4. PURLIN SPLICE AT INTERIOR BEAMS ONLY.
5. 2"x14 GAUGE FLANGE BRACE STRAP WHERE SHOWN ON PLANS.
6. AT CONTRACTORS OPTION, SCREW STRAP TO PURLIN WITH (2) #12 SELF TAPPING SCREWS ILO WELD.
7. PROVIDE (2) HILTI 0.157" DIA. XU POWDER ACTUATED FASTENERS ILO WELD.

6 TYPICAL PURLIN TO STEEL BEAM CONNECTION
NO SCALE



1. COLD FORMED STEEL PURLIN.
2. SOLAR PANELS BY OTHERS.
3. THRU BOLT PER PANEL MFR. (1/4" OR M6 DIAMETER MINIMUM).
4. L2"x2"x16 GAUGE STEEL SAG ANGLE WHERE SHOWN ON PLANS. ATTACH WITH (2) #12 SELF DRILLING SCREWS AT EACH PURLIN.
5. AT CONTRACTORS OPTION, USE 1 1/2"x1 1/4"x18 GAUGE STEEL HAT CHANNEL SAG ROD IN LIEU OF L2"x2"x16 GAUGE STEEL SAG ROD.

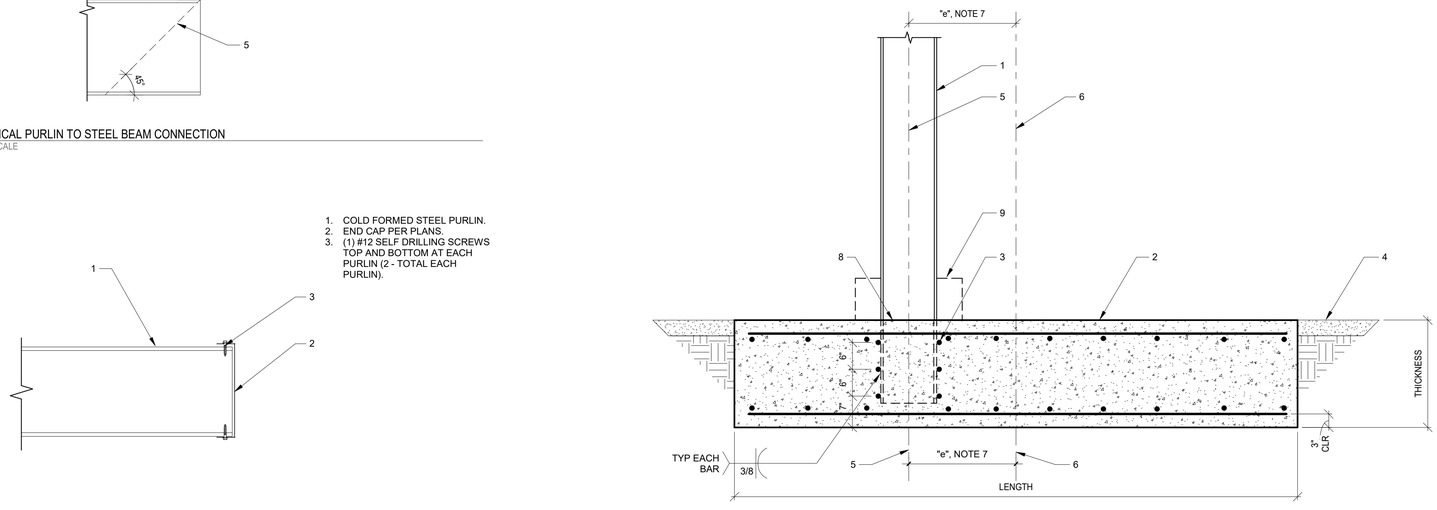
15 SAG ROD AT STEEL PURLINS ATTACHMENT
NO SCALE

1. STEEL BEAM PER PLAN.
2. STEEL PURLIN, ATTACH TO BEAM PER OTHER DETAILS.
3. SOLAR PANELS BY OTHERS.
4. THRU BOLT PER PANEL MFR.(1/4" OR M6 DIAMETER MINIMUM).
5. OPTIONAL MITERED END CUT.

11 TYPICAL PURLIN TO STEEL BEAM CONNECTION
NO SCALE

FOOTING SCHEDULE

STRUCTURE	FOOTING SIZE (LENGTH x WIDTH x THICKNESS)	FOOTING ECCENTRICITY "e"	FOOTING REINFORCING	CONCRETE STRENGTH
3 PANEL	10'-0"x5'-6"x2'-0"	1'-6"	#6 AT 10" OC EACH WAY TOP AND BOTTOM	3,000 PSI
6 PANEL 'T'	10'-0"x6'-0"x2'-0"	0'-0"	#6 AT 10" OC EACH WAY TOP AND BOTTOM	3,000 PSI



*THIS DETAIL MAY BE USED IN LIEU OF DETAIL 2/S4.1

8 STEEL COLUMN AT CONCRETE SPREAD FOOTING
NO SCALE

1. COLD FORMED STEEL PURLIN.
2. END CAP PER PLANS.
3. (1) #12 SELF DRILLING SCREWS TOP AND BOTTOM AT EACH PURLIN (2 - TOTAL EACH PURLIN).

12 TYPICAL PURLIN END CAP DETAIL
NO SCALE

UNITED STRUCTURAL DESIGN LLC
2058 S. Dobson Rd. Suite 10
Mesa, AZ 85202
(480) 454-6408
www.unitedstr.com
USD #250087

PROFESSIONAL ENGINEER
JOHN B. ELDER
S 6534
01/23/2026
STRUCTURAL
STATE OF CALIFORNIA

STATIC STEEL

HOLIDAY IN EXPRESS

666 W. LARCH RD.
TRACY, CA 95376

No.	Description	Date
1	REVISIONS	11/24/2025

PROJECT NUMBER: 250087
DRAWN BY: SW
CHECKED BY: JE
DATE: 01/23/2026

SHEET NAME
SOLAR CANOPY DETAILS

S4.1

PLANNING COMMISSION STAFF REPORT

Item No. 3.C

DATE	April 22, 2026
TITLE	Sierra Gardens Condominiums
LOCATION	310 W. Mt Diablo Avenue (APN 235-100-13)
APPLICATION TYPE	Development Review Permit (D24-0017), Conditional Use Permit (CUP25-0001), and Tentative Subdivision Map (TSM24-0003)
CEQA STATUS	Categorically Exempt CEQA Guidelines Section 15332
PROJECT PLANNER	Christina Delgadillo (209) 831-6433 christina.delgadillo@cityoftracy.org

RECOMMENDATION

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

> Approving a Development Review Permit (D24-0017), Conditional Use Permit, CUP25-0001), and a Tentative Subdivision Map (TSM24-0003) for the construction of 8 condominium units and related site improvements, on a 24,056 square foot undeveloped site located at 310 W. Mt Diablo Avenue, Assessor's Parcel Number 235-100-13 (exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, which pertains to certain in-fill development projects).

The applicant is Wafaa Almahamid, and property owner is Sierra Investments LLC.

PROJECT DESCRIPTION

Background

The project site is 24,056 square feet of undeveloped land located at nearest intersection of West Street and W. Mt Diablo Avenue, Assessor's Parcel Number 235-100-13. (Attachment A: Location Map). The property is surrounded by low density residential and medium density residential single-family homes to the south and east. North and west of the property is medium density cluster and medium density residential single-family homes. Adjacent to the subject property is Tuscana Townhomes with an existing 30 units. The project site is designated Residential Medium in the

General Plan and zoned Medium-Density Residential (MDR) in the Tracy Municipal Code.

ANALYSIS

General Plan

The property has a General Plan land use designation of Residential Medium (RM). The characteristic housing for the Residential Medium designation includes single-family detached homes, duplexes, triplexes, fourplexes, townhouses, and apartments and includes condominiums as an ownership type. Densities in the Residential Medium designation range from 5.9 to 12 units per gross acre.

The Sierra Gardens project has a land use density of 12 units per gross acre and is consistent with the land use density intended for the Residential Medium general plan designation as well as the type of proposed residential use. The project proposes condominiums within an existing neighborhood that has single-family homes, as well as apartments and townhomes to accomplish Objective LU 4.1 of the General Plan to "create a mix of housing types in neighborhoods" (Tracy 2011 General Plan pgs. 2-43).

The project is also consistent with the 2023-2031 Housing Element Policy 3.1 which states to "provide for a range of residential densities and products," including condominiums.

Development Review

The Development Review Permit includes construction of three buildings: a fourplex, triplex, and stand-alone unit, for a total of 8 units. Two sizes of units are proposed. Each unit will have three bedrooms and two and half baths. Each unit of the project will also include attached garages. The three buildings feature varying building materials, roof pitches, window placement, porches, garage faces, and colors that help create quality architecture that meets the City of Tracy Design Goals and Standards. Specifically, the use of variations of cementitious siding and stucco, in addition to the window variations, balconies, trims, and sills that will help create visual interest on front façade. The private open space area on the south side of the property will include a picnic area for condominium owners and owner's guests' enjoyment. The proposed elevations and conceptual plan for the private open space are included in Exhibit 3.

Each unit of the 8 units will have an attached enclosed two-car garage space. The northern parking lot next to the private open space will have a total of four guest spaces. This project as proposed and conditioned will meet the off-street parking requirements and Medium Density Residential requirements of the Tracy Municipal Code. This project will also meet the Development Review Permit requirements and findings set forth in the Tracy Municipal Code, Article 30 (Exhibit 1 – Findings).

Conditional Use Permit

The proposed use of condominium units in the Medium Density Residential Zone requires a Conditional Use Permit. The Conditional Use Permit will allow the use of condominiums on an existing undeveloped 24,056 square foot site. The proposed 8 units of condominiums will provide increased housing opportunities to the area, and the condominium use is compatible with the surrounding uses of single-family homes and an existing 30-unit apartment complex directly to the west. Planning Commission pursuant to Tracy Municipal Code Section 10.08.4290 will conduct a noticed public hearing and may approve the Conditional Use Permit if the materials, evidence, and testimony support the findings required for approval (Exhibit 1 - Findings).

Tentative Subdivision Map

The proposed project will have three buildings with circulation provided by a private street and the south end of the property will have a fire truck turnaround element to ensure flow. As depicted in Exhibit 4, the project will have one driveway and a private street. The proposed density of 12 dwelling units per gross acre is consistent with the Residential Medium designation of the General Plan, which provides for a density range of 5.9 to 12.0 dwelling units per gross acre. Upon conclusion of the public hearing and consideration of the entire record, the Planning Commission may approve, conditionally approve, or deny, based upon evaluation of the proposed condominium plan in relation to the following findings and site criteria included in (Exhibit 1 – Findings).

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REQUIREMENTS

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

SUMMARY

The requested Development Review Permit (D24-0017), Conditional Use Permit (CUP25-0001), and Tentative Subdivision Map (TSM24-0003) would allow for construction, use of condominiums, and development of 8 condominium units and related site improvements on an undeveloped 24,056 square foot acre site, Assessor’s Parcel Number 235-100-13. The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 pertaining to certain in-fill development, therefore no further environmental assessment is needed. The proposed project enhances the project site, provides additional housing

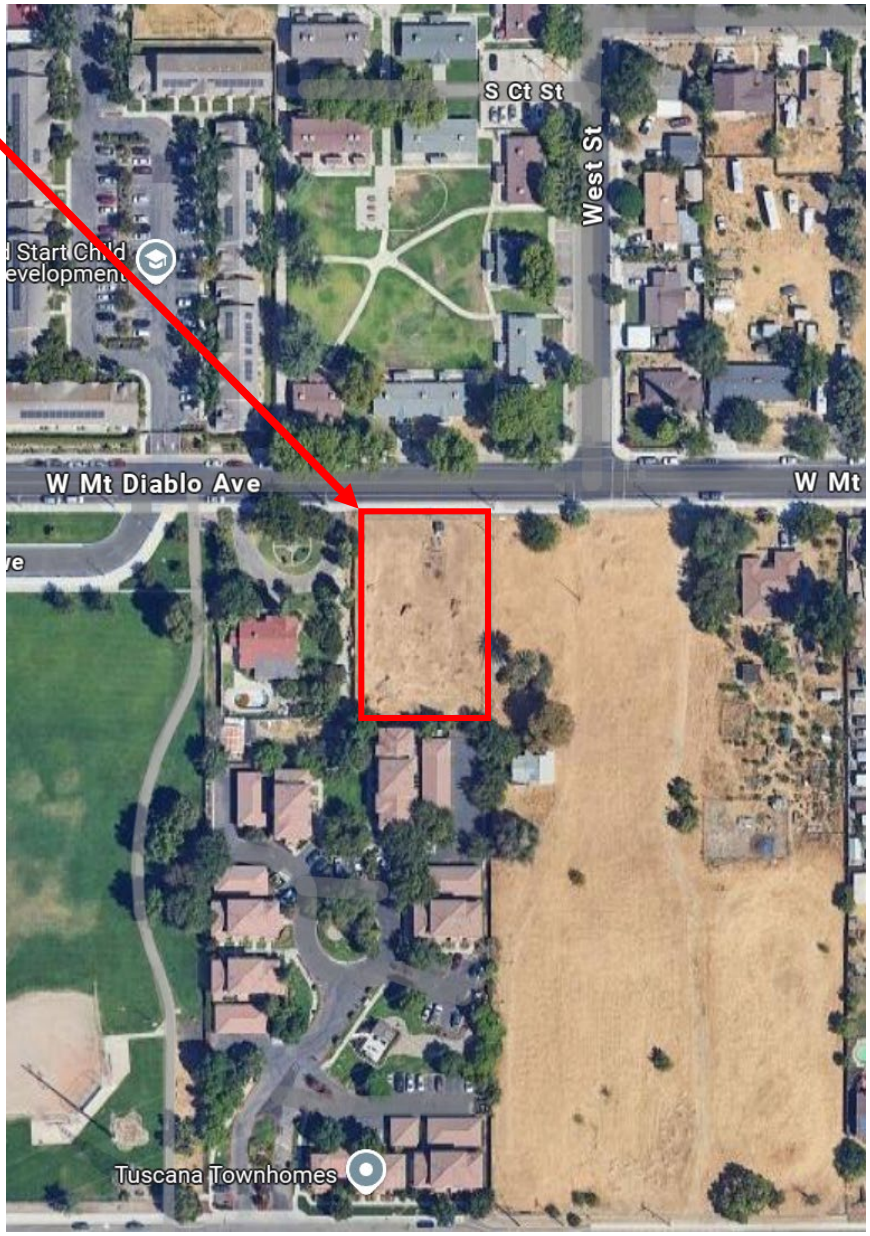
resources for the community, and meets all City standards. Staff recommends approval of the project.

ATTACHMENTS

A – Location Map
B – Resolution
- Exhibit 1 – Findings
- Exhibit 2 – Conditions of Approval
- Exhibit 3 – Architecture Plan Set
- Exhibit 4 – Tentative Subdivision Map

Attachment A

Project Site
310 W Mt Diablo Ave
(APN 235-100-13)



N

Attachment B

APPROVED AS TO FORM AND LEGALITY

_____
CITY ATTORNEY'S OFFICE

TRACY PLANNING COMMISSION

RESOLUTION NO. _____

APPROVING A DEVELOPMENT REVIEW PERMIT (D24-0017), A CONDITIONAL USE PERMIT (CUP25-0001) AND A TENTATIVE SUBDIVISION MAP (TSM24-0003) FOR THE CONSTRUCTION OF AN EIGHT UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT AND RELATED SITE IMPROVEMENTS ON A 24,056 SQUARE FOOT UNDEVELOPED SITE LOCATED AT 310 W. MOUNT DIABLO AVENUE, ASSESSOR'S PARCEL NUMBER 235-100-13 (EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA GUIDELINES SECTION 15332, PERTAINING TO CERTAIN IN-FILL DEVELOPMENT PROJECTS).

WHEREAS, Development applications have been filed for a Development Review Permit (D24-0017), a Conditional Use Permit (CUP25-0001), and a Tentative Subdivision Map (TSM24-0003) for the construction of eight residential condominium units and related site improvements on a 24,056 square foot undeveloped site located at 310 W. Mount Diablo Avenue, Assessor's Parcel Number 235-100-13; and

WHEREAS, The subject site is designated Residential Medium in the Tracy General Plan and is zoned Medium-Density Residential (MDR) in the Tracy Municipal Code (TMC) where condominiums are conditionally permitted; and

WHEREAS, The Planning Commission 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 TMC 10.08.3920; and

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

WHEREAS, The Planning Commission may approve a Tentative Subdivision Map specifically for residential condominiums, on the basis of the application and evidence submitted, subject to making all of the requisite findings set forth in TMC Sections 12.40.4250 – 12.40.4330; and

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

WHEREAS, The proposed project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332, which pertains to certain in-fill development projects, no further environmental assessment is necessary; and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the applications on April 22, 2026; now, therefore, be it

RESOLVED: That the Planning Commission of the City of Tracy hereby determines, based on the evidence in the record and its own independent judgement, that the proposed project is categorically exempt from the California Environmental Quality Act pursuant to Guidelines Section 15332 (in-fill development) as the project is consistent with the General Plan and Zoning, occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, has no value as habitat for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services; and be it

FURTHER RESOLVED: That the Planning Commission hereby approves Development Review Permit (D24-0017) for the construction of eight condominium units and related site improvements, on a 24,056 square foot site located at 310 W. Mount Diablo Avenue, Assessor's Parcel Number 235-100-13, based on the findings set forth in Exhibit 1 and subject to the Conditions of Approval contained in Exhibit 2; and be it

FURTHER RESOLVED: That the Planning Commission hereby grants a Conditional Use Permit (CUP25-0001) for the development of eight residential units as condominiums based on the findings set forth in Exhibit 1 and subject to the conditions of approval contained in Exhibit 2, Assessor's Parcel Number 235-100-13; and be it

FURTHER RESOLVED: That the Planning Commission hereby approves a Tentative Subdivision Map (TSM24-0003) to create eight residential condominium units and common areas based on the findings set forth in Exhibit 1 and subject to the conditions of approval contained in Exhibit 2, Assessor's Parcel Number 235-100-13; and be it

FURTHER RESOLVED: That the Development Review Permit (D24-0017) and Conditional Use Permit (CUP25-0001) shall be valid for a 2-year term, within which time a building permit must be issued, and the use established, or a request to renew the permits must be submitted prior to the expiration date.

* * * * * * * * * * * * * *

The foregoing Resolution 2026-_____ was adopted by the Planning Commission on April 22, 2026, by the following vote:

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

_____
CHAIR

ATTEST:

_____
STAFF LIAISON

ATTACHMENTS:

Exhibit 1 – Findings
Exhibit 2 – Conditions of Approval
Exhibit 3 – Plan Set
Exhibit 4 – Condominium Tentative Subdivision Map

CITY OF TRACY
DEVELOPMENT REVIEW PERMIT FINDINGS
APPLICATION NUMBER D24-0017

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

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

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

(a) That the proposal increases the quality of the project site, and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy; and

(b) That the proposal conforms to the Zoning Regulations of Tracy Municipal Code Chapter 10.08, the general plan, any applicable specific plan, the Design Goals and Standards, any applicable Infrastructure Master Plans, and other City regulations.

The Planning Commission conducted a duly noticed public hearing on April 22, 2026, and upon conclusion of the hearing, makes the requisite findings for the Development Review Permit 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 8 condominium units will feature varying building materials, roof pitches, garage faces, and colors that help create quality architecture for this proposed project. Specifically, the use of variations of cementitious siding and stucco, in addition to the window variations, balconies, trims, and sills that will help create visual interest on front façade. Additionally,

the proposed private open space with picnic area will enhance the overall project site; and

(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 project has met all city requirements for both the land use and physical improvements that are proposed.

CITY OF TRACY
CONDITIONAL USE PERMIT FINDINGS
APPLICATION NUMBER CUP25-0001

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

(a) That there are circumstances or conditions applicable to the land, structure, or use which make the granting of a use permit necessary for the preservation and enjoyment of substantial property right;

(b) That the proposed location of the conditional use is in accordance with the objectives of Chapter 10.08, Zoning Regulations, and the purposes of the zone in which the site is located;

(c) That the proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to, or inharmonious with, properties or improvements in the vicinity; and

(d) That the proposed use will comply with each of the applicable provisions of Chapter 10.08 – Zoning Regulations.

The Planning Commission conducted a noticed public hearing on December 3, 2025, and upon conclusion of the hearing, makes the following requisite findings for the Conditional Use Permit based on the evidence in the record, including, without limitation, the following:

(a) There are circumstances applicable to the use which make the granting of a use permit necessary for the preservation and enjoyment of substantial property right because the 8 condominium units in addition to other site improvements will provide increased housing opportunities for the community and is permitted

subject to the granting of a Conditional Use Permit as provided in Tracy Municipal Code, Chapter 10.08.1390 (b).

(b) The proposed location of the use and the conditions under which it would be operated or maintained is in accordance with the objectives of Tracy Municipal Code Chapter 10.08, and the purposes of the zone in which the site is located because the 8 condominium units will in-fill a undeveloped parcel that is completely surrounded by residential and implements the purpose of Medium-Density Residential (MDR) Zone to provide for dwelling units at the designated density range.

(c) The project will not, under the circumstances of the particular case or as conditioned, be injurious or detrimental to the health, safety, or general welfare of persons or property in the vicinity of the proposed use, or to the general welfare of the City because the 8 condominium units and related site improvements, as designed and conditioned, will be harmonious with the properties and improvements in the vicinity and therefore will not have significant negative effects on property in the vicinity. The design of the 8 condominium units and related site improvements are compatible with the surrounding area, and all design aspects have been reviewed through the Development Review Permit D24-0017. Furthermore, the 8 condominium units and related site improvements will meet the requirements of the California Environmental Quality Act, the California Building Code, and applicable provisions of the Tracy Municipal Code.

(d) The project will comply with each of the applicable provisions of Chapter 10.08 of the Tracy Municipal Code because subject to approval by the Planning Commission for a Conditional Use Permit, the proposed project will be required to comply with all applicable provisions including, but not limited to, the Tracy Municipal Code, the California Building Code, the City of Tracy Standards Plans, and the California Fire Code.

CITY OF TRACY
TENTATIVE SUBDIVISION MAP FINDINGS
APPLICATION NUMBER TSM24-0003

The Planning Commission may approve or conditionally approve a tentative subdivision map if it makes all of the following findings of TMC section 12.16

(1) The proposed map is consistent with the general plan, any applicable specific plan, and this title.

Response: The proposed map is consistent with Title 12 of the Tracy Municipal Code and the MDR Zone is consistent with the General Plan Residential Medium land use designation.

(2) The site is physically suitable for the type of development.

Response: The site is located with access to W. Mount Diablo Avenue by a private street connection. A fire truck turnaround point has been designed into the project to allow for proper circulation of the site. These qualities of the property make it suitable for residential development in accordance with City standards.

(3) The site is physically suitable for the proposed density of development.

Response: The proposed density of 12 units per gross acre falls within the Medium Density Residential density range. It is consistent with the Residential Medium designation of the General Plan, which provides for a density range of 5.9 to 12.0 dwelling units per gross acre.

(4) The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Response: The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because as conditioned, prior to any grading of the site, the subdivider will demonstrate compliance with the San Joaquin County Multi-Species Habitat Conservation & Open Space Plan administered by the San Joaquin Council of Governments for the protection of any wildlife or habitats found on the site prior to construction.

(5) The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Response: There are no public easements on the property that would conflict with the proposed project. The subdivision will connect to W. Mount Diablo Avenue that currently runs along the site's northern property line to allow for proper circulation in accordance with City standards.

(6) Complies with all other applicable ordinances, regulations and guidelines of the City, including but not limited to the local floodplain ordinance (Municipal Code Chapter 9.52).

Response: The subject property is not located within any floodplain and the project, with conditions, will meet all applicable City design and improvement standards.

Tentative Subdivision Map (TSM) specifically for residential condominiums must meet the following site requirements set forth in TMC Sections 12.40.4250- 12.40.4330. In addition to standards applicable to regular subdivisions, no new condominium project or

portion thereof shall be approved unless the following items have been submitted with the tentative map and approved by the City:

(a) A development plan of the project including location and sizes of structures, parking layout, access areas, and exterior elevations;

Response: The development plan can be found in Exhibit 3.

(b) A preliminary landscaping plan of the project indicating types and sizes of landscaping materials and permanent irrigation facilities, prepared by a person licensed to prepare such plans by the State of California;

Response: Preliminary landscaping plans have been submitted and are addressed in project conditions of approval. Landscaping plans will be submitted and reviewed at time of plot plan submittal to Building Division.

(c) A preliminary lighting plan of the project indicating location and nature of lighting and lighting fixtures in common areas;

Response: Lighting is addressed in project conditions of approval and will be submitted and reviewed as a photometric plan on the building permit.

(d) The proposed condominium documents, including those portions of the covenants, conditions, and restrictions that apply to the conveyance of units, the assignment of parking and the management and maintenance of common areas and improvements; and

Response: This is addressed in the project's conditions of approval as the property owner's responsibility to execute.

(e) Such other information which the Department determines is necessary to evaluate the proposed project.

Response: Other information was not deemed necessary.

Upon conclusion of the public hearing and consideration of the entire record, the Planning Commission may approve, conditional approve, or deny, based upon an evaluation of the proposed condominium plan in relation to the following criteria:

(a) Architectural and site design. Architectural evaluation shall include, but not be limited to, the following:

(1) The general appearance of the proposed development shall contribute to the orderly and harmonious development of the community as a whole;
(2) The design of all exterior surfaces of the buildings shall create an aesthetically pleasing project;

(3) Consideration shall be given to the appearance of garages when viewed from outside the subdivision; and
(4) General architectural and site considerations, including site layout, topography, open space, location of buildings, access, circulation, colors, building materials, screening, lighting and signing and similar elements have been designed to provide a desirable environment.

Response: The proposed project meets the City of Tracy Design Goals and Standards for residential uses.

(b) Environmental preservation. The design, location and orientation of all buildings shall be arranged to preserve natural features by minimizing the disturbance to the physical environment. Natural features such as trees, waterways, historic landmarks, or slopes shall be delineated in the development plan and considered when planning the location and orientation of buildings, open spaces, underground services, walks, paved areas, play areas, parking areas, and finished grade elevations.

Response: Site is undeveloped with no natural features.

(c) Landscaping.

(1) All setback areas fronting on or visible from an adjacent public street, and all recreation, leisure and open space areas shall be landscaped in an attractive manner and provided with a method for the maintenance thereof.
(2) Decorative design elements such as fountains, pools, benches, sculpture, planters, exterior recreational facilities, and similar elements may be permitted providing such elements are incorporated as a part of the landscaping plans, except where otherwise prohibited.
(3) Permanent and automatic irrigation facilities shall be provided in all planted landscaped areas.
(4) Landscaping shall consist of twenty (20%) percent of the net developable area. The net developable area shall exclude dedicated or proposed dedicated public right-of-way.

Response: Landscaping plans are addressed in project conditions of approval and will be submitted and reviewed at time of plot plan submittal to Building Division.

(d) Lighting. The subdivider shall install an on-site lighting system on all vehicular access ways and along major walkways. Such lighting shall be directed onto the driveways and walkways within the development and away from the adjacent properties. Lighting shall also be installed within all covered and/or enclosed parking areas.

Response: Lighting is addressed in project conditions of approval and will be submitted and reviewed as a photometric plan on the building permit.

(e) Lot coverage. Lot coverage shall conform to the zoning regulations for the zoning district in which the condominium is proposed.

Response: Lot Coverage conforms with the regulations of Medium Density Residential Zone.

(f) Open space. Total usable open space on a site having three (3) or more dwelling units shall be at least 200 square feet per dwelling unit. This requirement shall be met by providing private open space, shared open space or a combination of the two (2).

> (1) Private open space. To satisfy the open space requirement, private open space must be on a patio or balcony, within which a horizontal rectangle inscribed within it has no dimension less than six (6′) feet.
>
> (2) Shared open space. To satisfy the open space requirement, shared open space must be provided by interior side yards, patios, and terraces, each designed so that a horizontal rectangle inscribed within it has no dimension less than ten (10′) feet. The open space must be open to the sky (except for a trellis or other outdoor enhancement), and may not include driveways or parking areas, or area required for front or street side yards.
> Common open space areas shall be designed and located within the project to afford use by all residents of the project. These common areas may include, but are not limited to: game courts or rooms, swimming pools, garden roofs, sauna baths, putting greens, or play lots. Active recreation and leisure areas, except those located completely within a structure, used to meet the open space requirement, shall not be located within fifteen (15′) feet of any door or window of a dwelling unit.

Response: Each unit will have its own private yard (space) and private balcony on the second floor, and there is a large common open space proposed for all residents' use.

(g) Minimum parking requirements. Parking shall be provided as required by the zoning regulations for townhouse and condominium projects.

Response: Each unit of the 8 units will have a two-car enclosed garage. Guest parking is also located in the project's southern portion of the lot.

(h) Trash and recycling collection area.

(1) Refuse storage areas shall be enclosed within a building or screened on all sides by a covered, solid masonry enclosure tall enough to screen the containers. Materials other than masonry may be used when specifically approved by the Department when it finds that due to extenuating circumstances regarding location, such as the proximity to underground utilities, the footing for masonry construction would be a detriment to such utilities. This requirement does not apply to a duplex.
(2) Trash and recycling collection areas shall be provided within 250 feet of the units they are designed to serve.
(3) Access gates or doors to any trash area, not enclosed within a building, are to be of opaque material.
(4) The storage area shall comply with the City's stormwater management requirements.

Response: There is a refuse storage area for trash barrels located in the private rear yard of each unit. As such, no other requirements listed were required.

(i) Utilities.

(1) Each dwelling unit shall be separately metered for gas and electricity.
(2) For water conservation, each dwelling unit shall have its own water meter, or sub-meter billed through the homeowner’s association. If any unit has automatic watering of its own landscaping, that water shall be on the same meter as that of the unit (rather than on a common area meter).
(3) Before recording a final map, the subdivider shall underground any overhead utilities.
(4) All roof and ground-mounted utilities (and mechanical units) shall be screened from public view to the satisfaction of the Director.

Response: This is addressed in the project’s conditions of approval as the property owner’s responsibility to execute.

(j) Laundry facilities. A laundry area shall be provided in each unit unless the City Council approves a common laundry area. If a common laundry area is provided, it shall consist of not less than one automatic washer and one automatic dryer for each five (5) dwelling units or fraction thereof.

Response: Laundry Room (area) is provided in each unit on the second floor.

(k) The width of the public rights-of-way and roadway of the street(s) abutting the property shall conform to the minimum standard of the Roadway Master Plan.

Response: This is addressed in the project’s conditions of approval.

(l) Connectivity. Wherever possible, as determined by the Director, vehicular and pedestrian connections shall be made to adjacent sites and the public right-of-way.

Response: The private street is proposed as connecting to public right-of-way.

CITY OF TRACY
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
CONDITIONS OF APPROVAL

Sierra Gardens Condominiums – 8 Units
Development Review Permit, Application Number D24-0017
Conditional Use Permit, Application Number CUP25-0001
Tentative Subdivision Map, Application Number TSM24-0003

A. General Provisions and Definitions.

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

The Project: A Development Review Permit, Conditional Use Permit, and Tentative Subdivision Map for the construction and creation of 8 condominium units and related site improvements on a 24,056 square foot undeveloped site located at Assessor's Parcel Number 235-100-13.

The Property: The real property located at (APN 235-100-13).

A.2. Definitions.

a. "Applicant" means any person, or other legal entity, defined as a "Developer".

b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed Engineer designated by the City Manager, or the Community and Economic Development Director, or the City Engineer to perform the duties set forth herein.

c. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, and the City's Design Documents (including the Standard Plans, Standard Specifications, and relevant Public Facility Master Plans).

d. "Community and Economic Development Director" means the Community and Economic Development Director of the City of Tracy Community and Economic Development Department, or any other person designated by the City Manager or the Community and Economic Development Director to perform the duties set forth herein.

e. "Conditions of Approval" shall mean the conditions of approval applicable to the Project located at the Property, Application Number D24-0017, CUP25-0001, and TSM24-0003. The Conditions of Approval shall specifically include all conditions set forth herein.

f. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.

A.3. Compliance with submitted plans. Except as otherwise modified herein, the project shall be constructed in substantial compliance with the architecture plans received by the Community and Economic Development Department on November 10, 2025, and the tentative subdivision map received on January 30, 2026, to the satisfaction of the Community and Economic Development Director.

A.4. Payment of applicable fees. 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. Compliance with laws. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to:

- the Planning and Zoning Law (Government Code sections 65000, et seq.),
- the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"),
- the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines"),
- California Building Code, and
- California Fire Code

A.6. Compliance with City regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations,

including, but not limited to, the Tracy Municipal Code (TMC), Standard Plans, and the City's Design Goals and Standards.

A.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.

A.8. Indemnification and Defense. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, claim, demand, lawsuit, action, proceeding, damage, liability, expense, judgment, attorney fees, litigation expenses, expert witness fees, court costs or any other costs arising out of or in any way related to this project approval, or the City's activities conducted pursuant to its processing and approval of this project approval, including any constitutional claim. Accordingly, to the fullest extent permitted by law and as a condition of this approval, the applicant and property owner, and its representative(s), or its successors shall defend (with counsel reasonably approved by the City), indemnify and hold harmless the City, Its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this project approval, or the City's activities conducted pursuant to its processing and approval of this project approval, including any constitutional claim. The applicant and property owner further agree that the City may participate or direct the defense of any claim. The City's actions in defense of any claim shall not relieve the applicant or property owner of any obligation to indemnify, defend, and hold harmless the City. In the event of a disagreement between the City and the applicant or property owner regarding the defense of any claim, the City shall have the authority to control the litigation and make litigation decisions, including, but not limited to, the manner in which the defense is conducted. If the City reasonably determines that having common counsel presents such counsel with a conflict of interest, or if the applicant or property owner fail to

promptly assume the defense of any claim or to promptly employ counsel reasonably satisfactory to the City, then the City may utilize the Office of the City Attorney or employ separate outside counsel to represent and defend the City, and the applicant or property owner shall pay the reasonable attorney's fees and costs of such counsel. The applicant and property owner, and its representative(s), or its successors shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

B. Planning Division Conditions

B.1. The project shall be developed in substantial compliance with the architecture plans received by the Community and Economic Development Department on November 10, 2025, to the satisfaction of the Community and Economic Development Director.

B.2. Prior to approval of final map, the applicant shall demonstrate substantial compliance with the tentative subdivision map received by the Community and Economic Development Department on January 30, 2026, and document compliance with the site requirements of TMC Section 12.40.040 to the satisfaction of the Community and Economic Development Director.

B.3. Prior to the approval of a building permit, the applicant shall submit detailed landscape and irrigation plans consistent with the Department of Water Resources' Water Efficient Landscape Ordinance and in accordance with City of Tracy Residential Landscape Standards to the satisfaction of the Community and Economic Development Director. Trees shall be a minimum of 24" box size, shrubs shall be a minimum size of 5 gallon, and groundcover shall be a minimum size of 1 gallon.

B.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.5. Prior to issuance of a building or grading permit, the developer shall demonstrate compliance with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) and the Incidental Take Minimization Measures prepared by San Joaquin Council of Government (SJCOG), to the satisfaction of the Development Services Director.

B.6. 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.7. Per the Tracy Disposal Solid Waste Management, each garbage tote shall be brought out to Mount Diablo Avenue on garbage pick-up days to be services with their Automated Side Loader.

B.8. Prior to the issuance of a building permit, the developer shall provide if applicable plans for perimeter fencing that meets the City of Tracy Design Goals and Standards to the satisfaction of the Director of Community and Economic Development.

B.9. Prior to the issuance of a building permit, the developer shall comply with the conditions for the PG&E power lines along W. Mount Diablo Avenue which, include, but are not limited to:

B.9.1. All powerlines have a wire zone, which is the area right around the poles and wires. For safety, do not plant trees in the Distribution Wire Zone.

B.9.2. Plant non-tree shrubs shorter than 10 feet when mature in the Distribution Wire Zone. Trees with a mature height no taller than 15 feet may be planted outside of the Distribution Wire Zone (at least 15 feet from poles and wires).

B.9.3. Trees with a mature height of more than 15 feet must be planted at least 50 feet out from the wires.

C. Engineering Division Conditions

C.1. Technical Analysis incorporated into these Conditions

Geotechnical Report dated February 2024, received July 2024.

C.2. Tentative Subdivision Map for Condominium Purposes
Prior to signature of the Tentative Subdivision Map for Condominium Purposes by the City Engineer, Developer shall comply with the requirements set forth in this section, to the satisfaction of the City Engineer.

C.2.1 The Developer shall submit one (1) mylar copy of the approved tentative

subdivision map for condominium purposes for the Project. The owner of the Property must consent to the preparation of the Tentative Subdivision Map for Condominium Purposes, and the proposed subdivision of the Property by signing the tentative map. The Tentative Subdivision Map shall contain all the appropriate signature blocks. If the Public Hearing officer finds that changes to the final Tentative Subdivision Map is needed, Developer shall provide the revised within ten (10) days after Public Hearing.

Tentative Subdivision Map for Condominium Purposes Special Condition(s)

NONE

C.3. Final Subdivision Map

Prior to scheduling the final subdivision map for condominium purposes for approval with City Council, the Developer will demonstrate, to the satisfaction of the City Engineer, compliance with all required Conditions of Approval, including, the following:

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

C.3.2 The Final Subdivision Map prepared in accordance with the applicable requirements of the Tracy Municipal Code (TMC), the City Design Standards, and in substantial conformance with the Tentative Subdivision Map for the Project. Said Final Subdivision Map shall be in substantial conformance with the City Council approved Tentative Subdivision Map.

C.3.3 The Final Subdivision Map shall include dedications or offers of dedication of all right(s)-of-way, Public Access Easements (PAE); and/or Public Utility Easements (PUE) required to serve the Project described by the Final Subdivision Map submittal, in accordance with State Laws, City Regulations, and these Conditions of Approval. Where applicable, signed and notarized Grant Deed(s) with legal description(s) and plat maps for the offer of dedication of right-of-way, and Grant of Easements as required per these Conditions of Approval and City Regulations, or dedications shown on the Final Map.

C.3.4 Horizontal and vertical control for the Project shall be based upon the City of Tracy coordinate system and at least three (3) second (2^{nd}) order Class-1 control points establishing the "Basis of Bearing" and shown as

such on the final map. The final map shall also identify surveyed ties from two of the horizontal control points to a minimum of two (2) separate points adjacent to or within the Property described by the Final Map.

C.3.5 Developer has constructed, and the city has accepted, all the conditioned public improvements. If all required improvements are not constructed, the Developer may be required to execute improvement agreement(s) with improvement security, and insurance, as required by the Government Code, the TMC Title 12, and these Conditions.

C.3.6 At the conclusion of the City's review, Developer shall submit one (1) mylar copy of the approved Final Subdivision Map for signature.

Final Subdivision Map Special Condition(s)

C.3.7 West Mount Diablo Avenue: In accordance with Tentative Condominium Map, Subdivider shall fund, design, and construct West Mount Diablo Avenue, south of the street centerline, to its full width of thirty-two and a half (32.5) feet with, curb, gutters, sidewalks, and landscaping and automatic irrigation, as further set forth hereafter:

a. These improvements shall extend from the eastern property boundary to the western property boundary.

b. Subdivider shall dedicate sufficient right-of-way to ensure that the entirety of West Mount Diablo Avenue cross-section right-of-way, south of the centerline, is contained within the City right of way.

c. The Subdivider shall coordinate with the City's Transit Manager to determine if bus turnouts and shelters are required to be installed on the Project side of the New Public Street improvements required by these Conditions. If required, the Subdivider shall be responsible for the funding, design and construction of the turnouts, shelters and any additional right-of-way dedications necessary for the turnouts/shelters.

d. All existing overhead lines and poles within the Project's West Mount Diablo Avenue frontage shall be removed or undergrounded.

e. Right-of-way and public utility easements dedications shall occur upon Final Map approval and recordation.

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.4.1 All onsite grading work shall require a grading plan and a grading permit. The Developer will complete all requirements set forth in this section.

C.4.2 Prior to grading permit release, Developer shall prepare grading and drainage plans for all required earthmoving and drainage to serve the Project including grading details, grading quantities, and masonry 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.4.3 Prior to grading permit release, Developer shall prepare Grading Plans in substantial conformance of all site building, parking, utility, grading, and other site improvements identified on submitted site improvements drawing package for D24-0017, TSM24-0003 (Sierra Garden Condominiums), located at 310 W Mt. Diablo Ave.

C.4.4 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, paving recommendations, design infiltration rates, 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.4.5 Prior to grading permit release, Developer shall depict proposed Concrete masonry walls on the Grading Plans. The Developer is required to include construction details, and structural calculations for masonry walls to Building Safety. Concrete masonry wall design parameters will be included in the geotechnical report.

C.4.6 Prior to the issuance of the Grading Permit, the Developer shall submit to the Development Engineering Division at ENGplancheck@CityofTracy.org one (1) electronic copy of the project's Erosion and Sediment Control Plan (ESCP) for approval. Developers shall comply with all the requirements of the ESCP, applicable BMPs and the Post-Construction Stormwater Standards adopted by the City in 2015 and any subsequent amendment(s).

C.4.7 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.4.8 Prior to grading permit release, Developer shall obtain written approval (i.e., recorded easements for 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.4.9 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.

C.4.10 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.4.11 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 permit from San Joaquin Valley Air Pollution Control District (SJVAPCD) prior to grading permit.

C.4.12 Prior to grading permit issuance**,** the Developer shall submit a written plan outlining procedures for addressing any archaeological, historical, or

paleontological resources discovered during grading activities. If any such resources are uncovered during grading, the Developer, its contractors, consultants, and representatives shall: (1) immediately notify the City Engineer; and (2) comply with the General Plan Cultural Resource policies, General Plan EIR mitigation measures, and any additional requirements in applicable environmental documents before resuming work in the affected area.

C.4.13 (7) 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 (3) paper copies of the Grading Plans. Developer shall provide additional copies as requested.

C.4.14 The Developer shall provide a Stormwater Quality Control Plan (SWQCP) detailing the methods in which the development will address compliance with the applicable City's Multi-Agency Post-Construction Stormwater Standards Manual (Manual). Prior to the issuance of the grading permit for the project, the SWQCP shall be approved by the City Engineer, and the applicant shall demonstrate compliance with the 2015 Post-Construction Stormwater Standards (PCSWS) Manual and obtain approval through the following:

C.4.14.1. Develop a Project Stormwater Plan (PSP) that identifies the methods to be employed to reduce or eliminate stormwater pollutant discharges through the construction, operation and maintenance of source control measures, low impact development design, site design measures, stormwater treatment control measures and hydromodification control measures.

a. Design and sizing requirements shall comply with PCSWS Manual.

b. Demand Management Areas must be clearly designated along with identification of pollutants of concern.

c. Calculations of the Stormwater Design Volume and/or Design Flow with results from the Post-Construction Stormwater Runoff Calculator must be submitted in the PSP for approval.

d. Submit final PDF of the PSP (electronic copy) to the Engineering Plan check (ENGplancheck@CityofTracy.org),

include the project name, address and Project # and/or Permit # in the title or subject line.

C.4.14.2. A separate plan sheet(s) designated SWQ shall be submitted in the plan set that includes the identified methods for pollution prevention outlined in the submitted PSP, and 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.

C.4.14.3. Develop and electronically submit to the Engineering Plan Check for approval at (ENGplancheck@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.

C.4.14.4. Submit the following information to Engineering Plan Check at ENGplancheck@CityofTracy.org for development of a draft stormwater maintenance access agreement, in accordance with the MAPCSWS:

a. Property Owner(s) name and title report; or Corporate name(s) and binding documents (resolutions, etc.) designating ability to sign agreement
b. Property Address
c. Exhibit A – Legal description
d. Exhibit B – Vicinity Map
e. Exhibit C – Stormwater Quality Control Plan
f. Exhibit D – Operation and Maintenance Plan
g. Exhibit E – Annual Certification Form

C.4.14.5. Prior to Grading permit, the applicant shall complete the following to the satisfaction of the City Engineer:

a. Return to the City Clerk, a legally signed and notarized copy of the final maintenance access agreement including all exhibits and approved O & M plan received from the Public Works Department.

b. Obtain final approval by the Development Engineering Division of the constructed and installed Stormwater pollution prevention methods outlined in the PSP. Designer of Record (DOR) shall provide frequent inspections of the post-construction treatment measures should occur during the construction phase and provide a Stormwater Quality Plan Certification letter prior to Grading permit release.

c. The project shall be in full compliance with Construction General Permit including 70% stabilization of the project with Notice of Termination approval.

C.4.15 Grading and Drainage Plans: The Developer shall submit a Grading permit application along with all pertinent construction documents such as plans, specifications, and/or calculations to the Development Engineering Division prior to grading operations, on-site improvements, or accessibility features. Construction documents shall be prepared by a Registered Civil Engineer and accompanied by the Project's Geo-technical /Soils Engineering report. The report shall provide recommendations regarding adequacy of the site relative to the stability of soils such as soil types and classification, infiltration rate, soil bearing capacity, highest observed ground water elevation, and others.

a. When the grade differential between the Project site and the adjacent property(s) exceeds 12 inches, a reinforced or masonry block wall, engineered slope, or engineered retaining wall is required for retaining soil. The Subdivider shall submit Retaining Wall Plans that includes the construction detail(s) and structural calculations of the retaining wall or masonry wall for City's review and approval.
b. If an engineered slope is used to retain soil on adjacent property outside the Project boundary, a slope easement will be necessary from the adjacent property. The Subdivider shall obtain a slope easement from owner(s) of the adjacent and affected property(s) and show the slope easement on the Final Map.

<u>Grading Permit Special Condition(s)</u>

NONE

C.5.0 Construction Permit Encroachment Permit and Improvement Agreement(s)

Prior to construction permit release, if applicable, 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.5.1 All construction activity involving public improvements (on-site and off-site) may require one (1) or a combination of the following: approved plans; an encroachment permit: and/or a fully executed improvement agreement (Subdivision Improvement Agreement - SIA). Any construction activity involving public improvements without the required items is prohibited. The Developer will complete all requirements set forth in this section.

C.5.2 Prior to construction permit release, Developer shall prepare Improvement Plans on a 24-inch x 36-inch PDF 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. 5.3 Prior to construction permit release, Developer shall prepare Improvement Plans in substantial conformance with all site building, parking, utility, grading, and other on-site and off-site improvements identified on submitted site improvements drawing package for D24-0017, TSM24-0003 (Sierra Gardens Condominiums), located at 310 W. Mount Diablo Avenue.

C.5.4 Project Driveways: Primary access to the project shall be through a full access 20' wide (34' maximum) standard commercial driveway approach per Standard Plan 130 on West Mount Diablo Avenue. Along with the new driveways, the Developer shall also demolish the existing driveway along the Project's frontage on West Mount Diablo Avenue. Developer is responsible for replace/repair of any sidewalk damage. Said new sidewalk shall be in the same alignment as the previously constructed sidewalk and

constructed in accordance with City Standards. The Developer shall also connect the proposed Project on-site sidewalks to the existing City sidewalk along the Project's frontage on West Mount Diablo Avenue. The Developer shall file for an encroachment permit for the demolition and construction of new improvements in the city right of way. Submit an encroachment permit with the Engineering at Encroachment@cityoftracy.org

C.5.5 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. 5.5 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, dry utilities, 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. 5.6 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.5.7 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. 5.8 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. 5.9 Public Right-of-Way Landscaping and Irrigation – Prior to construction permit release, Developer shall prepare landscape and irrigation plans that depict the following:

The Developer shall landscape and irrigate the existing area along the project frontage, from the back of curb to the new building. Landscape and irrigation plans shall be in substantial conformance with the approved 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 PDF 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.

C.5.10 Storm Water

a. All permanent underground storm drainage lines and structures to be maintained by the City shall be located within right-of-way to be dedicated to the City or within an easement. If applicable, interim facilities and storm drain lines and collection basins shall be maintained by the Developer.

b. Storm drainage plans are to be submitted with the required hydrologic and hydraulic calculations for the sizing of storm drainage pipe(s) and detention/retention basins and shall comply with Storm Drainage Study and City Regulations.

c. Per Design Standards 5.10(A), the minimum cover on main line storm drain lines shall be three (3) feet in all streets from top of pipes to finished grade and two (2) feet from street sub-grade to top of pipe. Approval of a Minor Deviation request is required to maintain the requirement at the intersection of West Street and West Mount Diablo Avenue prior to construction permitting.

d. Per the 2012 Storm Drainage Master Plan, this parcel is master planned to drain into an underground pipe. The on-site storm drains should be sized for

the 10-year discharge, using the 10-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.

e. The Project may implement stormwater control measures such as disconnected roof leaders, non-contiguous street sidewalks (providing landscape strips/parkways), tree planting in parkways and use of drought tolerant landscape with drip irrigation systems and controllers. All downspouts shall discharge to the onsite Bioretention basin. Overflow from the treatment system shall be routed to the onsite storm drain system. Direct discharge to impervious surfaces is not permitted. Similarly, public education measures regarding the damaging effects of pollutants to water quality may also be implemented.

f. Prior to construction permit release, Developer shall depict on the Improvement Plans the proposed storm drain 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 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.

g. Prior to the final inspection of the first building to be constructed on the Property, the Developer shall submit a signed and notarized Stormwater Treatment Facilities Maintenance Agreement (STFMA) as a guarantee for the performance of Developer's responsibility towards the repair and maintenance of on-site storm water treatment facilities. Calculations related to the design and sizing of on-site storm water treatment facilities must be submitted with the STFMA and the Grading and Storm Drainage Plans.

    - The Project shall implement post-construction stormwater control measures. A Project Stormwater Plan shall be submitted as required by TMC §11.34.120 and Multi-Agency Post-Construction Stormwater Standards Manual. The Developer shall enter into a Stormwater

Treatment Control Measure Maintenance Access Agreement with the City.

- SWPPP's shall be submitted for both onsite and offsite project construction.
- All storm drainage structural and construction details that are not part of the City Standard Plans or City Design Standards shall be provided by the Developer and submitted to the City for approval as part of the improvement plans.

C.5.11 Sanitary Sewer

a. Prior to the issuance of Grading Permit for the Project, Developer shall submit improvement plans and secure approval of plans from the City's Building Division for the design of the on-site sewer improvements.

b. 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 public and private street, in accordance with the City's Design Documents and to the satisfaction of the City Engineer. Developer shall depict an 8-inch minimum sewer lateral in public street. The pavement restoration shall be per City Standards and subject to Condition C.8.1.

c. The Developer shall design and install sanitary sewer facilities including the Project's sewer connection in accordance with City Regulations and utility improvement plans in conformance with Standard Plan No. 202.

d. All on-site sanitary sewer lines and associated improvements shall be designed and installed per City Regulations, including all laterals/connections to the existing main(s). Prior to release of a building permit for the building(s) within each project phase, Developer shall submit improvement plans and obtain approval for the plans for the on-site sewer improvements serving the building(s) within the phase.

e. No final inspection of any building(s) within the phase will be performed or any occupancy for the building(s) will be issued, until the on-site sewer

improvements listed above are completed and functional, as determined by the City Engineer.

f. Developer shall pay impact fees at the time of issuance of building permits or as permitted by State law.

C.5.12 Water Distribution

a. 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.

b. All potable water lines and associated improvements as identified in the Water Study shall be designed and installed per City Regulations.

c. 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.

d. The Developer shall use existing water line in West Mount 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 and subject to Condition C.8.1 below.

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.

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).

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

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

Fire Service Line(s) and Hydrants – Location and construction details of private 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, bollards, and fire connections to the building from the Fire Marshal, prior completion of the water line design.

C.5.13. Street Improvements

a. Frontage Improvements on West Mount Diablo Avenue: Prior to issuance of the final certificate of occupancy, the Developer shall design and install improvements on West Mount Diablo Avenue which shall include replacement of damaged or disturbed curb, gutter and sidewalk, installation of driveways, storm drains, manholes, landscape, sewer and water laterals and other improvements as determined by the City Engineer. In addition, the Developer shall overlay street pavement for all utility trench cuts as required in Condition C.8.1 below.

b. The roadway improvements described in these Conditions of Approval must be designed and constructed by the Developer to meet the applicable requirements of the latest edition of the California Department of Transportation Highway Design Manual (HDM) and the California Manual of Uniform Traffic Control Devices (MUTCD), the applicable City Regulations, and these Conditions of Approval prior to final inspection of the first building to

be constructed within the Property.

c. Irrigation and Landscaping Plans: All parkway landscaping improvements along the frontage of the Property on West Mount Diablo Avenue shall be designed and constructed in accordance with City Regulations. Design and construction details of these improvements shall be included in the Irrigation and Landscaping Plans.

C.5.14 Traffic Control Plan

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.5.15 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.5.16 Off-site Public Improvements - Prior to the Developer commencing construction of off-site public improvements, if applicable, Developer shall possess a fully executed Subdivision Improvement Agreement (SIA). Developer shall also complete all the following requirements to the satisfaction of the City Engineer:

a. Developers shall pay all required permit processing fees including plan check and inspection fees to the City Engineering department prior to construction.

b. 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 improvement security shall be in accordance with Title 12 of the TMC.

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

Construction Permit Special Condition(s)

C.5.17 Developer shall remove the existing curb, gutter and sidewalk along the Project's Street frontage on West Mount Diablo Avenue and install new curb and gutter, sidewalk, as necessary to construct the driveway, per Tracy Design standards 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.6. 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.6.1 Developer has satisfied all the requirements set forth in Condition C.1 through C.2, and C.4, above.

C.6.2 Prior to building permit release, Developer shall pay all applicable City and County development impact fees to the satisfaction of the City Engineer.

C.6.3 Prior to building permit release, Developer shall have obtained a Grading Permit.

Building Permit Special Condition(s)

NONE

C.7. Acceptance of Public Improvements and Occupancy

Prior to acceptance of public improvements, if applicable, Developer shall demonstrate to the satisfaction of the City Engineer completion of the following:

C.7.1 Developer has satisfied all the requirements set forth in these Conditions of Approval.

C.7.2 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.7.3 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.7.4 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 public improvements.

C.7.5 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.7.6 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.7.7 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.7.8 Prior to acceptance of public improvements, Developer has completed the ninety (90) day public landscaping maintenance period.

C.7.9 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 public traffic regulations or control. Said signs must be conspicuously placed, plainly visible, and legible during daylight hours from a distance of 100 feet, if applicable.

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

C.7.11 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.7.12 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.7.14 Prior to issuance of temporary/final certificate of occupancy of the first building, the Developer shall demonstrate to the satisfaction of the Fire Marshal that all applicable fire flow parameters are met.

C.8. Special Conditions

C.8.1. When Street cuts are made for the installation of utilities in the paved street, the Developer shall conform to Section 3.13(B) of the 2020 Design Standards. The Developer is required to repair the street by providing a 2-inch grind of the existing asphalt and replacing with 2 inches of new AC with TruPave

(or equal) pavement reinforcing fabric. The limits of the overlay shall extend 25 feet beyond the last trench in each direction and shall be from curb to curb. Any work on newly resurfaced streets (by overlay or slurry) is subject to the Moratorium conditions of the Tracy Municipal Code 7.04.080.

D. Utilities Department, Water Resources Division Conditions

D.1. Prior to issuance of a construction or building permit, the applicant shall demonstrate compliance with the 2015 Post-Construction Stormwater Standards (PCSWS) Manual and obtain approval through the following:

D.1.1. Develop a Project Stormwater Plan (PSP) that identifies the methods to be employed to reduce or eliminate stormwater pollutant discharges through the construction, operation and maintenance of source control measures, low impact development design, site design measures, stormwater treatment control measures and hydromodification control measures.

D.1.1.a. Design and sizing requirements shall comply with PCSWS Manual.

D.1.1.b. Demand Management Areas must be clearly designated along with identification of pollutants of concern.

D.1.1.c. Calculations of the Stormwater Design Volume and/or Design Flow with results from the Post-Construction Stormwater Runoff Calculator must be submitted in the PSP for approval.

D.1.1.d. Per the PCSWS Manual, include a hydromodification management plan ensuring the post-project runoff flow rate shall not exceed estimated pre-project flow rate for the 2-year, 24 hour storm.

D.1.1.e. Submit one (1) hard copy of the PSP and an electronic copy to the Utilities Department (WaterResources@cityoftracy.org), include the project name, address and Project # and/or Permit # in the title or subject line.

D.1.2. A separate plan sheet(s) designated SW shall be submitted in the plan set that includes the identified methods for pollution prevention outlined in the submitted PSP. You must include all standards, cross sections and design specifications such as landscape requirement in treatment areas including type of irrigation installation and/or height of drain inlet above the flow line, etc. in these SW plan sheets along with

legend.

D.1.3. Develop and electronically submit to the Utilities Department for approval (WaterResources@cityoftracy.org) a preliminary Operations and Maintenance (O & M) Plan that identifies the operation, maintenance, and inspection requirements for all stormwater treatment and baseline hydromodification control measures identified in the approved PSP.

D.1.4. No later than two (2) months after approval notification of the submitted PSP, the applicant shall electronically submit the following information to the Utilities Department (WaterResources@cityoftracy.org) for development of a draft stormwater maintenance access agreement, in accordance with the MAPCSWS:

i. Property Owner(s) name and title report; or Corporate name(s) and binding documents (resolutions, etc.) designating ability to sign agreement
ii. Property Address
iii. Exhibit A – legal property description
iv. Exhibit B – approved O & M Plan

D.2. Prior to issuance of a grading permit, the applicant shall provide proof of permit coverage under the Construction General Permit and submittal of an electronic Stormwater Pollution Prevention Plan (SWPPP), to be submitted to WaterResources@cityoftracy.org.

D.3. Project shall always be in compliance with Federal, State and Local mandates with potable water, recycled water and water quality.

D.4. Prior to Certificate of Occupancy, the applicant shall complete the following to the satisfaction of the Utilities Director:

D.4.1. Return to the Utilities Department, two legally signed and notarized copies of the final maintenance access agreement including all exhibits and approved O & M plan previously submitted and received from the Utilities Department.

D.4.2. Obtain final approval by the Utilities Department of the constructed and installed Stormwater pollution prevention methods outlined in the PSP. Frequent inspections of the Post-Construction treatment measures should occur during the

construction phase by calling 209-831-6333.

D.4.3. The project shall be in full compliance with Construction General Permit including 70% stabilization of the project with Notice of Termination approval.

D.5. Before the approval of a construction, grading or building permit, the applicant shall demonstrate compliance with Tracy Municipal Code Chapters 11.28 and 11.34 and Chapter 4 or 5 of the California Green Building Standards Code to the satisfaction of the Utilities Assistant Director.

D.6. Prior to issuance of a construction or building permit, applicant shall demonstrate compliance with the 2015 Model Water Efficient Landscape Ordinance and obtain approval by the Utilities Department through the following:

D.6.1. Develop and submit electronically and by hard copy, a Landscape Document Package (LDP) that identifies the methods to be employed to reduce water usage through proper landscape design, installation and maintenance. This LDP shall consist of:

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

D.6.2. Per State Water Resources Control Board on May 24, 2022, all Commercial, Industrial, and Institutional facilities are prohibited from using potable water to irrigate non-functional turf. Non-functional turf is defined as a ground cover surface of mowed grass that is ornamental and not otherwise used for recreational purposes. Please submit your final landscape plan in conformance with these new regulations.

D.6.3. A Certificate of Completion must be completed, signed, and submitted to the Utilities Department prior to Final approval for Occupancy.

E. Building Division Conditions

E.1. 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.2. Prior to commencement of construction applicant shall submit to the Building Safety Division construction plans and supporting documents that demonstrate compliance with CBC chapter 11A as applicable for accessibility requirements. This includes parking.

E.3. Prior to construction of onsite improvement including but not limited to walks, sidewalks, utilities, signs, lights, retaining walls, sounds 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.

F. Parks Department Conditions

F.1. The project shall pay Park Impact Fees (neighborhood and community).

F.2. Any landscaping within the public right-of-way will not be maintained by the city and will be the responsibility of the project.

G. South San Joaquin County Fire Authority (SSJCFA) Conditions

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

G.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.

G.1.2. A request for fire flow shall be submitted to the South San Joaquin County Fire Authority and results shall be approved by the Fire Marshal prior to

construction. Fire flow requirements shall be in accordance with CFC Appendix B.

G.1.3. Provide a truck turning template which clearly shows the truck turning radius of 30' inside and 50' outside. Truck-turning template shall show all ingress and egress paths available as well as the fire engine turnaround.

G.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.

G.2.1. Application processing fees and minimum plan review fees are due at time of submittal.

G.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.

G.2.3. Permit holder is responsible for any additional inspection fees incurred and shall be paid prior to final inspection.

G.3. The building shall be provided with approved address identification in accordance with 2022 California Fire Code §505.1 as amended by the Tracy Municipal Code §9.06.070 Section 912.2 CFC §505.1. The address shall be Illuminated at night. Illumination shall be either internally or externally at an intensity of 5.0 foot-candles.

G.4 Prior to construction, an address must be posted at the construction site entrance. Address must be of 4 inches high by ½ inch numerals. Address must be provided so that emergency service personnel can located the construction site in the event of an emergency.

G.5 Prior to construction, all-weather fire apparatus access roads shall be installed. Fire apparatus access roads during construction shall have a minimum 20' unobstructed width in accordance with CFC §503.

G.6 Additional comments may occur upon submittal of construction documents.

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

H.1. Streets, Streetlights and Sidewalks

Before approval of the first Final Map or issuance of any building permit for the Property (except for up to ten (10) model homes), Subdivider shall provide for perpetual funding of the on-going costs of operation, maintenance and replacement for the traffic signals, streetlights, and street sweeping on the Property (including all costs required by PG&E), by doing one or more of the following, subject to the approval of the City's Finance Director:

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

   Or

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

   (1) Form a Homeowner's Association (HOA) or other maintenance association, with CC&Rs reasonably acceptable to the City, to assume the obligation for the on-going costs of operation, maintenance and replacement for the traffic signals, streetlights, and street sweeping on the Property (including all costs required by PG&E);

   (2) Cause the HOA to enter into an agreement with the City, in a form to be approved by the City and to be recorded against the Property prior to the final inspection or occupancy of the first dwelling (except for up to ten (10) model homes), setting forth, among other things, the required maintenance obligations, the standards of maintenance, and all other associated obligation(s) to ensure the long-term operation, maintenance and replacement by the HOA for the traffic signals, streetlights, and street sweeping on the Property;

   (3) Before final inspection or occupancy of the first dwelling (except for up to ten (10) model homes), annex into a CFD in a "dormant" capacity, to

be triggered if the HOA fails (as determined by the City in its sole and exclusive discretion) to perform the required level of operation, maintenance and replacement for the traffic signals, streetlights, and street sweeping on the Property. The dormant tax or assessment shall be disclosed to all homebuyers and non-residential property owners, even during the dormant period.

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

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

H.2. Police/Public Safety & Public Works

Before approval of the first Final Map or issuance of any building permit for the Property (except for up to ten (10) model homes), Subdivider shall provide for perpetual funding of the on-going costs of providing Police and public safety and Public Works services for the Property, by doing one of the following, subject to the approval of the City's Finance Director:

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

Or

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

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

H.3. Landscaping Maintenance

Before approval of the first Final Map or issuance of any building permit for the Property (except for up to ten (10) model homes), Subdivider shall provide for perpetual funding of the on-going costs of maintenance and replacement for public landscaping for the Property (but shall exclude any community park, if applicable), by doing one or more of the following, subject to the approval of the City's Finance Director:

a. CFD or other funding mechanism. The Subdivider shall enter into an agreement with the City, which shall be recorded against the Property, which stipulates the following:

b.

(1) Prior to issuance of a building permit, the Subdivider shall form a Community Facilities District (CFD) for funding the on-going maintenance costs related to maintenance, operation, repair and replacement of public landscaping, public walls and any public amenities included in the Project, and ongoing public landscaping maintenance costs associated with major program roadways identified in the Citywide Roadway and Transportation Master Plan;

(2) The items to be maintained include but are not limited to the following: ground cover, turf, shrubs, trees, irrigation systems, drainage, and electrical systems; masonry walls or other fencing, entryway monuments or other ornamental structures, furniture, recreation equipment, hardscape and any associated appurtenances within medians, parkways, dedicated easements, channel-ways, public parks and public open space areas;

(3) The developer/owner shall provide all data for features within the public right-of-way and/or park within the property;
(4) Formation of the CFD shall include, but not be limited to, affirmative votes and the recordation of a Notice of Special Tax Lien;
(5) Upon successful formation, the parcels will be subject to the maximum special tax rates as outlined in the Rate and Method of Apportionment;
(6) Prior to issuance of a building permit, the Subdivider shall deposit an amount equal to the first year's taxes; and
(7) The Subdivider shall be responsible for all costs associated with formation of the CFD.

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

(1) Form a Homeowner's Association (HOA) or other maintenance association, with CC&Rs reasonably acceptable to the City, to assume the obligation for the on-going maintenance of all public landscaping areas (except public parks) within the entire tentative subdivision map area;

(2) Cause the HOA to enter into an agreement with the City, in a form to be approved by the City and to be recorded against the Property prior to the final inspection or occupancy of the first dwelling (except for up to ten (10) model homes), setting forth, among other things, the required maintenance obligations, the standards of maintenance, and all other associated obligation(s) to ensure the long-term maintenance by the HOA of all public landscape areas (except public parks) within the entire tentative subdivision map area;

(3) For each Final Map, make and submit to the City, in a form reasonably acceptable to the City, an irrevocable offer of dedication of all public landscape areas within the Final Map area;

(4) Before final inspection or occupancy of the first dwelling (except for up to ten (10) model homes), annex into a CFD in a "dormant" capacity, to be triggered if the HOA fails (as determined by the City in its sole and exclusive discretion) to perform the required level of public landscape maintenance. The dormant tax or assessment shall be disclosed to all homebuyers and non-residential property owners, even during the dormant period.

Or

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

RECEIVED
November 10, 2025
City of Tracy
Community and Economic Development

DRAWINGS LIST

A100	COVER SHEET
A102	LOCATION MAPS
A104	EXISTING SITE CONDITIONS
A106	SITE PLAN
A201	OVERALL FIRST FLOOR PLAN
A202	OVERALL SECOND FLOOR PLAN
A203	UNIT A PLANS
A204	UNIT B PLANS
A301	ELEVATIONS
A302	ELEVATIONS
A303	ELEVATIONS
A401	SECTIONS
C0.0	COVER SHEET
C1.0	TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
C2.0	SITE PLAN
C2.1	PARCELIZATION MAP
C2.2	TYPICAL SECTIONS
C2.3	SITE OVERVIEW
C3.0	UTILITY PLAN
C3.1	UTILITY PLAN
C4.0	GRADING PLAN
C5.0	STORMWATER CONTROL PLAN
JT1	JOINT TRENCH COMPOSITE TITLE SHEET
JT2	JOINT TRENCH GENERAL NOTES AND DETAILS
JT3	JONT TRENCH DETAILS
JT4	JOINT TRENCH SECTIONS AND DETAILS
JT5	JOINT TRENCH COMPOSITE PLAN
JT6	JOINT TRENCH COMPOSITE PLAN
JT1A	JOINT TRENCH COMPOSITE TITLE SHEET - OFF SITE
JT2A	JOINT TRENCH GENERAL NOTES AND DETAILS - OFF SITE
JT3A	JONT TRENCH DETAILS - OFF SITE
JT4A	JOINT TRENCH SECTIONS AND DETAILS - OFF SITE
JT5A	JOINT TRENCH COMPOSITE PLAN - OFF SITE
L1	LANDSCAPE SITE LAYOUT
L2	PAVING + PLANTING LAYOUT
L3	TREE PLANTING
L4	PLANTING LAYOUT
L5	PLANT MATERIAL IMAGES
L6	PLANT LEGEND + PAVING IMAGES
L7	MWELO CHECKLIST
L8	LANDSCAPE LIGHTING

WaArchitecture + Design

Wafaa Almahamid
Architect, WELL AP, LEED AP

1984 Heaton Circle
Concord, CA 94520
925-360-0552

wafaa@waa-design.com
www.waa-design.com

SIERRA GARDENS DEVELOPMENT

310 MT. DIABLO AVE.
TRACY, CA

COVER SHEET

A100

11/6/2025 7:53:25 AM

WaArchitecture + Design

Wafaa Almahamid
Architect, WELL AP, LEED AP

1984 Heaton Circle
Concord, CA 94520
925-360-0552

wafaa@waa-design.com
www.waa-design.com

SIERRA GARDENS DEVELOPMENT

310 MT. DIABLO AVE.
TRACY, CA

LOCATION MAPS

A102

7/27/2025 12:08:32 AM

WaArchitecture + Design

Wafaa Almahamid
Architect, WELL AP, LEED AP

1984 Heaton Circle
Concord, CA 94520
925-360-0552

wafaa@waa-design.com
www.waa-design.com

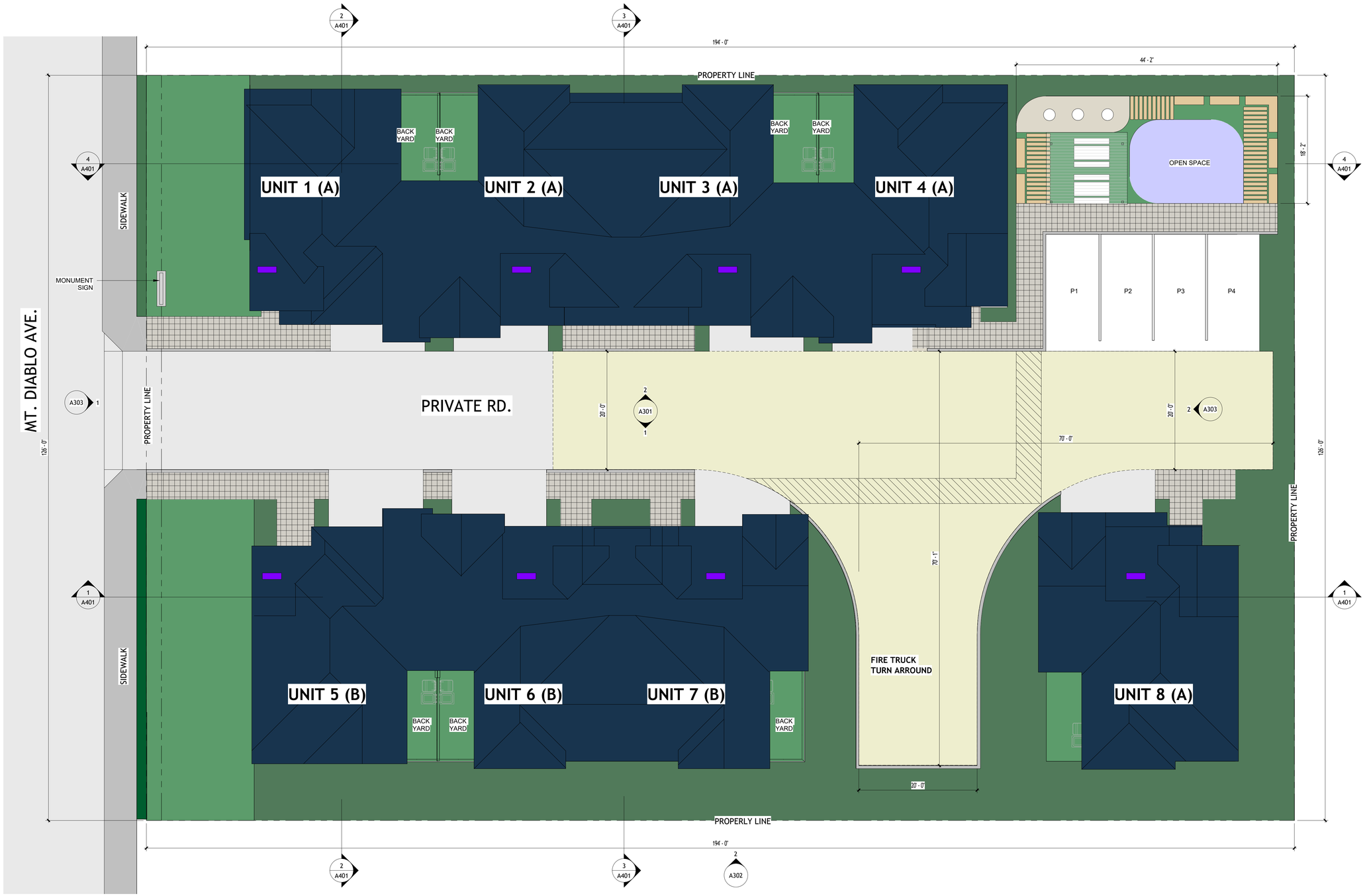
SIERRA GARDENS DEVELOPMENT

310 MT. DIABLO AVE.
TRACY, CA

EXISTING SITE CONDITIONS

A104
1" = 50'-0"

7/27/2025 12:08:39 AM



PROJECT DATA

UNITS: TYPE A (5 UNITS)		
FIRST FLR	640	SQ.FT.
SECOND FLR	1,060	SQ.FT.
GARAGE	400	SQ.FT.
PRIVATE OPEN SPACE		
PER UNIT	140	SQ.FT.
TOTAL TYP A UNITS AREA	8,500	SQ.FT.
TOTAL TYPE A UNIT AREA INCLUDING GARAGE SPACES	10,500	SQ.FT.

UNITS: TYPE B (3 UNITS)		
FIRST FLR	620	SQ.FT.
SECOND FLR	1,040	SQ.FT.
GARAGE	400	SQ.FT.
PRIVATE SPACE		
PER UNIT	125	SQ.FT.
TOTAL TYPE B UNITS AREA	4,980	SQ.FT.
TOTAL TYPE B UNIT AREA INCLUDING GARAGE SPACES	6,180	SQ.FT.

SETBACKS	
FRONT	15'
SIDE	3'
SIDE	10'
BACK	10'

LOT AREA	24,056	SQ.FT.
BUILDABLE AREA	19,097	SQ.FT.
TOTAL CONDITIONED PROPOSED BUILDING AREA	13,480	SQ.FT
COVERED AREA	8,482	SQ.FT.
FAR	56%	
LOT COVERAGE	35.2%	
PRIVATE WAY	5,420	SQ.FT.
WALKWAYS	1,358	SQ.FT.
DRIVEWAYS	970	SQ.FT.
PUBLIC PARKING PROVIDED	4	

LANDSCAPE AREA CALCS		
PLANTED AREA	5,900	SQ.FT.
OPEN COMMON SPACE	550	SQ.FT
PRIVATE YARDS	1,075	SQ. FT
TOTAL LANDSCAPE AREA	7,525	SQ.FT.
LANDSCAPE PERCANTAGE	31.28%	

LEGEND

- OPEN COMMON SPACE
- PRIVATE YARD
- LANDSCAPE AREA
- NEW BUILDINGS
- DRIVE WAY
- WALK WAY
- FIRE TRUCK TURN AROUND
- MINI SPLIT MECHANICAL UNITS
- PLAYGROUND

N

WaArchitecture + Design

Wafaa Almahamid
Architect, WELL AP, LEED AP

1984 Heaton Circle
Concord, CA 94520
925-360-0552

wafaa@waa-design.com
www.waa-design.com

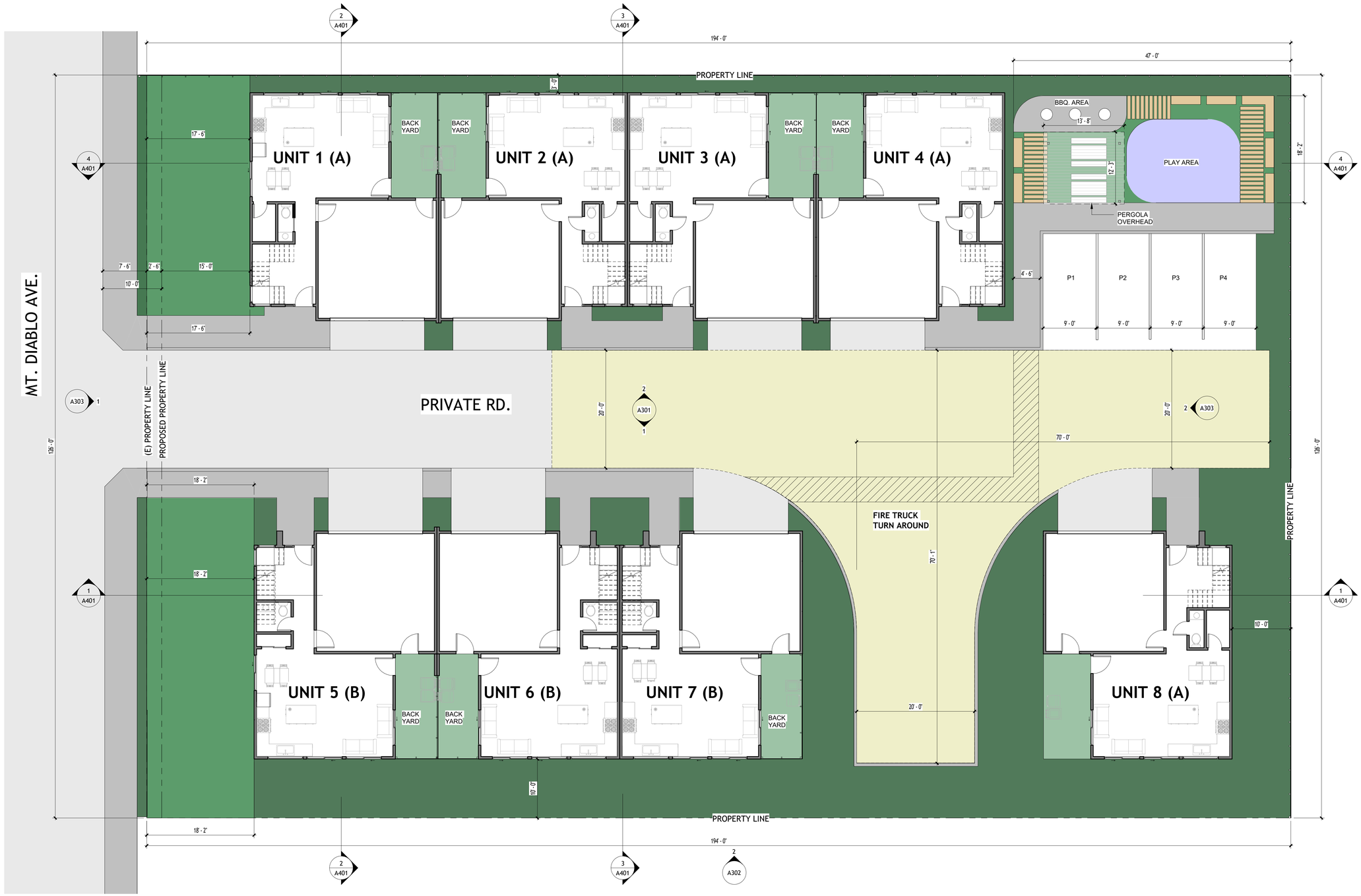
SIERRA GARDENS DEVELOPMENT

310 MT. DIABLO AVE.
TRACY, CA

SITE PLAN

A106
1/8" = 1'-0"

7/27/2025 12:08:40 AM



PROJECT DATA

UNITS: TYPE A (5 UNITS)		
FIRST FLR	640	SQ.FT.
SECOND FLR	1,060	SQ.FT.
GARAGE	400	SQ.FT.
PRIVATE OPEN SPACE		
PER UNIT	140	SQ.FT.
TOTAL TYP A UNITS AREA	8,500	SQ.FT.
TOTAL TYPE A UNIT AREA INCLUDING GARAGE SPACES	10,500	SQ.FT.

UNITS: TYPE B (3 UNITS)		
FIRST FLR	620	SQ.FT.
SECOND FLR	1,040	SQ.FT.
GARAGE	400	SQ.FT.
PRIVATE SPACE		
PER UNIT	125	SQ.FT.
TOTAL TYPE B UNITS AREA	4,980	SQ.FT.
TOTAL TYPE B UNIT AREA INCLUDING GARAGE SPACES	6,180	SQ.FT.

SETBACKS		
FRONT	15'	
SIDE	3'	
SIDE	10'	
BACK	10'	
LOT AREA	24,056	SQ.FT.
BUILDABLE AREA	19,097	SQ.FT.
TOTAL CONDITIONED PROPOSED BUILDING AREA	13,480	SQ.FT
COVERED AREA	8,482	SQ.FT.
FAR	56%	
LOT COVERAGE	35.2%	
PRIVATE WAY	5,420	SQ.FT.
WALKWAYS	1,358	SQ.FT.
DRIVEWAYS	970	SQ.FT.
PUBLIC PARKING PROVIDED	4	

LANDSCAPE AREA CALCS		
PLANTED AREA	5,900	SQ.FT.
OPEN COMMON SPACE	550	SQ.FT
PRIVATE YARDS	1,075	SQ. FT
TOTAL LANDSCAPE AREA	7,525	SQ.FT.
LANDSCAPE PERCANTAGE	31.28%	

LEGEND

- OPEN COMMON SPACE
- PRIVATE YARD
- LANDSCAPE AREA
- NEW BUILDINGS
- DRIVE WAY
- WALK WAY
- FIRE TRUCK TURN AROUND
- MINI SPLIT MECHANICAL UNITS
- PLAYGROUND

N

WaArchitecture + Design

Wafaa Almahamid
Architect, WELL AP, LEED AP

1984 Heaton Circle
Concord, CA 94520
925-360-0552

wafaa@waa-design.com
www.waa-design.com

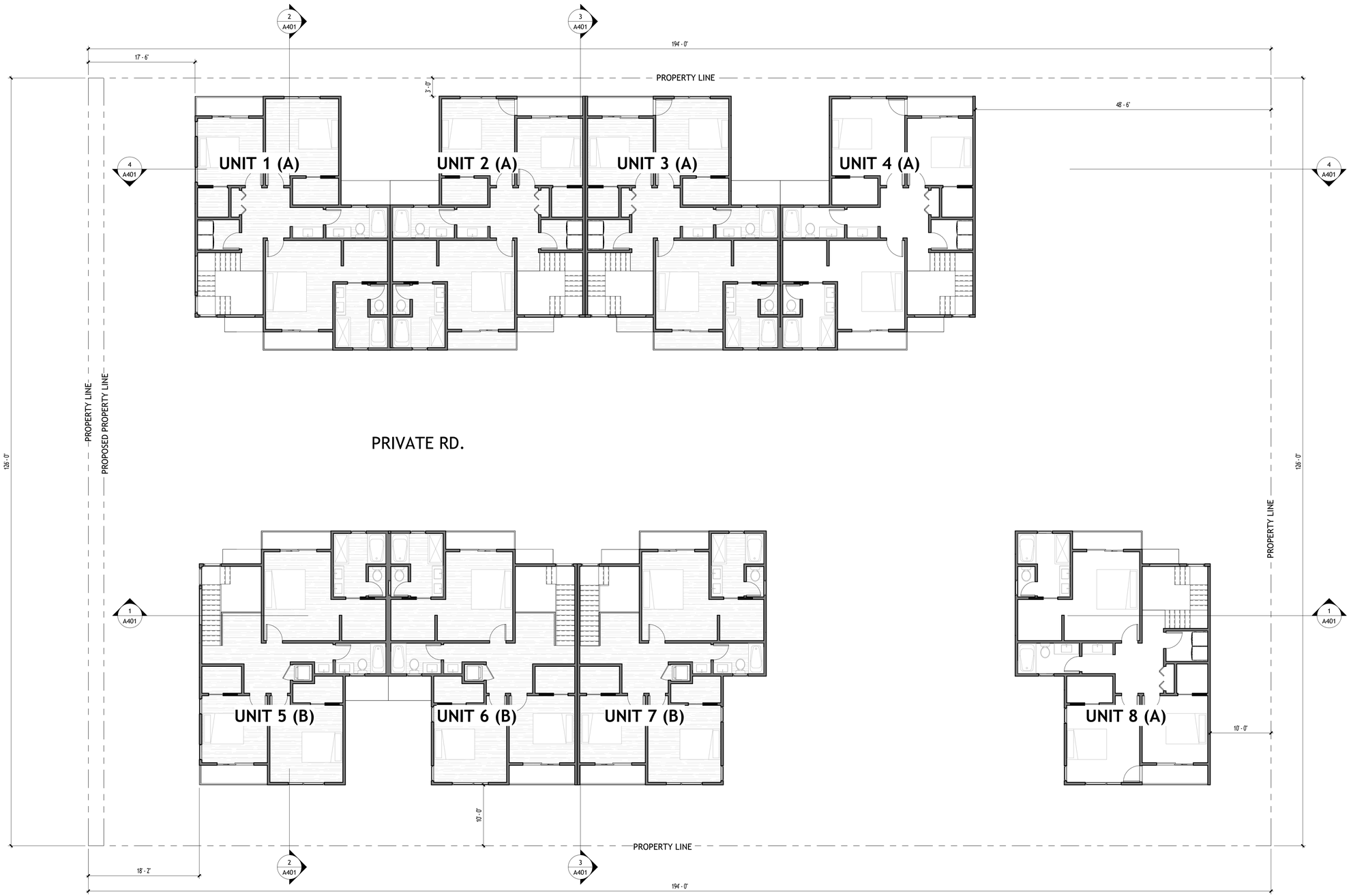
SIERRA GARDENS DEVELOPMENT

310 MT. DIABLO AVE.
TRACY, CA

OVERALL FIRST FLOOR PLAN

A201
1/8" = 1'-0"

7/27/2025 12:08:44 AM



PROJECT DATA

UNITS: TYPE A (5 UNITS)		
FIRST FLR	640	SQ.FT.
SECOND FLR	1,060	SQ.FT.
GARAGE	400	SQ.FT.
PRIVATE OPEN SPACE		
PER UNIT	140	SQ.FT.
TOTAL TYP A UNITS AREA	8,500	SQ.FT.
TOTAL TYPE A UNIT AREA		
INCLUDING GARAGE SPACES	10,500	SQ.FT.

UNITS: TYPE B (3 UNITS)		
FIRST FLR	620	SQ.FT.
SECOND FLR	1,040	SQ.FT.
GARAGE	400	SQ.FT.
PRIVATE SPACE		
PER UNIT	125	SQ.FT.
TOTAL TYPE B UNITS AREA	4,980	SQ.FT.
TOTAL TYPE B UNIT AREA		
INCLUDING GARAGE SPACES	6,180	SQ.FT.

SETBACKS	
FRONT	15'
SIDE	3'
SIDE	10'
BACK	10'

LOT AREA	24,056	SQ.FT.
BUILDABLE AREA	19,097	SQ.FT.
TOTAL CONDITIONED PROPOSED		
BUILDING AREA	13,480	SQ.FT
COVERED AREA	16,680	SQ.FT.
FAR	56%	
LOT COVERAGE	69%	
PRIVATE WAY	5,420	SQ.FT.
WALKWAYS	1,358	SQ.FT.
DRIVEWAYS	970	SQ.FT.
PUBLIC PARKING		
PROVIDED	4	

LANDSCAPE AREA CALCS		
PLANTED AREA	5,900	SQ.FT.
OPEN COMMON SPACE	550	SQ.FT
PRIVATE YARDS	1,075	SQ. FT
TOTAL LANDSCAPE AREA	7,525	SQ.FT.
LANDSCAPE PERCANTAGE	31.28%	

LEGEND

- OPEN COMMON SPACE
- PRIVATE YARD
- LANDSCAPE AREA
- NEW BUILDINGS
- DRIVE WAY
- WALK WAY
- FIRE TRUCK TURN AROUND
- MINI SPLIT MECHANICAL UNITS
- PLAYGROUND

N

WaArchitecture + Design

Wafaa Almahamid
Architect, WELL AP, LEED AP

1984 Heaton Circle
Concord, CA 94520
925-360-0552

wafaa@waa-design.com
www.waa-design.com

SIERRA GARDENS DEVELOPMENT

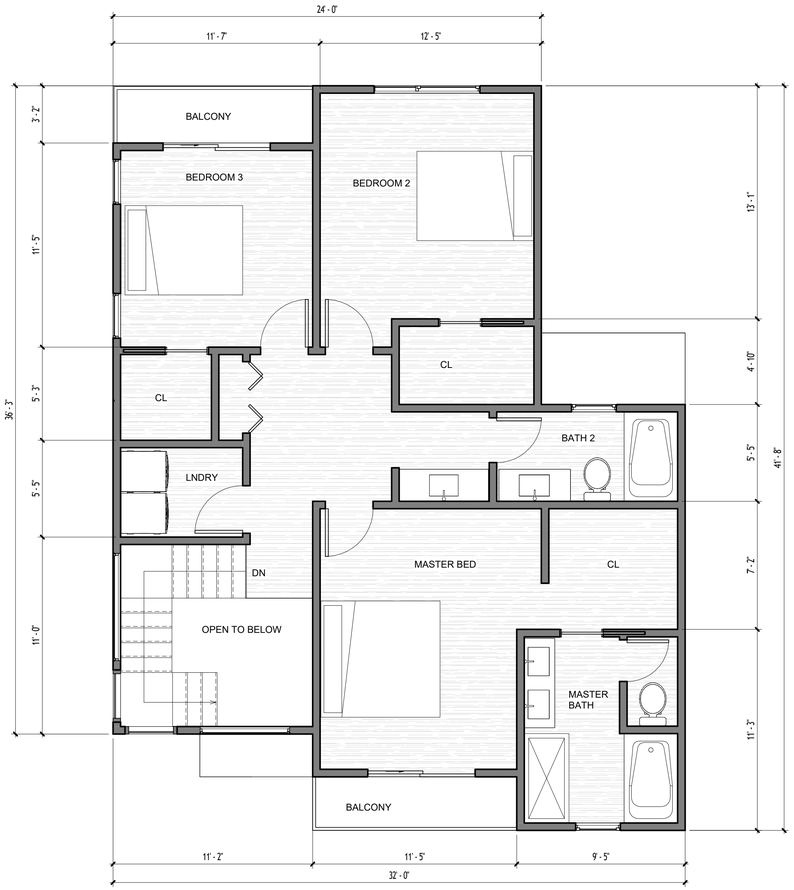
310 MT. DIABLO AVE.
TRACY, CA

OVERALL SECOND FLOOR PLAN

A202
1/8" = 1'-0"

7/27/2025 12:08:45 AM

UNIT A FIRST FLOOR PLAN
640 SQ. FT.
400 SQ. FT. GARAGE



UNIT A SECOND FLOOR PLAN
3 BEDROOMS, 2 BATHS
1060 SQ. FT.

N

WaArchitecture + Design

Wafaa Almahamid
Architect, WELL AP, LEED AP

1984 Heaton Circle
Concord, CA 94520
925-360-0552

wafaa@waa-design.com
www.waa-design.com

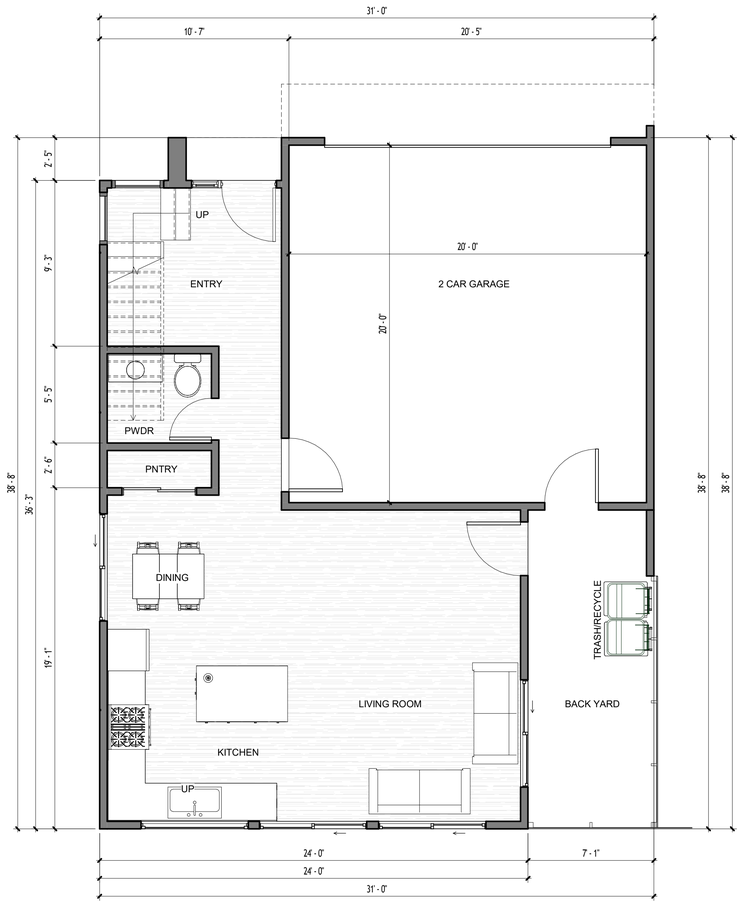
SIERRA GARDENS DEVELOPMENT

310 MT. DIABLO AVE.
TRACY, CA

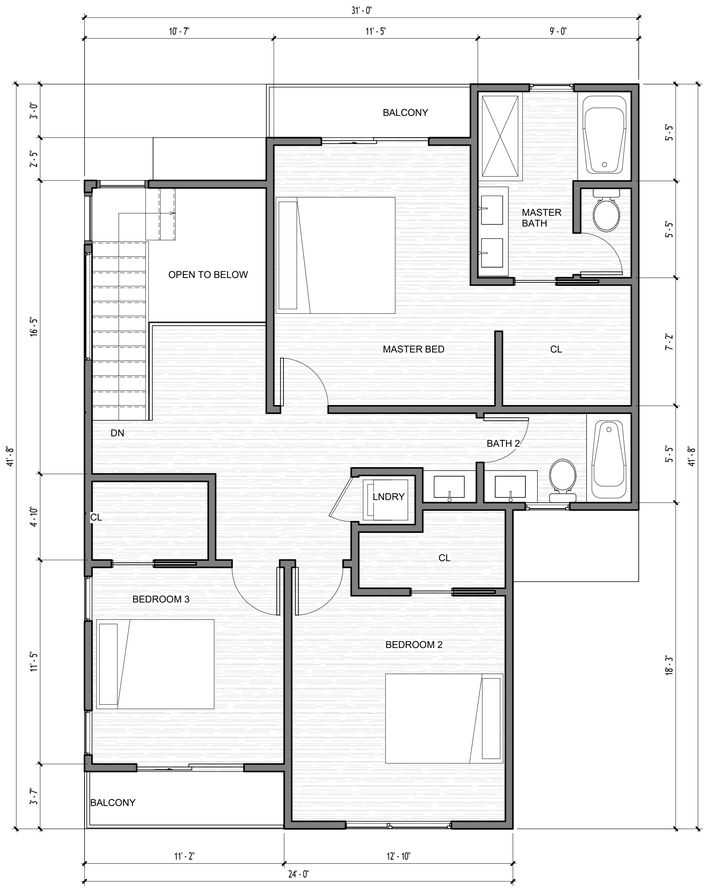
UNIT A PLANS

A203
1/4" = 1'-0"

7/27/2025 12:08:46 AM



UNIT B FIRST FLOOR PLAN
620 SQ. FT.
400 SQ. FT. GARAGE



UNIT B SECOND FLOOR PLAN
3 BEDROOMS, 2 BATHS
1040 SQ. FT.

N

WaArchitecture + Design

Wafaa Almahamid
Architect, WELL AP, LEED AP

1984 Heaton Circle
Concord, CA 94520
925-360-0552

wafaa@waa-design.com
www.waa-design.com

SIERRA GARDENS DEVELOPMENT

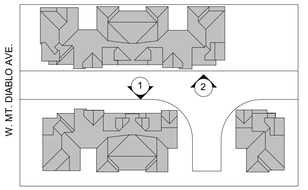
310 MT. DIABLO AVE.
TRACY, CA

UNIT B PLANS

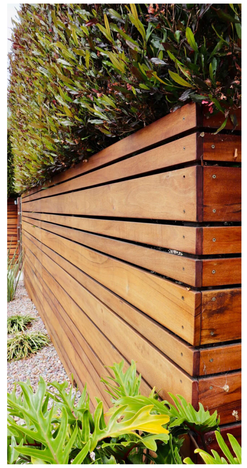
A204
1/4" = 1'-0"

7/27/2025 12:08:47 AM

INTERIOR EAST OVERALL ELEVATION 1
1/8" = 1'-0"



KEY MAP - N.T.S.



PROPOSED FENCING

MATERIAL LEGEND

1. CEMENTITIOUS HORIZONTAL SIDING - PAINTED
2. CEMENTITIOUS VERTICAL SIDING - PAINTED
3. TEXTURED CEMENTITIOUS PANEL VARIOUS DESIGNS- PAINTED
4. TEMPERED GLASS GUARDRAIL SYSTEM
5. CEMENTITIOUS TRIM- PAINTED
6. SHINGLE ROOF- WEATHERED WOOD COLOR
7. GUTTERS AND SHEET METAL- FACTORY PAINTED 24 GA "WEATHERED COPPER" COLOR
8. WINDOWS AND DOORS - WHITE PAINTED OR VINYL
9. STUCCO- SMOOTH TEXTURE
10. MONUMENT SIGN- WATERJET CUT CORTEN STEEL ON CONCRETE BASE
11. REDWOOD FENCE
12. GARAGE DOOR- PAINTED SEAFOAM GREEN
13. GARAGE DOOR- PAINTED PALE BLUE

INTERIOR WEST OVERALL EVELATION 2
1/8" = 1'-0"

Graphic Scale: 1 inch = 8 feet
0 8' 16' 24' 32'

WaArchitecture + Design

Wafaa Almahamid
Architect, WELL AP, LEED AP

1984 Heaton Circle
Concord, CA 94520
925-360-0552

wafaa@waa-design.com
www.waa-design.com

SIERRA GARDENS DEVELOPMENT

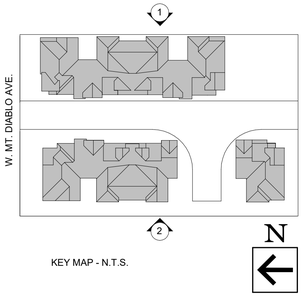
310 MT. DIABLO AVE.
TRACY, CA

ELEVATIONS

A301
As indicated

7/27/2025 12:09:15 AM

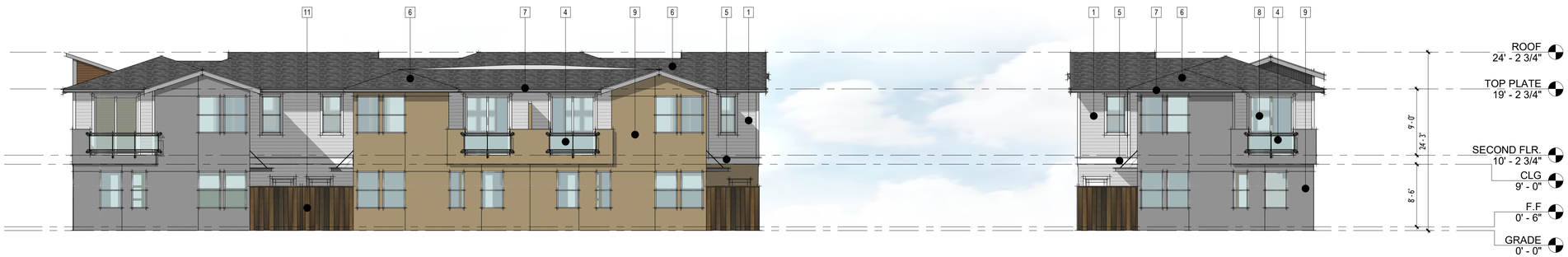
EAST OVERALL ELEVATION 1
1/8" = 1'-0"



KEY MAP - N.T.S.

MATERIAL LEGEND

1	CEMENTITIOUS HORIZONTAL SIDING - PAINTED
2	CEMENTITIOUS VERTICAL SIDING - PAINTED
3	TEXTURED CEMENTITIOUS PANEL VARIOUS DESIGNS- PAINTED
4	TEMPERED GLASS GUARDRAIL SYSTEM
5	CEMENTITIOUS TRIM- PAINTED
6	SHINGLE ROOF- WEATHERED WOOD COLOR
7	GUTTERS AND SHEET METAL- FACTORY PAINTED 24 GA "WEATHERED COPPER" COLOR
8	WINDOWS AND DOORS - WHITE PAINTED OR VINYL
9	STUCCO- SMOOTH TEXTURE
10	MONUMENT SIGN- WATERJET CUT CORTEN STEEL ON CONCRETE BASE
11	REDWOOD FENCE
12	GARAGE DOOR- PAINTED SEAFOAM GREEN
13	GARAGE DOOR- PAINTED PALE BLUE



WEST OVERALL ELEVATION 2
1/8" = 1'-0"

Graphic Scale: 1 inch = 8 feet

0 8' 16' 24' 32'

WaArchitecture + Design

Wafaa Almahamid
Architect, WELL AP, LEED AP

1984 Heaton Circle
Concord, CA 94520
925-360-0552

wafaa@waa-design.com
www.waa-design.com

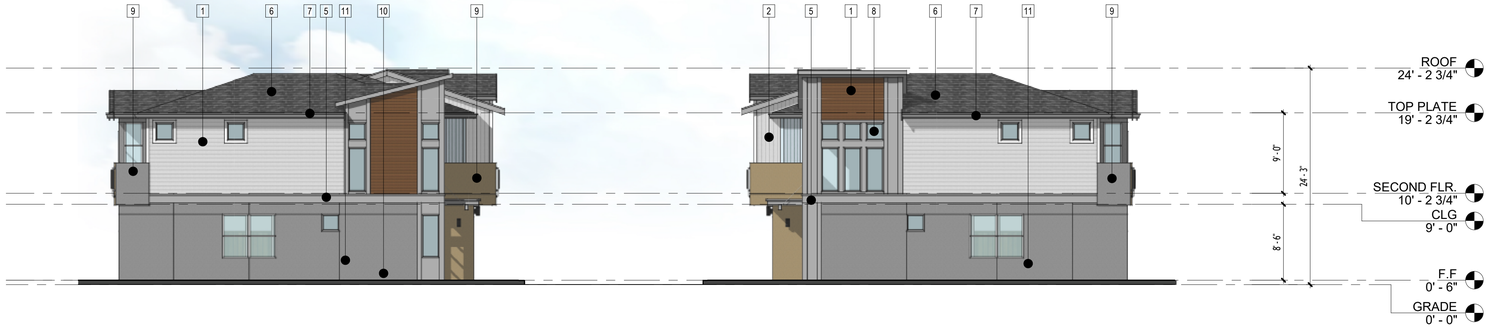
SIERRA GARDENS DEVELOPMENT

310 MT. DIABLO AVE.
TRACY, CA

ELEVATIONS

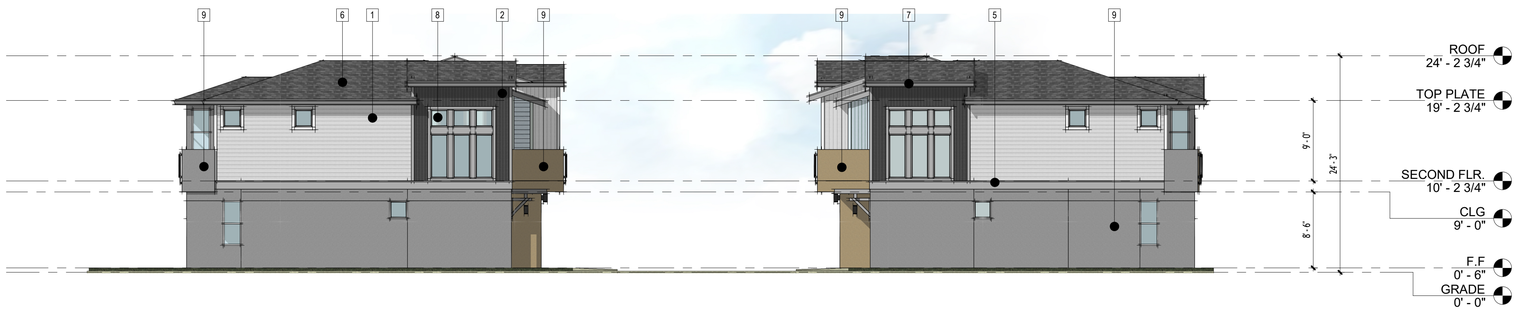
A302
As indicated

7/27/2025 12:09:49 AM



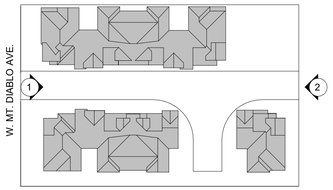
NORTH OVERALL ELEVATION 1

1/8" = 1'-0"



SOUTH OVERALL ELEVATION 2

1/8" = 1'-0"



KEY MAP - N.T.S.

MATERIAL LEGEND

1. CEMENTITIOUS HORIZONTAL SIDING - PAINTED
2. CEMENTITIOUS VERTICAL SIDING - PAINTED
3. TEXTURED CEMENTITIOUS PANEL VARIOUS DESIGNS- PAINTED
4. TEMPERED GLASS GUARDRAIL SYSTEM
5. CEMENTITIOUS TRIM- PAINTED
6. SHINGLE ROOF- WEATHERED WOOD COLOR
7. GUTTERS AND SHEET METAL- FACTORY PAINTED 24 GA "WEATHERED COPPER" COLOR
8. WINDOWS AND DOORS - WHITE PAINTED OR VINYL
9. STUCCO- SMOOTH TEXTURE
10. MONUMENT SIGN- WATERJET CUT CORTEN STEEL ON CONCRETE BASE
11. REDWOOD FENCE
12. GARAGE DOOR- PAINTED SEAFOAM GREEN
13. GARAGE DOOR- PAINTED PALE BLUE

Graphic Scale: 1 inch = 8 feet

0 8' 16' 24' 32'

WaArchitecture + Design

Wafaa Almahamid
Architect, WELL AP, LEED AP

1984 Heaton Circle
Concord, CA 94520
925-360-0552

wafaa@waa-design.com
www.waa-design.com

SIERRA GARDENS DEVELOPMENT

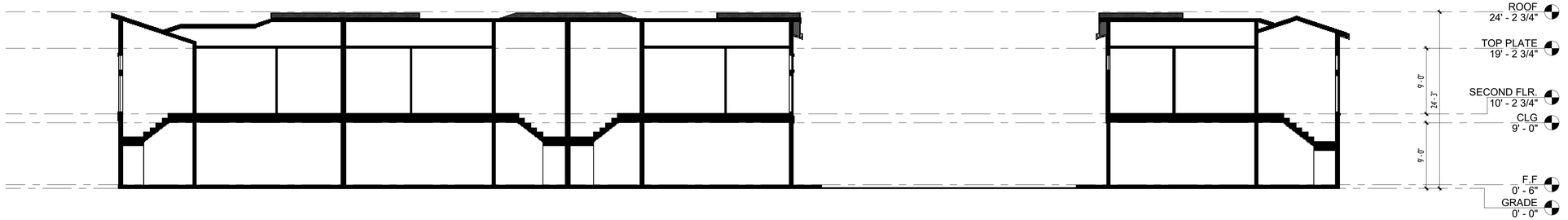
310 MT. DIABLO AVE.
TRACY, CA

ELEVATIONS

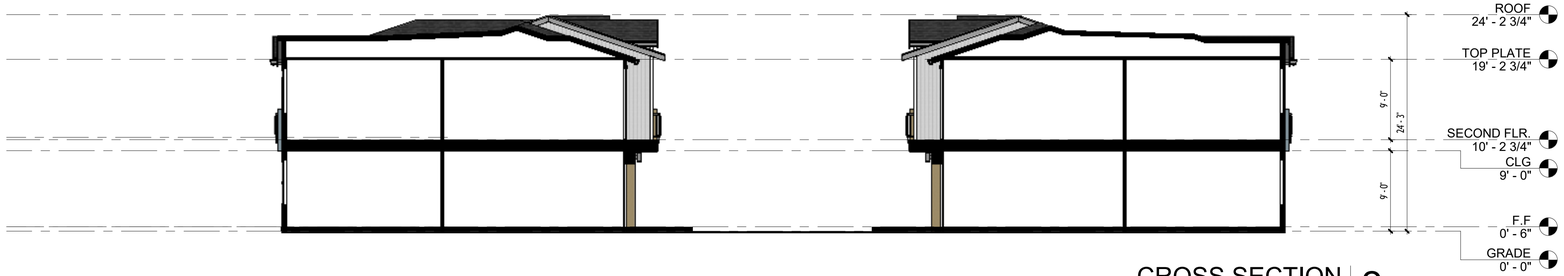
A303

As indicated

7/27/2025 12:10:04 AM

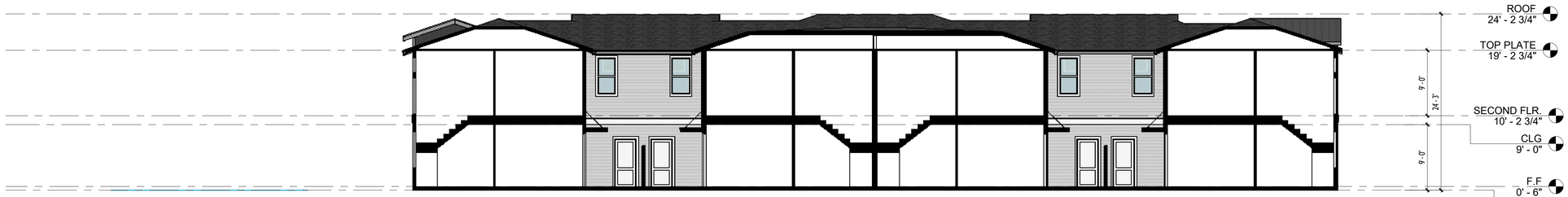


SECTION THROUGH THE WEST DEVELOPEMENT 1
1/8" = 1'-0"



CROSS SECTION 2
1/8" = 1'-0"

CROSS SECTION 3
1/8" = 1'-0"



SECTION THROUGH THE EAST DEVELOPMENT 4
1/8" = 1'-0"

WaArchitecture + Design

Wafaa Almahamid
Architect, WELL AP, LEED AP

1984 Heaton Circle
Concord, CA 94520
925-360-0552

wafaa@waa-design.com
www.waa-design.com

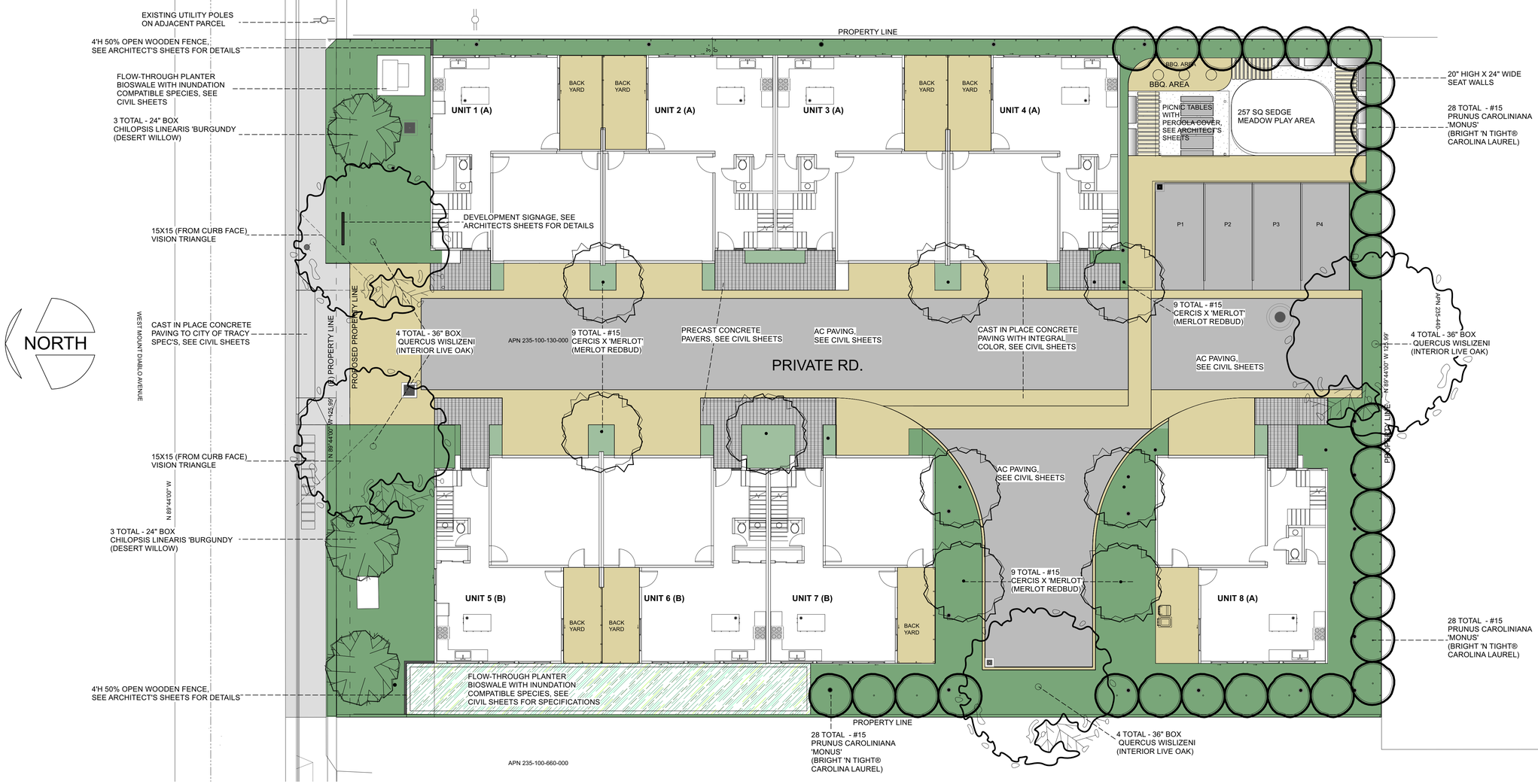
SIERRA GARDENS DEVELOPMENT

310 MT. DIABLO AVE.
TRACY, CA

SECTIONS

A401
1/8" = 1'-0"

7/27/2025 12:10:06 AM



PROJECT DESIGN OBJECTIVES NARRATIVE

1.) THE OBJECTIVES OF THE PROPOSED LANDSCAPE DESIGN ARE TWO FOLD;
A.) TIE THE ARCHITECTURAL ELEMENTS TOGETHER BY USING SIMILAR COLORS AND TEXTURES IN THE CONSTRUCTED LANDSCAPE AS IN THE ARCHITECTURAL BUILDING MATERIALS.
B.) GROUND THE ARCHITECTURAL ELEMENTS IN TO THE SITE BY USING APPROPRIATELY SCALED PLANT MATERIALS WITH TEXTURE AND MOVEMENT, A GREEN FOIL TO THE EARTH TONES OF THE BUILDING MATERIALS.

2.) THE PAVING INCORPORATES HIGH ALBEDO SURFACES WHERE APPLICABLE (AND COST-EFFECTIVE) WITH PERVIOUS SURFACES WHERE THEY CAN BE SAFELY INCORPORATED. SEE CIVIL SHEETS FOR DETAILS

3.) SITE FEATURES IN THE WEST SIDE COMMON AREA INCLUDE A SMALL DROUGHT-TOLERANT PLAY MEADOW FOR CHILDREN WITH BUILT-IN SEATING FOR PARENTS. A GATHERING SPACE ON THE EAST SIDE COMMON AREA WOULD BE FOR NEIGHBORHOOD GATHERINGS AND OWNERS PRIVATE USE. A SCREEN OF SMALL-SCALE TREES WILL PROVIDE SEPARATION FROM THE STREET WHILE CONTRIBUTING SHADE TO THE SIDEWALK. BOTH AREAS WILL HAVE ENCLOSING FENCES AND GATES TO FURTHER THE SENSE OF PRIVACY.

4.) PLANTING IS OF A LOW MAINTENANCE NATURE WITH 90% WUCOLS RATED LOW WATER USE MATERIALS. THE PROPERTY FRONTAGE IS SCREENED FROM THE STREET WITH SMALL-SCALE TREES THAT ARE SUITABLE UNDER THE UTILITY LINES ADJACENT TO THE PROPERTY. THE TWO OPEN APERTURES BETWEEN THE ARCHITECTURE IN THE REAR OF THE PROPERTY WILL BE SCREENED WITH THE NATIVE INTERIOR LIVE OAK. OTHERWISE THE PLANTING DESIGN WILL PROVIDE YEAR-ROUND INTEREST BEING BASED ON FORM AND TEXTURE FIRST WITH OCCASIONAL BLOOMS TO PROVIDE SEASONAL INTEREST.

GENERAL AND SPECIFIC MODEL WATER EFFICIENT LANDSCAPE ORDINANCE NOTES:

1.) PERMIT SCOPE OF WORK IS TO SATISFY THE CALIFORNIA STATE DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE, TITLE 24, PART 11, CHAPTERS 4 AND 5.

2.) REFER TO CIVIL ENGINEERING SHEETS FOR GRADING, DRAINAGE, AND EROSION CONTROL, AS WELL AS IMPERVIOUS SURFACE CALCULATIONS.

3.) A LANDSCAPE IRRIGATION AUDIT IS REQUIRED. THIS AUDIT MUST BE COMPLETED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR, NOT THE DESIGNER OR INSTALLER. THE AUDIT MUST BE SUBMITTED TO THE BUILDING DEPARTMENT, WITH A CERTIFICATE OF COMPLETION (APPENDIX C) AS REQUIRED BY THE DEPARTMENT OF WATER RESOURCES, PRIOR TO SCHEDULING A FINAL INSPECTION OF THE WATER EFFICIENT LANDSCAPE PERMIT.

4.) Z-BEST OMRI CERTIFIED COMPOST (OR APPROVED ALTERNATE STABILIZED ORGANIC MATTER) AT A RATE OF SIX CUBIC YARDS PER 1,000 SQUARE FEET OF PLANTING AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO THE PREPARED AND UNCOMPACTED SOILS.

5.) A COPY OF THE SOIL ANALYSIS REPORT WILL ALSO BE SUBMITTED TO THE CITY OF TRACY BUILDING DEPARTMENT AS PART OF THE CERTIFICATE OF COMPLETION.

6.) PLANT-TYPE RESTRICTION, THE WELO "PRESCRIPTIVE APPROACH" (APPENDIX D) OPTION HAS BEEN SELECTED FOR THIS PROJECT:
+LANDSCAPE DOES NOT INCLUDE HIGH-WATER-USE PLANTS, NOR TURF.
+AT LEAST 80 PERCENT OF THE TOTAL LANDSCAPE AREA ARE LOW-WATER USE OR CALIFORNIA NATIVE PLANTS PER STATE DEPARTMENT OF WATER RESOURCES WUCOLS IV EDITION.
+WUCOLS DESIGNATION IS THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" IV EDITION.
+HYDRO-ZONES MAP ONTO IRRIGATION VALVES CIRCUITS, SEE SHEET IRRIGATION SYSTEM DESIGN ONCE COMPLETED.
+PLANTS HAVE BEEN CHOSEN AND ARRANGED APPROPRIATELY BASED UPON THE SITE'S CLIMATE, SOIL CHARACTERISTICS, SUN EXPOSURE, AND OTHER FACTORS. PLANTS WITH SIMILAR WATER NEEDS HAVE BEEN GROUPED WITHIN HYDROZONES.

7.) A MINIMUM 3" LAYER OF DOUBLE-GRIND RECYCLED WOOD CHIP (AKA PREMIUM ARBOR MULCH) MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS. CONTRACTOR TO PROVIDE PHYSICAL SAMPLES FOR APPROVAL PRIOR TO DELIVERY TO SITE.

8.) THE LANDSCAPE AND IRRIGATION PLANS COMPLY WITH THE CALIFORNIA STATE DWR MWELO CODE FOR THE PRESCRIPTIVE APPROACH.

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPE ORDINANCE AND APPLIED THEM TO THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

SIGNATURE — JUNE 15TH, 2025 — DATE

DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE DESIGNER. THE DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT CONSENT OF LANDSCAPE DESIGNER.

IF THIS DRAWING IS NOT 24"X36", THEN THE DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE. NOTED SCALES MUST BE ADJUSTED. THIS LINE SHOULD BE EQUAL TO ONE INCH

CONTACT 811 BEFORE YOU DIG — 811 — SAFE-DIGGING PARTNER

FLD
Forbes Land Design
NicholasThayer@icloud.com
707-362-0680 310 N School St
Ukiah, CA 95482
Ca Lic. A1574.001

Proposed Development
310 West Mnt. Diablo Ave
Tracy, CA 95376
APN 235-100-130-000

notes:

drawing schedule:

L.1 - Landscape Site Layout
L.2 - Paving + Planting Layout
L.3 - Tree Planting
L.4 - Planting Layout
L.5 - Plant Material Images
L.6 - Plant Legend + Paving Images
L.7 - MWELO Checklist
L.8 - Landscape Lighting

drawing:

L1
Landscape Site Layout Plan
+ Project Notes

date: June 15th, 2025

scale: 1" = 10'

sheet: 1 of 8

drawn by: NFT

PAVING AND SURFACE LEGEND

SCALE: 1/8" = 1'

- 3,635 SF POURED IN PLACE CONCRETE FLATWORK PAVING, CONSULT CIVIL SHEETS FOR VERTICAL CONCRETE CURBS AND GUTTERS, CONCRETE TO HAVE INTEGRAL COLOR, COLOR SHALL BE DAVIS COLORS BRAND 'SANDSTONE' 3/4 LBS. #5237
- 429 SF STABILIZED DECOMPOSED GRANITE PAVING
- 5,282 SF PLANTING AREAS, SEE SHEETS L5 AND L6 ALL SPECIES ARE WUCOLS DESIGNATED 'LOW' WATER USE PLANT FACTOR 0.2 TO 0.3
- 600 SF FLOW THROUGH PLANTER PLANTING AREA, SEE PLANTING SHEET FOR SPECIES AND DISTRIBUTION, SEE CIVIL SHEETS FOR ALL OTHER DETAILS
- 704 SF SEGMENTED PRECAST CONCRETE PAVER PAVING, PAVERS SHALL BE BASALITE BRAND 2.87"W X 17.64"L X 3.94"H 'PLANK PAVER' IN 'OAKHURST' COLOR WITH SHOT BLAST SURFACE TREATMENT, TO BE INSTALLED PER ICPI TECHNICAL SPECIFCIATION #2
- 4,648 (ESTIMATED) SF TOTAL ASPHALTIC CONCRETE PAVING PER CIVIL ENGINEERS SPECIFICATION, CONSULT CIVIL SHEETS FOR DETAIL AND ACCURATE SQUARE FOOTAGE
- 257 SF SEDGE MEADOW PLAY AREA, CAREX TUMULICOLA (BERKELEY SEDGE), SEE SHEETS L6, WUCOLS DESIGNATED 'LOW' WATER USE PLANT FACTOR 0.2 TO 0.3

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPE ORDINANCE AND APPLIED THEM TO THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

SIGNATURE — JUNE 15TH, 2025 — DATE

DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE DESIGNER. THE DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT CONSENT OF LANDSCAPE DESIGNER.

IF THIS DRAWING IS NOT 24"X36", THEN THE DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE. NOTED SCALES MUST BE ADJUSTED. THIS LINE SHOULD BE EQUAL TO ONE INCH

CONTACT 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

FLD
Forbes Land Design
NicholasThayer@icloud.com
707-362-0680 310 N School St
Ukiah, CA 95482
Ca Lic. A1574.001

Proposed Development
310 West Mnt. Diablo Ave
Tracy, CA 95376
APN 235-100-130-000

notes:
-See sheet L1 for surface quanities of paving and planting

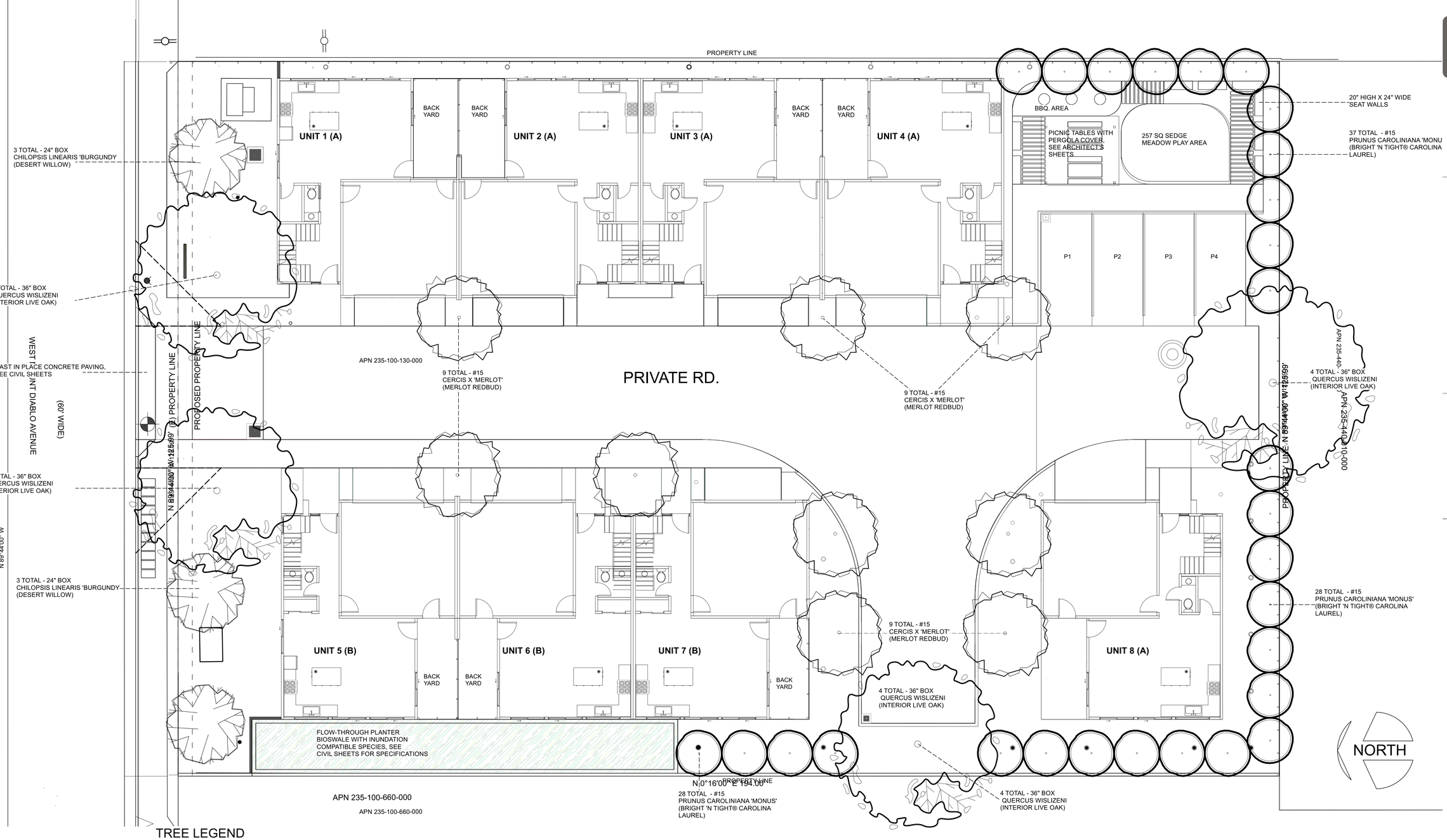
drawing schedule:

L1 - Landscape Site Layout
L2 - Paving + Planting Layout
L3 - Tree Planting
L4 - Planting Layout
L5 - Plant Material Images
L6 - Plant Legend + Paving Images
L7 - MWELO Checklist
L8 - Landscape Lighting

drawing:

L2
Paving + Planting Layout Plan

date: June 15th, 2025
scale: 1/8" = 1'
sheet: 2 of 8
drawn by: NFT



TREE LEGEND

SCALE: 1/8" = 1'

4 TOTAL - 36" BOX QUERCUS WISLIZENI (INTERIOR LIVE OAK)
WUCOLS DESIGNATED 'LOW' WATER USE PLANT FACTOR 0.2 TO 0.3
SEE SHEET L5 FOR PLANT IMAGES

3 TOTAL - 24" BOX CHILOPSIS LINEARIS 'BURGUNDY (DESERT WILLOW)
WUCOLS DESIGNATED 'LOW' WATER USE PLANT FACTOR 0.2 TO 0.3
SEE SHEET L5 FOR PLANT IMAGES

9 TOTAL - #15 CERCIS X 'MERLOT' (MERLOT REDBUD)
WUCOLS DESIGNATED 'LOW' WATER USE PLANT FACTOR 0.2 TO 0.3
SEE SHEET L5 FOR PLANT IMAGES

28 TOTAL - #15 PRUNUS CAROLINIANA 'MONUS' (BRIGHT 'N TIGHT® CAROLINA LAUREL)
WUCOLS DESIGNATED 'MEDIUM' WATER USE PLANT FACTOR 0.4 TO 0.5
SEE SHEET L5 FOR PLANT IMAGES

NOTE:
SEE SHEET L5 FOR IMAGES OF PLANT MATERIALS,
SEE SHEET L6 FOR QUANITY AND QUALITY TABLE

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPE ORDINANCE AND APPLIED THEM TO THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

SIGNATURE — JUNE 15TH, 2025 — DATE

DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE DESIGNER. THE DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT CONSENT OF LANDSCAPE DESIGNER.

IF THIS DRAWING IS NOT 24"X36", THEN THE DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE. NOTED SCALES MUST BE ADJUSTED. THIS LINE SHOULD BE EQUAL TO ONE INCH

CONTACT 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

FLD
Forbes Land Design
NicholasThayer@icloud.com
707-362-0680 310 N School St
Ukiah, CA 95482
Ca Lic. A1574.001

Proposed Development
310 West Mnt. Diablo Ave
Tracy, CA 95376
APN 235-100-130-000

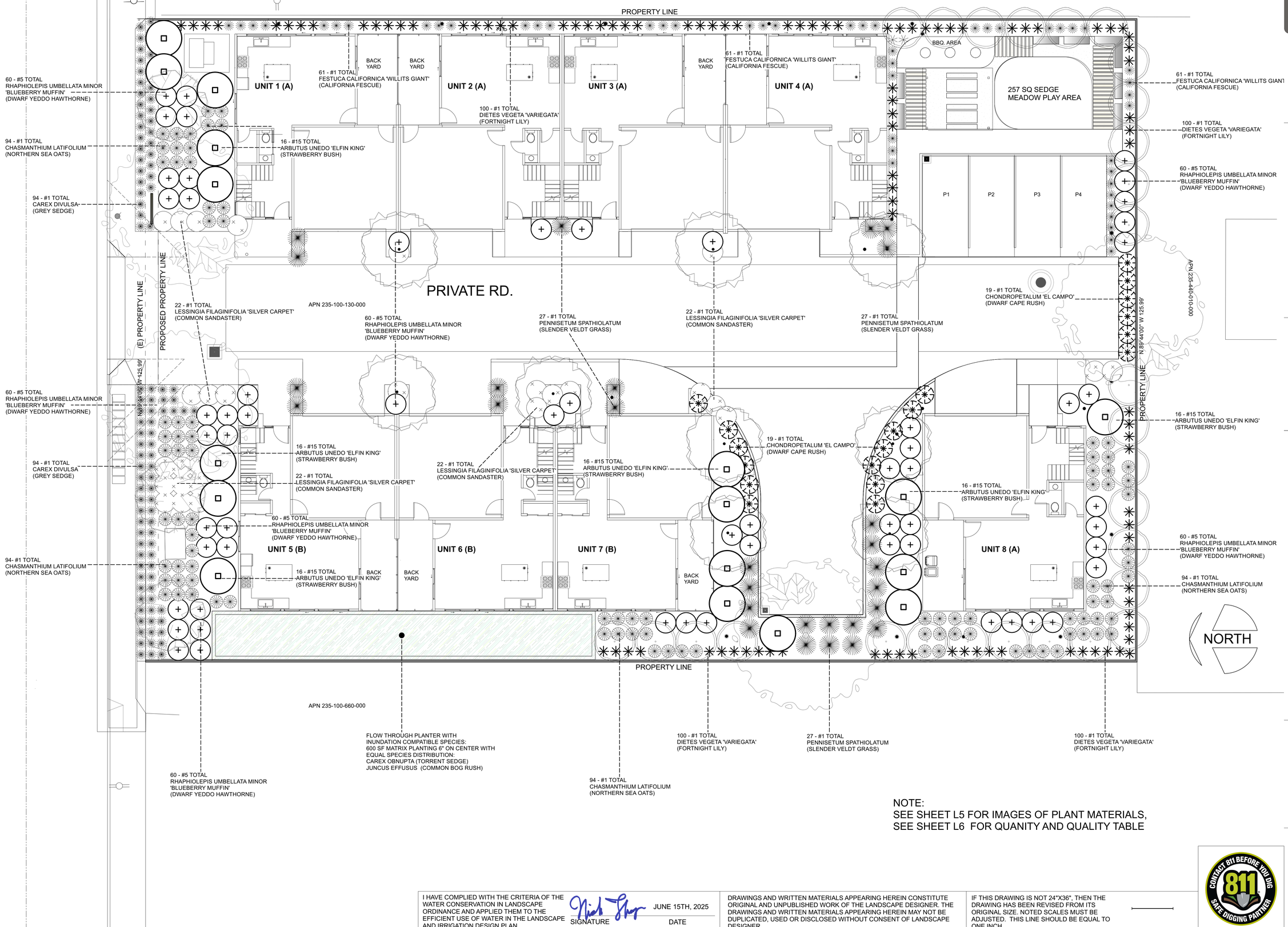
notes:
-See sheet L1 for surface quanities of paving and planting

drawing schedule:

L1 - Landscape Site Layout
L2 - Paving + Planting Layout
L3 - Tree Planting
L4 - Planting Layout
L5 - Plant Material Images
L6 - Plant Legend + Paving Images
L7 - MWELO Checklist
L8 - Landscape Lighting

drawing:
L3
Tree Planting
Plan

date: June 15th, 2025
scale: 1/8" = 1'
sheet: 3 of 8
drawn by: NFT



NOTE:
SEE SHEET L5 FOR IMAGES OF PLANT MATERIALS,
SEE SHEET L6 FOR QUANITY AND QUALITY TABLE

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPE ORDINANCE AND APPLIED THEM TO THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

SIGNATURE

JUNE 15TH, 2025
DATE

DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE DESIGNER. THE DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT CONSENT OF LANDSCAPE DESIGNER.

IF THIS DRAWING IS NOT 24"X36", THEN THE DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE. NOTED SCALES MUST BE ADJUSTED. THIS LINE SHOULD BE EQUAL TO ONE INCH

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

FLD
Forbes Land Design
NicholasThayer@icloud.com
707-362-0680 310 N School St
Ukiah, CA 95482
Ca Lic. A1574.001

Proposed Development
310 West Mnt. Diablo Ave
Tracy, CA 95376
APN 235-100-130-000

notes:
-See sheet L1 for surface quanities of paving and planting

drawing schedule:

L1 - Landscape Site Layout
L2 - Paving + Planting Layout
L3 - Tree Planting
L4 - Planting Layout
L5 - Plant Material Images
L6 - Plant Legend + Paving Images
L7 - MWELO Checklist
L8 - Landscape Lighting

drawing:

L4
Landscape Planting Plan

date: June 15th, 2025
scale: 1/8" = 1'
sheet: 4 of 8
drawn by: NFT

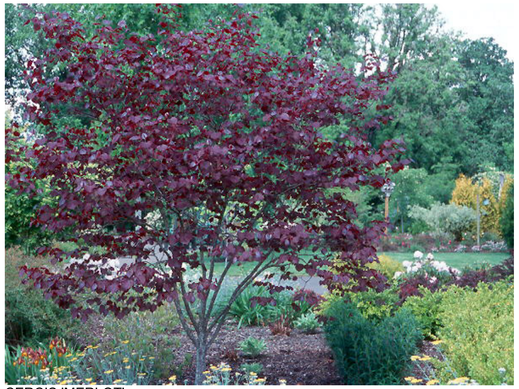
PLANT MATERIAL HIGHLIGHT IMAGES:

QUERCUS WISLIZENI
(INTERIOR LIVE OAK)

PRUNUS CAROLINIANA 'MONUS'
('BRIGHT 'N TIGHT' CAROLINA LAUREL)

CHONDROPETALUM 'EL CAMPO'
(DWARF CAPE RUSH)

CHASMANTHIUM LATIFOLIUM
(NORTHERN SEA OATS)



CERCIS 'MERLOT'
('MERLOT' REDBUD)

ARBUTUS UNEDO 'EIFIN KING'
(STRAWBERRY BUSH)

PENNISETUM SPATHIOLATUM
(SLENDER VELDT GRASS)

LESSINGIA FILAGINIFOLIA 'SILVER CARPET'
(COMMON SANDASTER)

Chilopsis linearis 'Burgundy'
(Desert Willow)

RHAPHIOLEPIS 'BLUEBERRY MUFFIN'
(DWARF YEDDO HAWTHORNE)

DIETES VEGETA 'VARIEGATA'
(FORTNIGHT LILY)

MEADOW PLAY AREA OF CAREX TUMULICOLA
(BERKELEY SEDGE)

FLD

Forbes Land Design

NicholasThayer@icloud.com

707-362-0680 310 N School St

Ukiah, CA 95482

Ca Lic. A1574.001

Proposed Development

310 West Mnt. Diablo Ave

Tracy, CA 95376

APN 235-100-130-000

notes:

drawing schedule:

L1 - Landscape Site Layout
L2 - Paving + Planting Layout
L3 - Tree Planting
L4 - Planting Layout
L5 - Plant Material Images
L6 - Plant Legend + Paving Images
L7 - MWELO Checklist
L8 - Landscape Lighting

drawing:

L.5
Plant Material
Images

date: June 15th, 2025

scale: nts

sheet: 5 of 8

drawn by: NFT

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPE ORDINANCE AND APPLIED THEM TO THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

SIGNATURE

JUNE 15TH, 2025

DATE

DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE DESIGNER. THE DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT CONSENT OF LANDSCAPE DESIGNER.

IF THIS DRAWING IS NOT 24"X36", THEN THE DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE. NOTED SCALES MUST BE ADJUSTED. THIS LINE SHOULD BE EQUAL TO ONE INCH

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

TREE, SHRUB, AND PERENNIAL TABLE - QUANTITY TOTALS FROM SHEETS L3 AND L4

SYMBOL (NTS)	BOTANIC & COMMON NAME	CONTAINER SIZE	QUANTITY TOTAL	WUCOLS VALUE FOR REGION #1	GROWTH RATE	MATURE SIZE	CANOPY COVERAGE
	QUERCUS WISLIZENI (INTERIOR LIVE OAK)	36" BOX	4	'LOW', PLANT FACTOR 0.2 TO 0.3	MODERATE-QUICK	35'W X 45'H	650 SF
	CERCIS X 'MERLOT' (MERLOT REDBUD)	#15 CONTAINER	9	'LOW', PLANT FACTOR 0.2 TO 0.3	QUICK	18'W X 18'H	160 SF
	CHILOPSIS LINEARIS 'BURGUNDY (DESERT WILLOW)	#15 CONTAINER	3	'LOW', PLANT FACTOR 0.2 TO 0.3	QUICK	12'W X 16'H	65 SF
	PRUNUS CAROLINIANA 'MONUS' (BRIGHT 'N TIGHT CAROLINA LAUREL)	#15 CONTAINER	28	'LOW', PLANT FACTOR 0.2 TO 0.3	MODERATE	6'W X 15'H	20 SF
	ARBUTUS UNEDO 'OKTOBERFEST' (STRAWBERRY BUSH)	#15 CONTAINER	15	'LOW', PLANT FACTOR 0.2 TO 0.3	MODERATE	9'W X 7'H	60 SF
	RHAPHIOLEPIS UMBELLATA MINOR 'BLUEBERRY MUFFIN' (DWARF YEDDO HAWTHORNE)	#5 CONTAINER	60	'LOW', PLANT FACTOR 0.2 TO 0.3	MODERATE	4'W X 4'H	12 SF
	CHONDROPETALUM 'EL CAMPO' (DWARF CAPE RUSH)	#1 CONTAINER	19	'LOW', PLANT FACTOR 0.2 TO 0.3	QUICK	3'W X 3'H	N/A
	LESSINGIA FILAGINIFOLIA 'SILVER CARPET' (COMMON SANDASTER)	#1 CONTAINER	22	'LOW', PLANT FACTOR 0.2 TO 0.3	QUICK	4'W X 1'H	N/A
	DIETES VEGETA 'VARIEGATA' (FORTNIGHT LILY)	#1 CONTAINER	100	'LOW', PLANT FACTOR 0.2 TO 0.3	MODERATE	2'W X 3'H	N/A
	FESTUCA CALIFORNICA 'WILLITS GIANT' (CALIFORNIA FESCUE)	#1 CONTAINER	61	'LOW', PLANT FACTOR 0.2 TO 0.3	MODERATE	4'W X 5'H	N/A
	PENNISETUM SPATHIOLATUM (SLENDER VELDT GRASS)	#1 CONTAINER	27	'LOW', PLANT FACTOR 0.2 TO 0.3	QUICK	4'W X 3'H	N/A
	CHASMANTHIUM LATIFOLIUM (NORTHERN SEA OATS)	#1 CONTAINER	94	'LOW', PLANT FACTOR 0.2 TO 0.3	QUICK	4'W X 3'H	N/A
	CAREX DIVULSA (GREY SEDGE)	#1 CONTAINER	94	'LOW', PLANT FACTOR 0.2 TO 0.3	QUICK	2'W X 2'H	N/A
	CAREX TUMULICOLA (BERKELEY SEDGE)	#32 TRAY PLUGS	257 SF 6" O.C.	'LOW', PLANT FACTOR 0.2 TO 0.3	QUICK	18"W X 2'H	N/A
	CAREX OBNUPTA (TORRENT SEDGE) JUNCUS EFFUSUS (COMMON BOG RUSH)	#32 TRAY PLUGS	600 SF 6" O.C.	N/A BIORENTION AREA	QUICK	18"W X 2'H	N/A

IMAGES OF PAVING MATERIALS FROM LAYOUT PLAN

'SANDSTONE' DAVIS COLOR INTEGRAL COLOR FOR POURED IN PLACE CONCRETE WITH SAND FINISH:

3X18X3 'PLANK PAVER' FROM BASALITE BRAND, 'OAKHURST' COLOR:

PERVIOUS STABILIZED DECOMPOSTED GRANITE PAVING:

FLD

Forbes Land Design

NicholasThayer@icloud.com

707-362-0680 310 N School St

Ukiah, CA 95482

Ca Lic. A1574.001

Proposed Development

310 West Mnt. Diablo Ave

Tracy, CA 95376

APN 235-100-130-000

notes:

drawing schedule:

L1 - Landscape Site Layout
L2 - Paving + Planting Layout
L3 - Tree Planting
L4 - Planting Layout
L5 - Plant Material Images
L6 - Plant Legend + Paving Images
L7 - MWELO Checklist
L8 - Landscape Lighting

drawing:

L6
Plant Legend &
Paving Images

date: June 15th, 2025

scale: nts

sheet: 6 of 8

drawn by: NFT

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPE ORDINANCE AND APPLIED THEM TO THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

SIGNATURE

JUNE 15TH, 2025

DATE

DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE DESIGNER. THE DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT CONSENT OF LANDSCAPE DESIGNER.

IF THIS DRAWING IS NOT 24"X36", THEN THE DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE. NOTED SCALES MUST BE ADJUSTED. THIS LINE SHOULD BE EQUAL TO ONE INCH

CONTACT 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER

OUTDOOR WATER USE EFFICIENCY CHECKLIST

RESIDENTIAL OUTDOOR WATER USE EFFICIENCY CHECKLIST
To Be Completed by Applicant

I certify that the subject project meets the specified requirements of the Water Conservation in Landscaping Ordinance

Signature [signature] Date JUNE 16TH, 2024

Project Information

☑ New Construction ❑ Rehabilitated ❑ Other:

❑ Single Family ☑ Multi-Family ❑ Commercial ❑ Institutional ❑ Irrigation only ❑ Industrial ❑ Other:

Applicant Name (print): NICHOLAS THAYER Contact Phone #: (707) 362-0680

			Agency Review (Pass)	Agency Review (Fail)
Project Site Address:	310 WEST MNT. DIABLO AVE TRACY, CA 95376			
Project Area (sq.ft. or acre):	24,442 SF # of Units: 8 + 2 ADUS	# of Meters: 1		
For a single-family project, or a single-family development project, enter this information on an average, per unit basis. For all other projects, input an aggregate value for the entire project.	Total Landscape Area (sq.ft.):	5,282 SF SF	❑	❑
	Turf Irrigated Area (sq.ft.):	0 SF	❑	❑
	Non-Turf Irrigated Area (sq.ft.):	5,282 SF	❑	❑
	Irrigated Special Landscape Area (SLA) (sq.ft.):	0 SF	❑	❑
	Water Feature Surface Area (sq.ft.):	0 SF		

Landscape Parameter	Requirements	Project Compliance		
Plant Material	Low water using plants are installed for at least 80% of plant area	☑ Yes ❑ No, See Special Landscape Area and/or Recycled Water Area	❑	❑
Turf	No turf proposed LOW WATER MEADOW	☑ Yes ❑ No, See Water Budget	❑	❑
	There is no turf in parkways < 10 feet wide	☑ Yes ❑ No, if adjacent to a parking strip	❑	❑
	All turf is planted on slopes< 25%	❑ Yes NO TURF	❑	❑
Hydrozones	Plants are grouped by Hydrozones	☑ Yes 100% LOW WATER USE	❑	❑
Compost	At least 4 cubic yards per 1,000 sq ft to a depth of 6 inches	☑ Yes ❑ No, See Soil Test	❑	❑
Mulch	At least 3-inches of mulch on exposed soil surfaces	☑ Yes	❑	❑
Irrigation System	Use of automatic irrigation controllers that use evapotranspiration or soil moisture sensor data and utilize a rain sensor	☑ Yes	❑	❑
	Irrigation controllers do not lose programming data when power source is interruptec	☑ Yes	❑	❑
	Irrigation system includes pressure regulators	☑ Yes	❑	❑
	Manual shut-off valves are installed near the connection to the water supply	☑ Yes	❑	❑
	All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher	☑ Yes	❑	❑
	Areas < 10 feet shall be irrigated with subsurface irrigation	☑ Yes ❑ No, but there is no runoff or overspray	❑	❑
Metering	Separate irrigation meter	☑ Yes ❑ No, not required if < 5,000 sq ft	❑	❑
Swimming Pools / Spas	Cover highly recommendec	❑ Yes ☑ No, not required	❑	❑
Water Features	Recirculating	❑ Yes	❑	❑

OUTDOOR WATER USE EFFICIENCY CHECKLIST

Documentation (per section 492.3)	Project Information	☑ Yes	❑	❑
	Water Efficient Landscape Worksheet (optional if no turf and 80% native, low water use plants)	☑ Prepared by professional	❑	❑
	Soil Management Report (optional if < 2,500 sq ft of landscape area)	☑ Prepared by professional	❑	❑
	Landscape Design Plan (optional if < 2,500 sq ft of landscape area)	☑ Prepared by professional	❑	❑
	Irrigation Design Plan (optional if < 2,500 sq ft of landscape area)	☑ Prepared by professional	❑	❑
	Grading Design Plan (optional if < 2,500 sq ft of landscape area)	☑ Prepared by professional	❑	❑
Audit	Post-installation audit completed	❑ Completed by professional	❑	❑

Auditor:

Materials Received and Reviewed:

❑ Project Information
❑ Water Efficient Landscape Worksheet
❑ Residential Outdoor Water Use Efficiency Checklist
❑ Post-Installation Audit
❑ Landscape Design Plan
❑ Soil Management Report
❑ Irrigation Design Plan
❑ Grading Design Plan

UPON PERMIT SUBMITAL AND COMPLETED INSTALLATION OF PROJECT

Date Reviewed:

❑ Follow up required (explain):

Date Resubmitted:

Date Approved:

Dedicated Irrigation Meter Required:

Meter sizing:

Material Distributed to Applicant

❑ Regional Water Efficient Landscape Ordinance
❑ Residential Outdoor Water Use Efficiency Checklist
❑ Water Efficient Landscape Worksheet
❑ Plant List
❑ Other:

UPON PERMIT SUBMITAL AND COMPLETED INSTALLATION OF PROJECT

Measures Recommended to Applicant

❑ Drip irrigation
❑ Plant palate
❑ Grading
❑ Pool and/or spa cover
❑ Dedicated irrigation meter
❑ Other:

Comments:

Selected Definitions:

ETo	Reference evapotranspiration means the quantity of water evaporated from a large field of four- to seven-inch tall, cool-season grass that is well watered. Reference evapotranspiration is used as the basis of estimating water budgets so that regional differences in climate can be accommodated.
SLA	Special Landscaped Area. Includes edible plants, areas irrigated with recycled water, surface water features using recycled water and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.
Professional	Professional is a "certified professional" or "authorized professional" that is a certified irrigation designer, a certified landscape irrigation auditor, a licensed landscape architect, a licensed landscape contractor, a licensed professional engineer, or any other person authorized by the state to design a landscape, an irrigation system, or authorized to complete a water budget, irrigation survey or irrigation audit.
Water Feature	A design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied).

OUTDOOR WATER USE EFFICIENCY CHECKLIST

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPE ORDINANCE AND APPLIED THEM TO THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

SIGNATURE [signature] JUNE 15TH, 2025 DATE

DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE DESIGNER. THE DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT CONSENT OF LANDSCAPE DESIGNER.

IF THIS DRAWING IS NOT 24"X36", THEN THE DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE. NOTED SCALES MUST BE ADJUSTED. THIS LINE SHOULD BE EQUAL TO ONE INCH

CONTACT 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER

FLD
Forbes Land Design
NicholasThayer@icloud.com
707-362-0680 310 N School St
Ukiah, CA 95482
Ca Lic. A1574.001

Proposed Development
310 West Mnt. Diablo Ave
Tracy, CA 95376
APN 235-100-130-000

notes:

drawing schedule:

L1 - Landscape Site Layout
L2 - Paving + Planting Layout
L3 - Tree Planting
L4 - Planting Layout
L5 - Plant Material Images
L6 - Plant Legend + Paving Images
L7 - MWELO Checklist
L8 - Landscape Lighting

drawing:

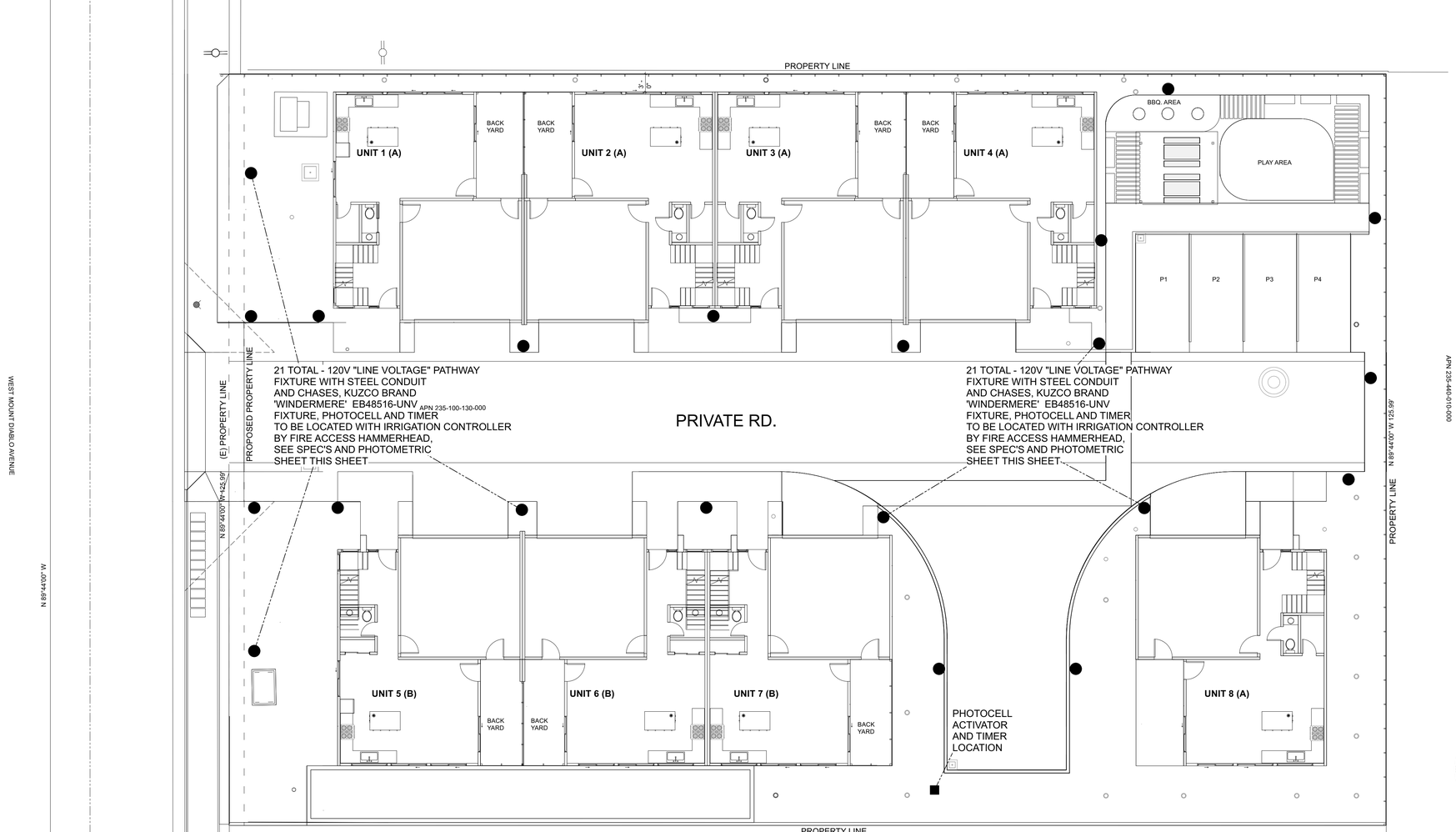
L7
MWELO
Checklist

date: June 15th, 2025

scale: nts

sheet: 7 of 8

drawn by: NFT



NORTH

FIXTURE SPEC' SHEET:

WINDERMERE
EB48516-UNV
BOLLARDS

PROJECT

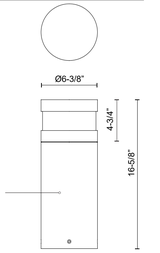
DESCRIPTION
Architecturally designed high-power LED exterior bollard fixture. This die-cast aluminum cylinder with a frosted polycarbonate diffuser delivers diffused omni directional light with a sleek powder-coated finish

EB48516-BK-UNV
Black

SPECIFICATION DETAILS

Fixture Dimensions	Ø6-3/8" x H16-5/8"
Light Source	LED with DC Driver
Wattage	24W
Total Lumens	2500lm
Delivered Lumens	1085lm
Voltage	120-277V
Color Temperature	3000K
CRI (Ra)	80CRI
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10% TRIAC or ELV Dimmer (Not Included)
Diffuser Details	Clear PC
Location	Wet
Illumination Direction	Down
Paint Finish	BK02

* For custom options, consult factory for details.
* For warranty information, please visit www.kuzcolighting.com/warranty



KUZCO
CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3
USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081
WWW.KUZCOLIGHTING.COM
© 2023 KUZCO LIGHTING, ALL RIGHTS RESERVED.

COMMENT

Intertek

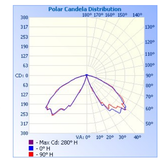
FIXTURE PHOTOMETRIC SHEET:

Photometric Report: EB48516-BK-UNV - Windemere Page 1 of 1

KUZCO LIGHTING

LUMINAIRE PHOTOMETRIC REPORT

Filename: EB48516-BK-UNV - Windemere
Manufacturer: KUZCO LIGHTING
Luminaire: Exterior Bollard
Luminaire Cat: EB48Sxx-BK-UNV
Lamp: DC LED
Lamp Cat: ZZ-517999
Ballast Desc: Input:120-277Vac 0.32A 50/60Hz. Output: 18-40Vdc 600mA
Ballast Cat: NEIS2427060-3GH
Lamp Output: Total luminaire Lumens: 1084.5
Max Candela: 376.8 at Horizontal: 280°, Vertical: 47°
Input Wattage: 24
Luminous Opening: (L: 5.98", W: 5.98", H: 5.75")
Test: 2352-23
Test Date: 02 January 2024
Test Lab: KUZCO LIGHTING
Photometry : Type C
CIE Class: Direct
Cutoff Class: Cutoff
Nema Type: 4 X 7

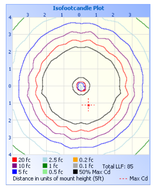


Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	73.7	6.8%
0-40	242.4	22.4%
0-60	754.4	69.6%
60-90	291.8	26.9%
70-100	111.4	10.3%
90-120	22.5	2.1%
0-90	1,046.3	96.5%
90-180	38.3	3.5%
0-180	1,084.5	100%

Lumens Per Zone

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	0.1	0.0%	90-100	9.5	0.9%
10-20	6.6	0.6%	100-110	7.2	0.7%
20-30	67.0	6.2%	110-120	5.9	0.5%
30-40	168.7	15.6%	120-130	5.0	0.5%
40-50	250.4	23.1%	130-140	4.1	0.4%
50-60	261.6	24.1%	140-150	3.2	0.3%
60-70	189.8	17.5%	150-160	2.1	0.2%
70-80	81.8	7.5%	160-170	1.1	0.1%
80-90	20.2	1.9%	170-180	0.2	0%



Photometrics Pro 1.3.29 copyright 2003-2024 by JSolutions, Inc.
Reported data calculated from manufacturer's data file, based on IES recommended methods.

file:///C:/ProgramData/PhotometricsPro/temp/EB48516-BK-UNV - Windemere_rep.htm 2024-01-10

FIXTURE IMAGE:

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPE ORDINANCE AND APPLIED THEM TO THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

SIGNATURE

JUNE 15TH, 2025
DATE

DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE DESIGNER. THE DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT CONSENT OF LANDSCAPE DESIGNER.

IF THIS DRAWING IS NOT 24"X36", THEN THE DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE. NOTED SCALES MUST BE ADJUSTED. THIS LINE SHOULD BE EQUAL TO ONE INCH

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

FLD
Forbes Land Design
NicholasThayer@icloud.com
707-362-0680 310 N School St
Ukiah, CA 95482
Ca Lic. A1574.001

Proposed Development
310 West Mnt. Diablo Ave
Tracy, CA 95376
APN 235-100-130-000

notes:

drawing schedule:

L1 - Landscape Site Layout
L2 - Paving + Planting Layout
L3 - Tree Planting
L4 - Planting Layout
L5 - Plant Material Images
L6 - Plant Legend + Paving Images
L7 - MWELO Checklist
L8 - Landscape Lighting

drawing:

L8
Landscape
Lighting

date: June 15th, 2025

scale: 1" = 10'

sheet: 8 of 8

drawn by: NFT

EXHIBIT 4

TENTATIVE SUBDIVISION MAP

FOR CONDOMINIUM PURPOSES

TRACT NO.: 4059

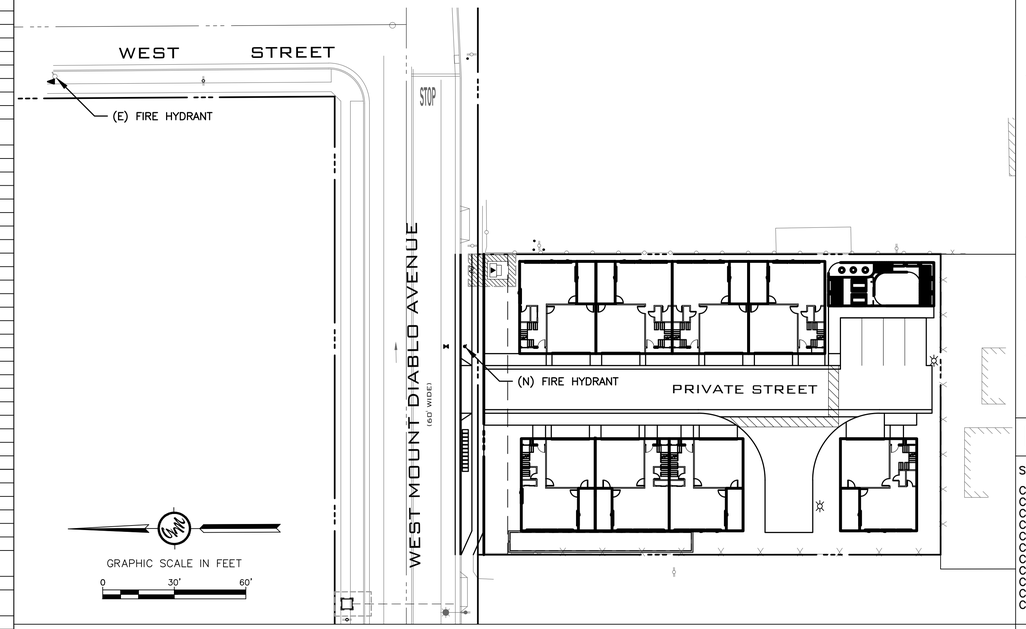
SIERRA GARDENS DEVELOPMENT

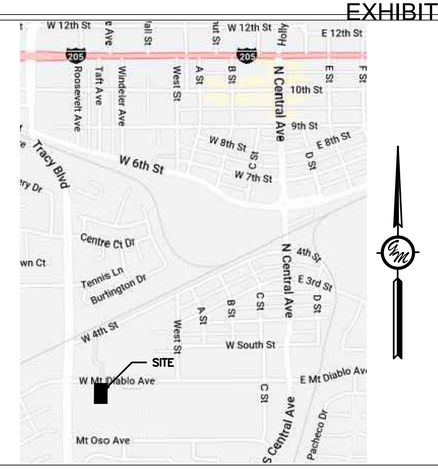
310 W. MOUNT. DIABLO AVENUE

TRACY, CA 95376

APN: 235-100-13

RECEIVED
January 30, 2026
City of Tracy
Community and Economic Development





VICINITY MAP

ENGINEER:
GREENWOOD & MOORE, INC.
JEFFERY MOORE
3111 CASTRO VALLEY BLVD,
CASTRO VALLEY, CA 94546
(510) 581-2772

OWNER/APPLICANT:
SIERRA INVESTMENTS, LLC
FAYYAZ MALIK, MANGING PARTNER
7218 MOSS TREE WAY
PLEASANTON, CA 94566

PROPERTY ADDRESS:
310 W. MOUNT. DIABLO AVENUE
TRACY, CA 95376

ASSESSOR'S PARCEL NO:
APN: 235-100-13

ZONING:
MEDIUM DENSITY RESIDENTIAL

GENERAL PLAN DESIGNATION:
MEDIUM DENSITY RESIDENTIAL

EXISTING USE:
VACANT

PROPOSED USE:
ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES

EXISTING AND PROPOSED ZONING:
MDR – MEDIUM DENSITY RESIDENTIAL

FLOOD ZONE INFORMATION:
ZONE X – AREA OF MINIMAL FLOOD HAZZARD

TOTAL AREA TO BE DIVIDED:
24,442± SQ.FT.

SANITARY SEWER BY:
TRACY UTILITY DISTRICT

WATER SERVICE BY:
TRACY UTILITY DISTRICT

GAS & ELECTRIC SERVICE BY:
PACIFIC GAS & ELECTRIC COMPANY

FIRE PROTECTION BY:
TRACY FIRE DEPARTMENT

A GEOTECNICAL INVESTIGATION REPORT WAS PREPARED BY:
GEOENGINEERING CONSULTANTS INC
4125 BLACKFORD AVE. #145
SAN JOSE, CA 95117
925-321-5550
PROJECT NO. P24-108

PROJECT INFORMATION

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C1.0	TOPOGRAPHIC SURVEY & DEMO PLAN
C2.0	SITE PLAN
C2.1	LOTTING PLAN
C2.2	TYPICAL SECTIONS
C2.3	SITE OVERVIEW
C3.0	UTILITY PLAN
C3.1	UTILITY PLAN
C4.0	GRADING PLAN
C4.1	SECTIONS
C5.0	STORMWATER CONTROL PLAN

SITE

BASIS OF BEARINGS:

THE MONUMENT LINE IN WEST STREET BETWEEN THE MONUMENTS FOUND AT SOUTH STREET AND AT THIRD STREET WAS TAKEN AS THE CENTERLINE OF WEST STREET, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 36 OF TRACT MAPS, AT PAGE 145, SAN JOAQUIN COUNTY RECORDS (SJCR). THE BEARING OF THIS LINE WAS HELD AS N 00°06'00" W AS SHOWN ON MAP OF MOUNTAIN VIEW ACRES, FILED BOOK 10 OF MAPS AT PAGE 19, SJCR.

VERTICAL DATUM / BENCHMARK:

ELEVATIONS FOR THIS SURVEY WERE ESTABLISHED USING AN RTK GPS OBSERVATION ON A SITE BENCHMARK HOLDING THE ELEVATION OF 72.28' (NORTH AMERICAN VERTIAL DATUM OF 1988) ON A SCRIBED X SET IN THE CONCRETE SIDEWALK LOCATED IN FRONT OF THE SITE AND AS SHOWN ON THIS MAP.
ELEVATION: 72.28FT (NAVD 1988).

TITLE REPORT NOTE:

THE INFORMATION REGARDING EXISTING EASEMENTS OR OTHER ENCUMBRANCES SHOWN ON THIS SURVEY IS BASED ON A TITLE REPORT PROVIDED TO THE SURVEYOR. THE TITLE REPORT WAS PREPARED BY WFG NATIONAL TITLE INSURANCE COMPANY AS POLICY NO. 3167300-7351444. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES OF RECORD THAT THAT EXIST BUT ARE NOT DELINEATED HEREON.

UTILITIES NOTE:

INFORMATION SHOWN ON THIS SURVEY REGARDING EXISTING UTILITIES IS APPROXIMATE ONLY, IS BASED ON VISUAL OBSERVATIONS AND/OR UTILITY COMPANY RECORDS, AND HAS NOT BEEN VERIFIED AS BEING COMPLETE OR CORRECT. THE SURVEYOR/ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING UTILITY INFORMATION SHOWN HEREON, NOR FOR THE PRESENCE OF OTHER UTILITIES WHICH MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY.

REFERENCES:

(1) --- MAP OF MOUNTAIN VIEW ACRES, FILED BOOK 10 OF MAPS AT PAGE 19, SAN JOAQUIN COUNTY RECORDS (SJCR).
(2) --- RECORD OF SURVEY FILED BOOK 36 OF MAPS AT PAGE 145, SJCR.
(3) --- TRACT 3500, FILED TRACT BOOK 40 AT PAGES 92-92B, SJCR.
(4) --- TRACT 2039, FILED TRACT BOOK 28 AT PAGES 25-25A, SJCR.
(5) --- PARCEL MAP FILED BOOK 14 OF MAPS AT PAGE 196, SJCR.
(6) --- VESTING DEED DOCUMENT NO. 2023-084950, RECORDED 10/19/2023.

BOUNDARY NOTE:

ALL BEARINGS AND DISTANCES SHOWN ARE COMPILED OR CALCULATED FROM RECORD INFORMATION AS SHOWN ON RECORDS OF SAN JOAQUIN COUNTY, CA., AND ARE NOT INTENDED TO REPRESENT FINAL SURVEYED VALUES.

SHEET INDEX

ENGINEER OF WORK
PLANS PREPARED UNDER THE DIRECTION OF:

DATE: 11/03/25

JEFFERY R. MOORE (RCE# 42628)
GREENWOOD & MOORE INC.

FAYYAZ MALIK — DATE
SIERRA INVESTMENTS LLC.
PROPERTY OWNER

SIGNATURE BLOCKS

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
AL	AREA LIGHT
ANC	ANCHOR
ANG PT	ANGLE POINT
AP	ANCHOR POLE
ARV	AIR RELIEF VALVE
ASB	AGGREGATE SUB-BASE
BC	BEGINNING OF CURVE
BOC	BACK OF CURB
BOW	BACK OF SIDEWALK
BM	BENCH MARK
BO	BLOWOFF
BPD	BACKFLOW PREVENTION DEVICE
BVC	BEGINNING OF VERTICAL CURVE
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
C&G	CURB AND GUTTER
CB	CATCH BASIN
CIP	CAST IRON PIPE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONF	CONFORM
CONC	CONCRETE
COTG	CLEANOUT TO GRADE
DDCV	DOUBLE DETECTOR CHECK VALVE
CY	CUBIC YARDS
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWG	DRAWING
DWY	DRIVEWAY
(E)	EXISTING
EA	EACH
EC	END OF CURVE
EG	EXISTING GRADE
ELEC	ELECTRIC
ELECTRO	ELECTROLIER
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END OF VERTICLE CURVE
FM	FIELD MEASURMENT
FC	FACE OF CURB
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOW LINE
G	GAS MAIN
GAS V	GAS VALVE
GM	GAS METER
GB	GRADE BREAK
GR	GRATE ELEVATION
GV	GATE! VALVE
HC	HANDICAP
HGL	HYDRAULIC: GRADE! LINE
HOR	HORIZONTAL
HP	HIGH POINT
INT	INTERSECTION
INV	INVERT ELEVATION
JP	JOINT POLE
LP	LOW POINT
LS	LANDSCAPING
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MON	MONUMENT
(N)	NEW
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
P	PAVEMENT
PCC	PORTLAND CONCRETE CEMENT
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
POC	POINT OF CURVE
PRC	POINT OF REVERSE CURVATURE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLY VINYL CHLORIDE
PIVC	POINT OF VERTICAL INTERSECTION
PL	PROPERTY LINE
R	RADIUS
(R)	RADIAL LINE
RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION
RT	RIGHT
ROW	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SHT	SHEET
SL	STREET LIGHT
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT/RISER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SW	SIDEWALK
T	TELEPHONE LINE
TBO	TEMPORARY BLOWOFF
TC	TOP OF CURB
TELE	TELEPHONE
TS	TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UNO	UNLES NOTED OTHEWISE
VAR	VARIES
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERICAL
W	WATER
W/	WITH
W/O	WITHOUT
WM	WATER METER
WV	WATER VALVE
YL	YARD LIGHT

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		AREA LIGHT
BO	BO	BLOWOFF
		BRUSH LINE
CTV	CTV	BUILDING / CABLE TV LINE
		CATCH BASIN
		CONCRETE
		CURB
		CURB & GUTTER
		CURB, GUTTER & SIDEWALK
		CUT/FILL LINE
		DAYLIGHT LINE
DI		DROP INLET
E	E	ELECTRIC LINE
		ELECTROLIER
X	X	FENCE
		FIRE HYDRANT
F	F	FIRE MAIN
		FLAG POLE
G	G	GAS MAIN
		GAS VALVE
GM	GM	GAS METER
UPA	UPA	GUY ANCHOR
JT	JT	JOINT TRENCH
		MONUMENT
	CO	SANITARY SEWER CLEANOUT
SS	SS	SANITARY SEWER LINE
SSMH	SSMH	SANITARY SEWER MANHOLE
		SIGN
		SLOPE
SD		STORM DRAIN LINE
D		STORM DRAIN MANHOLE
T	T	TELEPHONE LINE
		TELEPHONE VAULT
		TRAFFIC SIGNAL
		TRANSFORMER
		UTILITY POLE
		VALLEY GUTTER
		WALL
		WATER GATE VALVE
W	W	WATER MAIN
WM	WM	WATER METER
		WATER VALVE

LEGEND

CITY OF TRACY

APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR CORRECTING ERRORS, OMISSIONS OR CONFLICTS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THESE PLANS, IT BECOMES NECESSARY TO DEVIATE FROM THE SPECIFICATIONS AND DETAILS OF THE CITY OF TRACY AS THOSE PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATIONS OR CHANGES AS ARE NECESSARY TO CONFORM TO CITY STANDARDS. ALL CHANGES MADE AT NO COST TO THE CITY, APPROVED AS TO DESIGN ONLY, BASED ON THE INFORMATION CONTAINED HEREON, APPROVED FOR THE CITY OF TRACY.

EVEN G. MARCELLO, P.E. — CITY ENGINEER — DATE:

TRACY
Think Inside the Triangle

PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
No. 42628
JEFFERY R. MOORE
CIVIL
STATE OF CALIFORNIA

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd. Ste. 200, Castro Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-6813 www.greenwoodmoore.com

REVISIONS

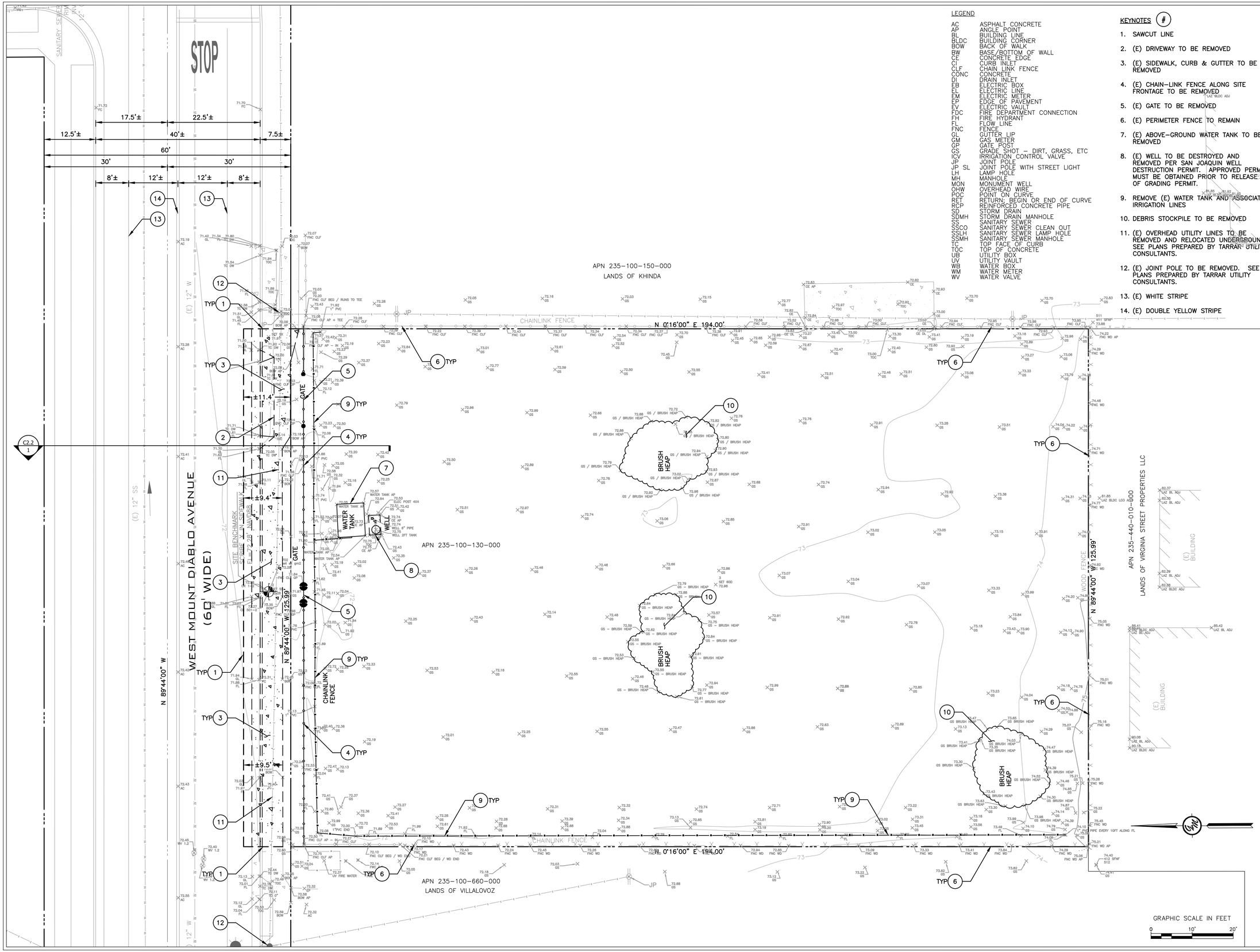
SYMBOL	DATE	DESCRIPTION	APPROVED

DESIGNED BY: BD
DRAWN BY: STAFF
CHECKED BY: BD
SCALE: 1" = 30'

COVER SHEET
TENTATIVE SUBDIVISION MAP
310 W. MOUNT. DIABLO AVENUE
TRACY, CA 95376
APN: 235-100-13 I TRACT NO.: 4059

SHEET
C0.0
OF 11 SHEETS

01/29/26



LEGEND

AC	ASPHALT CONCRETE
AP	ANGLE POINT
BL	BUILDING LINE
BLDC	BUILDING CORNER
BOW	BACK OF WALK
BW	BASE/BOTTOM OF WALL
CE	CONCRETE EDGE
CI	CURB INLET
CLF	CHAIN LINK FENCE
CONC	CONCRETE
DI	DRAIN INLET
EB	ELECTRIC BOX
EL	ELECTRIC LINE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
EV	ELECTRIC VAULT
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FL	FLOW LINE
FNC	FENCE
GL	GUTTER LIP
GM	GAS METER
GP	GATE POST
GS	GRADE SHOT – DIRT, GRASS, ETC
ICV	IRRIGATION CONTROL VALVE
JP	JOINT POLE
JP SL	JOINT POLE WITH STREET LIGHT
LH	LAMP HOLE
MH	MANHOLE
MON	MONUMENT WELL
OHW	OVERHEAD WIRE
POC	POINT ON CURVE
PRT	RETURN; BEGIN OR END OF CURVE
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSLH	SANITARY SEWER LAMP HOLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP FACE OF CURB
TOC	TOP OF CONCRETE
UB	UTILITY BOX
UV	UTILITY VAULT
WB	WATER BOX
WM	WATER METER
WV	WATER VALVE

KEYNOTES (#)

1. SAWCUT LINE
2. (E) DRIVEWAY TO BE REMOVED
3. (E) SIDEWALK, CURB & GUTTER TO BE REMOVED
4. (E) CHAIN-LINK FENCE ALONG SITE FRONTAGE TO BE REMOVED
5. (E) GATE TO BE REMOVED
6. (E) PERIMETER FENCE TO REMAIN
7. (E) ABOVE-GROUND WATER TANK TO BE REMOVED
8. (E) WELL TO BE DESTROYED AND REMOVED PER SAN JOAQUIN WELL DESTRUCTION PERMIT. APPROVED PERMIT MUST BE OBTAINED PRIOR TO RELEASE OF GRADING PERMIT.
9. REMOVE (E) WATER TANK AND ASSOCIATED IRRIGATION LINES
10. DEBRIS STOCKPILE TO BE REMOVED
11. (E) OVERHEAD UTILITY LINES TO BE REMOVED AND RELOCATED UNDERGROUND. SEE PLANS PREPARED BY TARRAR UTILITY CONSULTANTS.
12. (E) JOINT POLE TO BE REMOVED. SEE PLANS PREPARED BY TARRAR UTILITY CONSULTANTS.
13. (E) WHITE STRIPE
14. (E) DOUBLE YELLOW STRIPE

CITY OF TRACY

APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR CORRECTING ERRORS, OMISSIONS OR CONFLICTS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THESE PLANS, IT BECOMES NECESSARY TO DEVIATE FROM THE SPECIFICATIONS AND DETAILS OF THE CITY OF TRACY AS THESE PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATIONS OR CHANGES AS ARE NECESSARY TO CONFORM TO CITY STANDARDS. ANY CHANGES MADE AT NO COST TO THE CITY, APPROVED AS TO DESIGN ONLY, BASED ON THE INFORMATION CURRENTLY AVAILABLE. NO WORK SHALL BE DONE WITHOUT APPROVED PERMITS FROM THE CITY OF TRACY.

EVEN G. MARCELLO, P.E. — CITY ENGINEER — DATE:

TRACY — Think Inside the Triangle

PRELIMINARY NOT FOR CONSTRUCTION — REGISTERED PROFESSIONAL ENGINEER — No. C 52628 — EVEN G. MARCELLO — CIVIL — STATE OF CALIFORNIA

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Cattle Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-6813 www.greenwoodmoore.com

REVISIONS			
SYMBOL	DATE	DESCRIPTION	APPROVED

DESIGNED BY:	BD
DRAWN BY:	STAFF
CHECKED BY:	BD
SCALE:	1" = 10'

TOPOGRAPHIC SURVEY & DEMO PLAN
TENTATIVE SUBDIVISION MAP
310 W. MOUNT. DIABLO AVENUE
TRACY, CA 95376
APN: 235-100-13 I TRACT NO.: 4059

SHEET
C1.0
OF 11 SHEETS

01/29/26

ZONING – MEDIUM DENSITY RESIDENTIAL

PARKING REQUIREMENTS – TWO PARKING SPACES (ONE COVERED) PER UNIT.

GUEST PARKING REQUIREMENTS – ONE GUEST PARKING SPACE PER 5 UNITS

PARKING SUMMARY

	REQUIRED	PROVIDED
PARKING	16	16
GUEST PARKING	2	4

HATCH LEGEND

- ASHPALT PAVING
- CONCRETE
- DECORATIVE CONCRETE

KEYNOTES #

1. SAWCUT LINE, CONFORM TO (E) GRADE
2. (N) TOWNHOUSE RESIDENCE, REFER TO ARCHITECTURAL PLANS
3. 3' WIDE CONCRETE VALLEY GUTTER
4. SIDEWALK, CURB AND GUTTER PER CITY OF TRACY STANDARD PLAN 120 & 125.
5. 20' WIDE DRIVEWAY PER CITY OF TRACY STANDARD PLAN 130
6. ASPHALT PAVING ON PRIVATE ROAD
7. FIRE DEPARTMENT TURNAROUND
8. ROLLED CURB AND GUTTER
9. 6" TALL CONCRETE VERTICAL CURB
10. ON–SITE CONCRETE SIDEWALK
11. (N) FIRE HYDRANT
12. (N) FLOW–THROUGH PLANTER
13. (N) ELECTRICAL TRANSFORMER, REFER TO UTILITY PLAN
14. CURB PAINTED RED WITH WHITE TEXT "FIRE LANE, NO PARKING"
15. WHEEL STOP
16. (E) JOINT POLE TO BE REMOVED. SEE PLANS BY TARRAR UTILITY CONSULTANTS FOR ADDITIONAL INFORMATION.
17. CONCRETE RETAINING WALL AT FLOW THROUGH PLANTER. WALL HEIGHT VARIES FROM 4' TO 4.5'. SEE SECTION C/C4.1 FOR ADDITIONAL INFORMATION.
18. DECORATIVE CONCRETE PAVERS (NON–PERMEABLE)
19. WOODEN KICKER BOARD ON (E) FENCE. REFER TO GRADING PLAN, SHEET C4.0 FOR ADDITIONAL INFORMATION
20. PEDESTRIAN CROSSWALK WITH 4" WIDE WHITE STRIPES
21. (N) DECORATIVE FENCE, REFER TO LANDSCAPE PLANS
22. BBQ & RECREATION AREA, REFER TO LANDSCAPE PLANS
23. (N) WIDENED RIGHT–OF–WAY
24. (8) TRASH, (8) RECYCLING, AND (8) ORGANIC GREEN WASTE BINS.
25. (N) WATER METER
26. (E) WHITE EDGE STRIPE
27. (E) DOUBLE YELLOW STRIPE

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	43.98	28.00	Δ90°00'00"
C2	43.98	28.00	Δ90°00'00"

STOP

WEST MOUNT DIABLO AVENUE (60' WIDE)

60' (E) ROW

62.5' (N) ROW

S89°44'00"E 125.99

GRAPHIC SCALE IN FEET 0 10' 20'

CITY OF TRACY

APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR CORRECTING ERRORS, OMISSIONS OR CONFLICTS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THESE PLANS, IT BECOMES NECESSARY TO DEVIATE FROM THE SPECIFICATIONS AND DETAILS OF THE CITY OF TRACY OR THESE PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATIONS OR CHANGES AS ARE NECESSARY TO MEET FIELD CONDITIONS. SUCH CHANGES SHALL BE MADE AT NO COST TO THE CITY. APPROVED AS TO DESIGN ONLY, BASED ON THE INFORMATION CONTAINED HEREON. APPROVED FOR PUBLIC WORKS OF TRACY

EVEN G. MARCELO, P.E. CITY ENGINEER DATE:

TRACY Think Inside the Triangle

PRELIMINARY NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER No. 92628 EVEN G. MARCELO CIVIL STATE OF CALIFORNIA

GREENWOOD & MOORE, INC
Civil Engineers • Land Surveyors • Planners
3111 Cedro Valley Blvd., Ste. 200, Cedro Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-6813 www.greenwoodmoore.com

REVISIONS			
SYMBOL	DATE	DESCRIPTION	APPROVED

DESIGNED BY: BD
DRAWN BY: STAFF
CHECKED BY: BD
SCALE: 1" = 10'

SITE PLAN
TENTATIVE SUBDIVISION MAP
310 W. MOUNT. DIABLO AVENUE
TRACY, CA 95376
APN: 235-100-13 I TRACT NO.: 4059

SHEET
C2.0
OF 11 SHEETS

01/29/26

ABBREVIATIONS

EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PRIVATE ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PRUE	PRIVATE UTILITY EASEMENT

VTM KEYNOTES (#)

1. (E) PROPERTY LINE
2. (N) CONDOMINIMUM PARCEL MAP LINE
3. BUILDING FOOTPRINT OF PROPOSED (N) TOWNHOUSE RESIDENCE
4. (N) FRONT PROPERTY LINE AFTER RIGHT-OF-WAY DEDICATION
5. BUILDING SETBACK FROM PROPERTY LINE

LEGEND

- PROPERTY LINE
- (N) RIGHT OF WAY
- EASEMENT
- (N) CONDOMINIUM PARCEL MAP LINE
- RIGHT-OF-WAY DEDICATION (315 SF)

CONDOMINIUM NOTE:
LOT "A" SHALL BE A BLANKET EASEMENT FOR PURPOSE OF ALL UTILITIES AND ACCESS. EXCEPTION THEREFROM THAT AREA WITHIN THE PHYSICAL BOUNDARY OF ANY BUILDINGS CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS.

APN 235-100-150-000
LANDS OF KHINDA

APN 235-100-130-000

APN 235-100-660-000
LANDS OF VILLALOVOZ

APN 235-440-010-000
LANDS OF VIRGINIA STREET PROPERTIES LLC

WEST MOUNT DIABLO AVENUE
(60' WIDE)

LOT 1 NET AREA: ±1,237 SQ. FT.
LOT 2 NET AREA: ±1,237 SQ. FT.
LOT 3 NET AREA: ±1,237 SQ. FT.
LOT 4 NET AREA: ±1,237 SQ. FT.
LOT 5 NET AREA: ±1,199 SQ. FT.
LOT 6 NET AREA: ±1,199 SQ. FT.
LOT 7 NET AREA: ±1,199 SQ. FT.
LOT 8 NET AREA: ±1,237 SQ. FT.

LOT A
±24,443 SQ. FT

10' PUE
5' PSDE
3' PSDE
15' PAE
48.5' PAE, PSDE
5' PSDE
20' EVAE, PRUE, PAE
5' PAE
5.66' PSDE
2.5'
S89°44'00"E 125.99
62.5' (N) ROW
30'
32.5'
15.71' PAE
10'
10' PUE
5.71' PSDE
9.19' PSDE
20' EVAE, PUE, PAE
11.6' PSDE
10' PSDE
60' (E) ROW

GRAPHIC SCALE IN FEET
0 10' 20'

CITY OF TRACY

APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR CORRECTION OF MISTAKES, OMISSIONS OR CONFLICTS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THESE PLANS, IT IS DISCOVERED THAT ANY PART OF THE WORK DEPARTS FROM THE SPECIFICATIONS AND DETAILS OF THE CITY OF TRACY OR THESE PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATIONS OR CORRECTIONS AS ARE NECESSARY TO CONFORM TO CITY STANDARDS. NO CHANGES MADE AT NO COST TO THE CITY, APPROVED AS TO DESIGN ONLY, BASED ON THE INFORMATION CONTAINED HEREIN. APPROVED FOR THE CITY OF TRACY

EVEN G. MARCELO, P.E. — CITY ENGINEER — DATE:

TRACY — Think Inside the Triangle

PRELIMINARY NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER — No. C 52628 — EVEN MARCELO — CIVIL — STATE OF CALIFORNIA

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Cedro Valley Blvd, Ste. 200, Cedro Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-6913 www.greenwoodmoore.com

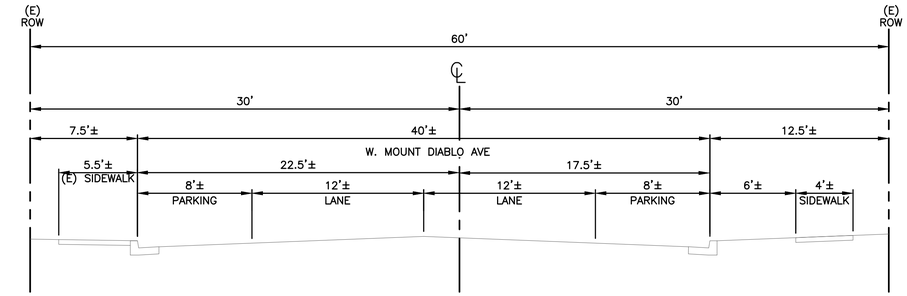
REVISIONS			
SYMBOL	DATE	DESCRIPTION	APPROVED

DESIGNED BY: BD	DRAWN BY: STAFF	CHECKED BY: BD	SCALE: 1" = 10'

LOTTING PLAN
TENTATIVE SUBDIVISION MAP
310 W. MOUNT. DIABLO AVENUE
TRACY, CA 95376
APN: 235-100-13 I TRACT NO.: 4059

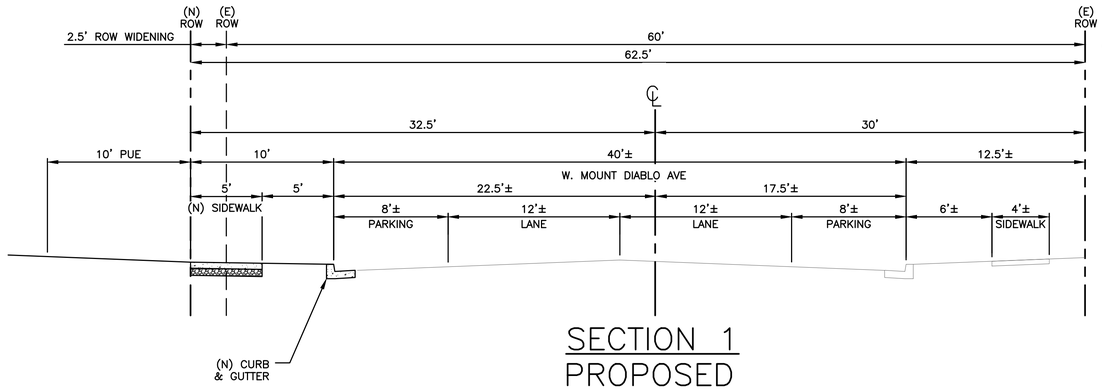
SHEET
C2.1
OF 11 SHEETS

01/29/26



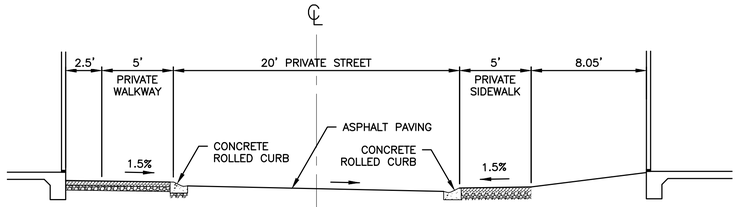
SECTION 1
EXISTING

SCALE: 1"=5'



SECTION 1
PROPOSED

SCALE: 1"=5'



SECTION 2
PROPOSED

SCALE: 1"=5'

CITY OF TRACY

APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY TO CONSTRUCT ALL WORKS, OR PROVIDE ALL MATERIALS CONTAINED THEREIN, IF DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS, IT IS DISCOVERED THAT ANY PART OF THE WORKS DEVIATES FROM THE SPECIFICATIONS AND DETAILS OF THE CITY OF TRACY OR THESE PLANS. THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATIONS OR ADDITIONS AS ARE NECESSARY TO CONFORM TO THE SAME. MODIFICATIONS MADE AT NO COST TO THE CITY, APPROVED AS TO DESIGN ONLY, BASED ON THE INFORMATION CONTAINED HEREIN, APPROVED FOR THE CITY OF TRACY

EVEN G. MARCELO, P.E. CITY ENGINEER DATE:

TRACY
Think Inside the Triangle

PRELIMINARY NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
No. C 58228
EVEN G. MARCELO
CIVIL
STATE OF CALIFORNIA

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Cedro Valley Blvd, Ste. 200, Cedro Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-8913 www.greenwoodmoore.com

REVISIONS			
SYMBOL	DATE	DESCRIPTION	APPROVED

DESIGNED BY:	DRAWN BY:	CHECKED BY:	SCALE:
BD	STAFF	BD	1" = 10'

TYPICAL SECTIONS
TENTATIVE SUBDIVISION MAP
310 W. MOUNT. DIABLO AVENUE
TRACY, CA 95376
APN: 235-100-13 I TRACT NO.: 4059

SHEET
C2.2
OF 11 SHEETS

01/29/26

235-430-040-000
LANDS OF NUNEZ

235-100-710-000
LANDS OF RAMU & VASANTHA

WEST STREET

235-100-150-000
LANDS OF KHINDA

Diablo Ave

235-100-130-000
LANDS OF SIERRA INVESTMENTS LLC

235-420-160-000
LANDS OF SAN JAQUIN COUNTY

WEST MOUNT DIABLO AVENUE
(66' WIDE)

235-440-010-000
LANDS OF VIRGINIA STREET PROPERTIES LLC

235-100-660-000
LANDS OF VILLALOVOZ

235-420-150-000
TRACY MOUNTAIN VIEW ASSOC LP

235-100-010-000
LANDS OF CITY OF TRACY

GRAPHIC SCALE IN FEET
0 20' 40'

CITY OF TRACY

APPROVAL OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER OF THE RESPONSIBILITY FOR CORRECTING ERRORS, OMISSIONS OR CONFLICTS CONTAINED THEREIN, IF DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS SHOWN THEREON, IT APPEARS THAT CHANGES OR DEVIATIONS FROM THE SPECIFICATIONS AND DETAILS OF THE CITY OF TRACY OR THESE PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATIONS OR CHANGES AS ARE NECESSARY TO CONFORM TO CITY STANDARDS. ALL CHANGES SHALL BE MADE AT NO COST TO THE CITY. APPROVED AS TO DESIGN ONLY, BASED ON THE INFORMATION SUBMITTED HEREON, APPROVED FOR THE CITY OF TRACY.

EVEN G. MARCELO, P.E. CITY ENGINEER DATE:

TRACY
Think Inside the Triangle

REGISTERED PROFESSIONAL ENGINEER
No. C 52628
EVEN G. MARCELO
CIVIL
STATE OF CALIFORNIA

PRELIMINARY
NOT FOR
CONSTRUCTION

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Camino Tassajara Rd. Ste. 200, Castro Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-6913 www.greenwoodmoore.com

REVISIONS

SYMBOL	DATE	DESCRIPTION	APPROVED

DESIGNED BY: BD
DRAWN BY: STAFF
CHECKED BY: BD
SCALE: 1" = 20'

SITE OVERVIEW
TENTATIVE SUBDIVISION MAP
310 W. MOUNT. DIABLO AVENUE
TRACY, CA 95376
APN: 235-100-13 I TRACT NO.: 4059

SHEET
C2.3
OF 11 SHEETS

01/29/26

MATCHLINE – REFER TO SHEET C3.1

MATCHLINE – REFER TO SHEET C3.1

WEST MOUNT DIABLO AVENUE (60' WIDE)

SITE BENCHMARK
SCRIBE X IN SIDEWALK
ELEV=72.26 NAVD88

DRAINAGE KEYNOTES D#

1. CONNECT (N) STORM DRAIN TO (E) MANHOLE PER CITY OF TRACY STANDARDS.
2. (N) MANHOLE PER CITY OF TRACY STANDARDS.
3. ABANDON (E) STORM DRAIN LINE
4. (N) AREA DRAIN
5. (N) DRAIN INLET
6. FLOW THROUGH PLANTER
7. DRAIN INLET. GRATE ELEVATION TO BE 6" ABOVE FINISH GRADE OF FLOWTHROUGH PLANTER. DRAIN INLET TO HAVE GRAVITY OVERFLOW PIPE. PROVIDE PUMP TO PUMP WATER OUT FROM BOTTOM OF FLOWTHROUGH PLANTER.
8. COBBLE DISSIPATOR AT STORM DRAIN OUTFALL TO FLOWTHROUGH PLANTER
9. CONNECT (N) STORM DRAIN TO (E) DRAIN INLET PER CITY OF TRACY STANDARDS.
10. (N) STORM DRAIN CLEANOUT
11. CONNECT DOWNSPOUTS TO ONSITE STORM DRAIN
12. STORM DRAIN PIPE IN ROADWAY WITH LESS THAN 3' OF COVER SHALL BE A CLASS 5 RCP PIPE WITH CEMENT SLURRY MIX OR CONTROLLED LOW STRENGTH MATERIAL BACKFILL.
13. STORM DRAIN IN THE PRIVATE DRIVEWAY WITH LESS THAN 3' OF COVER TO BE DUCTILE IRON WITH CEMENT SLURRY MIX OR CONTROLLED LOW STRENGTH MATERIAL BACKFILL. PIPE WITH LESS THAN 1' OF COVER TO BE PROTECTED DURING CONSTRUCTION AND TO HAVE A CONCRETE CAP.

SEWER KEYNOTES S#

1. CONNECTION TO (E) SANITARY SEWER PER CITY OF TRACY STANDARD PLAN 202.
2. (N) SANITARY SEWER CLEANOUT PER CITY OF TRACY STANDARD PLAN 202.
3. (N) 4" SANITARY SEWER LATERAL AND CLEAN OUT PER CITY OF TRACY STANDARD PLAN 202.
4. (N) 6" SANITARY SEWER LATERAL PER CITY OF TRACY STANDARDS AND REQUIREMENTS.

WATER KEYNOTES W#

1. CONNECTION TO DOMESTIC WATER MAINLINE PER CITY OF TRACY STARDARDS
2. (N) DUAL DOMESTIC/FIRE WATER METER WITH RADIO READOUT PER CITY OF TRACY DETAIL
3. (N) IRRIGATION METER
4. DOMESTIC WATER/FIRE SERVICE LATERAL
5. (E) FIRE HYDRANT
6. (N) FIRE HYDRANT PER CITY OF TRACY STANDARD PLAN 401.
7. (N) WATER VALVE FOR HYDRANT CITY OF TRACY STANDARD PLAN 402.

UTILITY KEYNOTES U#

1. JOINT TRENCH. SEE PLANS BY TARRAR UTILITY CONSULTANTS FOR ADDITIONAL INFORMATION.
2. (N) ELECTRICAL TRANSFORMER PER PG&E STANDARDS, REQUIREMENTS AND SPECIFICATIONS.
3. (E) JOINT POLE TO REMAIN
4. (E) OVERHEAD UTILITIES TO BE RELOCATED UNDERGROUND. SEE PLANS BY TARRAR UTILITY CONSULTANTS FOR ADDITIONAL INFORMATION.
5. (N) STREET LIGHT PER CITY OF TRACY STANDARDS.
6. (8) CONDO ELECTRIC METERS
7. SITE LIGHT
8. A 2" GRIND AND ASPHALT OVERLAY WITH PAVEMENT REINFORCING FABRIC IS REQUIRED 25' FROM THE LAST UTILITY TRENCH IN EACH DIRECTION FROM CURB TO CURB.
9. REMOVE (E) JOINT POLE. SEE PLANS BY TARRAR UTILITY CONSULTANTS FOR ADDITIONAL INFORMATION.
10. UNDERGROUND (E) OVERHEAD UTILITY LINES ON ADJACENT PROPERTY. COORDINATE CONSTRUCTION WITH ADJACENT PROPERTY OWNER.
11. COORDINATE UNDER GROUNDING OF (E) OVERHEAD UTILITIES WITH OWNER OF THE PROPERTY ACROSS THE STREET.
12. TRANSFORMER FOR PROPERTY ACROSS THE STREET BY OTHERS.

NOTES

1. ALL UNITS SHALL HAVE INDIVIDUAL DUAL DOMESTIC WATER/FIRE SERVICES.
2. ALL UNITS SHALL HAVE FIRE SPRINKLERS.
3. ALL CONSTRUCTION SHALL BE NFPA 13D REQUIREMENTS.
4. ALL (N) ONSITE STORM DRAIN TO BE PVC SDR35 UNLESS OTHERWISE NOTED.
5. ALL (N) ONSITE SANITARY SEWER PIPE TO BE PVC SDR26 UNLESS OTHERWISE NOTED.
6. ALL (N) ONSITE DOMESTIC WATER LINES 4" AND LARGER SHALL BE C900, CLASS 200 PIPE. DOMESTIC WATER LINES SMALLER THAN 4" SHALL BE PVC SCHEDULE 80 UNLESS OTHERWISE NOTED.
7. ALL (N) OFFSITE UTILITIES (WITHIN THE CITY RIGHT OF WAY) SHALL BE PER CITY STANDARDS.
8. PER DS5.10A APPROVAL OF A MINOR DEVIATION REQUEST TO MAINTAIN 3' MIN. COVER IN ALL STREETS FROM TOP OF PIPE TO FINISHED GRADE AND 2' FROM STREET SUB-GRADE TO TOP OF PIPE PRIOR TO CONSTRUCTION PERMITTING.

GRAPHIC SCALE IN FEET
0 10' 20'

CITY OF TRACY

APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR CORRECTING ANY ERRORS, OMISSIONS OR DISCREPANCIES CONTAINED THEREIN, IF DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THESE PLANS, IT IS DISCOVERED THAT ANY OF THE WORK DEPARTS FROM THE SPECIFICATIONS AND DETAILS OF THE CITY OF TRACY AS THESE PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATIONS OR CORRECTIONS AS ARE NECESSARY TO CONFORM TO THE CITY STANDARDS. ANY CHANGES MADE AT NO COST TO THE CITY, APPROVED AS TO DESIGN ONLY, BASED ON THE INFORMATION CONTAINED HEREIN, APPROVED FOR THE CITY OF TRACY

EVEN G. MARCELO, P.E. — CITY ENGINEER — DATE:

TRACY — Think Inside the Triangle

PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER No. C 062828 EVEN G. MARCELO CIVIL STATE OF CALIFORNIA

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Camino Tassajara Rd. Ste. 200, Danville, California, 94526
Tel: 510-581-2772 Fax: 510-581-6913 www.greenwoodmoore.com

REVISIONS

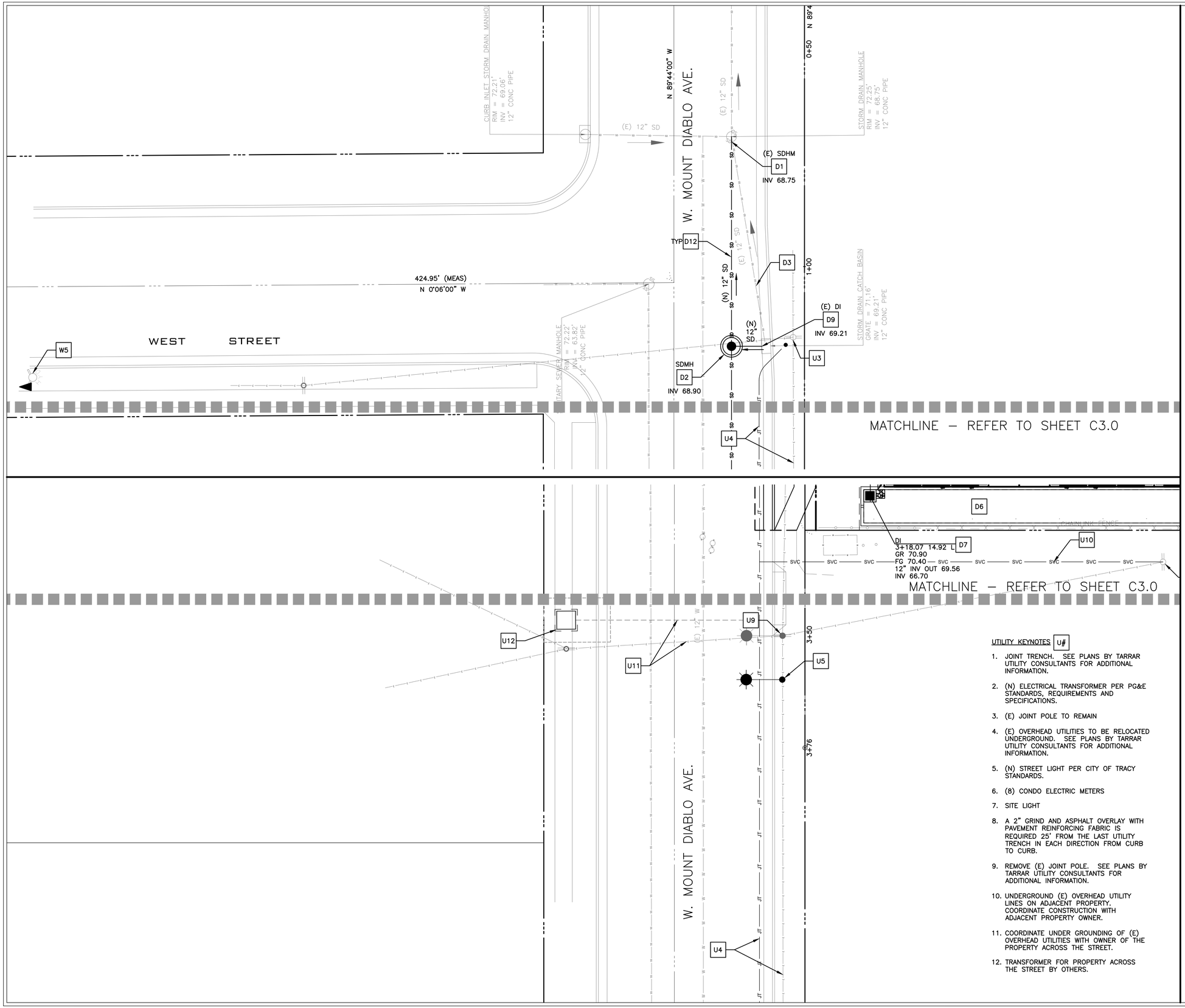
SYMBOL	DATE	DESCRIPTION	APPROVED

DESIGNED BY: BD
DRAWN BY: STAFF
CHECKED BY: BD
SCALE: 1" = 10'

UTILITY PLAN
TENTATIVE SUBDIVISION MAP
310 W. MOUNT. DIABLO AVENUE
TRACY, CA 95376
APN: 235-100-13 I TRACT NO.: 4059

SHEET
C3.0
OF 11 SHEETS

01/29/26



DRAINAGE KEYNOTES D#

1. CONNECT (N) STORM DRAIN TO (E) MANHOLE PER CITY OF TRACY STANDARDS.
2. (N) MANHOLE PER CITY OF TRACY STANDARDS.
3. ABANDON (E) STORM DRAIN LINE
4. (N) AREA DRAIN
5. (N) DRAIN INLET
6. FLOW THROUGH PLANTER
7. DRAIN INLET. GRATE ELEVATION TO BE 6" ABOVE FINISH GRADE OF FLOWTHROUGH PLANTER. DRAIN INLET TO HAVE GRAVITY OVERFLOW PIPE. PROVIDE PUMP TO PUMP WATER OUT FROM BOTTOM OF FLOWTHROUGH PLANTER.
8. COBBLE DISSIPATOR AT STORM DRAIN OUTFALL TO FLOWTHROUGH PLANTER
9. CONNECT (N) STORM DRAIN TO (E) DRAIN INLET PER CITY OF TRACY STANDARDS.
10. (N) STORM DRAIN CLEANOUT
11. CONNECT DOWNSPOUTS TO ONSITE STORM DRAIN
12. STORM DRAIN PIPE IN ROADWAY WITH LESS THAN 3' OF COVER SHALL BE A CLASS 5 RCP PIPE WITH CEMENT SLURRY MIX OR CONTROLLED LOW STRENGTH MATERIAL BACKFILL.
13. STORM DRAIN IN THE PRIVATE DRIVEWAY WITH LESS THAN 3' OF COVER TO BE DUCTILE IRON WITH CEMENT SLURRY MIX OR CONTROLLED LOW STRENGTH MATERIAL BACKFILL. PIPE WITH LESS THAN 1' OF COVER TO BE PROTECTED DURING CONSTRUCTION AND TO HAVE A CONCRETE CAP.

SEWER KEYNOTES S#

1. CONNECTION TO (E) SANITARY SEWER PER CITY OF TRACY STANDARD PLAN 202.
2. (N) SANITARY SEWER CLEANOUT PER CITY OF TRACY STANDARD PLAN 202.
3. (N) 4" SANITARY SEWER LATERAL AND CLEAN OUT PER CITY OF TRACY STANDARD PLAN 202.
4. (N) 6" SANITARY SEWER LATERAL PER CITY OF TRACY STANDARDS AND REQUIREMENTS.

WATER KEYNOTES W#

1. CONNECTION TO DOMESTIC WATER MAINLINE PER CITY OF TRACY STARDARDS
2. (N) DUAL DOMESTIC/FIRE WATER METER WITH RADIO READOUT PER CITY OF TRACY DETAIL
3. (N) IRRIGATION METER
4. DOMESTIC WATER/FIRE SERVICE LATERAL
5. (E) FIRE HYDRANT
6. (N) FIRE HYDRANT PER CITY OF TRACY STANDARD PLAN 401.
7. (N) WATER VALVE FOR HYDRANT CITY OF TRACY STANDARD PLAN 402.

UTILITY KEYNOTES U#

1. JOINT TRENCH. SEE PLANS BY TARRAR UTILITY CONSULTANTS FOR ADDITIONAL INFORMATION.
2. (N) ELECTRICAL TRANSFORMER PER PG&E STANDARDS, REQUIREMENTS AND SPECIFICATIONS.
3. (E) JOINT POLE TO REMAIN
4. (E) OVERHEAD UTILITIES TO BE RELOCATED UNDERGROUND. SEE PLANS BY TARRAR UTILITY CONSULTANTS FOR ADDITIONAL INFORMATION.
5. (N) STREET LIGHT PER CITY OF TRACY STANDARDS.
6. (8) CONDO ELECTRIC METERS
7. SITE LIGHT
8. A 2" GRIND AND ASPHALT OVERLAY WITH PAVEMENT REINFORCING FABRIC IS REQUIRED 25' FROM THE LAST UTILITY TRENCH IN EACH DIRECTION FROM CURB TO CURB.
9. REMOVE (E) JOINT POLE. SEE PLANS BY TARRAR UTILITY CONSULTANTS FOR ADDITIONAL INFORMATION.
10. UNDERGROUND (E) OVERHEAD UTILITY LINES ON ADJACENT PROPERTY. COORDINATE CONSTRUCTION WITH ADJACENT PROPERTY OWNER.
11. COORDINATE UNDER GROUNDING OF (E) OVERHEAD UTILITIES WITH OWNER OF THE PROPERTY ACROSS THE STREET.
12. TRANSFORMER FOR PROPERTY ACROSS THE STREET BY OTHERS.

NOTES

1. ALL UNITS SHALL HAVE INDIVIDUAL DUAL DOMESTIC WATER/FIRE SERVICES.
2. ALL UNITS SHALL HAVE FIRE SPRINKLERS.
3. ALL CONSTRUCTION SHALL BE NFPA 13D REQUIREMENTS.
4. ALL (N) ONSITE STORM DRAIN TO BE PVC SDR35 UNLESS OTHERWISE NOTED.
5. ALL (N) ONSITE SANITARY SEWER PIPE TO BE PVC SDR26 UNLESS OTHERWISE NOTED.
6. ALL (N) ONSITE DOMESTIC WATER LINES 4" AND LARGER SHALL BE C900, CLASS 200 PIPE. DOMESTIC WATER LINES SMALLER THAN 4" SHALL BE PVC SCHEDULE 80 UNLESS OTHERWISE NOTED.
7. ALL (N) OFFSITE UTILITIES (WITHIN THE CITY RIGHT OF WAY) SHALL BE PER CITY STANDARDS.
8. PER DS5.10A APPROVAL OF A MINOR DEVIATION REQUEST TO MAINTAIN 3' MIN. COVER IN ALL STREETS FROM TOP OF PIPE TO FINISHED GRADE AND 2' FROM STREET SUB-GRADE TO TOP OF PIPE PRIOR TO CONSTRUCTION PERMITTING.

GRAPHIC SCALE IN FEET
0 10' 20'

CITY OF TRACY

APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR CORRECTING ERRORS, OMISSIONS OR CONFLICTS CONTAINED THEREIN IF DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS SHOWN THEREON, IT BECOMES APPARENT THAT CHANGES ARE REQUIRED FROM THE SPECIFICATIONS AND DETAILS OF THE CITY OF TRACY OR THESE PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATIONS OR CHANGES AS MAY BE NECESSARY TO CORRECT SAID ERRORS, OMISSIONS OR CONFLICTS. ALL CHANGES SHALL BE MADE AT NO COST TO THE CITY. APPROVED AS TO DESIGN ONLY, BASED ON THE INFORMATION CONTAINED HEREON. APPROVED FOR THE CITY OF TRACY

EVEN G. MARCELLO, P.E. CITY ENGINEER DATE:

TRACY Think Inside the Triangle

REGISTERED PROFESSIONAL ENGINEER No. C 62628 EVEN G. MARCELLO CIVIL STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Cedro Valley Blvd. Ste. 200, Cedro Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-6813 www.greenwoodmoore.com

REVISIONS			
SYMBOL	DATE	DESCRIPTION	APPROVED

DESIGNED BY:	DRAWN BY:	CHECKED BY:	SCALE:
BD	STAFF	BD	1" = 10'

UTILITY PLAN
TENTATIVE SUBDIVISION MAP
310 W. MOUNT. DIABLO AVENUE
TRACY, CA 95376
APN: 235-100-13 I TRACT NO.: 4059

SHEET
C3.1
OF 11 SHEETS

01/29/26

KEYNOTES (#)

1. REFER TO UTILITY PLAN SHEET C3.0 & C3.1 FOR ADDITIONAL INFORMATION ON STORM DRAINAGE SYSTEM
2. CONFORM TO EXISTING
3. SAWCUT LINE
4. RETAIN 1' MAX. IN PRESSURE TREATED KICKER BOARD ON (E) FENCE
5. STORM WATER TREATMENT FLOW THROUGH PLANTER
6. (N) OVERFLOW DRAINAGE INLET. GRATE ELEVATION TO BE 6" ABOVE FINISH GRADE ELEVATION OF FLOW THROUGH PLANTER
7. COBBLE DISSIPATOR AT STORM DRAIN OUTFALL INTO FLOW THROUGH PLANTER

APN 235-100-150-000
LANDS OF KHINDA

APN 235-100-130-000

APN 235-100-660-000
LANDS OF VILLALOVOZ

APN 235-440-010-000
LANDS OF VIRGINIA STREET PROPERTIES LLC

WEST MOUNT DIABLO AVENUE
(60' WIDE)

SANITARY SEWER MANHOLE

SITE BENCHMARK
SCRIBE 'X' IN SIDEWALK
EL=72.28 NAVD88

CHAINLINK FENCE

(E) BUILDING

GRAPHIC SCALE IN FEET
0 10' 20'

CITY OF TRACY

APPROVAL OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER OF THE RESPONSIBILITY FOR CORRECTING ANY ERRORS, OMISSIONS OR DISCREPANCIES CONTAINED THEREIN IF DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS SHOWN THEREON IT BECOMES APPARENT THAT ANY DEVIATIONS FROM THE SPECIFICATIONS AND DETAILS OF THE CITY OF TRACY OR THESE PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATIONS OR CORRECTIONS AS ARE NECESSARY TO CONFORM TO CITY STANDARDS. ALL CHANGES MADE AT NO COST TO THE CITY, APPROVED AS TO DESIGN ONLY, BASED ON THE INFORMATION CONTAINED HEREIN. APPROVED FOR THE CITY OF TRACY

EVEN G. MARCELO, P.E. — CITY ENGINEER — DATE:

Think Inside the Triangle

PREPARED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

GREENWOOD & MOORE, INC
Civil Engineers • Land Surveyors • Planners
3111 Cedro Valley Blvd., Ste. 200, Cedro Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-6813 www.greenwoodmoore.com

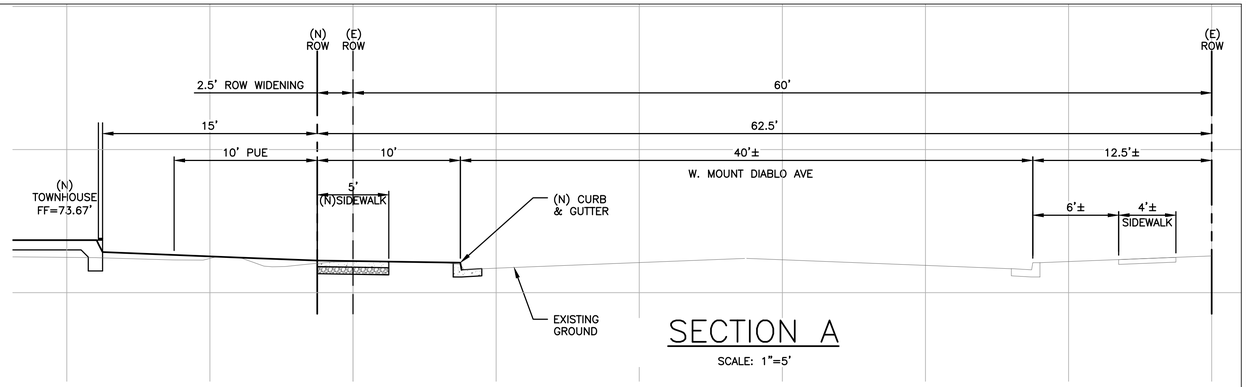
REVISIONS			
SYMBOL	DATE	DESCRIPTION	APPROVED

DESIGNED BY: BD
DRAWN BY: STAFF
CHECKED BY: BD
SCALE: 1" = 10'

GRADING PLAN
TENTATIVE SUBDIVISION MAP
310 W. MOUNT. DIABLO AVENUE
TRACY, CA 95376
APN: 235-100-13 I TRACT NO.: 4059

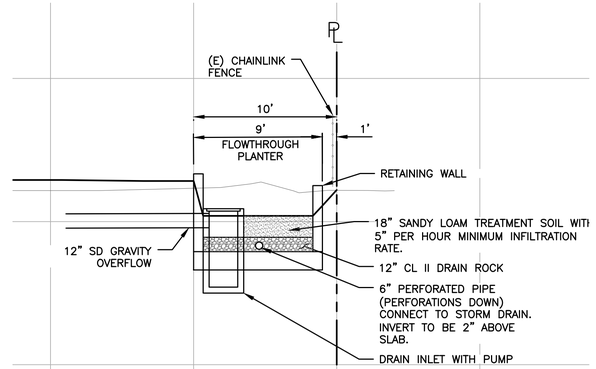
SHEET
C4.0
OF 11 SHEETS

01/29/26



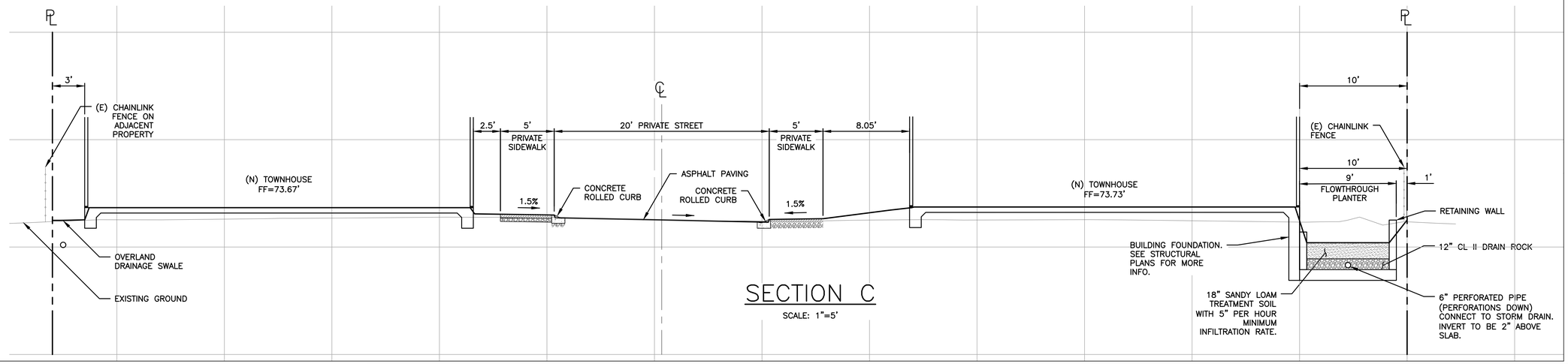
SECTION A

SCALE: 1"=5'



SECTION B

SCALE: 1"=5'



SECTION C

SCALE: 1"=5'

CITY OF TRACY

APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER OF THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REGULATIONS, CODES AND STANDARDS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THESE PLANS, IT BECOMES NECESSARY TO MAKE MINOR CHANGES, DEVIATIONS OR ADDITIONS FROM THE SPECIFICATIONS AND DETAILS OF THE CITY OF TRACY AS THESE PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATIONS OR ADDITIONS AS HE DEEMS NECESSARY TO PROTECT THE PUBLIC INTEREST. ALL CHANGES SHALL BE MADE AT NO COST TO THE CITY. APPROVED AS TO DESIGN ONLY, BASED ON THE INFORMATION CONTAINED HEREIN. APPROVED FOR THE CITY OF TRACY

EVEN G. MARCELO, P.E. — CITY ENGINEER — DATE:

Think Inside the Triangle

PRELIMINARY NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER — No. 56528 — EVEN MARCELO — CIVIL — STATE OF CALIFORNIA

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Cedro Valley Blvd. Ste. 200, Cedro Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-6913 www.greenwoodmoore.com

REVISIONS			
SYMBOL	DATE	DESCRIPTION	APPROVED

DESIGNED BY:	DRAWN BY:	CHECKED BY:	SCALE:
BD	STAFF	BD	1" = 10'

SECTIONS
TENTATIVE SUBDIVISION MAP
310 W. MOUNT. DIABLO AVENUE
TRACY, CA 95376
APN: 235-100-13 I TRACT NO.: 4059

SHEET
C4.1
OF 11 SHEETS

01/29/26

TABLE A	IMPERVIOUS AREA (SQ.FT)	LANDSCAPE (SQ.FT)	TOTAL (SQ.FT)
EXISTING	0	24,442	24,442
PROPOSED	18,197	6,245	24,442

DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURES (TCM)	TOTAL DRAINAGE AREA (SF)	TOTAL PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	IMPERVIOUS RATIO	C	Po	STORMWATER DESIGN VOLUME (SDV) CU FT	AREA REQUIRED (SF)	AREA PROVIDED (SF)
1	1	22,701	4,568	18,133	0.80	0.60	0.39	733	575	582

FLOW-THROUGH PLANTER FACTORS

DRAIN ROCK POROSITY	0.4
TREATMENT SOIL POROSITY	0.25
PONDING DEPTH	0.5
TREATMENT SOIL DEPTH	1.5
GRAVEL DEPTH	1

KEYNOTES (#)

1. FLOW THROUGH PLANTER
2. DROP INLET FOR OVERFLOW DRAINAGE INLET GRATE TO BE 6" ABOVE FINISH ELEVATION OF FLOWTHROUGH PLANTER AREA
3. DISCHARGE STORM DRAIN INTO FLOWTHROUGH PLANTER AREA AT COBBLE OUTFALL

ABBREVIATIONS

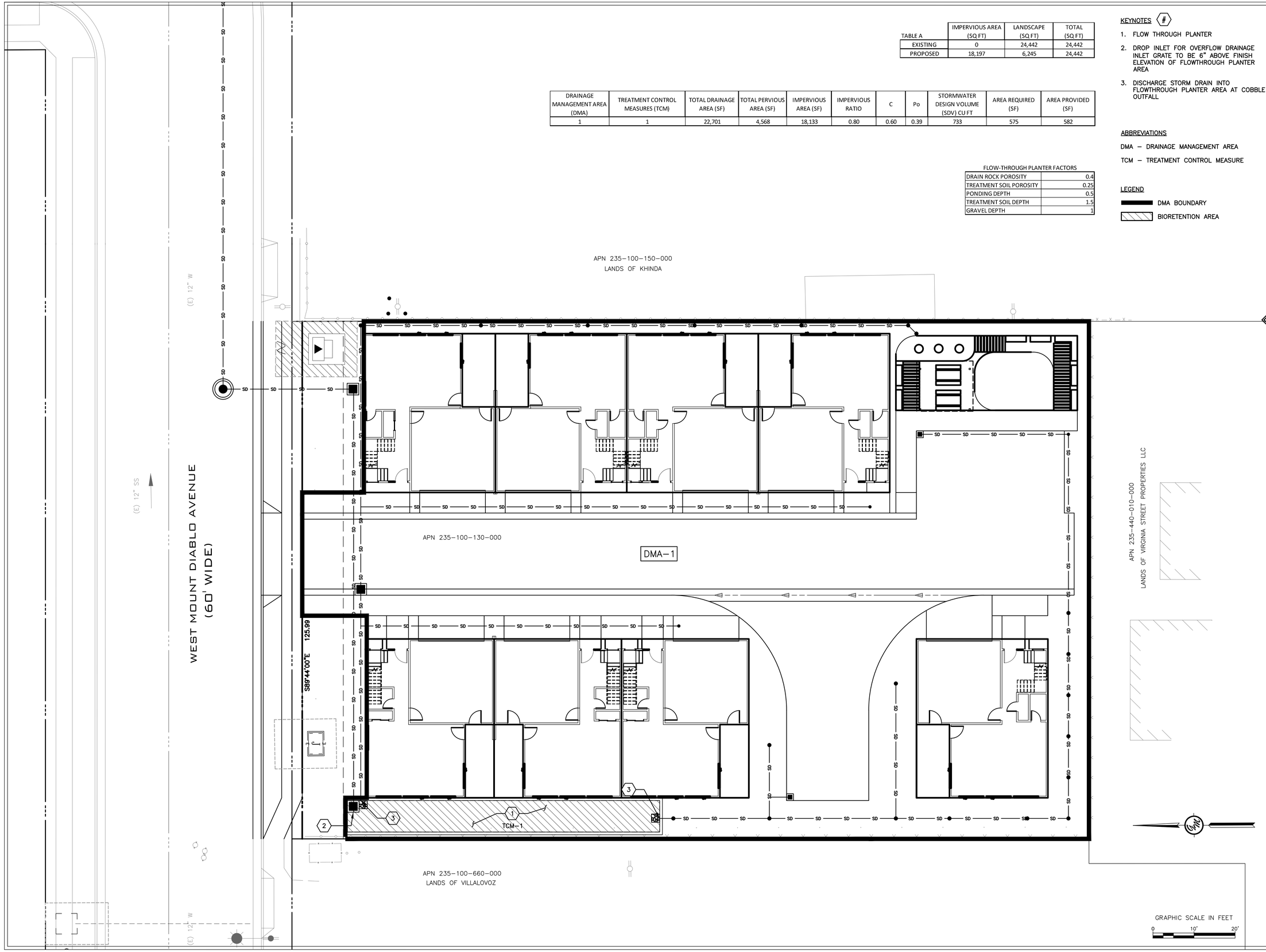
DMA – DRAINAGE MANAGEMENT AREA

TCM – TREATMENT CONTROL MEASURE

LEGEND

DMA BOUNDARY

BIORETENTION AREA



GRAPHIC SCALE IN FEET
0 10' 20'

CITY OF TRACY

APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR CORRECTING ERRORS, OMISSIONS OR CONFLICTS CONTAINED THEREIN, IF DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS SHOWN THEREON IT BECOMES NECESSARY TO MAKE CHANGES FROM THE SPECIFICATIONS AND DETAILS OF THE CITY OF TRACY AS THESE PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATIONS OR ADDITIONS AS HE DEEMS NECESSARY. ALL CHANGES SHALL BE SHOWN ON AS-BUILT PLANS MADE AT NO COST TO THE CITY. APPROVED AS TO DESIGN ONLY, BASED ON THE INFORMATION SUBMITTED HEREON. APPROVED FOR PUBLIC WORKS CONSTRUCTION WITHIN THE CITY OF TRACY

EVEN G. MARCELO, P.E. CITY ENGINEER DATE:

TRACY
Think Inside the Triangle

REGISTERED PROFESSIONAL ENGINEER
No. C 52628
EVEN G. MARCELO
CIVIL
STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Cedro Valley Blvd. Ste. 200, Cedro Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-6913 www.greenwoodmoore.com

REVISIONS			
SYMBOL	DATE	DESCRIPTION	APPROVED

DESIGNED BY:	DRAWN BY:	CHECKED BY:	SCALE:
BD	STAFF	BD	1" = 10'

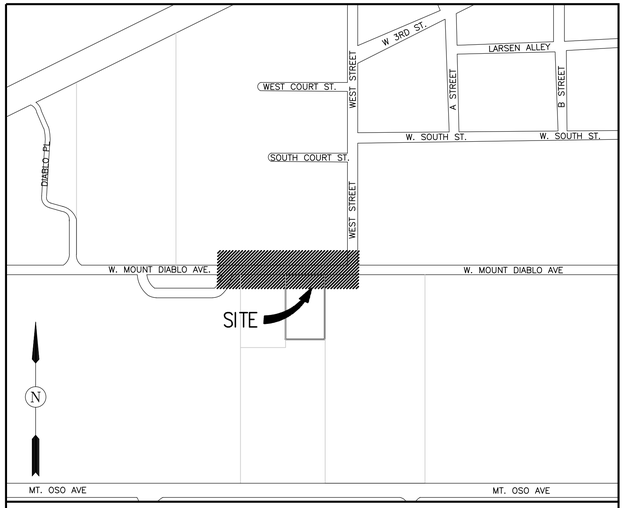
STORMWATER CONTROL PLAN
TENTATIVE SUBDIVISION MAP
310 W. MOUNT. DIABLO AVENUE
TRACY, CA 95376
APN: 235-100-13 I TRACT NO.: 4059

SHEET
C5.0
OF 11 SHEETS

01/29/26

RECEIVED
January 30, 2026
City of Tracy
Community and Economic Development

SIERRA INVESTMENTS LLC.
SIERRA GARDENS DEVELOPMENT R20
TRACY SAN JOAQUIN COUNTY CALIFORNIA



VICINITY MAP
NOT TO SCALE

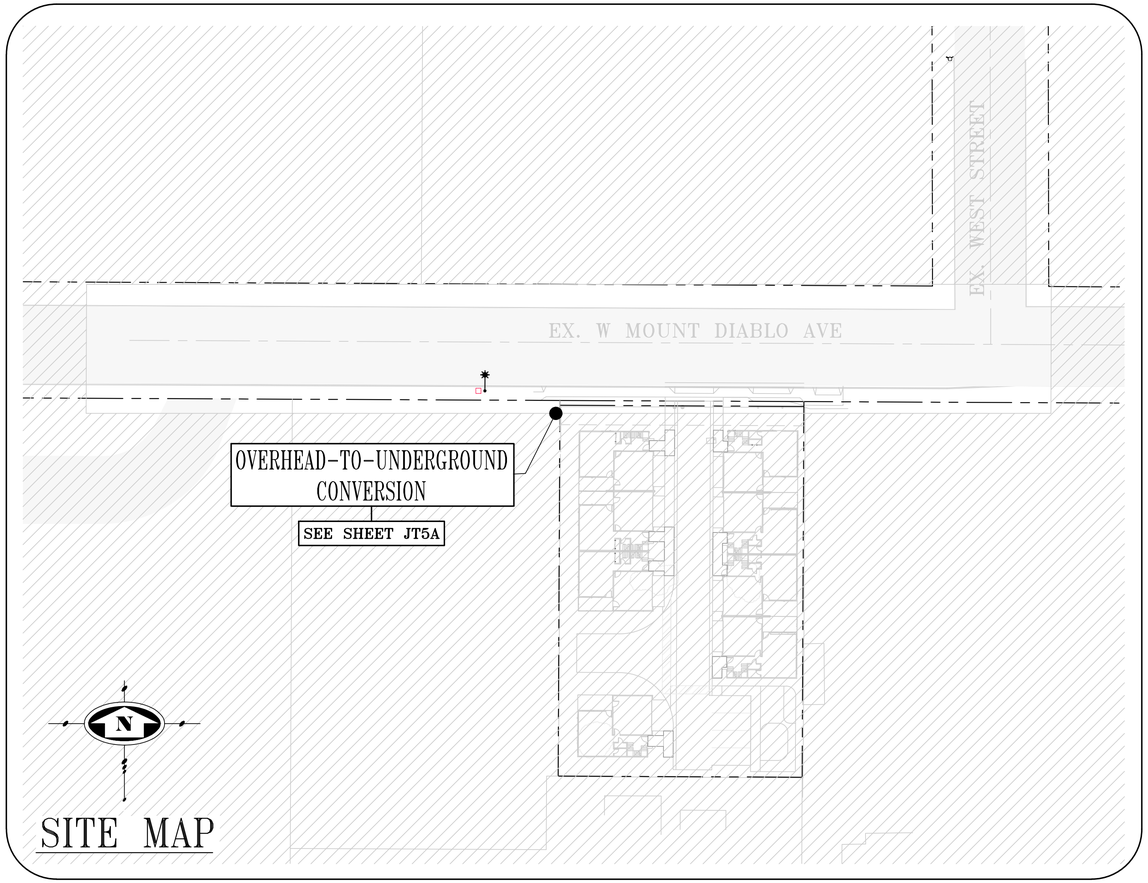
SHEET INDEX

SHEET NO.	DESCRIPTION
JT1A	JOINT TRENCH COMPOSITE TITLE SHEET
JT2A	JOINT TRENCH GENERAL NOTES AND DETAILS
JT3A	JOINT TRENCH DETAILS
JT4A	JOINT TRENCH SECTIONS AND DETAILS
JT5A	JOINT TRENCH COMPOSITE PLAN

574 L.F. OF JOINT TRENCH SHALL BE INSTALLED
WITH THIS JOINT TRENCH PLAN SET

1 NEW UNDERGROUND MAIN LINE EXTENSION (ELECTRIC, CATV & TELEPHONE)

2 STUB SERVICE FOR PROJECT



SITE MAP

LEGEND

- JT — PROPOSED JOINT TRENCH
- SVC — PROPOSED JOINT TRENCH SERVICE
- EUOH — EXISTING OVERHEAD UTILITY LINES
- PVT JT — PROPOSED PRIVATE JOINT TRENCH
- CUG — PROPOSED UNDERGROUND CATV LINES
- EUG — PROPOSED UNDERGROUND ELECTRIC LINES
- TUG — PROPOSED UNDERGROUND TELEPHONE LINES
- FVT 6 — PG&E SPLICE BOX 4' x 6'6" x 5' (LID DIMENSIONS) 5' X 7'6" X 5'11-13/16" (OVERALL DIMENSIONS)
- STREET LIGHT PULL BOX STATE TYPE #3 1/2, 10" x 17" x 12"
- ELECTROLIER, SINGLE ARM
- EXISTING JOINT/UTILITY POLE
- EXISTING ELECTROLIER, SINGLE ARM
- DESIGNATES UTILITY LINES TO BE REMOVED
- EXISTING PRIMARY SPLICE BOX
- EXISTING SECONDARY SPLICE BOX
- EXISTING METER SERVICE PEDESTAL

TARRAR UTILITY REP.:	KHALID TARRAR	JOB NO.	225047 A	PHONE NO.	(925) 240-2595
DEVELOPER:	FAYYAZ MALIK	JOB NO.	225047 A	PHONE NO.	(925) 895-6995
PG&E ELECTRIC COORDINATOR:	-	JOB NO.	-	PHONE NO.	-
PG&E GAS COORDINATOR:	-	JOB NO.	-	PHONE NO.	-
TELEPHONE REP.:	-	JOB NO.	-	PHONE NO.	-
CABLE T.V. REP.:	-	JOB NO.	-	PHONE NO.	-

FILES STATUS

DESCRIPTION:	BY:	DATE:	STATUS:
CIVIL PLANS (ELECTRONIC FILE)	GREENWOOD & MOORE, INC	03-11-2025	R
ARCHITECTURAL PLANS (ELECTRONIC FILE)	WAA-DESIGN	03-11-2025	R
LANDSCAPE PLANS (ELECTRONIC FILE)	FORBES LAND DESIGN	03-11-2025	R
GAS DESIGN	-	-	-
ELECTRIC DESIGN	-	-	-
TELEPHONE INTENT REPLY	ATT	-	-
CATV INTENT REPLY	COMCAST	-	-
STREET LIGHT PLANS – PUBLIC	-	-	-
STREET LIGHT PLANS – PRIVATE	-	-	-
SOILS REPORT	-	-	-

A = APPROVED • **ANS** = APPROVED NOT SIGNED • **NA** = NOT APPROVED• **F** = FIRST SUBMITTAL • **SS** = SECOND SUBMITTAL • **R** = RECEIVED

TARRAR UTILITY CONSULTANTS
APPROVED FOR SUBMITTAL
HAIDER KAMMOONAH
QUALIFIED APPLICANT DESIGN ENGINEER

DESIGN CHANGE COMPONENT
ANY CHANGES TO THIS DESIGN MUST BE APPROVED BY
-
PG&E GAS ADE

SUBSTRUCTURE VERIFICATION STAMP

DEVELOPER NOTE AND SIGN

ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR READJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR JOB SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES AND BOXES, AND SIGN AND DATE DRAWING.

THANK YOU

SIGNED _____

DATE: _____

813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-7013 fax
www.tarrar.com

TARRAR UTILITY CONSULTANTS

- Planning
- Design
- Estimating
- Joint Trench
- Street Lighting
- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

JOINT TRENCH COMPOSITE TITLE SHEET–OFF SITE
SIERRA INVESTMENTS LLC.
SIERRA GARDENS DEVELOPMENT – R20
TRACY CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: MARCH 2025 | DATE LAST WORKED ON: 1/27/2026
SCALE: NOT TO SCALE | DRAWN: LRH | CHECKED: KT
JOB NO.: 225047 A | PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

SHEET JT1A OF JT5A SHEETS

PROJECT NOTES:

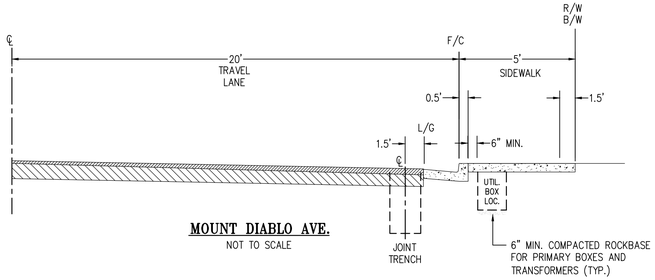
1. FIELD ADJUST SERVICES TO MINIMIZE INTERFERENCE WITH EXISTING FACILITIES (TYPICAL).
2. CONTRACTOR SHALL PERFORM ALL TRENCHING, EXCAVATING, BACKFILLING AND OTHER WORK AS SHOWN OR NOTED ON PLANS, AND AS SPECIFIED ON UTILITY BID DOCUMENTS.
3. FIELD ADJUST SPLICE BOXES TO KEEP CLEAR OF SIDEWALK, DRIVEWAYS AND EXISTING FACILITIES (TYPICAL).
4. A 3 FOOT LEVEL WORKING AREA MUST BE MAINTAINED AROUND ALL ELECTRIC ENCLOSURES. PRIOR TO ENERGIZING THE SYSTEM, THE ELECTRIC UTILITY COMPANY INSPECTOR WILL DETERMINE IF RETAINING WALLS ARE REQUIRED TO MEET MINIMUM CLEARANCE BETWEEN ENCLOSURES AND THE TOPS OR TOES OF SLOPES. IF RETAINING WALLS ARE REQUIRED, THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE CITY/COUNTY BUILDING DEPARTMENT PRIOR TO WALL CONSTRUCTION.
5. TRANSITION TO VAULTS FROM TRENCH NOT SHOWN, SEE TRANSITION DETAIL SHEET JT3 (TYPICAL).
6. CONTRACTOR SHALL PLACE ALL UTILITY SPLICE BOXES, ENCLOSURES & CONDUIT IN PROPER RELATIONSHIP TO FINAL GRADE (SHOWN SCHEMATICALLY).
7. ALL PG&E, TELEPHONE, CABLE T.V. AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER, WATER LATERALS AND DRIVEWAYS.
8. CONTRACTOR SHALL COORDINATE ALL CONNECTIONS BETWEEN PROPOSED AND EXISTING FACILITIES AS DIRECTED BY THE RESPECTIVE UTILITY COMPANY INSPECTOR. UTILITY COMPANY PERSONNEL SHALL MAKE ALL "HOT TIE-INS"; THE CONTRACTOR IS PROHIBITED FROM WORKING IN ANY ENERGIZED FACILITIES.
9. THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE STREET EXCAVATION AND ENCROACHMENT PERMIT(S) FROM THE CITY/COUNTY PRIOR TO STARTING WORK IN THE PUBLIC STREET AREA.
10. FIELD LOCATE JOINT TRENCH FACILITIES TO KEEP CLEAR OF SERVICE LATERALS. SERVICE LATERALS TO BE ROUTED TO AVOID SPLICE BOX (ADDITIONAL P.U.E MAY BE REQUIRED).
11. RESPECTIVE UTILITY COMPANY TO OBTAIN CITY APPROVAL OF ALL ABOVE GROUND EQUIPMENT.
12. UNLESS OTHERWISE SHOWN ON THE PLANS, NATURAL BENDS SHALL BE USED FOR ALL CONDUIT EXCEPT STREET LIGHT CONDUIT.
13. INCIDENTAL TRENCHING TO SPLICE BOXES NOT SHOWN (TYPICAL). CONTRACTOR TO PROVIDE ADDITIONAL TRENCHING AS REQUIRED FOR CONDUIT ROUTING TO SPLICE BOXES AND CABINETS (TYPICAL).
14. ALL CONDUITS SHALL ENTER OR EXIT PERPENDICULAR TO BOX WALLS.
15. ALL CONDUITS MUST BE MANDREL TESTED AND APPROVED.
16. OFFSET SPLICE BOXES TO ROUTE TELEPHONE/FIBER OPTIC CONDUIT AS NEEDED (TYPICAL).
17. PULL ROPES SHALL BE PLACED IN ALL EMPTY CONDUITS AS REQUIRED BY EACH UTILITY COMPANY.
18. ALL PG&E SPLICE BOXES ADJACENT TO TRANSFORMER SHALL BE 26" IN DEPTH (TYPICAL).
19. ALL CONDUITS NOT ENTERING SPLICE BOXES OR ENCLOSURES SHALL BE CAPPED.
20. COORDINATE TIE-IN WITH UTILITY COMPANY AS REQUIRED.
21. THE STREET LIGHT SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" AND LIGHT SCHEDULE AS SHOWN ON THESE PLANS.
22. ALL EXISTING DUCTS TO BE USED IN THESE PLANS SHALL BE "VERIFIED" BY PULLING A MANDREL THROUGH THE ENTIRE EXISTING LENGTH PRIOR TO CONNECTION.
23. EDGE OF SPLICE BOXES & PEDESTALS SHALL BE 5' FROM EDGE OF FIRE HYDRANT AND 3' FROM STREET LIGHT (TYPICAL). CONTRACTOR TO AVOID DISTURBING FIRE HYDRANT THRUST BLOCK.
24. ALL UTILITY SUBSTRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" SHOWN ON THESE PLANS
25. MAINTAIN 3' CLEARANCE AND LEVEL AREA AROUND PRIMARY SPLICE BOXES & XFMRS.
26. DUE TO UNCERTAINTIES OF THE EXACT LOCATION OF EXISTING FACILITIES, FIELD LOCATION OF PROPOSED FACILITIES MAY BE REQUIRED. CONFIRM WITH VARIOUS UTILITIES FOR EXACT PLACEMENT.
27. FOR CLARITY – BOXES/PEDESTALS ARE SHOWN AT LARGER SIZE THAN ACTUAL. FIELD ADJUST TO KEEP CLEAR OF DRIVEWAYS (TYPICAL).
28. ALL SERVICE FACILITIES SHALL BE EXTENDED TO EITHER THE PROPERTY LINE OR TO POSITION SHOWN ON THE PLANS, AND THEN CAPPED, BURIED AND LOCATION STAKED.

THESE PLANS WERE PREPARED UTILIZING PLANS RECEIVED FROM GREENWOOD AND MOORE, INC (510-581-2772).

ABBREVIATION LIST

B/C	BACK OF CURB	H.P.S.	HIGH PRESSURE SODIUM	RT	RETAINING WALL
B/W	BACK OF WALK	IRR.	IRRIGATION CONTROLLER	R/W	RIGHT OF WAY
BTU	BRITISH TERM UNITS	J.T.	JOINT TRENCH	SCH.	SCHEDULE
CB	CATCH BASIN	KV	KILO-VOLTS	SD	STORM DRAIN
℄	CENTERLINE	LE	LANDSCAPE EASEMENT	SHT.	SHEET
CAT.	CATALOG	LF	LINEAR FOOT/FEET	S/W	SIDE WALK
C OR CATV	CABLE TELEVISION	MH	MANHOLE	SS	SANITARY SEWER
CFH	CUBIC FEET PER HOUR	MIN.	MINIMUM	SSE	SANITARY SEWER EASEMENT
C.I.P.	CAPITOL IMPROVEMENT PROJECT	MPOE	MINIMUM POINT OF ENTRY	ST. LT.-S/L	STREET LIGHT
CL	CENTER LINE	N.T.S.	NOT TO SCALE	SUBD'V	SUBDIVISION
CU	COPPER	O.D.	OUTER DIAMETER	Sqft.	SQUARE FOOTAGE
E	ELECTRIC	O.H.	OVER HEAD	T	TELEPHONE
EP	EDGE OF PAVEMENT	PIEUE	PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENT	TUC	TARRAR UTILITY CONSULTANTS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	ℙ	PROPERTY LINE	TYP.	TYPICAL
EX.	EXISTING	P.S.	POWER SUPPLY	T/S	TRAFFIC SIGNAL
F/C	FACE OF CURB	PROJ.	PROJECT	U.G.	UNDERGROUND
FH	FIRE HYDRANT	PSDE	PRIVATE STORM DRAIN EASEMENT	U.O.N.	UNLESS OTHERWISE NOTED
FUT.	FUTURE	PSE	PUBLIC SERVICE EASEMENT	V	VOLT
F.O.	FIBER OPTIC	PVAW	PRIVATE VEHICLE ACCESS WAY	W	WATT
G	GAS	P.V.C.	POLY VINYL CHLORIDE	WT	WATER
GALV.	GALVANIZE	PWE	PUBLIC WATER LINE EASEMENT	W/	WITH
G.E.	GENERAL ELECTRIC	PWR	POWER	W/O	WITHOUT
GRD.	GROUND	PUE	PUBLIC UTILITY EASEMENT	WLE	WATER LINE EASEMENT
H.O.A.	HOME OWNERS ASSOCIATION			XFMR	TRANSFORMER

JOINT TRENCH AND UTILITY BOX LOCATION



MOUNT DIABLO AVE.
NOT TO SCALE

JOINT TRENCH STREET SECTIONS

NOT TO SCALE
NOTE: SEE PLANS FOR CONFIGURATIONS AND ARRANGEMENTS.
* UNLESS OTHERWISE SHOWN

WITHIN ROADWAY SECTION
(95% RELATIVE COMPACTION FOR THE TOP 6"
BELOW ROAD SUBGRADE AND 90% BELOW THAT)

GENERAL NOTES:

1. ALL JOINT TRENCH CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH PG&E UTILITY OPERATIONS UO STANDARD S5453.
2. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND SATISFACTION OF ALL PARTICIPATING UTILITIES AND CITY INSPECTORS.
3. BACKFILL SELECTION SHALL BE SUBJECT TO THE APPROVAL OF THE RESPECTIVE UTILITY COMPANIES, THE SOILS ENGINEER AND THE CITY AND/OR COUNTY WHERE THE PROJECT IS LOCATED. CONSULT PARTICIPATING UTILITIES, SOILS ENGINEER, AND THE CITY FOR APPROVED BACKFILL MATERIAL. COMPACTION TO MEET LOCAL AGENCIES REQUIREMENTS.
4. THE BOTTOM OF THE TRENCH SHALL BE CLEARED OF ROCKS AND OTHER HARD SURFACES. DISTRIBUTION TRENCHES WITHOUT TELEPHONE CONDUIT DO NOT REQUIRE BEDDING MATERIAL. SERVICE TRENCHES WITHOUT TELEPHONE CONDUIT REQUIRE 2" SAND BEDDING AS A PAD ON WHICH UTILITY FACILITIES CAN REST. SERVICE TRENCHES CONTAINING TELEPHONE CONDUIT ONLY REQUIRE A 1" SAND BEDDING. ALL OTHER TRENCHES CONTAINING TELEPHONE CONDUIT REQUIRE A 3" SAND BEDDING. REFER TO PG&E GREEN BOOK PUBLICATION S5453, EXHIBIT B AND AT&T SPEC95 "AT&T SPECIFICATIONS" TRENCHING AND CONDUIT GUIDE FOR FURTHER INFORMATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE PAVEMENT AND/OR SIDEWALK WHERE REMOVED OR DAMAGED AS A RESULT OF ITS OPERATION (UNLESS OTHERWISE NOTED). REPLACEMENT OF PAVEMENT AND/OR SIDEWALK TO BE PER CITY SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND NOTIFY ALL PARTICIPATING UTILITY INSTALLATIONS.
7. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING TARRAR UTILITY CONSULTANTS.
8. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE AND/OR PRECISE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. TARRAR UTILITY CONSULTANTS MAKES NO WARRANTY WHATSOEVER THAT THE EXISTING UNDERGROUND UTILITIES AND/OR STRUCTURES DEPICTED ON THE PLANS HAVE BEEN ACCURATELY LOCATED OR THAT THERE ARE NO OTHER UNDERGROUND UTILITIES AND STRUCTURES IN ADDITION TO WHAT HAS BEEN SHOWN. CALL U.S.A. A MINIMUM OF 48 HOURS PRIOR TO STARTING CONSTRUCTION. FOR CALIFORNIA NORTH, (KERN COUNTY AND NORTHERLY, AND NEVADA) CALL (800)227-2600. FOR CALIFORNIA SOUTH, (SAN BERNARDINO COUNTY AND SOUTHERLY) CALL (800)422-4133.**
9. CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES AND WITH THE REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND ANY OTHER GOVERNMENTAL AGENCY RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL.
10. THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE COMPLEMENTARY TO EACH OTHER. ANYTHING SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, OR MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, SHALL BE OF LIKE EFFECT AS IF SHOWN ON OR MENTIONED IN BOTH. IF DISCREPANCY IS FOUND, NOTIFY TARRAR UTILITY CONSULTANTS PRIOR TO STARTING WORK.
11. TRENCH AND CONDUIT LAYOUTS ARE SHOWN SCHEMATICALLY.
12. TRENCHING OR SUBSTRUCTURE EXCAVATION MAY NECESSITATE OPERATION OVER, UNDER, OR ADJACENT TO OTHER UNDERGROUND UTILITIES (STORM, SEWER, WATER, ETC...). THE CONTRACTOR IS RESPONSIBLE TO LOCATE, PROSPECT, EXPOSE AND PROTECT ALL ADJACENT OR CROSSING UNDERGROUND UTILITIES. THIS WORK TO PROTECT THOSE UTILITIES IS NOT CONSIDERED AS EXTRA WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW IMPROVEMENT PLANS, IN CONJUNCTION WITH THIS PLAN, AND BID THE WORK ACCORDINGLY.
13. THE QUANTITIES SHOWN ON THESE PLANS ARE ONLY ESTIMATES OF WHAT WILL ACTUALLY BE REQUIRED FOR THE CONSTRUCTION OF THE OVERALL PROJECT. FINAL QUANTITIES MAY VARY ACCORDING TO CHANGES, ADDITIONS, DELETIONS OR OMISSIONS ON THE ORIGINAL PLAN.
14. VERIFY ALL SUBSTRUCTURE EXCAVATION DIMENSIONS WITH SUPPLIER(S) BEFORE BIDDING.
15. TARRAR UTILITY CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHOULD REVIEW THE PROJECT SITE PRIOR TO SUBMITTING ITS BID.
16. THE CONTRACTOR IS REQUIRED TO EXCAVATE BELL HOLE(S) AT TIE-IN LOCATIONS AS DIRECTED BY PARTICIPATING UTILITY.
17. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.
18. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AS-BUILT DRAWINGS AFTER INSTALLATION OF PG&E'S GAS AND ELECTRIC SYSTEMS (PRIOR TO "HOT TIE-INS").
19. THE CITY INSPECTOR SHALL BE NOTIFIED TWO WORKING DAYS PRIOR TO COMMENCEMENT OF WORK. COORDINATE WITH THE INSPECTOR ANY SERVICES TO BE ABANDONED.
20. THE CONTRACTOR IS TO VERIFY THE RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.
21. PG&E'S GENERAL TERM AND CONDITIONS FOR GAS AND ELECTRIC EXTENSION AND SERVICE CONSTRUCTION BY "APPLICANT" (EFFECTIVE 07/1/95) TO BE UTILIZED FOR ALL TRENCHING, BACKFILLING, AND INSTALLATION WORK.
22. IN THE EVENT OF DISPUTES OR DISAGREEMENT OVER ANY INSTALLATIONS, DESIGNS, PLANS OR DRAWINGS, THE SPECIFICATIONS AND REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANIES AND THEIR INSPECTORS SHALL TAKE PRECEDENCE. IN CASE OF DISCREPANCIES WITHIN THE DRAWINGS AND SPECIFICATIONS HEREIN, THE CONTRACTOR SHALL CONSULT TARRAR UTILITY CONSULTANTS FOR INTERPRETATION BEFORE WORK IS STARTED.
23. TARRAR UTILITY CONSULTANTS HEREIN, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE QUALITY, QUANTITY OR TIMING OF WORK TO BE PERFORMED BY THE CONTRACTOR, UTILITY COMPANY CONSTRUCTION CREWS, OR OTHER SUB-CONTRACTOR OF DEVELOPER.
24. ALL TRENCHING, BACKFILLING AND INSTALLATION WORK IS TO BE IN ACCORDANCE WITH THE STANDARD PRACTICES AND SPECIFICATIONS OF EACH UTILITY COMPANY PARTICIPATING IN THE UTILITY TRENCHES WITHIN THE PROJECT.
25. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POINTS OF ACCESS THAT ARE AGREEABLE TO ADJACENT LAND USES AND TENANTS AT ALL TIMES.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASCERTAINING WHAT INSPECTIONS WILL BE REQUIRED FOR APPROVAL OF THE WORK AND FOR COORDINATING ALL SUCH INSPECTIONS. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS PRIOR NOTICE TO THE CITY, SOILS ENGINEER, UTILITY COMPANIES OR ANY OTHER INDIVIDUALS OR PUBLIC AGENCIES, THAT THE WORK IS READY FOR INSPECTION.
27. THE CONTRACTOR SHALL NOTIFY DEVELOPER 48 HOURS PRIOR TO THE NEED FOR SURVEY STAKING. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF ALL CONSTRUCTION STAKING SET BY THE DEVELOPER'S SURVEYORS AND WILL BE BACK CHARGED FOR ANY RE-STAKING THAT IS REQUIRED. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO AND PAID FOR BY THE CONTRACTOR.
28. ALL TRANSFORMERS AND TRANSFORMER PADS ARE TO BE INSTALLED PER PG&E SPECIFICATIONS. PROTECTIVE BOLLARDS ARE TO BE PLACED WHERE NEEDED.
29. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
30. KEEP ALL BOXES AND PEDESTALS WITHIN PUBLIC UTILITY EASEMENTS OR RIGHT OF WAY. AS SHOWN.
31. ALL SAND BACKFILL MUST HAVE TESTING OF PH LEVEL AS WELL AS SAND EQUIVALENT. SEE **CITY OF TRACY** REQUIREMENTS.
32. THE PROPOSED CONSTRUCTION OPERATION MAY TAKE PLACE AT OR NEAR FENCE LINES, PROPERTY LINES AND PROPERTY IMPROVEMENTS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THESE AREAS AND FOR MAINTAINING THESE AREAS AND FACILITIES AT ALL TIMES DURING THE CONSTRUCTION OPERATION.
33. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITION AND SHALL DEFEND AND HOLD THE DEVELOPER AND TARRAR UTILITY CONSULTANTS HARMLESS FROM ANY ALLEGED CLAIMS OR LIABILITIES, EXCEPT THOSE ARISING FROM SOLE NEGLIGENCE OF THE DEVELOPER OR TARRAR UTILITY CONSULTANTS.
34. THE APPROXIMATE LOCATIONS OF ALL EXISTING UTILITY COMPANY UNDERGROUND LINES, POLES BOXES, ETC., WERE OBTAINED FROM A REVIEW OF AVAILABLE UTILITY COMPANY RECORDS, REPRESENTATIONS OF UTILITY COMPANY PERSONAL, OR FIELD OBSERVATIONS. NEITHER THE DEVELOPER NOR TARRAR UTILITY CONSULTANTS ASSUME ANY RESPONSIBILITY FOR VARIANCES BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. NO EXTRA PAYMENT WILL BE MADE TO THE CONTRACTOR FOR ANY ADDITIONAL TRENCHING, BOX EXCAVATIONS, MATERIALS, ETC., THAT MAY BE REQUIRED TO COMPLETE THIS PROJECT IN THE EVENT AN EXISTING TIE-IN POINT SUBSTRUCTURE IS EITHER NON-EXISTING OR IS NOT SHOWN ON THE PLANS IN ITS ACTUAL FIELD POSITION. IT IS THE CONTRACTOR'S OBLIGATION AND RESPONSIBILITY TO SAFELY LOCATE ALL EXISTING UNDERGROUND FACILITIES BY SURFACE MARKING AND/OR HAND EXCAVATION PRIOR TO STARTING CONSTRUCTION.
35. "DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE TO OBTAIN A **CITY OF TRACY** ENCROACHMENT PERMIT FOR ALL WORK DONE IN THE PUBLIC RIGHT OF WAY. DEVELOPER AND/OR CONTRACTOR IS ALSO RESPONSIBLE TO PROVIDE JOINT TRENCH PLANS TO THE **CITY OF TRACY** AT THE TIME OF APPLICATION FOR THE ENCROACHMENT PERMIT."

813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-2013 fax
www.tarrar.com

TARRAR UTILITY CONSULTANTS

- Planning
- Design
- Estimating
- Joint Trench
- Street Lighting
- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

JOINT TRENCH GENERAL NOTES AND DETAILS-OFF SITE

SIERRA INVESTMENTS LLC.
SIERRA GARDENS DEVELOPMENT – R20
TRACY CALIFORNIA

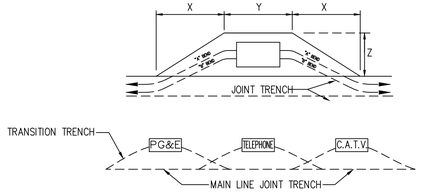
NO.	REVISIONS	BY	DATE

DATE: MARCH 2025 | DATE LAST WORKED ON: 1/27/2026
SCALE: NOT TO SCALE | DRAWN: LRH | CHECKED: KT
JOB NO.: 225047 A
PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

SHEET JT2A OF JT5A SHEETS

JOINT TRENCH TRANSITION

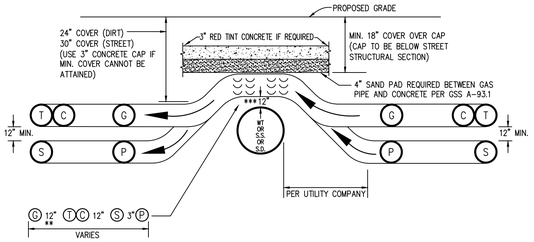


BEND	PRIMARY BOX SIZE	DISTANCE (when conduit enters box) "X"	"Y"	"Z"	NOTES
"A"	3' x 5'	24'	7'	5'	BEND IS 60° RADIUS WITH AN ANGLE OF 10 DEG. USE 2-5 COUPLINGS WITH 1-5' CONDUIT SECTION FOR EACH BEND SHOWN.
	4'-6" x 8'-6"	24'	11'	7'	
"B"	3' x 5'	32'	7'	5'	BEND IS 30° RADIUS WITH AN ANGLE OF 15 DEG. USE 3-5 COUPLINGS WITH 2-2 1/2' CONDUIT SECTION FOR EACH BEND SHOWN.
	4'-6" x 8'-6"	32'	11'	7'	

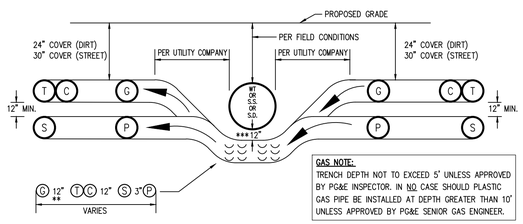
NOTE:

1. CONTRACTOR TO EXCAVATE TRANSITIONS FROM MAIN-LINE TRENCH TO VAULTS AS REQUIRED BY EACH UTILITY.
2. TRANSITIONS NOT SHOWN ON COMPOSITE DRAWING FOR CLARITY.
3. CONTRACTOR TO INCLUDE COST OF TRANSITIONS IN VAULT EXCAVATION COST.

DETAIL N.T.S. 1 JT3 — TYPICAL PRIMARY BOX EXCAVATION USING CONDUIT



JOINT TRENCH OVER WATER, SANITARY SEWER OR STORM DRAIN
CHOICE 1 (PREFERRED METHOD)



JOINT TRENCH UNDER WATER, SANITARY SEWER OR STORM DRAIN
CHOICE 2 (OPTIONAL METHOD)

* SEE MINIMUM COVER & CLEARANCE CHART

** WITH MUTUAL AGREEMENT, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED SEPARATION MAY BE REDUCED TO NOT LESS THAN 6" BETWEEN GAS AND COMMUNICATION DUCTS (TELEPHONE & CATV).

*** 6" MINIMUM REQUIRED BY PG&E-ADDITIONAL CLEARANCE MAYBE REQUIRED BY CITY OR COUNTY

DETAIL N.T.S. 2 JT3 — OVER UNDER DETAILS

CONSTRUCTION LABOR AND MATERIAL RESPONSIBILITY

PUBLIC UTILITY SYSTEM (JOINT TRENCH)

	P.G.&E. ELECTRIC	P.G.&E. GAS	TELEPHONE	C.A.T.V.	CONTRACTOR
TRENCHING: EXCAVATE, BACKFILL AND COMPACT.	○	○	○	○	●
GAS MATERIAL: FURNISH.	○	●	○	○	○
INSTALL.	○	●	○	○	○
ELECTRIC CABLE: FURNISH.	●	○	○	○	○
INSTALL.	●	○	○	○	○
ELECTRIC CONDUIT: FURNISH.	●	○	○	○	○
INSTALL.	●	○	○	○	○
ELECTRIC SPLICE BOXES: EXCAVATE.	●	○	○	○	○
FURNISH.	●	○	○	○	○
INSTALL.	●	○	○	○	○
ELECTRIC TFMR. ENCLS.: EXCAVATE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC EQUIP. ENCLS.: EXCAVATE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC TFMR. PADS: GRADE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC SWITCH PADS: GRADE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
TELEPHONE CONDUIT: FURNISH.	○	○	●	○	○
INSTALL.	○	○	●	○	○
TELEPHONE CABLE: FURNISH.	○	○	●	○	○
INSTALL.	○	○	●	○	○
TELEPHONE SPLICE BOX: EXCAVATE.	○	○	●	○	○
FURNISH.	○	○	●	○	○
INSTALL.	○	○	●	○	○
TELEPHONE INTER. PADS: GRADE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
C.A.T.V. CONDUITS: FURNISH.	○	○	○	●	○
INSTALL.	○	○	○	●	○
C.A.T.V. SPLICE BOXES: EXCAVATE.	○	○	○	●	○
FURNISH.	○	○	○	●	○
INSTALL.	○	○	○	●	○

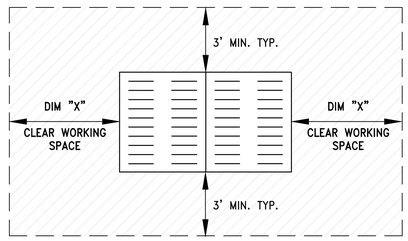
STREET LIGHTING SYSTEM

	P.G.&E.	CONTRACTOR
WIRE: FURNISH.	○	●
INSTALL.	○	●
CONDUIT: FURNISH.	○	●
INSTALL.	○	●
BASES: FURNISH.	○	●
INSTALL.	○	●
LUMINAIRES: FURNISH.	○	●
INSTALL.	○	●
SPLICE BOXES: FURNISH.	○	●
INSTALL.	○	●
EXCAVATE.	○	●
POLES & ARMS: FURNISH.	○	●
INSTALL.	○	●

SCHEDULE: LS2
INSTALL IN JOINT TRENCH: NO
INSTALL IN SEPARATE TRENCH: YES
CONDUIT SIZE: 2"
CONDUIT TYPE: SCH. 40
WIRE SIZE: #8 TYPE: CU

ADDITIONAL NOTES:
DEVELOPER TO SUPPLY AND INSTALL GAS & ELECTRIC FACILITIES UNDER THE COMPETITIVE BIDDING PROVISIONS OF PG&E GREEN BOOK RULES 15, 16 AND 20.

● DESIGNATES THE WORK TO BE PERFORMED BY THE CONTRACTOR AND EACH UTILITY COMPANY.



DIM "X"
3' MIN. 3'0" x 5'0" ENCLOSURES
4' MIN. 4' x 6'6" x 5'0" ENCLOSURES
5' MIN. 4'6" x 8'6" x 6'0" ENCLOSURES
(OR EASEMENT REQUIRED)

DETAIL N.T.S. 3 JT3 — PG&E ENCLOSURE CLEARANCES

813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-7013 fax
www.tarrar.com

TARRAR UTILITY CONSULTANTS

- Planning
- Design
- Estimating
- Joint Trench
- Street Lighting
- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

JOINT TRENCH DETAILS-OFF SITE

SIERRA INVESTMENTS LLC.
SIERRA GARDENS DEVELOPMENT - R20
TRACY CALIFORNIA

NO.	REVISIONS	BY	DATE

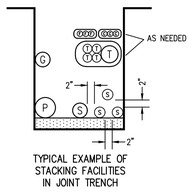
DATE: MARCH 2025 | DATE LAST WORKED ON: 1/27/2026
SCALE: NOT TO SCALE | DRAWN: LRH | CHECKED: KT
JOB NO.: 225047 A
PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

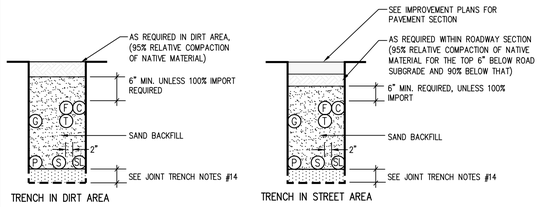
SHEET JT3A OF JT5A SHEETS

JOINT TRENCH MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS

	UTILITY	G	T	TD	C	S	P	SL	SLP	F	FE	MINIMUM COVER
G	(GAS)*	–	12"	12"	12"	6"	12"	12"	6"	12"	12"	24"; 30" IN STREET
T	(TELEPHONE) DUCT	12"	–	1"	1"	12"	12"	12"	12"	1"	12"	24"; 30" IN STREET
TD	(TELEPHONE) DIRECT BURY	12"	1"	–	1"	12"	12"	12"	12"	1"	12"	24"; 30" IN STREET
C	(CABLE T.V.)	12"	1"	1"	–	12"	12"	12"	12"	1"	12"	24"; 30" IN STREET
S	(ELECT. SECONDARY)	6"	12"	12"	12"	1.5"	2"	12"	1.5"	12"	12"	24"; 30" IN STREET
P	(ELECT. PRIMARY)	12"	12"	12"	12"	2"	2"	12"	2"	12"	12"	36"; 36" IN STREET
SL	(PUBLIC AND PRIVATE–STREET LIGHT)**	12"	12"	12"	12"	12"	12"	–	12"	12"	12"	24"; 30" IN STREET
SLP	(P.G.E.–STREET LIGHT)	6"	12"	12"	12"	1.5"	2"	12"	1.5"	12"	12"	24"; 30" IN STREET
FE	(FOREIGN ELECTRIC SOURCES, NON PG&E)	12"	12"	12"	12"	12"	12"	12"	12"	12"	–	24"; 30" IN STREET
F	(FIBER OPTIC)	12"	1"	1"	1"	12"	12"	12"	12"	–	12"	24"; 30" IN STREET



TYPICAL EXAMPLE OF STACKING FACILITIES IN JOINT TRENCH



TRENCH IN DIRT AREA

TRENCH IN STREET AREA

LEGEND

- MEETS UTILITY TRENCH ALLOTMENT
- EXCEEDS UTILITY TRENCH ALLOTMENT
- (G) GAS
- (P) ELECTRIC PRIMARY
- (S) ELECTRIC SECONDARY
- (T) TELEPHONE (DUCT OR DIRECT BURY)
- (C) CATV
- (SL) STREET LIGHT (PUBLIC OR PRIVATE)
- (SLP) STREET LIGHT (PG&E)
- (FE) FOREIGN ELECTRIC
- (F) FIBER OPTIC

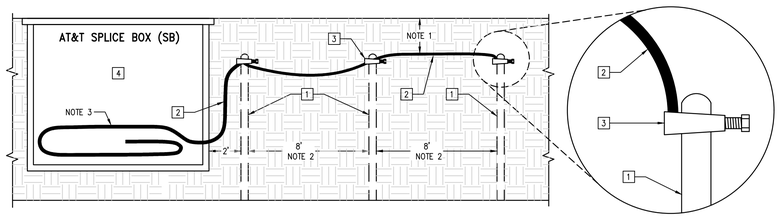
JOINT TRENCH NOTES:

1. TRENCH COVER & CLEARANCES SHOWN ARE MINIMUMS ONLY AND MAY REQUIRE ALTERATIONS TO SUIT FIELD CONDITIONS.
2. IT IS RECOMMENDED THAT ALL FACILITIES ARE TO BE A MINIMUM OF 12" BELOW SUB–BASE DISTURBANCE.
3. * WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED, SEPARATION MAY BE REDUCED TO NOT LESS THAN 6" BETWEEN GAS AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC).
4. * WHERE 6" GAS MAIN IS LOCATED IN THE JOINT TRENCH A 18" MINIMUM SEPARATION FROM GAS MAIN TO ALL UTILITIES WILL BE REQUIRED.
5. ** WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, STREET LIGHT SEPARATION MAY BE REDUCED TO 0" BETWEEN STREET LIGHT AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC).
6. TRENCH CONFIGURATIONS SHOWN ARE FOR INSTALLATION WHERE EACH OCCUPANT IS UTILIZING HIS ENTIRE SPACE ALLOCATION. OTHER CONFIGURATIONS OR REDUCED DIMENSIONS MAY BE USED, PROVIDED THAT MINIMUM COVER AND CLEARANCES ARE MAINTAINED.
7. THE CONTRACTOR IS TO ADJUST TRENCH DEPTHS AT ALL JOINT TRENCH LATERAL CROSSINGS TO MAINTAIN REQUIRED CLEARANCES BETWEEN ALL PARTICIPATING UTILITIES.
8. TRENCH SECTIONS ARE SHOWN SCHEMATICALLY AND INDICATE AREAS OF OCCUPANCY ONLY; THEY DO NOT REFLECT SIZE OR QUANTITY OF FACILITIES TO BE INSTALLED.
9. TRENCH FOOTAGES PER SECTION ARE APPROXIMATE. SECTIONS ARE DESIGNED TO ACCOMMODATE ALL REQUIRED FACILITIES AS INDICATED ON EACH TRENCH PARTICIPANT'S CONSTRUCTION DRAWINGS.
10. THE CONTRACTOR SHALL VERIFY TRENCH FOOTAGES FOR ACCURACY PRIOR TO EXCAVATION AND TAKE NECESSARY PRECAUTION CROSSING WATER AND SEWER FACILITIES.
11. THE CONTRACTOR SHALL REFER TO THE COMPOSITE, CONDUIT, AND/OR EACH RESPECTIVE UTILITY INSTALLATION PLAN FOR THE NECESSARY CONDUIT CABLE AND/OR PIPE TO BE INSTALLED IN THIS PROJECT.
12. TYPE "M2" TRENCH SHALL BE INSTALLED AFTER CURB AND GUTTER INSTALLATION. CONTRACTOR SHALL COORDINATE ADDITIONAL MOVE–INS NECESSARY TO COMPLETE THE SERVICES TO THE DWELLING UNITS WITH THE DEVELOPER, ALL AGENCIES AND THE UTILITY COMPANIES. THE COST OF THESE MOVE–INS SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR TRENCHING.
13. THE AVERAGE TRENCH DEPTHS SHOWN ARE BASED ON THE MINIMUM UTILITY COMPANY REQUIREMENTS FOR DEPTH AND SEPARATION. CONTRACTOR SHALL ADJUST TRENCH WIDTH & DEPTH AS REQUIRED TO ADEQUATELY CLEAR EXISTING UNDERGROUND FACILITIES AND MAINTAIN MINIMUM UTILITY CLEARANCES. ALL TRENCHES OVER 60" DEEP MUST COMPLY WITH OSHA REQUIREMENTS. (SEE THE JOINT TRENCH MINIMUM COVER AND CLEARANCE TABLE)
14. CONTRACTOR SHALL USE SAND BEDDING AND SHADING AS REQUIRED BY THE UTILITY COMPANIES. THE BOTTOM OF THE TRENCH SHALL BE CLEARED OF ROCKS AND OTHER HARD SURFACES. DISTRIBUTION TRENCHES WITHOUT TELEPHONE CONDUIT DO NOT REQUIRE BEDDING MATERIAL. SERVICE TRENCHES WITHOUT TELEPHONE CONDUIT REQUIRE 2" SAND BEDDING AS A PAD ON WHICH UTILITY FACILITIES CAN REST. SERVICE TRENCHES CONTAINING TELEPHONE CONDUIT ONLY REQUIRE A 1" SAND BEDDING. ALL OTHER TRENCHES CONTAINING TELEPHONE CONDUIT REQUIRE A 3" SAND BEDDING. REFER TO PG&E GREEN BOOK PUBLICATION S5453, EXHIBIT B AND AT&T SPEC95 "AT&T SPECIFICATIONS" TRENCHING AND CONDUIT GUIDE FOR FURTHER INFORMATION.
15. ALL TRENCHING AND BACKFILLING TO BE DONE IN ACCORDANCE WITH THE CITY OF TRACY ENGINEERING STANDARDS AND SPECIFICATIONS.
16. ALL PG&E, TELEPHONE, CABLE, AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER AND WATER LATERALS AND DRIVEWAYS. ALL UTILITY VAULTS, BOXES, PEDESTALS, ETC. MUST MAINTAIN A 5' MINIMUM CLEARANCE FROM FIRE HYDRANTS, AND 3' MINIMUM FROM STREETLIGHTS.

JOINT TRENCH OCCUPANCY GUIDE

TRENCH SECTION	A*	B*	C*	D*	E*	F*	G*	H*	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
GAS	X	X	X		X				X	X	X		X	X	X		X			X			
TELEPHONE	X	X		X		X			X	X		X	X	X		X		X			X		
CABLE T.V.	X		X	X			X		X		X	X	X		X	X			X			X	
ELECTRIC SEC.	X	X	X	X	X	X	X	X					X	X	X	X	X	X	X				X
ELECTRIC PRI.	X	X	X	X	X	X	X	X															
FIBER OPTCS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY



LEGEND

1. 8' LENGTH x 5/8" DIAMETER GROUND ROD POLES
2. BARE CONTINUOUS SOLID NUMBER 6 AWG. WIRE
3. GROUND CLAMP
4. TELEPHONE SPLICE BOX

NOTES

1. MINIMUM DEPTH = 12 INCHES
2. GROUND BEDS MAY BE PLACED IN ANY CONFIGURATION AS LONG AS THE 8 FOOT SEPARATION BETWEEN GROUND RODS IS MAINTAINED AND THE 2 FOOT SEPARATION FROM THE SB WALL IS NOT ENCROACHED UPON.
3. BARE #6 GROUND WIRE TO ENTER THROUGH SIDEWALL OR BOTTOM OF SB AND WRAP SB ONCE.

DETAIL 1 / N.T.S. JT4 — AT&T AERIAL AND BURIED GROUND BED DESIGN

THIS AREA RESERVED FOR JOINT TRENCH SECTIONS TO BE PLACED AT A LATER TIME

813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-7013 fax
www.tarrar.com

TARRAR UTILITY CONSULTANTS

- Planning
- Design
- Estimating
- Joint Trench
- Street Lighting
- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

JOINT TRENCH SECTIONS AND DETAILS–OFF SITE

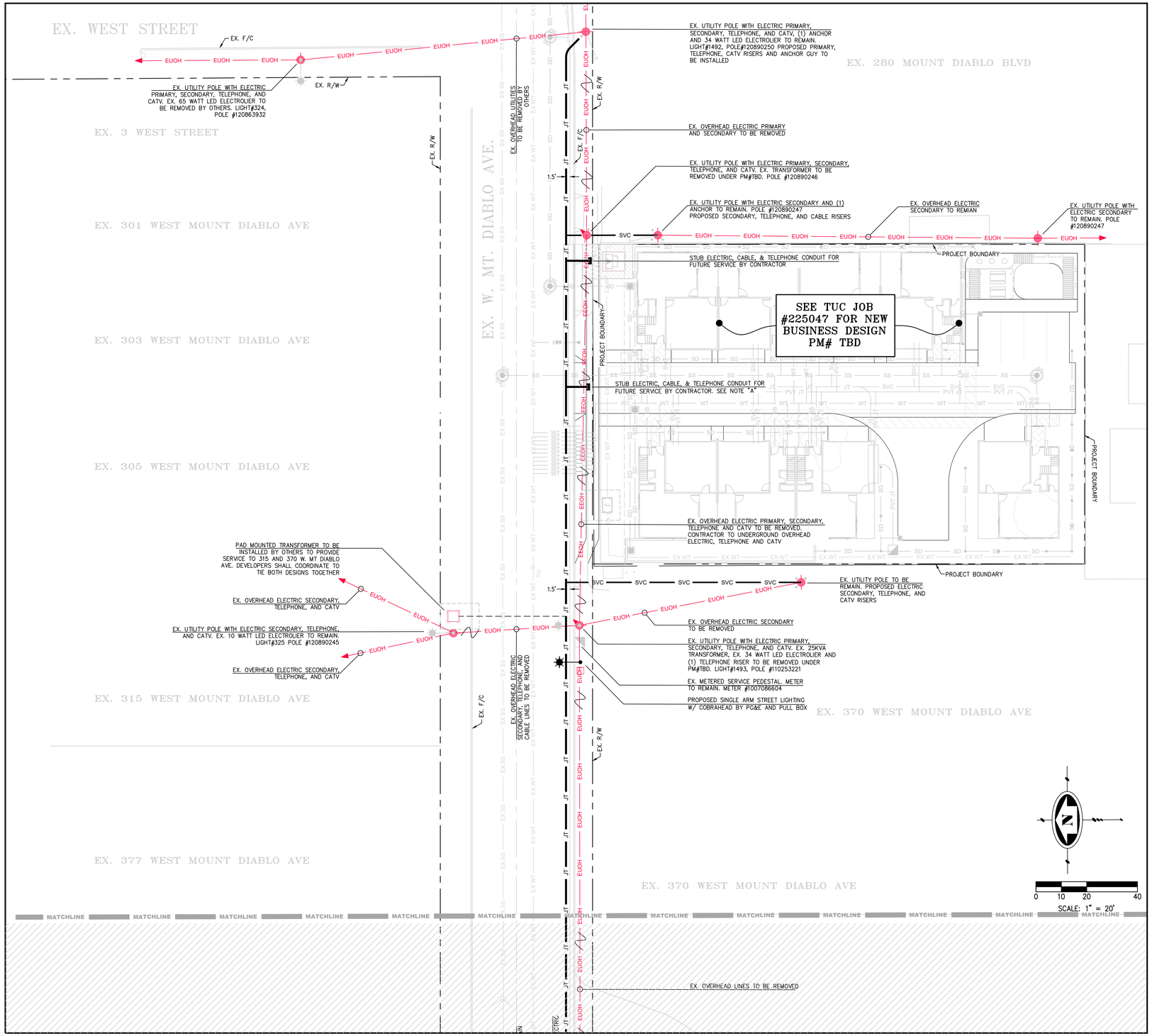
SIERRA INVESTMENTS LLC.
SIERRA GARDENS DEVELOPMENT – R20
TRACY CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: MARCH 2025 | DATE LAST WORKED ON: 1/27/2026
SCALE: NOT TO SCALE | DRAWN: LRH | CHECKED: KT
JOB NO.: 225047 A
PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

SHEET JT4A OF JT5A SHEETS



MATCH LINE SEE SECTION A-A ON THIS SHEET TO THE RIGHT

CAUTION !! CAUTION !! CAUTION !!
EX. JOINT TRENCH AND EX. GAS AND ALL OTHER UTILITY LOCATIONS ARE SHOWN BASED UPON INFORMATION PROVIDED BY OTHERS AND FIELD OBSERVATION. JOINT TRENCH CONTRACTOR TO VERIFY EXACT LOCATION OF ALL EXISTING FACILITIES PRIOR OF ANY JOINT TRENCH CONSTRUCTION. POTHOLE IF NECESSARY. CONTACT U.S.A. DIG ALERT 2 WORKING DAYS IN ADVANCE.

CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING AROUND ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.

JOINT TRENCH OCCUPANCY GUIDE

TRENCH SECTION	A*	B*	C*	D*	E*	F*	G*	H*	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
GAS	X	X	X		X				X	X	X		X	X	X		X			X			
TELEPHONE	X	X		X		X			X	X		X	X	X		X		X			X		
CABLE T.V.	X		X	X			X		X		X	X	X		X	X			X			X	
ELECTRIC SEC.	X	X	X	X	X	X	X	X						X	X	X	X	X	X				X
ELECTRIC PRI.	X	X	X	X	X	X	X	X															

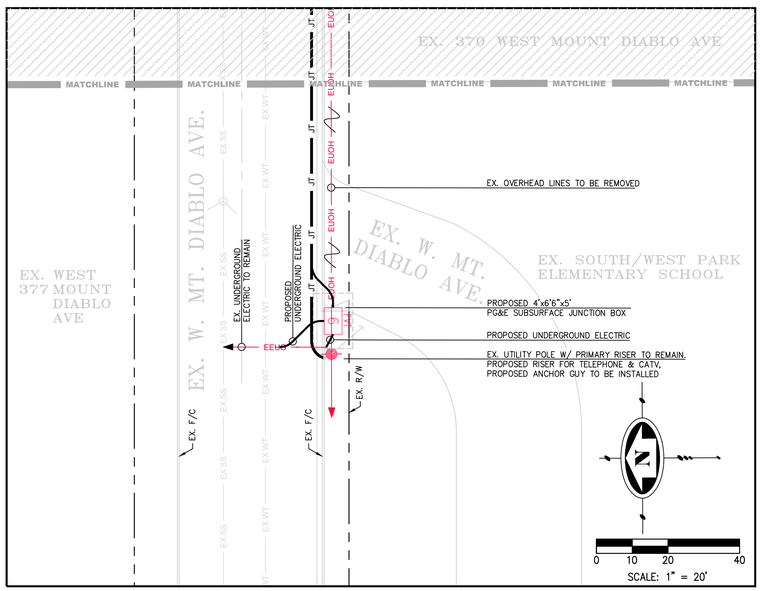
*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

NOTE "A"

- JOINT TRENCH CONTRACTOR TO STUB CONDUITS 5' OUT FROM BUILDING WALL.
- BUILDING CONTRACTOR TO TIE-IN TO CONDUITS THAT ARE STUBBED BY JOINT TRENCH CONTRACTOR.
- JOINT TRENCH CONTRACTOR TO VERIFY SERVICE STUB LOCATION WITH DEVELOPER SITE SUPERINTENDENT.

TARRAR UTILITY CONSULTANTS
APPROVED FOR SUBMITTAL
HAIDER KAMMOONAH
QUALIFIED APPLICANT DESIGN ENGINEER

MATCH LINE - SECTION A-A



813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-7813 fax
www.tarrar.com

TARRAR UTILITY CONSULTANTS

- Planning
- Design
- Estimating
- Joint Trench
- Street Lighting
- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

JOINT TRENCH COMPOSITE PLAN – OFF SITE

SIERRA INVESTMENTS LLC.
SIERRA GARDENS DEVELOPMENT – R20
TRACY CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: MARCH 2025 | DATE LAST WORKED ON: 1/26/2026
SCALE: 1" = 20' | DRAWN: QC/ RFS | CHECKED: KT
JOB NO.: 225047 A | PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

SHEET JT5A OF JT5A SHEETS