

**CITY OF TRACY  
DETERMINATION OF THE  
DIRECTOR OF DEVELOPMENT SERVICES**

Application Number D21-0002

A determination of the Director of Development Services approving a Development Review Permit application for the development of IPC Building 8, an electric vehicle and battery facility consisting of a 6,000 square foot office building, autonomous vehicle research and development, auto and trailer parking and storage, and associated site area improvements on an approximately 56.5-acre site located at 6752 Hopkins Road, Assessor's Parcel Number 209-120-09. The applicant is Debie Triani with HPA, Inc. and property owner is Prologis, LP.

The following considerations were relevant in evaluating this application: Existing and planned infrastructure improvements, such as adjacent roadways, water and sewer lines, storm drain systems, the project's visual impact International Parkway, Hopkins Road, Old Schulte Road, and other nearby existing and planned roads, on-site circulation, architecture, and landscaping.

Staff has reviewed the application and determined that the following City regulations apply:

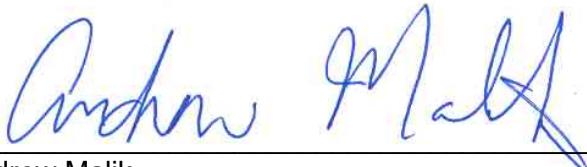
TMC Sec 10.08.3920 et seq.: Development Review  
TMC Sec 10.08.3440 et seq.: Off-Street Parking Requirements  
Cordes Ranch Specific Plan  
City of Tracy Design Goals and Standards

The Director of Development Services has determined that the proposed project is consistent with the Cordes Ranch Specific Plan Environmental Impact Report (EIR), approved by the City Council on September 3, 2013, and the General Plan EIR approved by the City Council on February 1, 2011. Pursuant to CEQA Guidelines Section 15183, no additional environmental documentation is required. An analysis of the project dated June 2017 shows that there will be no significant on or off-site impacts as a result of this particular project which were not already discussed in the Cordes Ranch and General Plan EIRs. There is also no evidence of any significant impacts to occur off-site as a result of the project, as traffic, air quality, land use and other potential cumulative impacts have already been considered within the original environmental documentation. No new evidence of potentially significant effects has been identified as a result of this project.

THE DEVELOPMENT SERVICES DIRECTOR, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY APPROVES DEVELOPMENT REVIEW PERMIT APPLICATION NO. D21-0002 FOR AN ELECTRIC VEHICLE AND BATTERY FACILITY CONSISTING OF A 6,000 SQUARE FOOT OFFICE BUILDING, AUTONOMOUS VEHICLE RESEARCH AND DEVELOPMENT, AUTO AND TRAILER PARKING AND STORAGE, AND ASSOCIATED SITE AREA IMPROVEMENTS ON AN APPROXIMATELY 56.5-ACRE SITE LOCATED AT 6752 HOPKINS ROAD AS DESCRIBED IN THE PLANS RECEIVED BY THE DEVELOPMENT SERVICES DEPARTMENT ON MARCH 11, 2021, SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (EXHIBIT "1") AND BASED ON THE FOLLOWING FINDINGS:

Development Review Findings:

1. The proposal increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy, because the proposed project improves the use and aesthetic quality of the currently undeveloped site, enhancing the property with the establishment of a new, well-designed office building and landscaping improvements. The building consists is comprised of concrete block in various colors, large windows, and a metal canopy over the building entrance. All separate structures, including the drive-under canopy and guard shack, will be colored to match the office building. The view of truck and trailer loading and parking areas will be minimized by evergreen landscaping and, in many areas, a double row of trees.
2. The proposal, as conditioned, conforms to the Cordes Ranch Specific Plan, the Tracy Municipal Code, the City of Tracy General Plan, the Citywide Design Goals and Standards, applicable City Standards, California Building Codes, and California Fire Codes, including land use, building design, off-street parking and circulation, and landscaping design. In particular, the electric vehicle research and development and the vehicle and battery distribution land use is consistent with the Business Park Industrial Zone requirements of the Cordes Ranch Specific Plan and the project, with conditions, is consistent with parking, landscaping, utilities, public right-of-way, and other City improvement requirements.



Andrew Malik  
Director of Development Services/Assistant City Manager

04.08.2021

Date of Action

**CITY OF TRACY  
CONDITIONS OF APPROVAL  
Cordes Ranch/IPC Building 8  
Application Number D21-0002**

**A. General Provisions and Definitions**

1. These Conditions of Approval shall apply to the real property located at 6752 Hopkins Road, Assessor's Parcel Number 209-120-09, Application Number D21-0002, an electric vehicle facility consisting of approximately 6,000 square foot office building, outdoor autonomous vehicle research and development area, auto and trailer parking, electric vehicle charging, and associated site area improvements on approximately 56.5 acres of land (hereinafter "Project").
2. The following definitions shall apply to these Conditions of Approval:
  - a. "Applicant" means any person, or other legal entity, defined as a "Developer".
  - b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed engineer designated by the City Manager, or the Development Services Director, or the City Engineer to perform the duties set forth herein.
  - c. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code, Cordes Ranch Specific Plan, ordinances, resolutions, policies, procedures, and City's Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans), and the California Building Code and California Fire Code.
  - d. "Development Services Director" means the Development Services Director of the City of Tracy, or any other person designated by the City Manager or the Development Services Director to perform the duties set forth herein.
  - e. "Conditions of Approval" shall mean the conditions of approval applicable to the electric vehicle facility described above, Application Number D21-0002. The Conditions of Approval shall specifically include all City of Tracy conditions set forth herein, including South San Joaquin County Fire Authority conditions, set forth herein.
  - f. "Project" means Application Number D20-0030, a 6,000 square foot industrial building with associated site area improvements on the real property located at 6752 Hopkins Road, Assessor's Parcel Number 209-120-09, a site of approximately 56.5 acres in size.
  - g. "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.

3. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to: the Planning and Zoning Law (Government Code sections 65000, et seq.), the Subdivision Map Act (Government Code sections 66410, et seq.), the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"), and the Guidelines for California Environmental Quality Act (California Administrative Code, Title 14, Sections 1500, et seq., "CEQA Guidelines").
4. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City Regulations.
5. Pursuant to Government Code section 66020, including section 66020(d)(1), the City HEREBY NOTIFIES the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) has begun on the date of the conditional approval of this Project. If the Developer fails to file a protest within this 90-day period, complying with all of the requirements of Government Code section 66020, the Developer will be legally barred from later challenging any such fees, dedications, reservations or other exactions.

**B. Planning Division Conditions of Approval**

- B.1. Except as otherwise modified herein, the project shall be developed in accordance with the plans and color elevations received by the Development Services Department on March 11, 2021. All accessory buildings and structures shall be colored to match the main building to the satisfaction of the Development Services Director. Prior to the issuance of any building permits, any deviations from the approved site plan or elevations shall be evaluated for substantial compliance with the approved plans to the satisfaction of the Development Services Director. Should any deviations be determined not to be in substantial compliance with the approved plans, they shall be reviewed in a new Development Review application process.
- B.2. No substation is approved as part of this application. Any substation constructed in the future shall be subject to a development review permit application in accordance with Tracy Municipal Code (TMC) and CRSP Standards. The area noted as a potential future substation shall be landscaped and irrigated to the satisfaction of the Development Services Director, and details for such landscaping and irrigation shall be provided to the City prior to building permit issuance.
- B.3. No roof-mounted or through-roof 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 visible from any public right-of-way, including I-205 and I-580, to the satisfaction of the Development Services Director. Prior to the issuance of a building permit, the construction plans shall demonstrate compliance with this requirement, including details for the construction of a parapet wall adequately sized to fully screen the rooftop equipment from view.

- B.4. All exterior lighting shall be directed downward, onto the parking and maneuvering surface and away from the public rights-of-way.
- B.5. All PG&E transformers, phone company boxes, trash enclosures or compactors, Fire Department connections, backflow preventers, irrigation controllers, and other on-site utilities, shall be vaulted or screened from view from any public right-of-way, behind structures or landscaping, to the satisfaction of the Development Services Director.
- B.6. The applicant shall pay all applicable fees for the project, including, but not limited to, development impact fees, building permit fees, plan check fees, grading permit fees, encroachment permit fees, inspection fees, school fees, or any other City or other agency fees or deposits that may be applicable to the project.
- B.7. All improvements shall be consistent with the Tracy Municipal Code, Cordes Ranch Specific Plan, Standard Plans, and other applicable City Regulations.
- B.8. All vents, gutters, downspouts, flashing, electrical conduit, etc. shall be internal to the buildings when feasible, and any improvement necessary to be installed on the exterior of the building shall be painted to match the color of the adjacent surface or otherwise designed in harmony with the building exterior to the satisfaction of the Development Services Director.
- B.9. Where landscape planters are parallel and adjacent to the side of vehicular parking spaces, a 12" wide concrete curb shall be placed adjacent to the parking space to allow for pedestrian access to vehicles without damage to the landscape areas.
- B.10. Prior to issuance of a building permit, detailed plans demonstrating compliance with onsite landscaping standards as established in the Cordes Ranch Specific Plan and the Tracy Municipal Code Off-Street Parking ordinance. Such plans shall demonstrate that all landscape areas, including bioswales and the future substation, are appropriately comprised of a combination of trees, shrubs, groundcover, and irrigation to the satisfaction of the Development Services Director.
- B.11. Prior to issuance of a building permit, an Agreement for Maintenance of Landscape and Irrigation Improvements shall be executed and financial security submitted to the Development Services Department. The Agreement shall ensure maintenance of the on-site landscape and irrigation improvements for a period of two years. 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.12. Prior to final inspection or certificate of occupancy, all landscaping and irrigation substantially conforming with the development review permit plans dated March 11, 2021 and the approved building permit construction plans shall be installed to the satisfaction of the Development Services Director.

- B.13. Prior to issuance of a building permit, bicycle parking spaces shall be provided in accordance with Tracy Municipal Code Section 10.08.3510 to the satisfaction of the Development Services Director.
- B.14. Prior to final inspection or certificate of occupancy, carpooling/ridesharing and electric vehicle parking spaces shall be clearly marked, per the requirements of the Natural Resources and Sustainability section of the CRSP.
- B.15. Prior to final inspection of certificate of occupancy, on-site circulation signs shall be installed to the satisfaction of the Development Services Director.
- B.16. No outdoor storage of materials is permitted on the site, with the exception of vehicles and batteries stored on trailers that are parked in the designated logistics storage areas.
- B.17. Prior to the erection of any light poles with a height in excess of 40 feet, the developer shall gain the approval of the Conditional Use Permit from the Planning Commission. Should a Conditional Use Permit not be approved, any freestanding light poles shall not exceed a height of 40 feet.
- B.18. No chain link fence is permitted on site where it would be visible from the public right-of-way. Electronically charged, razor wire, barbed wire, integrated corrugated metal, or plain exposed plastic concrete/PCC fences, vinyl slats, and woven fabric fences are not permitted anywhere on site.
- B.19. Prior to approval of a building permit, the applicant shall submit detailed plans that demonstrate the trailer, tractor, and hauler storage areas and above-ground utilities will be substantially screened from view from the public right-of-way, which includes, but is not limited to, International Parkway, Hopkins Road, and Old Schulte Road, to the satisfaction of the Development Services Director.
- B.20. Trash enclosures shall be designed and appropriately sized for this project, including allowance for recycling collection. The trash and recycling collection enclosure shall include a solid roof structure, solid metal doors, and solid walls sufficiently sized to fully screen the dumpsters. The enclosure, including the roof, shall be architecturally compatible with the building, which includes but is not limited to, design, materials, and colors. A six-inch concrete curb and/or bollards may be installed on the interior of the enclosure for the protection and durability of the enclosure walls. A building permit is required prior to construction of such enclosures for the evaluation of design and location to the satisfaction of the Development Services Director.
- B.21. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all mitigation measures identified in the CEQA 15183 environmental analyses dated June 2017, the Cordes Ranch Specific Plan Environmental Impact Report (EIR), approved by the City Council on September 3, 2013, and the General Plan EIR approved by the City Council on February 1, 2011.

B.22. Prior to issuance of a building permit, the developer shall coordinate with the San Joaquin Valley Air Pollution Control District and comply with any applicable regulations, including, but not limited to, Rule 9510 Indirect Source Review.

B.23. The Developer shall comply with all applicable provisions of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan, including Incidental Take Minimization Measures applicable at the time of permit, a pre-construction survey prior to ground disturbance, and payment of all applicable fees, to the satisfaction of San Joaquin Council of Governments.

### **C. Engineering Division Conditions of Approval**

#### **C.1. General Conditions**

C.1.1. Developer shall comply with the applicable requirements of the technical analyses and reports prepared for the Project listed as follows:

- a) *“Cordes Ranch Specific Plan”* prepared by David Babcock & Associates, dated September 3, 2013 (“Specific Plan”).
- a) *“Cordes Ranch Specific Plan Final Environmental Impact Report”*, prepared by The Planning Center | DC&E, dated September 3, 2013 (“FEIR”), adopted by City Council on September 3, 2013 (Resolution No. 2013-143).
- a) *“Mitigation Measures and Monitoring Program for the Cordes Ranch Specific Plan”* adopted by the City Council September 3, 2013 (Resolution No. 2013-143).
- a) *“Cordes Ranch Specific Plan – Storm Drainage Technical Report”* prepared by Storm Water Consulting, Inc. and Stantec, Inc., dated December 2012, and any subsequent amendments or updates.
- a) *“Cordes Ranch Specific Plan Tier 2 Infrastructure Evaluation of Potable and Recycled Water Systems”* prepared by West Yost Associates, Inc. dated July 7, 2014, and any amendments or updates.
- a) *“Wastewater Master Plan Tier 2 – Cordes Ranch Specific Plan Application Review”* prepared by CH2MHill, Inc. dated January 2013, and any subsequent amendments or updates.
- a) *“Cordes Ranch 2<sup>nd</sup> Consistence Analysis (Phase 1K) Traffic Study”* Technical Memorandum prepared by Kimley-Horn, dated June 30, 2020, and any subsequent amendments or updates.
- a) *“Traffic Study for IPC Building 8”* Technical Memorandum prepared by Kimley Horn, dated March 8, 2021, and subsequent amendments, or updates.
- a) *“Hydraulic Evaluation of International Park of Commerce (IPC) Building 8”* prepared by West Yost Associates, Inc., dated February 18, 2021, (“Water System Analysis”), and any subsequent amendments or updates.

C.1.2. Developer shall comply with applicable requirements of the Development Agreement by and between the City of Tracy and Prologis, L.P., approved by City Council September 3, 2013 (Ordinance Number 1188).

C.2. Grading Permit

All grading work (on-site and off-site) shall require a Grading Plan. All grading work shall be performed and completed in accordance with the recommendation(s) of the Project's Registered Geotechnical Engineer. The City will not accept a Grading Permit application for the Project until Developer provides all documents related to said Grading Permit required by the applicable City Regulations and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:

C.2.1. Developer has completed all requirements set forth in this section.

C.2.2. Developer has obtained the approval (i.e. recorded easements for slopes, drainage, utilities, access, parking, etc.) of all other public agencies and/or private entities with jurisdiction over the required public and/or private facilities and/or property. Written permission from PG&E or affected owner(s) will be required to be submitted to the City prior to the issuance of the Grading Permit.

C.2.3. Developer has obtained a demolition permit to remove any existing structure located within the project's limits.

C.2.4. All existing on-site water well(s), septic system(s), and leech field(s), if any, shall be abandoned or removed in accordance with the City and San Joaquin County requirements. Developer shall be responsible for all costs associated with the abandonment or removal of the existing well(s), septic system(s), and leech field(s) including the cost of permit(s) and inspection. Developer shall submit a copy of written approval(s) or permit(s) obtained from San Joaquin County regarding the removal and abandonment of any existing well(s), prior to the issuance of the Grading Permit.

C.2.5. The Improvement Plans for all improvements to serve the Project (on-site and off-site) including the Grading and Drainage Plans shall be prepared in accordance with the City's Subdivision Ordinance (TMC Chapter 12.36), City Design Documents as defined in Title 12 of the TMC, and these Conditions of Approval.

C.2.6. On-site Grading/Drainage Plans and Improvement Plans shall be prepared on a 24-inch x 36-inch size 4-millimeter-thick polyester film (mylar).

- a) These plans shall use the City's Title Block.
- b) Improvement Plans shall be prepared under the supervision of, stamped and signed by a Registered Civil Engineer and Registered Geotechnical Engineer.
- c) Developer shall obtain all applicable signatures by City departments and outside agencies (where applicable) on the mylars including signatures by

the Fire Marshal prior to submitting the mylars to Engineering Division for City Engineer's signature.

- d) Erosion control measures shall be implemented in accordance with the Improvement Plans approved by the City Engineer for all grading work. All grading work not completed before October 15 may be subject to additional requirements as applicable. Improvement Plans shall specify all proposed erosion control methods and construction details to be employed and specify materials to be used during and after the construction.
- C.2.7. Payment of the applicable Grading Permit fees which include grading plan checking and inspection fees, and other applicable fees as required by these Conditions of Approval.
- C.2.8. For Projects on property larger than one (1) acre: Prior to the issuance of the Grading Permit, Developer shall submit to the Utilities Department ([stephanie.hiestand@cityoftracy.org](mailto:stephanie.hiestand@cityoftracy.org)) one (1) electronic copy and one (1) hard copy of the Storm Water Pollution Prevention Plan (SWPPP) as submitted in Stormwater Multiple Applications and Reporting Tracker System (SMARTS) along with either a copy of the Notice of Intent (NOI) with the state-issued Wastewater Discharge Identification number (WDID) or a copy of the receipt for the NOI. After the completion of the Project, the Developer is responsible for filing the Notice of Termination (NOT) required by SWQCB, and shall provide the City, a copy of the completed Notice of Termination. Cost of preparing the SWPPP, NOI and NOT including the annual storm drainage fees and the filing fees of the NOI and NOT shall be paid by the Developer. Developer shall comply with all the requirements of the SWPPP, applicable Best Management Practices (BMPs) and the Stormwater Post-Construction Standards adopted by the City in 2015 and any subsequent amendment(s).
- C.2.9. Developer shall provide a PDF copy of the Project's Geotechnical Report signed and stamped by a Registered Geotechnical Engineer. The technical report must include relevant information related to soil types and characteristics, soil bearing capacity, compaction recommendations, retaining wall recommendations, if necessary, paving recommendations, slope recommendations, and elevation of the highest observed groundwater level.
- C.2.10. Two (2) sets of Hydrologic and Storm Drainage Calculations for the design of the on-site storm drainage system.
- C.2.11. Minor Retaining — Developer shall use reinforced or engineered masonry blocks for retaining soil when the grade differential exceeds 12-inches. Developer will include construction details of these minor retaining walls with the on-site Grading and Drainage Plan. Developer may use slopes among the lots to address the grade differential but said slope shall not exceed a slope gradient of 3 (horizontal) to 1 (vertical) unless a California licensed geotechnical engineer signs and stamps a geotechnical report letter that supports a steeper slope gradient. Slope easements may be required and will be subject to

approval by the City Engineer and if adjacent and affected property(s) owner(s) grants said easements.

- a) Slopes are an acceptable option as a substitute to engineered retaining walls, where cuts or fills do not match existing ground or final grade with the adjacent property or public right of way, up to a maximum grade differential of two (2) feet, subject to approval by the City Engineer.
- b) If required, slope easements will be recorded, prior to the issuance of the Grading Permit. The Developer shall be responsible to obtain and record slope easement(s) on private properties, where it is needed to protect private improvements constructed within and outside the Project, and a copy of the recorded easement document must be provided to the City, prior to the issuance of the Grading Permit.
- c) Walls - Developer shall show proposed retaining walls and masonry walls on the on-site Grading and Drainage Plan. The Developer is required to submit improvement plans, construction details, and structural calculations for retaining walls and masonry walls to Building and Safety. Retaining wall and masonry wall design parameters will be included in the geotechnical report.

C.2.12. Developer shall provide a copy of the approved Incidental Take Minimization Measures (ITMM) habitat survey [San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)] from San Joaquin Council of Governments (SJCOC).

C.2.13. A copy of the Approved Fugitive Dust and Emissions Control Plan that meets San Joaquin Valley Air Pollution Control District (SJVAPCD) as required in Mitigation Measure AQ-1 and AQ-2 of the Mitigation Monitoring and Reporting Program of the Cordes Ranch Specific Plan Final Environmental Impact Report (CRSP EIR).

C.2.14. Documentation of any necessary authorizations from Regional Water Quality Control Board (RWQCB) as required in the applicable mitigation measures identified in the Cordes Ranch Specific Plan EIR.

C.2.15. If at any point during grading that the Developer, its contractor, its engineers, and their respective officials, employees, subcontractor, and/or subconsultant exposes/encounters/uncovers any archeological, historical, or other paleontological findings, the Developer shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and subsequent Cultural Resource Policy or mitigation in any applicable environmental document.

C.2.16. Documentation of construction easement(s) or agreement(s) from owners of adjacent properties for any grading work within their parcels, or for grading work impacting their property.

C.3. Encroachment Permit - No applications for encroachment permit will be accepted by the City as complete until the Developer provides all relevant documents related to said encroachment permit required by the applicable City Regulations and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:

C.3.1. Improvement Plans prepared on a 24" x 36" size 4-mil thick polyester film (mylar) and these Conditions of Approval. Improvement Plans shall be prepared under the supervision of, and stamped and signed by a Registered Civil, Traffic, Electrical, Mechanical Engineer, and Registered Landscape Architect for the relevant work.

C.3.2. Signed and stamped Engineer's Estimate that summarizes the cost of constructing all the public improvements shown on the Improvement Plans.

C.3.3. Signed and notarized Offsite Improvement Agreement (OIA) and Improvement Security, to guarantee completion of the identified public improvements that are necessary to serve the Project as required by these Conditions of Approval. The form and amount of Improvement Security shall be in accordance with Section 12.36.080 of the Tracy Municipal Code (TMC), and the OIA. The Developer's obligations in the OIA shall be deemed to be satisfied upon City Council's acceptance of the public improvements and release of the Improvement Security.

C.3.4. If required, signed and notarized Deferred Improvement Agreement (DIA) and Improvement Security, to allow deferment of completion of improvements as required by these Conditions of Approval. The form and amount of Improvement Security shall be in accordance with the DIA and Section 12.36.080 of the TMC. The Developer's obligations in the DIA shall be deemed to be satisfied upon the release of the Improvement Security.

C.3.5. Check payment for the applicable engineering review fees which include plan checking, permit and agreement processing, testing, construction inspection, and other applicable fees as required by these Conditions of Approval. The engineering review fees will be calculated based on the fee rate adopted by the City Council on May 16, 2017, per Resolution 2017-098.

C.3.6. Traffic Control Plan signed and stamped by a Registered Civil Engineer or Traffic Engineer licensed in the State of California.

C.4. Improvement Plans - Improvement Plans shall contain the design, construction details and specifications of public improvements that are necessary to serve the Project. The Improvement Plans shall be drawn on a 24" x 36" size 4-mil thick polyester film (mylar) and shall be prepared under the supervision of, and stamped and signed by a Registered Civil, Traffic, Electrical, Mechanical Engineer, and Registered Landscape Architect for the relevant work. The Improvement Plans shall be completed to comply with City Regulations, these Conditions of Approval, and the following requirements:

C.4.1. Grading and Storm Drainage Plans

Site Grading

- a) Include all proposed erosion control methods and construction details to be employed and specify materials to be used. All grading work shall be performed and completed in accordance with the recommendation(s) of the Project's Geotechnical Engineer. A copy of the Project's Geotechnical Report must be submitted with the Grading and Storm Drainage Plans.
- b) When the grade differential between the Project Site and adjacent property(s) exceeds 12 inches, a reinforced concrete or masonry block, or engineered retaining wall is required for retaining soil. The Grading Plan shall show construction detail(s) of the retaining wall or masonry wall. The entire retaining wall and footing shall be constructed within the Project Site. A structural calculation shall be submitted with the Grading and Storm Drainage Plans.
- c) An engineered fill may be accepted as a substitute of a retaining wall, if any, subject to approval by the City Engineer. The Grading and Storm Drainage Plans must show the extent of the slope easement(s). The Developer shall be responsible for obtaining permission from owner(s) of the adjacent and affected property(s). The slope easement must be recorded, prior to the issuance of the final building certificate of occupancy.
- d) Grading for the site shall be designed such that the Project's storm water can overland release to either a public street or to a public storm drainage facility.
- e) Prior to approval of a grading permit for the Project, the Developer shall submit a drainage report and drainage calculations for the project site based on the Master Plan criteria and starting water surface elevation for review by City's consultant. The Developer shall be responsible to pay for the review.

C.4.2. Storm Drainage

- f) Temporary retention is required to serve this project until DET LW9A and the downstream outfall system is completed and operational. The Project will utilize a portion of DET LW9A to satisfy the requirements for temporary retention set forth in the City Design Standards. Developer shall provide calculations to demonstrate that adequate capacity in DET LW9A is available to serve the Project. All costs of design and construction of improvements required for temporary storage shall be paid for by the Developer. No fee credits or reimbursements will be applicable for these improvements.
- g) Acceptance of the DET LW9A basin parcel by the City will be upon completion of the downstream facilities, and upon the determination by the City Engineer that the basin is constructed and operational per the Storm Drainage Master Plan.
- h) Developer shall be responsible for maintenance of the Retention Basin at DET LW9A until the downstream drainage facilities are installed and accepted by the City. The Developer shall sign an improvement agreement (Deferred Improvement Agreement), to assure completion of the

Developer's obligation to repair and maintain said basin while the storm drainage retention basin is in service and then, if required, to modify storm drainage retention basin to conform to Master Plan requirements at such time they are no longer needed due to the construction of the permanent facilities per the Storm Drainage Master Plan. Prior to the final inspection of the first building to be constructed on the Property, the Developer shall submit a signed and notarized Maintenance Agreement as a guarantee for the performance of Developer's responsibilities towards the repair and maintenance of the retention basin at future DET LW9A.

- i) Layout and design of access easements to be dedicated to the City shall be per the requirements of Engineering Division and as approved by the City Engineer.
- j) Parcel maps, Grant Deed documents or other instruments for dedication of the storm drainage basin parcel to the City shall be prepared and executed by the Developer. Acceptance of the basin parcel by the City will be upon completion of the downstream facilities as listed in Condition C.4.1.g above.
- k) Calculations related to the design and sizing of on-site storm water treatment facilities must be submitted with the Grading and Storm Drainage Plans and approved by City's Stormwater Coordinator prior to issuance of the Grading Permit for the Project.
- l) The design and construction details of the Project's storm drainage system and treatment facilities shall meet City Regulations and shall comply with the applicable requirements of the Multi-Agency Post-Construction Stormwater Standards Manual, dated June 2015, and any subsequent amendments.
- m) Prior to the final inspection of the building to be constructed on the Property, the Developer shall submit a signed and notarized Stormwater Treatment Facilities Maintenance Agreement (STFMA) as a guarantee for the performance of Developer's responsibility towards the repair and maintenance of on-site storm water treatment facilities.

#### C.4.3. Sanitary Sewer Improvement Plans

- a) As provided in the *Final Draft Report Wastewater Master Plan Tier 2 – Cordes Ranch Specific Plan Application Review*, the City will allow up to 0.145 MGD (145,000 gallons per day) of Dry Weather Flow from the Cordes Ranch Specific Plan Area to enter the Hansen Trunk Sewer on an interim basis.

To verify available capacity, and to monitor the impacts of the added flows from the Cordes Ranch Specific Plan Area prior to the completion of the Lammers Trunk Sewer, the Developer shall continue to track potable water meter records and provide periodic reports to the City or as directed by the City Engineer.

- b) At the time of application for building permit for the Project, if the City determines that existing capacity in the Hansen Trunk Sewer is not available to serve the Project, then the improvements identified in the

Wastewater Master Plan must be constructed as necessary to provide the additional conveyance capacity required.

- c) The Developer shall pay all impact fees for Wastewater Treatment and Wastewater Conveyance. The Prologis I.P.C. Building 8 Project will also be responsible to pay a fair share contribution for the long-term use of the Hansen Trunk Sewer conveyance.
- d) Prior to the issuance of Building Permit for the Project, Developer shall submit improvement plans and secure approval of plans from the City's Building Division, for the design of on-site sewer improvements. The Developer shall design and install sanitary sewer facilities including the Project's sewer connection in accordance with City Regulations and utility improvement plans approved by the City Engineer.

**C.4.4. Water Distribution System**

- a) Developer shall comply with the recommendations for on-site and off-site infrastructure including storage requirements triggered by the Project as identified in the Water System Analysis for IPC Building 8. If additional improvements beyond the proposed improvements shown on the preliminary plans submitted with the Development Review Application are identified in the Water System Analysis and approved by the City Engineer, the Developer shall comply with the recommendations in the Water Analysis. Developer shall prepare improvement plans and construct required improvements identified in the Water System Analysis.
- b) During the construction phases of the Project, the Developer is responsible for providing water infrastructure (temporary or permanent) capable of delivering adequate fire flows and pressure appropriate to the various stages of construction and as approved by the City of Tracy Fire Code Official.
- c) The Developer shall design and install fire hydrants at the locations approved by the City's Fire Marshal. Prior to the issuance of a Building Permit, the Developer shall submit calculations and plans as required by the South San Joaquin County Fire Authority (SSJCFA) and obtain written approvals for the proposed fire system for the design, location and construction details of the fire service connection to the Project, and for the location and spacing of fire hydrants that are to be installed to serve the Project.
- d) Prior to issuance of temporary certificate of occupancy (or final certificate of occupancy, if TCO is not requested), the Developer shall demonstrate to the satisfaction of the Fire Marshal that all applicable fire flow parameters are met.
- e) All costs associated with the installation of the Project's permanent water connection(s) as identified in the Water System Analysis including the cost of removing and replacing asphalt concrete pavement, pavement marking and striping such as crosswalk lines and lane line markings, replacing traffic detecting loops, conduits, and wires, relocating existing utilities that may be

in conflict with the water connection(s), and other improvements shall be paid by the Developer.

- f) Interruption to the water supply to the existing businesses and other users within International Park of Commerce or Patterson Pass Business Park will not be allowed to facilitate construction of on-site or off-site improvements related to the Project. The Developer shall be responsible for notifying business owner(s) and users, regarding construction work that involves traffic rerouting or other traffic related and access impacts to the existing businesses. The written notice, as approved by the City Engineer, shall be delivered to the affected residents or business owner(s) at least 72 hours before start of work. Prior to starting the work described in this section, the Developer shall submit a Work Plan acceptable to the City that demonstrates no interruptions to the water supply, and Traffic Control Plan to be used during the installation of the offsite water mains and connections.
- g) The Developer shall design and install domestic and irrigation water service connection, including a remote-read master water meter (the water meter to be located within City's right-of-way) and a Reduced Pressure Type backflow protection device in accordance with City Regulations. The domestic and irrigation water service connection(s) must be completed before the final inspection of the building. Sub-metering will be allowed within private property. The City will not perform water consumption reading on submeters. The Developer will be responsible for relocating or reinstalling water sub-meters. The City shall maintain water lines from the master water meter to the point of connection with the water distribution main (inclusive) only. Repair and maintenance of all on-site water lines, laterals, sub-meters, valves, fittings, fire hydrant and appurtenances shall be the responsibility of the Developer.
- h) Per the "*Water Analysis*", the domestic service lateral to serve the Project shall be at least 1.5-inch diameter based on the City's maximum velocity criteria of 8 feet per second (fps) during a peak hour demand condition.
- i) Per the "*Water Analysis*", the on-site fire loop shall be supplied by two fire service laterals of at least 12-inch diameter based on the City's maximum velocity criteria of 12 fps during a maximum day demand condition.

#### C.4.5. Offsite Improvements

As noted in the ***Traffic Analysis***, the following off-site improvements shall be completed in accordance with the timelines specified in Table 3 of the Traffic Analysis. (Condition will be deemed satisfied with execution of OIA with timing of completion and posting of security as acceptable to City.)

- a) International Parkway / I-205 WB ramps – Restripe Westbound ramp per CRSP EIR TRANS -1.
- b) Lammers Road / Valpico Road intersection – Install Signal and SBL per CRSP EIR TRANS-1.
- c) Promontory Pkwy – Pavillion Pkwy to Lammers Road - Construct two-lane road per CRSP EIR TRANS-1

- d) Lammers Road / Promontory Pkwy intersection – Install Signal and add EBL, SBR, and NBL per CRSP EIR TRANS-1.

**C.4.6. Offsite Improvements (Fair Share Contributions)**

As noted in the ***Traffic Analysis***, the following off-site improvements will require payment of fair share contributions by this Project:

- a) International Pkwy / Daylight Rd intersection – Project Fair Share = 0.9%
- b) International Pkwy & Promontory Pkwy intersection – Project Fair Share = 5.0%
- c) Hansen Road / Capital Parks Dr intersection – Project Fair Share = 0.3%
- d) Hansen Road / Old Schulte Road intersection – Project Fair Share = 0.3%
- e) Old Schulte Road Delta-Mendota Canal Bridge - Project Fair Share = 0.3%
- f) Pavillion Pkwy / Old Schulte Rd intersection – Project Fair Share = 0.8 %
- g) Lammers Rd / Valpico Rd intersection – Project Fair Share = 0.2%.

**C.4.7. Project Driveways and Traffic Circulation**

The Developer shall install three driveways to serve the site in accordance with the recommendations of the "Traffic Analysis" and City Regulations. Three driveways will be constructed along Hopkins Road.

All improvements for construction of the project driveways, including modifications to striping and signage, shall be completed at Developer's expense.

All recommended improvements for driveways and improvements on Hopkins Road shall be completed prior to issuance of Certificate of Occupancy.

- a) Project Driveway 1: This driveway will provide full access, side-street stop control access for passenger cars only to Hopkins Road.
- b) Project Driveway 2: This driveway will provide full access, side-street stop control access for trucks only to Hopkins Road.
- c) Project Driveway 4: This driveway will provide full access for emergency vehicles only to Hopkins Road.
- d) Install stop sign and pavement markings outbound at all driveways.
- e) Add signing and striping at the new intersections shared with IPC 10 created by the new cross-access roadway. .
- f) Add right turn only signing and striping to the shared driveway on International Parkway and add temporary median barrier to prevent left turns in or out.

**C.4.8. Street Improvements**

Prior to issuance of temporary/ final certificate of occupancy, the Developer shall complete street improvements on Hopkins Road as identified in the improvement plans titled "International Park of Commerce — Street

Improvement Plans — Phase 1H" (dated May 31, 2018, prepared by Kier & Wright, Inc.)

- C.4.9. The Developer shall submit a Traffic Control Plan for each phase of work, to show the method and type of construction signs to be used for regulating traffic at the work areas within these streets. The Traffic Control Plan shall be prepared by a Civil Engineer or Traffic Engineer licensed to practice in the State of California.
- C.4.10. The Developer shall prepare and submit improvement plans for frontage improvements on Hopkins Road in compliance with the Specific Plan, City of Tracy Master Plans and Design Standards. The frontage improvements shall include curb, gutter, sidewalk, driveways, landscape with automatic irrigation, streetlights, fire hydrants and associated improvements between the curb and the street right-of-way.
- C.4.11. Within thirty calendar days from the date of approval of the related Offsite Improvement Agreement (OIA) by the City Council, the Developer shall record Irrevocable Offer(s) of Dedication (IOD) for rights of way and easements in favor of the City to the satisfaction of the City Engineer and as shown on the Phase 1H improvement plans.
  - a) Frontage Improvements on Hopkins Road shall include relocation of the existing streetlight and fire hydrant near Driveway No. 2 at the Truck Driveway entrance.
  - b) Prior to acceptance of the improvements and IODs by the City, the Developer shall enter into agreement(s) with the City that address the maintenance of the landscaping improvements and access rights to the Developer for maintaining the landscaping improvements within the public right-of-way. The Developer shall also enter into an agreement to install, operate, maintain, repair and replace the private utilities (i.e., fiber optic communications lines and appurtenances) within the City's right-of-way and easements.
- C.4.12. The Developer shall prepare joint trench plans in compliance with utility companies' requirements and City regulations and obtain approval of the plans. All private utility services to serve Project such as electric, telephone and cable TV to the building must be installed underground, and to be installed at the location approved by the respective owner(s) of the utilities.
- C.4.13. The Developer shall submit Joint Utility Trench Plans for the installation of electric, gas, telephone and TV cable main and service lines that are necessary to be installed to serve the Project. These utilities shall be installed within the 10feet wide Public Utility Easement (PUE) that will be offered for dedication to the City. The Developer shall coordinate, as feasible, with the respective owner(s) of the utilities for the design of these underground utilities to ensure they can be installed within the 10-feet wide PUE to the extent feasible (and except in the event, that additional space beyond the 10-feet PUE is required, as determined by the utilities owner(s)).

C.4.14. Pavement cuts or utility trench(s) on existing street(s) for the installation of water distribution main, storm drain, sewer line, electric, gas, cable TV, and telephone will require the application of 2" asphalt concrete overlay and replacement of pavement striping and marking that are disturbed during construction. The limits of asphalt concrete overlay shall be 25 feet from both sides of the trench and shall extend over the entire width of the adjacent travel lane(s) if pavement excavation encroaches to the adjacent travel lane or up to the street centerline or the median curb. If the utility trench extends beyond the street centerline, the asphalt concrete overlay shall be applied over the entire width of the street (to the lip of gutter or edge of pavement, whichever applies).

C.5. Building Permit - No building permit will be approved by the City until the Developer demonstrates, to the satisfaction of the City Engineer, compliance with all required Conditions of Approval, including, but not limited to, the following:

- C.5.1. Check payment of the applicable Citywide Roadway and Traffic, Water, Recycled Water, Wastewater, Storm Drainage, Public Safety, Public Facilities, and Park Development Impact Fees (adopted by Resolution 2017-098) as these relate to the Project, and as otherwise required by the Cordes Ranch Development Agreement and these Conditions of Approval.
- C.5.2. Check payment of any applicable Regional Transportation Impact Fees (RTIF) as required in Mitigation Measure TRANS-7 of the Mitigation Monitoring and Reporting Program of the Cordes Ranch Final Environmental Impact Report and these Conditions of Approval.
- C.5.3. Check payment of any applicable Agricultural Conversion or Mitigation Fee as required in Chapter 13.28 of the Tracy Municipal Code and Mitigation Measure AG-1 of the Mitigation Monitoring and Reporting Program of the Cordes Ranch Final Environmental Impact Report and these Conditions of Approval.

C.6. Acceptance of Public Improvements - Public improvements, Public Right-of-Way dedications, and Public Easements will not be accepted by the City Council until after the Developer completes construction of the relevant public improvements, and also demonstrates to the City Engineer satisfactory completion of the following:

- C.6.1. Correction of all items listed in the deficiency report prepared by the assigned Engineering Inspector relating to public improvements subject to City Council's acceptance.
- C.6.2. Certified "As-Built" Improvement Plans (or Record Drawings). Upon completion of the construction by the Developer, the City shall temporarily release the originals 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.6.3. Reasonable written permission from irrigation district or affected owner(s), if applicable, as required in Condition C. 10.4, below. The cost of relocating and/or removing irrigation facilities and/or tile drains is the sole responsibility of the Developer.

C.7. Final Building Certificate of Occupancy - No Final Building Certificate of Occupancy will be issued by the City until after the Developer provides reasonable documentation which demonstrates, to the satisfaction of the City Engineer, that:

C.7.1. The Developer has satisfied all the requirements set forth in Condition C.6 above.

C.7.2. The Developer has completed construction of all required public facilities for the building for which a certificate of occupancy is requested and all the improvements required in these Conditions of Approval. Unless specifically provided in these Conditions of Approval, or some other applicable City Regulations, the Developer shall use diligent and good faith efforts in taking all actions necessary to construct all public facilities required to serve the Project, and the Developer shall bear all costs related to construction of the public facilities (including all costs of design, construction, construction management, plan check, inspection, land acquisition, program implementation, and contingency).

C.8. Improvement Security — The Developer shall provide improvement security for all public facilities, as required by the OIA, and these Conditions of Approval. The form of the improvement security may be a surety bond, letter of credit or other form in accordance with section 12.36.080 of the TMC and the Development Agreement. The amount of improvement security shall be as follows:

C.8.1. Faithful Performance (100% of the estimated cost of constructing the public facilities),

C.8.2. Labor & Materials (100% of the estimated cost of constructing the public facilities), and

C.8.3. Warranty (10% of the estimated cost of constructing the public facilities)

C.9. Release of Improvement Security - Improvement Security(s) described herein shall be released to the Developer after City Council's acceptance of public improvements, and after the Developer demonstrates, to the satisfaction of the City Engineer, compliance of these Conditions of Approval, and completion of the following:

C.9.1. Improvement Security for Faithful Performance, Labor & Materials, and Warranty shall be released to the Developer in accordance with Section 12.36.080 of the TMC.

C.9.2. Written request from the Developer and a copy of the recorded Notice of Completion.

**C.10. Special Conditions**

- C.10.1. All streets and utilities improvements within City's right-of-way shall be designed and constructed in accordance with City Design Standards and the City's Facilities Master Plan for storm drainage, roadway, wastewater and water adopted by the City, or as otherwise specifically approved by the City.
- C.10.2. Prior to beginning of construction, the Developer shall be responsible to obtain any easements, rights-of-way and/or agreements with property owners as applicable for all improvements.
- C.10.3. All existing on-site wells, if any, shall be abandoned or removed in accordance with the City and San Joaquin County requirements. The Developer shall be responsible for all costs associated with the abandonment or removal of the existing well(s) including the cost of permit(s) and inspection. The Developer shall submit a copy of written approval(s) or permit(s) obtained from San Joaquin County regarding the removal and abandonment of any existing well(s), prior to the issuance of the Grading Permit.
- C.10.4. The Developer shall abandon or remove all existing irrigation structures, channels and pipes, if any, as directed by the City after coordination with the irrigation district, if the facilities are no longer required for irrigation purposes. The Developer shall submit report for a site sub-surface investigation for determining the presence of irrigation and drainage tile drains within and around the Project Site, if any, and submit a report prepared and signed by a Geo-technical Engineer. In the event that tile drains exist within and around the Project Site, the Developer has the option to either relocate or abandon the on-site tile drains as required for the proposed development. All existing tile drains and proposed improvements for the relocation or removal of tile drains must be shown on the Grading and Storm Drainage Plans. Any tile drains under the proposed buildings shall be abandoned or relocated as may be required, to the satisfaction of the City. The Developer or the property owner(s) will be responsible for maintenance of tile drains to remain or the relocated tile drains and associated improvements. Additionally, the Developer will be responsible for monitoring the groundwater levels, and for the mitigations, if any, that may be required, by any applicable laws and regulations.
- C.10.5. Any damages to existing improvements within the street right-of-way due to construction related activities shall be repaired or replaced as directed by the City at Developer's cost.
- C.10.6. All improvement plans shall contain a note stating that the Developer (or Contractor) will be responsible to preserve and protect all existing survey monuments and other survey markers. Any damaged, displaced, obliterated or lost monuments or survey markers shall be re-established or replaced by a licensed Land Surveyor at the Developer's (or Contractor's) sole expense. A corner record must be filed in accordance with the State law for any reset monuments (California Business and Professions Code Section 8871).

- C.10.7. Developer shall comply with the requirements relating to Fire Apparatus Access Roads and other Fire Code requirements to the satisfaction of the South San Joaquin County Fire Authority.
- C.10.8. 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 Grading Permit, Encroachment Permit, Building Permit, Improvement Plans, OIA, and DIA, if the City Engineer finds it necessary due to public health and safety reasons, and it is in the best interest of the City. The Developer shall bear all the cost for the inclusion, design, and implementations of such additions and requirements, without reimbursement or any payment from the City.

**D. Building Safety Division Conditions of Approval**

- D.1. At time of Building permit submittal, clarify location of recycled carwash equipment, including the sand/oil separator and clarifier tank.
- D.2. At time of the permit application submittal, the applicant shall provide an accessible route to the golf cart area per CBC 11B-206.2.
- D.3. At time building permit application submittal, applicant shall provide details of how these pylons will be protected from vehicles in the R&D and Engineering grounds.
- D.4. At time of building permit application the applicant shall identify the type of car wash this is (i.e. self-service or drive- through).
- D.5. At time of the permit application submittal, the applicant shall provide an accessible route to the guard shack per CBC 11B-206.2.
- D.6. At time of building permit application submittal, applicant shall provide the type of construction for both the storage area, and the office in order to determine the allowable height and area per CBC Chapter 5.
- D.7. Who will be using or parking the vehicles at this location? Please clarify, as an accessible route may need to be provided.
- D.8. At time of building permit application submittal, applicant shall clarify the difference between the 14 EV charging to the west and this area of charging.
- D.9. Prior to the construction of any structures, applicant shall provide construction documents, engineering analysis and calculation, specifications etc. that meet the current Title 24 California Code of Regulations at time of application.
- D.10. At the time of building permit application submittal, applicant shall provide a list of materials that will be stored in order to determine the maximum allowable quantities per CBC Chapter 3.

- D.11. At time of building permit application submittal, applicant shall provide an accessible route to the mandoor of the trash enclosure per CBC 11B-206.2.
- D.12. At time of building permit application, applicant shall provide fire sprinklers for this entire building per Tracy Municipal Code 9.06.60.
- D.13. At time of building permit application submittal, applicant shall identify what work will take place in the maintenance area.
- D.14. At time of the building, BIG shall provide information for their approved fabricator status for the construction of the guard shack.
- D.15. At time of building permit application submittal, please clarify where the Delta Mendota Canal access will be relocated.
- D.16. At time of permit application submittal, applicant shall show the carport on this elevation.

**E. Utilities Department Conditions of Approval**

- E1. Prior to issuance of a construction or building permit, applicant shall demonstrate compliance with the 2015 Post-Construction Stormwater Standards (PCSWS) Manual and obtain approval through the following:
  - a. 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.
  - b. 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.

- c. Develop and electronically submit to the Utilities Department for approval ( [WaterResources@cityoftracy.org](mailto: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. No later than two (2) months after approval notification of the submitted PSP, applicant shall electronically submit the following information to the Utilities Department ( [WaterResources@cityoftracy.org](mailto:WaterResources@cityoftracy.org) ) for development of a draft stormwater maintenance access agreement, in accordance with the MAPCSWS;
  - i. Property Owner(s) name and title report; or Corporate name(s) and binding documents (resolutions, etc) designating ability to sign agreement
  - ii. o Property Address
  - iii. o Exhibit A – legal property description
  - iv. o Exhibit B – approved O & M Plan

E2. Prior to issuance of a grading permit, applicant shall proof of permit coverage under the Construction General Permit shall be required and submittal of an electronic Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to [WaterResources@cityoftracy.org](mailto:WaterResources@cityoftracy.org).

E3. Prior to Certificate of Occupancy, applicant shall:

- a. Return to the City Clerk, a legally signed and notarized copy of the final maintenance access agreement including all exhibits and approved O & M plan received from the Utilities Department.
- b. Obtain final approval by the Utilities Department of the constructed and installed Stormwater pollution prevention methods outlined in the PSP.
  - i. Frequent inspections of the Post-Construction treatment measures should occur during the construction phase by calling 209-831-6333
- c. Upon completion, the project shall be in full compliance with Construction General Permit including 70% stabilization of the project with Notice of Termination approval.

E4. 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:

- a. 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. Calculations submitted in a plan set is not acceptable for the LDP. 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.

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

#### **F. South San Joaquin County Fire Authority (SSJCFA) Conditions of Approval**

F.1. Prior to construction, construction documents shall be submitted to the South San Joaquin County Fire Authority for review and approval prior to any construction. Construction documents shall include the following:

- 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 shall be listed on the coversheet of each page. 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 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 NFPA 14 §6.4.5.4. 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.

F.2. Applications received by this office are subject to the current fee schedule for South San Joaquin County Fire Authority.

- a. Application processing fees and minimum plan review fees are due at time of submittal of construction documents.
- b. Additional plan review fees, minimum inspection fees and administrative fees are

calculated on approval of project and shall be paid prior to issuance of permit.

- c. Permit holder is responsible for any additional inspection fees incurred, and shall be paid prior to final inspection.

F.3. Prior to occupancy of each new business, the tenant shall contact South San Joaquin County Fire Authority for a new business inspection. Additional fees may be required for New Business, Annual and Operational Fire Permits. All fees shall be paid prior to approval of inspections.

F.4. 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.

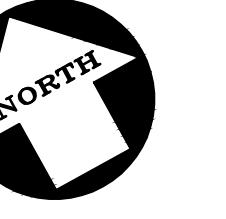
F.5. All hydrants shall be installed, inspected and tested prior to bringing combustible materials onsite, including storage.

F.6. Knox boxes shall be required. Each tenant shall have keys placed in the key box. The operator of the building shall immediately notify the Fire Authority and provide the new key where a lock is changed or rekeyed. The key to such shall be secured in the key box.

F.7. Gates crossing fire apparatus access roads require the installation of Knox devices, per CFC §506, as amended by the Tracy Municipal Code.

F.8. Address identification shall be provided in accordance with CFC §505.

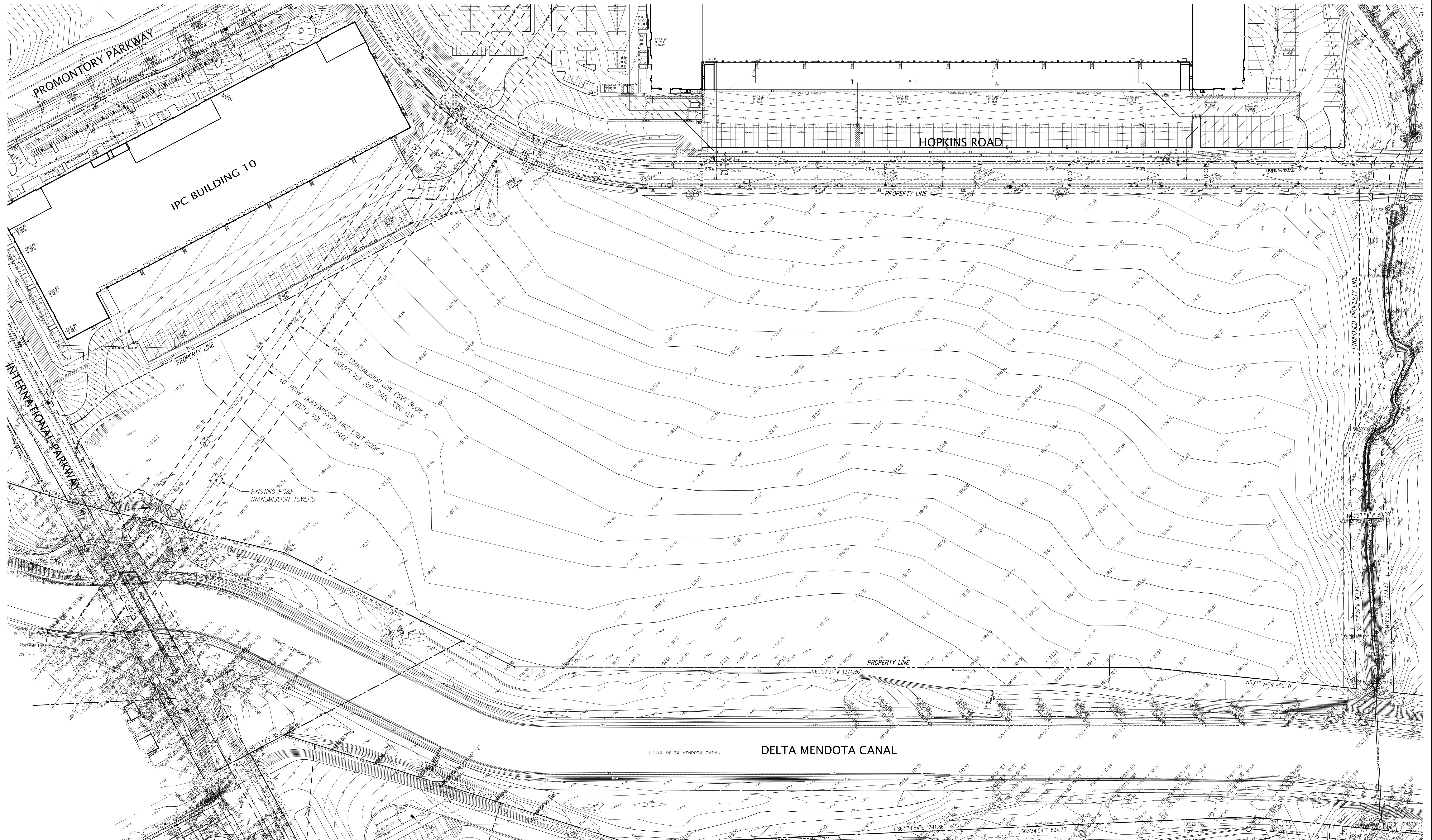
F.9. Prior to final inspection, emergency radio responder coverage shall be tested to confirm coverage areas. It is beneficial for the applicant to conduct testing at foundation as retrofitting for the conduit is costly. If coverage is inadequate, a separate permit for emergency radio responder coverage shall be submitted to SSJCFA for review and approval prior to installation.



RECEIVED  
March 11, 2021  
City of Tracy  
Development Services

40      80      160      240

Scale 1" = 80 ft



KIER+WRIGHT

Phone (925) 245-8788  
[www.kierwright.com](http://www.kierwright.com)

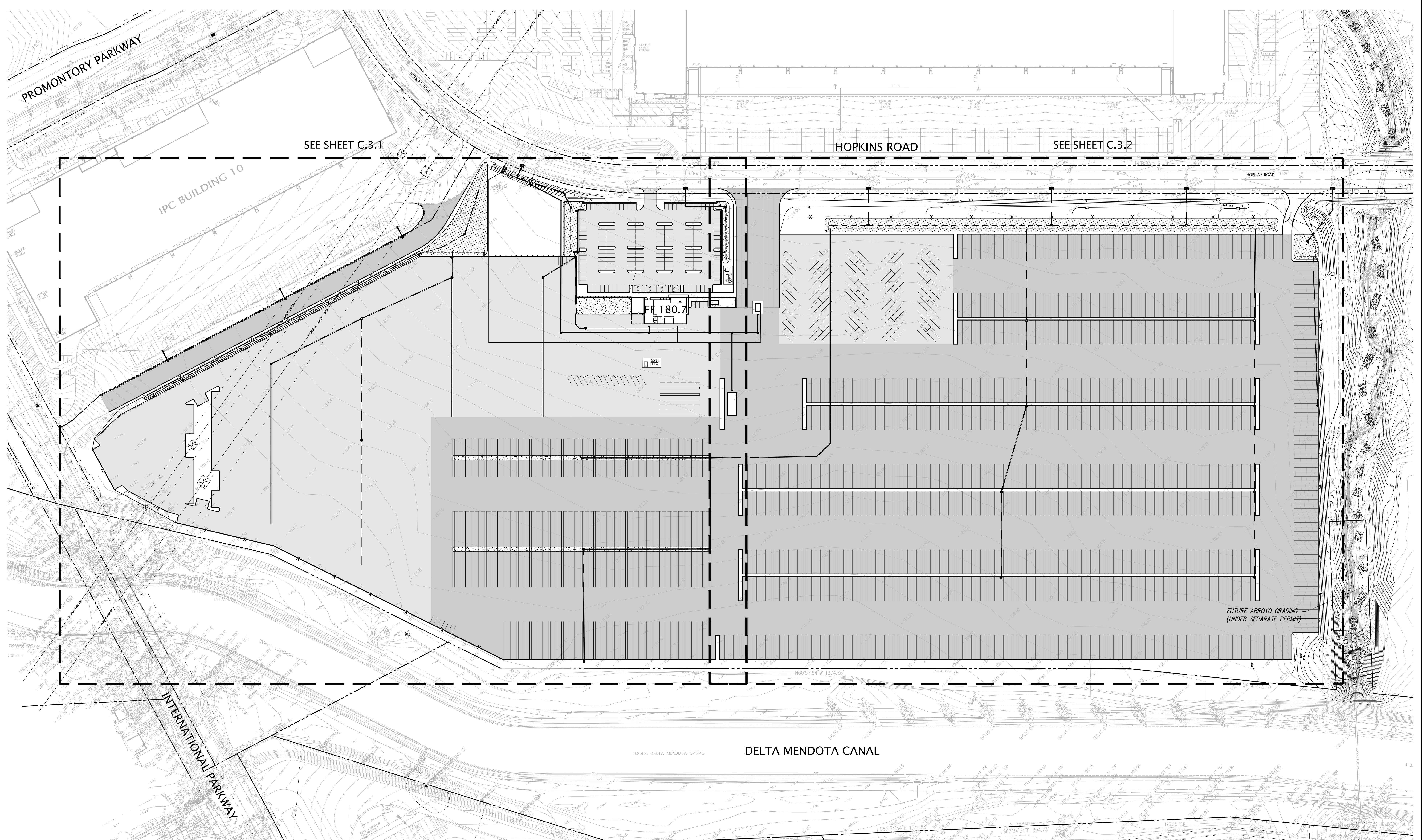
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# POGRAPHIC SURVEY IPC 8 SITE PROLOGIS

# CALIFORNIA


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DATE	2/22/2021
SCALE	1" = 80'
ENGINEER	M.F.B.
DRAFTER	R.S.
JOB NO.	A09500-411
SHEET	C. 1
OF	9 SHEETS




# OVERALL SITE PLAN IPC 8 SITE PROLOGIS

DATE 2/22/2021  
SCALE 1" = 80'  
ENGINEER M.F.B.  
DRAFTER R.S.  
JOB NO. A09500-411  
SHEET C.2  
OF 9 SHEETS



# S E E S H E E T C . 3 . 1



# PRELIMINARY GRADING & DRAINAGE PLAN

## IPC 8 SITE

### PROJ OCIS

TRACY

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DATE 2/22/2021

SCALE 1" = 40'

ENGINEER M.F.B.

DRAFTER R.S.

JOB NO. A09500-411

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SHEET C.3.2

OF 9 SHEETS

Phone (925) 245-8788  
[www.kierwright.com](http://www.kierwright.com)

850 Collier Canyon Road  
Silvermore, California 94551

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L  
CALIFORNIA

TRACY

2/22/2021

$$1'' = 40'$$

M.F.B.

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R.S.


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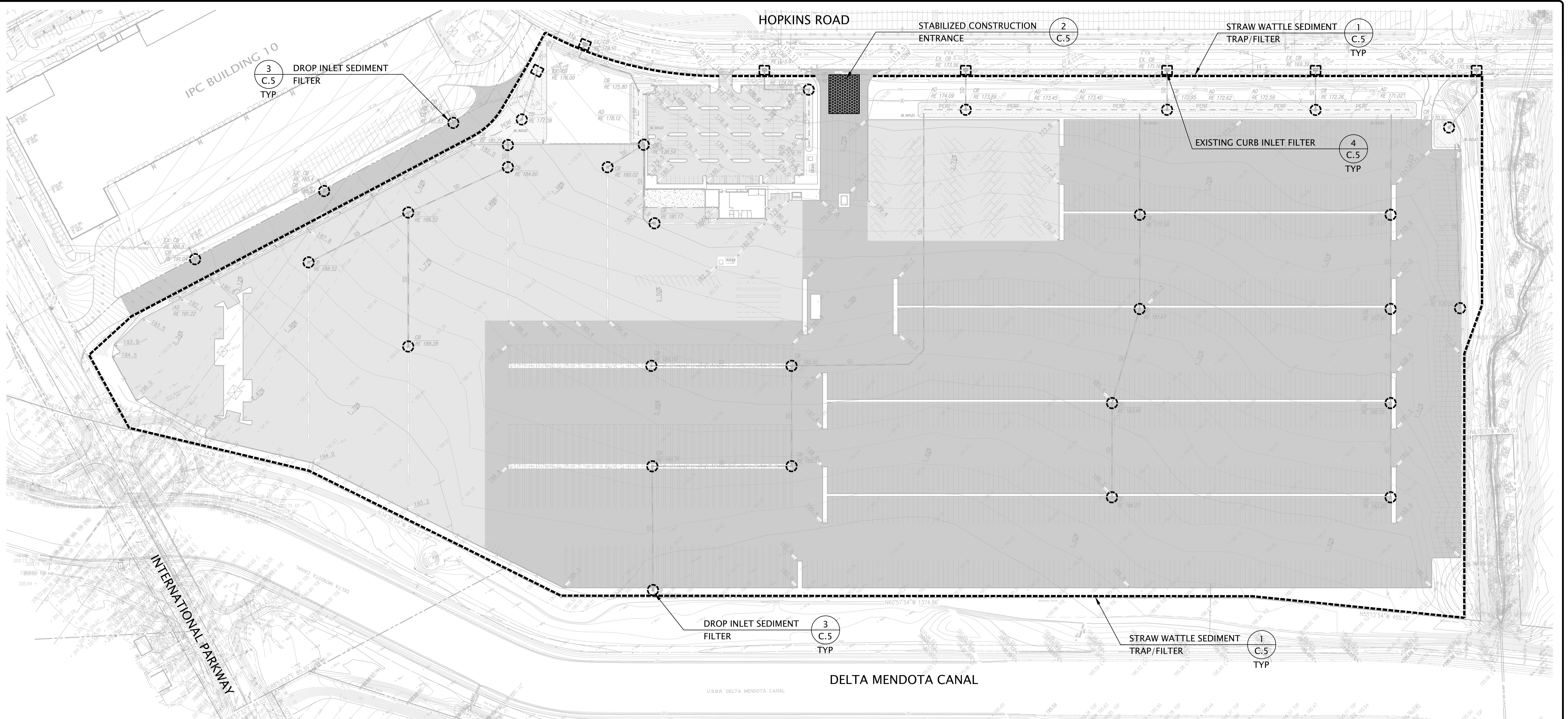
## SHEETS

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#### EROSION & SEDIMENT CONTROL MEASURES

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE EFFECTIVE FOR THE DURATION OF CONSTRUCTION.
2. AFTER THE UNDERGROUND STORM DRAIN SYSTEM IS INSTALLED, THE CATCH BASINS WILL BE INSTALLED (AS SOON AS PRACTICAL) AND STRAW BALES WILL BE PLACED AROUND THOSE CATCH BASINS AS SHOWN ON THIS PLAN UNTIL THIS SITE IS PAVED.
3. SHOULD THE ON-SITE STORM DRAINS NOT BE INSTALLED COMPLETELY BY OCTOBER 15, THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT BASINS AT THE EXISTING STORM PIPES STUBBED TO THE SITE.
4. PERSON RESPONSIBLE FOR IMPLEMENTATION OF EROSION AND SEDIMENTATION PLAN.

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_

5. THE CONTRACTOR SHALL PLACE DRAIN ROCK AS A GRAVEL ROADWAY (12" MIN. THICK FOR THE FULL WIDTH AND 50 FEET LONG) AT EACH D/W ENTRANCE TO SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THAT SAME DAY AND AS REQUIRED BY THE CITY OF TRACY.

6. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE OSP.

7. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUN-OFF TO ANY STORM DRAINAGE SYSTEM.

8. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO THE SEPTEMBER FIRST OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.

9. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.

10. SEDIMENT BASINS SHALL BE CLEANED OUT WHENEVER SEDIMENT REACHES THE SEDIMENT CLEANOUT LEVEL INDICATED ON THE PLANS.

11. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.

12. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBANK FLOW.

13. INLETS WHICH ARE NOT USED IN CONJUNCTION WITH STRAW BALES OR SEDIMENT BASINS SHOULD BE COVERED, OR OTHERWISE ADJUSTED TO PREVENT INFLOW, UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.

14. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO ANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF THE ENGINEER.

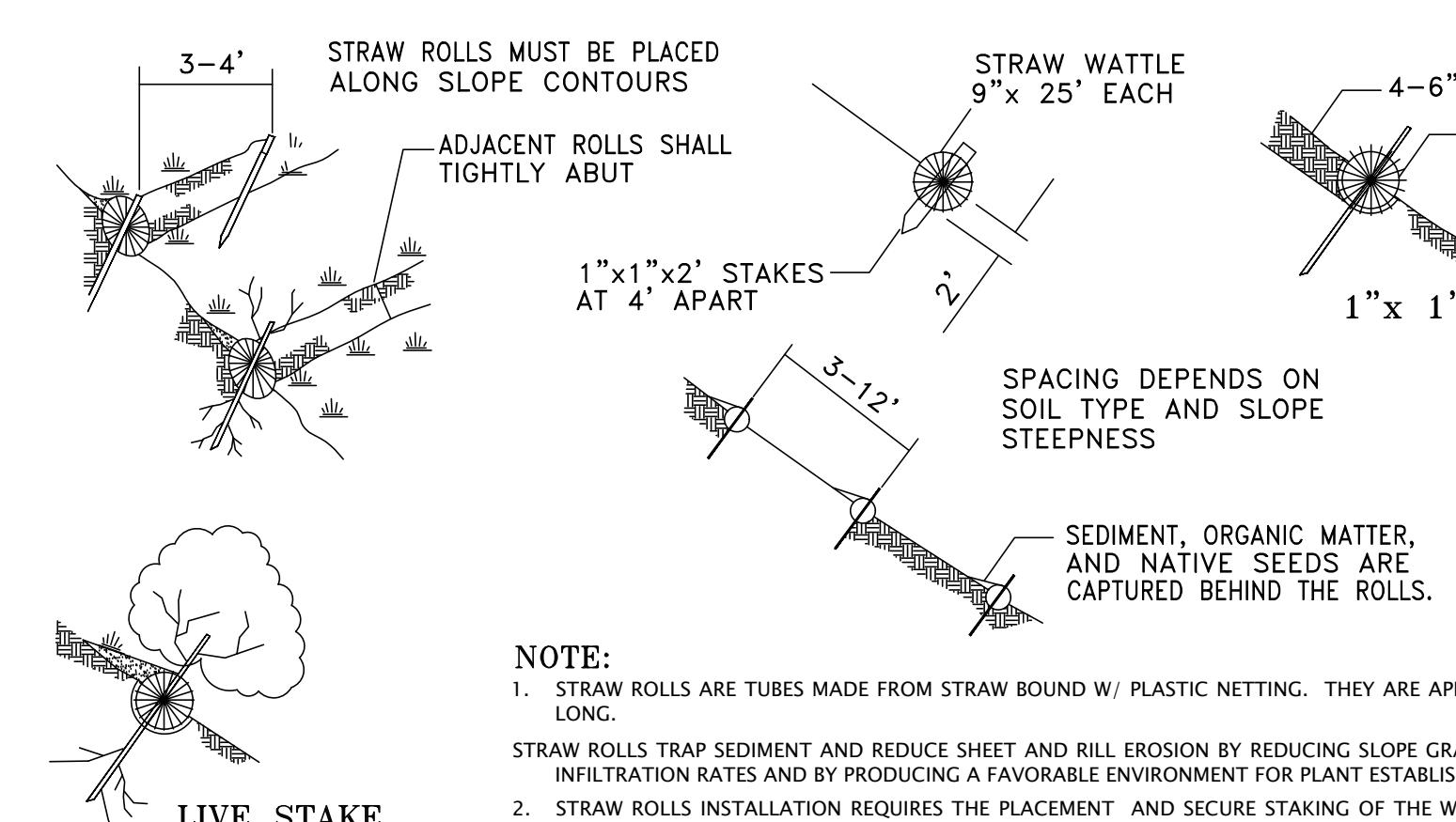
15. DETAILS FOR THE CONSTRUCTION OF FACILITIES ARE SHOWN ON THESE PLANS.

16. THE EROSION CONTROL PLAN SHEET C.5 IS INTENDED TO BE USED FOR EROSION CONTROL ONLY. OTHER INFORMATION SHOWN ON C.5 MAY NOT BE THE MOST CURRENT. SEE SHEET C.2 FOR OTHER INFORMATION.

17. MASS GRADED AREAS SHALL HAVE A SOIL BINDER APPLIED UPON COMPLETION OF GRADING AS SPECIFIED IN THE SWPPP.

18. A SWPPP WILL BE PREPARED SPECIFICALLY FOR THIS PROJECT. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING SWPPP INCLUDING QSP SERVICES.

19. CONTRACTOR SHALL HYDROSEED ALL DISTURBED AREAS NOT RECEIVING FINAL LANDSCAPING.



NOTE:  
1. STRAW ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 6" DIA 20-30"  
2. STRAW ROLLS TRAP SEDIMENT AND REDUCE SHEET AND RILL EROSION BY REDUCING SLOPE GRADIENT, INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.

3. STRAW ROLLS INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH 3"-5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.

4. PERSON RESPONSIBLE FOR IMPLEMENTATION OF EROSION AND SEDIMENTATION PLAN.

5. THE CONTRACTOR SHALL PLACE DRAIN ROCK AS A GRAVEL ROADWAY (12" MIN. THICK FOR THE FULL WIDTH AND 50 FEET LONG) AT EACH D/W ENTRANCE TO SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THAT SAME DAY AND AS REQUIRED BY THE CITY OF TRACY.

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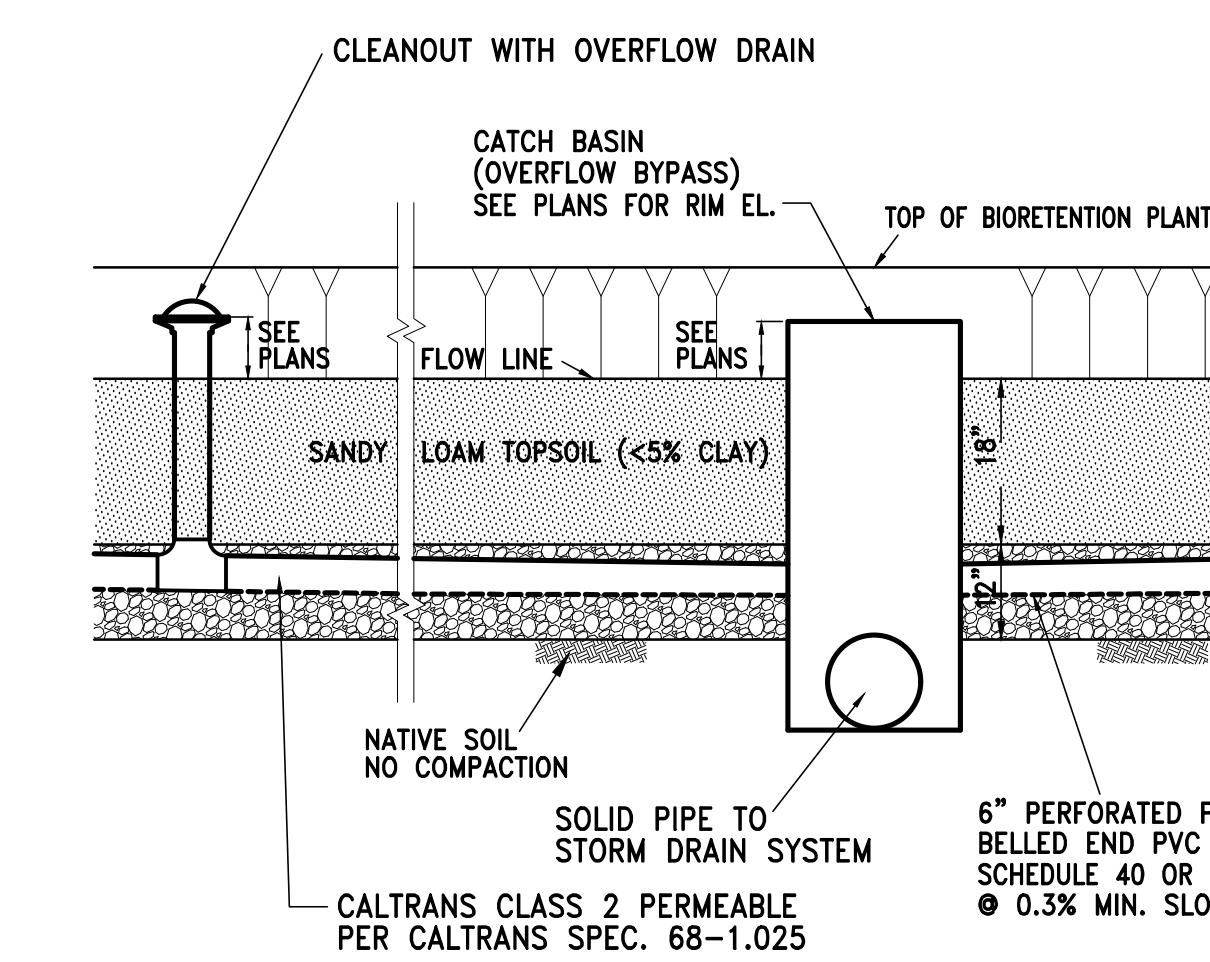
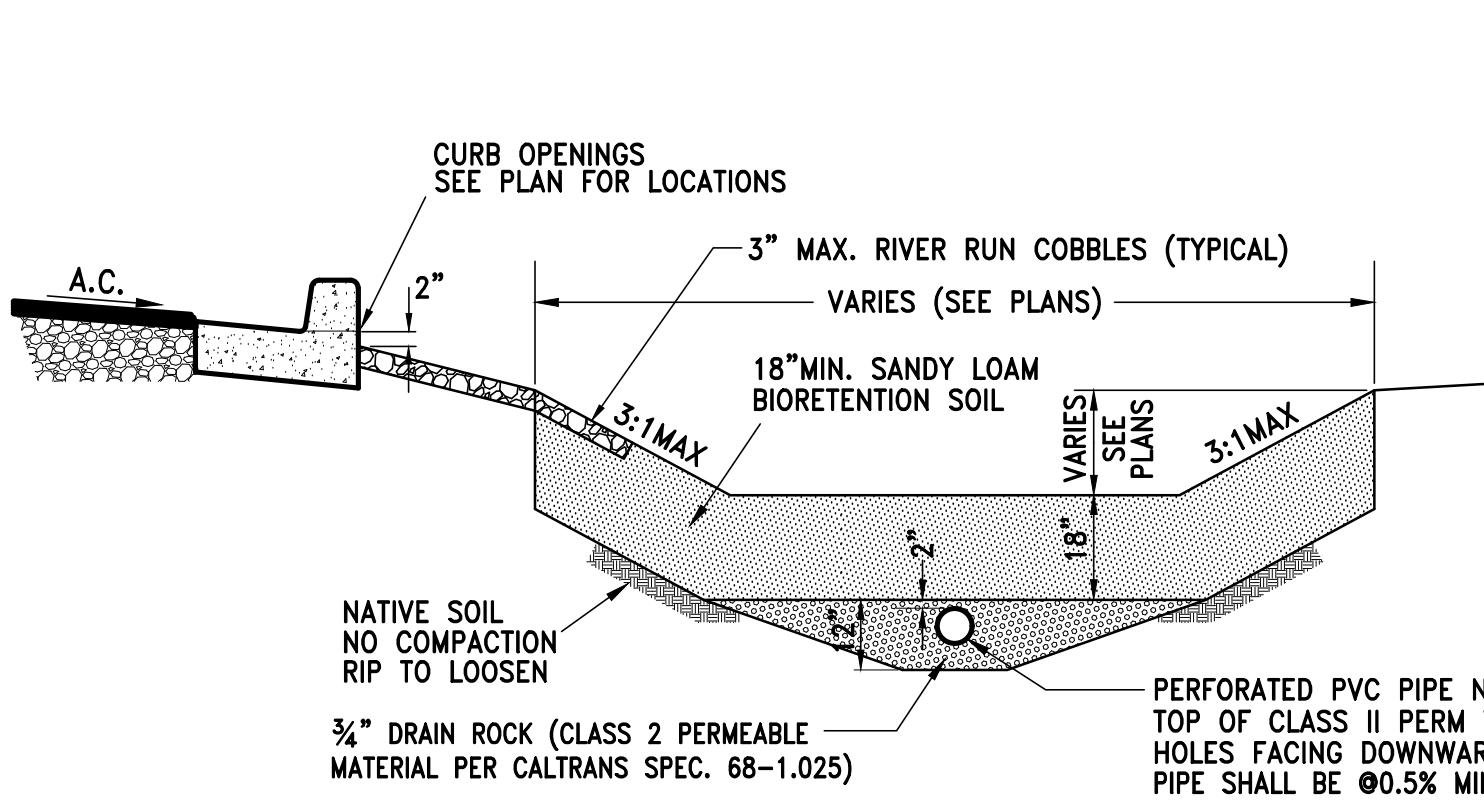
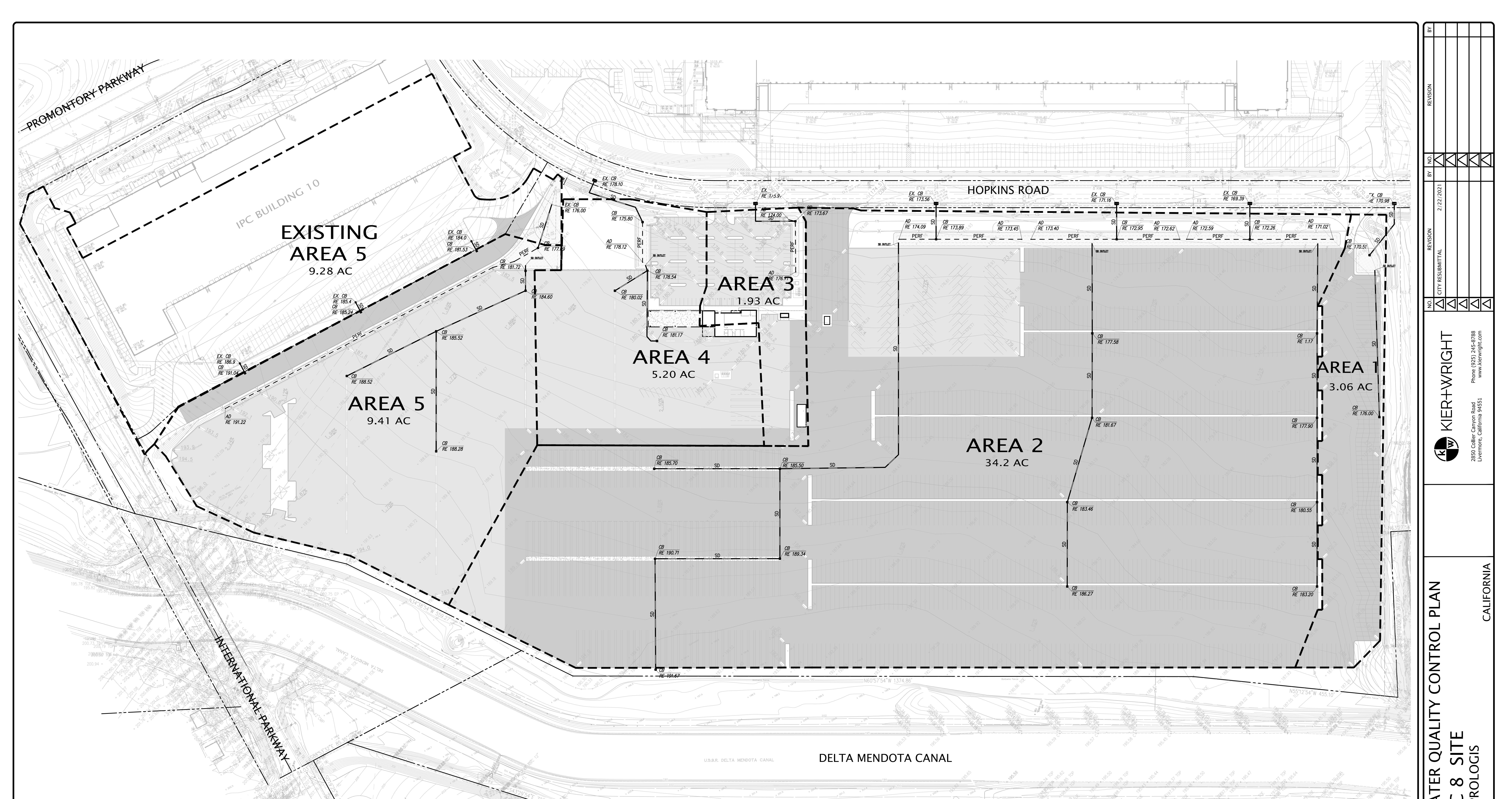
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NOTES:

1. PLANTER SHALL BE GRADED TO DRAIN TOWARD OUTLET AT A MINIMUM SLOPE OF 0.3%.
2. ALL PERFORATED PIPES SHALL HAVE TWO 5/8" DIA. HOLES AT 8" MAX. SPACING.
3. BIO-RETENTION SOIL SHALL BE PER APPENDIX B OF C.3 GUIDEBOOK.
4. BIORETENTION SOIL SHALL ACHIEVE A LONG-TERM INFILTRATION RATE OF AT MIN. 5" /HR.
5. COBBLES SHALL BE PLACED AT ALL CURB CUTS AND DOWNSLOPES.

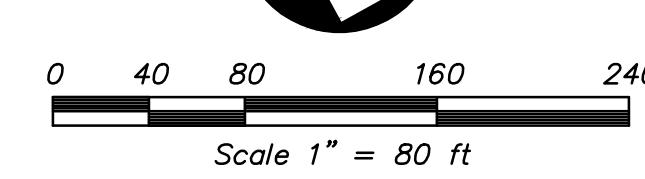
TYPICAL SECTION  
STORM WATER TREATMENT PLANTER

N. T. S.

STORMWATER TREATMENT PLANTER - TYPICAL SECTION

N. T. S.

DRAINAGE AREA	TOTAL TRIBUTARY AREA (AC)	IMPERVIOUS AREA		PERVIOUS AREA		IMPERVIOUSNESS RATIO "i"	STORMWATER RUNOFF COEF. "C"	UNIT STORMWATER VOL. "P <sub>0</sub> "	SQDV (CF) REQUIRED	SQDV (CF) PROVIDED	
		ROOF (AC)	TRUCK PAVEMENT (AC)	AUTO PAVEMENT (AC)	LANDSCAPE (AC)						
1	3.06	0.00	2.639	0.000	0.359	0.062	0.86	0.68	0.44	4,876	5,000
2	34.20	0.00	28.445	2.497	2.518	0.740	0.90	0.74	0.48	59,289	59,500
3	1.93	0.08	0.254	1.132	0.410	0.050	0.76	0.56	0.36	2,524	2,800
4	5.20	0.16	0.444	3.674	0.835	0.091	0.82	0.63	0.41	7,650	8,000
5- NEW	9.41	0.00	0.893	7.396	0.694	0.427	0.88	0.70	0.46	15,555	30,000
5- EXISTING	9.28	3.86	3.920		1.390	0.110	0.84	0.65	0.42	14,102	



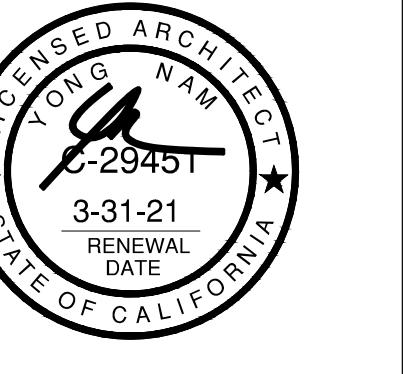
PRELIMINARY STORMWATER QUALITY CONTROL PLAN  
IPC 8 SITE PROLOGS

TRACY

DATE 2/22/2021  
SCALE 1" = 80'  
ENGINEER M.F.B.  
DRAFTER R.S.  
JOB NO. A09500-411  
SHEET C.6  
OF 9 SHEETS

Phone: (925) 245-8788  
www.kierwright.com

2850 Collier Canyon Road Livermore, California 94551



Owner:

**PROLOGIS**

3353 Gateway Boulevard  
Fremont, CA 94538  
Tel: 510-656-1900  
Fax: 510-656-4320

Project:

IPC 8

TRACY, CA

Consultants:

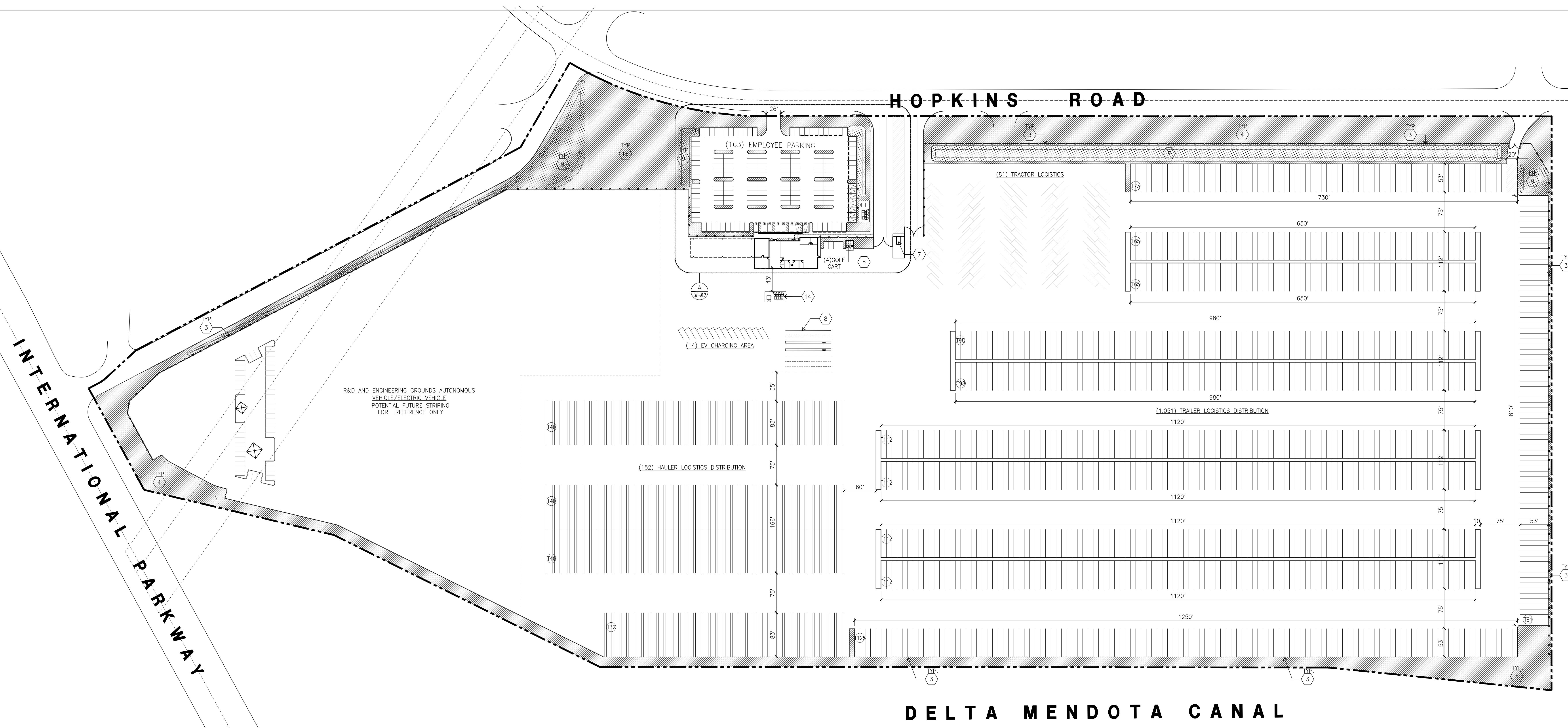
Civil : KIER & WRIGHT  
Structural :  
Mechanical :  
Plumbing :  
Electrical :  
Landscape : GREEN DESIGN  
Fire Protection :  
Soils Engineer :

Title: OVERALL SITE PLAN

Project Number: 20449  
Drawn by: KZ  
Date: 12/14/2020  
Revision:

Sheet:

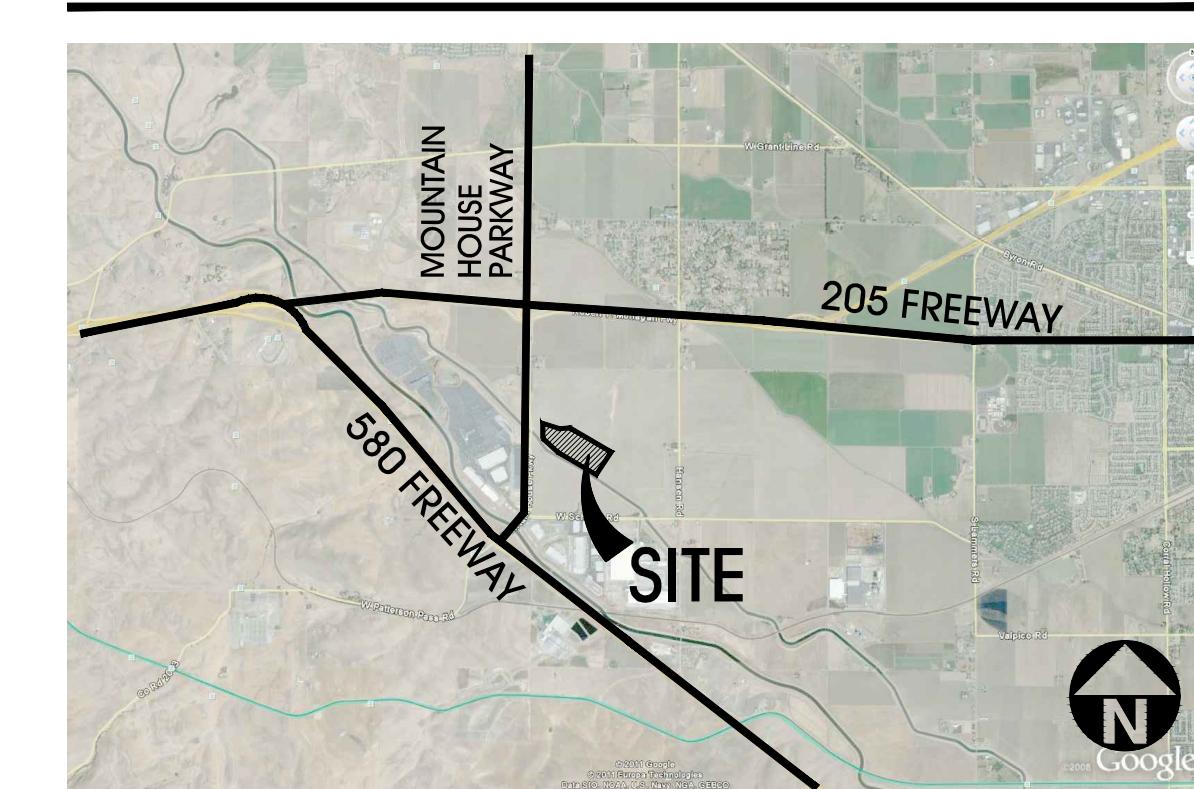
**DAB-A1.1**



#### PROJECT DATA

IPC 8	
<b>SITE AREA</b>	
in s.f.	2,460,142 s.f.
in acres	56.5 ac
<b>BUILDING AREA</b>	
office	5,000 s.f.
storage	1,000 s.f.
<b>EMPLOYEE PARKING PROVIDED</b>	
standard (9'x18'-6")	163 stalls
<b>TRAILERS PROVIDED</b>	
trailer logistics / distribution (10'x53')	1,051 stalls
hauler logistics / distribution (10'x83')	152 stalls
<b>TRACTOR PARKING PROVIDED</b>	
tractor logistics (11'x32')	81 stalls
<b>ZONING ORDINANCE FOR THE CITY</b>	
Zoning Designation - Cordes Ranch Specific Plan	
-Business Park Industrial (BPI)	
<b>SETBACKS</b>	
Building	
front / Street - 30'	
side & rear (non street) - 10'	
Landscape	
Hopkins Road - 15'	
International Parkway - 30'	

#### VICINITY MAP



#### PROJECT INFORMATION

##### Project Address

PROLOGIS INC  
3353 GATEWAY BLVD  
FREMONT, CA 94538  
CONTACT: Scott Barnes  
TEL: 909-673-8717

##### Owner/Applicant

HPA, INC.  
600 Grand Ave., Ste 302  
OAKLAND, CA 94610  
PHONE: (949) 663-1770  
CONTACT: TERESA GOODWIN

##### Applicant's Representative

HPA, INC.  
600 Grand Ave., Ste 302  
OAKLAND, CA 94610  
PHONE: (949) 663-1770  
CONTACT: TERESA GOODWIN

##### Zoning

Cordes Ranch Specific Plan -

BUSINESS PARK INDUSTRIAL

##### Assessor's Parcel Number

APN: 20912009

#### SITE PLAN KEYNOTES

- 1 ASPHALT CONCRETE (AC) PAVING
- 2 ACCESSIBLE PATH OF TRAVEL
- 3 FENCE, SEE 5/DAB-A4.1
- 4 LANDSCAPE, SEE LANDSCAPE DRAWINGS
- 5 TRASH ENCLOSURE
- 6 FUTURE EV CHARGER
- 7 GUARD HOUSE, SEE DAB-A4.2
- 8 EV CHARGING AREA
- 9 STORM TREATMENT AREA
- 10 PRE-CAST CONC. WHEEL STOP.
- 11 TRUNCATED DOMES.
- 12 ACCESSIBLE PARKING STALL SIGN.
- 13 NOT USED
- 14 EV CHARGING EQUIPMENT
- 15 BIKE RACK
- 16 FUTURE SUBSTATION

#### SITE PLAN LEGEND

- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- PARKING STALL (9' X 18'-6") + 5' W/ ACCESSIBLE AISLE
- CLEAN AIR/ VANPOOL/EV - EV READY
- CLEAN AIR/ VANPOOL/EV WITHOUT CONDUIT STUB FOR FUTURE EV
- TRAILER PARKING (10' X 53')
- HAULER PARKING (10' X 83')
- LANDSCAPED AREA

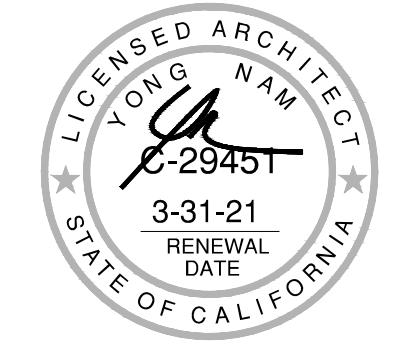
#### OVERALL SITE PLAN A

scale: 1" = 80'-0"

0 80' 160' 240' TRUE NORTH

Sheet:

**DAB-A1.1**



Owner:



3353 Gateway Boulevard  
Fremont, CA 94538  
Tel: 510-656-1900  
Fax: 510-656-4320

Project:

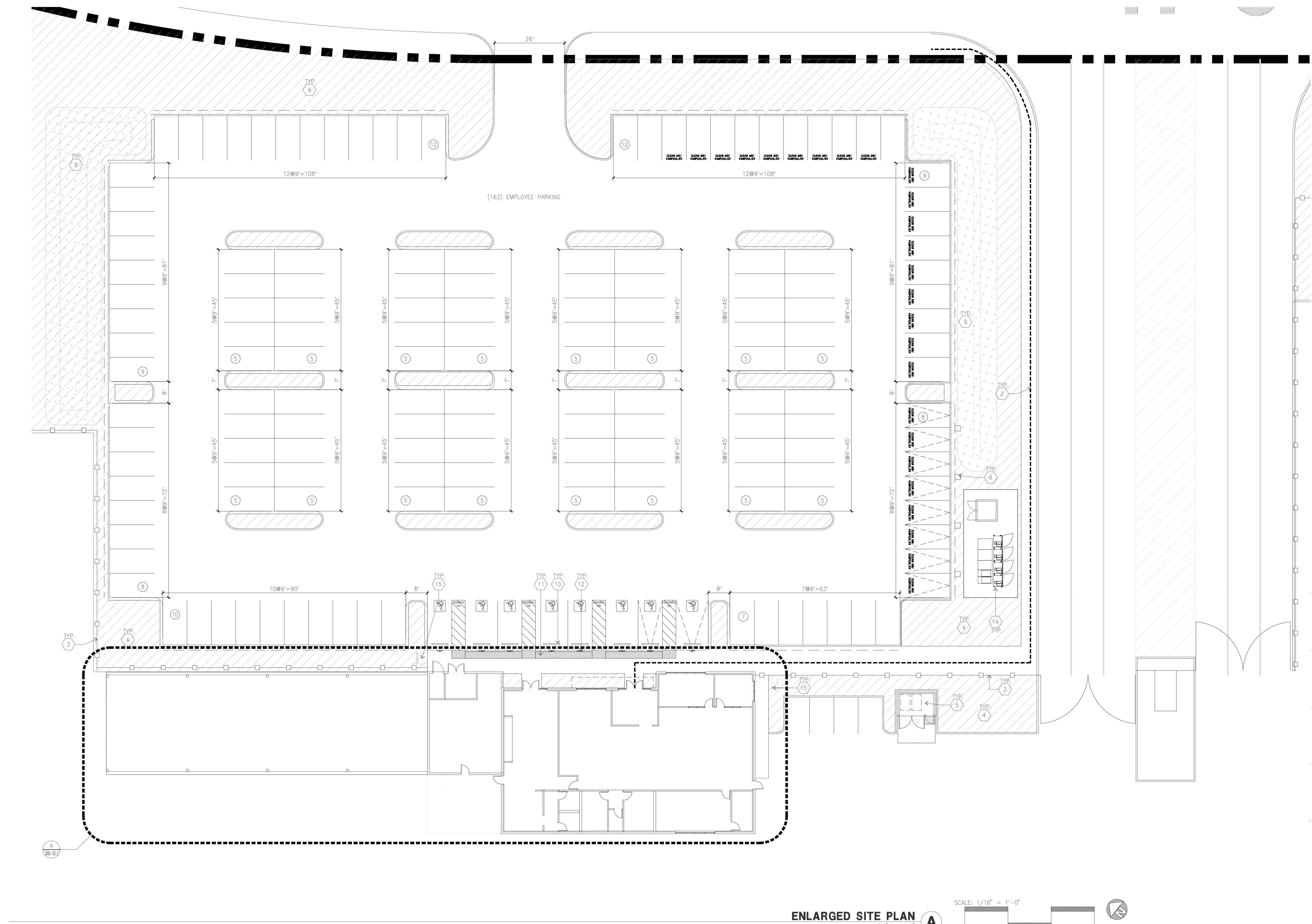
IPC 8

TRACY, CA

Consultants:

Civil : KIER & WRIGHT  
Structural :  
Mechanical :  
Plumbing :  
Electrical :  
Landscape : GREEN DESIGN  
Fire Protection :  
Soils Engineer :

Title: ENLARGED SITE PLAN



**SITE PLAN KEYNOTES**

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- 13 BIKE RACK

**SITE PLAN LEGEND**

- CONCRETE PAVING SEE "C" DRAWINGS FOR THICKNESS
- PARKING STALL (9' X 18'-6")
- CLEAN AIR/ VANPOOL/EV - EV READY
- CLEAN AIR/ VANPOOL/EV WITHOUT CONDUIT STUB FOR FUTURE EV
- TRAILER PARKING (10' X 53')
- HAULER PARKING (10' X 83')
- LANDSCAPED AREA
- ACCESSIBLE PARKING STALL (9' X 18'-6") + 5' W/ ACCESSIBLE AISLE
- ACCESSIBLE PARKING (VAN) STALL (12' X 18'-6") + 5' W/ ACCESSIBLE AISLE

→ PATH OF TRAVEL MINIMUM WIDTH TO BE 4'; SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%, SEE CIVIL FOR GRADING PLAN

Project Number: 20449  
Drawn by: KZ  
Date: 12/14/2020  
Revision: \_\_\_\_\_

Sheet:

**DAB-A1.2**



Owner:



3353 Gateway Boulevard  
Fremont, CA 94538  
Tel: 510-656-1900  
Fax: 510-656-4320

Project:

IPC 8

TRACY, CA

Consultants:

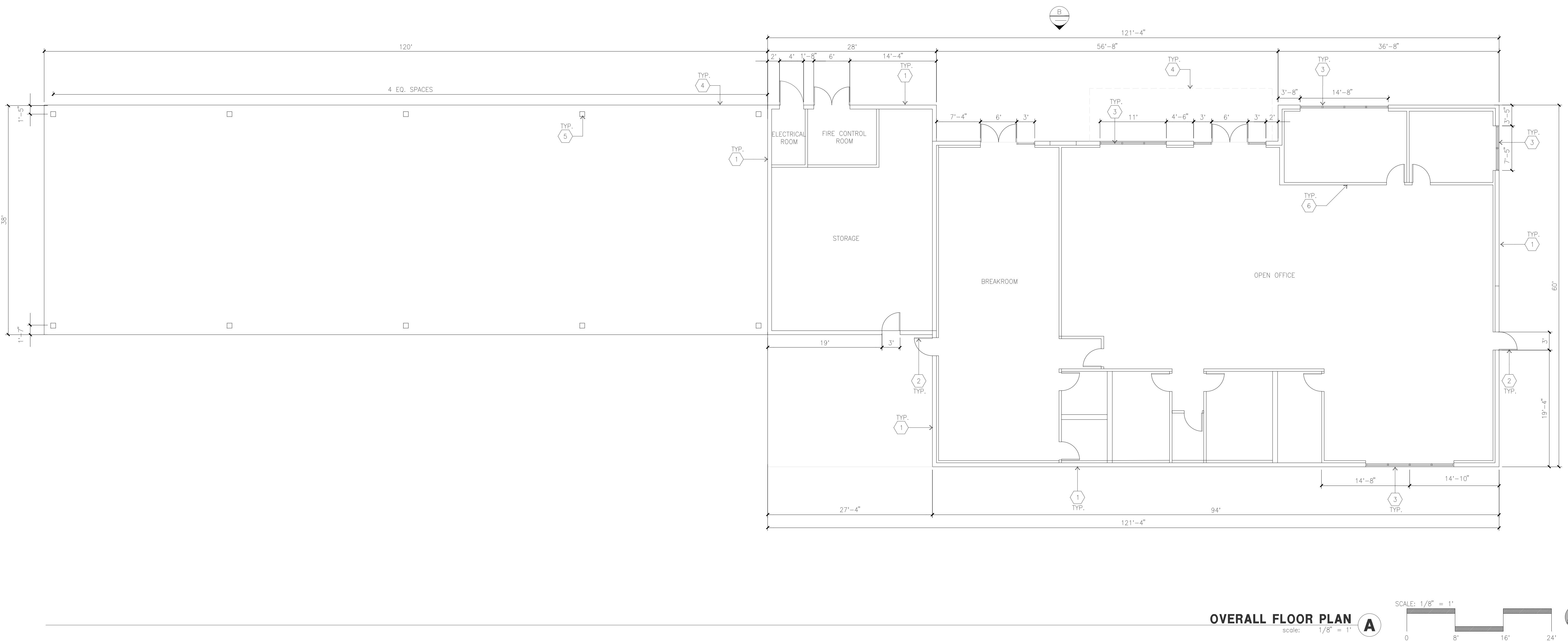
Civil: KIER & WRIGHT  
Structural:  
Mechanical:  
Plumbing:  
Electrical:  
Landscape: GREEN DESIGN  
Fire Protection:  
Soils Engineer:

FLOOR PLAN & ELEVATION

Project Number: 20449  
Drawn by: KZ  
Date: 12/14/2020  
Revision:

Sheet:

**DAB-A2.1**

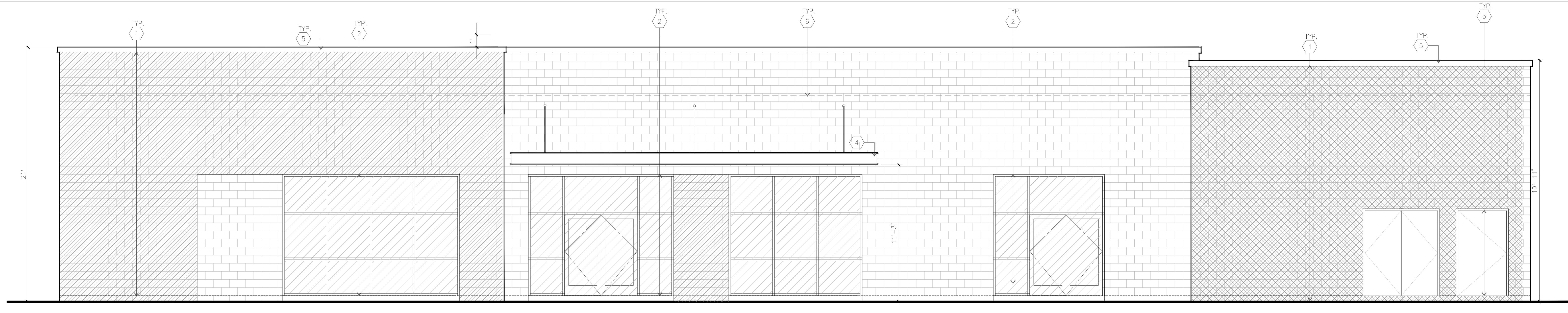
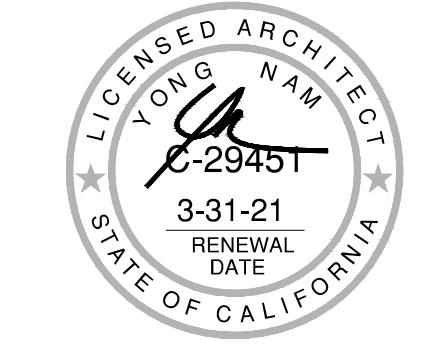


**KEYNOTES - FLOOR PLAN**

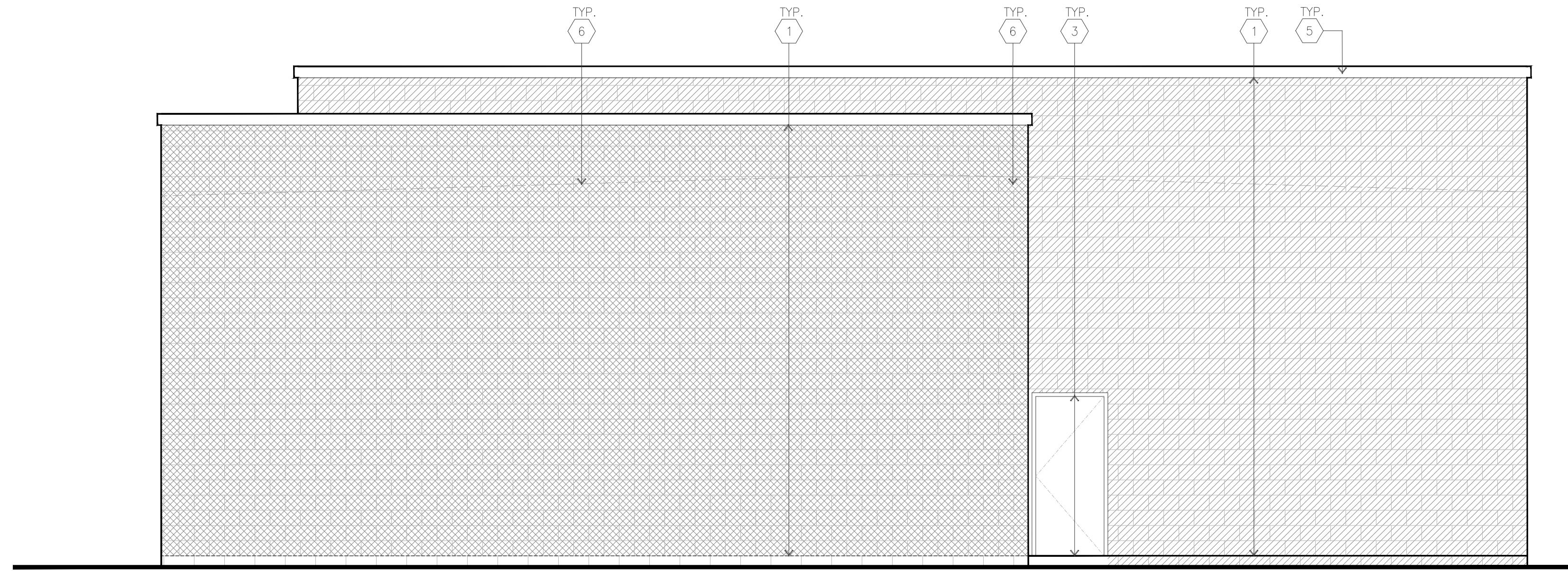
- ① CMU WALL
- ② 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- ③ TYPICAL STOREFRONT SYSTEM WITH GLAZING.
- ④ OUTLINE OF CANOPY/ ROOF ABOVE.
- ⑤ TUBE STEEL CANOPY FRAMING, PAINTED
- ⑥ 3 5/8", 20GA, METAL STUDS, U.N.O. @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. TO EXTEND TO 14' A.F.F.



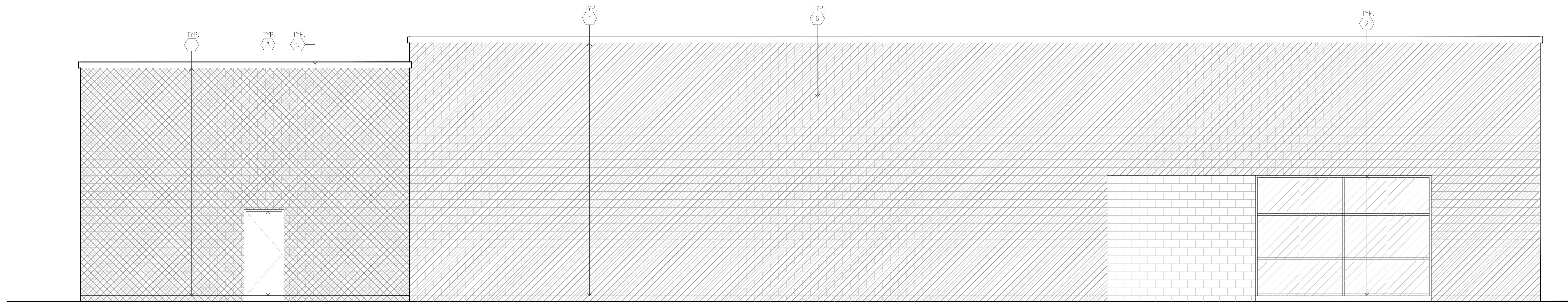
**DAB-A2.1**



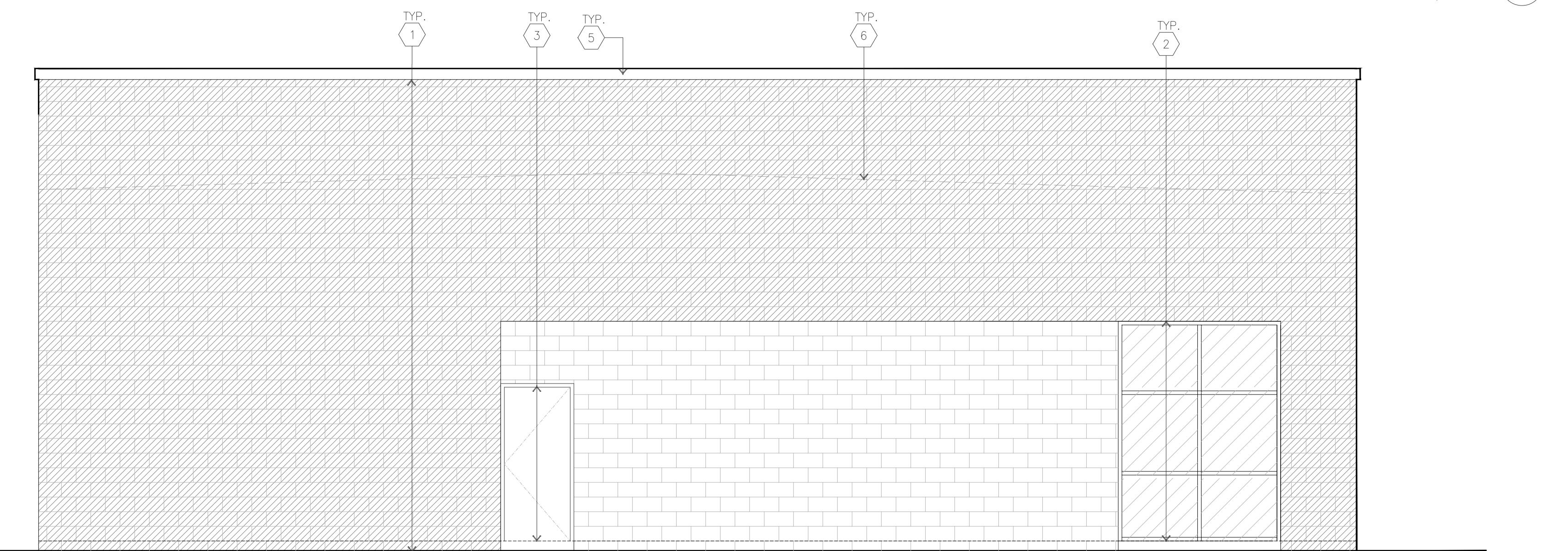
NORTH ELEVATION (A)  
scale: 1/4"=1'-0"



WEST ELEVATION (B)  
scale: 1/4"=1'-0"



SOUTH ELEVATION (C)  
scale: 1/4"=1'-0"



EAST ELEVATION (D)  
scale: 1/4"=1'-0"

#### KEYNOTES - ELEVATIONS

- (1) CMU WALL
- (2) ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
- (3) HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- (4) METAL CANOPY WITH DIAGONAL TIE ROD
- (5) CMU CAP
- (6) ROOF LINE BEHIND

#### GLAZING LEGEND

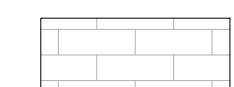
NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

INSULATED GLASS CLASS  
1/4" ATLANTICA + 1/4" SUNGATE 400 CLEAR  
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE  
U: 0.27, SHGC: 0.35, VLT: 58%  
MIN. VT TO BE 0.42

MULLIONS: ANODIZED CLEAR

#### ELEVATION COLOR LEGEND/SCHED.

ALL MOCK UP PAINT AND EXTERIOR MATERIAL TO BE APPROVED PRIOR TO FULL APPLICATION ON BUILDING. SEE ENLARGED MOCK UP PLAN.

	ORCO CMU BLOCK- SPLIT FACE - WHITE
	ORCO CMU BLOCK- PRECISION - BLACK
	ORCO CMU BLOCK- VARIEGATED - MANOR

Title: ELEVATIONS

Project Number: 20449

Drawn by: KZ

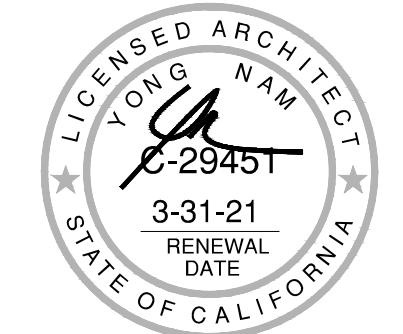
Date: 12/14/2020

Revision: \_\_\_\_\_

Sheet: \_\_\_\_\_

DAB-A3.1





■ Owner:

 PROLOGIS®

3353 Gateway Boulevard  
Fremont, CA 94538  
Tel: 510-656-1900  
Fax: 510-656-4320

## Project:

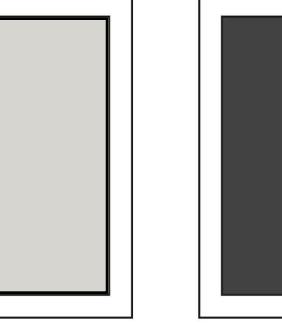
IPC 8

TRACY, CA

## COLOR LEGEND



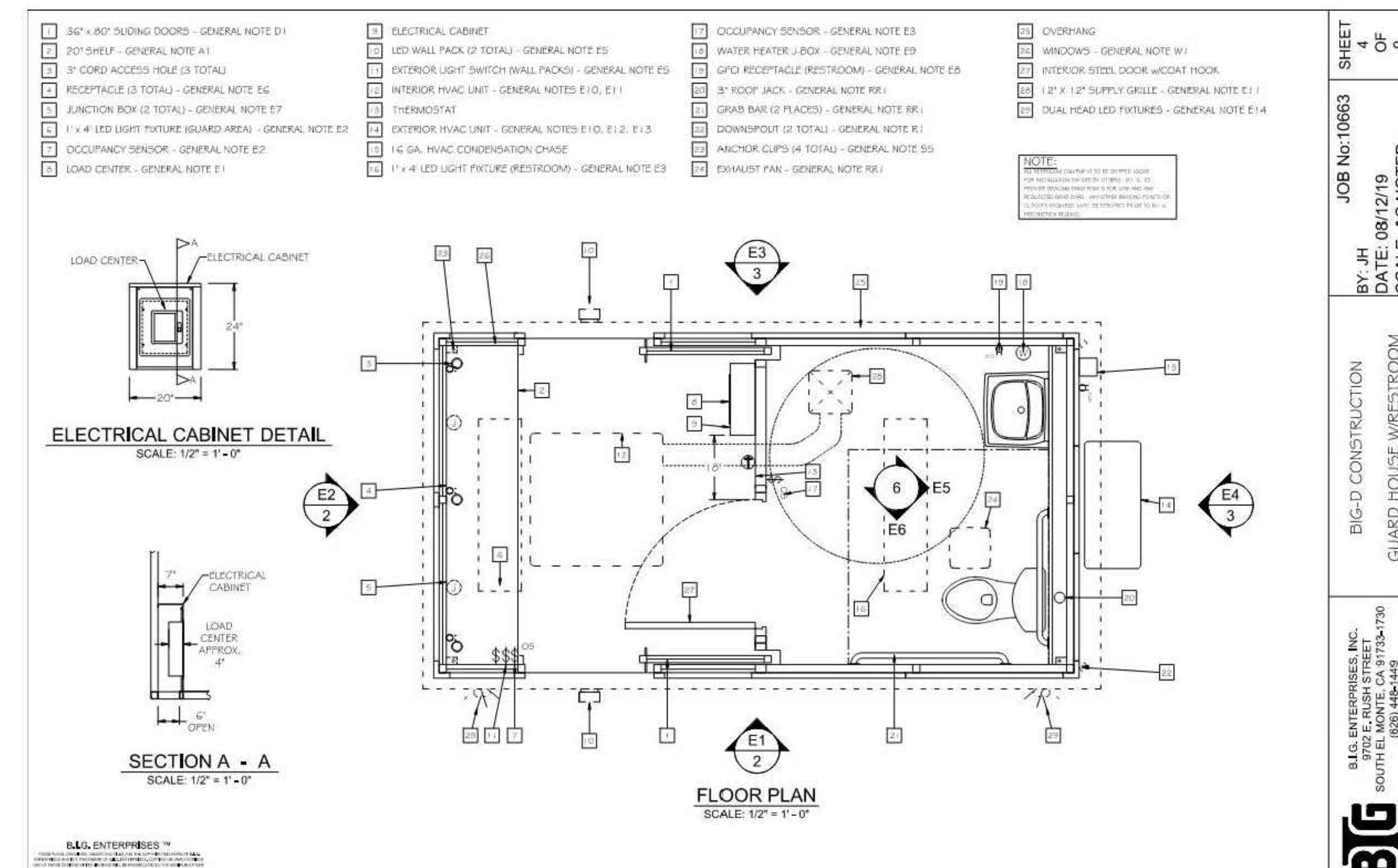
GLAZING	SW 9556	SW 7060
	INTREPID GREY	IRON ORE



Sherwin Williams SW 9556 INTREPID GREY



in Williams  
W 7060  
ON QRF



Title: GUARD HOUSE

Project Number: 20449  
Drawn by: KZ  
Date: 12/14/2020

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10000000

10.1007/s00332-010-9000-0

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For further information, contact the author at <http://www.elsevier.com/locate/0040-1095>.

10.1007/s00332-010-9000-2

10. *What is the primary purpose of the following statement?*

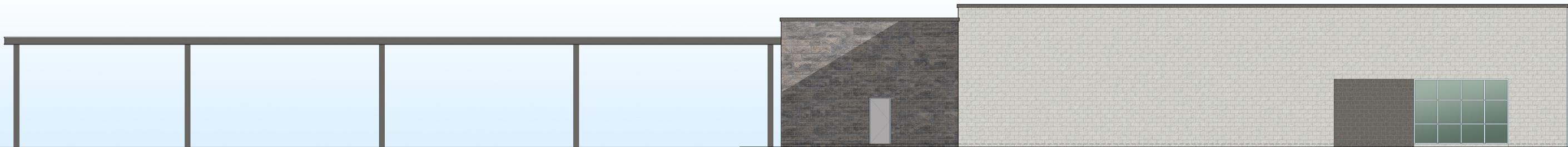
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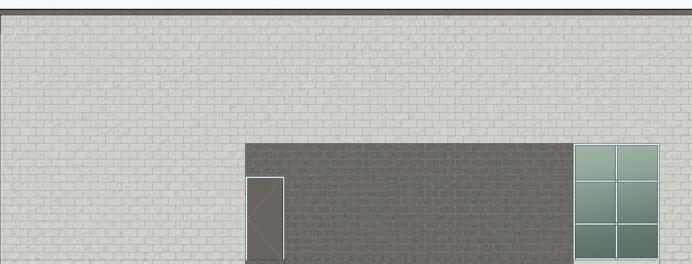
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

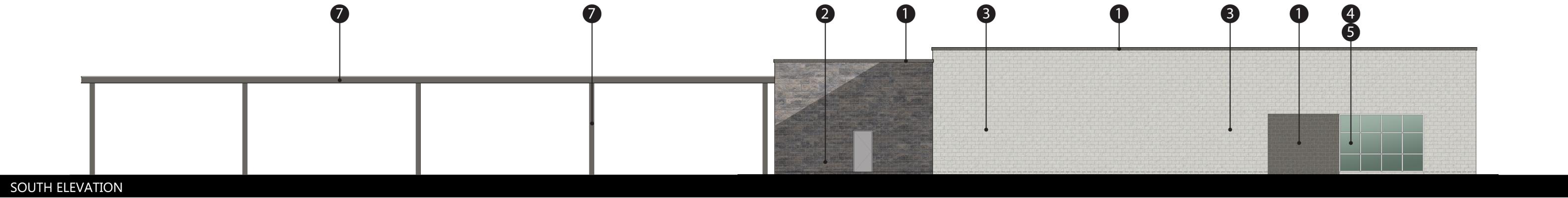
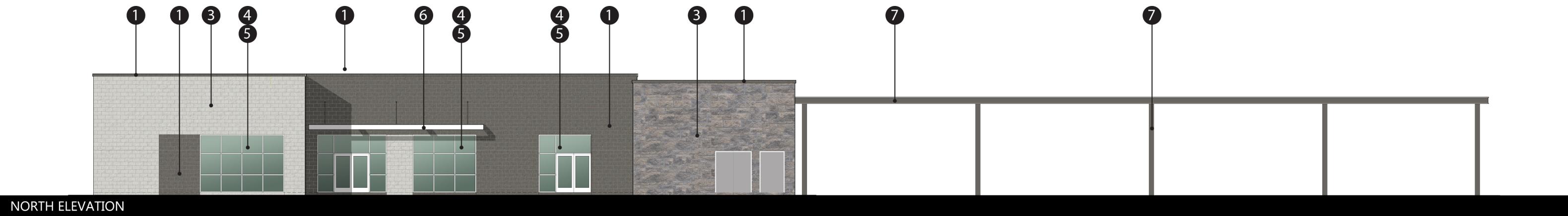


EAST ELEVATION

## International Park of Commerce - IPC 8

Tracy, CA





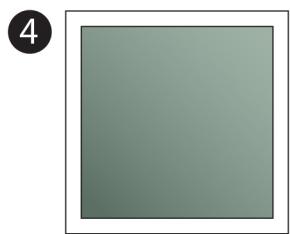
① ORCO Block Co  
8"X 8"X 16" Split Face Block  
Precision Black



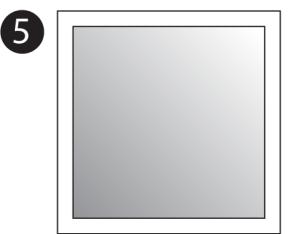
② ORCO Block Co  
8"X 8"X 16" 505 Vertical  
Variegated Manor



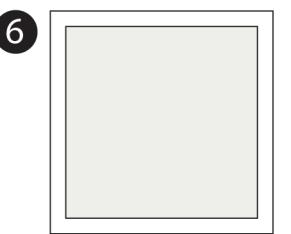
③ ORCO Block Co  
8"X 8"X 16" 505 Vertical  
Split Face White



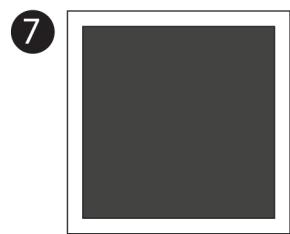
④ Evergreen  
GLAZING



⑤ Clear Anodized  
MULLIONS



⑥ Sherwin Williams  
SW 7005  
PURE WHITE

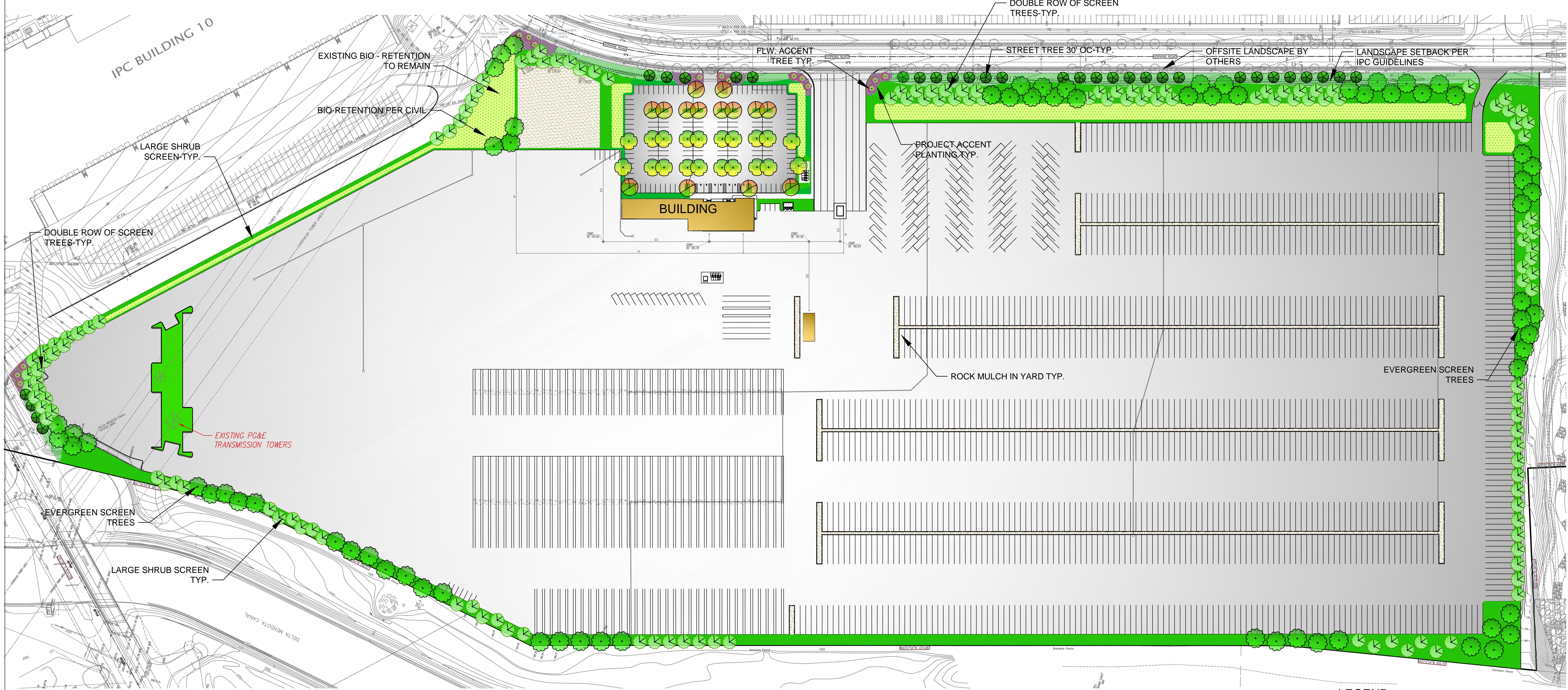


⑦ Sherwin Williams  
SW 7060  
IRON ORE

## International Park of Commerce - IPC8

Tracy, CA





PRELIMINARY PLANT LIST:

BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME/ HYDROZONE	MATURE HABIT
TRIPLIS WISLEZENI	INTERIOR LIVE OAK	24" BOX	L	H X W 50' X 25'
OLEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	L	40' X 40'
PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	L	50' X 60'
ULMUS 'FRONTIER'	FRONTIER ELM	24" BOX	L	25' X 25'
LAURUS SARATOGA	SARATOGA BAY LAUREL	24" BOX	L	12' X 12'
LAGERSTROEMIA I. 'DYNAMITE RED'	CRAPAE MYRTLE	24" BOX	L	30' X 30'
ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	L	40' X 40'
PINUS SABINIANA	DIGGER PINE	24" BOX	L	40' X 40'
PINUS ELDARICA	AFGHAN PINE	24" BOX	L	40' X 40'

LARGE SHRUBS	DW. OLIVE	5 GAL.	L	6' X 6'
DODONEA V. 'PUPUREUS'	HOPBUSH	5 GAL.	L	8' X 12'
CEANOTHUS 'CONCHA'	CEANOTHUS	5 GAL.	L	6' X 8'
ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GAL.	L	8' X 8'
RHAMNUS C. 'LEATHERLEAF'	COFFEEBERRY	5 GAL.	L	7' X 7'

DROUGHT TOLERANT SHRUBS	DW. LANTANA	5 GAL.	L	2' X 4' PLANT 3' OC
ACACIA REDOLENS	PROSTRATE ACACIA	5 GAL.	L	2' X 6'
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL.	L	5' X 6' PLANT 6' OC
NERIUM OLEANDER PETITE SALMON'	PETITE OLEANDER	5 GAL.	L	5' X 5'
WESTRINGIA F. 'MORNING LIGHT'	COAST ROSEMARY	5 GAL.	L	3' X 4' PLANT 4' OC
ROSMARINUS O. 'TUSCAN BLUE'	UPRIGHT ROSEMARY	5 GAL.	L	4' X 4'
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	L	3' X 3'
CISTUS PURPUREUS	ORCHID ROCKROSE	5 GAL.	L	4' X 4'
BACCHARIS 'CENTENNIAL'	COYOTE BRUSH	1 GAL.	L	2' X 6' PLANT 5' OC
ROSMARINUS O. 'COLLINGHAM'	ROSEMARY	1 GAL.	L	2' X 6' PLANT 5' OC
CALISTEMON 'LITTLE JOHN'	DW. BOTTLE BRUSH	1 GAL.	L	2' X 4' PLANT 4' OC
LEUCOPHYLLUM F. 'BERKSTAR DWARF'	TEXAS RANGER	5 GAL.	L	3' X 4'
CEANOTHUS 'YANKEE POINT'	CA. LILAC	5 GAL.	L	2' X 6' PLANT 5' OC

WATER EFFICIENT LANDSCAPE REQUIREMENTS  
AUTOMATIC CONTROLLER W/ ET DATA, REPEAT CYCLING  
MINIMAL DROUGHT TOLERANT TURF - EMPLOYEES AREA ONLY  
IRRIGATION ZONES PER PLANT/WATER REQUIREMENTS  
HUNTER SPRINKLER RAIN TURNOFF SYSTEM, MOISTURE SENSOR TO BE SPECIFIED  
SOIL AMENDMENT TO BE PROVIDED  
PLANTER SURFACE AREAS TO BE MULCHED  
WATER USAGE TO MEET STATE WATER EFFICIENT LANDSCAPE STANDARD

PERENNIALS ENTRIES AND OFFICE ACCENT

BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME/ HYDROZONE	MATURE HABIT
GAZANIA SP	GAZANIA	1 GAL.	L	1' X 2'
ACHILLEA 'MOONSHINE'	YARROW	1 GAL.	L	1.5' X 1.5'
DIETES V. 'VARIEGATA'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
AGAVE SP.	AGAVE	1 GAL.	L	2' X 2.5'
TULBAGHIA V. 'TRICOLOR'	SOCIETY GARLIC	1 GAL.	L	1 X 1.5'

GRASS OR GRASSLIKE ACCENTS

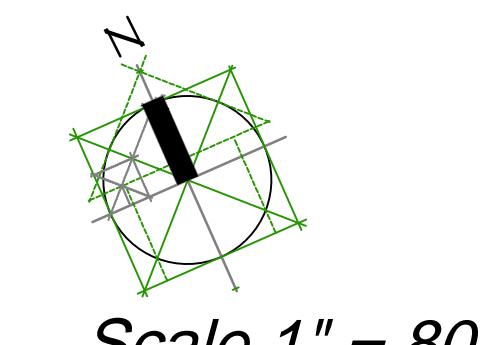
LOMANDRA L 'BREEZE'	BREEZE MAT RUSH	1 GAL.	L	3' X 3'
PENNISETUM S. 'KARLEY ROSE'	FOUNTAIN GRASS	1 GAL.	L	3' X 3'
MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	L	4' X 4' PLANT 4' OC
CALAMAGROSTIS A. 'KARL FOESTER'	FEATHERED	1 GAL.	L	2' X 3' PLANT 3' OC

DECORATIVE ROCK ACCENT

4" MINIMUM DEPTH OF 3'-6" FRACTURED ROCK AS AVAILABLE FROM A LOCAL SOURCE.  
COLOR GRAY BLEND.

PLANTER MULCH

BARK MULCH-DRK BROWN ALL PLANTERS NOT DESIGNATED FOR ROCK



Scale 1" = 80 ft

STREET TREE PER IPC GUIDELINES  
INTERIOR LIVE OAK STRAWBERRY TREE  
HOLY OAK  
CHINESE PISTACHE  
SWAN HILL OLIVE PINE  
CRAPAE MYRTLE  
INCENSE CEDAR

LOW TO MEDIUM SHRUBS FLOWERING w/ ACCENT PERENNIALS & GRASSES  
PROJECT ACCENT PLANTING-ACCENT SHRUBS/GROUNDCOVER/PERENNIALS WITH BARK MULCH AND LARGE BOULDER ACCENTS

TALL SHRUB SCREEN PLANTING w/ BARK MULCH  
LANDSCAPED SETBACK PER IPC GUIDELINES

SEEDED BIO-RETENTION AREA  
SMALL ROCK MULCH

LANDSCAPE CALCULATIONS:

TOTAL PAVING AREA = 65,675 S.F.  
PARKING AREA USES THE FOLLOWING:  
1. PAVEMENT INCLUDING ISLANDS, STALLS, AISLES AND ACCESS DRIVES  
2. ADJACENT BUILDING FRONTAGE LANDSCAPE AREA INC. WALKS  
PARKING AREA LANDSCAPE REQUIRED = 13,135 S.F. (20% OF PARKING AREA)  
PARKING AREA LANDSCAPE PROVIDED = 13,256 S.F. (20%)  
NO. OF STANDARD PARKING SPACES = 16  
NO. OF STANDARD PARKING SPACES PROVIDED = 16 (1/5 SPACES)  
TREES PROVIDED = 23 (1/5 SPACES)  
REQUIRED PARKING AREA SHADE = 11 S.F. (MIN. 40% OF PARKING AREA)  
PARKING AREA SHADE PROVIDED AT Maturity = 39,564 (42%)  
28 LARGE SHADE TREES @ 100% 40' DIAMETER (1,256 S.F.) = 35,168 S.F.  
7 LARGE SHADE TREES @ 50% 40' DIAMETER (628 S.F.) = 4,396 S.F.  
MINIMUM STREETSCAPE LANDSCAPE REQUIRED:  
HOPKINS ROAD - 15' LANDSCAPE SETBACK  
HOPKINS ROAD - 15' LANDSCAPE SETBACK  
TOTAL SITE LANDSCAPE AREA: 255,274 S.F.  
SITE TREES REQUIRED (EXCLUDING PARKING LOT TREES) 1/1000 S.F.=255  
SITE TREES PROVIDED: 257

