



September 2, 2025

Regular City Council Meeting

Exhibits to Resolution 2 for Agenda Item
3.A

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

**City of Tracy
Development Review Permit Findings
Application Number D22-0021
September 2, 2025**

Development Review Permits must meet the requirements set forth in Tracy Municipal Code (TMC) Article 30, including a noticed public hearing. Pursuant to TMC Section 10.08.3960, before approving a Development Review Permit, the City Council 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 City Council 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 City Council conducted a noticed public hearing on September 2, 2025, and upon its conclusion, makes the requisite findings for the Development Review Permit based on consideration of the entire record of evidence, including, without limitation, the following:

- (a) The Project increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and for the citizens of Tracy, because the proposed two hotels will be constructed with vertical and horizontal elements and a mix of materials and colors adding visual interest along all sides, especially the frontage facing Interstate 205, the proposed shade canopies, and the entryways, which will help to create a sense of arrival to the site.

and

- (b) The Project conforms to all applicable requirements of Chapter 10.08 of the Tracy Municipal Code, the City of Tracy General Plan, the City Design Goals and Standards, the California Building and Fire Codes, and all other applicable City Standards. The Project meets all City requirements for the I-205 Corridor Specific Plan, landscaping has been provided for screening and to provide shade in parking areas, a mix of

materials and vertical and horizontal elements to add visual interest to the two proposed hotels, and all other site improvements meet applicable City standards.

**City of Tracy
Conditions of Approval**
Avid/Candlewood and Hilton Garden Hotel
Development Review Permit Application Number D22-0021
September 2, 2025

A. General Provisions and Definitions.

A.1. General. These Conditions of Approval apply to the Avid/Candlewood and Hilton Garden Hotel Project (hereinafter "Project"), which includes the following:

Development Review Permit Application Number D22-0021:

A Development Review Permit for the construction of an approximately 52,000 sq. ft., 4-story, 107 room hotel, an approximately 47,000 sq. ft., 4-story, 70 room hotel, and site improvements, on an approximately 3.17-acre site located at northwest corner of N. Corral Hollow Rd. and Interstate 205 at 3055, 3095, 3125 N. Corral Hollow Rd., APN: 212-260-07, -08, -09 (hereinafter "Property"), Application Number D22-0021.

A.2. Compliance with submitted plans. Except as otherwise modified herein, the Property shall be subdivided and developed in substantial compliance with the Development Review Permit (Application Number D22-0021) received by the Community and Economic Development Department on June 5, 2025, to the satisfaction of the Community and Economic Development Director.

A.3. Payment of applicable fees. The Developer shall pay all applicable fees for the project for each building, including, but not limited to, development impact fees, building permit fees, plan check fees, grading permit fees, encroachment permit fees, inspection fees, school fees, or any other City or other agency fees or deposits that may be applicable to the project. Applicable fees will be assessed at the time of building permit application and paid at the time of building occupancy, on "pro-rata" basis, based on the individual building(s) square footage.

A.4. Compliance with City regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations, including, but not limited to, the Tracy Municipal Code (TMC), City of Tracy Design Documents, the I-205 Corridor Specific Plan, and the City's Design Goals and Standards.

A.5. Building Permit Required. The Developer shall submit a building permit application along with all pertinent construction documents such as plans, specifications, and/or calculations to the Building Safety Division prior to the construction of any regulated structures, on-site improvements, or accessibility features. Construction documents shall conform to the Title 24 California Code of Regulations edition effective on the date of application for a building permit.

A.6. Copy on Building Permit Plans. The Developer shall include a sheet with a legible photocopy of the approved resolution and these Conditions of Approval. This sheet shall be included in all plan sets, including all job copies, and shall be available for reference by any City official, including building inspectors.

A.7. Definitions.

- a. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed Engineer designated by the City Manager, or the Community and Economic Development Director, or the City Engineer to perform the duties set forth herein.
- b. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code ordinances, resolutions, policies, procedures, the I-205 Corridor Specific Plan, and the City's Design Documents (including the Standard Plans, Standard Specifications, and relevant Public Facility Master Plans).
- c. "Community and Economic Development Director" means the Community and Economic Development Director of the City of Tracy, or any other person designated by the City Manager or the Community and Economic Development Director, to perform the duties set forth here. (The Community and Economic Development Director is also referred to in the Tracy Municipal Code as the Development and Engineering Services Director.)
- d. "Conditions of Approval" shall mean these conditions of approval applicable to the Project, Application Number D22-0021. The Conditions of Approval shall specifically include all conditions set forth herein.
- e. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.
- f. "Property" means the approximately 3.17-acres located at 3055, 3095, 3125 N. Corral Hollow Rd., APN: 212-260-07, -08, -09 that is the subject of the Development Review Permit, Application Number D22-0021.
- g. "Subdivider" means a person, firm, corporation, partnership, or association who owns the property or represents the owner and who proposes to divide, divides, or causes to be divided real property into a subdivision for oneself or for others. Employees and consultants of such persons or entities, acting in such capacity, are not subdividers.

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

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

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A.9. Protest of fees, dedications, reservations, or other exactions. Pursuant to Government Code section 66020, including section 66020(d)(1), the City HEREBY NOTIFIES the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) has begun on the date of the conditional approval of this Project. If the Developer fails to file a protest within this 90-day period, complying with all of the requirements of Government Code section 66020, the Developer will be legally barred from later challenging any such fees, dedications, reservations or other exactions.

A.10. Habitat conservation. Prior to issuance of a building permit 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 (SJCOP) Habitat Division, to the satisfaction of the Community and Economic Development Director.

A.11. Air Pollution Control District. Prior to issuance of a building permit or grading permit, the Developer shall comply with all applicable requirements of the San Joaquin Valley Air Pollution Control District (APCD), to the satisfaction of the Community and Economic Development Director.

A.12. Indemnification. The City has determined that City, its employees, agents, and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney fees, litigation expenses, court costs or any other costs arising out of or in any way related to this project approval, or the City's activities conducted pursuant to its processing and approval of this project approval, including any constitutional claim. Accordingly, to the fullest extent permitted by law and as a condition of this approval, the applicant and property owner, and its representative(s), or its successors shall defend, indemnify and hold harmless the City, Its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this project approval, or the City's activities conducted pursuant to its processing and approval of this project approval, including any constitutional claim. The applicant and property owner, and its representative(s), or its successors shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

B. Issuance of Building Permit – The following Conditions of Approval shall be satisfied prior to issuance of building permit:

B.1. Parking: the Developer shall submit the following to the satisfaction of the Director of Community and Economic Development:

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- a. Site plans and construction details that demonstrate 12-inch-wide concrete curbs along the perimeter of landscape planters where such planters are parallel and adjacent to vehicular parking spaces to provide access to vehicles without stepping into the landscape planters.
- b. Site and construction details shall demonstrate the parking stalls are striped in accordance with City Standard Plan 141. Planters or sidewalks at the head of parking spaces may be constructed two feet into the front of parking spaces. Such two-foot overhang of landscape planters into the head of parking spaces is not included in the minimum area of required landscaping.
- c. Bicycle parking spaces shall be provided in accordance with Tracy Municipal Code Section 10.08.3510.
- d. Bollard pipes shall not be used in areas visible to the general public. Boulders, planter boxes, decorative walls, or other architectural features that complement the character of the site may be used as needed for protection of utilities or other site improvements from potential vehicular impact.

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

- a. Said plans shall demonstrate compliance with Tracy Municipal Code Section 10.08.3560 for parking area landscaping. Said plans shall include a planting legend indicating, at minimum, the quantity, planting size, and height and width at maturity and calculations for landscape and canopy tree shading areas.
- b. The landscape and irrigation plans shall include documentation which demonstrates there is no less than 20 percent of the parking area in landscaping and 40 percent canopy tree coverage at tree maturity.
- c. Each planter shall contain a combination of trees, shrubs, and groundcover. Trees shall be a minimum of 24-inch box and shrubs shall be minimum five gallons size at planting.
- d. Where trees are planted ten feet or less from a sidewalk or curb, root barriers dimensioned 8 feet long by 24 inches deep shall be provided adjacent to such sidewalk and curb, centered on the tree.
- e. The landscape and irrigation plan shall be consistent with the applicable Department of Water Resources Model Efficient Landscape Ordinance.
- f. A Department of Water Resources Model Efficient Landscape Ordinance (MWELO) Project Information Sheet shall be prepared in compliance with City standards to the Director of Public Works. The submittal must show compliance with the MWELO by choosing either the Prescriptive or Performance Approach through inclusion in submitted plans and documents. The submittal shall demonstrate compliance with

Tracy Municipal Code Chapter 11.28 and California Green Building Standards
Chapter 5.

- g. The Developer shall execute an Agreement for Maintenance of Landscape and Irrigation Improvements and submit financial security to the Development Services Department. The Agreement shall ensure maintenance of the on-site landscape and irrigation improvements for a period of two years following Project occupancy. Said security shall be equal to the actual material and labor costs for installation of the on-site landscape and irrigation improvements, or \$2.50 per square foot of on-site landscape area.

B.3. Equipment and Enclosures: The applicant shall submit detailed plans that demonstrate the following to the satisfaction of the Director of Community and Economic Development:

- a. No roof mounted equipment, including, but not limited to HVAC units, vents, fans, antennas, sky lights and dishes, whether proposed as part of this application, potential future equipment, or any portion thereof, shall be readily visible from any public right-of-way, including I-205 Freeway. The plans shall demonstrate that such equipment is fully screened from view by the building parapet designed to be equal to or higher than the height of the mounted equipment.
- b. All vents, gutters, downspouts, flashing, plumbing lines, fire risers, and electrical conduits shall be internal to the structure and other ground-mounted, wall-mounted, or building-attached utilities, including bollards, shall be painted to match the color of the adjacent surfaces or otherwise designed in harmony with the building exterior.
- c. All PG&E transformers, phone company boxes, Fire Department connections, backflow preventers, irrigation controllers, and other on-site utilities, shall be vaulted or substantially screened from view behind structures or landscaping.
- d. Trash enclosures shall be designed and appropriately sized for this project, including allowance for recycling collection. The trash and recycling collection enclosure shall include a solid roof structure, solid metal doors, and solid masonry walls sufficiently sized to fully screen the dumpsters. The enclosure, including the roof, shall be architecturally compatible with the building, which includes but is not limited to, design, materials, and colors. A six-inch concrete curb and/or bollards may be installed on the interior of the enclosure for the protection and durability of the enclosure walls.

B.4. Site Improvements: the Developer shall comply with:

- a. The subject property consisting of three parcels APNs: 212-260-07, -08, -09 shall have an approved lot line adjustment showing Avid/Candlewood on one parcel and Hilton Garden Inn on the second parcel. No buildings shall be shown to dissect or cross any proposed property lines to the satisfaction of the City Engineer and Director of Community and Economic Development.

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- b. The City of Tracy June 2015 Multi-Agency Post Construction Stormwater Standards Manual to the satisfaction of the Utilities Director, which includes submittal of site design and source and treatment controls along with hydromodification. Compliance with the Manual includes, but is not limited to, addressing outdoor storage areas, loading and unloading areas, trash enclosures, parking areas, any wash areas and maintenance areas and compliance with Tracy Municipal Code Chapter 11.34 and the California Green Building Standards Code, Chapter 5.
- c. All mitigation measures identified in the Mitigated Negative Declaration and Initial Study for the Avid/Candlewood and Hilton Garden Inn, dated July 2025.
- e. The General Plan Noise Element Policy 4 (Goal N-1.2), all construction activity producing any noise beyond the site's property line shall not occur after 7:00 p.m. or before 7:00 a.m.
- f. Record an instrument(s) that ensures the 35-foot access easement on the northwest of the subject property to provide for the vehicle and pedestrian access from the subject property to the West Valley Mall ring road as shown on the approved site plan, or as otherwise approved by the Director of Community and Economic Development. The recorded instrument shall be consistent with City of Tracy regulations to the satisfaction of the Community and Economic Development Director and in a form satisfactory to the City Attorney.
- g. Construct the planned Class I multi-use path along the Project's Corral Hollow Road Frontage.
- h. No business identification signs are approved with this permit. Prior to the installation of any signs requiring a sign permit, the applicant shall obtain applicable sign and building permits in accordance with the Tracy Municipal Code.
- i. Except for the wall or fence required by law around the pool area, no fence or wall is proposed or allowed for this project except as may be proposed by the developer along property lines. If constructed, such wall shall be outside of the yard setback areas, and receive Director of Community and Economic Development approval for consistency with this Development Review permit prior to construction. A fence or wall shall be visually compatible with the overall design character and style of the Hotel; materials may include wrought iron, tube steel, decorative masonry, stone, or stone veneer. If wood is used, it shall be in combination with metal posts and rails and/or masonry base or posts. The following fence materials are not permitted: chain link, barbed wire, razor wire, integrated corrugated metal, electronically charged, plain exposed plastic or plain cement, vinyl slats, or woven fabric.

B.5. Construction Plans: The Developer shall comply with:

- a. Show fire separation distance for all buildings, any rated walls and rated assemblies between units. Applicant also to justify building size and height with mixed use occupancy and building size as per CBC Chapter 5. Note: Construction type and fire sprinkler type was not specified in the plans, therefore the allowable

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area could not be checked for minimum code standards. If not properly designed, it could result in significant changes during the building permit plan review process.

- b. Submittal of 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 Codes, as applicable.
- c. Submittal of plans and supporting documentation to Building & Safety Division for onsite construction of utilities, fences of 7 feet, trash enclosures, retaining walls over 4 feet, accessible features, etc.
- d. Provide documentation demonstrating the wall between 10 and 30 feet shall be 1-hour rated or a construction type of IIB or VB.
- e. Provide documentation that demonstrates completion of the proposed easements. CPC 307.2
- f. Currently, there are two interior lot lines that run east to west with the proposed hotels being constructed over it. Therefore, developer must adjust or eliminate all interior lot lines per City of Tracy Municipal Code Title 12 sub-section 12.04.080- Lot line adjustment procedure.
- g. Provide documentation that demonstrates the well has abandon per the County requirements. CPC 721.2
- h. Revise building sewer lines to be only located on the lot serving the site of the building. CPC 721.1

C. Engineering Conditions

Contacts: Al Gali (209) 831-6436 al.gali@cityoftracy.org

C.1. Technical Analysis incorporated into these Conditions.

Developer shall comply with the applicable recommendations of the technical analyses/reports prepared for the Project listed as follows:

- 1. NONE

C.2. Grading Permit

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

- C.2.1 All grading work (on-site and off-site) shall require a grading plan and a City grading permit. The Developer will complete all requirements set forth by in this section.

- C.2.2 Prior to grading permit release, Developer shall prepare grading and drainage plans for all required earthmoving and drainage to serve the Project (on-site and off-site) including grading details, grading quantities, and retaining walls design (Grading Plans). The said Grading Plans shall be prepared in accordance with the City's Subdivision Ordinance (Tracy Municipal Code (TMC) Chapter 12.36), City Design Documents as defined in Title 12 of the TMC, and these Conditions of Approval.
- C.2.3 Prior to grading permit release, Developer shall prepare Grading Plans that are stamped and prepared under the supervision of a California registered Civil Engineer (CA-CE). Grading Plans shall be prepared on a 24-inch x 36-inch size 20-pound bond white paper and shall use the City's Title Block.
- C.2.4 Prior to grading permit release, Developer shall prepare Grading Plans in substantial conformance all site building, parking, utility, grading, and other site improvements identified on submitted site improvements drawing package for D22-0043 Tracy Senior Living 401 West Street, Tracy CA 95376 submitted December 26, 023.
- C.2.5 Prior to grading permit release, Developer shall provide a PDF copy of the Project's Geotechnical Report to the City, and it shall be stamped by the Project's California registered Geotechnical Engineer (CA-GE). The technical report must include relevant information related to soil types and characteristics, soil bearing capacity, compaction recommendations, slope recommendations, retaining wall design recommendations, paving section recommendations, and elevation of the highest observed groundwater level. All Grading Plans and grading work shall be performed and completed in accordance with the recommendation(s) of the Project's CA-GE.
- C.2.6 Prior to grading permit release, Developer shall depict in the Grading Plans to use reinforced and engineered masonry blocks for retaining soil when the grade differential exceeds twelve (12) vertical inches. The Developer will include construction details of these minor and major retaining walls with the Grading Plans. Developers may use slopes to transition between the lots to address the grade differential, but the said slope shall not exceed a gradient of three (3) horizontal feet to one (1) vertical foot unless approved by a CA-GE. If adjacent and affected property(s) owner(s) grants said easements to the Developer, these slope easements will be subject to review and approval by the City Engineer prior to grading permit.
- C.2.7 Slopes are an acceptable option as a substitute to engineered retaining walls, where cuts or fills do not match existing ground or final grade with the adjacent property or public right of way, up to a maximum grade differential of two (2) vertical feet, and subject to approval by the City Engineer.
- C.2.8 Prior to grading permit release, the Developer shall depict the proposed retaining walls and masonry walls to be shown on the Grading Plans. The Developer is required to submit construction footing details, structural

calculations, masonry walls details of all retaining wall design to Building Safety for review and approval. Retaining wall and masonry wall design parameters will be included in the geotechnical report and submitted to the city building for review.

- C.2.9 Prior to grading permit release, Developer shall provide a copy of the approved building permit from Building Safety for all retaining walls depicted on the Grading Plans.
- C.2.10 Prior to grading permit release, the Developer shall obtain all applicable signatures by Project's CA-GE, City departments, Fire Marshal, and outside agencies (where applicable) on the Grading Plans prior to submitting the Grading Plans to Engineering for City Engineer's signature.
- C.2.11 Prior to grading permit release, the Developer shall depict on the Grading Plans all erosion control measures needed to be implemented for the project in accordance city and state on the Grading Plans. All grading work not completed before October 15 may be subject to additional requirements as applicable by field conditions as defined by City Engineer. Grading Plans shall specify all proposed erosion control methods and construction details to be employed during construction of the project. The plans shall also specify all materials to be used during and after the construction be included in the grading permit.
- C.2.12 Prior to grading permit release, the Developer shall pay all Grading Permit fees which include grading, plan checking, and inspection fees, and other applicable fees per the City fee schedule.
- C.2.13 Prior to grading permit release, the Developer shall obtain written approval (i.e., recorded easements for slopes, drainage, utilities, access, parking, etc.) of all other public agencies and private entities with jurisdiction over the required public and/or private facilities and/or property prior to grading permit issuance. A copy of the recorded easement document(s) shall be provided to the City upon request.
- C.2.14 Prior to grading permit release, the Developer shall obtain a demolition permit to remove all existing structures, utilities or other improvements located within the project's limits. The developer shall conduct an asbestos survey of the existing buildings in accordance with City requirements and identify all hazardous materials that must be removed prior to demolition and removal of the existing buildings. The Developer shall then remove all asbestos and all hazardous materials in accordance with state and city requirements prior to new construction to the satisfaction of the City Engineer. Demolition of the existing site utilities such as: water, sewer, drainage, electrical, phone or internet service to the existing houses of this facility. The Developer shall install temporary utility services until permanent services can be restored. If demolition of parking, sidewalks and access to existing residential buildings takes place, the developer shall provide adequate notice to the existing residents of demolition of the site. Prior to any demolition of the site, the Developer shall install a temporary fence

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of the entire construction area of the new project. At all times, the Developer shall maintain safe and clean working conditions for the general public and those residents that will be living in close proximity to the construction of the project. At all times, the Developer shall provide adequate warning devices, barricades, metal plating of open trenches and other safety measures installed during construction.

- C.2.15 Prior to grading permit release, the Developer shall have obtained the necessary permits to abandon or remove all existing on-site water well(s), septic system(s), leech field(s), and title drain(s), if any, in accordance with City and San Joaquin County requirements. The Developer shall be responsible for all costs associated with the abandonment or removal of the aforementioned items including the cost of permit(s) and inspection. A copy of the permits shall be provided to the City upon request.
- C.2.16 Prior to grading permit release, the Developer shall provide a copy of the approved Incidental Take Minimization Measures (ITMM) habitat survey [San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)] from San Joaquin Council of Governments (SJCOG) prior to grading permit.
- C.2.17 Prior to grading permit release, the Developer shall provide a copy of the approved Air Impact Assessment (AIA) with an Indirect Source Review (ISR) and Dust Control from San Joaquin Valley Air Pollution Control District (SJVAPCD) prior to grading permit.
- C.2.18 Prior to grading permit release, the Developer shall provide to the City a written plan to address archeological, historical, or other paleontological findings. If at any point during grading that the Developer, and their respective officials, employees, subcontractor, and/or subconsultant exposes/encounters/uncovers any archeological, historical, or other paleontological findings, the Developer shall 1) inform the City Engineer; 2) shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and 3) subsequent Cultural Resource Policy or mitigation in any applicable environmental document.
- C.2.19 Seven calendar days after the release of the grading permit, the Developer shall request a pre-construction (grading) meeting with the City's Construction Management team. At this meeting, the Developer shall provide three (3) paper copies of the Grading Plans. The Developer shall provide additional copies as requested.

Grading Permit Special Condition(s)

- C.2.20 Prior to grading permit release, the Developer shall prepare plans that depict undergrounding all existing overhead utilities such as electric, TV cable, telephone, and others along the project frontage Corral Hollow Road. Each dry utility shall be installed at the location approved by the respective owner(s) of

dry utility and Developer shall coordinate such activities with each utility owner. All costs associated with the underground shall be the sole responsibility of Developer and no reimbursement will be due from the City. Exemptions from this condition are allowable by the TMC.

C.3.0 Encroachment Permit and Improvement Agreement(s)

Prior to construction permit release, Developer shall provide all documents as required by City requirements and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:

- C.3.1 All construction activity involving public improvements (on-site and off-site) will require approved improvement plans; an encroachment permit; and a fully executed improvement agreement (Off-site Improvement Agreement - OIA or Subdivision Improvement Agreement - SIA). Any construction activity involving public improvements without all three items is prohibited. The Developer will complete all requirements set forth in this section prior to any construction.
- C.3.2 Prior to construction permit, the Developer shall prepare public infrastructure improvement plans for all required improvements required to serve the Project (on-site and off-site) including construction details, paving sections, joint-trench, traffic signals, etc. (Improvement Plans).
- C.3.3 Prior to construction permit, the Developer shall prepare Improvement Plans that are stamped and prepared under the supervision of a California registered Civil Engineer (CA-CE). Other disciplines' work shall also be stamped and prepared under the supervision of each disciplines' registered design professional.
- C.3.4 Prior to construction permit, the Developer shall prepare Improvement Plans on a 24-inch x 36-inch size 20-pound bond white paper and shall use the City's Title Block. The said Improvement Plans, specifications and details depicted on said Improvement Plans shall be prepared in accordance with the City's Subdivision Ordinance (Tracy Municipal Code (TMC) Chapter 12.36), City Design Documents as defined in Title 12 of the TMC, City's Facilities Master Plan for storm drainage, roadways, wastewater, and water as adopted, amended, and updated by the City, or as otherwise specifically approved by the City, and all requirements described in the documents described hereon, and these Conditions of Approval.
- C.3.5 Prior to construction permit, the Developer shall prepare Improvement Plans in substantial conformance with the site building, parking, utility, grading, and other on-site and off-site improvements identified on submitted site improvements drawing package for D22-0021 AVID Candlewood by IHG and Hilton Garden Inn, N. Corral Hollow Road, Tracy CA 95376 submitted January 03,2024 by I and An Architects, Inc, San Francisco, CA.
- C.3.6 Prior to construction permit release, the Developer shall provide a PDF copy of the Project's Geotechnical/Soils Report prepared and stamped by the Project's CA-GE. The technical report must include relevant information related to street

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pavement thickness (asphalt concrete and aggregate base), compaction recommendations, building pad section and compaction recommendation, soil bearing capacity, retaining wall footing design parameters, slope recommendations, peculation rates, ground water depth, and other pertinent information for grading the site and building the building foundations.

- C.3.7 Prior to construction permit release, the Developer shall prepare Improvement Plans to specifically include, but not be limited to all existing and proposed utilities to be constructed such as domestic water line, irrigation service, water fire service, domestic water services, storm drain, sanitary sewer, all existing surface improvements such as PCC, curb, gutter, sidewalk, ADA ramps, fire hydrants, streetlights, landscaping, irrigation, irrigation controllers, striping, etc. including the size and location of all pipes.
- C.3.8 Prior to construction permit release, the Developer shall prepare Improvement Plans to specifically include, but not be limited to dimensions of existing and proposed utilities and surface improvements to be constructed with the project.
- C.3.9 Prior to construction permit release, the Developer shall identify and depict on the Improvement Plans all 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). The Developer shall then note on the Improvement plans the location of the said improvements need repair and shall be repaired accordance with City requirements to the Satisfaction of the City Engineer. Any repair, removal, and replacement shall be in a similar manner to the current improvement, i.e., similar width, color, finish, meander, etc.
- C.3.10 Prior to construction permit release, Developer shall dedicate a ten (10) feet wide Public Utility Easements (PUE) behind the right-of-way/property line along following Corral Hollow Road.
- C.3.11 Prior to construction permit release, Developer shall provide all supporting engineering calculations, materials information or technical specifications, cost estimate, and technical reports shall be submitted at the time of grading, site improvement and building permit reviews. All improvement plans shall contain a note stating that the Developer will be responsible for preserving and protecting all existing survey monuments and other survey markers such as benchmarks prior to building permits.
- C.3.12 The Developer shall also make the following improvements:
 - a. The Developer shall reconstruct any damaged frontage improvements of curb and gutter, sidewalk, ADA ramps and landscaping along Corral Hollow Road to recent City requirements prior to occupancy.
 - b. The Developer shall reconstruct damaged frontage improvements of curb and gutter, sidewalk, ADA ramps at 35' access way with West Valley Mall Road to City standard plans per city requirements prior to occupancy.

C.3.13 Public Right-of-Way Landscaping and Irrigation – Prior to construction permit release, the Developer shall prepare landscape and irrigation plans that depict the following:

The Developer shall landscape and irrigate the area from the back of sidewalk to the new parking lot curb lines prior to occupancy. Landscape and irrigation plans shall be in substantial conformance with the approved L1 and LC2 preliminary plans submitted with the approved site development review permit for this Project. All landscape drawings shall be prepared on a 24-inch x 36-inch size 20-pound bond white paper that incorporates all requirements described in these Conditions of Approval, and the City's Design Documents as defined in Title 12 of the Tracy Municipal Code. Developer shall use the latest title block. Said landscape and irrigation plan shall be prepared by a California licensed landscape architect. The Developer shall install trees in the landscaped area between the sidewalk and onsite curb line along the project frontage. The Developer shall also install additional shrubs, ground cover, and other landscaping and other corresponding irrigation systems as required fifteen (15) feet from the existing sidewalk to parking lot curb. The landscaping and irrigation shall conform to MWELO standards. If recommended, Developer shall use structural soil if the street trees' well is narrower than five (5) feet wide. The developer shall construct new proposed monument signs and their appurtenances, and any other existing items out of this clear site visibility zones of all driveway entrances to the site.

C.3.14 Storm Water

Prior to construction permit release, the developer shall depict on the Improvement Plans the location of the existing storm drain located in West Valley Mall Road for this project to storm drain system to connect into. The Project's storm water connection to the City's existing storm water system is in asphalt pavement shall be in accordance with City standard plans and city requirements and to the satisfaction of the City Engineer.

The 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. The 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.

All proposed detention basin(s) shall comply with the applicable requirements of the City's storm water masterplan adopted by the City Council in 2012 and clean water program and any subsequent amendments.

C.3.15 The Developer shall construct one (1) underground pretreatment facility for the storage and treatment of storm water to the satisfaction of the City C.3. requirements. Per Item No. 15, Section V on page 94 of the 2008 Design

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Standards, all storm water run-off from the site shall not cross property lines. The project storm drainage release point shall be located at the north end of 35' wide access easement to West Valley Mall Road where onsite storm water line leaves the project property. This storm drainage release point is where storm water leaves the project in a 100-year storm event or when the project property's on-site storm drainage system fails to function, or it is clogged. Site grading shall be designed such that the project's storm drainage flow to the existing 12" storm drainpipe located West Valley Mall Road and flow to the existing storm drainage line within the street and have adequate capacity to drain storm water from the property. The storm drainage release point is recommended to be at least 0.70-feet lower than the new building's finish floor elevation and shall be designed and improved to the satisfaction of the City Engineer.

C.3.16 Per the 2012 Storm Drainage Master Plan, this parcel is master planned to drain into the existing storm drain underground pipe system located in West Valley Road. The on-site storm drains should be sized for the ten (10) year storm discharge, using the one hundred (100) year water surface elevation for the point of discharge water elevation. This drainage scheme requires constructing a storm drain system on private property.

Prior to construction permit release, the developer shall depict on the Improvement Plans the construction of one (1) underground Prinsco stormwater pretreatment system to the specifications of the manufacturer and to satisfaction of the City C-3 requirements and the satisfaction of the City Engineer. On-site runoff from the site landscaping, pavement and roofs will discharge directly into this underground pretreatment system which will then filter the water that will drain into the city storm drain system in West Valley Mall Road.

C.3.17 Sanitary Sewer

Prior to construction permit release, the developer shall depict on the project Improvement Plans two (2) sanitary sewer line laterals from each proposed building to the two existing 6" sewer lateral lines along project frontage of Corral Hollow Road in accordance with the City's Design requirements and to the satisfaction of the City Engineer.

C.3.18 Water Distribution

Prior to construction permit release, the Developer shall depict on the project Improvement Plans a potable domestic, irrigation, and fire sprinkler water services to each building within the project site. Fire sprinkler lines and domestic water services to every building within the project shall comply with the City Design criteria and city standard plans. The sizing, layout and looping of all water lines shall meet national and state fire code requirements for this type of building development. During the construction of the Project, the Developer is responsible for providing water infrastructure (temporary or permanent) capable of delivering

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adequate fire flows and pressure that is appropriate to all stages of construction and as approved by the City Fire Marshal.

The Developer shall connect the looped fire sprinkler line and the two domestic water services from each building to the existing 12-inch water line in Corral Hollow Road for fire protection and domestic water service. If trenching is required, the pavement trenching and restoration in Corral Hollow Road shall be per City Standards.

Interruption to the water supply to the existing businesses and other users will not be allowed to facilitate construction of improvements related to the Project. The Developer is responsible for notifying business owner(s) and users, regarding any disruptions from the 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 prepare a work plan acceptable to the City that demonstrates no interruptions to the water supply, and Traffic Control Plan to be used during the installation of the off-site water mains and connections.

The Project's water service connections shall be a remote-read (radio-read) master water meter (the water meter to be located within City's right-of-way) and a Reduced Pressure Type back-flow protection device in accordance with City requirements. The City Engineer shall approve the location of the water meters.

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

Prior to improvement acceptance, the repair and maintenance of all on-site water lines, laterals, sub-water meters, valves, fittings, fire hydrant and appurtenances shall be installed by the developer.

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 installing the fire service line shall include the installation of fire hydrant(s) that are to serve the Project, shall be protected with 4 concrete bollards around each hydrant. The layout of all fire hydrants shall be approved by the City Fire Marshal prior to the approval of the Improvement Plans by the City Engineer. The Developer shall submit a layout of the fire hydrants and obtain written

approval of the location of fire hydrants and fire connections to the building from the Fire Marshal, prior completion of the of the water line design.

C.3.19 Prior to construction permit release, the Developer shall prepare Joint Trench Plans and Composite Utility Plans, prepared on a 24-inch x 36-inch size 4-millimeter thick mylar for the installation of dry utilities such as electric, gas, TV cable, telephone, and others to serve the Project. All private utility services to serve Project must be installed underground or relocated to be underground, and to be installed at the location approved by the respective owner(s) of the utilities from the street or an existing or proposed utility easement to the building(s).

Prior to construction permit release, the Developer shall dedicate 10-feet wide P.U.E. for access to these new utilities for re-installation, replacement, repair, and maintenance work to be performed by the respective utility owner(s).

C.3.20 Prior to construction permit release, the Developer shall provide signed and stamped Engineer's Estimate that summarizes the cost of constructing all the public improvements shown on the Improvement Plans.

C.3.21 Prior to construction permit release, the Developer shall provide payment of fees required by the City requirements including but not limited to plan checking, grading, construction inspection, agreement processing, encroachment permits, and other fees. The engineering review fees will be calculated based on the fee rate adopted and updated by the City Council.

C.3.22 Traffic Control Plan - Prior to starting the work for any work within City's right-of-way, the Developer shall submit a Traffic Control Plan (TCP). TCP can be split among the different construction phases. TCP will show the method and type of construction signs to be used for regulating traffic at the work areas within these streets. TCP shall conform to the Manual on Uniform Traffic Control Devices as amended by the State of California, latest edition (MUTCD-CA). TCP shall be prepared under the supervision of, signed and stamped by a Registered Civil Engineer or Registered Traffic Engineer.

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

C.3.23 No street trench shall be left open, uncovered, and/or unprotected during night hours or when the Developer's contractor is not performing construction activities. Appropriate signs and barricades shall be installed on the street and on all trenches during construction. If the Developer or his contractor elects to use steel plates to cover street trenches, said steel plates will be skid-resistant, and

shall be ramped on all sides. Ramps will be a minimum two-foot wide and will run the entire length of each side.

C.3.24 If at any point during utility installation or construction, the Developer, or his contractor, engineers, and their respective officials, employees, subcontractors, and/or subconsultant exposes/encounters/uncovers any archeological, historical, or other paleontological findings, the Developer shall 1) inform the City Engineer; 2) shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and 3) subsequent Cultural Resource Policy or mitigation in any applicable environmental document.

C.3.25 Off-site Public Improvements - Prior to the Developer commencing construction of off-site public improvements, the Developer shall possess a fully executed Off-site Improvement Agreement (OIA). The Developer shall also complete all the following requirements to the satisfaction of the City Engineer:

- a. The developer shall construct a new 24 feet wide concrete driveway entrance on Corral Hollow Road and a 26'feet wide concrete driveway entrance on Corral Hollow Road in accordance with city driveway standards. Each driveway shall have a proper signage and striping, sidewalk, and ADA ramps to the satisfaction of the City Engineer prior to occupancy.
- b. Developer shall reconstruct any damaged frontage improvements along the 35' feet access easement of curb and gutter, sidewalk, ADA ramps and landscaping along West Valley Mall Road to recent City requirements prior to occupancy.
- c. Developer shall reconstruct damaged frontage improvements of curb and gutter, sidewalk, ADA ramps and landscaping along Corral Hollow Road to City requirements prior to occupancy.

Developers shall pay all required permit processing fees including plan check and inspection fees to the City Engineering department prior to construction.

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

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

Construction Permit Special Condition(s)

C.3.26 The Developer shall file for an encroachment permit for the demolition and construction of new improvements in the city right of way.

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C.3.27 The Developer shall construct a parking lot of 148 parking stalls consisting of 103 standard parking stalls, 37 compact parking stalls, 8 ADA parking stalls (2 van +3 regular ADA), and 10 EV charging stations, prior to occupancy.

C.3.29 Prior to construction permit release, Developer shall obtain all applicable signatures by City departments and outside agencies (where applicable) on the Improvement Plans including the Fire Marshal prior to submitting said plans to Engineering for City Engineer's signature.

C.4. Building Permit

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

- C.4.1 The Developer has satisfied all the requirements set forth in these Conditions of Approval.
- C.4.2 Prior to building permit release, the Developer shall pay the development impact fees to the satisfaction of the City Engineer.
- C.4.3 Prior to building permit release, the Developer shall have obtained a Grading Permit.

Building Permit Special Condition(s)

C.6.6 Prior to a building permit release, the Developer shall abandon the ten (10) feet wide pipeline easement to Standard Oil per book 1391 of official records, page 1 San Joaquin County Record.

C.5. Acceptance of Public Improvements and Occupancy

Prior to acceptance of public improvements, the Developer shall demonstrate to the satisfaction of the City Engineer completion of the following:

- C.5.1 The Developer has satisfied all the requirements set forth in these Conditions of Approval.
- C.5.2 Prior to any form of occupancy, the Developer shall demonstrate satisfactory completion of all required/conditioned improvements. The Developer shall use diligent and good faith efforts in taking all actions necessary to construct all public facilities required to serve the Project, and the Developer shall bear all costs related to construction of the public facilities (including all costs of design, construction, construction management, plan check, inspection, land acquisition, program implementation, and contingency).

- C.5.3 Prior to any form of occupancy, the Developer shall provide Certified "As-Built" Improvement Plans (or Record Drawings) from the Project's CA-CE. Upon completion of the construction by the Developer, the City, at its sole discretion, temporarily release the original mylars of the Improvement Plans to the Developer so that the Developer will be able to document revisions to show the "As-Built" configuration of all improvements.
- C.5.4 Prior to occupancy, the Developer shall provide both AutoCAD files (including all X-references files), and GIS Shape files (both in formats approved by the City) for the public improvements.
- C.5.5 Prior to occupancy, the Developer shall complete potable domestic and irrigation water service connection(s). The developer shall also complete all fire water lines to fire sprinkler system and on-site fire hydrants. These items are to be installed per City requirements.
- C.5.6 Prior to occupancy, the Developer shall complete all sewer improvements. The developer shall also complete but not limited to reconstructing PCC curb, gutter, and sidewalk, replacing asphalt concrete pavement, restoring pavement marking and striping, and other improvements that are disturbed because of installing the Project's permanent sewer connection.
- C.5.6 Prior to acceptance of public improvements, if determined by the City Engineer that an existing pavement to be in poor condition or damaged by construction activities related to the Project, the Developer shall repair or reconstruct street pavement fronting the project including curb, gutter and sidewalk and other public improvements
- C.5.7 Prior to acceptance of public improvements, the Developer will need to complete the ninety (90) day public landscaping maintenance period.
- C.5.8 Prior to improvement acceptance Per Section 21107.5 of the California Vehicle Code, the Developer shall install signs at all entrance(s) to the Project stating that the streets are privately owned and maintained and are not subject to the public traffic regulations or control. Said signs must be conspicuously placed, plainly visible, and legible during daylight hours from a distance of one hundred (100) feet, if applicable.
- C.5.9 Prior to improvement acceptance, the Developer shall submit warranty bonds to the City for review.
- C.5.10 Prior to acceptance of public improvements, the Developer shall have constructed all public improvements in accordance with City requirements, the recommendation(s) of the Project's (CA-CE), and to the satisfaction of the City Engineer.
- C.5.11 Release of Improvement Security – Release of improvement security shall be in accordance with the requirements of Title 12 of the TMC. The 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, the 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.6.0 Special Conditions

- C.6.1 When Street cuts are made for the installation of utilities in the paved street, the Developer shall conform to Section 3.14 of the 2008 Design Standards that he is required to install a 2-inch-thick asphalt concrete (AC) overlay with reinforcing fabric at least 25-feet from all sides of each utility trench. A 2-inch-deep grind on the existing AC pavement will be required where the AC overlay will be applied and shall be of uniform thickness to maintain current pavement grades, cross sectional, and longitudinal slopes. This pavement repair is required when cuts/trenches are perpendicular to and parallel to the street's direction.
- C.6.2 Nothing contained herein shall be construed to permit any violation of relevant ordinances and regulations of the City of Tracy, or other public agency having jurisdiction. This Condition of Approval does not preclude the City from requiring pertinent revisions and additional requirements to the improvement plans, prior to the City Engineer's signature on the improvement plans, and prior to issuance of Grading Permit, Encroachment Permit, Building Permit, if the City Engineer finds it necessary due to public health and safety reasons, and it is in the best interest of the City. The Developer shall bear all the cost for the inclusion, design, and implementation of such additions and requirements, without reimbursement or any payment from the City.
- C.6.3 If water is required for the construction of the project, the Developer shall obtain an account for the water service and register for a temporary water meter with the City Finance Department and Public Works Departments. The Developer shall pay all fees associated with obtaining the account number and temporary water meter for the water service.
- C.6.4 The Developer shall obtain an account for the water service to the Project and register the water meter with the Finance Department and Public Works department prior to the start of construction. The Developer shall prepare and submit a map depicting the location of the water meter on an 8.5-inch X 11-inch sheet to the Finance Department.

C.6.5. The Developer shall install lights around the parameter of the site and in the interior of the site to obtain the minimum coverage of 1.5 candles per square foot of site. The Developer shall submit yard lighting details, photometrics and yard lighting plans to the City building and Engineering departments for review and approval prior to building permit.

C.6.6. The Developer shall prepare a lot line merger of three (3) parcels: APN 212-260-070, APN 212-260-080, APN 212-260-090 into one parcel to the satisfaction of the City Engineer and County Surveyor prior to building permit and it shall be recorded prior to occupancy.

C.6.7. The developer shall abandon the following:

- a. An existing domestic water well and bollards to be removed per San Joaquin County environment health requirements prior to building permit.
- b. Removal of existing six (6) power poles and electrical cable from the existing street right of way Corral Hollow Road to the existing domestic water well to satisfaction of the City Engineer prior to building permit.
- c. Existing wire fences.

C.6.8 The Developer shall construct a parking lot of 148 parking stalls consisting of 103 standard parking stalls, 37 compact parking stalls, 8 ADA parking stalls (2 van +3 regular ADA), 10 EV charging stations, prior to occupancy.

C.6.9 The Developer shall prepare Joint Trench Plans and Composite Utility Plans, prepared on a 24-inch x 36-inch size 4-millimeter thick mylar for the installation of dry utilities such as electric, gas, TV cable, telephone, and others. If required by the power company, this joint trench line shall be located within the ten (10) feet wide P.U.E. be installed to serve the Project. All private utility services to serve Project must be installed underground or relocated to be underground, and to be installed at the location approved by the respective owner(s) of the utilities from the street or an existing or proposed utility easement to each building(s). If necessary, the Developer shall dedicate a (10 feet) wide Public Utility Easements (PUE) behind the proposed sidewalk along the project frontage of Corral Hollow Road prior to building permit.

D. Utilities Department, Water Resources Division Conditions

Contact: Stephanie Hiestand (209) 831-6333 stephanie.hiestand@cityoftracy.org

D.1. Prior to issuance of a construction or building permit, the applicant shall demonstrate compliance with the 2015 Post-Construction Stormwater Standards (PCSWS) Manual and obtain approval through the following:

D.1.1. Develop a Project Stormwater Plan (PSP) that identifies the methods to be employed to reduce or eliminate stormwater pollutant discharges through the

construction, operation and maintenance of source control measures, low impact development design, site design measures, stormwater treatment control measures and hydromodification control measures.

- i. Design and sizing requirements shall comply with PCSWS Manual.
- ii. Demand Management Areas must be clearly designated along with identification of pollutants of concern.
- iii. 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.
- iv. 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.
- v. 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.1.1. 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.1.2. 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.1.3. 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:

- vi. Property Owner(s) name and title report; or Corporate name(s) and binding documents (resolutions, etc) designating ability to sign agreement
- vii. Property Address
- viii. Exhibit A – legal property description
- ix. 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.

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D.4. Prior to Certificate of Occupancy, the applicant shall complete the following to the satisfaction of the Utilities Director:

D.4.1. Return to the Utilities Department, two legally signed and notarized copies of the final maintenance access agreement including all exhibits and approved O & M plan previously submitted and received from the Utilities Department.

D.4.2. Obtain final approval by the Utilities Department of the constructed and installed Stormwater pollution prevention methods outlined in the PSP. Frequent inspections of the Post-Construction treatment measures should occur during the construction phase by calling 209-831-6333.

D.4.3. The project shall be in full compliance with Construction General Permit including 70% stabilization of the project with Notice of Termination approval.

D.5. Before the approval of a construction, grading or building permit, the applicant shall demonstrate compliance with Tracy Municipal Code Chapters 11.28 and 11.34 and Chapter 4 or 5 of the California Green Building Standards Code to the satisfaction of the Utilities Director.

D.6. Prior to issuance of a construction or building permit, applicant shall demonstrate compliance with the 2015 Model Water Efficient Landscape Ordinance and obtain approval by the Utilities Department through the following:

D.6.1. Develop and submit electronically and by hard copy, a Landscape Document Package (LDP) that identifies the methods to be employed to reduce water usage through proper landscape design, installation and maintenance. This LDP shall consist of:

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

D.6.2. Per State Water Resources Control Board on May 24, 2022, all Commercial, Industrial, and Institutional facilities may not use potable water to irrigate non-functional turf. Non-functional turf is defined as a ground cover surface of mowed grass that is ornamental and not otherwise used for recreational purposes. Please submit your final landscape plan in conformance with these new regulations.

D.6.3. A Certificate of Completion must be completed, signed, and submitted to the Utilities Department prior to Final approval for Occupancy.

E. South San Joaquin County Fire Authority (SSJCFA) Conditions

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.
 - b. Deferred submittals for fire sprinkler system, fire protection water supply, and fire alarm system shall be listed on the coversheet. Each deferred submittal shall be submitted, reviewed and approved by SSJCFA prior to installation.
 - c. Fire protection water supply must be submitted separately from construction permit. All piping and installation shall be in accordance with CFC §507 & NFPA standards. Approval of grading and/or on- site improvements does not grant installation of underground fire service.
 - d. Fire sprinklers shall be designed by a C-16 Licensed Fire Protection Contractor or engineer. Hydraulic calculations, specifications and plans shall be submitted prior to issuance of building permit.
 - e. A request for fire flow shall be submitted to the South San Joaquin County Fire Authority and results shall be approved by the Fire Marshal prior to construction. Fire flow requirements shall be in accordance with CFC Appendix B.
 - f. Fire department connections shall be installed in accordance with CFC §912 and NFPA standards. A hydrant shall be placed within 100' of the FDC, in accordance with 2022 California Fire Code §912.2.1 as amended by the Tracy Municipal Code §9.06.070 Section 912.2.1. FDC locations shall be approved by the fire code official prior to issuance of construction permit.
 - g. Fire control room locations shall be approved the fire code official prior to the issuance of construction permit.
2. Engineering and building permit applications received by our offices are subject to the current fee schedule for South San Joaquin County Fire Authority. Contact our offices for additional information.
 - a. Application processing fees and minimum plan review fees are due at time of submittal of construction documents.
 - b. Additional plan review fees, minimum inspection fees and administrative fees are calculated on approval of project and shall be paid prior to issuance of permit.
 - c. Permit holder is responsible for any additional inspection fees incurred, and shall be paid prior to final inspection.
3. All hydrants shall be installed, inspected and tested prior to bringing combustible

materials onsite, including storage.

4. Knox boxes shall be required for this project. The operator of the building shall immediately notify the Fire Authority and provide the new key where a lock is changed or rekeyed. The key to such shall be secured in the key box.
5. The building shall be provided with approved address identification in accordance with 2022 California Fire Code §505.1 as amended by the Tracy Municipal Code §9.06.070 Section 912.2.CFC §505.1. The address shall be illuminated at night. Illumination shall be either internally or externally at an intensity of 5.0 foot - candles.
6. Prior to final inspection, emergency radio responder coverage shall be tested to confirm coverage areas. It is beneficial for the applicant to conduct testing at foundation as retrofitting for the conduit is costly. If coverage is inadequate, a separate permit for emergency radio responder coverage shall be submitted to SSJCFA for review and approval prior to installation.
7. Prior to construction, an address must be posted at the construction site entrance. Address must be a minimum of 4 inches high by $\frac{1}{2}$ inch numerals. Address must be provided so that emergency service personnel can locate the construction site in the event of an emergency.
8. Prior to construction, all-weather fire apparatus access roads shall be installed. Fire apparatus access roads during construction shall have a minimum 20' unobstructed width in accordance with CFC §503

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

Contact: Guadalupe Pena (209) 831-6834 Guadalupe.Pena@cityoftracy.org

F.1. Streets and Streetlights

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

a. Community Facilities District (CFD). Developer shall enter into an agreement with the City, to be signed by the Finance Director, which shall be recorded against the Property, which requires that prior to the final inspection, Developer shall complete the annexation of the Property to City of Tracy Community Facilities

District in compliance with the requirements of the Mello – Roos Community Facilities Act of 1982 (Gov. Code § 53311 et seq.) including, without limitation, affirmative votes, and the recordation of a Notice of Special Tax Lien. Developer shall be responsible for all costs associated with the CFD proceedings.

Or

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

Or

- c. Direct funding. Developer shall enter into an agreement with the City, which shall be recorded against the Property, which requires that prior to approval of final inspection, Developer shall deposit with the City an amount necessary, as

reasonably determined by the City, to fund in perpetuity the on-going costs of the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights and signals that will serve the Project (collectively, the "Infrastructure").

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

F.2. Landscaping Maintenance

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

- a. CFD or other funding mechanism. The Developer shall enter into an agreement with the City, which shall be recorded against the Property, which stipulates the following: (1) prior to the final inspection, the Developer shall form or annex into a Community Facilities District (CFD) for funding the on-going costs related to maintenance, operation, repair and replacement of public landscaping, public walls and any public amenities included in the Project, and ongoing public landscaping maintenance costs associated with major program roadways identified in the Citywide Roadway and Transportation Master Plan; (2) the items to be maintained include but are not limited to the following: ground cover, turf, shrubs, trees, irrigation systems, drainage and electrical systems; masonry walls or other fencing, entryway monuments or other ornamental structures, furniture, recreation equipment, hardscape and any associated appurtenances within medians, parkways, dedicated easements, channel-ways, public parks, and public open space areas and trails; (3) formation of the CFD shall include, but not be limited to, affirmative votes and the recordation of a Notice of Special Tax Lien; (4) upon successful formation, the parcels will be subject to the maximum special tax rates as outlined in the Rate and Method of Apportionment; (5) prior to issuance of a building permit, the Developer shall deposit an amount equal to the first year's taxes; and (6) the Developer shall be responsible for all costs associated with formation or annexation of the CFD.

Or

- b. POA and dormant CFD. If the POA is the chosen funding mechanism, the

Conditions of Approval
Avid/Candlewood and Hilton Garden Hotel
Application Number D22-0021
September 2, 2025

Developer must do the following:

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

Or

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

Exhibit 3

CONCEPTUAL PLANNING FOR

DUAL BRAND

AVID + CANDLEWOOD BY IHG

&

HILTON GARDEN INN

N CORRAL HOLLOW ROAD, TRACY, CALIFORNIA



SHEET INDEX:

- T-0.1 COVER SHEET
- T-0.2 VICINITY MAP AND SITE CONTEXTUAL PHOTOS
- T-0.3 PROJECT INFORMATION
- T-0.4 MASTER SITE PLAN
- T-0.5 SITE PLAN (AVID + CANDLEWOOD SUITES)
- T-0.6 SITE PLAN (HILTON GARDEN INN)

CIVIL

- 1 PRELIMINARY UTILITY PLAN
- 2 PRELIMINARY GRADING AND DRAINAGE PLAN
- 3 TOPOGRAPHIC SURVEY AND BOUNDARY
- 4 LOT LINE ADJUSTMENT EXHIBIT
- 5 TRUCK TURNING EXHIBIT

ARCHITECTURAL

AVID + CANDLEWOOD SUITES

- A-0.1 FIRST FLOOR PLAN
- A-0.2 SECOND AND THIRD FLOOR PLAN
- A-0.3 FOURTH AND ROOF FLOOR PLAN
- A-0.4 UNIT PLANS - AVID SUITES
- A-0.4A UNIT PLANS - CANDLEWOOD SUITES
- A-0.5 EXTERIOR ELEVATION
- A-0.6 EXTERIOR ELEVATION
- A-0.7 SECTION
- A-2.1 VIEWS
- A-2.3 MATERIAL BOARD

HILTON GARDEN INN

- A-1.1 FIRST FLOOR PLAN
- A-1.2 SECOND AND THIRD FLOOR PLAN
- A-1.3 FOURTH AND ROOF FLOOR PLAN
- A-1.4 EXTERIOR ELEVATION
- A-1.5 EXTERIOR ELEVATION
- A-1.6 SECTION
- A-2.2 VIEWS
- A-2.4 MATERIAL BOARD
- A-3.1 SITE DETAILS
- A-3.2 LED AREA LUMINAIRE & BOLLARD LIGHT

LANDSCAPE

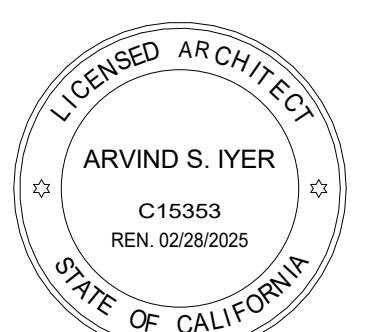
- L-1 CONCEPTUAL PLAN
- L-2 CONCEPTUAL PLAN

RECEIVED
May 9, 2025
City of Tracy - Community
& Economic Development
Department

I & A Architects, Inc.
Architecture Interiors Planning

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AVID + CANDLEWOOD SUITES BY IHG

&
HILTON GARDEN INN

N CORRAL HOLLOW ROAD, TRACY, CA

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COVERSHEET

Date:	Issued for:
24/03/21	

Drawn by BDSA

Checked by ASI

Project no. 12220107 Sheet no. T-0.1

I & A



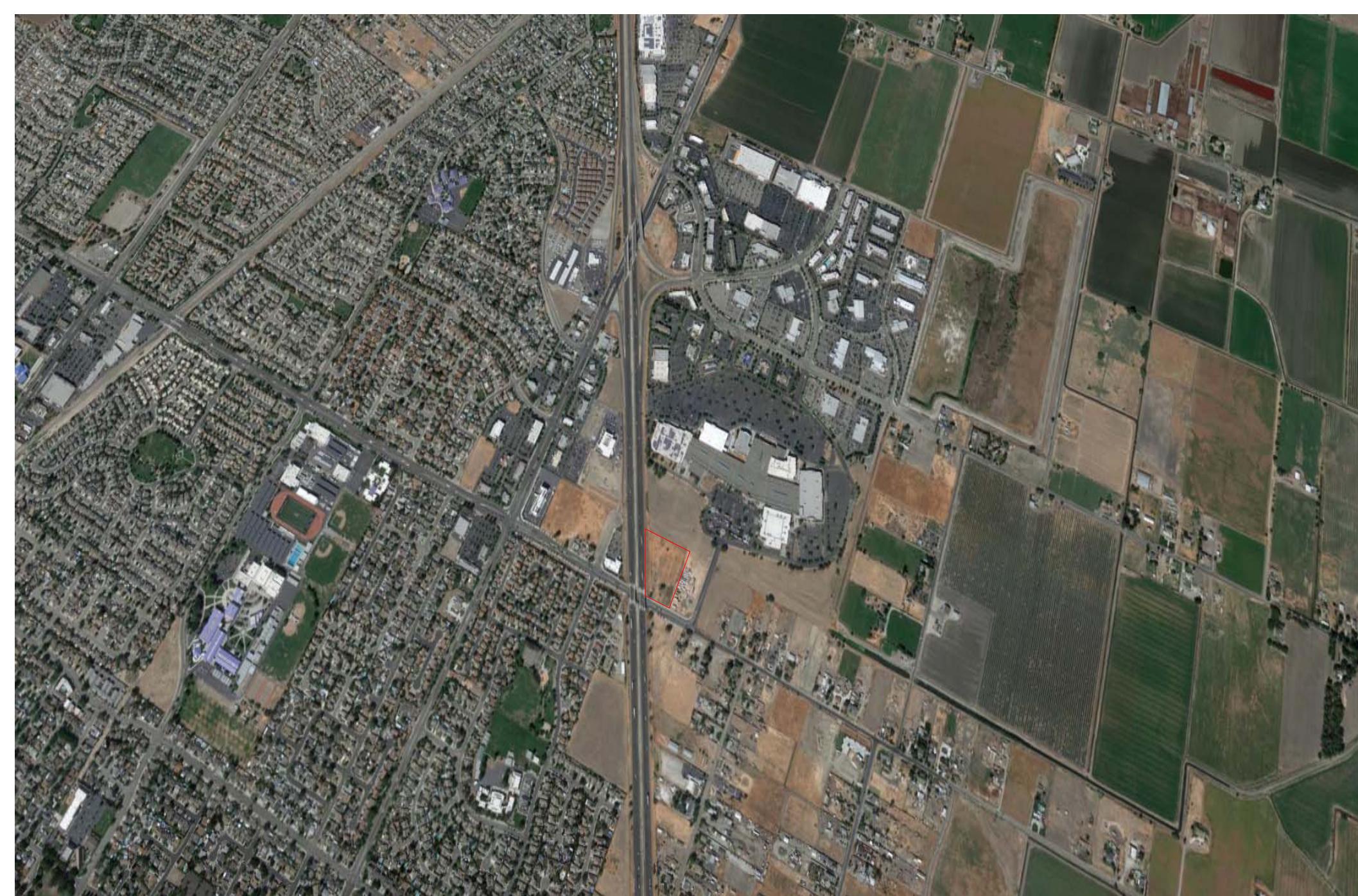
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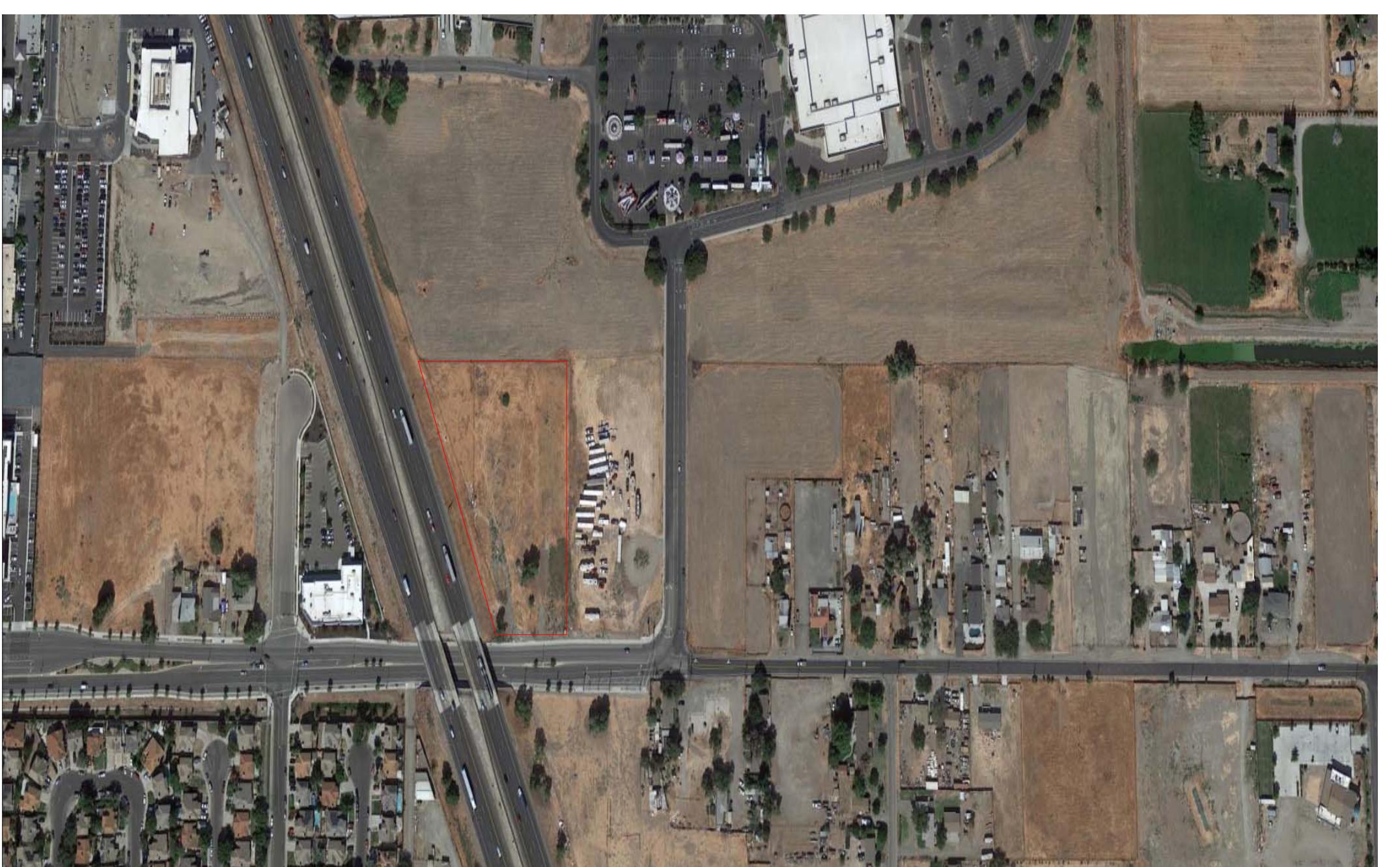
B



VICINITY PLAN



D



C

AVID + CANDLEWOOD SUITES BY IHG & HILTON GARDEN INN

N CORRAL HOLLOW ROAD, TRACY, CA

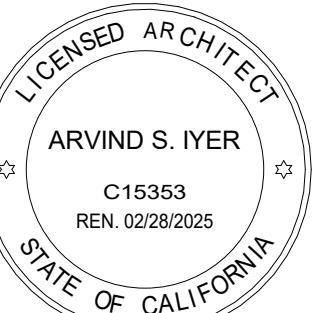
I & A Architects, Inc.

Architecture Interiors Planning

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VICINITY MAP AND SITE CONTEXTUAL PHOTOS

Date: 24/03/21

Issued for:

Drawn by BDSA

Checked by ASI

Project no. 12220107

Sheet no. T-0.2

ARCHITECT

I & A ARCHITECTS INC.
855 Sansome Street Suite 100
San Francisco CA 94111

GEOTECH ENGINEER
DAVE JAROSZ
KRAZAN & ASSOCIATES, INC.
215 W. DAKOTA AVENUE
CLOVIS, CALIFORNIA 93612

CIVIL ENGINEER
SHAWN L. SAMANIEGO
1242 DUPONT COURT
MANTECA, CA 95336

LANDSCAPE
SAM HARNED
PO BOX 2275
OAKDALE, CA 95361

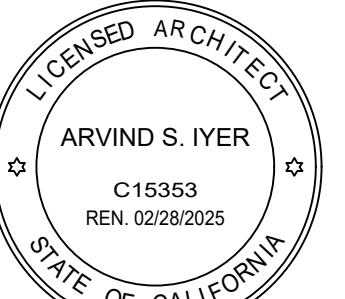
GENERAL INFORMATION	
APN	- 212-260-070, 212-260-080, - 212-260-090
EXISTING LAND USE	- COMMERCIAL
EXISTING ZONING	- 3095 & 3125 : PUD - 3055 : GHC

SITE ANALYSIS		
SITE AREA		APN: EXISTING ZONING: AREA = 212-260-070: 3125: (1.13 ACRES) = 212-260-080: 3095: (1.58 ACRES) = 212-260-090: 3055: (0.46 ACRES)
ALLOWED	PROVIDED	
LOT COVERAGE	25%	19.2%
HGI F.A.R.	----	0.35
DUAL HOTEL BY IHG F.A.R.	----	0.38
TOTAL F.A.R.	0.6	0.73
HEIGHT	55'-0"	55'-0"
FRONT SETBACK	25'-0"	78'-0"
SIDE SETBACK	25'-0"	34'-0" 76'-0"
REAR SETBACK	10'-0"	10'-3"

BUILDING SETBACK AS PER I-205 SPECIFIC PLAN

GUESTROOM SUPPORT / CIRCULATION AREA			
AREA	FLOOR	UNIT AREA	TOTAL
CORRIDOR / ELEVATOR LOBBY	1	1315 SQ. FT	1315 SQ. FT
CORRIDOR / ELEVATOR LOBBY	3	1580 SQ. FT	4740 SQ. FT
STAIRCASE 1	1	270 SQ. FT	270 SQ. FT
STAIRCASE 1	3	265 SQ. FT	795 SQ. FT
STAIRCASE 2	4	270 SQ. FT	1080 SQ. FT
TOTAL		8200 SQ. FT	

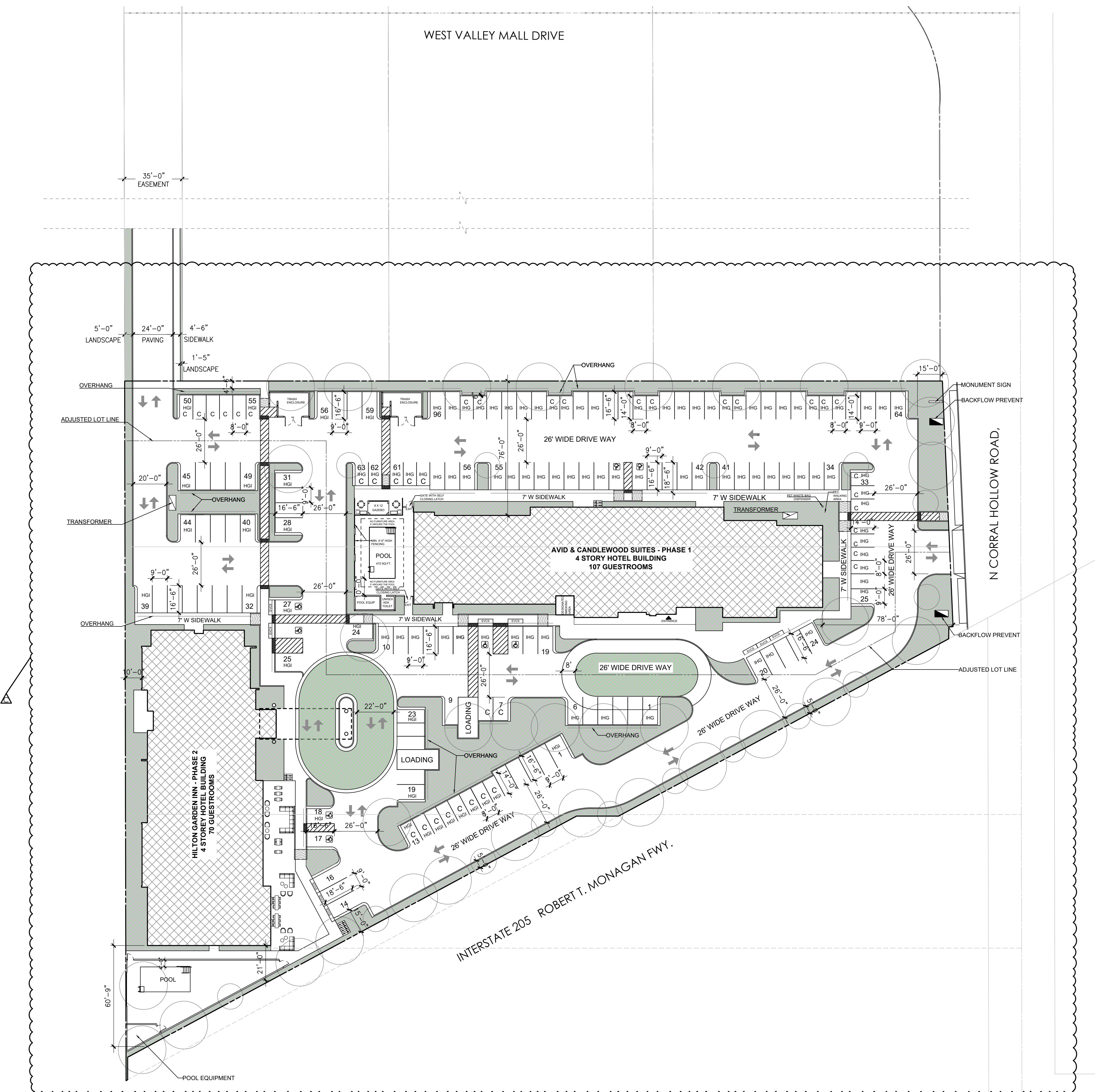
AVID + CANDLEWOOD SUITES BY IHG - PHASE 1																																																							
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Per California Green Building Standard Code (CGBSC) 5.106.5.3.3 A total of 5 EVCS are required for upto 100 car parking and 12 are required for 101-200 parking.																																																							
Per cbc chapter 11B-228.3.2 one regular and one accessible van space is required for upto 25 evcs car parking.																																																							
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AVID + CANDLEWOOD SUITES BY IHG

HILTON GARDEN INN

9095, 3055, 3125 N CORRAL HOLLOW ROAD, TRACY CA



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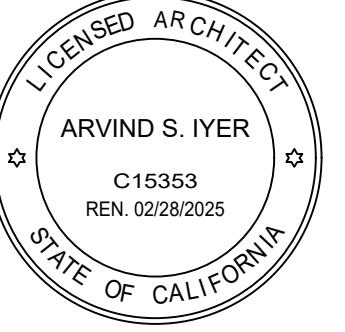
SHEET:

SITE PLAN

Date: 24-01-02

Issued for:

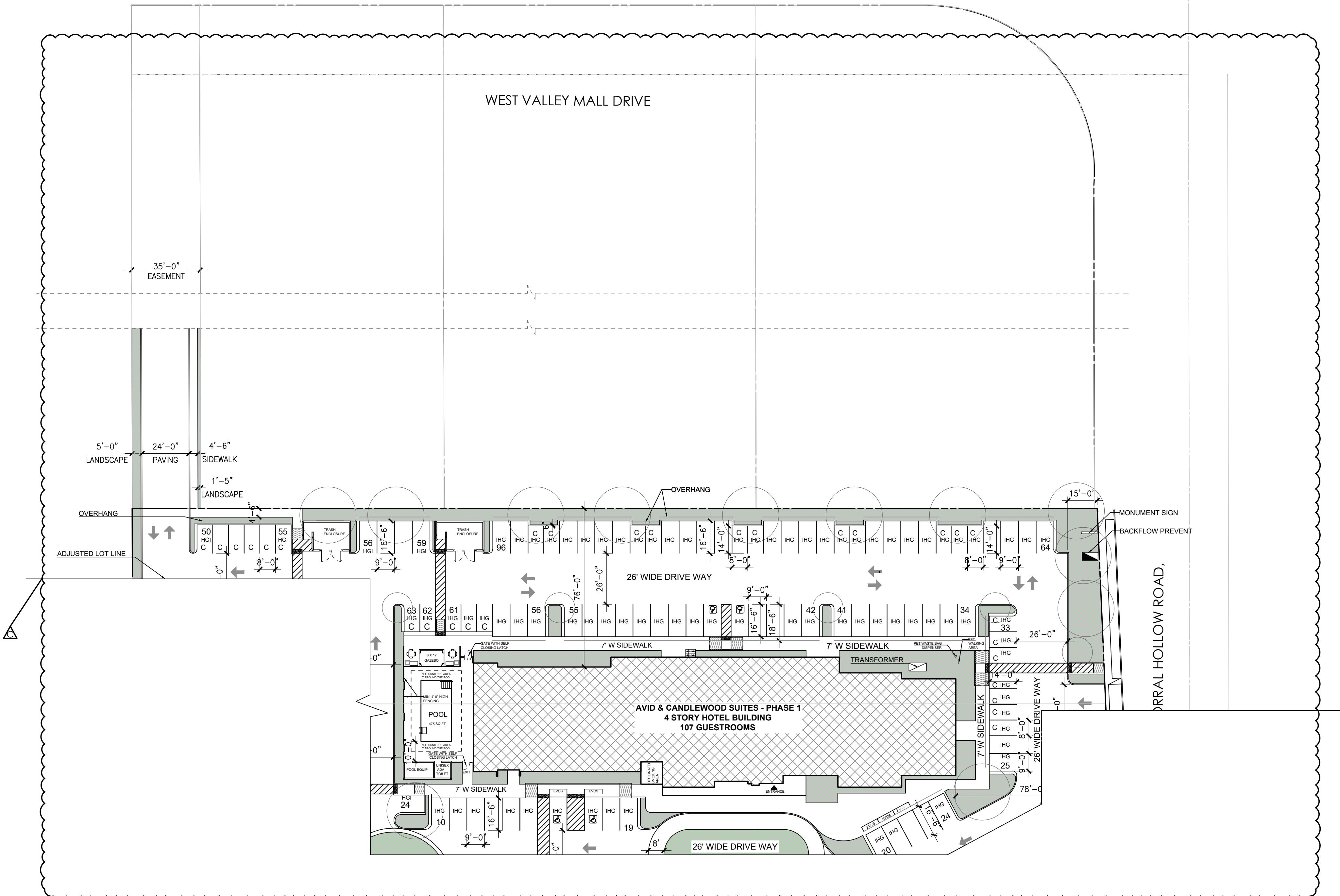
24-03-21



AVID + CANDLEWOOD SUITES BY IHG

PHASE 1

9095, 3055, 3125 N CORRAL HOLLOW ROAD, TRACY CA



1

SITE PLAN (AVID + CANDLEWOOD SUITES)
SCALE: 1/32" = 1'- 0"

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SHEET:

SITE PLAN
(AVID + CANDLEWOOD SUITES)

Date:	Issued for:
22-03-08	INTERNAL APPROVAL
22-07-09	INTERNAL APPROVAL
22-08-09	PLANNING RESPONSE #1
23-06-20	PLANNING RESPONSE #2
24-01-03	PLANNING RESPONSE #3
24-03-21	PLANNING RESPONSE #4

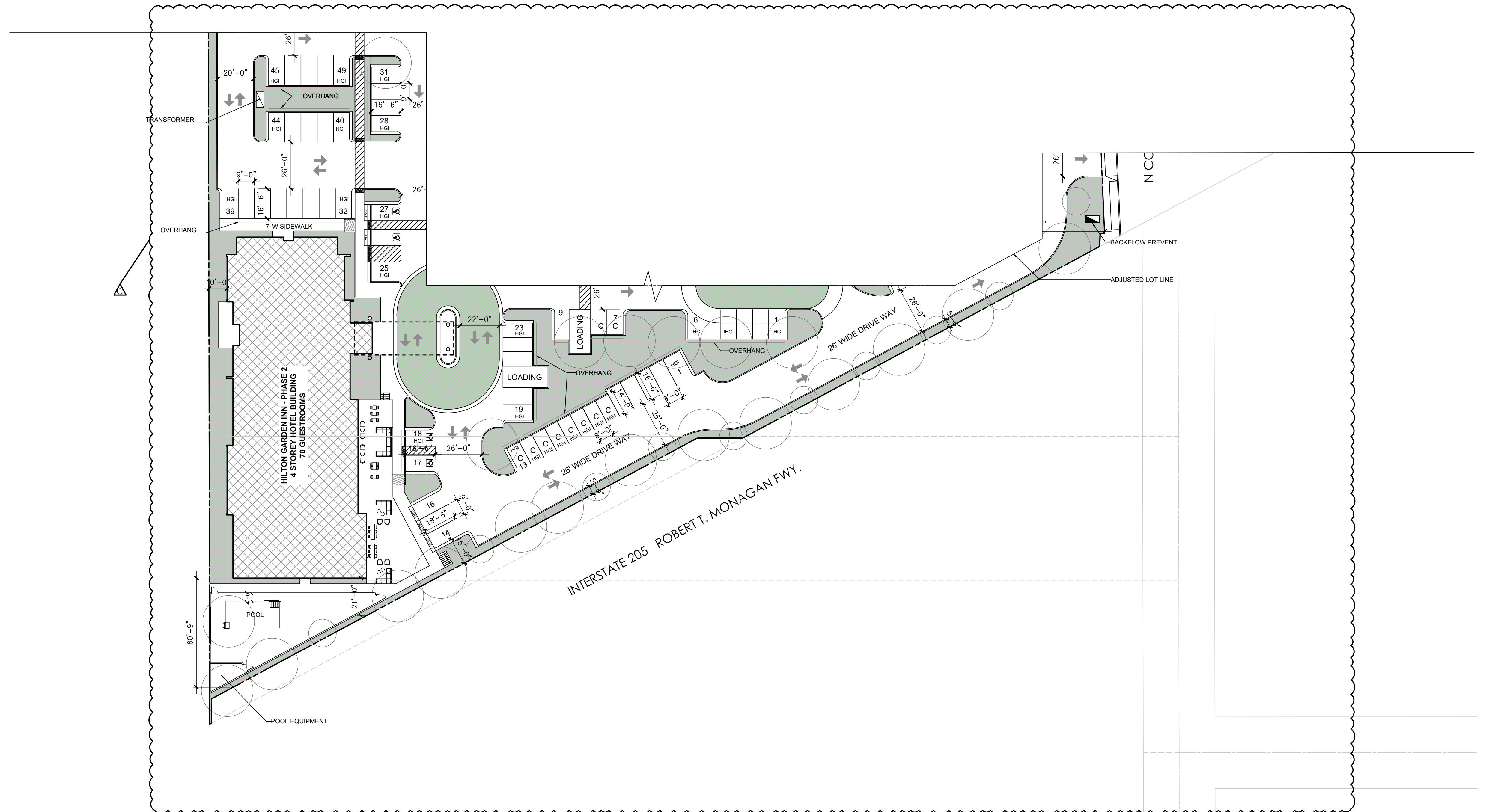
Drawn by	BDSA
Checked by	ASI
Project no.	12220107
Sheet no.	T-0.5





HILTON GARDEN INN PHASE 2

9095, 3055, 3125 N CORRAL HOLLOW ROAD, TRACY CA



1 SITE PLAN (HILTON GARDEN INN)
SCALE: 1/16" = 1'- 0"

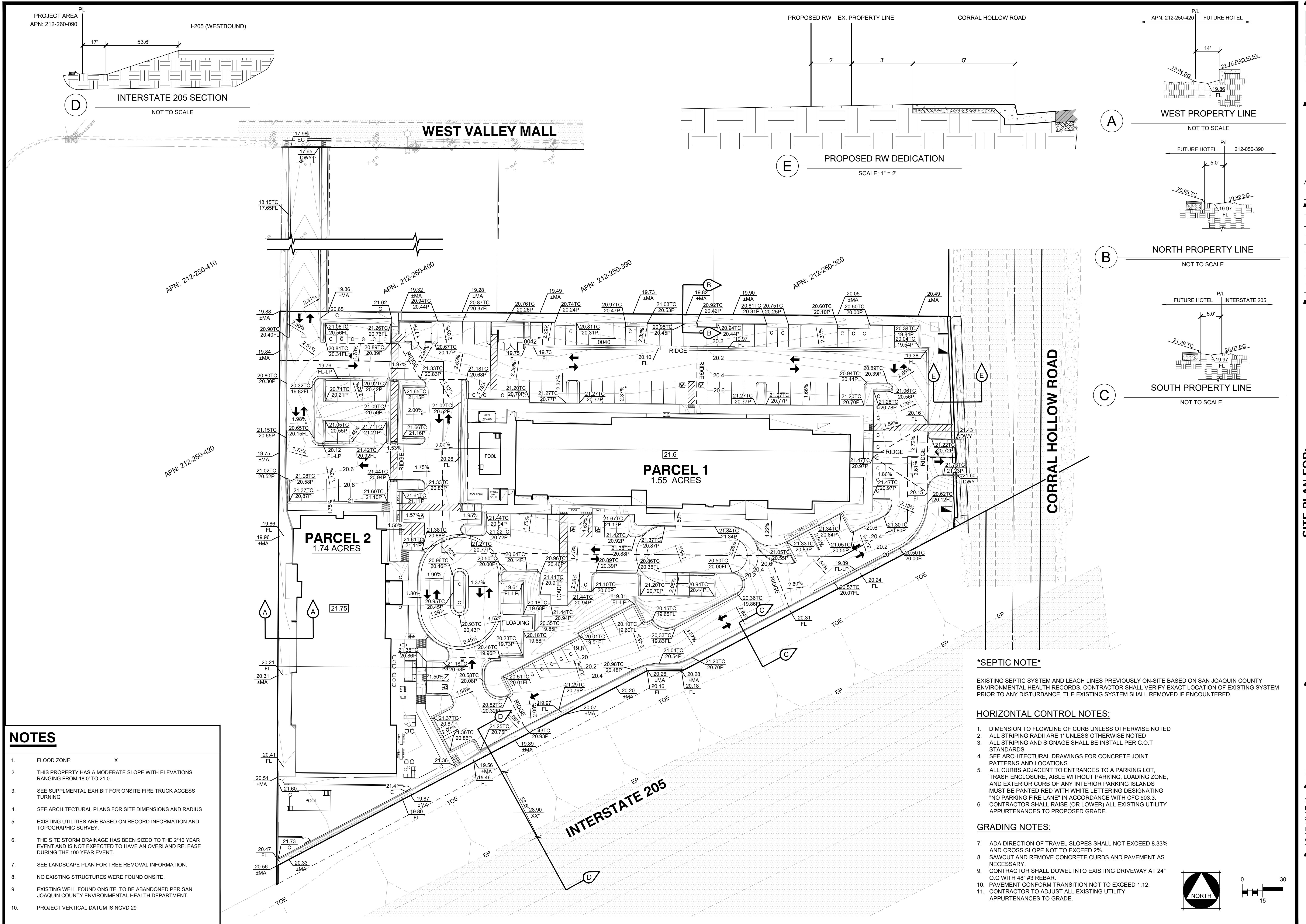
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(HILTON GARDEN INN)

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24-03-21	PLANNING RESPONSE #4

Drawn by	BDSA
Checked by	ASI
Project no.	Sheet no.
12220107	T-0.6





**SITE PLAN FOR:
CANDLEWOOD SUITE & INDEPENDENT HOTEL**

**PRELIMINARY GRADING AND DRAINAGE
PLAN**

The logo for 811, featuring the number 811 in a large, bold, black font. The '1' has a registered trademark symbol (®) to its upper right. Below the numbers is a stylized graphic of a shovel or pickaxe, with a dark handle and a light-colored head.

**Know what's below.
Call before you dig.
811 / 800-227-2600**

JOB NO.: 20-121
DATE: 03/19/2024
SCALE: AS SHOWN
DR. BY: MTT, SLS
CK. BY: DE, SLS

SHEET NO

8

2

2

25 8 SHEETS

OF 3 SHEETS



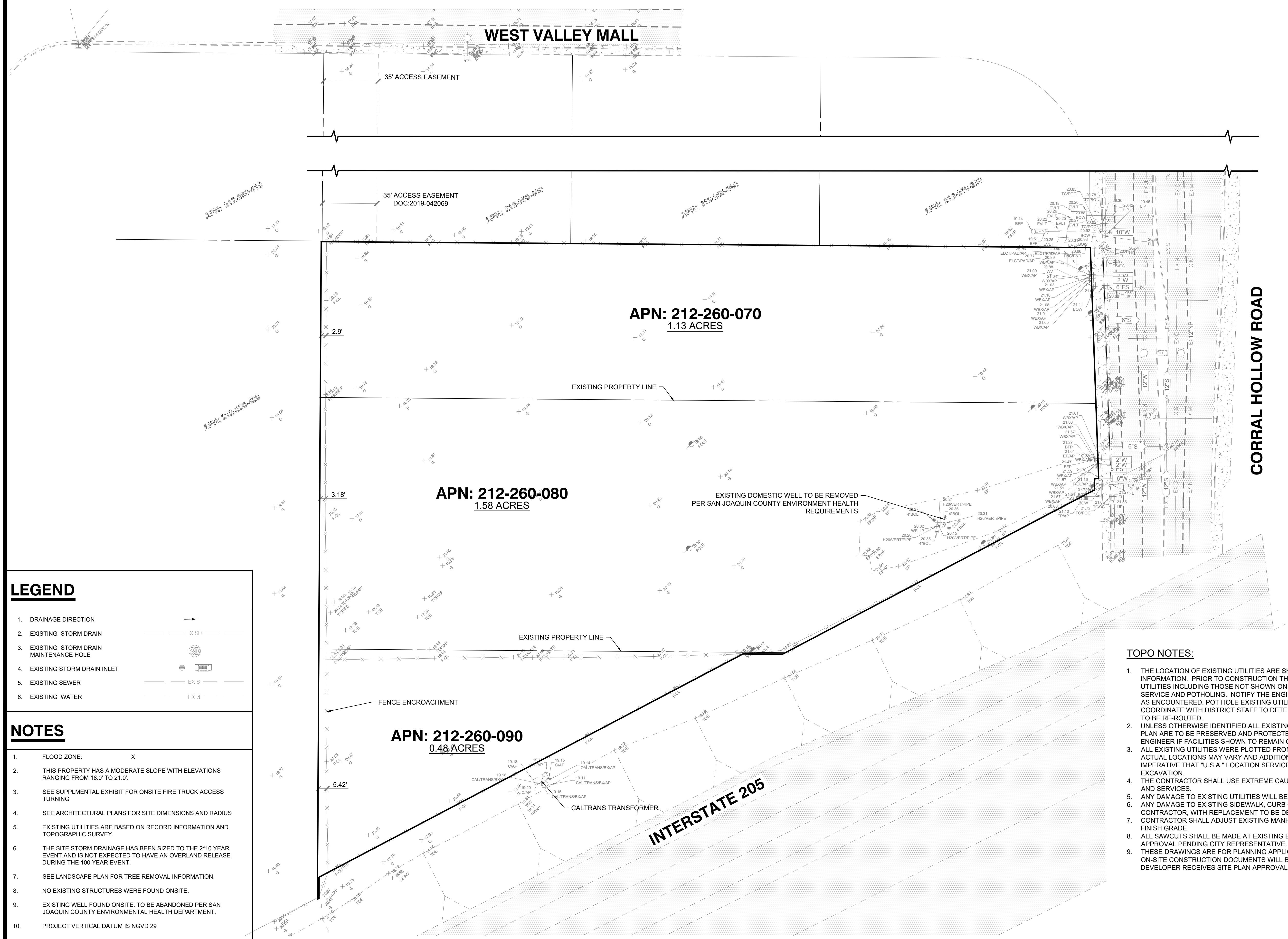
APPENDIX

PLAN REVISIONS		
NO.	DESCRIPTIONS	DATE
1		
2		
3		
4		
5		
6		
7		

SIZE PLAN FOR: **CANDLEWOOD SUITE & INDEPENDENT HOTEL**

TOPOGRAPHIC SURVEY AND BOUNDARY

CORRAL HOLLOW ROAD



LEGEND

- 1. DRAINAGE DIRECTION 
- 2. EXISTING STORM DRAIN 
- 3. EXISTING STORM DRAIN MAINTENANCE HOLE 
- 4. EXISTING STORM DRAIN INLET 
- 5. EXISTING SEWER 
- 6. EXISTING WATER 

NOTES

- 1. FLOOD ZONE: X
- 2. THIS PROPERTY HAS A MODERATE SLOPE WITH ELEVATIONS RANGING FROM 18.0' TO 21.0'.
- 3. SEE SUPPLMENTAL EXHIBIT FOR ONSITE FIRE TRUCK ACCESS TURNING
- 4. SEE ARCHITECTURAL PLANS FOR SITE DIMENSIONS AND RADIUS
- 5. EXISTING UTILITIES ARE BASED ON RECORD INFORMATION AND TOPOGRAPHIC SURVEY.
- 6. THE SITE STORM DRAINAGE HAS BEEN SIZED TO THE 2*10 YEAR EVENT AND IS NOT EXPECTED TO HAVE AN OVERLAND RELEASE DURING THE 100 YEAR EVENT.
- 7. SEE LANDSCAPE PLAN FOR TREE REMOVAL INFORMATION.
- 8. NO EXISTING STRUCTURES WERE FOUND ONSITE.
- 9. EXISTING WELL FOUND ONSITE. TO BE ABANDONED PER SAN JOAQUIN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
- 10. PROJECT VERTICAL DATUM IS NGVD 29

TOPO NOTES:

1. THE LOCATION OF EXISTING UTILITIES ARE SHOWN FROM RECORD DRAWINGS & FIELD SURVEY INFORMATION. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES INCLUDING THOSE NOT SHOWN ON THESE PLANS WITH UNDERGROUND DETECTION SERVICE AND POTHOLING. NOTIFY THE ENGINEER OF ANY DISCEPANCIES OR CONFLICTS AS SOON AS ENCOUNTERED. POT HOLE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH DISTRICT STAFF TO DETERMINE IF UTILITIES CAN BE REMOVED OR IF THEY NEED TO BE RE-ROUTED.
2. UNLESS OTHERWISE IDENTIFIED ALL EXISTING FACILITIES SHOWN IN THE TOPOGRAPHIC AND DEMO PLAN ARE TO BE PRESERVED AND PROTECTED DURING CONSTRUCTION. CONTACT DESIGN ENGINEER IF FACILITIES SHOWN TO REMAIN COME IN CONFLICT WITH PROPOSED IMPROVEMENTS.
3. ALL EXISTING UTILITIES WERE PLOTTED FROM RECORD INFORMATION AND FIELD TOPOGRAPHY. ACTUAL LOCATIONS MAY VARY AND ADDITIONAL CROSSINGS MAY EXIST IN THE FIELD. IT IS IMPERATIVE THAT "U.S.A." LOCATION SERVICES ARE LOCATED AND MARKED PRIOR TO START OF EXCAVATION.
4. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXPOSING EXISTING UTILITY CROSSINGS AND SERVICES.
5. ANY DAMAGE TO EXISTING UTILITIES WILL BE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. ANY DAMAGE TO EXISTING SIDEWALK, CURB OR GUTTER WILL BE SOLE RESPONSIBILITY OF THE CONTRACTOR, WITH REPLACEMENT TO BE DETERMINED BY THE ENGINEER.
7. CONTRACTOR SHALL ADJUST EXISTING MANHOLE RIMS, WATER VALVES, AND MONUMENT BOXES TO FINISH GRADE.
8. ALL SAWCUTS SHALL BE MADE AT EXISTING EXPANSION OR WEAKENED PLANE JOINTS WITH APPROVAL PENDING CITY REPRESENTATIVE.
9. THESE DRAWINGS ARE FOR PLANNING APPLICATION ONLY AND NOT FOR CONSTRUCTION. FINAL ON-SITE CONSTRUCTION DOCUMENTS WILL BE PREPARED FOR CONSTRUCTION AFTER THE DEVELOPER RECEIVES SITE PLAN APPROVAL.

The logo for 811, featuring the number 811 in a large, bold, black font. Below the number is a stylized graphic of a shovel and a plow, with a small registered trademark symbol (®) to the right.

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JOB NO.: 20-121

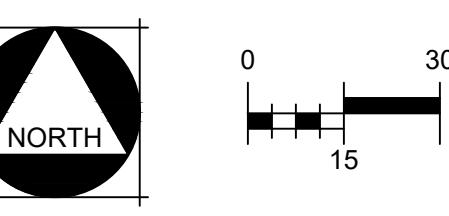
DATE: 03/19/2024

SCALE: AS SHOWN

DR. BY: MTT, SLS

CK. BY: DE, SLS

SHEET NO.

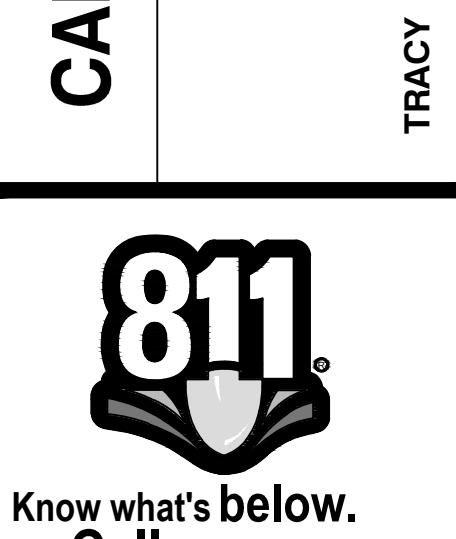




APPROVED:

PLAN REVISIONS		
NO.	DESCRIPTIONS	DATE
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**SITE PLAN FOR:
CANDLEWOOD SUITE & INDEPENDENT HOTEL
PROPOSED LOT LINE ADJUSTMENT**

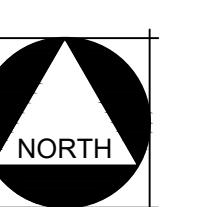


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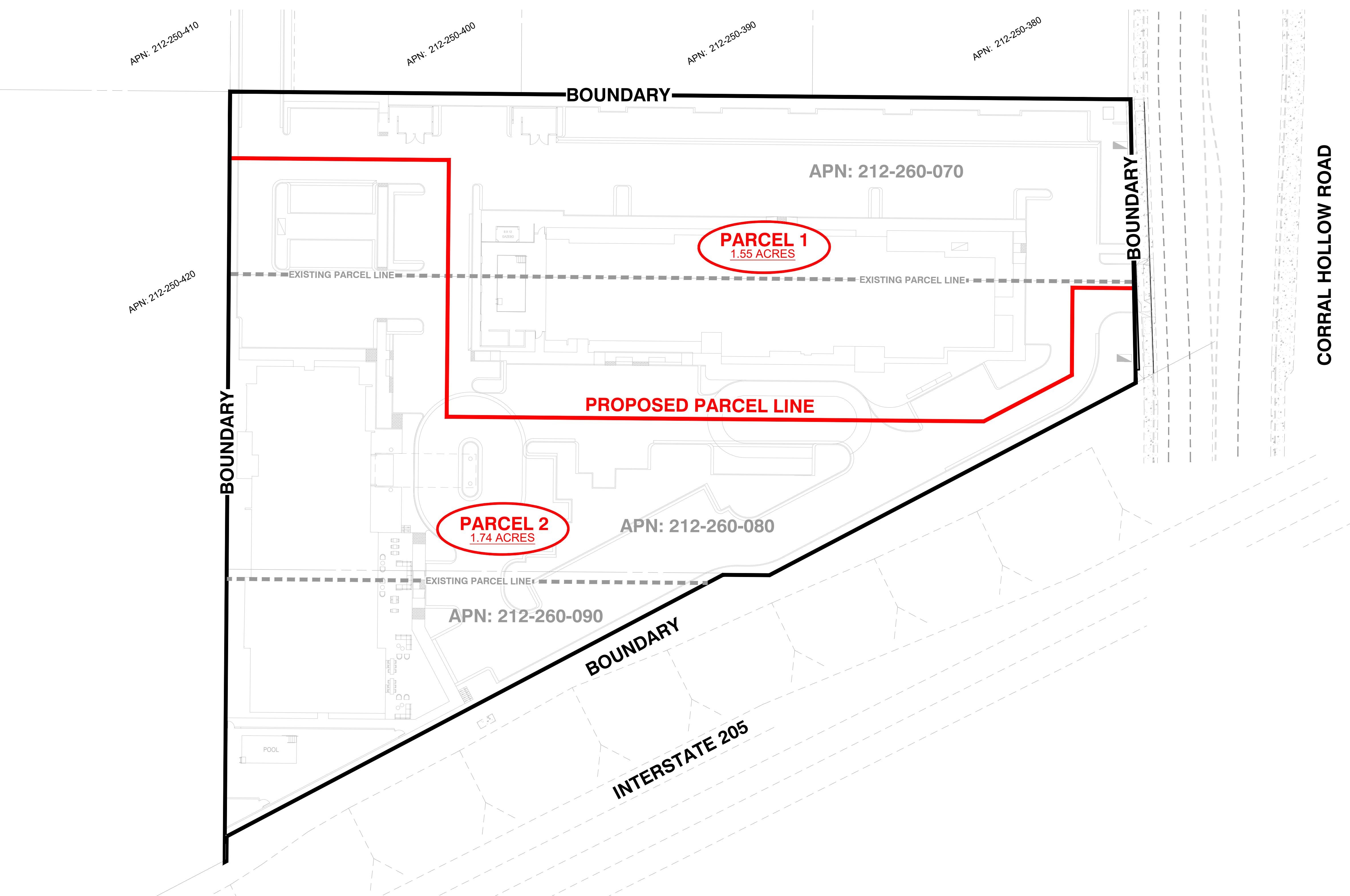
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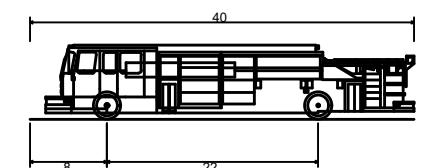
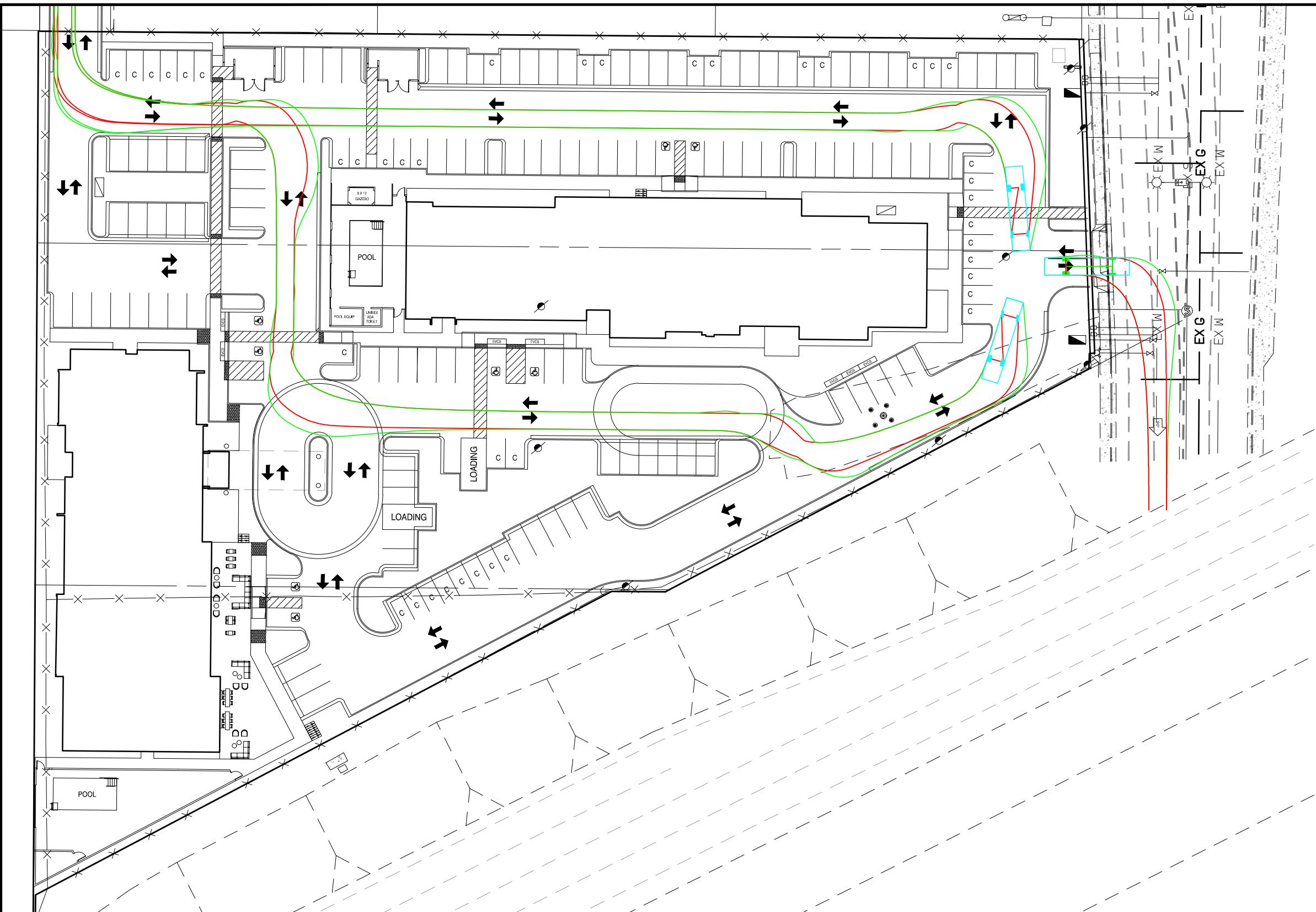
SHEET NO.

4



0
15
30





Pumper Fire Truck
 Overall Length
 Overall Width
 Overall Body Height
 Min Body Ground Clearance
 Track Width
 Lock-to-lock time
 Max Wheel Angle

PUMPER FIRE TRUCK TURNING EXHIBIT

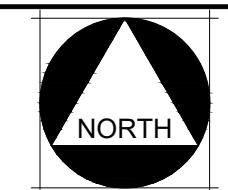
DATE: MARCH 2024

CANDLEWOOD SUITES

3125, 3095, & 3055 N CORRAL HOLLOW ROAD

SHEET NO.

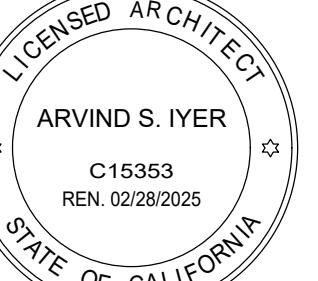
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MCR ENGINEERING, INC.
 1242 DUPONT COURT
 MANTECA, CA 95336
 TEL: (209) 239-6229
 FAX: (209) 239-8839



AVID + CANDLEWOOD SUITES BY IHG

PHASE 1

9095, 3055, 3125 N CORRAL HOLLOW ROAD, TRACY CA

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Sheet:
FIRST FLOOR PLAN

Date:	Issued for:
22-03-08	INTERNAL APPROVAL
22-07-09	INTERNAL APPROVAL
22-08-09	PLANNING RESPONSE #1
23-06-20	PLANNING RESPONSE #2
24-01-03	PLANNING RESPONSE #3
24-03-21	PLANNING RESPONSE #4

Drawn by BDSA

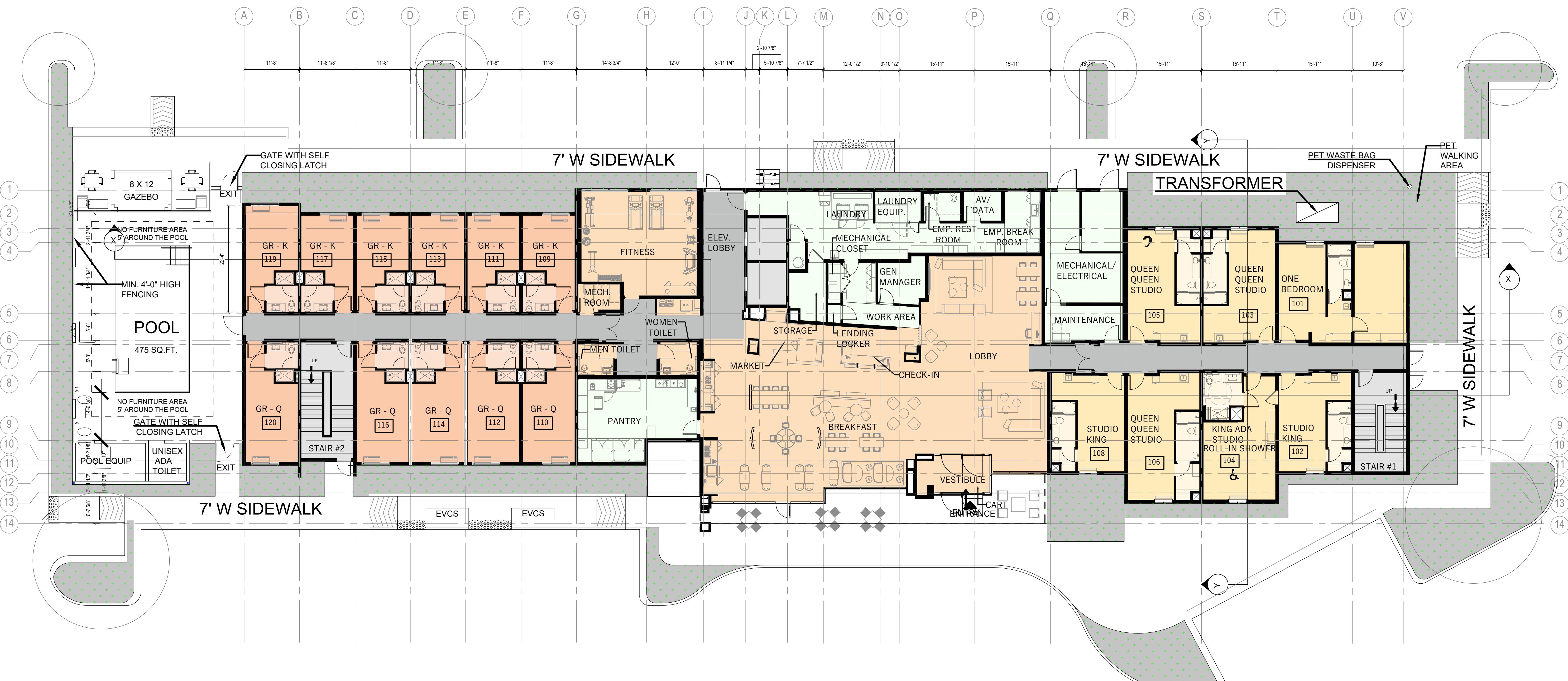
Checked by ASI

Project no. 12220107 Sheet no. A-0.1



1 FIRST FLOOR
SCALE : 3/32" = 1'

AVID + CANDLEWOOD SUITES BY IHG

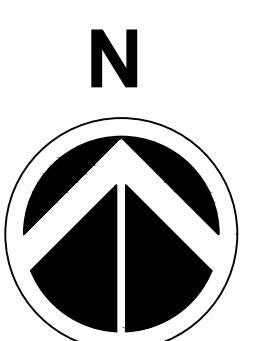
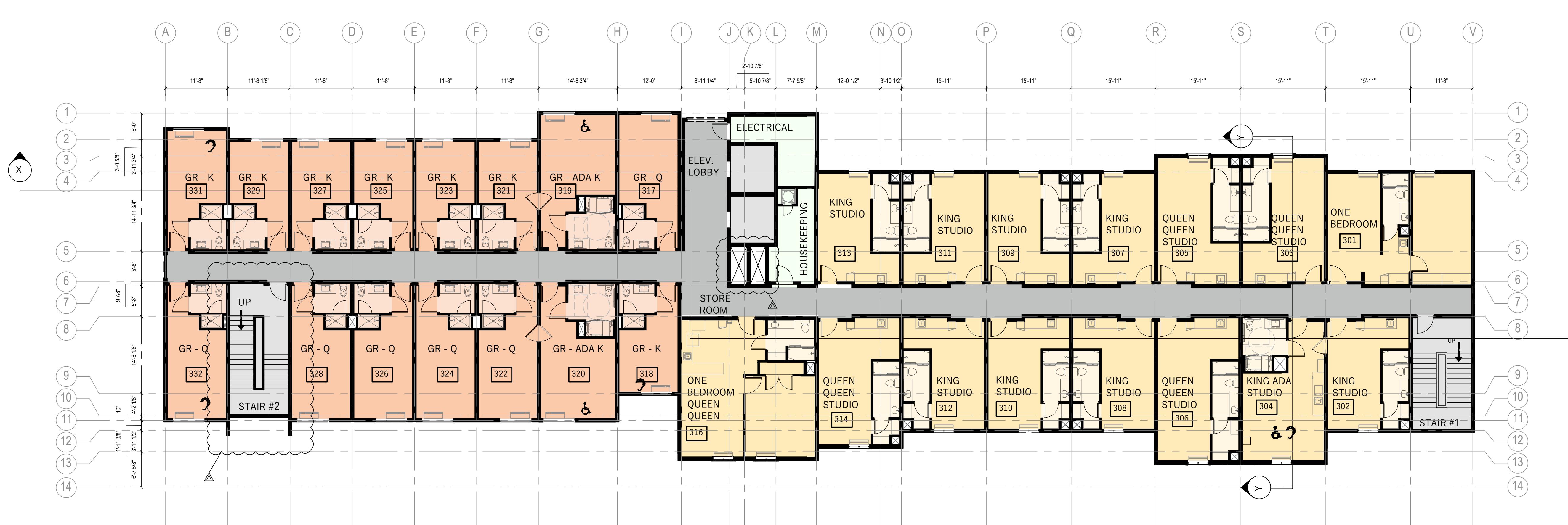




AVID + CANDLEWOOD SUITES BY IHG

PHASE 1

9095, 3055, 3125 N CORRAL HOLLOW ROAD, TRACY CA

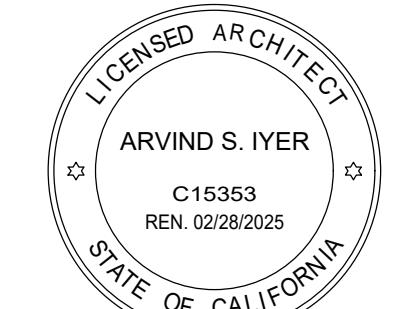


Drawn by	BDSA
Checked by	ASI
Project no.	12220107
Sheet no.	A-0.2

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Sheet:
SECOND FLOOR PLAN
AND
THIRD FLOOR PLAN

Date:	Issued for:
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22-07-09	INTERNAL APPROVAL
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24-01-03	PLANNING RESPONSE #3
24-03-21	PLANNING RESPONSE #4



AVID + CANDLEWOOD SUITES BY IHG

PHASE 1

9095, 3055, 3125 N CORRAL HOLLOW ROAD, TRACY CA

4 FOURTH FLOOR PLAN

SCALE : 3/32" = 1'



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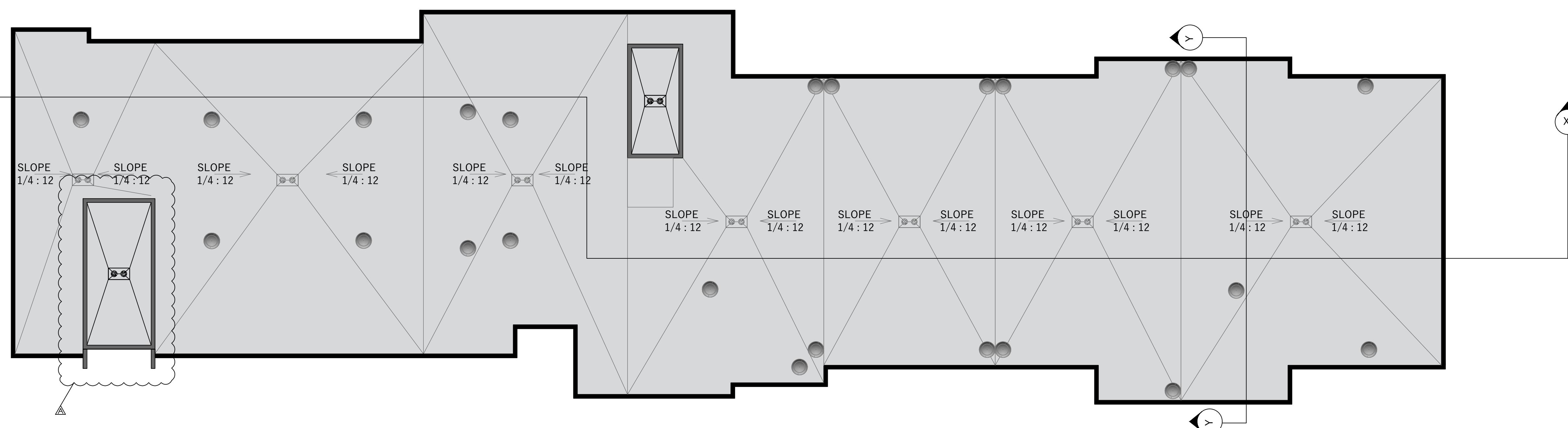
Sheet:
FOURTH FLOOR PLAN
AND
ROOF FLOOR PLAN

Date:	Issued for:
22-03-08	INTERNAL APPROVAL
22-07-09	INTERNAL APPROVAL
22-08-09	PLANNING RESPONSE #1
23-06-20	PLANNING RESPONSE #2
24-01-03	PLANNING RESPONSE #3
24-03-21	PLANNING RESPONSE #4

Drawn by BDSA

Checked by ASI

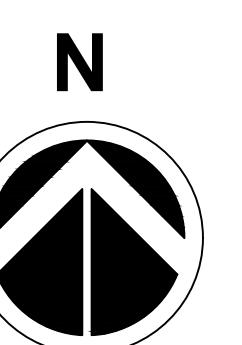
Project no. 12220107 Sheet no. A-0.3



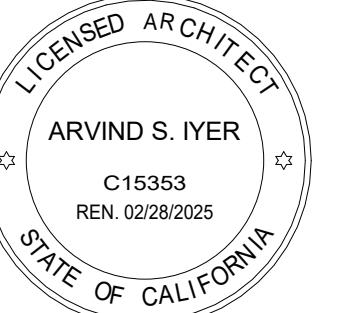
5 ROOF PLAN

SCALE : 3/32" = 1'

AVID + CANDLEWOOD SUITES BY IHG

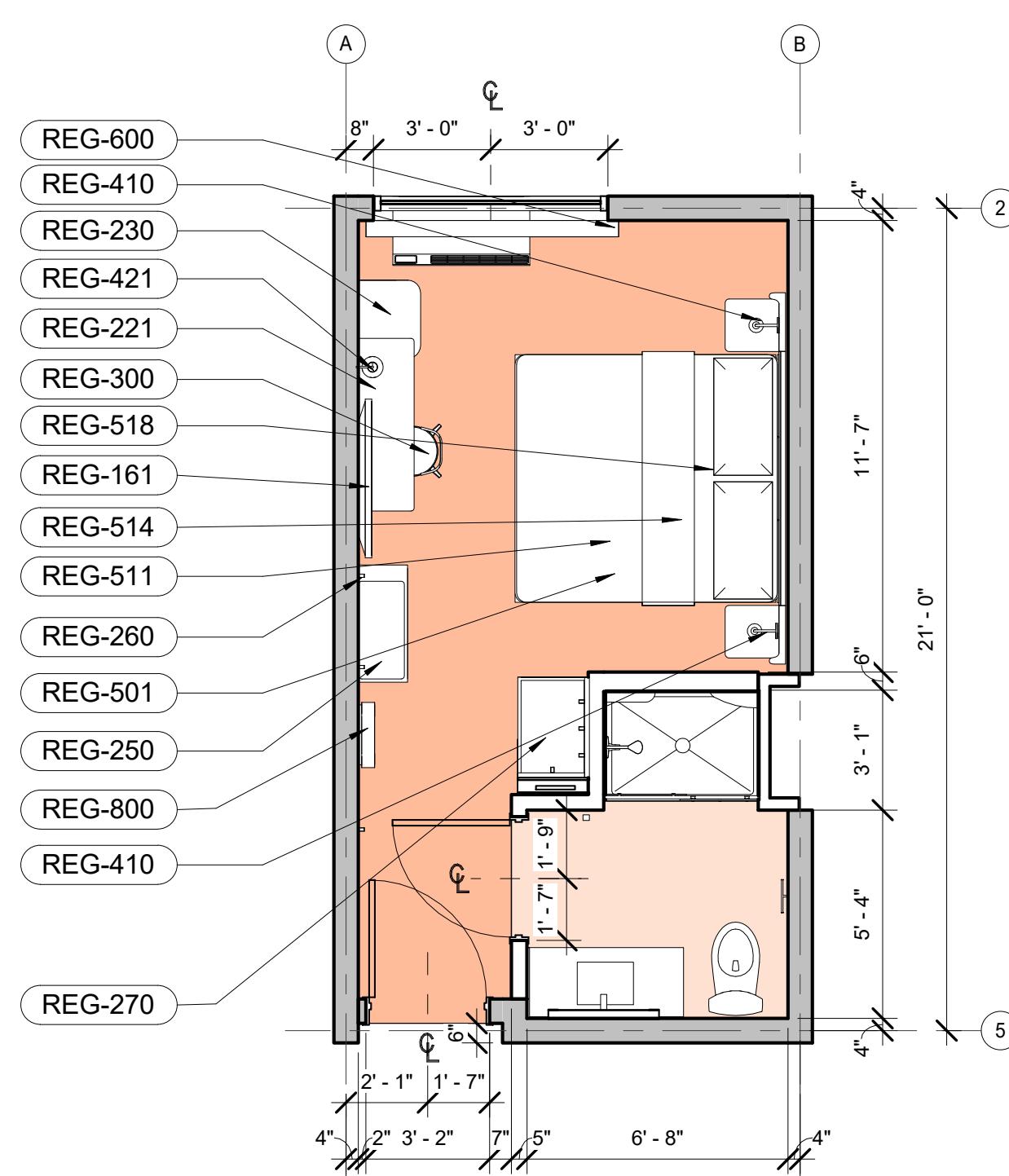


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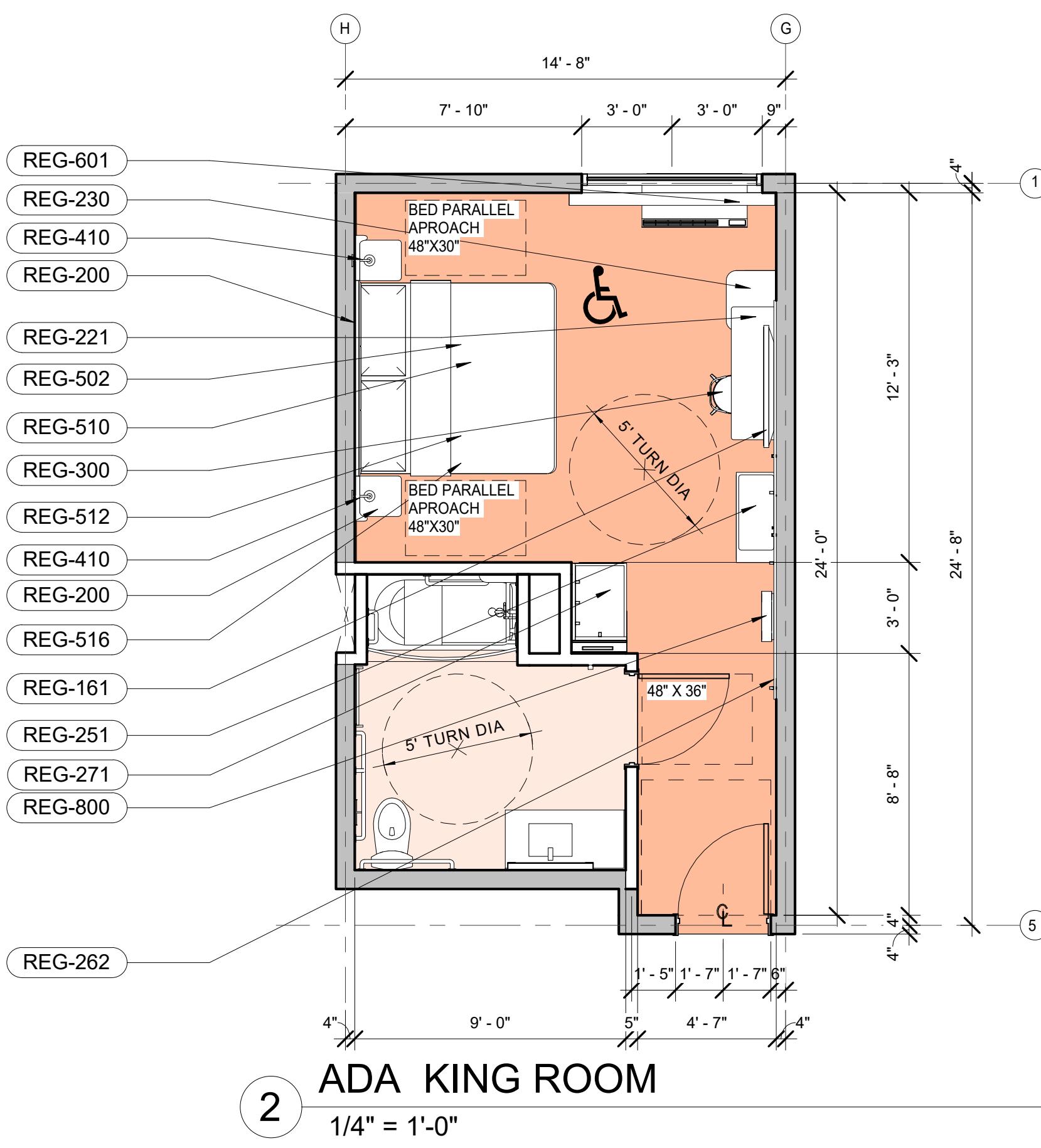


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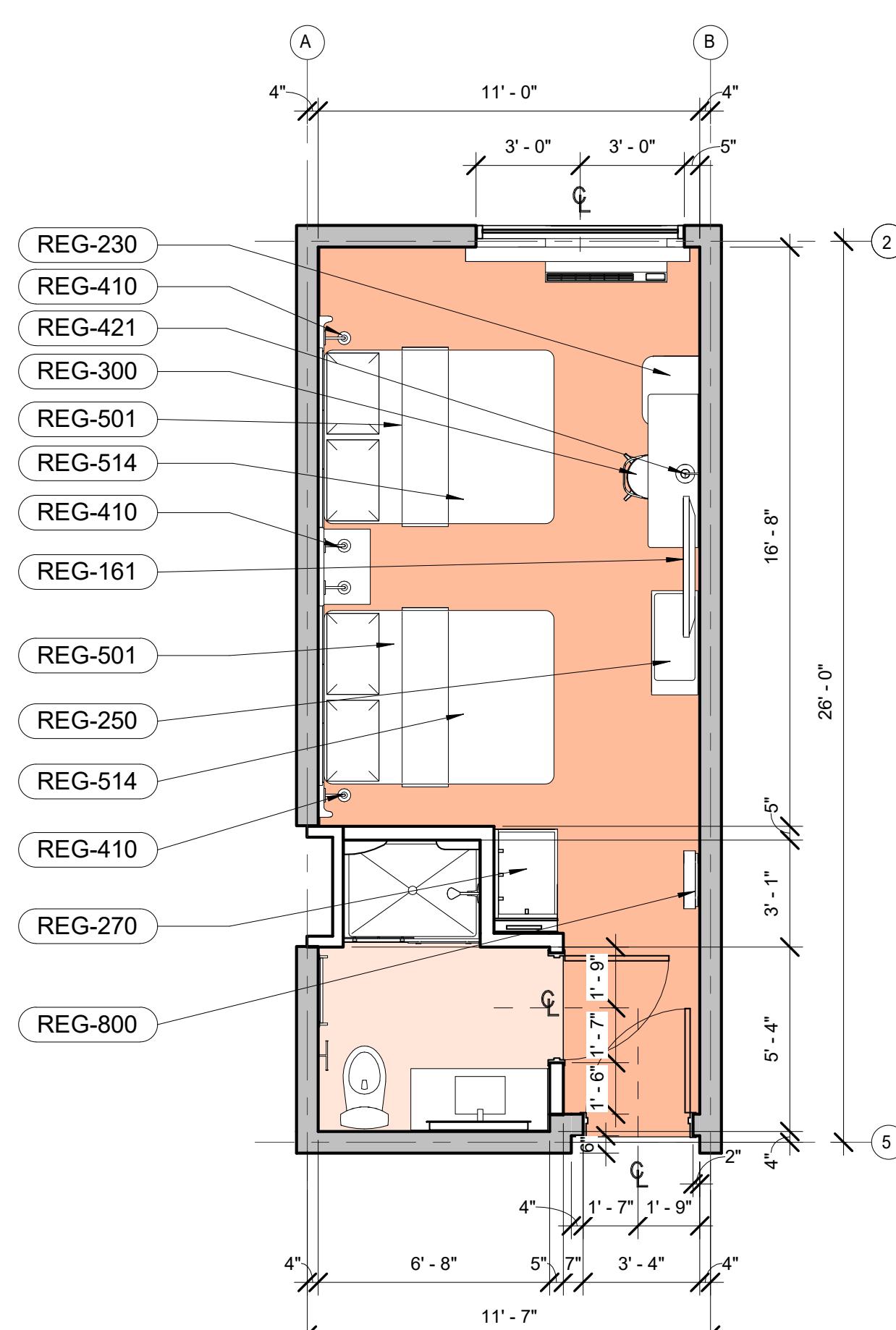
N CORRAL HOLLOW ROAD, TRACY, CA



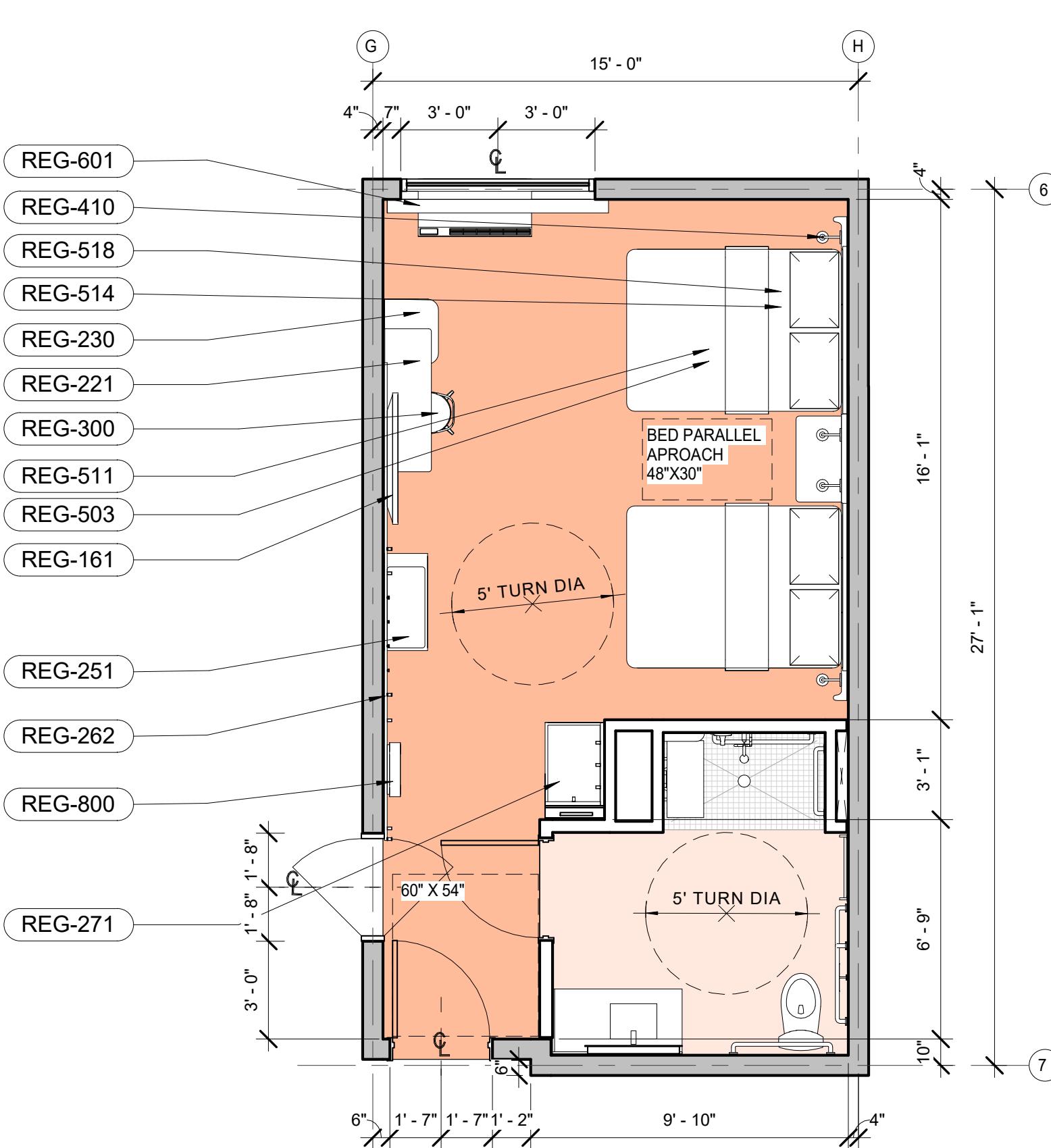
1 KING ROOM
1/4" = 1'-0"



2 ADA KING ROOM
1/4" = 1'-0"



3 QUEEN/QUEEN ROOM
1/4" = 1'-0"



4 ADA QUEEN/QUEEN ROOM
1/4" = 1'-0"

Furniture Schedule	
Keynote	Family
REG-132	Towel Bar
REG-133	Robe Hook
REG-201	Queen Headboard
REG-203	Queen ADA Headboard
REG-221	Wall Mounted Desk
REG-230	Free Standing Desk
REG-250	Luggage Bench
REG-251	ADA Luggage Bench
REG-261	Queen Wall Rail
REG-300	Desk Chair
REG-501	QUEEN BED GROUP
REG-503	Queen ADA Bed Set Up
REG-512	King ADA Bed Set Up
REG-518	King Bed Set Up
REG-800	Full Length Mirror_Hanging

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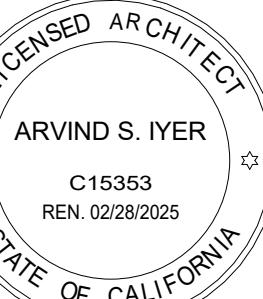
UNIT PLANS AVID HOTELS

Date:	Issued for:
22/05/27	PRELIMINARY REVIEW
22/08/09	PLANNING RESPONSE #1
23/06/20	PLANNING RESPONSE #2
24/01/03	PLANNING RESPONSE #3
24/03/21	PLANNING RESPONSE #4

Drawn by BDSA

Checked by ASI

Project no. 12220107 Sheet no. A0.4

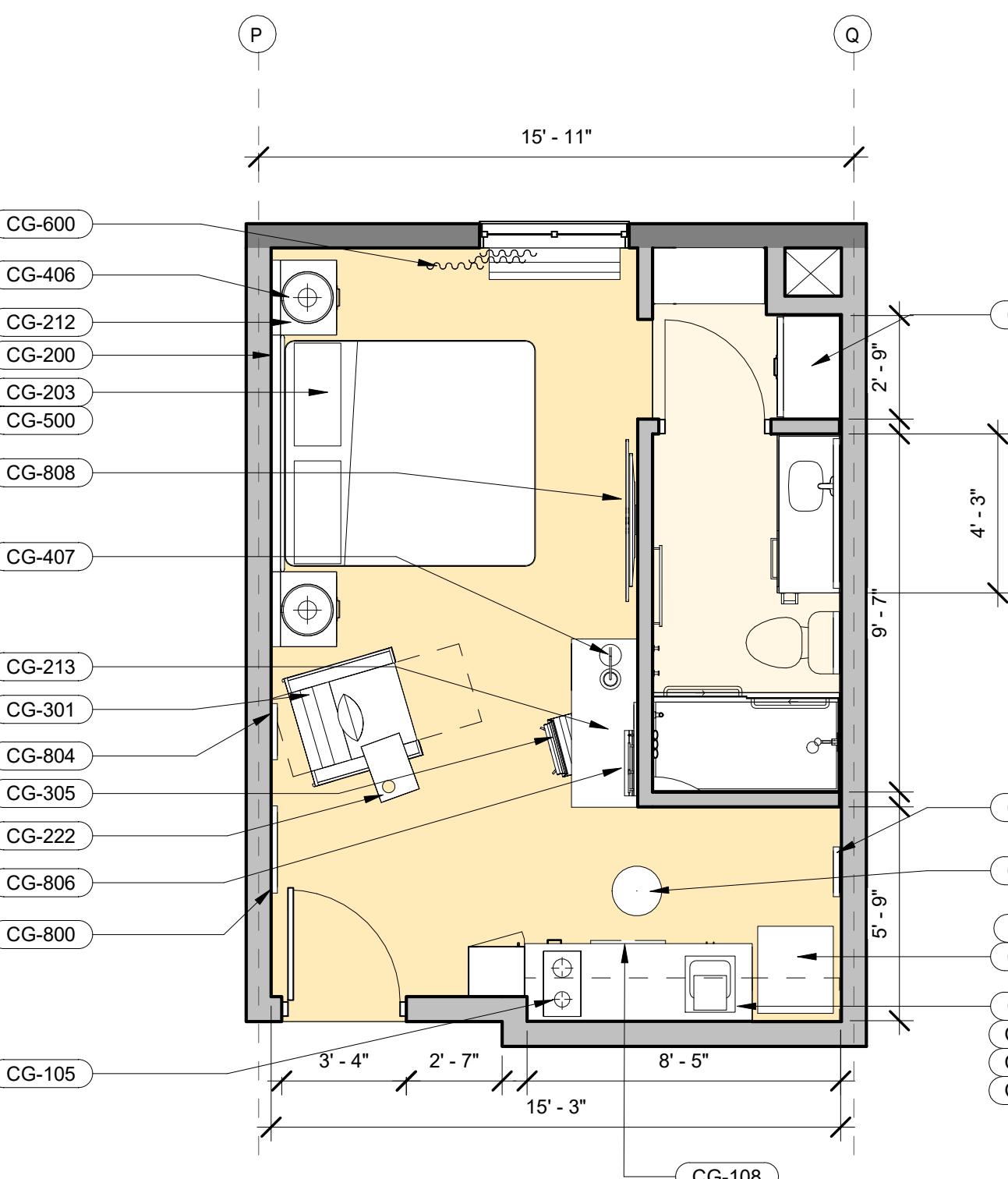


FURNITURE SCHEDULE

Type Mark	Type
CG-112	Paper Towel Holder
CG-148	ShowerRod W Curtain
CG-163	shower head 2
CG-200	King Headboard
CG-201	Queen Headboard
CG-202	Furniture - Queen Headboard ADA 2
CG-203	Mattress, King
CG-204	Mattress, Queen
CG-205	King ADA
CG-208	Dresser
CG-209	TV Chest
CG-210	Studio Desk
CG-211	Bedroom Desk
CG-212	Nightstand Left
CG-213	Desk Left Cubby
CG-214	Casework Pantry
CG-215	Vanity Base
CG-216	Vanity Base
CG-217	Vanity Base - Open
CG-222	Table w Cupholders
CG-223	Mud Room w hooks
CG-224	CoffeeTable
CG-252	Studio Dresser
CG-301	Studio Recliner
CG-303	Stool
CG-304	Sleeper Sofa
CG-304.2	Pillow 3
CG-305	Task Chair
CG-306	Chair
CG-400	FRAMED ART
CG-402	mirror
CG-403	Flush Mount
CG-404	Lighting
CG-405	Floor Lamp
CG-406	1 Nightstand Lamp
CG-407	Table Lamp
CG-500	King Bed
CG-501	Box Springs & Skirt
CG-502	Queen 1
CG-503	Queen ADA
CG-600	Curtain Track with Curtains
CG-800	Thick Frame
CG-802	ART
CG-803	ART 48" W X 30H
CG-804	ART 18" x 24" 1.25" Thick Frame
CG-805	ART 24" W X 18H
CG-806	Mail Center
CG-808	Television

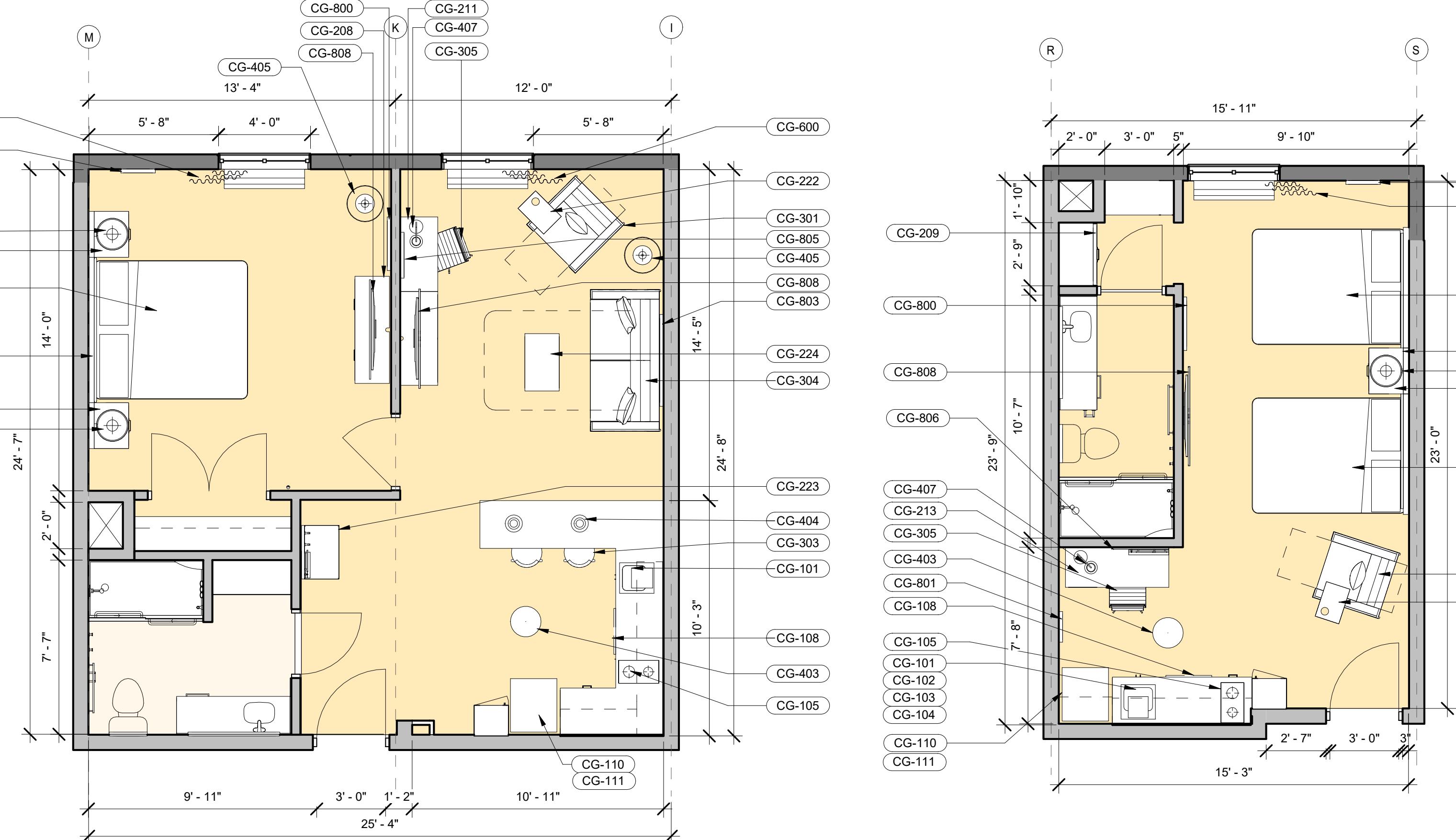
AVID + CANDLEWOOD SUITES BY IHG

IN CORRAL HOLLOW ROAD, TRACY, CA



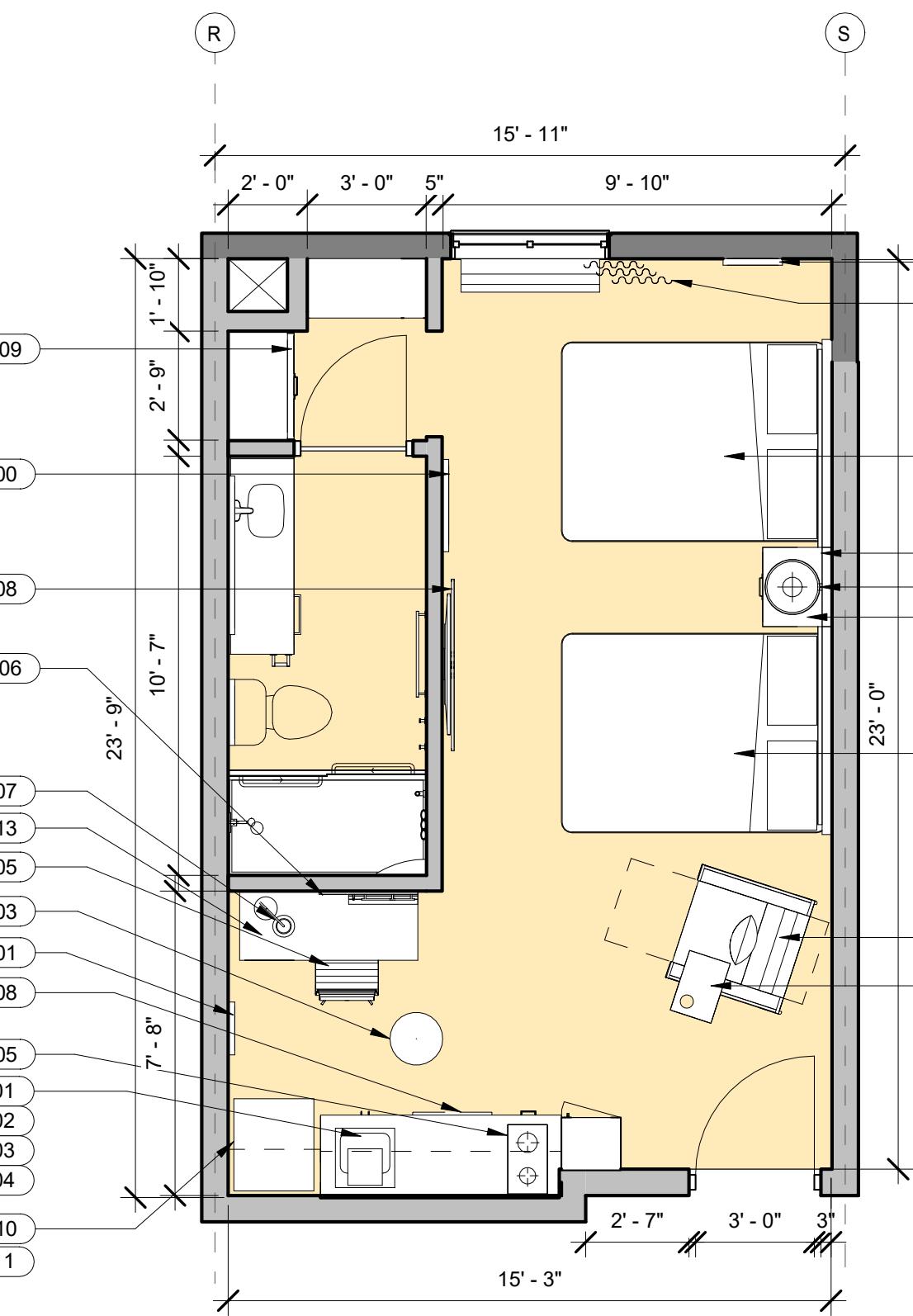
1 STUDIO KING

1/4" = 1'-0"



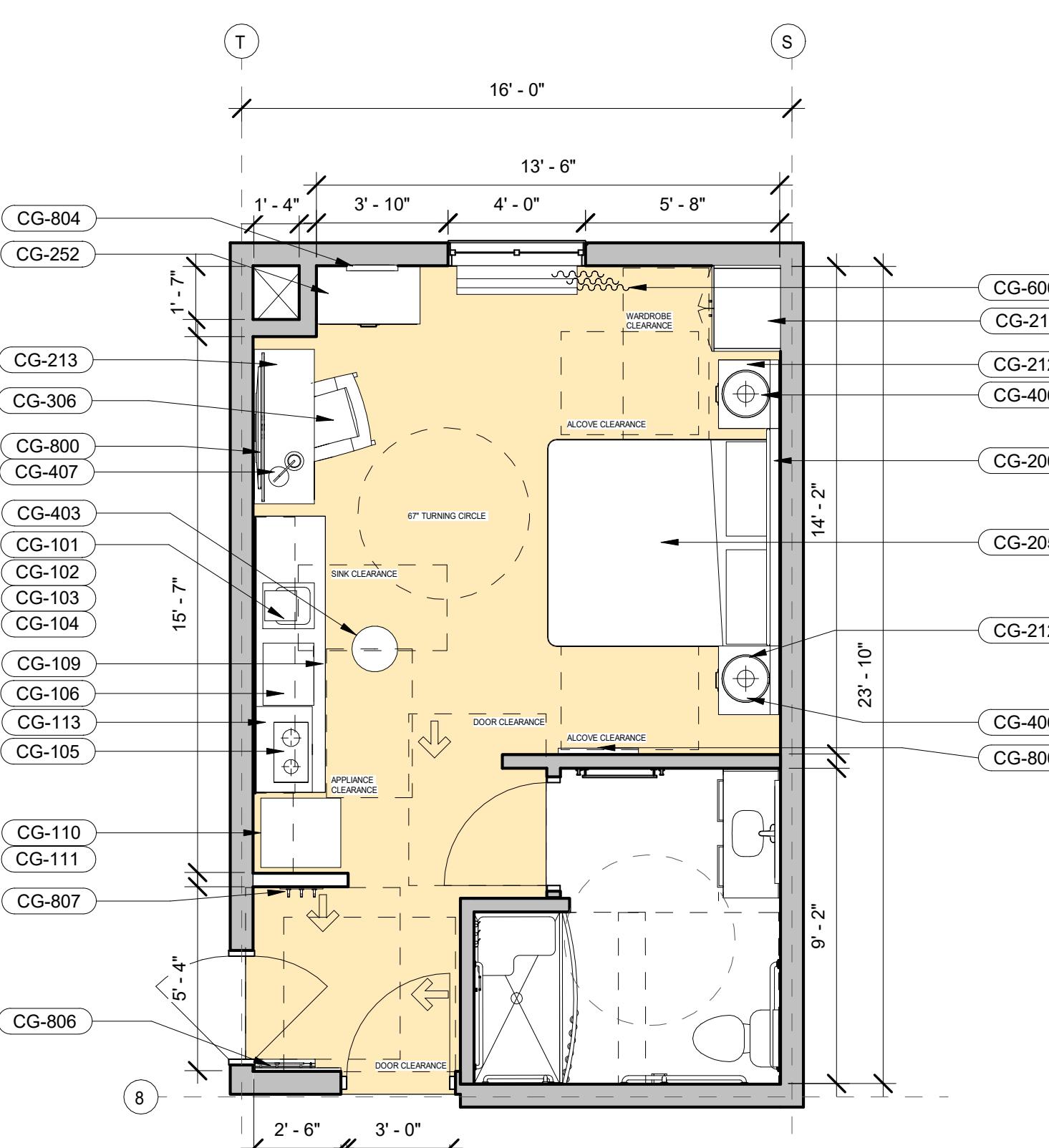
2 ONE BEDROOM KING

1/4" = 1'-0"



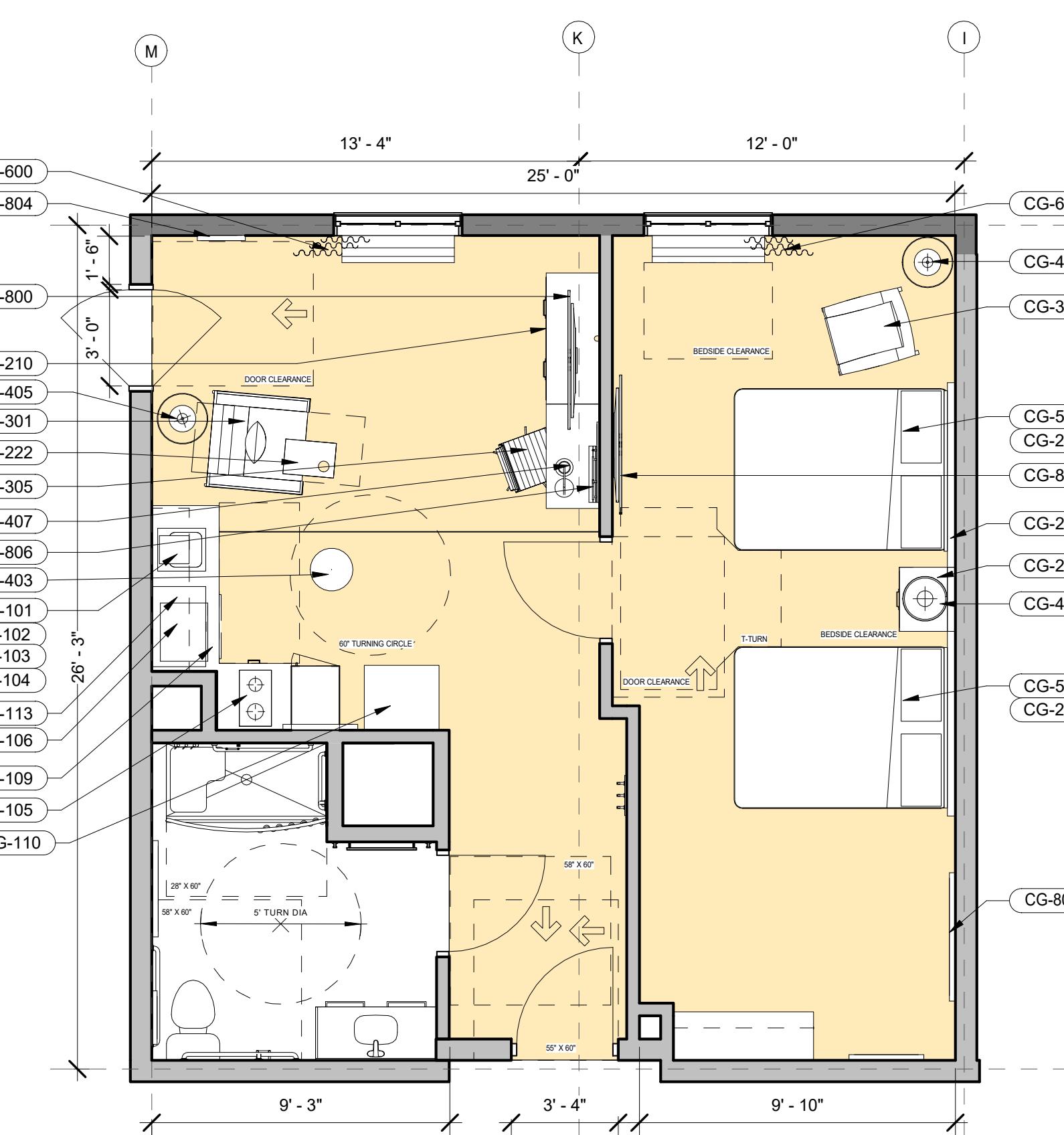
3 QUEEN QUEEN STUDIO

1/4" = 1'-0"



4 ADA STUDIO KING

1/4" = 1'-0"



5 ONE BEDROOM DOUBLE QUEEN ADA

1/4" = 1'-0"

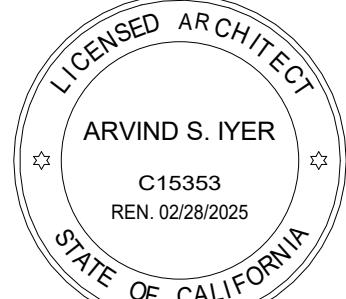
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24/01/03	PLANNING RESPONSE #3
24/03/21	PLANNING RESPONSE #4

Drawn by BDSA

Checked by ASI

Project no. 12220107 Sheet no. A0.4 A



AVID + CANDLEWOOD SUITES BY IHG PHASE 1

N CORRAL HOLLOW ROAD, TRACY, CA

EXT. FINISH SCHEDULE			EXT. FINISH SCHEDULE		
1	SAND FINISH CEMENT PLASTER	C1	SHERWIN WILLIAMS	CHERRY TOMATO	
2	ALUMINUM WINDOWS	C2	SHERWIN WILLIAMS	GAUNTLET GRAY	
3	METAL CAPS	C3	SHERWIN WILLIAMS	BORABORA SHORE	
		C4	SHERWIN WILLIAMS	OUTERSPACE	
		C5	SHERWIN WILLIAMS	ICE CUBE	
		C6	SHERWIN WILLIAMS	SUMMIT GRAY	

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ELEVATIONS

Date: Issued for:

24/03/21

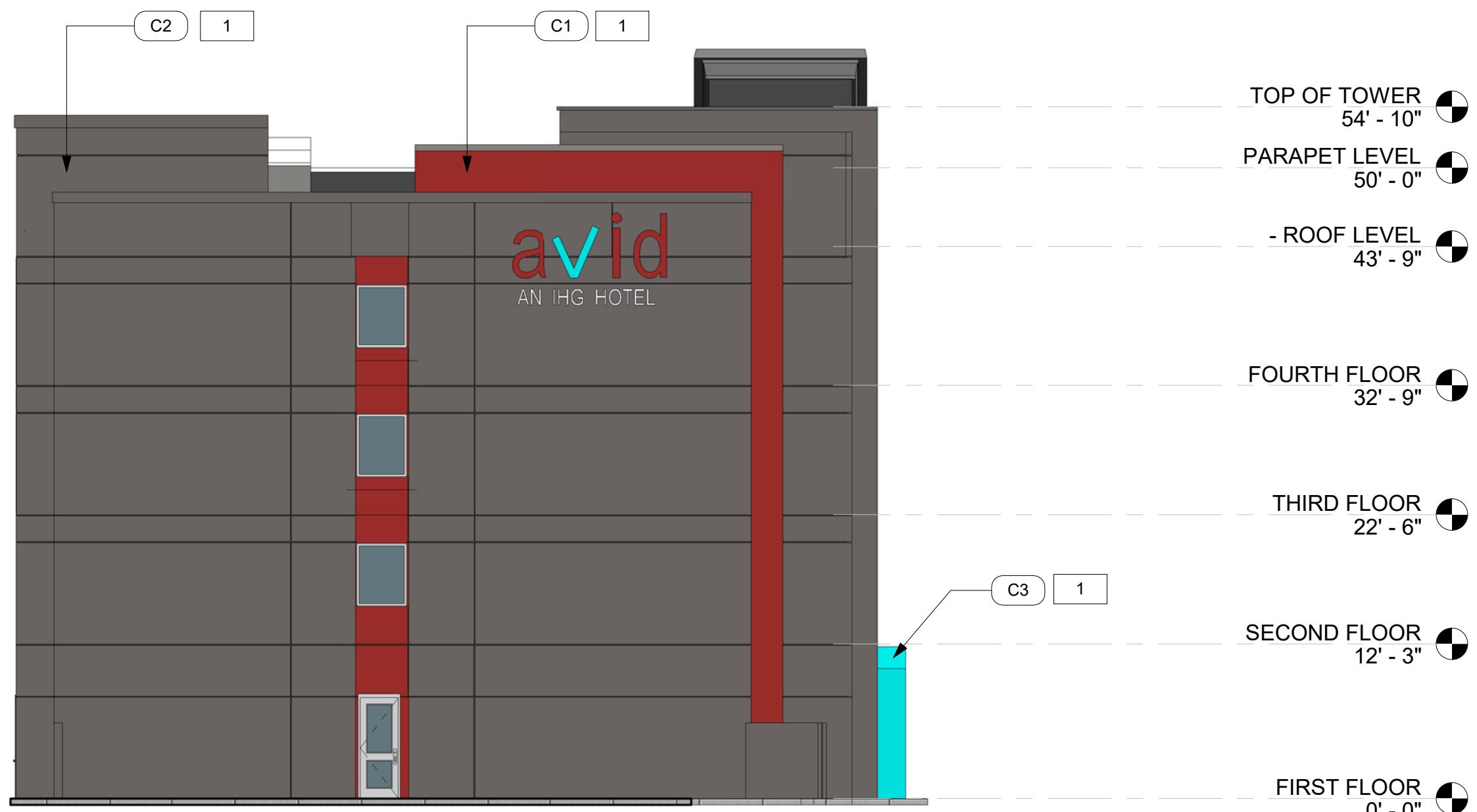
Drawn by BDSA

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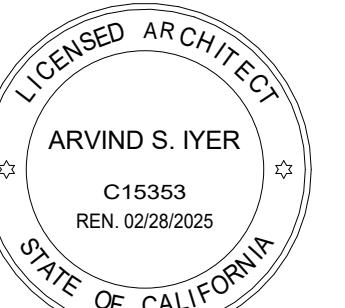
Project no. 12220107 Sheet no. A0.5



① NORTH ELEVATION
1' = 10'-0"



② EAST ELEVATION
1' = 10'-0"



AVID + CANDLEWOOD SUITES BY IHG PHASE 1

N CORRAL HOLLOW ROAD, TRACY, CA



1 SOUTH ELEVATION
1" = 10'-0"



2 WEST ELEVATION
1" = 10'-0"

EXT. FINISH SCHEDULE

1	SAND FINISH CEMENT PLASTER
2	ALUMINUM WINDOWS
3	METAL CAPS

EXT. FINISH SCHEDULE

C1	SHERWIN WILLIAMS	CHERRY TOMATO
C2	SHERWIN WILLIAMS	GAUNTLET GRAY
C3	SHERWIN WILLIAMS	BORABORA SHORE
C4	SHERWIN WILLIAMS	OUTERSPACE
C5	SHERWIN WILLIAMS	ICE CUBE
C6	SHERWIN WILLIAMS	SUMMIT GRAY

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ELEVATIONS

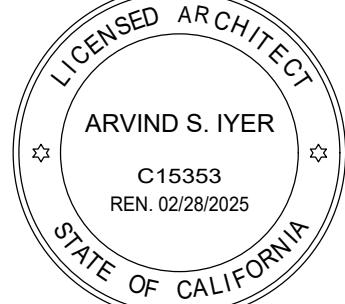
Date: Issued for:

24/03/21

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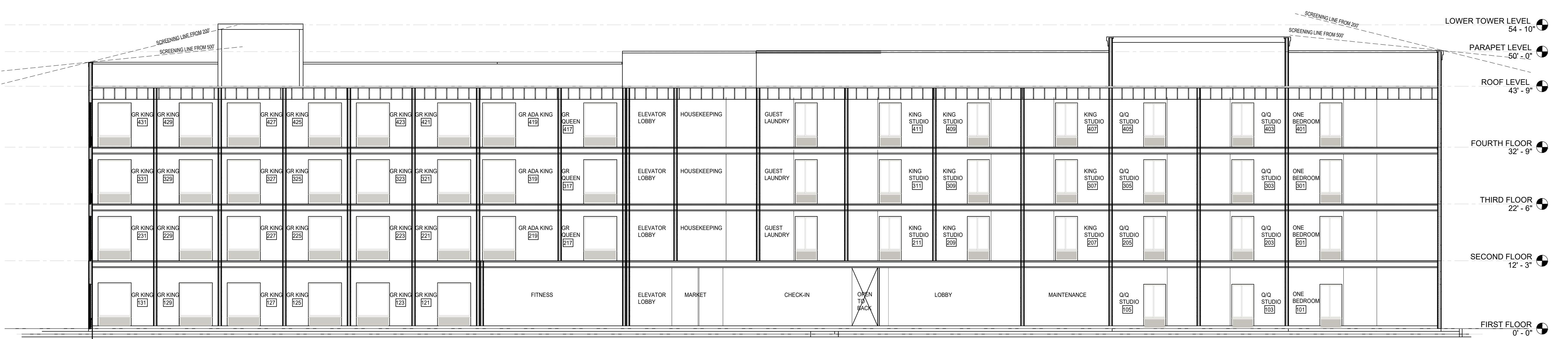
Project no. 12220107 Sheet no. A0.6



AVID + CANDLEWOOD SUITES BY IHG

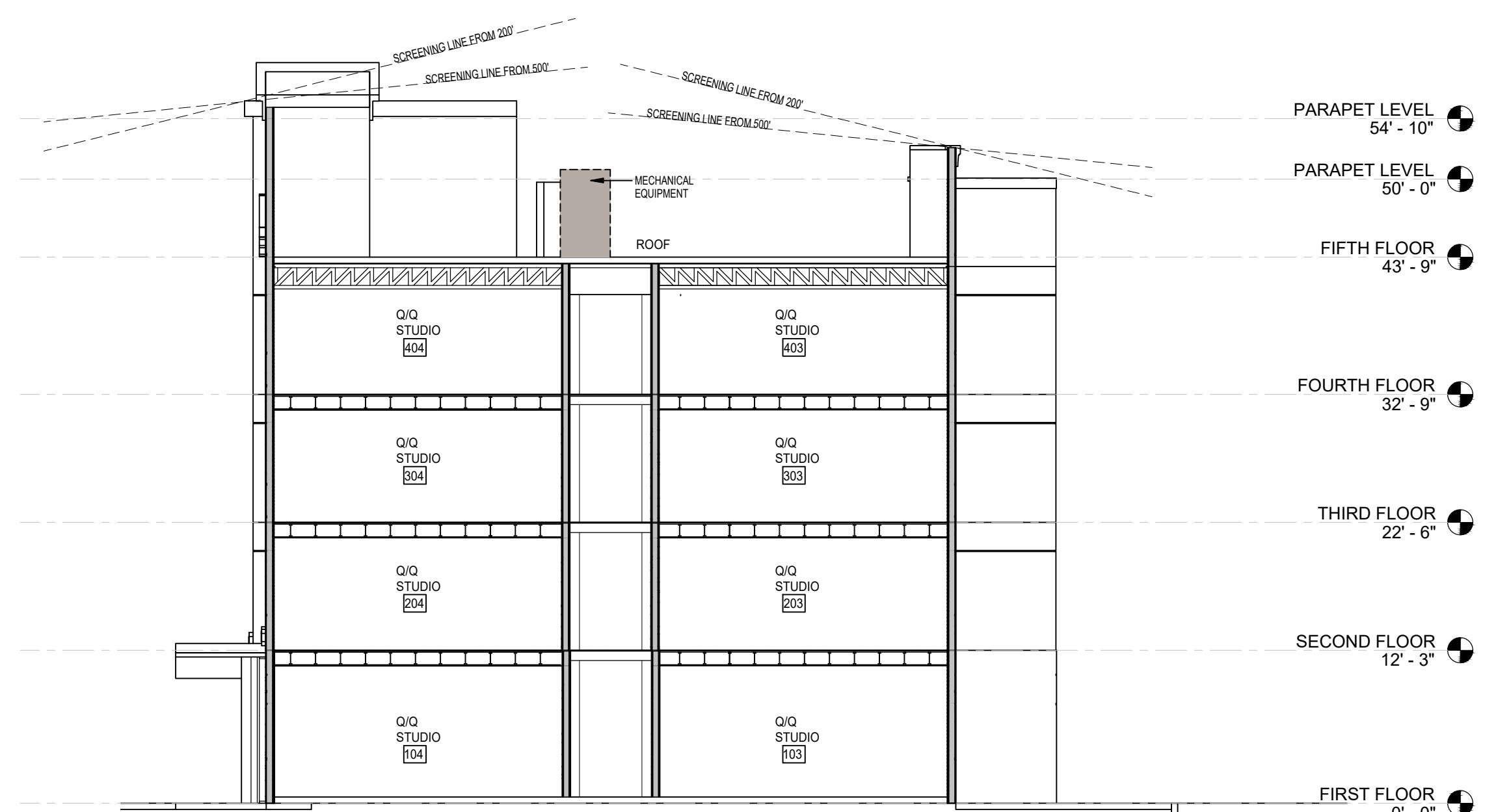
PHASE 1

9095, 3055, 3125 N CORRAL HOLLOW ROAD, TRACY CA



SECTION XX

1 SCALE : 1" = 10'-0"



SECTION YY

2 SCALE : 1" = 10'-0"

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Sheet:
**BUILDING
SECTIONS**

Date:	Issued for:
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23-06-20	PLANNING RESPONSE #2
24-01-03	PLANNING RESPONSE #3
24-03-21	PLANNING RESPONSE #4

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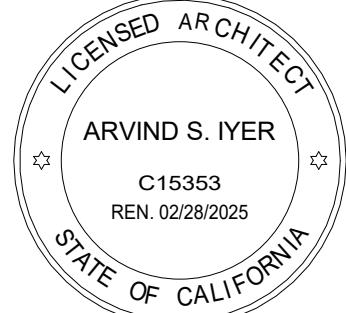
Project no. 12220107 Sheet no. A 0.7



ALUMINUM, CLEAR
ANODIZED OR POWDER-
COATED FINISH FRAME
WITH CLEAR GLASS

IYER BUILDING
855 JACKSON STREET, SUITE 100
SAN FRANCISCO, CA 94111
PHONE: 415 362-4937
OFFICE: 415 362-4937
WEB: www.iyerarch.com
EMAIL: iyer@iyerarch.com

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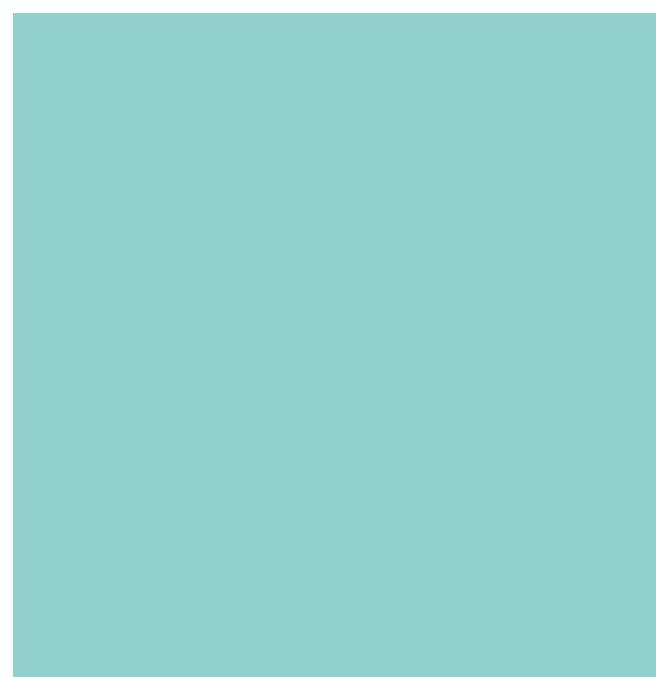
N CORRAL HOLLOW ROAD, TRACY, CA



SW 6864
PAINT: SHERWIN WILLIAMS
CHERRY TOMATO
FINISH: CLADDING



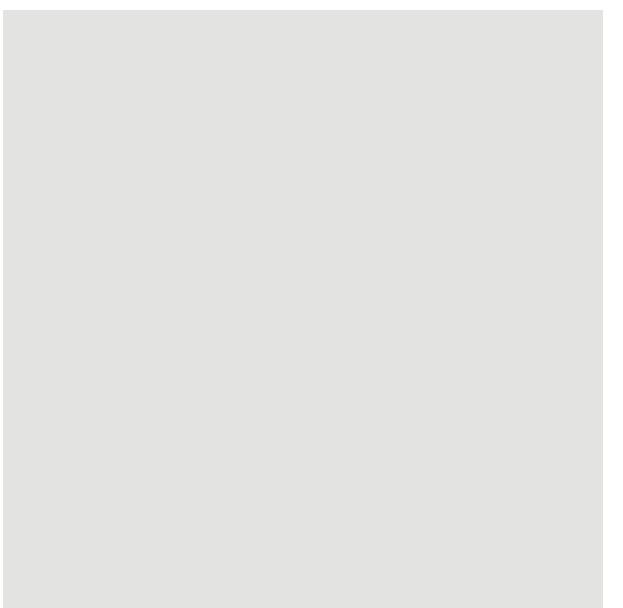
SW 7019
PAINT: SHERWIN WILLIAMS
GAUNTLET GRAY
FINISH: CLADDING



SW 9045
PAINT: SHERWIN WILLIAMS
BORABORA SHORE
FINISH: CLADDING



SW 6251
PAINT: SHERWIN WILLIAMS
OUTERSPACE
FINISH: CLADDING



SW 6252
PAINT: SHERWIN WILLIAMS
ICE CUBE
FINISH: CLADDING



SW 7669
PAINT: SHERWIN WILLIAMS
SUMMIT GRAY
FINISH: CLADDING

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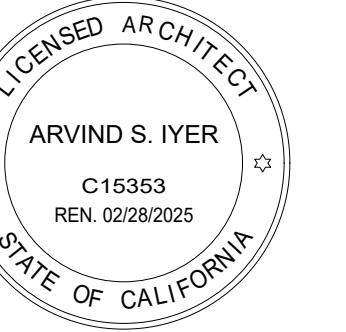
MATERIAL BOARD

Date:	Issued for:
24/03/21	

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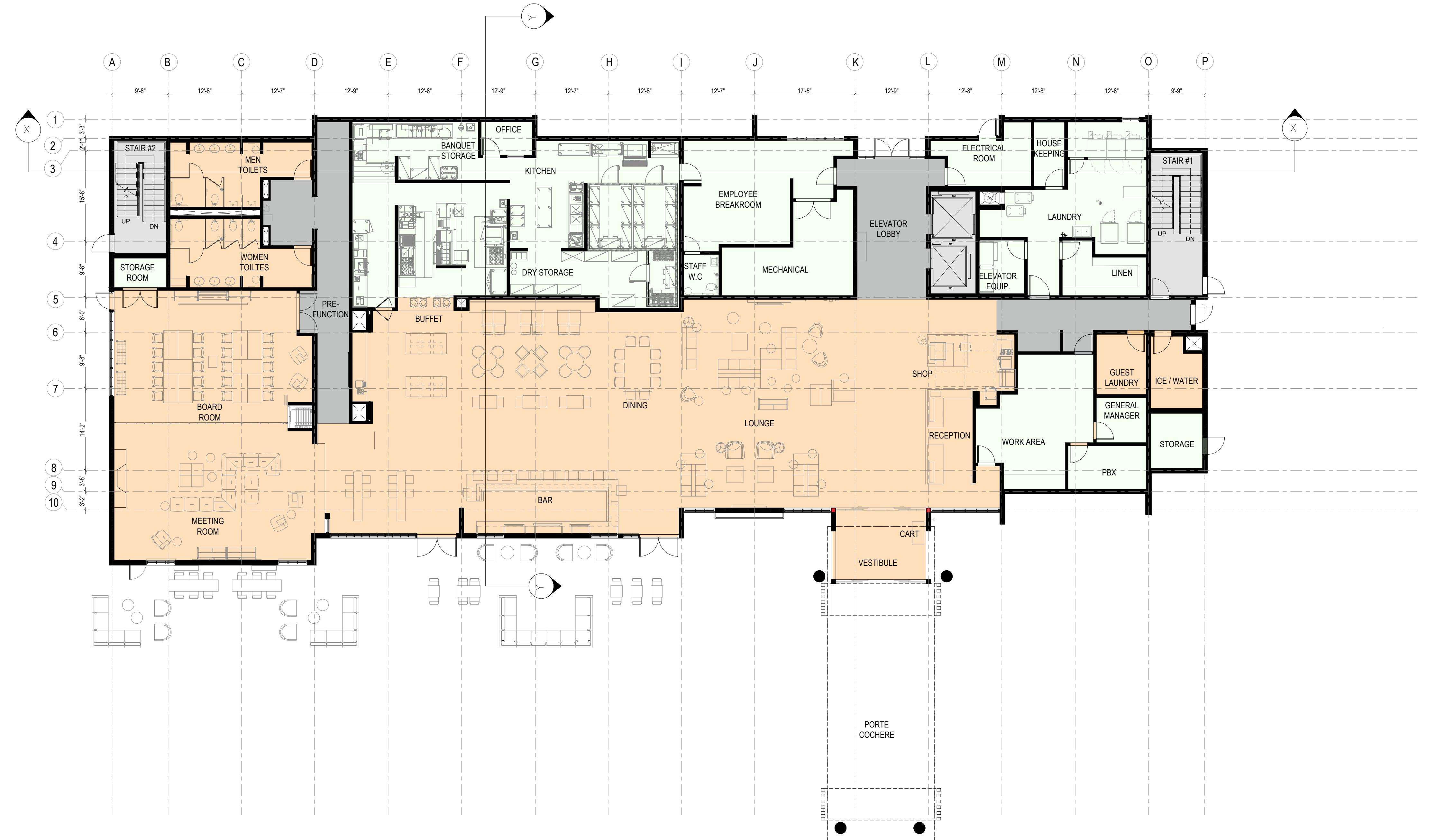
Project no. 12220107 Sheet no. A2.3



HILTON GARDEN INN

PHASE 2

9095, 3055, 3125 N CORRAL HOLLOW ROAD, TRACY CA



1 FIRST FLOOR PLAN

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

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FIRST FLOOR PLAN

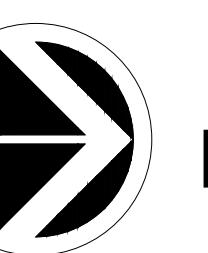
Date:	Issued for:
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24-01-03	PLANNING RESPONSE #3

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Checked by ASI

Project no. 12220107 Sheet no. A-1.1

HILTON GARDEN INN



N



HILTON GARDEN INN

PHASE 2

9095, 3055, 3125 N CORRAL HOLLOW ROAD, TRACY CA

2 SECOND FLOOR PLAN

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



3 THIRD FLOOR PLAN

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



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SECOND FLOOR PLAN AND THIRD FLOOR PLAN

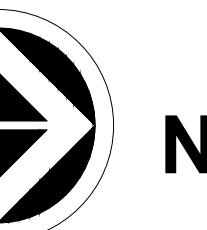
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23-06-20	PLANNING RESPONSE #2
24-01-03	PLANNING RESPONSE #3

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Project no. 12220107

Sheet no. A-1.2



IYER BUILDING
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HILTON GARDEN INN PHASE 2

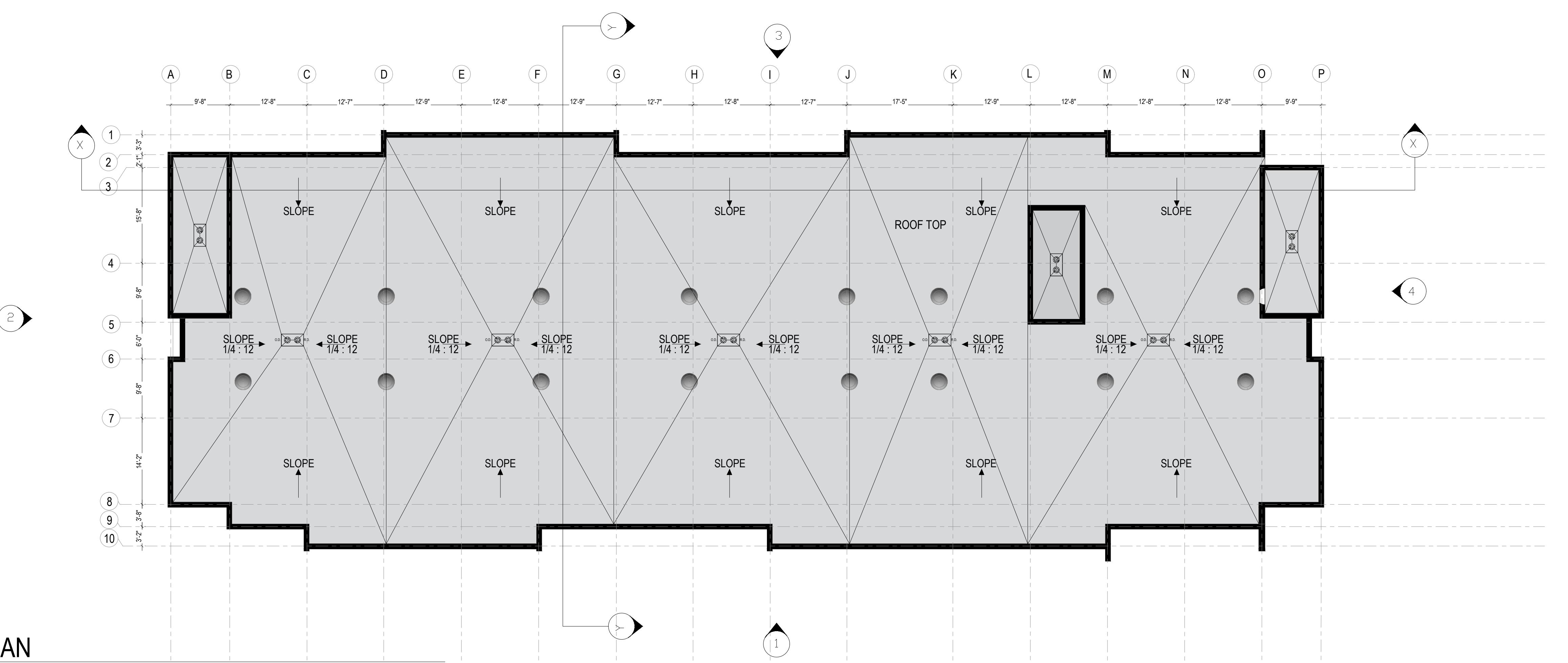
1 FOURTH FLOOR PLAN

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



2 ROOF PLAN

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



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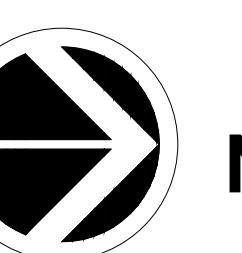
FOURTH FLOOR PLAN AND ROOF PLAN

Date:	Issued for:
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Drawn by BDSA
Checked by ASI

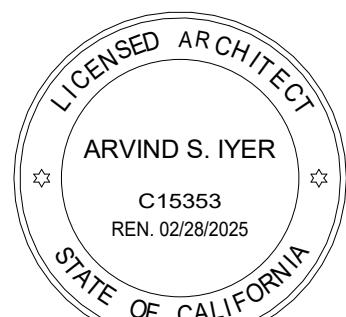
Project no. 12220107
Sheet no. A-1.3

HILTON GARDEN INN



N

A-1.3



HILTON GARDEN INN

PHASE 2

N CORRAL HOLLOW ROAD, TRACY, CA



1 EAST ELEVATION

1" = 10'-0"



2 NORTH ELEVATION

1" = 10'-0"

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Date: 24/03/21

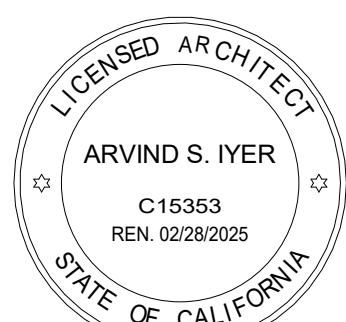
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Drawn by BDSA

Checked by ASI

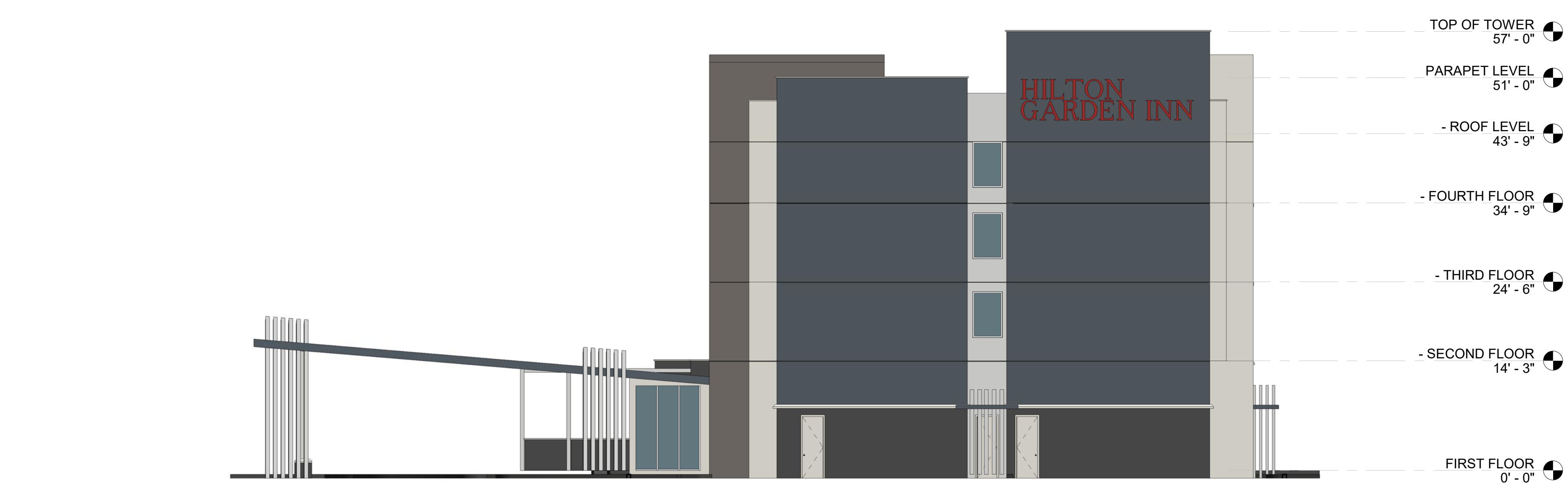
Project no. 12220107

Sheet no. A1.4



HILTON GARDEN INN
PHASE 2

N CORRAL HOLLOW ROAD, TRACY, CA



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24/03/21	

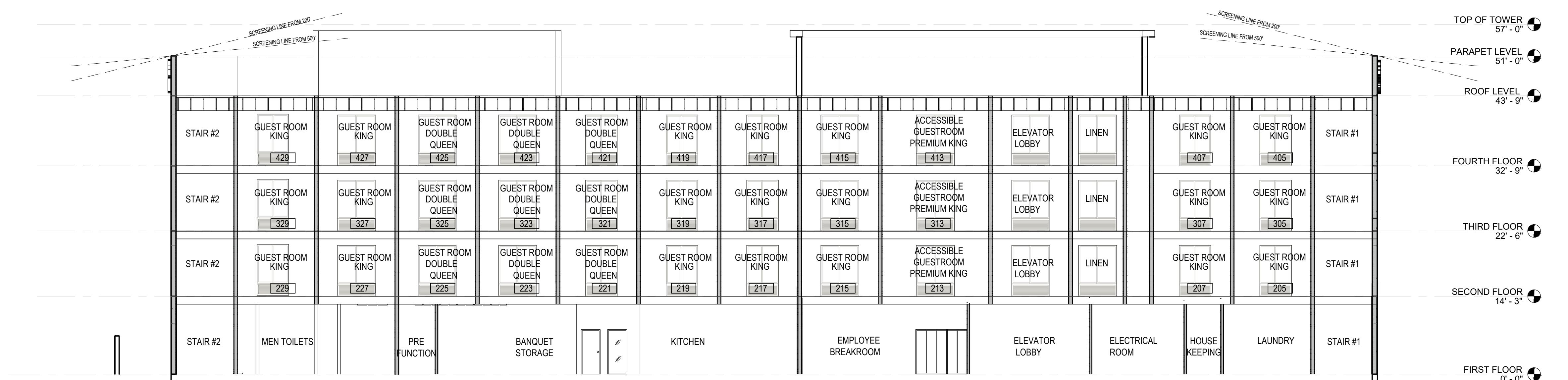
Drawn by BDSA

Checked by ASI

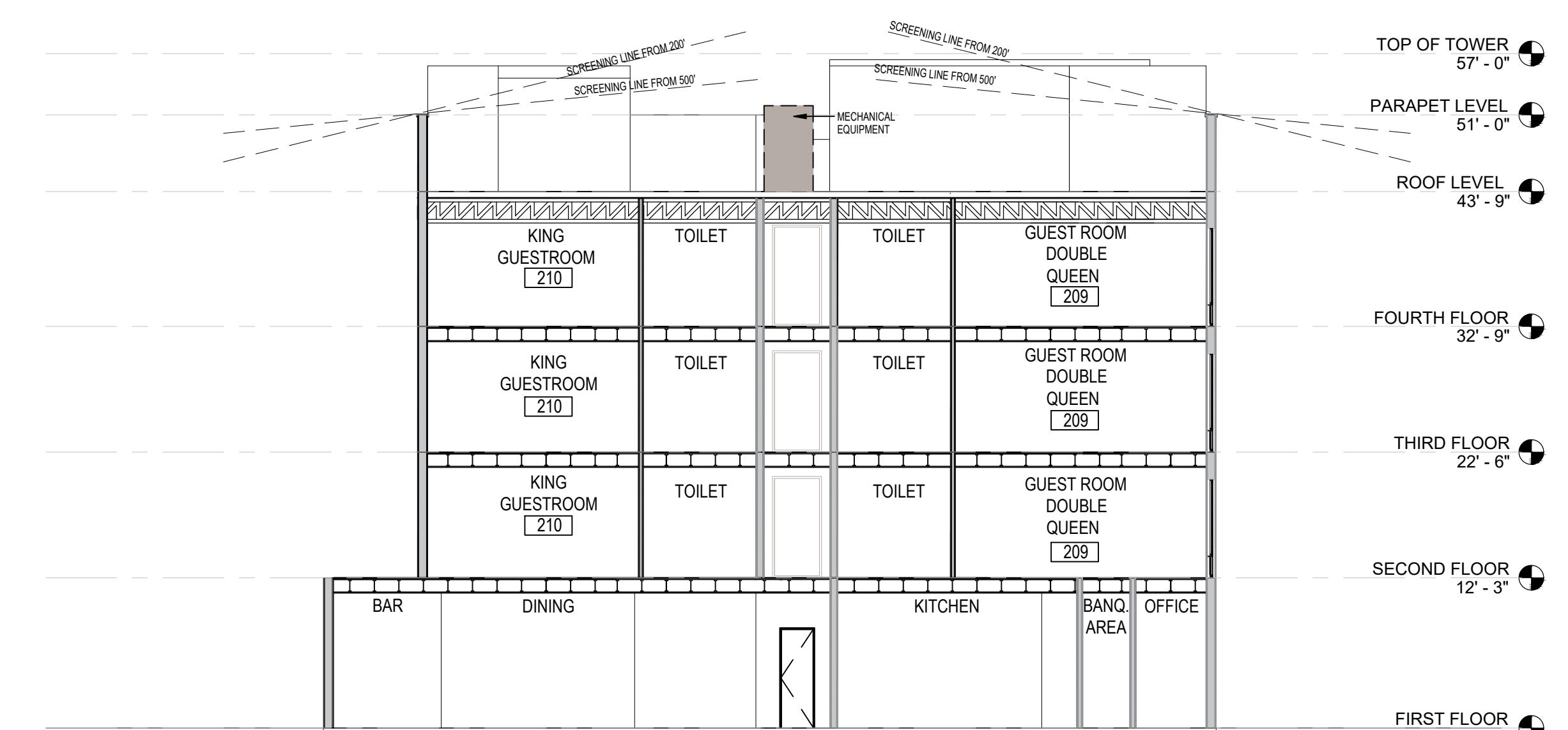
Project no. 12220107 Sheet no. A1.5



HILTON GARDEN INN
PHASE 2
9095, 3055, 3125 N CORRAL HOLLOW ROAD, TRACY CA



1 SECTION XX
SCALE : 1" = 10'-0"



2 SECTION YY
SCALE : 1" = 10'-0"

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FIRST FLOOR PLAN

Date:	Issued for:
22-03-08	INTERNAL APPROVAL
22-07-09	INTERNAL APPROVAL
22-08-09	PLANNING RESPONSE #1
23-06-20	PLANNING RESPONSE #2
24-01-03	PLANNING RESPONSE #3
24-03-21	PLANNING RESPONSE #4

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Checked by ASI

HILTON GARDEN INN

Project no.	Sheet no.
12220107	A-1.6



HILTON GARDEN INN

N CORRAL HOLLOW ROAD, TRACY, CA



VIEW 1



VIEW 2

HILTON GARDEN INN

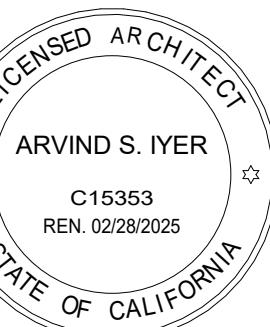
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Date: Issued for:

24/03/21

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Project no. Sheet no.
12220107 A2.2



HILTON GARDEN INN

N CORRAL HOLLOW ROAD, TRACY, CA



HARDIE PANEL HORIZONTAL SIDING
FINISH: SMOOTH PAINT WITH WOOD VENEER



SW7669
PAINT: SHERWIN WILLIAMS
SUMMIT GRAY

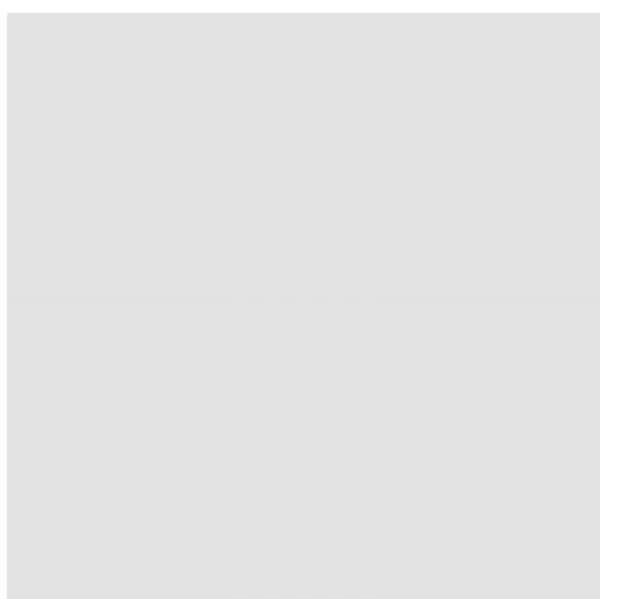
FINISH: SAND, FINE



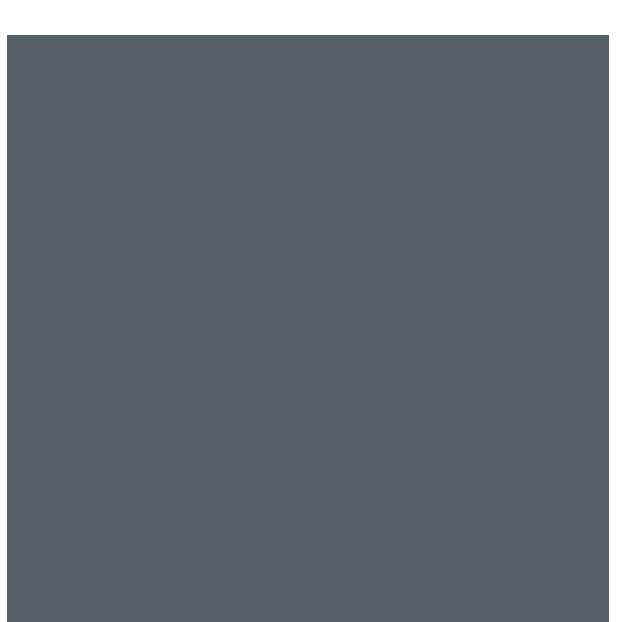
ELDORADO STONE
BIRCH (LEDGE CUT) / GLACIER (EUROPEN LEDGE)
MINERET



ALUMINIUM, CLEAR
ANODISED POWDER-
COATED FINISH FRAME
WITH CLEAR GLASS



SW6252
PAINT: SHERWIN WILLIAMS
ICE CUBE
FINISH: SMOOTH



SW6251
PAINT: SHERWIN WILLIAMS
OUTERSPACE
FINISH: SMOOTH

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MATERIAL BOARD

Date:	Issued for:
24/03/21	

Drawn by BDSA

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Project no.	Sheet no.
12220107	A2.4

Architectural diagram showing a gate structure with the following dimensions and features:

- Overall width: 24' - 8"
- Overall height: 17' - 4"
- Width of the inner opening: 10' - 0"
- Width of the outer opening: 4' - 3"
- Height of the inner opening: 6' - 0"
- Height of the outer opening: 4' CU YD
- Height of the outer opening: 4' CU YD
- Height of the outer opening: 4' CU YD
- Height of the central vertical wall: 3' - 0"
- Width of the central vertical wall: 2' - 4"
- Width of the central vertical wall: 96 GL
- Width of the central vertical wall: 96 GL
- Width of the central vertical wall: 96 GL
- Annotation: LOCATION OF INSTRUCTIONAL SIGN
- Annotation: CMU WALL
- Annotation: 6"x6" STEEL COLUMN
- Annotation: 4" BOLLARDS TO KEEP THE GATE OPEN
- Annotation: GATE HINGED ON THE OUTSIDE
- Annotation: CANE BOLTS TO HOLD THE GATE OPEN

Architectural floor plan showing a room with the following dimensions:

- Total width: 24' - 8"
- Total depth: 17' - 4"
- Width of the main section: 19' - 8"
- Width of the section with the windowed wall: 5' - 0"
- Depth of the section with the windowed wall: 5' - 8"

The plan includes a central support column marked with a circle and a dashed line indicating a diagonal line from the top-left corner to the support column.

The diagram illustrates a gate assembly. A vertical dimension line on the left indicates a height of 11' - 4". The assembly consists of a central solid steel door and a horizontal steel frame. The frame is supported by two vertical 6" x 6" steel columns. Two 4'-6" bollards are positioned on either side of the frame. A concrete cap is shown at the top. The entire structure is stuccoed over CMU and painted C9 to match the building. Two cane bolts are used to hold the gate open. The door is solid steel and painted (SW - 7019 - GAUNTLET GRAY).

CONCRETE CAP

STUCCO OVER CMU, PAINT C9 TO MATCH BUILDING

SOLID STEEL DOOR PAINTED (SW - 7019 - GAUNTLET GRAY)

4'-6" BOLLARDS PAINTED (SW - 7019 - GAUNTLET GRAY)

CANE BOLTS TO HOLD THE GATE OPEN

6" X 6" STEEL COLUMN PAINTED (SW - 7019 - GAUNTLET GRAY)

11' - 4"

CONCRETE CAP

STUCCO OVER CMU, PAINT C9 TO MATCH BUILDING

1 RECYCLING AND SOLID WASTE ENCLOSURE

3/16" = 1'-0"

2 ROOF PLAN

3/16" = 1'-0"

FRONT AND REAR ELEVATIONS

Architectural detail showing a concrete column with a stucco cap and bollards. The column is labeled 'STUCCO OVER CMU, PAINT C9 TO MATCH BUILDING'. The top of the column is labeled 'CONCRETE CAP'. Below the column, two bollards are labeled '4'-6" BOLLARDS PAINTED (SW - 7019 - GAUNTLET GRA

Architectural drawing showing a cross-section of a concrete cap and a stucco wall. The concrete cap is labeled 'CONCRETE CAP'. The wall is labeled 'STUCCO OVER CMU. PAINT C9 TO MATCH BUILDING'. A dimension line indicates a height of '8' - 0" from the base to the top of the wall.

LEFT ELEVATION

RIGHT ELEVATION

The diagram illustrates a U-shaped metal structure with three mounting options:

- SURFACE FLANGE MOUNT:** A vertical post with a flange at the bottom and a flange at the top. A horizontal dimension line indicates a distance of 10" between the vertical posts of the U-shape.
- GROUND LEVEL:** The U-shape is positioned at the same height as the ground level, indicated by a horizontal line with a hatched triangular symbol.
- INGROUND ANCHOR MOUNT:** The U-shape is buried in the ground. A dimension line shows a depth of 3" from the top of the U-shape to the ground level. A radius dimension of 2.4" is shown for the bottom curve of the U-shape.

BIKE RACK

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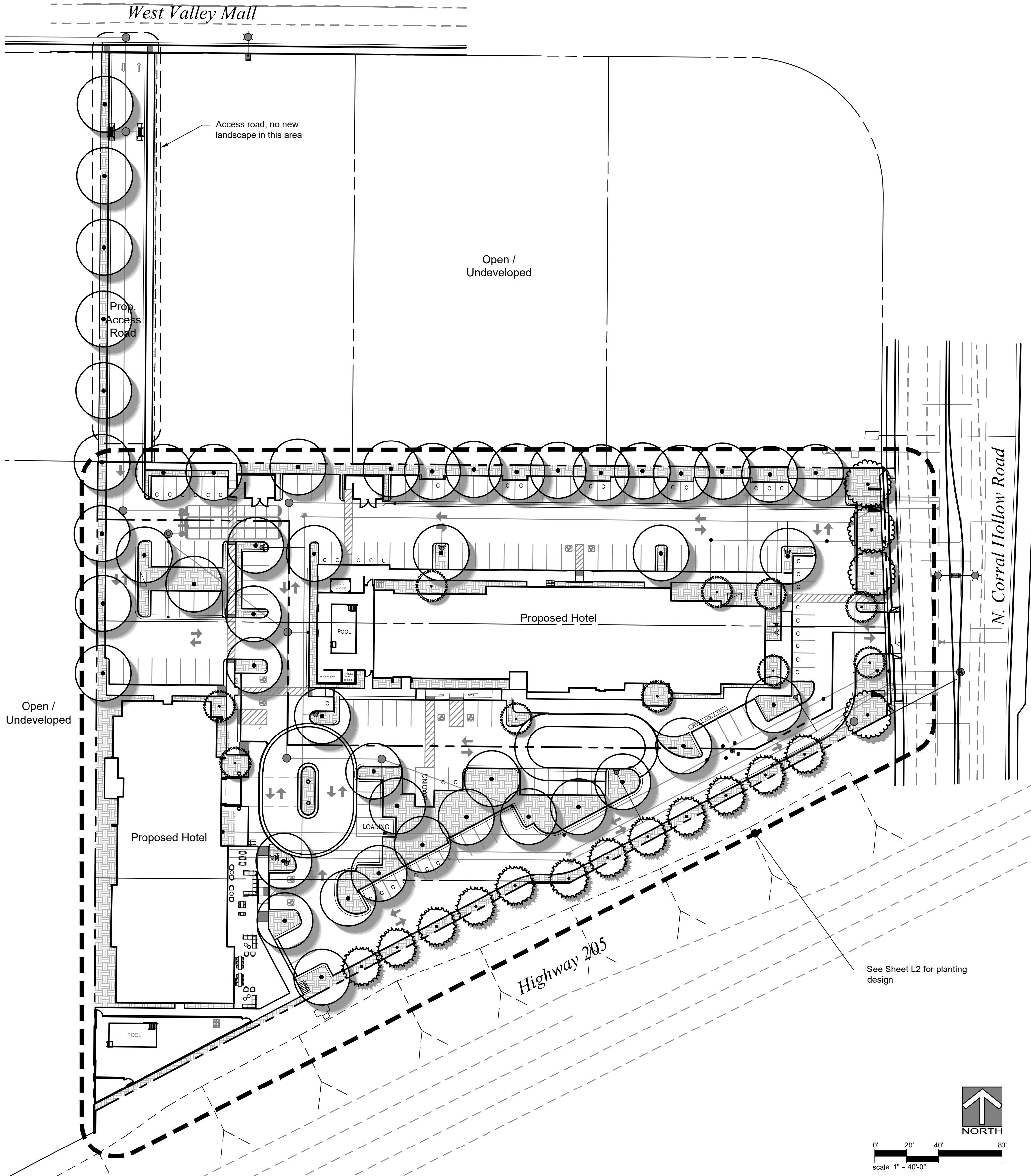
SITE DETAILS

Drawn by  BDSA

5 BDSR

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Project no.	Sheet no.
12220107	A3.1



WELO COMPLIANCE

This project has been designed to conform with the State's Model Water Efficient Landscape Ordinance (MWELO).

IRRIGATION DESIGN
The irrigation on the site will use drip irrigation, will meet the City's requirements, and will comply with the requirements of WELO. Equipment will include dedicated irrigation meter, smart controller, weather sensor, and efficient irrigation emitters, nozzles, and other equipment.

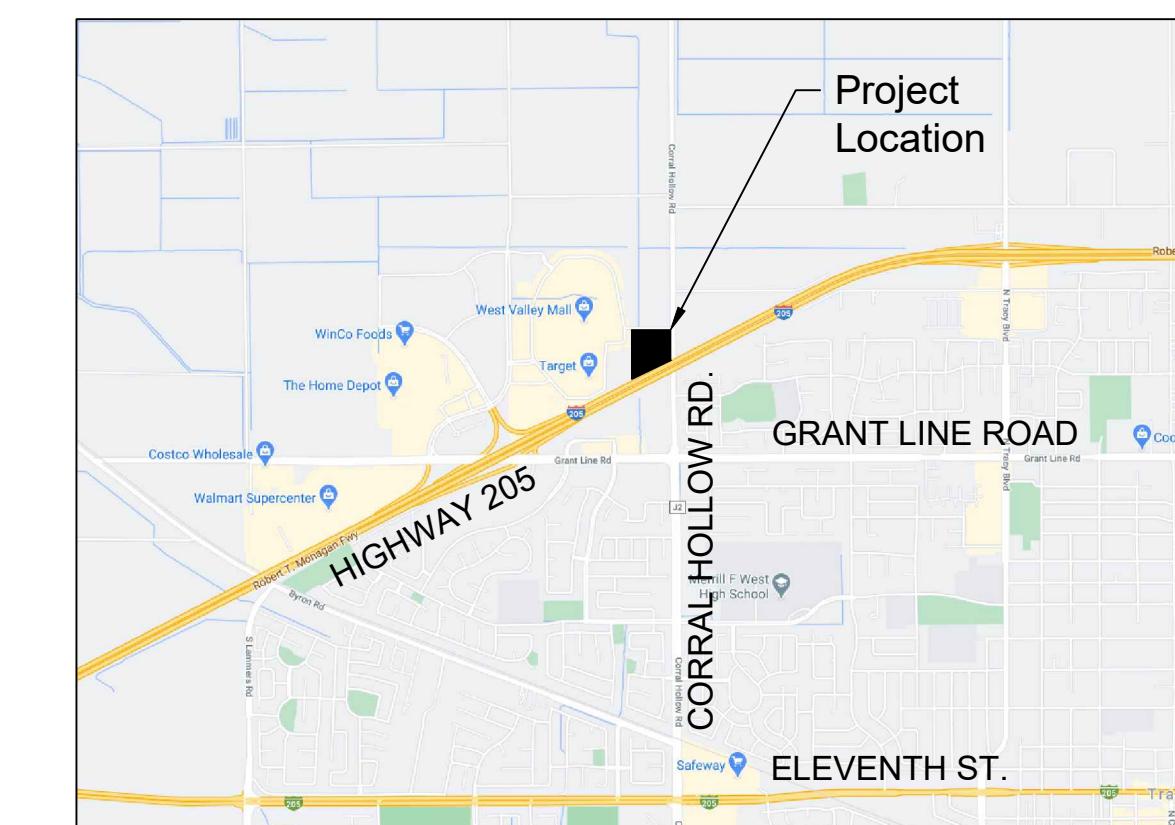
PLANTING DESIGN
The landscape design uses water-wise plant species suitable for this region and that are low maintenance and durable, uses trees to shade paved areas, and plants have been grouped into hydro-zones. References used for the landscape design include published information from the local jurisdiction, Sunset Western Garden Book and WUCOLS.

CONCEPT PLANT SCHEDULE NOTE

The Concept Plant Schedule represents a sampling of the types of plants selected for this project that are suitable for the location and design concept. Plants in the final plan will be selected from this list. Not all plants in the list below will be used and additional plants may be incorporated with the final plans, but the overall design concept represented will be maintained.

VICINITY MAP

nts



CONCEPT PLANT SCHEDULE

	PARKING LOT SHADE TREE	Quercus ilex / Holly Oak	48	24"
	ACCENT TREE	Quercus suber / Cork Oak	24"	24"
		Ulmus parviflora 'True Green' / True Green Lacebark Elm	24"	24"
	EVERGREEN TREE	Cercis canadensis 'Forest Pansy' / Forest Pansy Eastern Redbud	10	24"
		Lagerstroemia indica x fauriei 'Tuscarora' / Tuscarora Crape Myrtle	24"	24"
		Pyrus calleryana 'Aristocrat' TM / Aristocrat Callery Pear	24"	24"
	STREET TREE	Laurus x 'Saratoga' / Saratoga Hybrid Laurel	12	24"
		Podocarpus gracilior / Fern Pine	24"	24"
		Rhus lancea / African Sumac	24"	24"
	UPRIGHT EVERGREEN SHRUB	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	4	24"
		Cupressus sempervirens 'Monsheh' TM / Tiny Tower Italian Cypress	36	5 gal.
		Juniperus virginiana 'Skyrocket' / Skyrocket Juniper	5 gal.	5 gal.
		Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	5 gal.	5 gal.
		Podocarpus macrophyllus 'Maki' / Maki Shrubby Yew Podocarpus	5 gal.	5 gal.
		Thuja occidentalis 'Emerald' / Emerald Arborvitae	5 gal.	5 gal.
	EVERGREEN SHRUB / HEDGE	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush	478	5 gal.
		Ilex vomitoria 'Nana' / Dwarf Yaupon	5 gal.	5 gal.
		Ligustrum japonicum 'Texanum' / Wax Leaf Privet	5 gal.	5 gal.
		Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo	5 gal.	5 gal.
		Olea europaea 'Little Ollie' TM / Little Ollie Olive	5 gal.	5 gal.
		Rhaphiolepis umbellata 'Minor' / Yedda Hawthorn	5 gal.	5 gal.
		Rosmarinus officinalis 'Blue Spires' / Rosemary	5 gal.	5 gal.
	LOW ACCENT SHRUBS	Anigozanthos x 'Bush Gold' / Bush Gold Kangaroo Paw	303	1 gal.
		Hemerocallis x / Hybrid Daylily	1 gal.	1 gal.
		Lomandra longifolia 'Steely Slim' / Steely Slim Mat Rush	1 gal.	1 gal.
		Muhlenbergia dubia / Pine Muhy	1 gal.	1 gal.
		Phormium tenax 'Jack Spratt' / New Zealand Flax	1 gal.	1 gal.
	ACCENT SHRUBS	Lantana camara spp. / Lantana	72	5 gal.
		Muhlenbergia capillaris / Pink Muhy Grass	5 gal.	5 gal.
		Perovskia atriplicifolia / Russian Sage	5 gal.	5 gal.
		Phormium tenax spp. / New Zealand Flax	5 gal.	5 gal.
		Rosa x 'Flower Carpet Coral' / Rose	5 gal.	5 gal.
	INFILL SHRUBS	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush	162	5 gal.
		Diites iridioides / Fortnight Lily	5 gal.	5 gal.
		Nandina domestica 'Gulf Stream' TM / Gulf Stream Heavenly Bamboo	5 gal.	5 gal.
		Pittosporum tobira 'Wheeler's Dwarf' / Wheeler's Dwarf Pittosporum	5 gal.	5 gal.
		Rhaphiolepis indica 'Clara' / Indian Hawthorn	5 gal.	5 gal.
	VINE/ESPALIER	Clematis x cartmanii 'Blaaval' / Avalanche Evergreen Clematis	13	5 gal.
		Ficus pumila / Creeping Fig	5 gal.	5 gal.
		Trachelospermum jasminoides Espalier / Star Jasmine Trellis	5 gal.	5 gal.
	SCREEN/BUFFER	Leucophyllum frutescens / Texas Sage	26	5 gal.
		Nandina domestica / Heavenly Bamboo	5 gal.	5 gal.
		Nerium oleander / Oleander	5 gal.	5 gal.
		Olea europaea 'Little Ollie' TM / Little Ollie Olive	5 gal.	5 gal.
		Xylosma congestum 'Compacta' / Compact Xylosma	5 gal.	5 gal.
	ORNAMENTAL GRASS	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	997 sf	42" oc
		Chondropetalum tetorum / Small Cape Rush	85	5 gal.
		Lomandra longifolia 'Nyalla' / Nyalla Mat Rush	116	36" oc
		Muhlenbergia capillaris / Pink Muhy Grass	85	5 gal.
		Muhlenbergia dubia / Pine Muhy	42	60" oc
		Muhlenbergia rigens / Deer Grass	116	36" oc
			42	60" oc
	LOW SPREADING GROUNDCOVER	Baccharis pilularis 'Twin Peaks #2' / Twin Peaks Coyote Brush	6,123 sf	60" oc
		Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster	255	1 gal.
		Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	255	1 gal.
		Juniperus sabina 'Calgary Carpet' TM / Calgary Carpet Juniper	398	48" oc
		Myoporum parvifolium 'Prostratum' / Myoporum	398	1 gal.
			255	60" oc
	ACCENT GROUNDCOVER	Dianella revoluta 'Little Rev' / Little Rev Flax Lily	3,415 sf	24" oc
		Hemerocallis x / Hybrid Daylily	888	1 gal.
		Lomandra longifolia spp. / Mat Rush	395	36" oc
		Phormium tenax spp. / New Zealand Flax	395	1 gal.
			395	36" oc

Conceptual Landscape Plan

Date : 20 March 2024

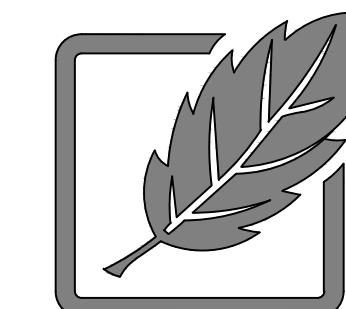
DUAL BRAND CANDLEWOOD SUITE - AVID BY IGH & HILTON GARDEN INN
N CORRAL HOLLOW ROAD, TRACY, CA

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Architecture • Interiors • Planning

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