

March 24, 2022

DIRECTOR PUBLIC HEARING
AGENDA ITEM 1

REQUEST

**PUBLIC HEARING TO CONSIDER APPROVING A DEVELOPMENT REVIEW
PERMIT TO CONSTRUCT TWO MULTI-TENANT COMMERCIAL BUILDINGS (3,968
SQ. FT. AND 8,160 SQ. FT.) AT 815 INTERNATIONAL PARKWAY. APPLICANT IS
CORY CHUNG AND PROPERTY OWNER IS PROLOGIS, APPLICATION NUMBER
D21-0013.**

DISCUSSION

The project site is approximately 7.74 acres at the southwest corner of International Parkway and Daylight Road at 815 International Parkway known as Promontory Station. The project site is approximately 1,400 feet south of Interstate 205 in the Prologis International Park of Commerce (Attachment A: Location Map).

The proposal for phase 1 of Promontory Station is to build two multi-tenant commercial buildings, outdoor plaza, and 235 parking spaces. The 3,968 sq. ft multi-tenant commercial building consists of a 1,500 sq. ft. restaurant and two 1,200 sq. ft. retail spaces. The 8,160 sq. ft. multi-tenant commercial building consists of a 2,300 sq. ft. and 1,900 sq. ft restaurant and three 1,300 sq. ft. retail spaces. In between the two multi-tenant commercial buildings is a plaza with public outdoor seating (Attachment B: Architectural, Civil, and Landscaping Plans).

The project is zoned General Commercial in the Cordes Ranch Specific Plan and has a General Plan designation of Commercial. The project meets the requirements of the General Commercial Zone, including requirements for parking, landscaping, and setbacks. The proposed architectural design of the two multi-tenant commercial buildings is compatible with the city's design goals and standards because all visible sides will be designed with a complementary level of detailing and quality materials like composite wood siding, perforated metal panels, metal canopies, various pitches throughout, and wall sconces. In addition, the two multi-tenant commercial buildings are consistent with the city's design goals and standards because the buildings are being configured in a way that creates a useable outdoor public space for a variety of gatherings.

It should be noted that the monument sign as well as all other signs conceptually shown on the project plans are not included as part of the project details being considered for approval with this Development Review Permit. The monument sign, as shown, is not consistent with the Cordes Ranch Specific Plan and would not be allowed without approval of an amendment to the Specific Plan.

Environmental Document

The project is within the scope of the development program evaluated in the certified Cordes Ranch Specific Plan Environmental Impact Report (CRSP EIR) and consistent with the land use designations and development densities and intensities assigned to

the project site by the CRSP zoning. Cumulative and offsite impacts associated with development of the project site, as proposed, were fully addressed in the CRSP EIR (SCH# 2011122015). Since the proposed Projects are within the scope of the development program evaluated in the CRSP EIR and no subsequent EIR is required pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, then under Section 15168(c) of the CEQA Guidelines, no further environmental review is required for the Project.

In addition, the City has determined, pursuant to Section 21083.3 of CEQA and Section 15183 of the CEQA Guidelines, that the project is consistent with the land use designation and development intensity for the project site established by the CRSP zoning, as analyzed in the previously certified CRSP EIR, and implementation of the proposed project would not result in any new specific environmental effects that are peculiar to the project or the project site. Therefore, under Sections 21083.3 and 15183, no further environmental review is required for the Project.

RECOMMENDATION

Staff recommends that the Development Services Director approve the Development Review Permit to construct two multi-tenant commercial buildings (3,968 sq. ft. and 8,160 sq. ft.) at 815 International Parkway, Application Number D21-0013, based on findings contained in the Director's Determination dated March 24, 2022 (Attachment C).

Prepared by Kenny Lipich, Assistant Planner

Reviewed by Scott Claar, Senior Planner

Approved by Bill Dean, Interim Development Services Director

ATTACHMENTS

- A: Location Map
- B: Architectural, Civil, and Landscaping Plans
- C: Development Services Director Determination
 - Exhibit 1 – Conditions of Approval



Promontory Station at IPC

AERIAL SITE
N.T.S.



PROMONTORY STATION @ IPC ENTITLEMENT PACKAGE

03-07-2022

815 International Pkwy
Tracy, CA



RECEIVED
March 09, 2022
City of Tracy
Development Services

Architectural

- A1 - EXISTING PHOTOS - SITE SURROUNDINGS
- A2 - EXISTING PHOTOS - SITE SURROUNDINGS
- A3 - EXISTING PHOTOS - SITE SURROUNDINGS
- A4 - EXISTING PHOTOS - SITE SURROUNDINGS
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- A6.1- PHASING PLAN
- A6.2- COLORED SITE PLAN
- A7 - SITE SECTION
- A8 - SHOPS 1 FLOOR PLAN & BLDG SECTION
- A9 - SHOPS 2 FLOOR PLAN & BLDG SECTION
- A10 - SHOPS 1 ELEVATIONS
- A11 - SHOPS 2 ELEVATIONS
- A12 - COLOR BOARD
- A13 - 3D VIEW
- A13.1 - 3D VIEW TESLA CHARGERS SCREEN WALL
- A13.2 - 3D VIEW TESLA CHARGING STATION
- A14 - ELEVATION TRASH ENCLOSURE
- A15 - PLAZA LAYOUT EXHIBIT SHEET

Civil

- C1 - TITLE SHEET
- C2 - TOPOGRAPHIC SURVEY
- C3 - PRELIMINARY GRADING AND DRAINAGE PLAN
- C4 - PRELIMINARY UTILITY PLAN
- C5 - PRELIMINARY EROSION CONTROL PLAN
- C6 - PRELIMINARY STORMWATER QUALITY CONTROL PLAN
- EX P TRUCK TURN EXHIBIT
- TABLE 1 - SEWER CALCULATIONS

Landscape

- LC.1 - PRELIMINARY LANDSCAPE PLAN
- LC.2 - PLANT LIST

Photometric

- EP.1 - ELECTRIC PHOTOMETRIC PLAN
- EP.1.1 - LIGHT POLE DETAIL AND LIGHTING CUT SHEET



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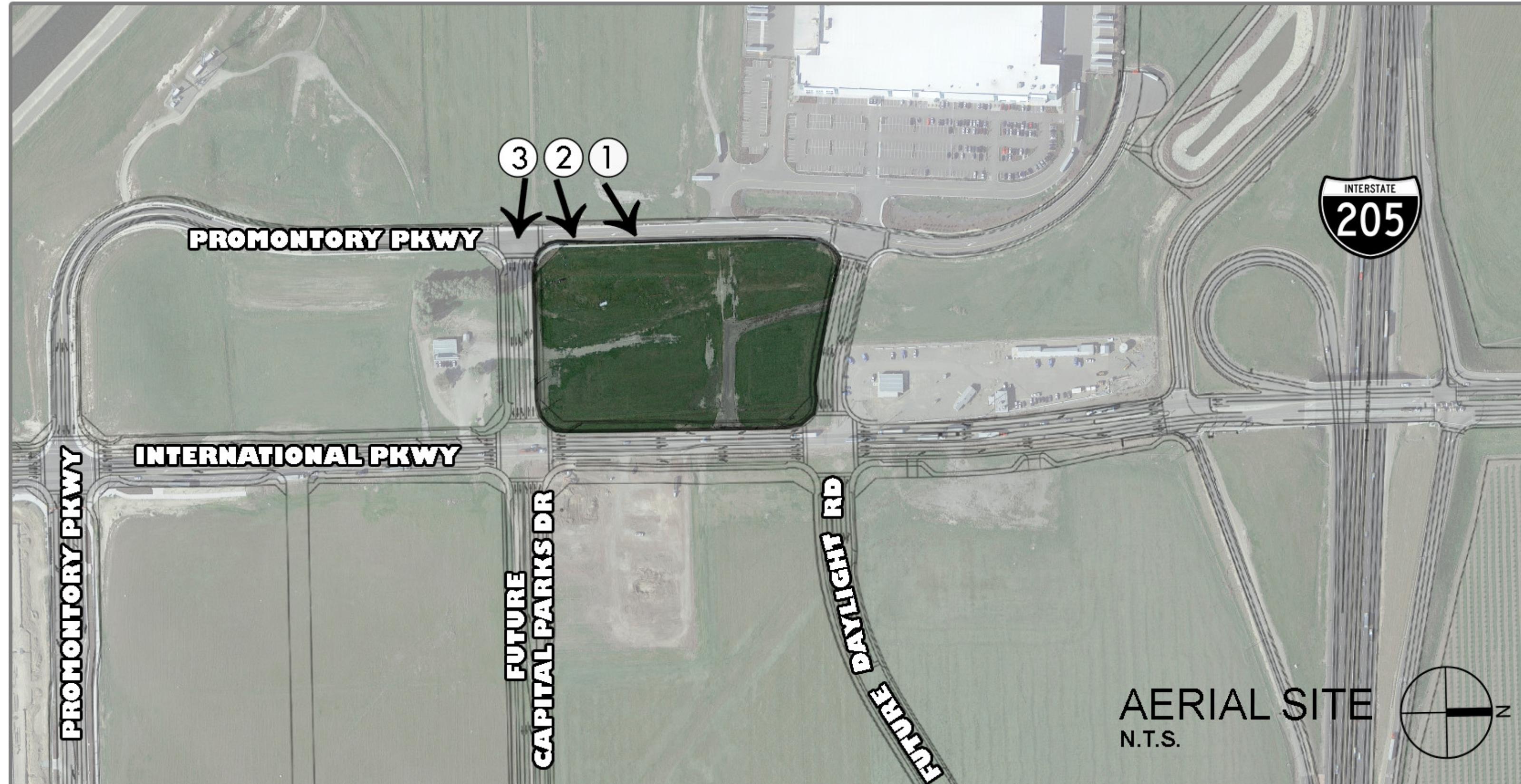
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bhatch00@charter.net
Contact: Barbara Hatch



PROMONTORY STATION @ IPC TRACY, CA

DATE: 09-14-2021
MCG JOB #: 20.225.05

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REVISONS _____

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EXISTING PHOTOS - SITE SURROUNDINGS

A-1

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GLENDALE
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EXISTING PHOTOS - SITE SURROUNDINGS

DATE	REVISIONS

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A-2

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EXISTING PHOTOS - SITE SURROUNDINGS

A-3

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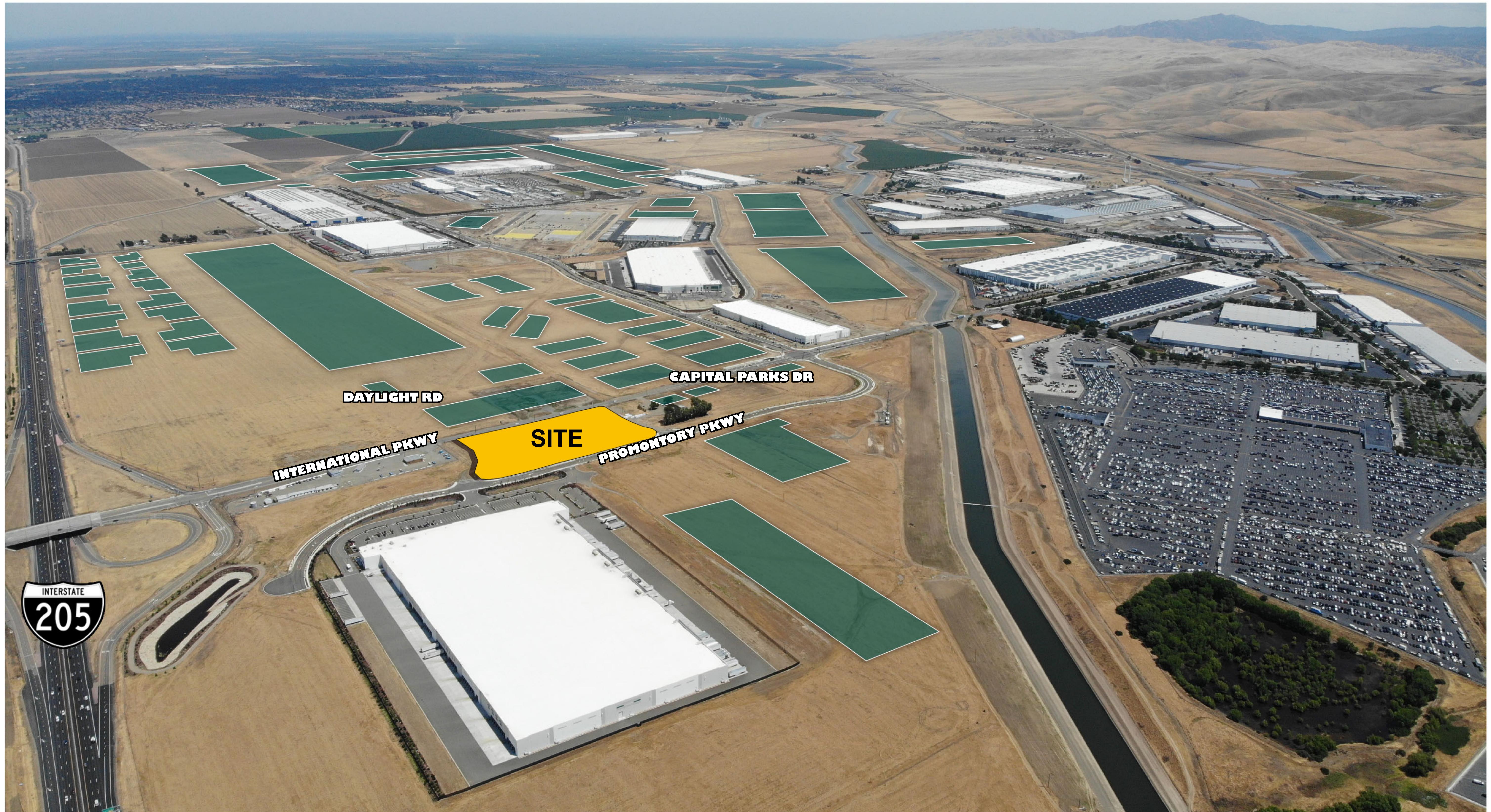
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EXISTING PHOTOS - SITE SURROUNDINGS

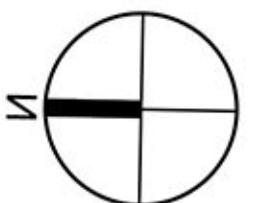
A-4

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AERIAL SITE
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PROMONTORY STATION @ IPC TRACY, CA

A-5

EXISTING AERIAL SITE

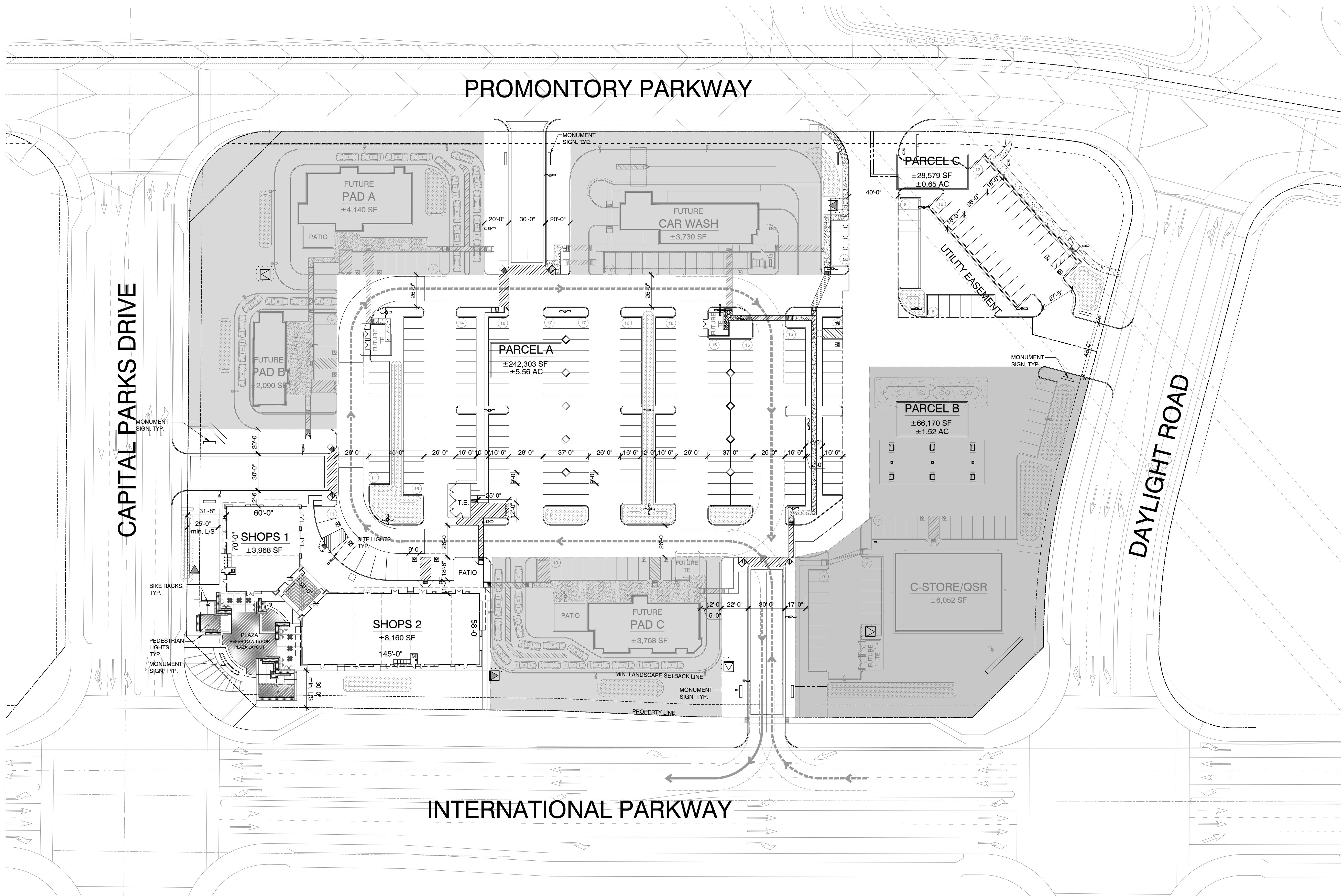
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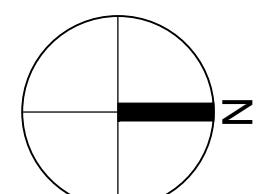


DATE: 03-07-2022
MCG JOB #: 20225.05

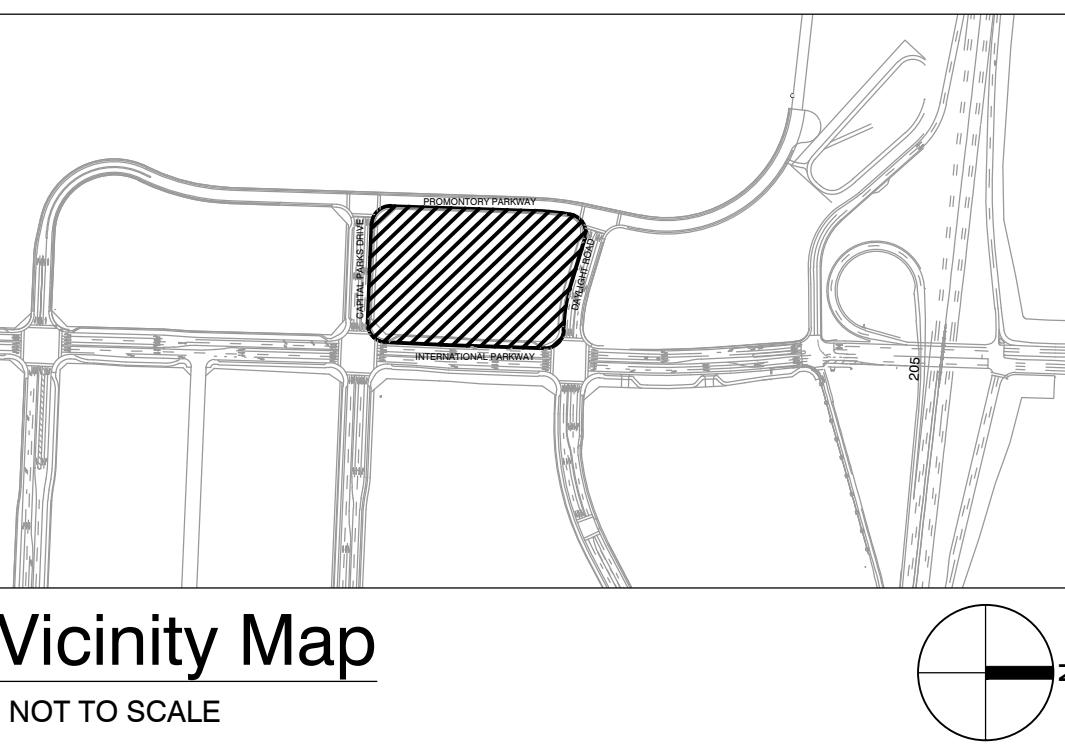
DATE REVISIONS

SITE PLAN
Scheme A.1 - PHASE 1

Scale : 1" = 40'
0 20' 40' 80'



PROMONTORY STATION @ IPC
TRACY, CA



Vicinity Map

NOT TO SCALE

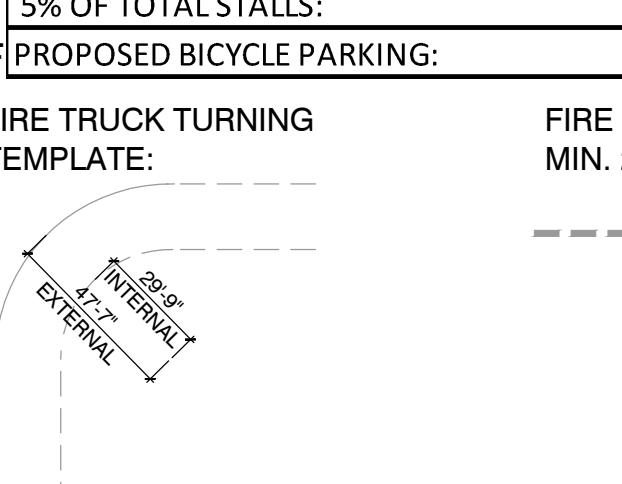
PHASE 1 - Site Summary

LAND: ± 7.74 AC ± 337,052 SF
BUILDING: ± 12,128 SF

LAND/BUILDING RATIO: 26.79/1
BUILDING COVERAGE: 3.60%

Minimum Parking Required - Overall Site

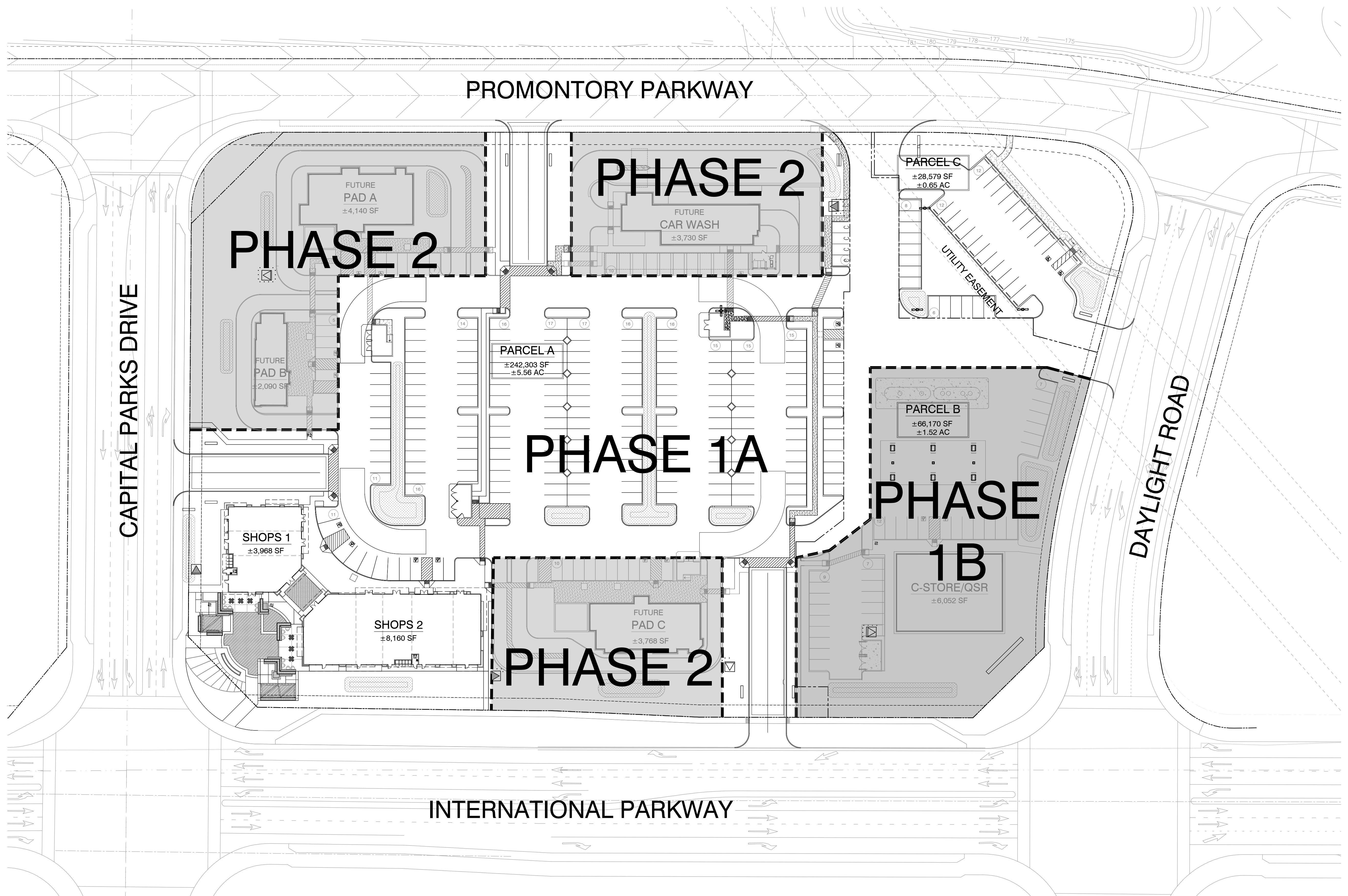
BUILDING	BLDG. AREA (SF)	USE	FLR. AREA (SF)	PARKING RATIO (STALL/SF)	PARKING REQ'D
SHOPS 1	3,968	RETAIL RESTAURANT (1A)	2,396 SF 1,572 SF	1 / 250	10 STALLS
		Customer Service 60% Other areas 40%	943 629	1 / 45 1 / 250	21 STALLS 3 STALLS
SHOPS 2	8,160	TOTAL BUILDING AREA : 12,128 SF			
		TOTAL PARKING REQUIRED : 114 STALLS			
		TOTAL PROPOSED PARKING : 238 STALLS			
		PARKING RATIO : 19.6 /1000			
		BICYCLE PARKING REQUIRED - CAL GREEN:			
		5% OF TOTAL STALLS: 12			
		PROPOSED BICYCLE PARKING: 12			
		FIRE TRUCK TURNING TEMPLATE:			
		FIRE LANE DIRECTION MIN. 20 FEET WIDE:			



A-6

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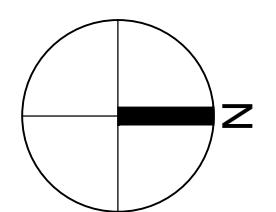


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MCG JOB #: 20225.05

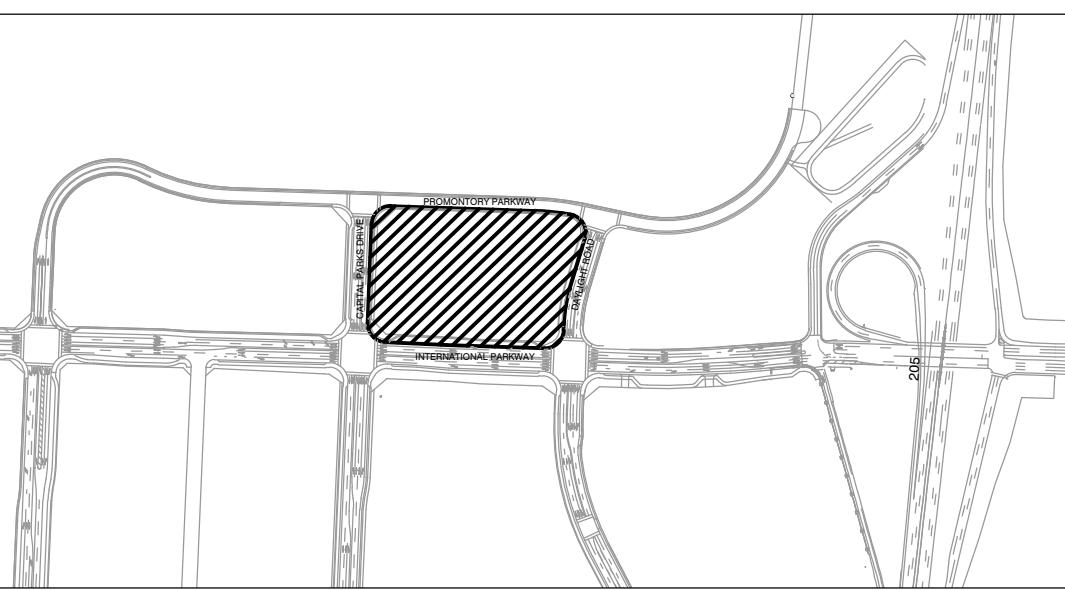
DATE REVISIONS

SITE PLAN
Scheme A.1 - PHASING PLAN

Scale : 1" = 40'
0 20' 40' 80'



PROMONTORY STATION @ IPC
TRACY, CA



Vicinity Map

NOT TO SCALE

Overall Site Summary

LAND: ± 7.74 AC ± 337,052 SF ± 31,908 SF

BUILDING: LAND/BUILDING RATIO: 9.56/1
BUILDING COVERAGE: 9.47%

Minimum Parking Required - Overall Site

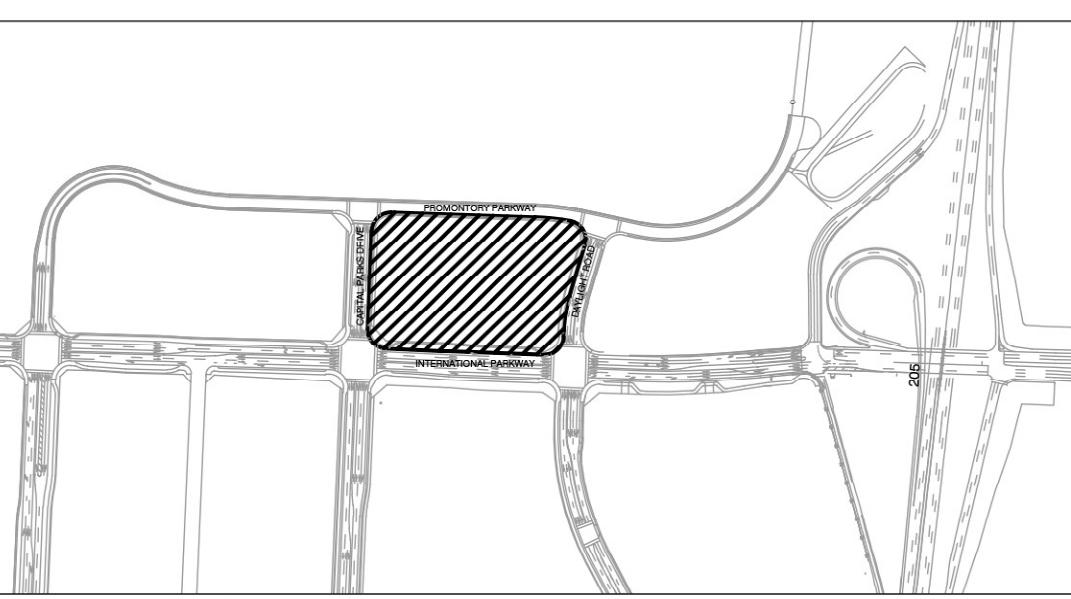
BUILDING	BLDG. AREA (SF)	USE	FLR. AREA (SF)	PARKING RATIO (STALL/SF)	PARKING REQ'D
SHOPS 1	3,968	RETAIL RESTAURANT (1A)	2,396 SF 1,572 SF	1 / 250 1 / 45 1 / 250	10 STALLS 21 STALLS 3 STALLS
		Customer Service 60% Other areas 40%			
SHOPS 2	8,160	RETAIL RESTAURANT (2A & 2D)	3,906 SF 4,254 SF	1 / 250 1 / 45 1 / 250	16 STALLS 57 STALLS 7 STALLS
		Customer Service 60% Other areas 40%			
PAD A	4,140	RESTAURANT			
		Customer Service 60% Other areas 40%			
PAD B	2,090	RESTAURANT			
		Customer Service 60% Other areas 40%			
PAD C	3,768	RESTAURANT			
		Customer Service 60% Other areas 40%			
CAR WASH	3,730	RETAIL			
C-STORE	6,052	RETAIL	6,502 SF	1 / 250	15 STALLS 26 STALLS
TOTAL BUILDING AREA : 31,908 SF					
TOTAL PARKING REQUIRED : 304 STALLS					
TOTAL PROPOSED PARKING : 305 STALLS					
PARKING RATIO : 9.6 / 1000					
BICYCLE PARKING REQUIRED - CAL GREEN:					
5% OF TOTAL STALLS: 16					
PROPOSED BICYCLE PARKING: 16					

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A-6.1

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Vicinity Map

NOT TO SCALE

PHASE 1 - Site Summary

LAND: ± 7.74 AC ± 337,052 SF
BUILDING: ± 12,128 SF

LAND/BUILDING RATIO: 26.79/1
BUILDING COVERAGE: 3.60%

Minimum Parking Required - Overall Site

BUILDING	BLDG. AREA (\$SF)	USE	FLR. AREA (SF)	PARKING RATIO (STALLS/SF)	PARKING REQ'D
SHOPS 1	3,968	RETAIL RESTAURANT (1A)	2,396 SF 1,572 SF	1 / 250 Customer Service 60% Other areas 40%	10 STALLS 21 STALLS 3 STALLS
SHOPS 2	8,160	RETAIL RESTAURANT (2A & 2D)	3,906 SF 4,254 SF	1 / 250 Customer Service 60% Other areas 40%	16 STALLS 57 STALLS 7 STALLS
TOTAL BUILDING AREA : 12,128.0 SF					
TOTAL PARKING REQUIRED : 114.0 STALLS					
TOTAL PROPOSED PARKING : 238.0 STALLS					
PARKING RATIO : 19.6 / 1000					
BICYCLE PARKING REQUIRED - CAL GREEN:					
5% OF TOTAL STALLS: 12.0					
PROPOSED BICYCLE PARKING: 12.0					

PROMONTORY STATION @ IPC
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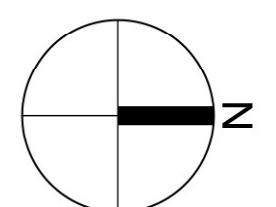
DATE: 03-07-2022
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COLOR SITE PLAN
Scheme A.1

A-6.2

Scale : 1" = 40'
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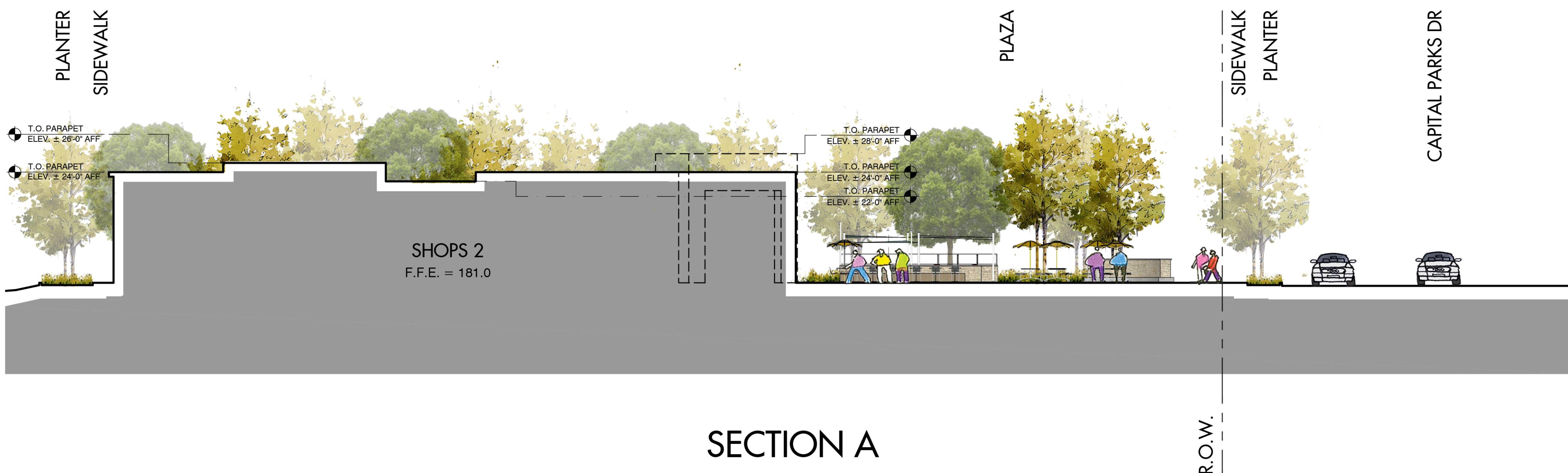


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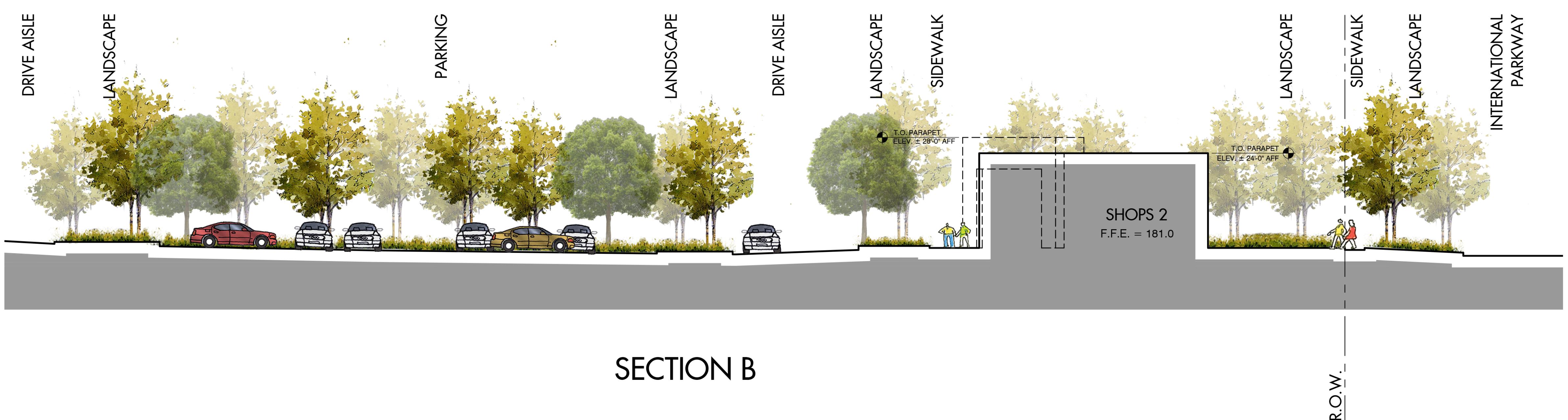
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SECTION A



SECTION B

PROMONTORY STATION @ IPC TRACY, CA

DATE: 02-26-2021
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XX-XX-XXXX

SITE SECTIONS

Scale : 1/16" = 1'-0"
0 8' 16' 32'

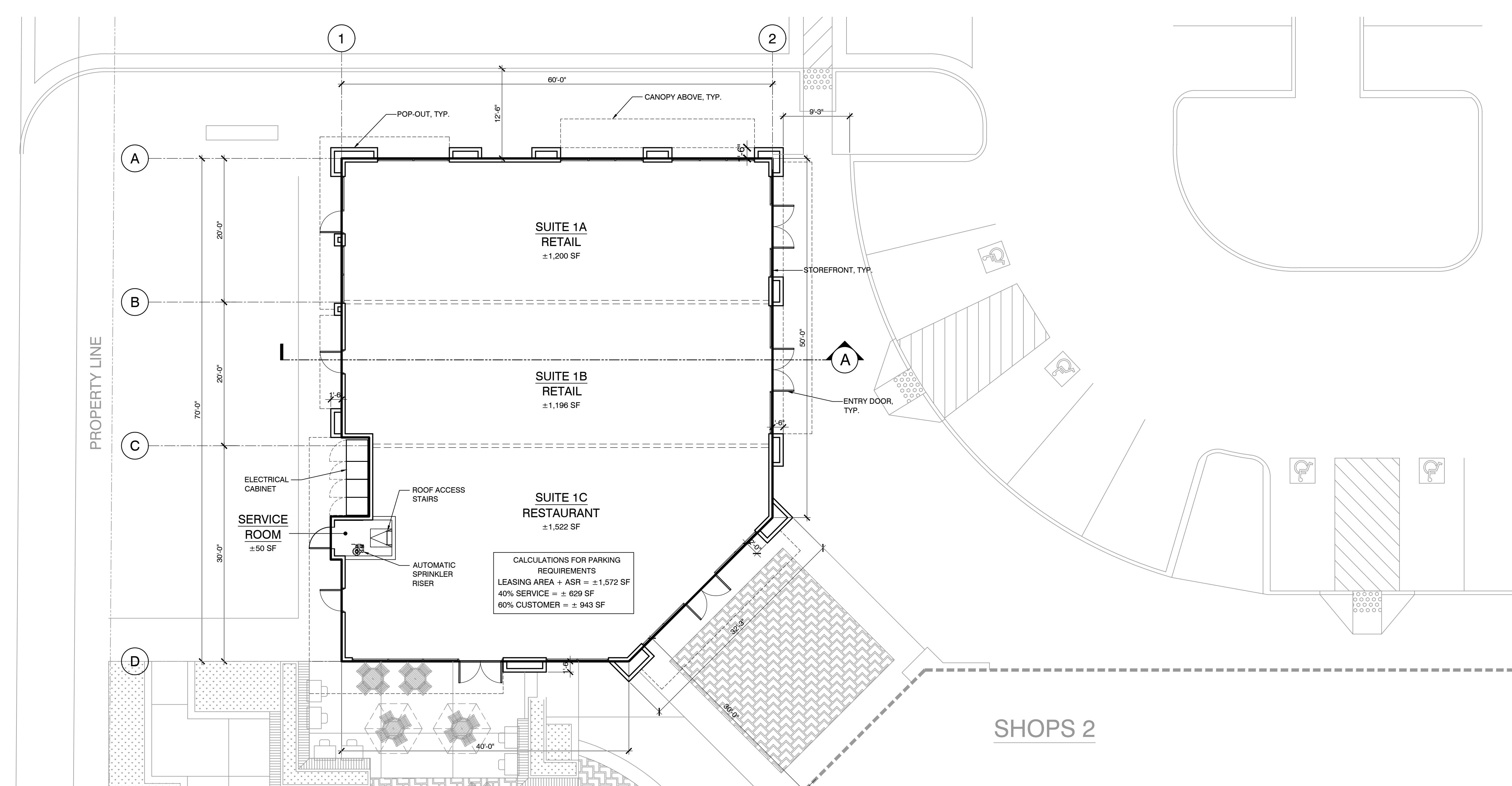
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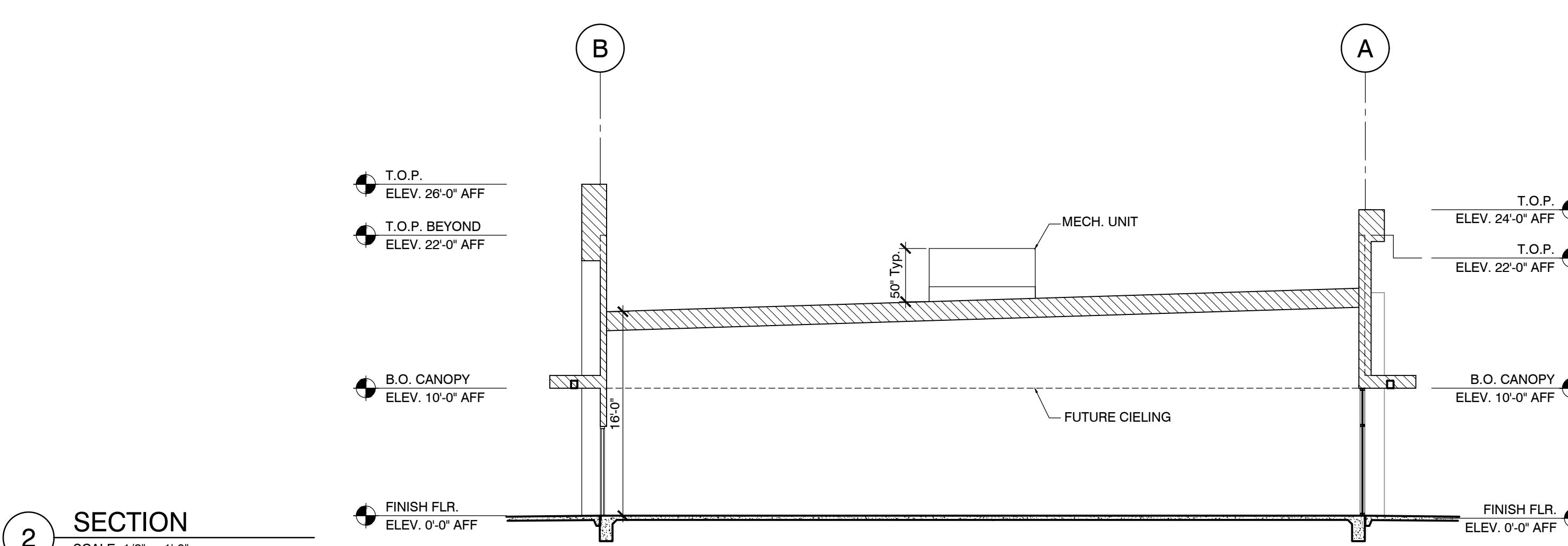
A-7

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



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

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SHOPS 1
FLOOR PLAN (3,968 SF)

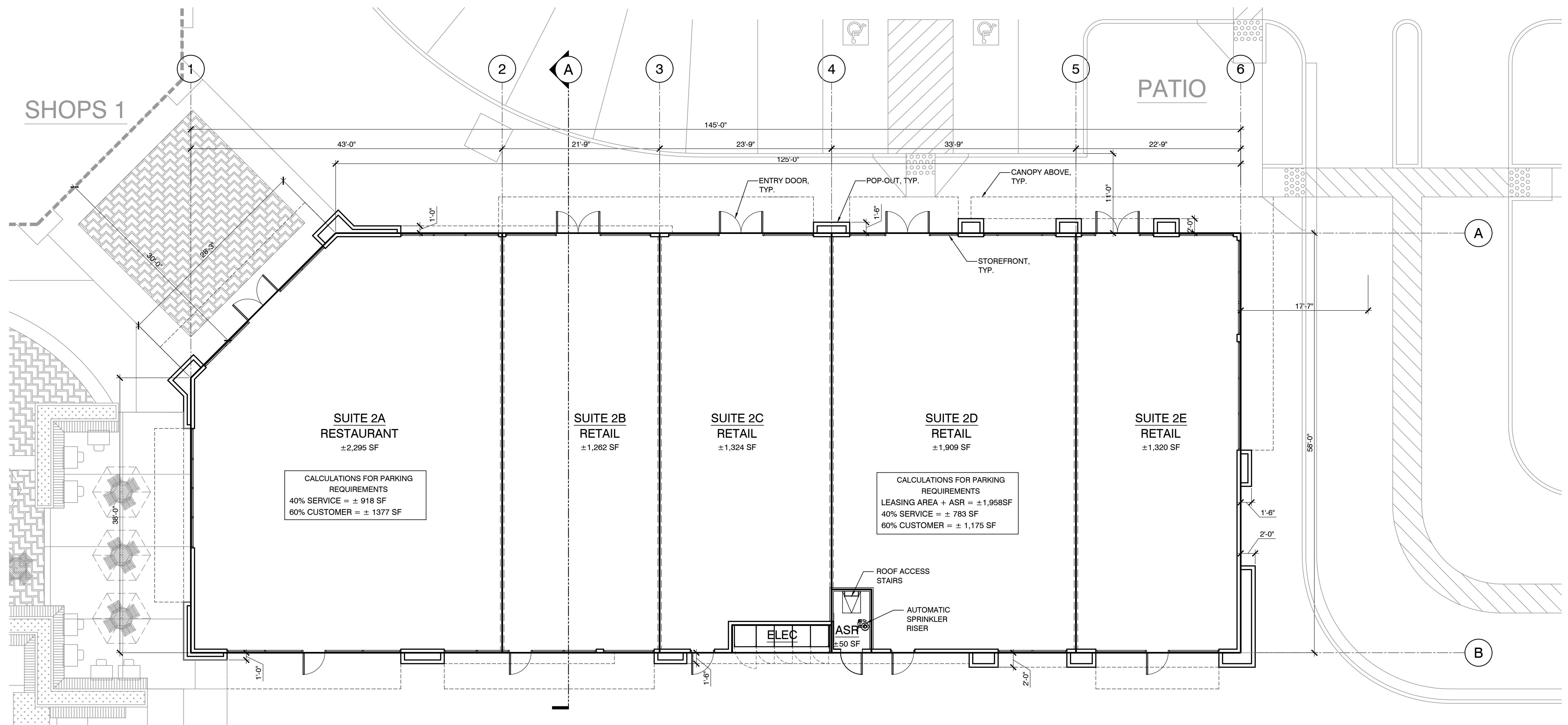
Scale: 1/8" = 1'-0"
0 4' 8' 16'

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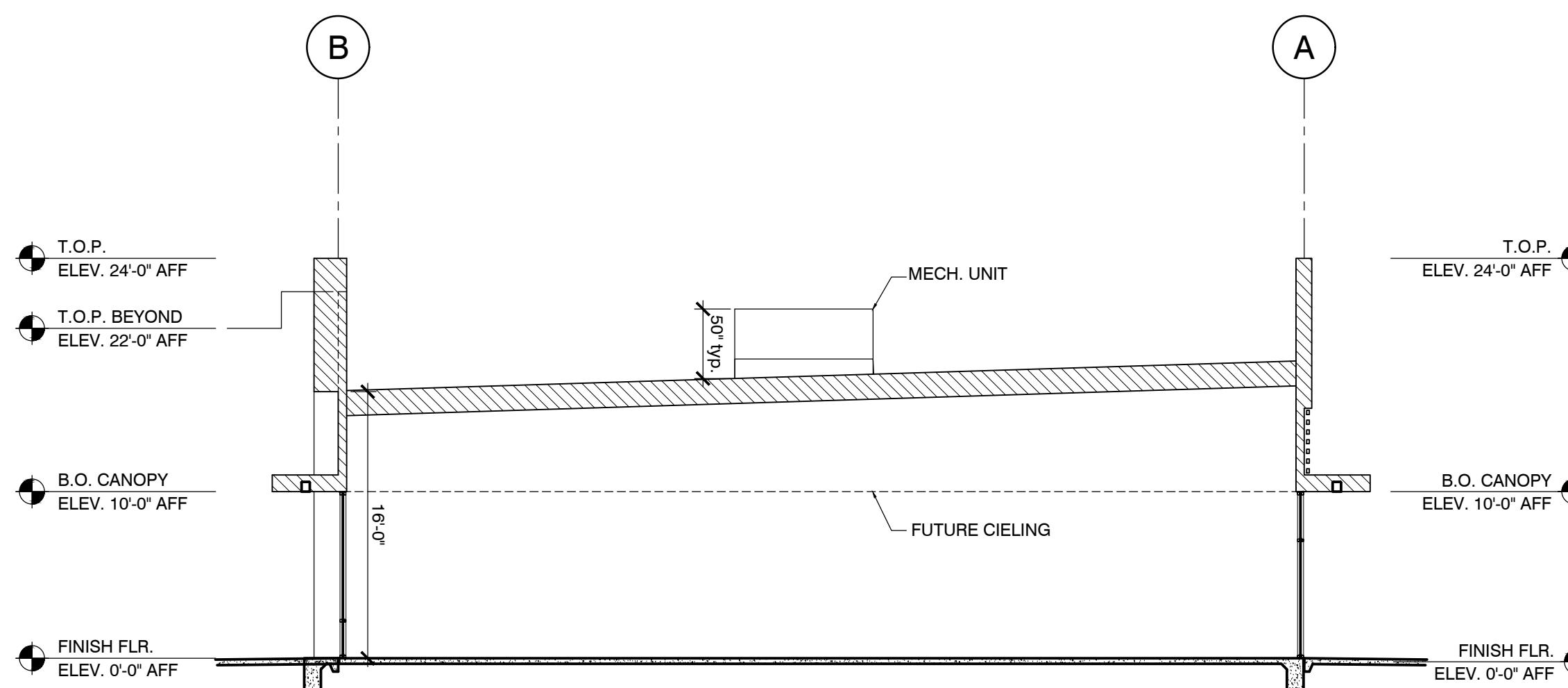
A-8

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



PROMONTORY STATION @ IPC
TRACY, CA

DATE: 11-08-2021
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SHOPS 2
FLOOR PLAN (8,160 SF)

Scale: 1/8" = 1'-0"
0 4' 8' 16'

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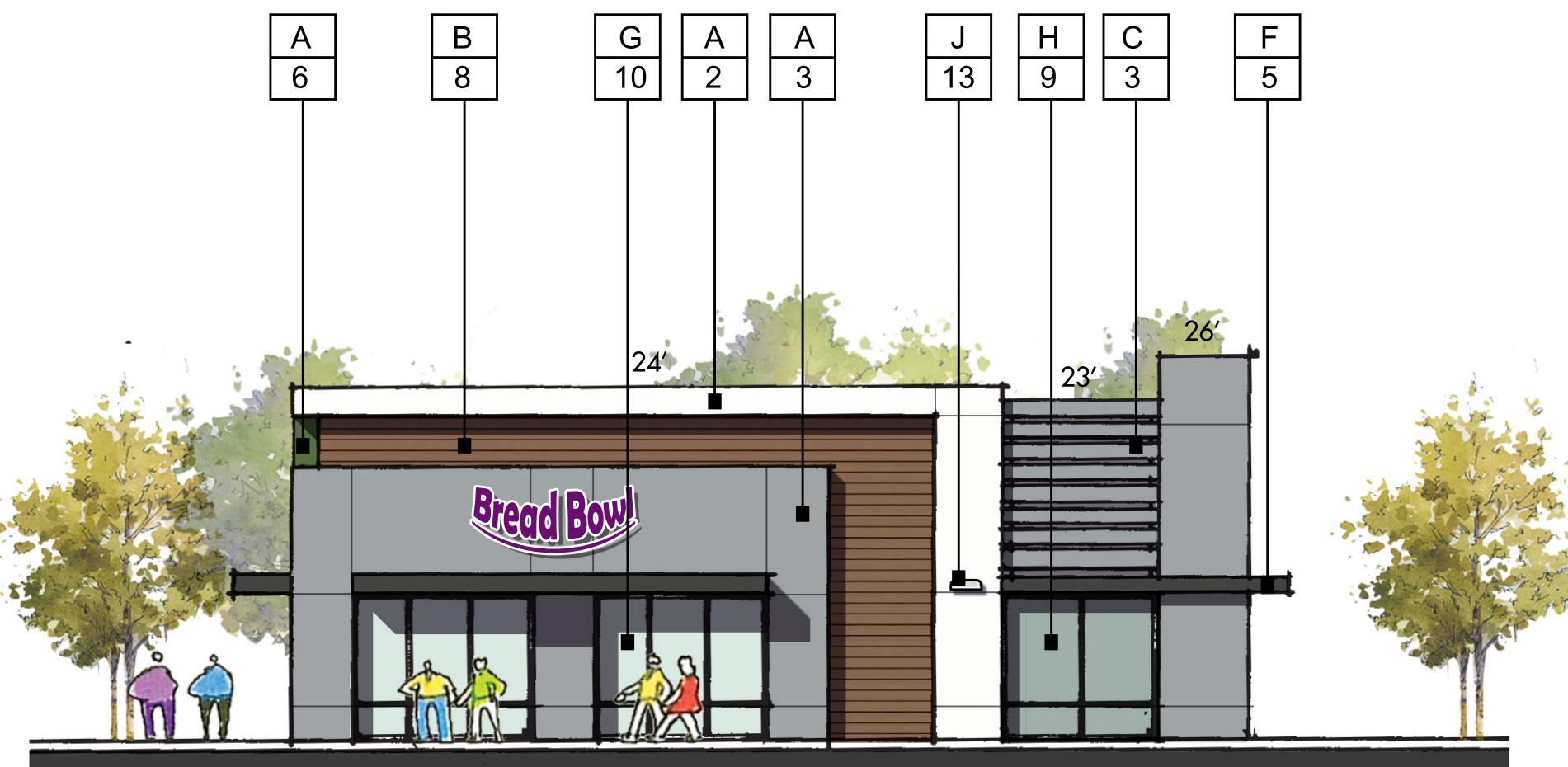
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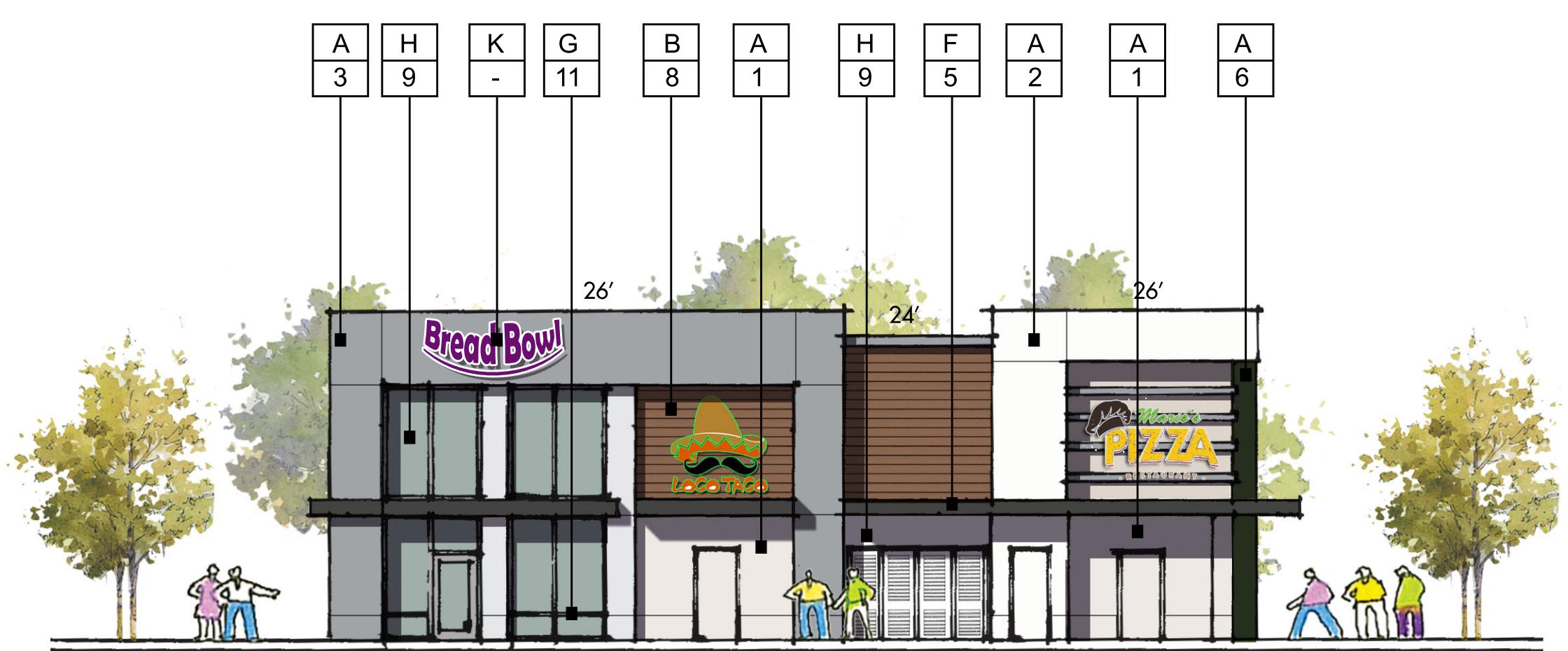
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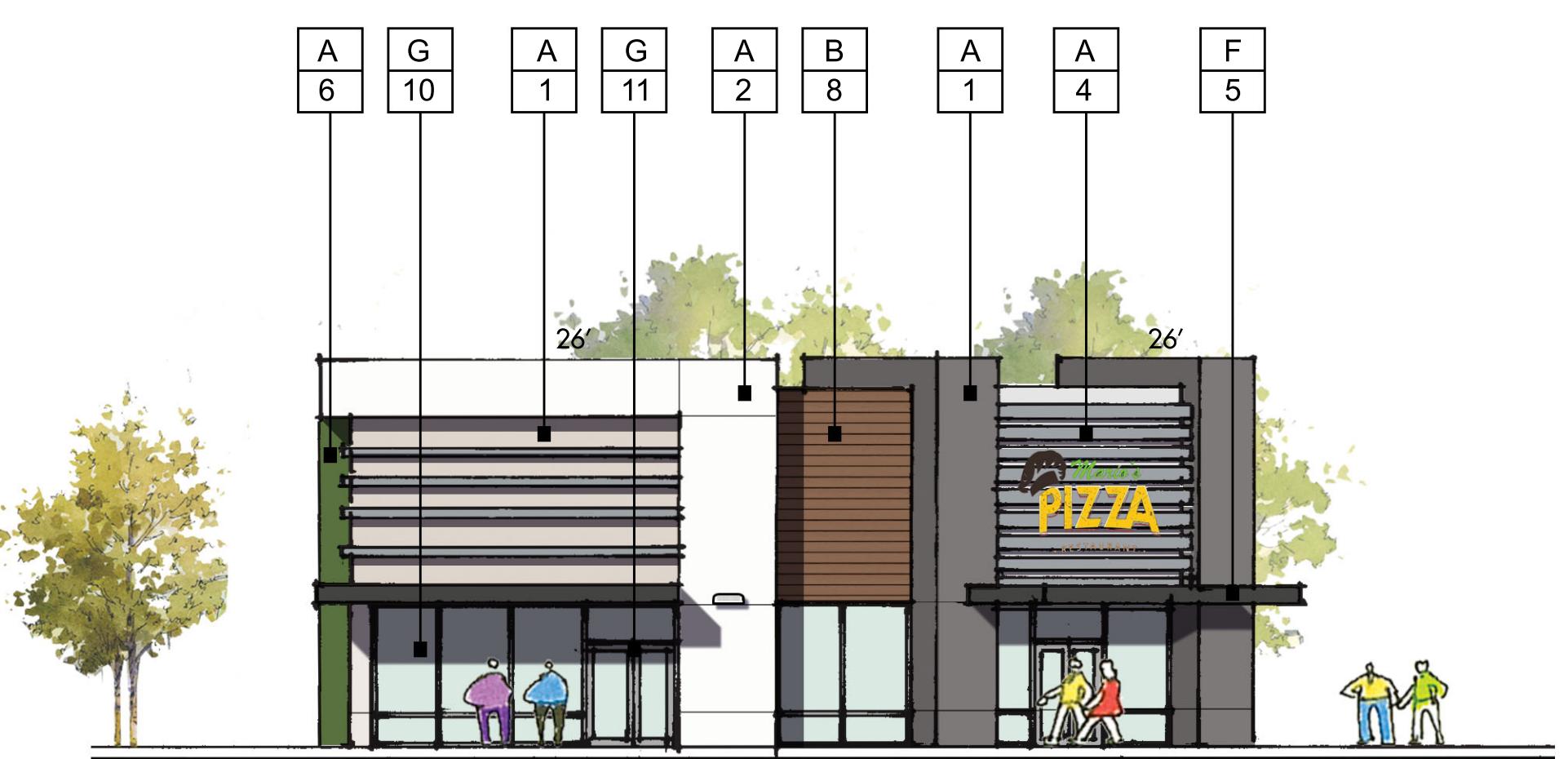
NORTH ELEVATION



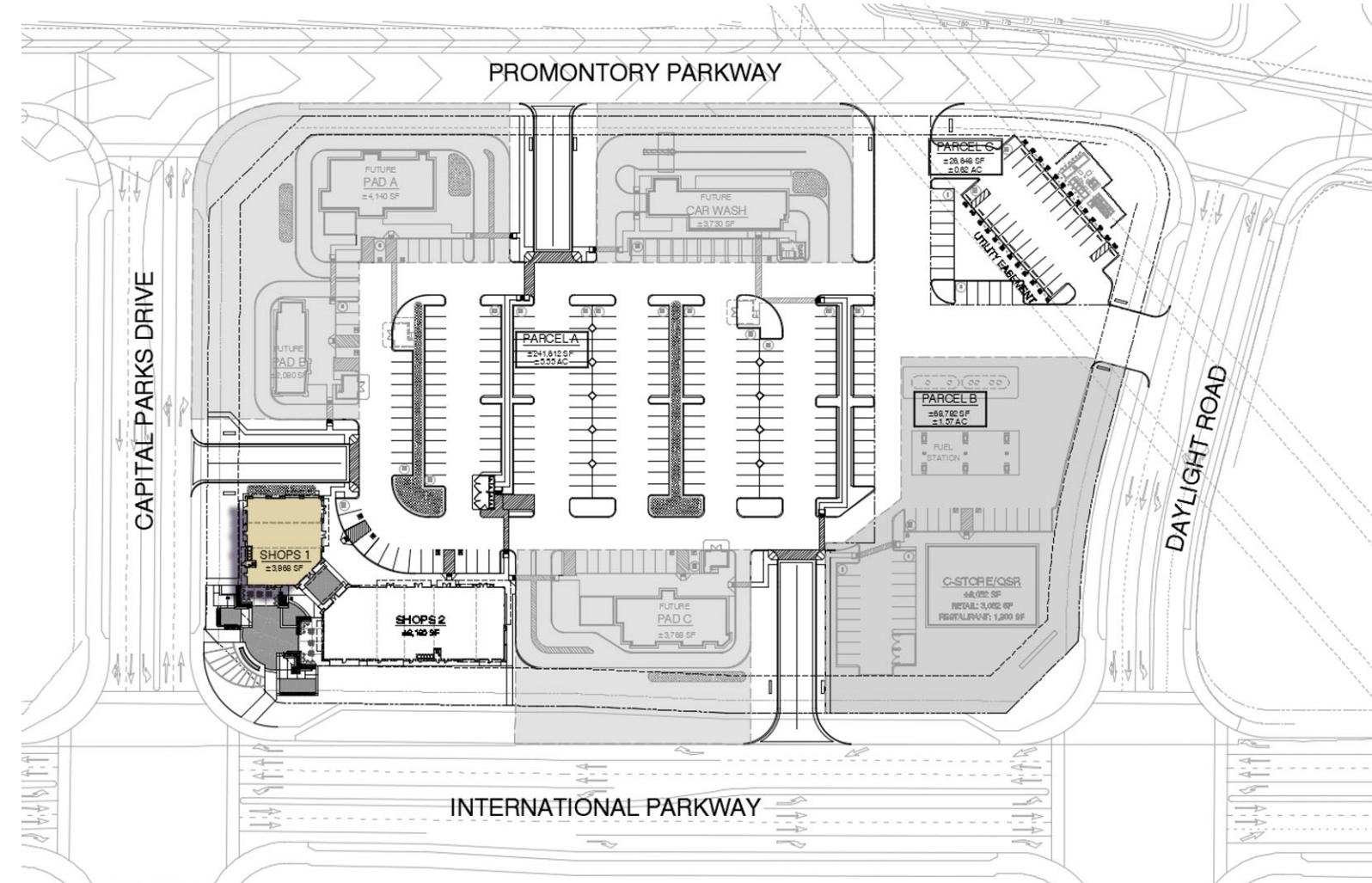
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



KEY PLAN
NOT TO SCALE

FINISHES:

- [A] EXTERIOR CEMENT PLASTER FINISH
- [B] COMPOSITE WOOD SIDING
- [C] METAL SLAT
- [D] METAL PANEL
- [E] PERFORATED METAL PANELS
- [F] METAL CANOPY
- [G] ALUMINUM STOREFRONT
- [H] SPANDREL GLASS
- [J] WALL SCONCES
- [K] SIGNAGE BY: OTHERS

COLORS:

- [1] DE 6372 "LACE VEIL" BY: DUNN EDWARDS
- [2] DEW 379 "IGLOO" BY: DUNN EDWARDS
- [3] DE 6361 "BABY SEAL" BY: DUNN EDWARDS
- [4] DE 6369 "LEGENDARY GRAY" BY: DUNN EDWARDS
- [5] DE 6350 "DARK ENGINE" BY: DUNN EDWARDS
- [6] SW 6727 "HOUSEPLANT" BY: SHERWIN WILLIAMS
- [7] CUSTOM PERFORATED BY: POMA
- [8] SLAT "IPE" BY: FIBERON
- [9] 2-1358 COOL ICE ICD SPANDREL BY: VITRO ARCHITECTURAL GLASS
- [10] SOLARBAN70XL (2)+CLEAR GLASS BY: VITRO ARCHITECTURAL GLASS
- [11] ALUMINUM "PEWTER 359B026" BY: OLD CASTLE
- [12] CHARCOAL GREY BY: BERRIDGE
- [13] 161 LED WALL SCONCE BY: GARDCO

CONCEPTUAL ELEVATIONS
SHOPS BUILDING 1 (3,968 SF)

PROMONTORY STATION @ IPC
TRACY, CA

A-10

DATE: 06-02-2021
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DATE REVISIONS

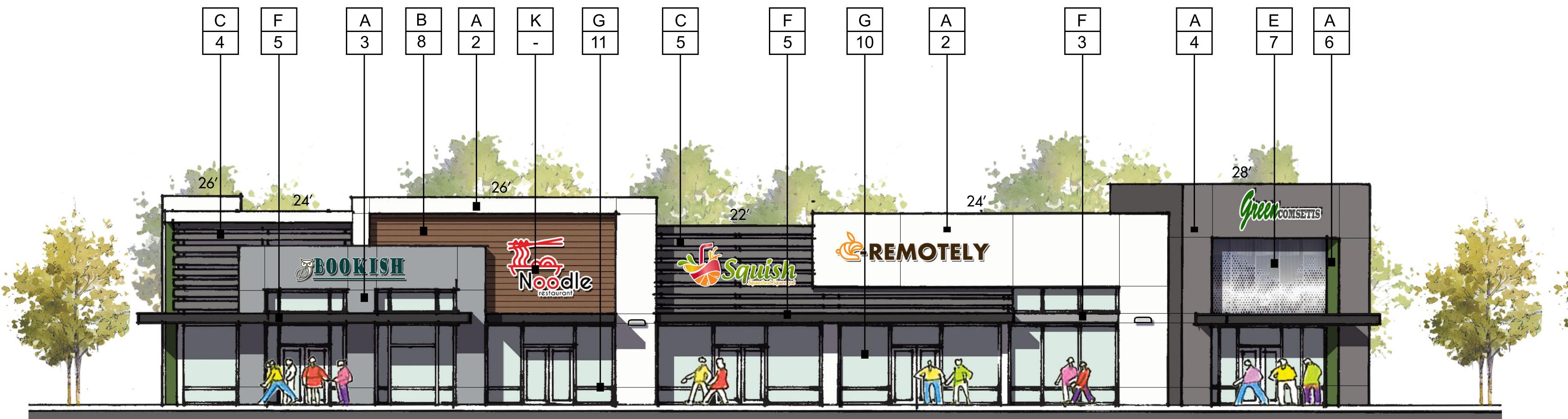
Scale : 3/32" = 1'-0"

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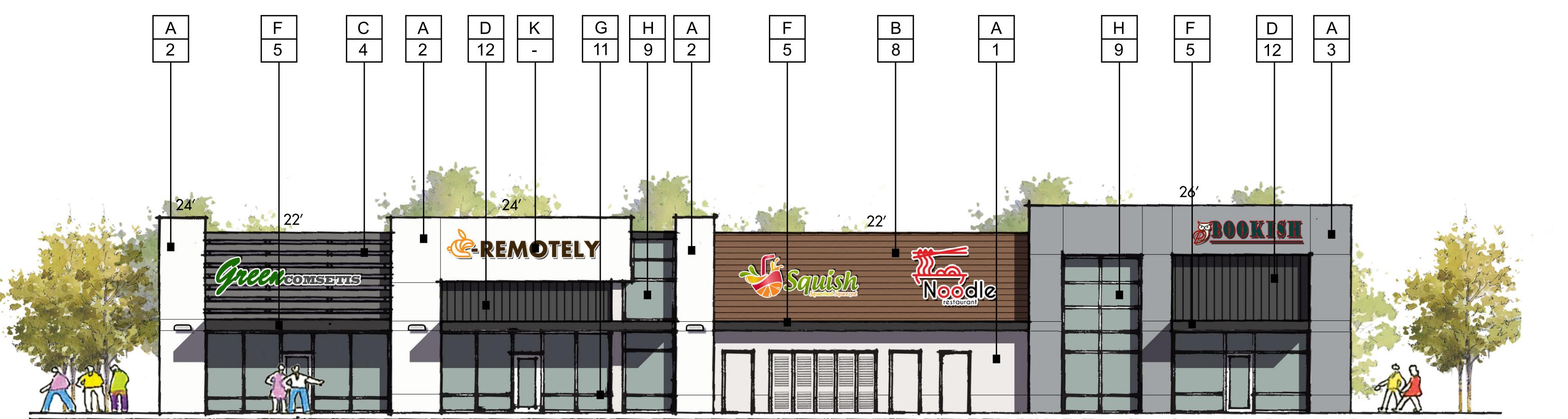
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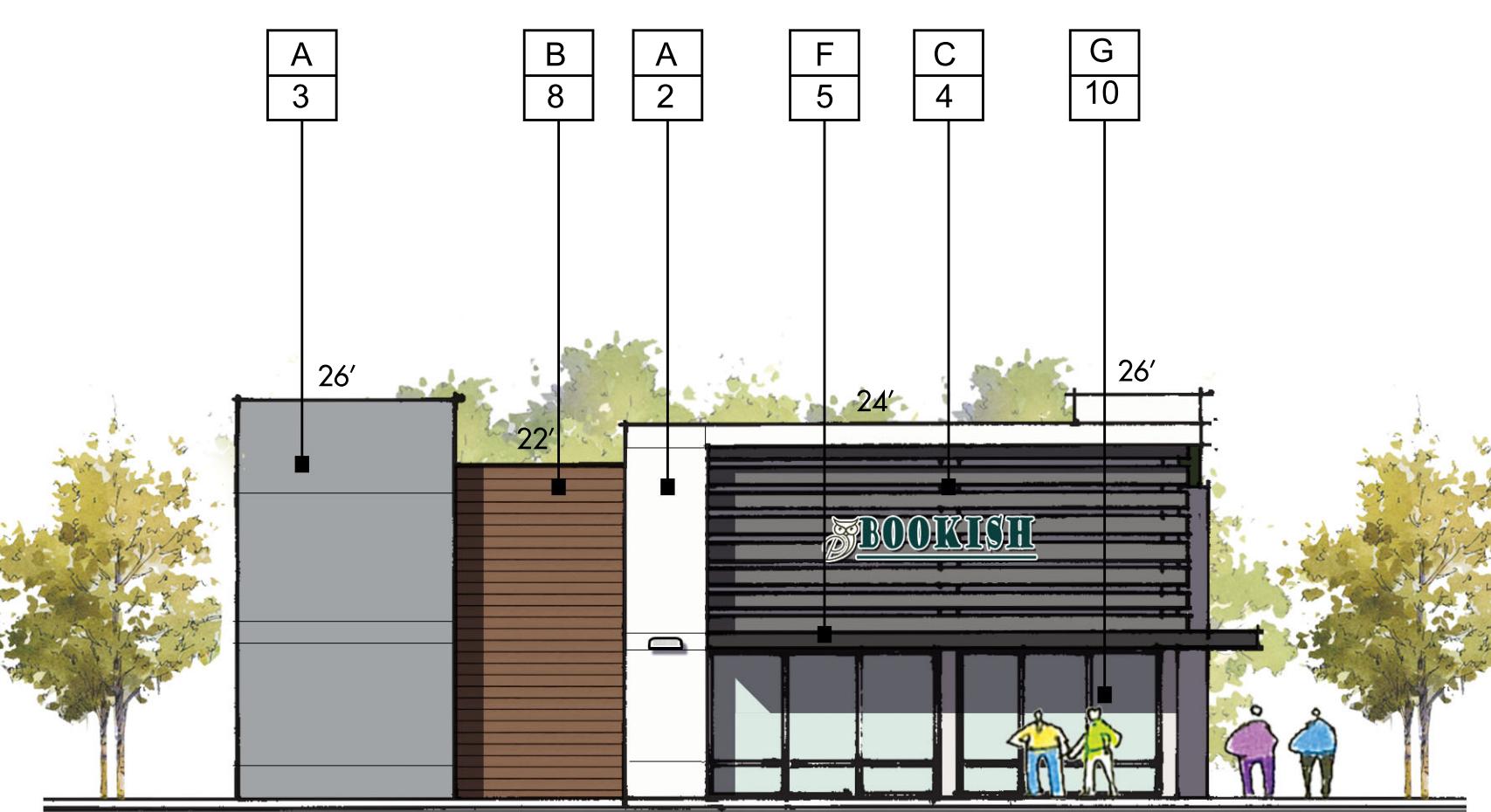
WEST ELEVATION



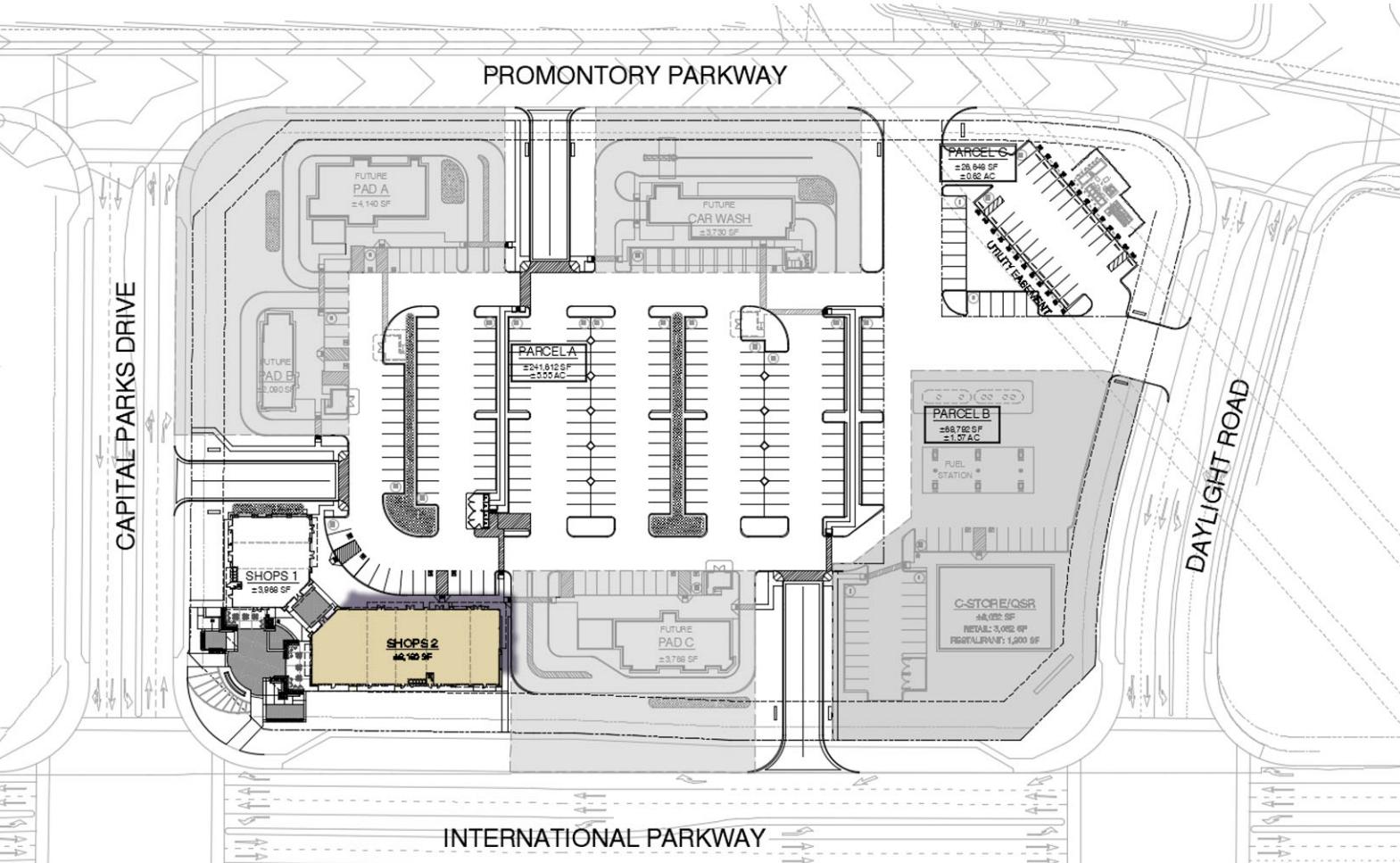
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



KEY PLAN

NOT TO SCALE

FINISHES:

- [A] EXTERIOR CEMENT PLASTER FINISH
- [B] COMPOSITE WOOD SIDING
- [C] METAL SLAT
- [D] METAL PANEL
- [E] PERFORATED METAL PANELS
- [F] METAL CANOPY
- [G] ALUMINUM STOREFRONT
- [H] SPANDREL GLASS
- [J] WALL SCONCES
- [K] SIGNAGE BY: OTHERS

COLORS:

- [1] DE 6372 "LACE VEIL" BY: DUNN EDWARDS
- [2] DEW 379 "IGLOO" BY: DUNN EDWARDS
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- [7] CUSTOM PERFORATED BY: POMA
- [8] SLAT "IPE" BY: FIBERON
- [9] 2-1358 COOL ICE ICD SPANDREL BY: VITRO ARCHITECTURAL GLASS
- [10] SOLARBAN70XL (2)+CLEAR GLASS BY: VITRO ARCHITECTURAL GLASS
- [11] ALUMINUM "PEWTER 359B026" BY: OLD CASTLE
- [12] CHARCOAL GREY BY: BERRIDGE
- [13] 161 LED WALL SCONCE BY: GARDCO

CONCEPTUAL ELEVATIONS
SHOPS BUILDING 2 (8,160 SF)

PROMONTORY STATION @ IPC
TRACY, CA

A-11

DATE: 06-02-2021
MCG JOB #: 20.225.05

DATE REVISIONS

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



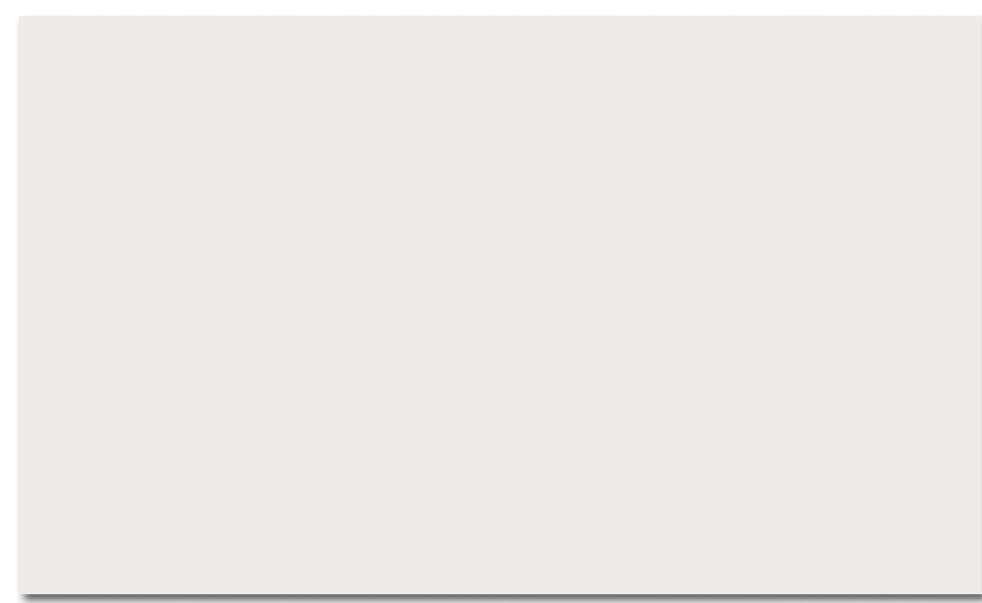
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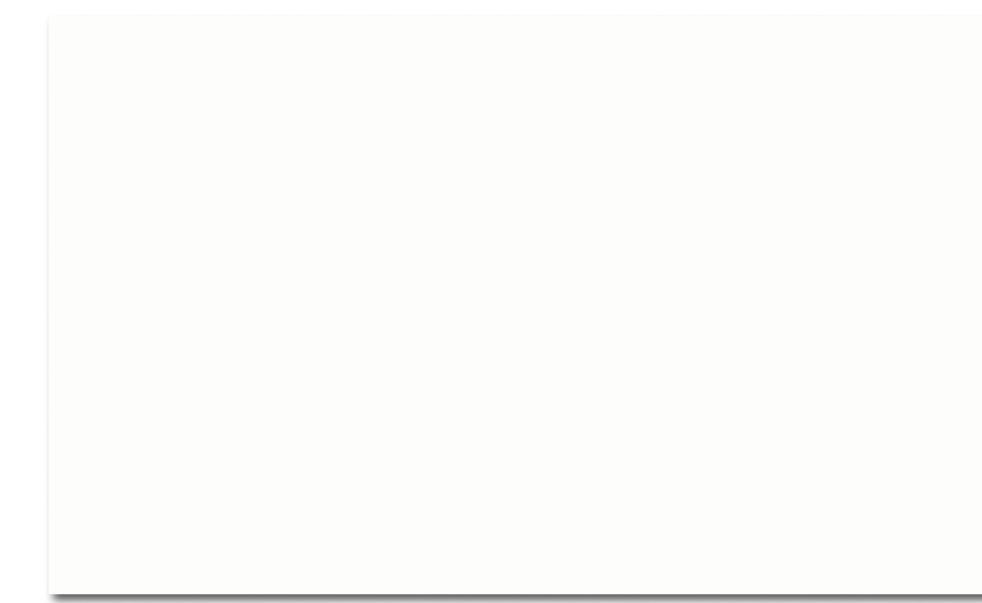
CLEVELAND
DENVER
GLENDALE
IRVINE
SAN FRANCISCO



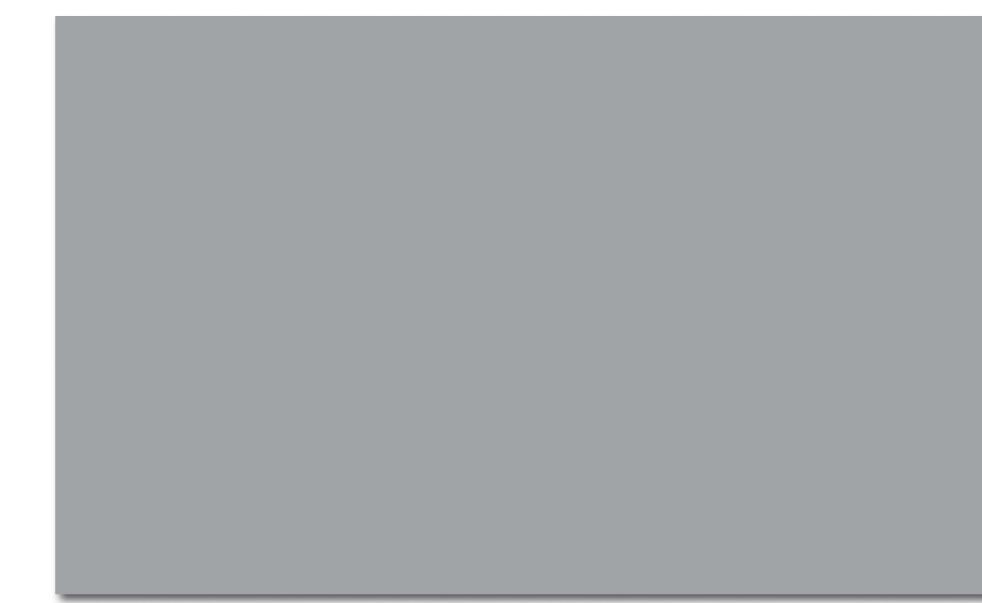
mcgarchitcture.com



- 1 LACE VEIL
DE6372
BY: DUNN EDWARDS
PAINTS



- 2 IGLOO
DEW 379
BY: DUNN EDWARDS
PAINTS



- 3 BABY SEAL
DE6361
BY: DUNN EDWARDS
PAINTS



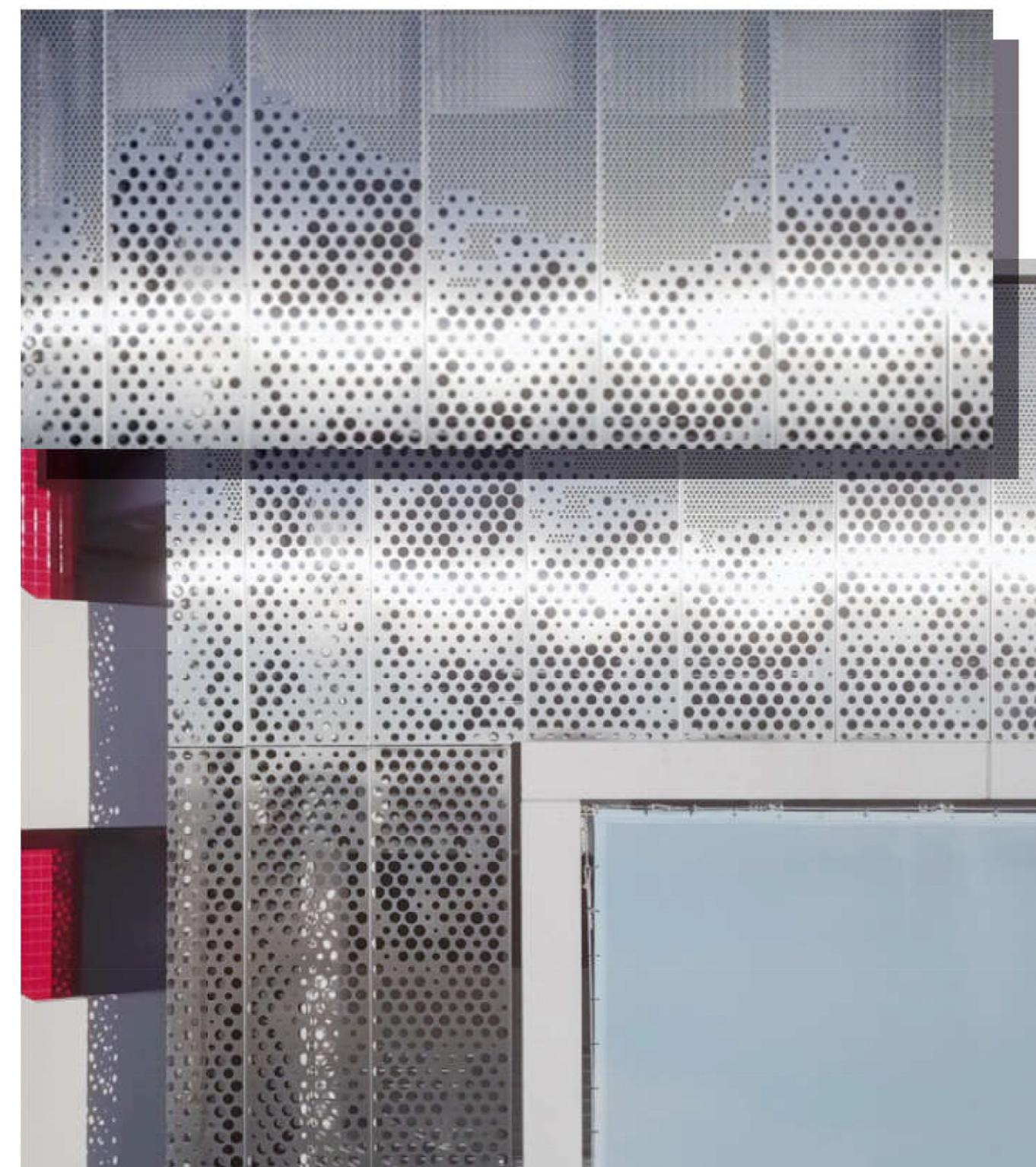
- 4 LEGENDARY GRAY
DE6369
BY: DUNN EDWARDS PAINTS



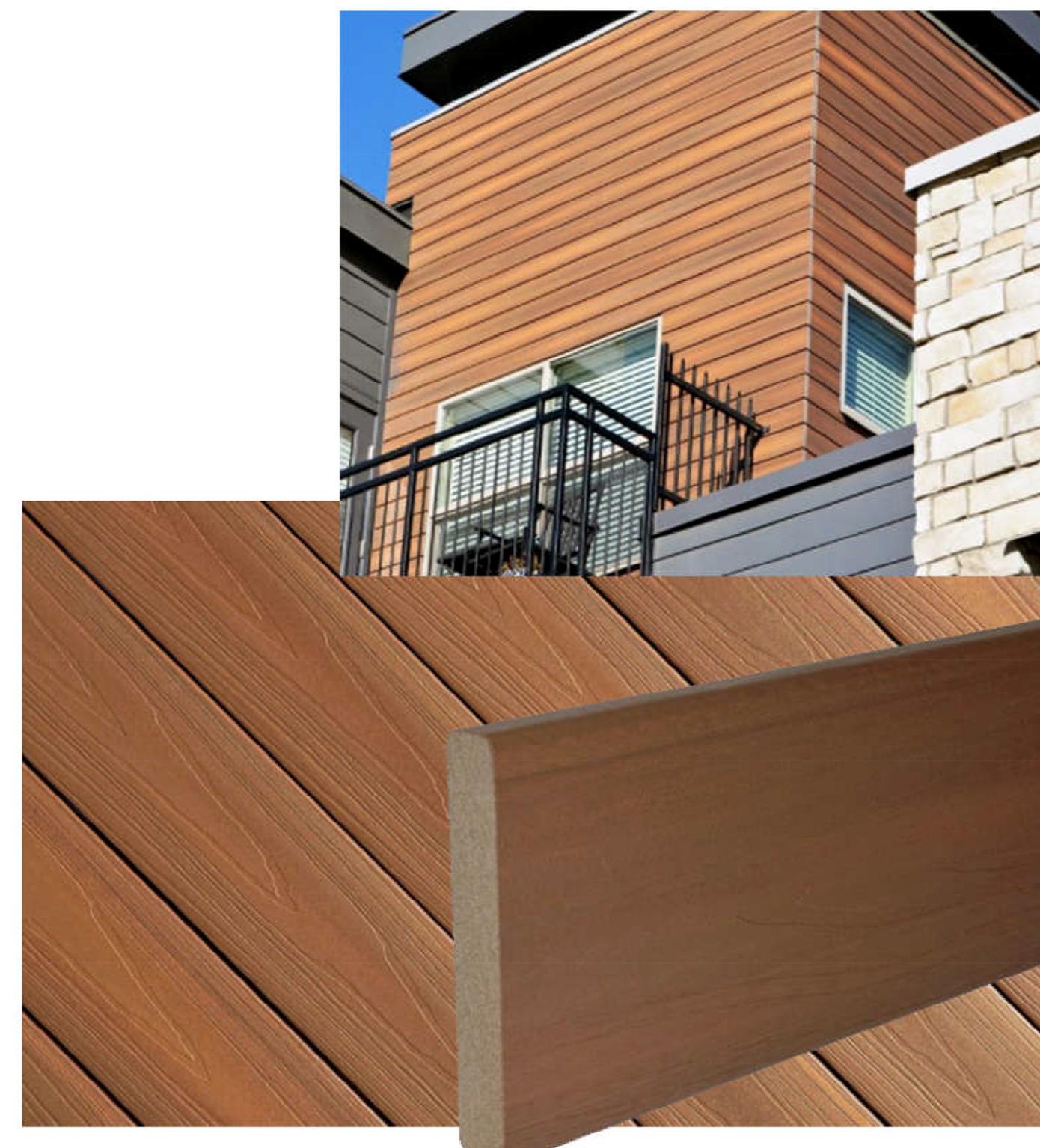
- 5 DARK ENGINE
DE6350
BY: DUNN EDWARDS
PAINTS



- 6 SW 6727 "HOUSEPLANT"
BY: SHERWIN WILLIAMS



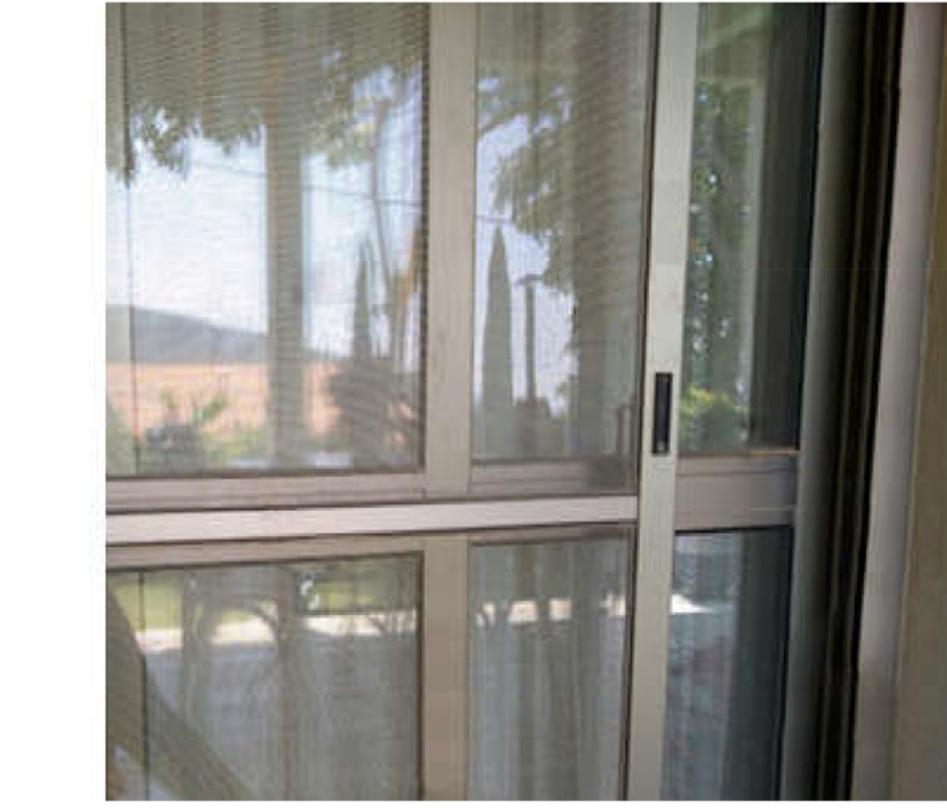
- 7 CUSTOM PERFORATED
METAL PANEL
BY: POMA



- 8 WOOD COMPOSITE
SLAT "IPE"
BY: FIBERON



- 9 2-3158 COOL ICE ICD SPANDREL
BY: Vitro Architectural Glass



- 10 INSULATED VISION GLASS
SOLARBAN70XL (2) + CLEAR GLASS
BY: Vitro Architectural Glass



- 11 ALUMINUM: OLD CASTLE
PEWTER 359B026
BY: OLD CASTLE

- 12 CHARCOAL GREY
BY: BERRIDGE



- 13 161 LED WALL SCONCE
BY: GARDCO

PROMONTORY STATION @ IPC TRACY, CA

DATE: 09-13-2021
MCG JOB #: 20.225.05

DATE REVISIONS

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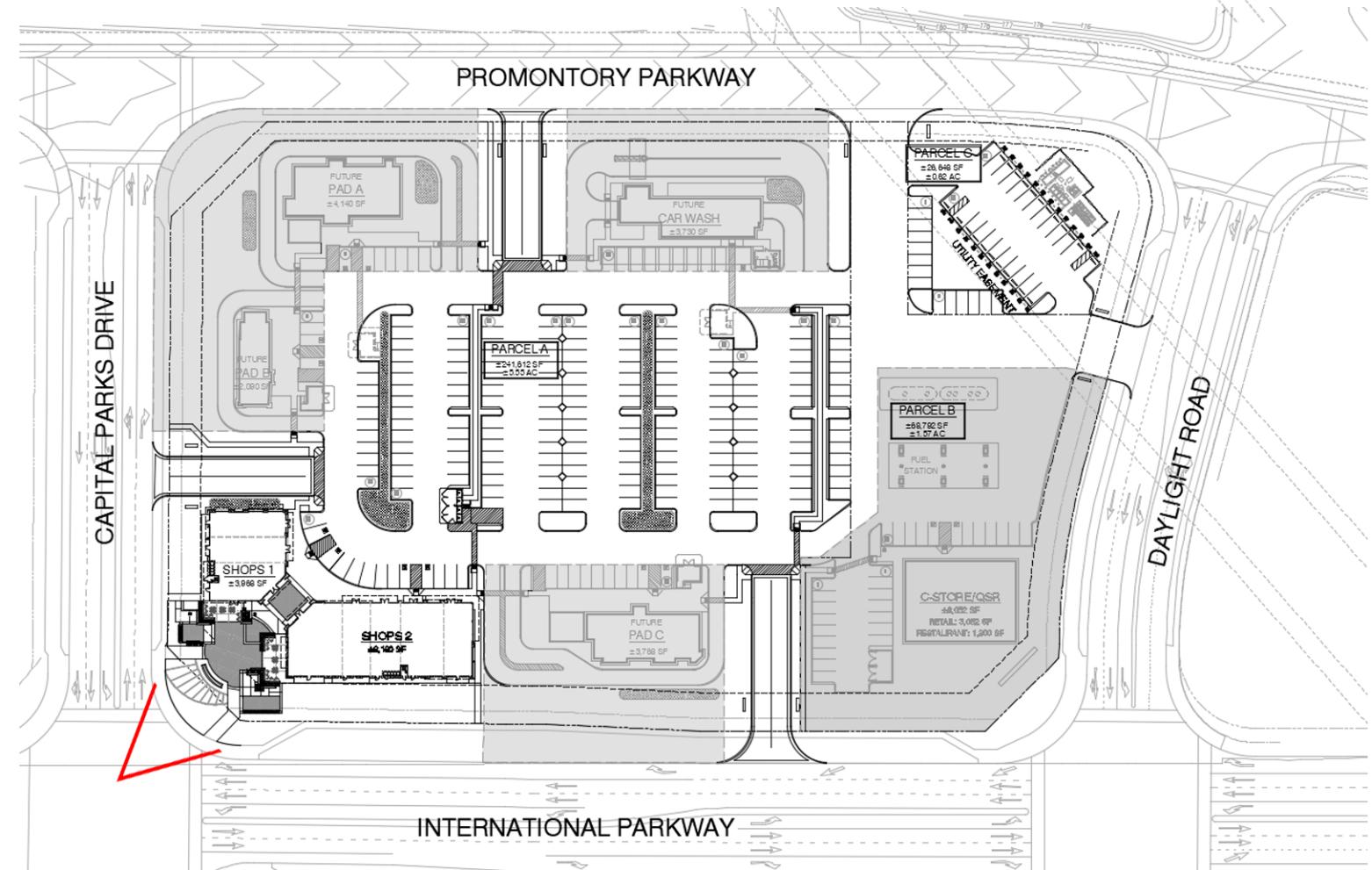
MATERIAL COLOR BOARD

A-12

 PROLOGIS®

CLEVELAND
DENVER
GLENDALE
IRVINE
SAN FRANCISCO

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KEY PLAN
NOT TO SCALE



PROMONTORY STATION @ IPC TRACY, CA

DATE: 02-24-2021
MCG JOB #: 20225.05

DATE REVISIONS

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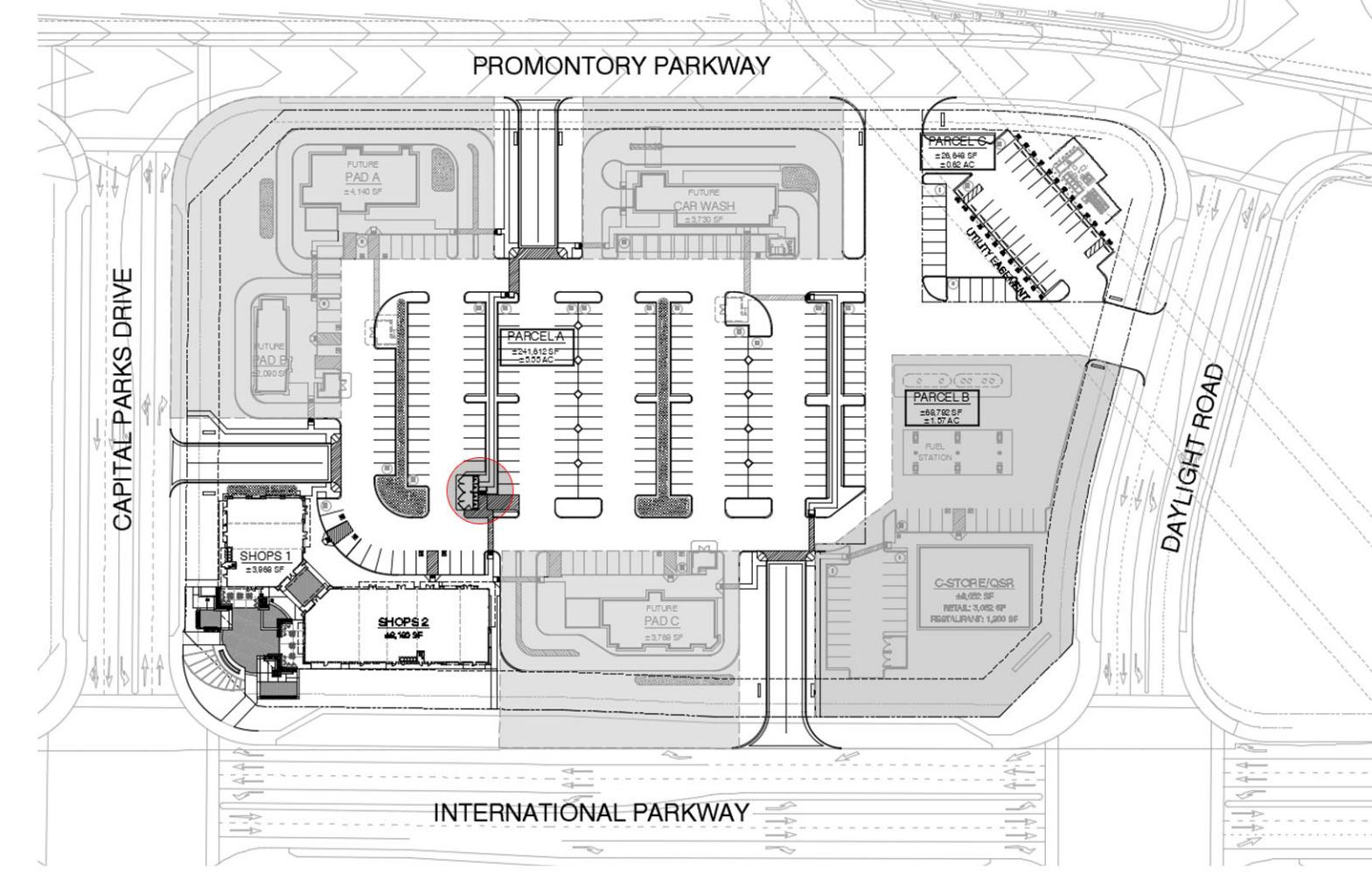
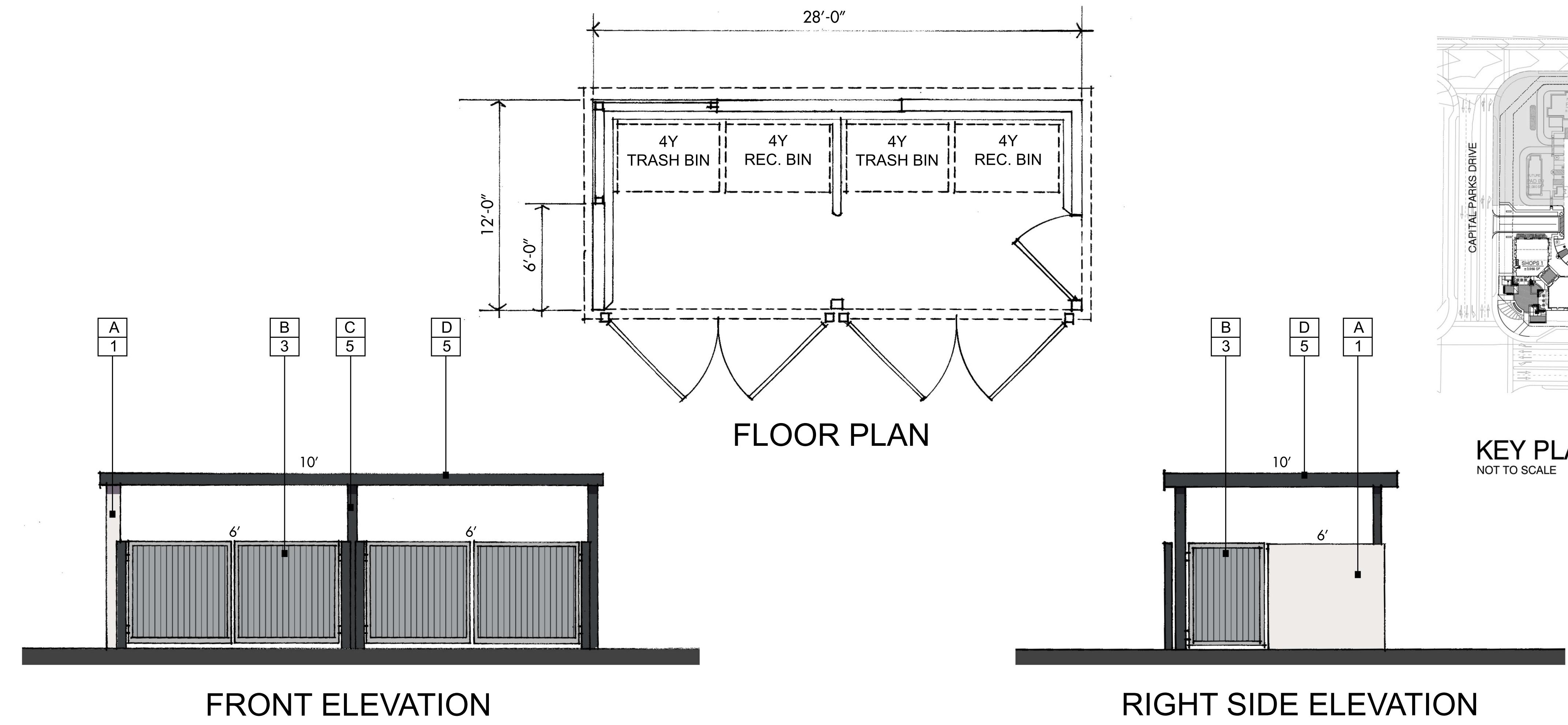
3D VIEW

A-13



CLEVELAND
DENVER
GLENDALE
IRVINE
SAN FRANCISCO



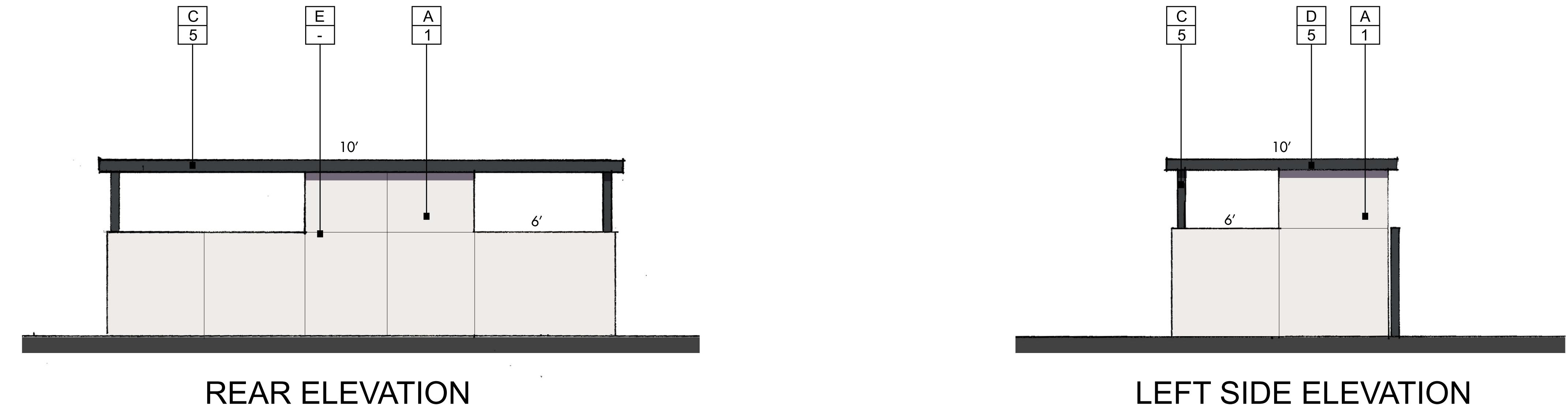


FINISHES:

- A** EXTERIOR CEMENT PLASTER FINISH
- B** METAL GATE
- C** COLUMN
- D** METAL CANOPY
- E** REVEALS

COLORS:

- 1** DE 6372 "LACE VEIL"
BY: DUNN EDWARDS
- 3** DE 6361 "BABY SEAL"
BY: DUNN EDWARDS
- 5** DE 6350 "DARK ENGINE"
BY: DUNN EDWARDS



PROMONTORY STATION @ IPC TRACY, CA

A-14

DATE: 06.01.2021
MCG JOB #: 20.225.05

REVISIONS

DATE _____
REVISIONS _____
DATE _____
REVISIONS _____
DATE _____
REVISIONS _____

CONCEPTUAL ELEVATIONS TRASH ENCLOSURE

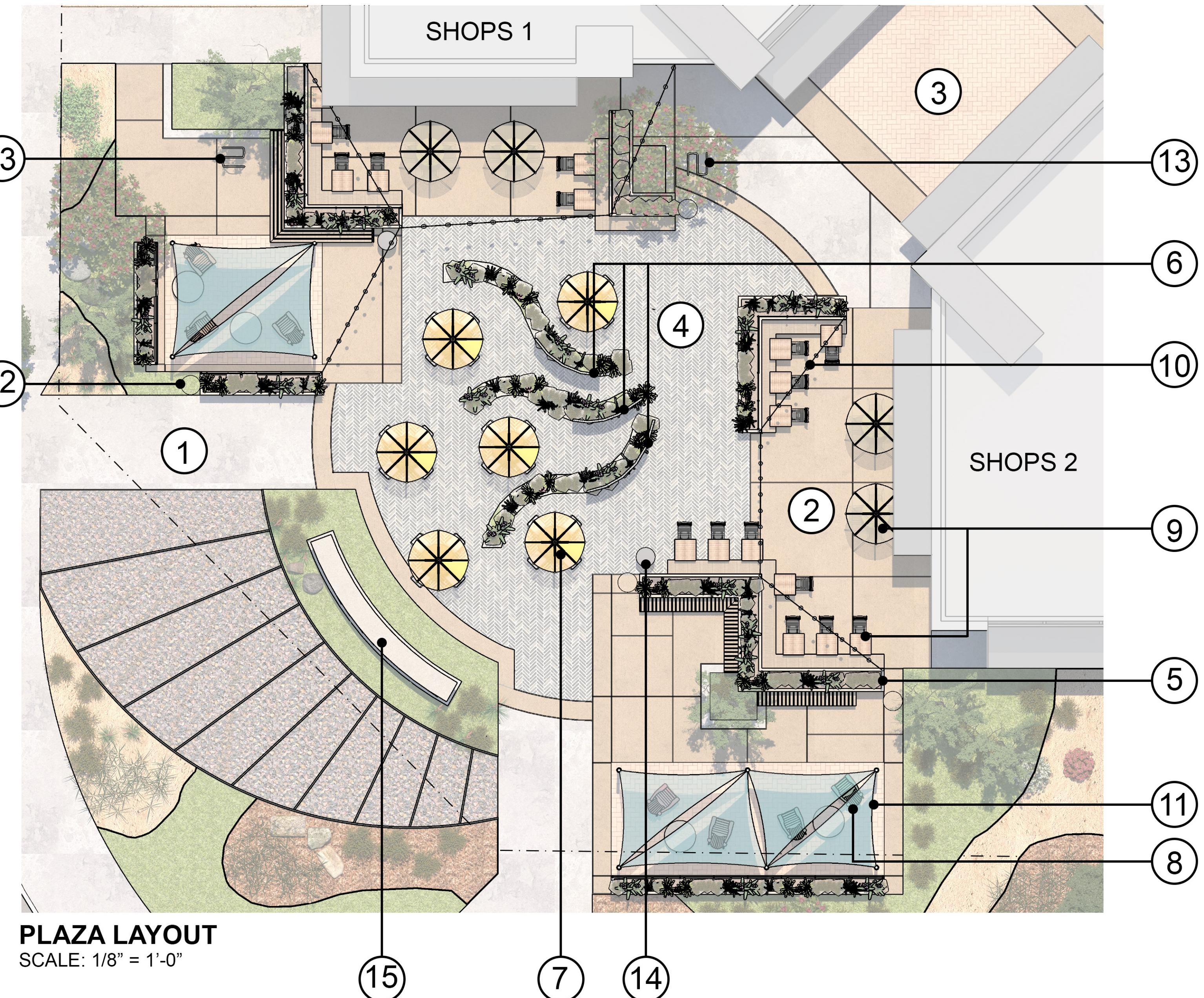
Scale : 3/32" = 1'-0"
0 8' 16' 32'

 **PROLOGIS®**

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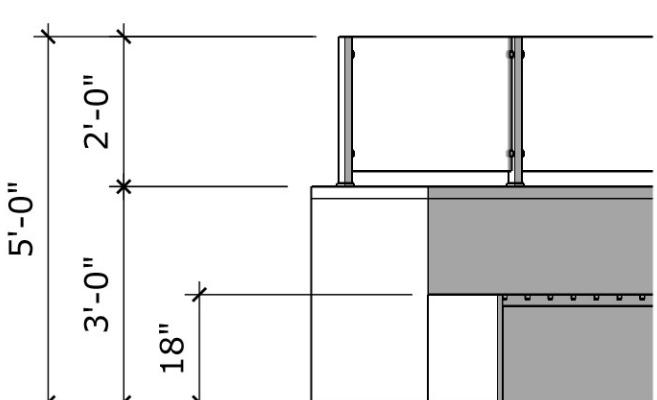
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DENVER
GLENDALE
IRVINE
SAN FRANCISCO


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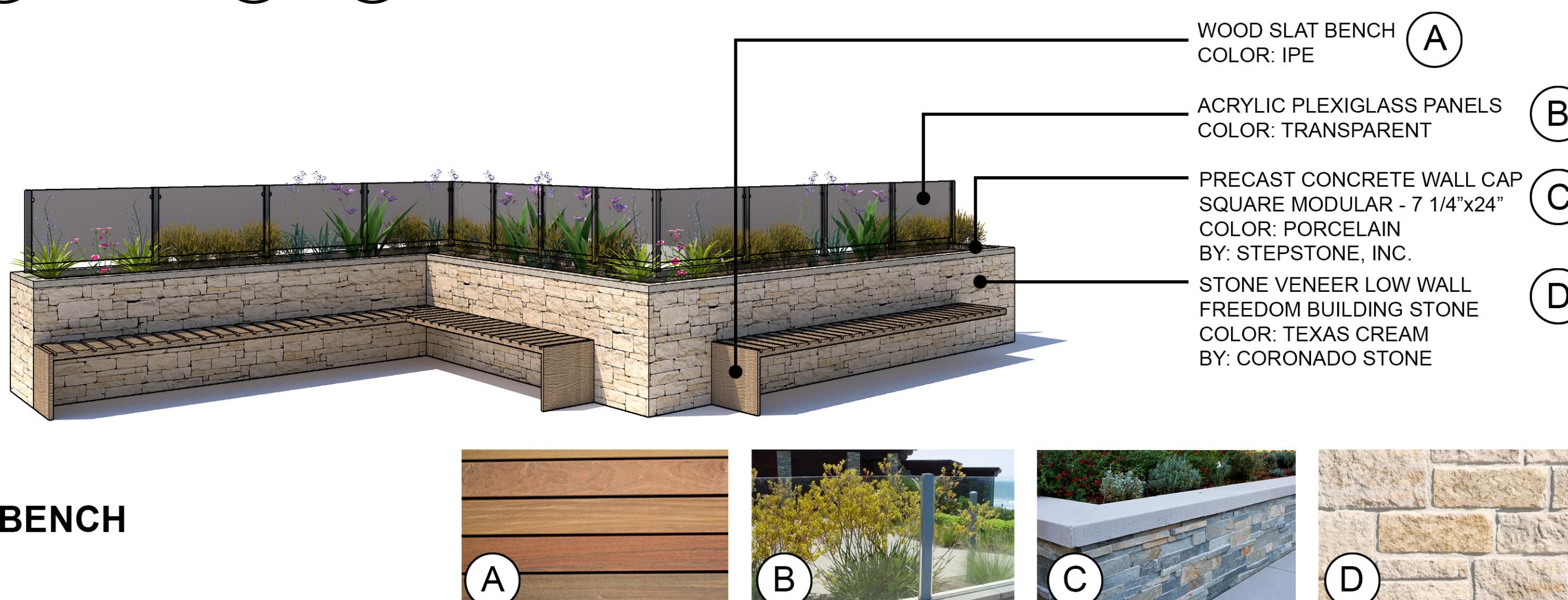
PLAZA LAYOUT

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



5 WALL PLANTER/ BENCH

SCALE: 3/8" = 1'-0"



PLAZA LAYOUT

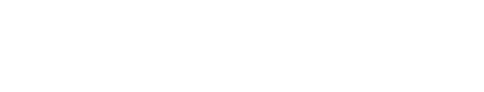
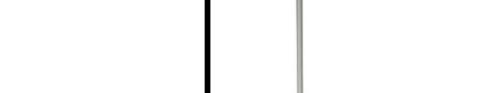
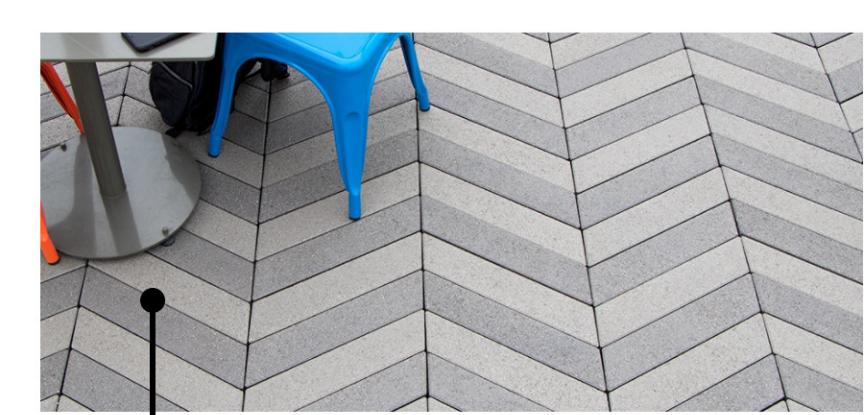
DATE: 11.10.2021
MCG JOB #: 20.225.05

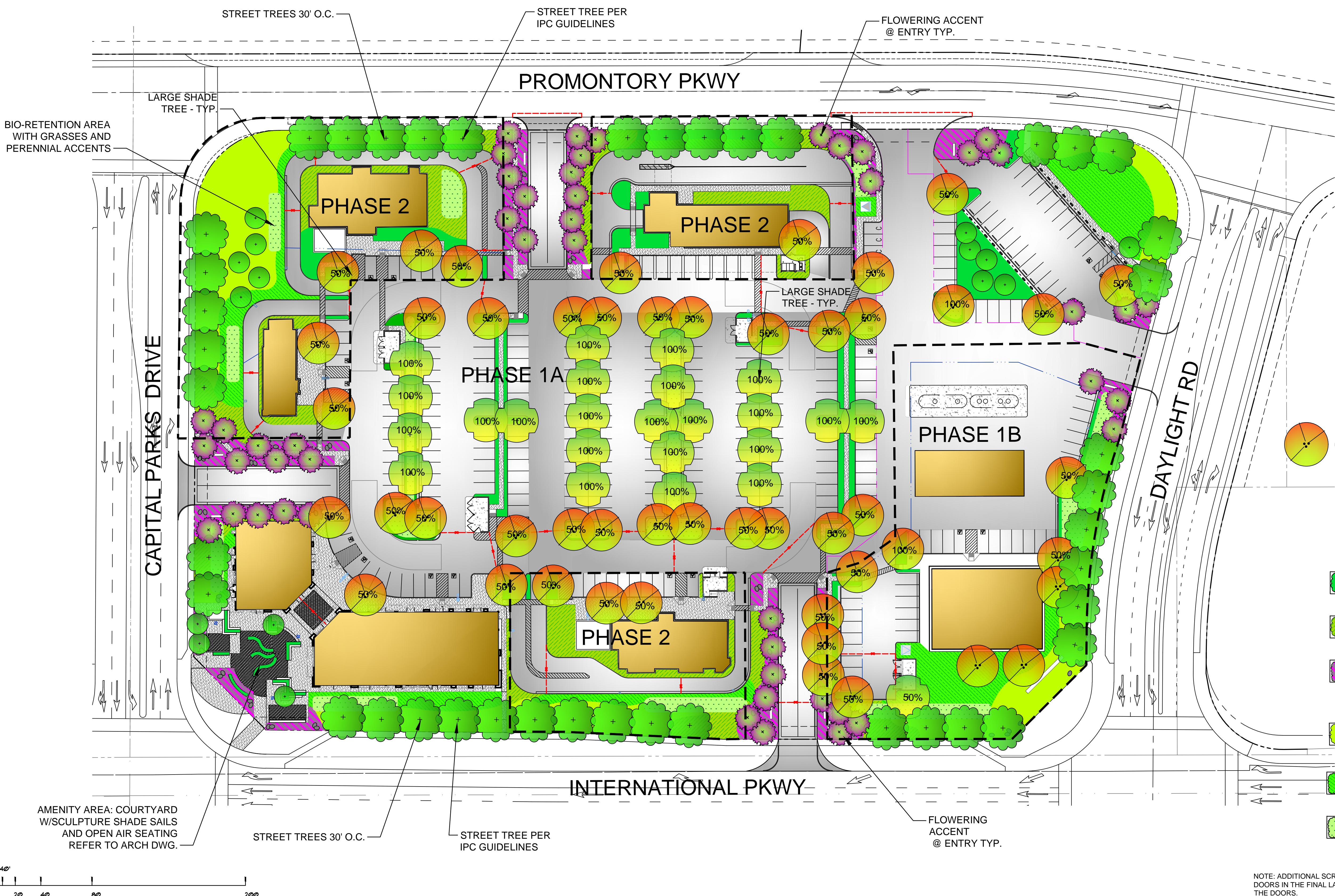
DATE REVISIONS

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LEGEND:

- 1 INTEGRAL COLOR CONCRETE
COLOR: U20 - SMOKE
BY: BUTTERFIELD COLOR
- 2 INTEGRAL COLOR CONCRETE
COLOR: U22 - SALT MARCH GREY
BY: BUTTERFIELD COLOR
- 3 PAVESTONES HERRINGBONE 4x8
COLOR: SOLARES
BY: ORCO BLOCK
- 4 PAVESTONES CHEVRON 4x16
COLOR: SOLID STONE & TUSK
BY: ORCO BLOCK
- 6 ABSTRACT SCULPTURE TO BE DEVELOPED
BY ARTIST.
- 7 CAROUSEL TABLE DINING BACKLESS
COLOR: WHITE + IPE TABLE TOP
BY: LANDSCAPE FORMS
- 8 AMERICANA LOUNGE CHAIR
COLOR: APPLE RED + LEAF GREEN
BY: LANDSCAPE FORMS
- 9 PATIO FURNITURE TO BE
PROVIDED BY TENANTS, TYP.
- 10 12 FEET HEIGHT CATENARY
LIGHTING ATTACHED TO METAL POLES
- 11 3 POINT SHADE SAILS
COLOR: BLUE
BY: USA SHADES

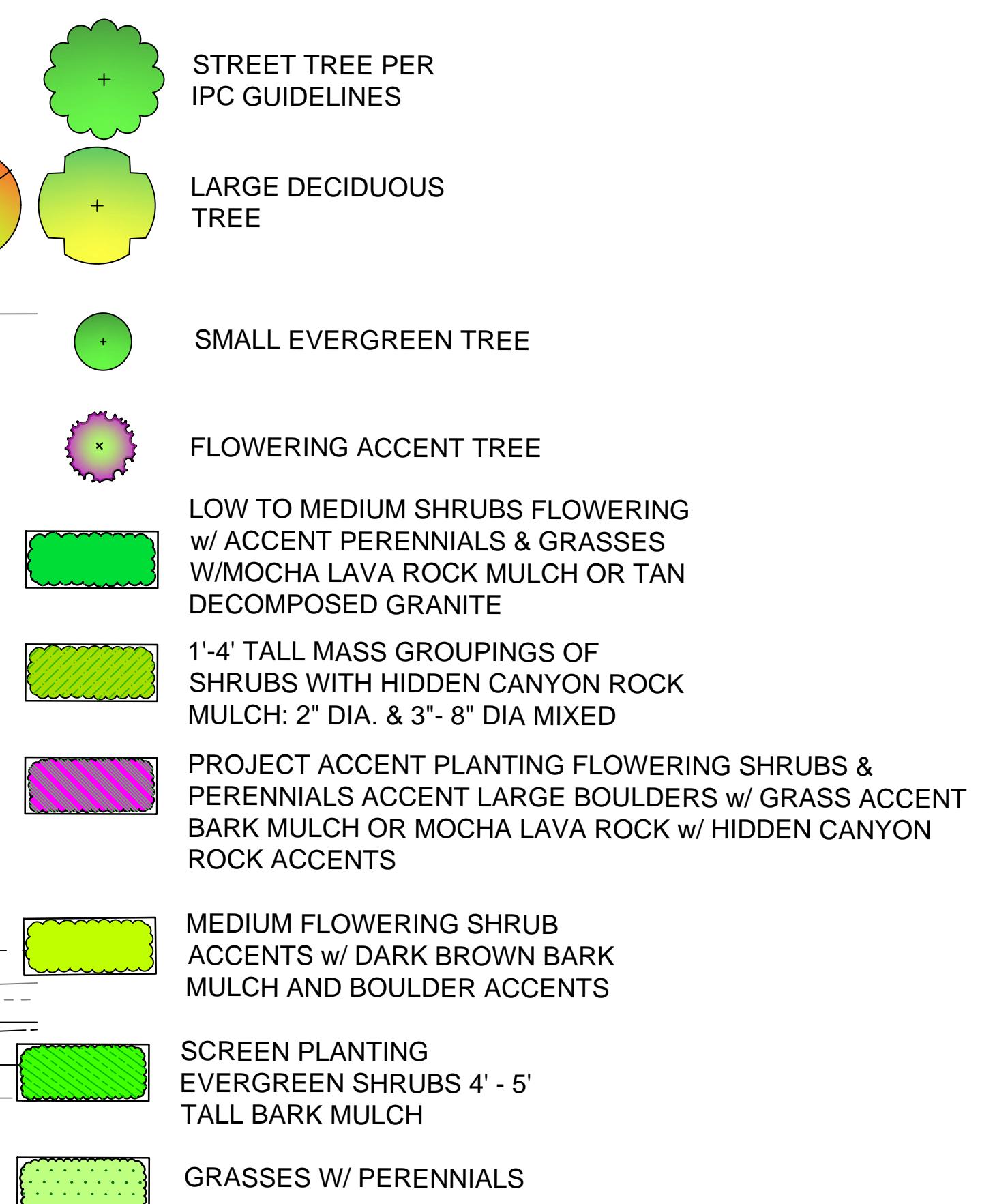




LANDSCAPE CALCULATIONS

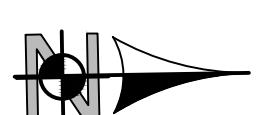
TOTAL PARKING AREA = 104,014 S.F.
 PARKING AREA INCLUDES THE FOLLOWING:
 1. PAVEMENT INCLUDING ISLANDS, STALLS, AISLES AND ACCESS DRIVES
 2. ADJACENT BUILDING FRONTAGE LANDSCAPE AREA INC. WALKS
 PARKING AREA LANDSCAPE REQUIRED = 20,802 S.F. (20% OF PARKING AREA)
 PARKING AREA LANDSCAPE PROVIDED = 21,230 S.F. (20%)
 NO. OF STANDARD PARKING SPACES = 305
 TREES PROVIDED = 60 (1/5 SPACES)
 TREES PROVIDED = 70
 REQUIRED PARKING AREA SHADE = 41,605 S.F. (MIN. 40% OF PARKING AREA)
 PARKING AREA SHADE PROVIDED AT MATURITY = 59,660 S.F. (57%)
 25 LARGE SHADE TREES @ 100% 40' DIAMETER (1,256 S.F.) = 31,400 S.F.
 45 LARGE SHADE TREES @ 50% 40' DIAMETER (628 S.F.) = 28,260 S.F.
 MINIMUM STREETSCAPE LANDSCAPE REQUIRED:
 DAYLIGHT ROAD - 15' SETBACK
 PROMONTORY PKWY - 15' SETBACK
 INTERNATIONAL PKWY - 30' SETBACK
 TOTAL SITE LANDSCAPE AREA: 39,984 S.F.
 SITE TREES REQUIRED (EXCLUDING PARKING LOT TREES) 1/1000 S.F.=40
 SITE TREES PROVIDED: 110

LANDSCAPE LEGEND



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 40'



PRELIMINARY LANDSCAPE PLAN

PROMOTORY STATION @ IPC TRACY, CA

DATE: XX-XX-XXXX
 MCG JOB #: 20225.05

DATE	REVISIONS
REVISED 9-13-21	
REVISED 11-5-21	
REVISED 11-18-21	
REVISED 2-22-22	

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 SHEET: LC1.1

PLANT LIST

BOTANICAL NAME TREES	COMMON NAME	SIZE	WATER REGIME HYDROZONE	MATURE HABIT H X W
QUERCUS ILEX	HOLLY OAK	24" BOX	VL	40' X 40'
PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE	24" BOX	L	50' X 30'
ULMUS 'FRONTIER'	FRONTIER ELM	24" BOX	L	50' X 60'
LAGERSTROEMIA 'TUSCARORA'	CRAPE MYRTLE	24" BOX	L	20' X 12'
OLEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	L	20' X 20'
EVERGREEN SCREENING SHRUBS				
ARBTUS U. 'OKTOBERFEST'	DW. STRAWBERRY	5 GAL.	L	6' X 6' PLANT 6' OC
ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GAL	L	12' X 15' PLANT 10' OC
GRASSES				
FESTUCA MAIREI	ATLAS FESCUE	1 GAL.	L	2' X 3' PLANT 3' OC
PENNSETUM SETACEUM 'HAMMILIN'	FOUNTAIN GRASS	1 GAL.	L	3' X 3'
LOMANDRA L. 'BREEZE'	BREEZE MAT RUSH	1 GAL.	L	3' X 3' PLANT 3' OC
PENNSETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	1 GAL.	L	3' X 3' PLANT 3' OC
DROUGHT TOLERANT SHRUBS				
NERIUM OLEANDER 'PETITE SALMON'	PETITE OLEANDER	5 GAL.	L	5' X 5' PLANT 5' OC
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL.	L	4' X 5' PLANT 5' OC
PHORMIUM 'MONROVIA RED'	NZ. FLAX	5 GAL.	L	4' X 4' PLANT 4' OC
ROSMARINUS O. 'TUSCAN BLUE'	UPRIGHT ROSEMARY	5 GAL.	L	4' X 4'
CISTUS X 'SKANBERGII'	SKANBURG ROCKROSE	5 GAL.	L	3' X 5' PLANT 5' OC
SALVIA C. 'POZO BLUE'	CLEVELAND SAGE	5 GAL.	L	3' X 3'
CALLISTEMON 'LITTLE JOHN'	DW. CALLISTEMON	5 GAL.	L	3' X 5' PLANT 5' OC
LANTANA 'DWARF YELLOW'	DWARF YELLOW LANTANA	1 GAL	L	2' X 5'
WESTRINGIA F. 'MORNING LIGHT'	COAST ROSEMARY	5 GAL	L	3' X 3'
BERBERIS T. 'HELMOND PILLAR'	UPRIGHT RED BARBERRY	5 GAL	L	5' X 2'
LEUCOPHYLLUM F. 'BERSTAR DWARF'	TEXAS RANGER	5 GAL.	L	3' X 3'
PERENNIALS				
TULBAGHIA V. 'TRICOLOR'	SOCIERTY GARLIC	1 GAL.	L	1' X 1.5'
ACHILLEA MOONSHINE	YARROW	1 GAL.	L	2 X 2
DIETES V. 'VARIEGATA'	FORT NIGHT LILY	1 GAL.	L	3' X 3'

NOTE: ROOT BARRIERS SHALL BE INSTALLED PER TREE PLANTING DETAIL SHEET L.3.1 WHERE TREES ARE WITHIN 10' OF PAVEMENT.

THE LANDSCAPE CONTRACTOR SHALL FIELD PLACE PLANTS AROUND ABOVE GROUND UTILITIES TO SCREEN UTILITIES FROM PUBLIC STREETS AND PARKING AREAS AFTER PLACEMENT AND CONSTRUCTION OF UTILITY. PLANTINGS PER PLAN SHALL BE UTILIZED. PLANTS MAY BE RE-SPACED IN VICINITY OF UTILITY TO ACCOMODATE SCREENING. CONTACT LANDSCAPE ARCHITECT IF PLANTING REQUIRES CLARIFICATION.

WATER EFFICIENT IRRIGATION

ALL PLANTS TO SERVED WITH POINT SOURCE TIMER CONTROLLED IRRIGATION. TREES TO BE DEEP ROOT BUBBLERS. SHRUBS TO BE SURFACE DRIP EMMITTERS.

WATER EFFICIENT LANDSCAPE REQUIREMENTS

AUTOMATIC CONTROLLER W/ ET DATA, REPEAT CYCLING IRRIGATION ZONES PER PLANT WATER REQUIREMENTS
RAIN SENSOR TO BE SPECIFIED
SOIL AMENDMENTS TO BE INCORPORATED
PLANTER SURFACE AREAS TO BE MULCHED
WATER USAGE TO MEET STATE WATER EFFICIENT LANDSCAPE STANDARD

LANDSCAPE MULCHES:

BARK MULCH- CHIPPED OR SHREDDED WOOD PINE OR FIR WASTE MULCH - PLACE 4" MIN. DEPTH OF SHREDDED NON-FLOATABLE WOOD WASTE FROM A LOCAL PRODUCER.

3/4"- 2" LENGTH COLOR DARK BROWN W/ NO VISIBLE CONTAMINANTS PLACE 4" MIN. DEPTH OF BARK IN ALL PLANT BASINS IN ROCK MULCH AREAS.

2'-4" DIA. FRACTURED ROCK BOULDERS. BOULDER COLOR AND TEXTURE TO BLEND WITH TAN ROCK MULCH. BURY BOULDER BY $\frac{1}{3}$ IN SOIL AND OR DZ. MULCH.

4" MINIMUM DEPTH OF 4"-8" HIDDEN CANYON FRACTURED TAN ROCK AS AVAILABLE FROM SAN BENITO SUPPLY.
PLACE OVER DEWITT PRO 5 LANDSCAPE FABRIC.
TREAT WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLACING FABRIC. INSTALL FABRIC PER MFG.DIRECTION. PLACE BARK PER LEGEND IN PLANT BASINS.

3" MINIMUM DEPTH OF DECOMPOSED GRANITE AS AVAILABLE FROM A LOCAL SOURCE PLACE OVER DEWITT PRO 5 LANDSCAPE FABRIC.
TREAT WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLACING FABRIC. INSTALL FABRIC PER MFG.DIRECTION. PLACE BARK PER LEGEND IN PLANT BASINS.
3" MINIMUM DEPTH OF 3/4" MOCHA ROCK AS AVAILABLE FROM CASCADE ROCK SACRAMENTO CA. PLACE OVER DEWITT PRO 5 LANDSCAPE FABRIC.
TREAT WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLACING FABRIC. INSTALL FABRIC PER MFG.DIRECTION. PLACE BARK PER LEGEND IN PLANT BASINS.

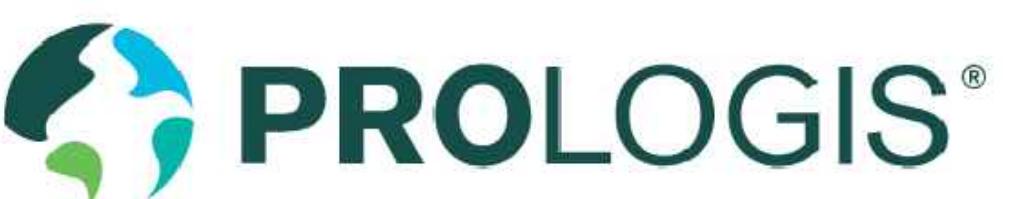
PRELIMINARY LANDSCAPE PLAN

PROMOTORY STATION @ IPC TRACY, CA

DATE: XX-XX-XXXX
MCG JOB #: 20225.05

DATE	REVISIONS

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SHEET: LC1.2

INTERNATIONAL PARK OF COMMERCE

IPC RETAIL

PROLOGIS

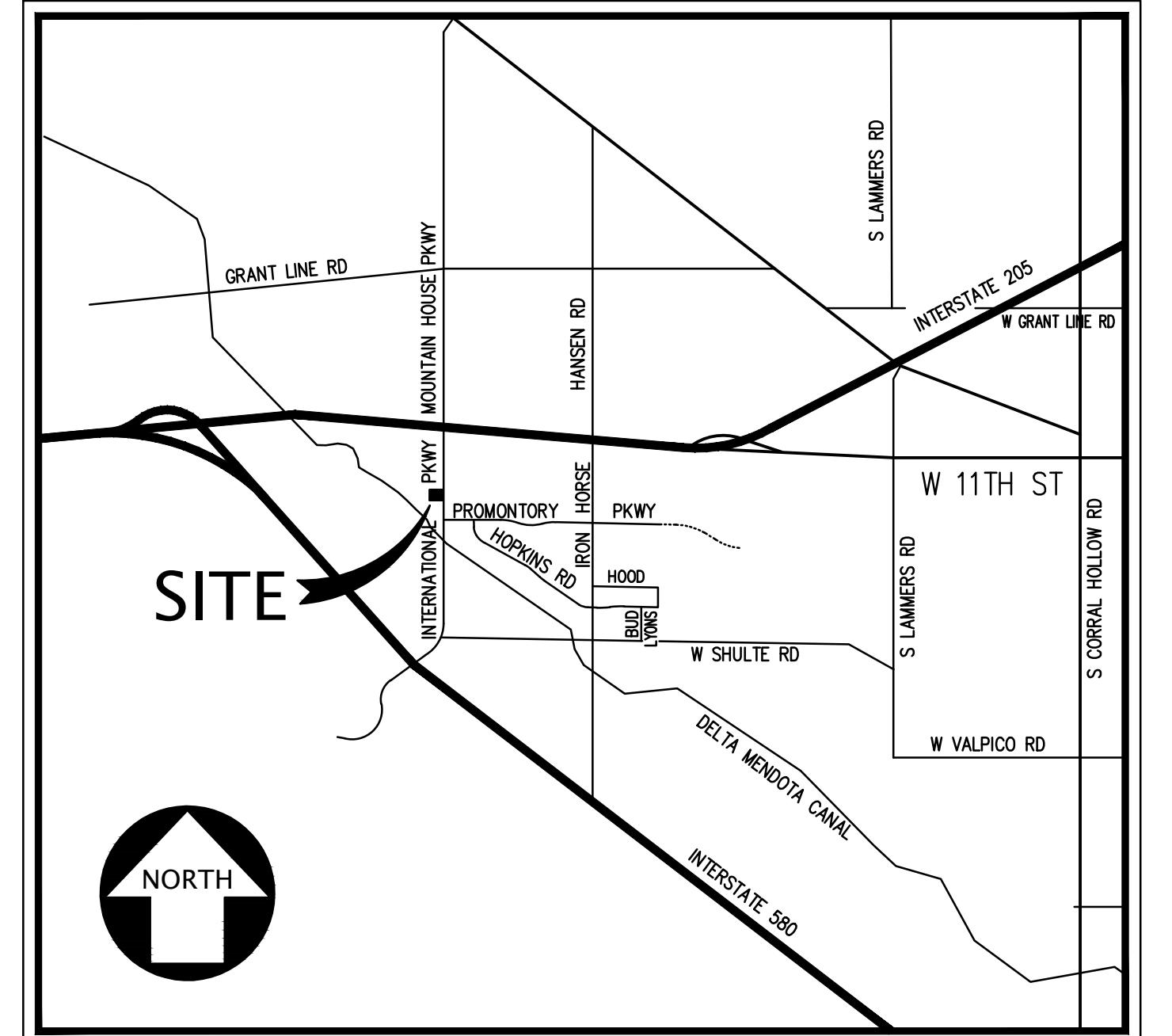
INTERNATIONAL PARKWAY & DAYLIGHT ROAD

TRACY, CALIFORNIA

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UNDERGROUND SERVICE ALERT AND THEN POTHOLING ALL EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

BEFORE EXCAVATING
CALL U.S.A.
811
48-HOURS BEFORE ALL
PLANNED WORK OPERATIONS



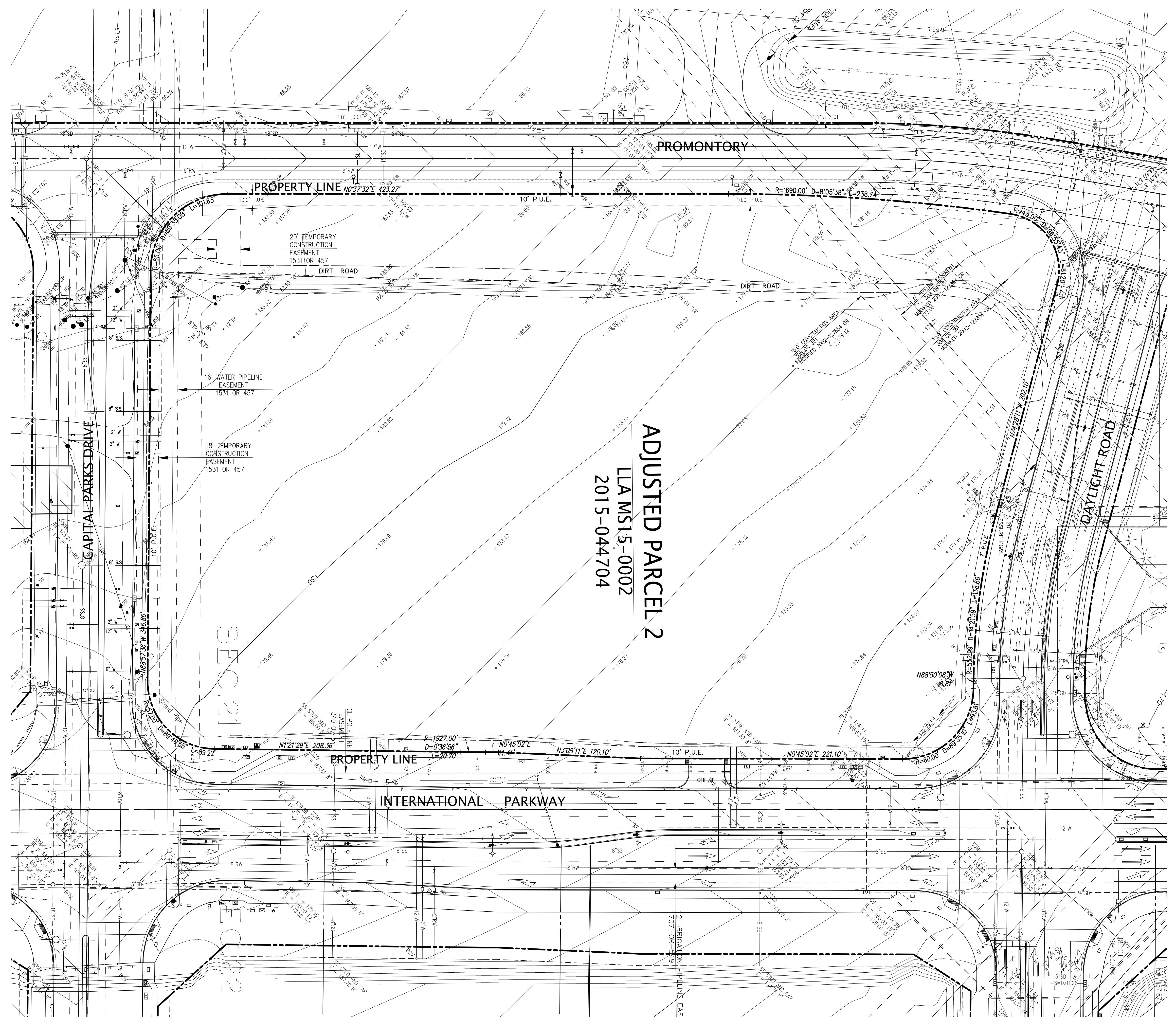
VICINITY MAP

N.T.S.

LEGEND

PROPOSED	EXISTING	PROPOSED	EXISTING
BUILDING LINE	BUILDING LINE	EAS	END ASPHALT SWALE
CENTER LINE	CONCRETE CURB	EB	ELECTRIC BOX
CONCRETE CURB & GUTTER	CONCRETE CURB	EC	EDGE OF CONCRETE
CURB NOTCH, SEE DETAILS 9&10/06.1 and 1/06.2	CURB NOTCH	ECD	EDGE OF CONCRETE DOCK
CONTOUR LINE	DRIVE LINE	EGR	EDGE OF GRAVEL ROAD
DRIVE LINE	EDGE OF PAVEMENT	EP	EDGE OF PAVEMENT
DRIVE LINE	ELECTRIC LINE	EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
DRIVE LINE	FENCE LINE	EV	EDGE OF WALL
DRIVE LINE	FIRE SERVICE & VALVE	FB	FACE OF ASPHALT BERM
DRIVE LINE	FIBER OPTICS LINE	FC	FACE OF CURB
DRIVE LINE	GAS LINE, VALVE & METER	FDC	FIRE DEPARTMENT CONNECTION
GUARD RAIL	GUARD RAIL	FD MON	FOUND MONUMENT
LOT LINE	LOT LINE	FES	FLARED END SECTION
MONUMENT/MONUMENT LINE	MONUMENT/MONUMENT LINE	FF	FLIP FLOP
OVERHEAD CABLE LINE	OVERHEAD CABLE LINE	FL	FIRE HYDRANT
PERF. PIPE	PERF. PIPE	FNC	FENCE
PERF. PIPE	PERFORATED STORM DRAIN PIPE	FSE	FIRE SERVICE EASEMENT
PERF. PIPE	PROPERTY LINE	FW	FACE OF WALL
PERF. PIPE	SANITARY SEWER-MANHOLE & CLEA	GA	GUARD ANCHOR
PERF. PIPE	SD	GB	GRADE BREAK
PERF. PIPE	SPOT ELEVATION	GLM	GAS LINE MARKER
PERF. PIPE	STORM DRAIN-MANHOLE & CATCH B	GM	GAS MARKER/METER
PERF. PIPE	THRU CURB DRAIN	GRN	GROUND
PERF. PIPE	WATER LINE & VALVE	GV	GAS VALVE
PERF. PIPE	WATER LINE & VALVE	HDR	HEADBOARD
PERF. PIPE	BACK FLOW PREVENTION DEVICE	HDWL	HEADWALL
PERF. PIPE	ELECTROLIER	IB	IRRIGATION BOX
PERF. PIPE	FIRE HYDRANT	IEE	INGRESS/EGRESS EASEMENT
PERF. PIPE	POST INDICATOR VALVE	IE	INVERT ELEVATION
PERF. PIPE	POWER POLE/JOINT POLE	IRR	IRRIGATION LINE
PERF. PIPE	TRANSFORMER	JAE	JOINT ACCESS EASEMENT
PERF. PIPE	TRAFFIC SIGN	JP	JOINT POWER POLE
PERF. PIPE	UTILITY BOX	LE	LANDSCAPE EASEMENT
PERF. PIPE	AREA DRAIN - NDS 8" DIA. OR EQUAL	LT	LIGHT
PERF. PIPE	CONCRETE AREA DRAIN	LP	LIP OR GUTTER
PERF. PIPE	AREA DRAIN VALVE	M-M	MONUMENT TO MONUMENT
PERF. PIPE	AUTO SPRINKLER RISER	MR	OFFICIAL RECORD
PERF. PIPE	BEGIN ASPHALT SWALE	P	PAVEMENT
PERF. PIPE	BACK OF ASPHALT BERM	PGB	PACIFIC GAS & ELECTRIC BOX
PERF. PIPE	BACK FLOW PREVENTION DEVICE	PIE	PRIVATE INGRESS/EGRESS EASEMENT
PERF. PIPE	BOTTOM	PIV	POST INDICATOR VALVE
PERF. PIPE	BOTTOM	PL	PROPERTY LINE
PERF. PIPE	BLOWDOWN VALVE	PP	POWER POLE
PERF. PIPE	BACK OF WALL	PSDE	PRIVATE STORM DRAIN EASEMENT
PERF. PIPE	BOTTOM OF WALL	PSE	PUBLIC SERVICE EASEMENT
PERF. PIPE	CABLE/TELEVISION BOX	PSSE	PRIVATE SANITARY SEWER EASEMENT
PERF. PIPE	CATCH BASIN	PUE	PUBLIC UTILITY EASEMENT
PERF. PIPE	CONCRETE	RE	RING EASEMENT
PERF. PIPE	CENTER LINE	SD	STORM DRAIN
PERF. PIPE	CLEAN CUT	SDCO	STORM DRAIN CLEAN OUT TO GRADE
PERF. PIPE	CLEAN CUT TO GRADE	SDJB	STORM DRAIN JUNCTION BOX
PERF. PIPE	CALTRANS BOX	SDMH	STORM DRAIN MANHOLE
PERF. PIPE	DAY LIGHT LINE	SO	SIDE OPENING
PERF. PIPE	Drip LINE	SS	SANITARY SEWER
PERF. PIPE	DRIVEWAY	SSMH	SANITARY SEWER MANHOLE
PERF. PIPE	EDGE OF ACCESS ROAD	WSE	WATER SURFACE ELEVATION

NO.	PLANNING SUBMITTAL	03/08/2021	BY
NO.	PLANNING RESUBMITTAL	06/23/2021	
NO.	PLANNING RESUBMITTAL	09/14/2021	
NO.	CITY RESUBMITTAL	02/01/2022	
NO.			Phone (925) 245-8788 www.kierwright.com



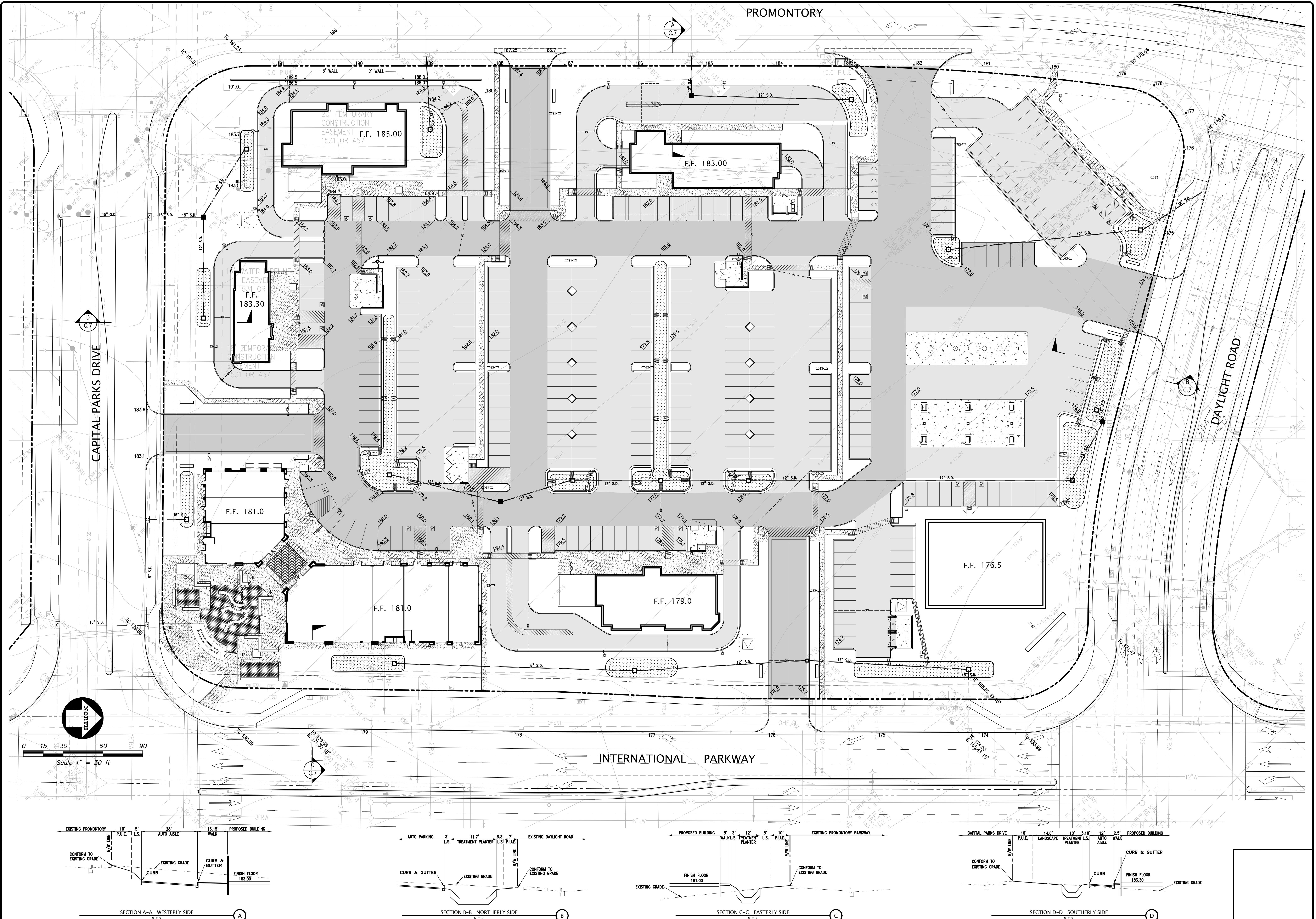
LEGEND

	ASPHALT BERM
	BUILDING LINE
	CAST IRON PIPE
	CENTERLINE
	CONCRETE CURB
	CONCRETE CURB & GUTTER
	CONTOUR LINE
	OBSCURED CONTOUR LINE
	EDGE OF PAVEMENT
	FENCE LINE
	FIBER OPTICS LINE
	FIRE SERVICE & VALVE
	GAS LINE-VALVE & METER
	HIGH PRESSURE GAS LINE
	LOT LINE
	MONUMENT/MONUMENT LINE
	OIL LINE
	OVERHEAD POWER LINE
	PROPERTY LINE
	SANITARY SEWER-MANHOLE & CLEANOUT
	SIDEWALK
	SPOT ELEVATION
	STORM DRAIN-MANHOLE & CATCH BASIN
	TELEPHONE LINE
	WATER LINE & VALVE
	BACKFLOW PREVENTION DEVICE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	POWER POLE/JOINT POLE
	TRANSFORMER
	TRAFFIC SIGN
	TREE
	UTILITY BOX
	BENCHMARK/TEMPORARY BENCHMARK
	IRON PIN
	ANGLE POINT
	ASPHALT PAVEMENT
	BOTTOM OF PIPE
	BEGIN
	BUILDING LINE
	BULLSEYE
	BACK-SIGHT CHECK
	BACK OF WALK
	CONCRETE
	CAST IRON PIPE
	CLEANOUT
	DOCK
	EAST
	EDGE OF PAVEMENT
	EASEMENT
	ELECTRICAL VAULT
	EDGE OF WALK
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FENCE
	FOUND
	FIBER OPTICS
	FIRE SERVICE
	FORE-SIGHT CHECK
	GAS LINE
	GRADE BREAK
	GAS MARKER/METER
	GUY ANCHOR
	HIGH PRESSURE GAS LINE
	HIGH PRESSURE OIL LINE
	INVERT ELEVATION
	IRON PIPE
	IRRIGATION LINE
	JOINT POWER POLE
	JOINT TRENCH
	LIP OF GUTTER
	LANE LINE
	MONUMENT
	(DESTROYED) MONITORING WELL
	NORTH
	NORTH EAST
	NORTH WEST
	OFFICIAL RECORDS
	OVERHEAD
	PAVEMENT
	PACIFIC GAS & ELECTRIC
	PARCEL MAP
	POINT OF CONNECTION
	POWER POLE
	RIM ELEVATION
	RECLAIMED WATER LINE
	SOUTH
	STORM DRAIN
	STORM DRAIN MANHOLE
	STREET LIGHT
	SANITARY SEWER
	SANITARY SEWER EASEMENT
	SANITARY SEWER MANHOLE
	SOUTH WEST
	TELEPHONE BOX
	TELEPHONE POLE
	TREE
	TRAFFIC SIGNAL BOX
	TRAFFIC SIGNAL POLE
	GAS-OIL-STREAM CHEMICAL
	WEST
	WATER VALVE

TOPOGRAPHIC SURVEY
IPC RETAIL
INTERNATIONAL PARK OF COMMERCE

TRACY

NO.	KIER+X/RIGHT	REVISION	03/08/2021
PLANNING SUBMITTAL	PLANNING RESUBMITTAL	06/23/2021	09/14/2021
PLANNING RESUBMITTAL	PLANNING RESUBMITTAL	09/14/2021	02/01/2022
CITY RESUBMITTAL	CITY RESUBMITTAL	02/01/2022	
			Phone (925) 245-8788 www.kierwright.com
DATE	11/18/2021	SCALE	1" = 40'
ENGINEER	M.G.	DRAFTER	R.S.
JOB NO.	A09500-199	TSB	TP
POC	TSB	USAY	W
PP	TSB	TC	WV
RE	TSB	TP	
RW	TSB	TC	
S	TSB	TP	
SDMH	TSB	TC	
SL	TSB	TP	
SS	TSB	TC	
SSE	TSB	TP	
SSMH	TSB	TC	
SW	TSB	TP	
TB	TSB	TC	
TC	TSB	TP	
TP	TSB	TC	
TREE (12' TR)	TSB	TP	
TSB	TSB	TC	
TSP	TSB	TP	
USAY	TSB	TC	
W	TSB	TP	
WV	TSB	TC	
SHEET	C.2	OF	6
SHEETS			



PRELIMINARY GRADING AND DRAINAGE PLAN
IPC RETAIL
INTERNATIONAL PARK OF COMMERCE

NO.	REVISION	DATE
1	PLANNING SUBMITTAL	03/08/2021
2	PLANNING RESUBMITTAL	06/23/2021
3	PLANNING RESUBMITTAL	09/14/2021
4	CITY RESUBMITTAL	02/01/2022

R+\\
load
4551

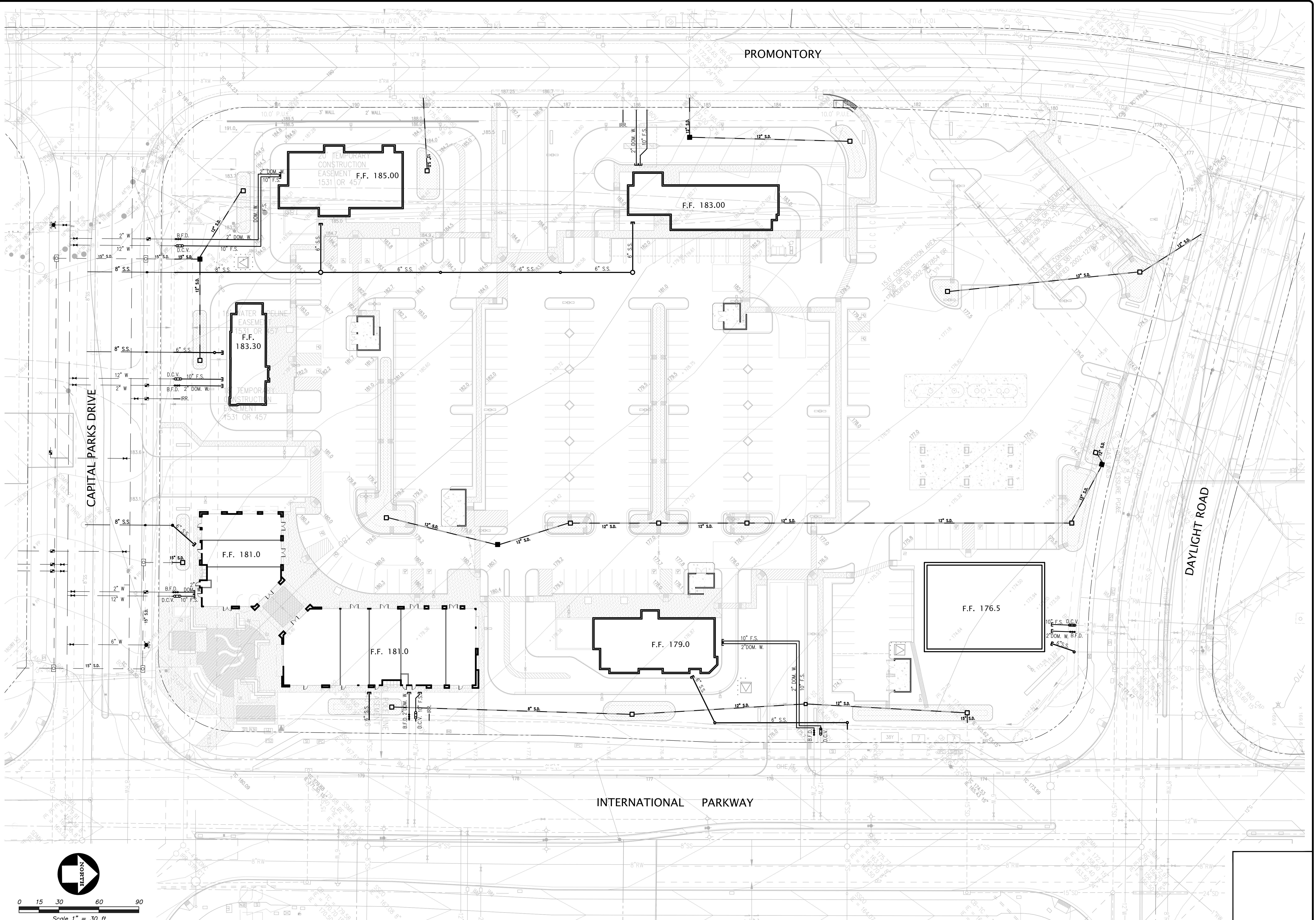
The logo for KIE (Keller International Engineers) is displayed. It features a stylized 'K' and 'W' inside a circle, with the letters 'KIE' stacked vertically above the circle.

28
Liv

AN CALIFORNIA

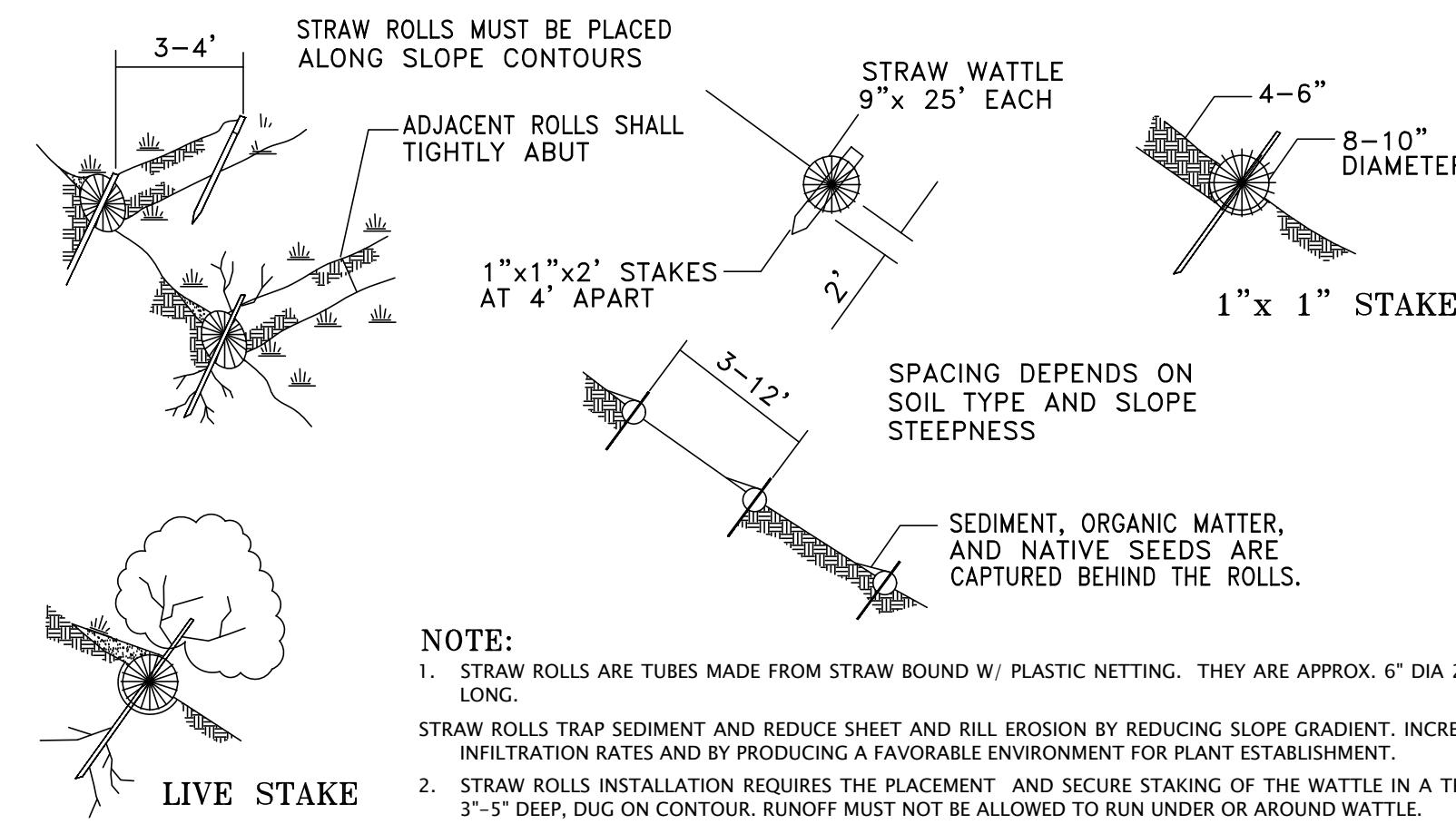
PRELIMINARY GRADING AND DRAINAGE PLAN
IPC RETAIL
INTERNATIONAL PARK OF COMMERCE
TRACY

DATE	11/18/2021	
SCALE	1" = 30'	
ENGINEER	M.G.	
DRAFTER	R.S.	
JOB NO.	A09500-199	
SHEET	C.3	
OF	6	SHEETS

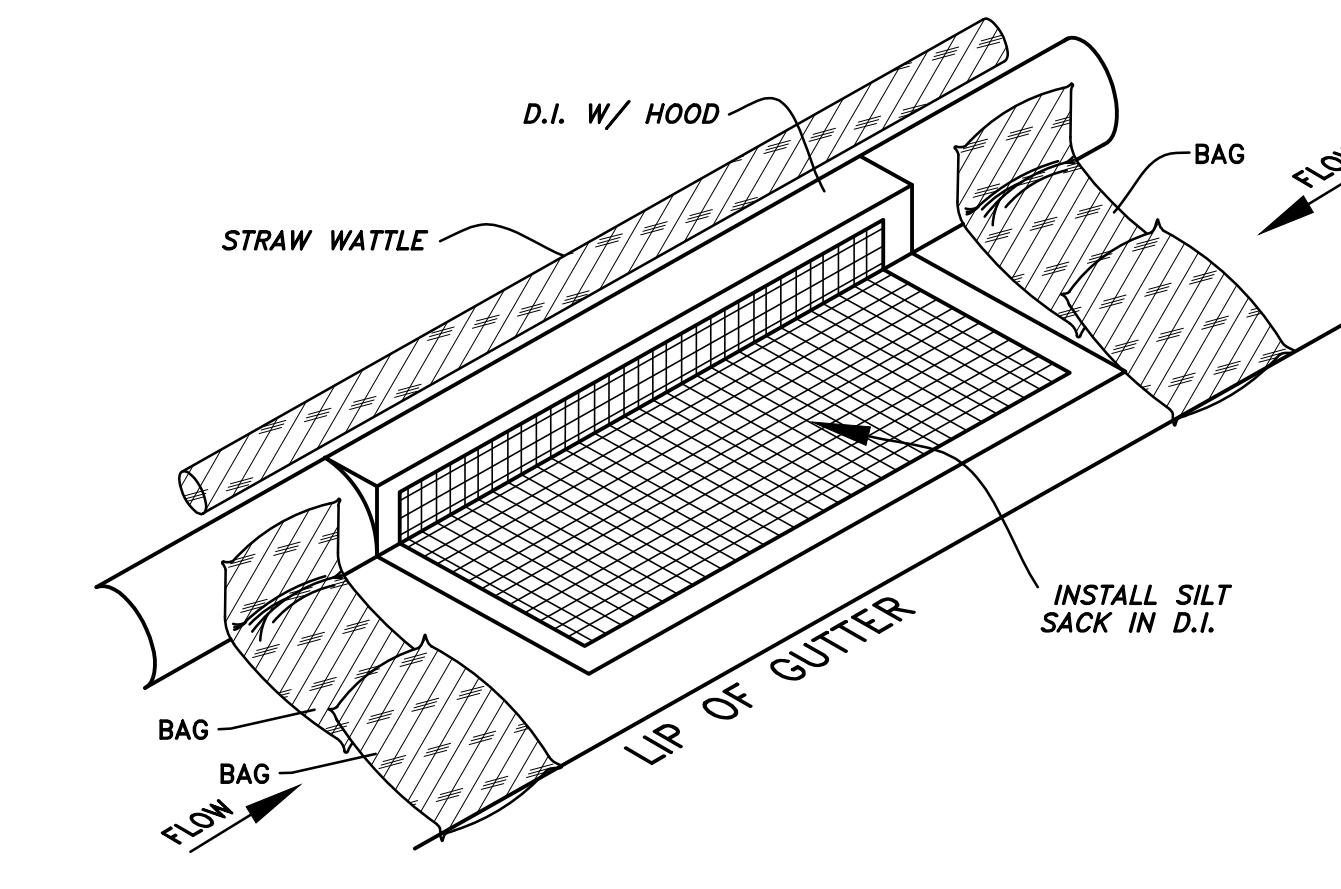
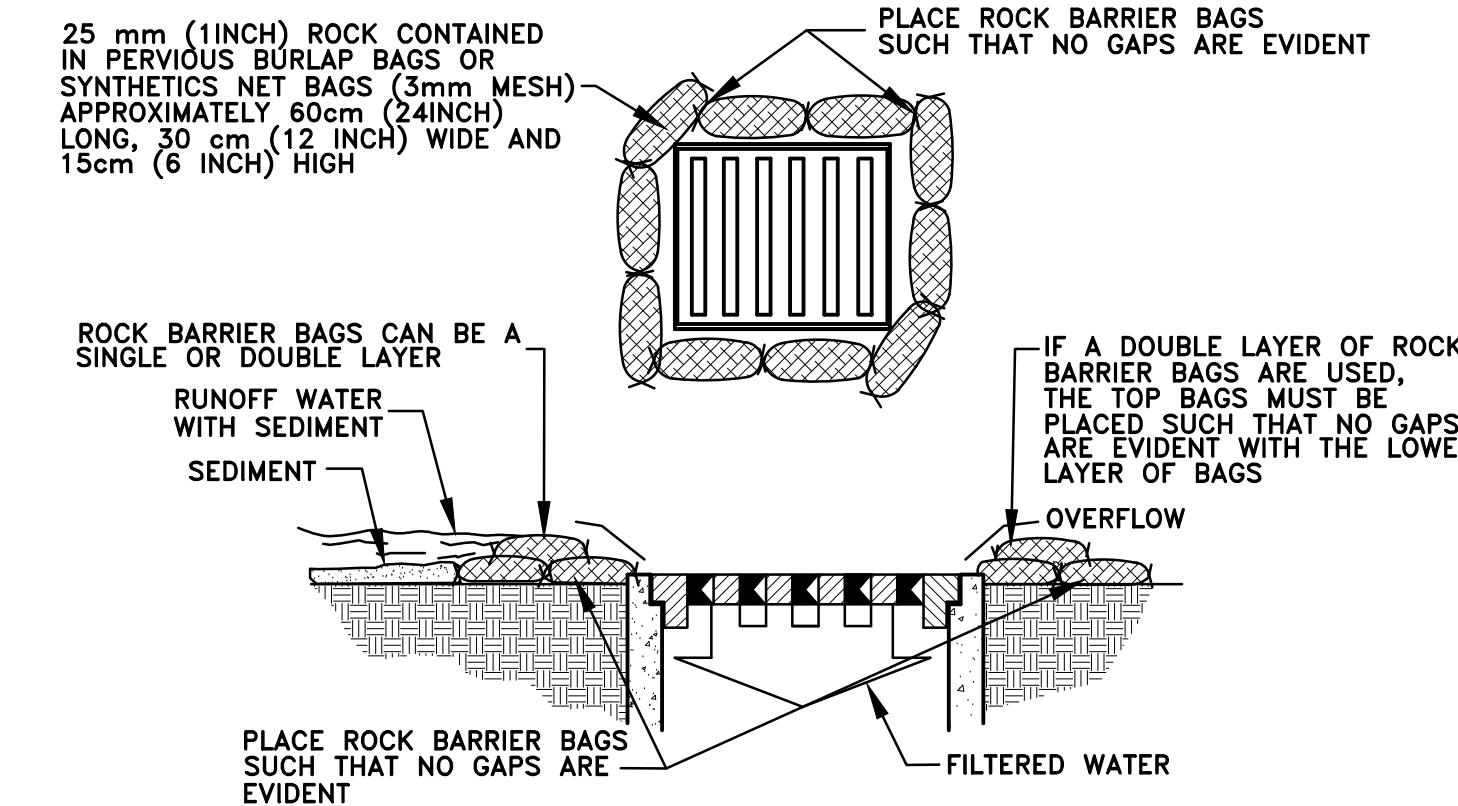
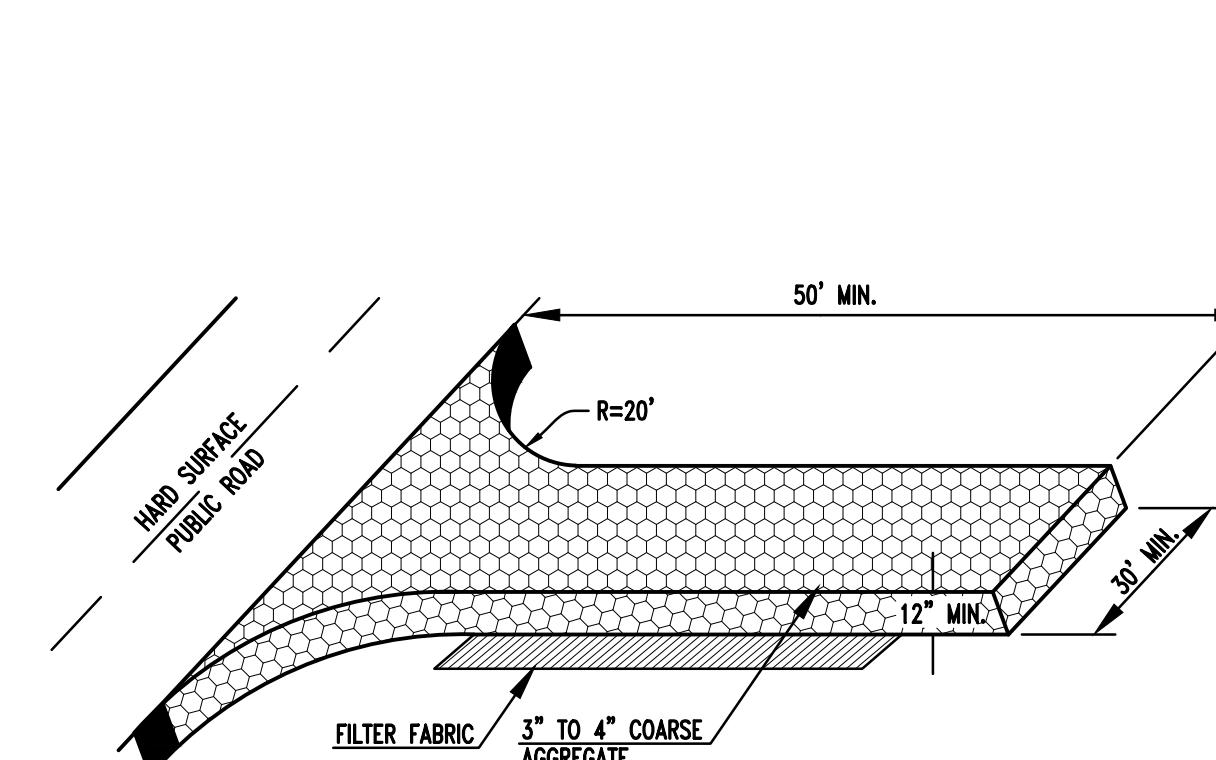


PRELIMINARY UTILITY PLAN
IPC RETAIL
INTERNATIONAL PARK OF COMMERCE

DATE 11/18/2021
SCALE 1" = 30'
ENGINEER M.G.
DRAFTER R.S.
JOB NO. A09500-199
SHEET C.4
OF 6 SHEETS



NOTE:
1. STRAW ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 6" DIA 20-30' LONG.
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.



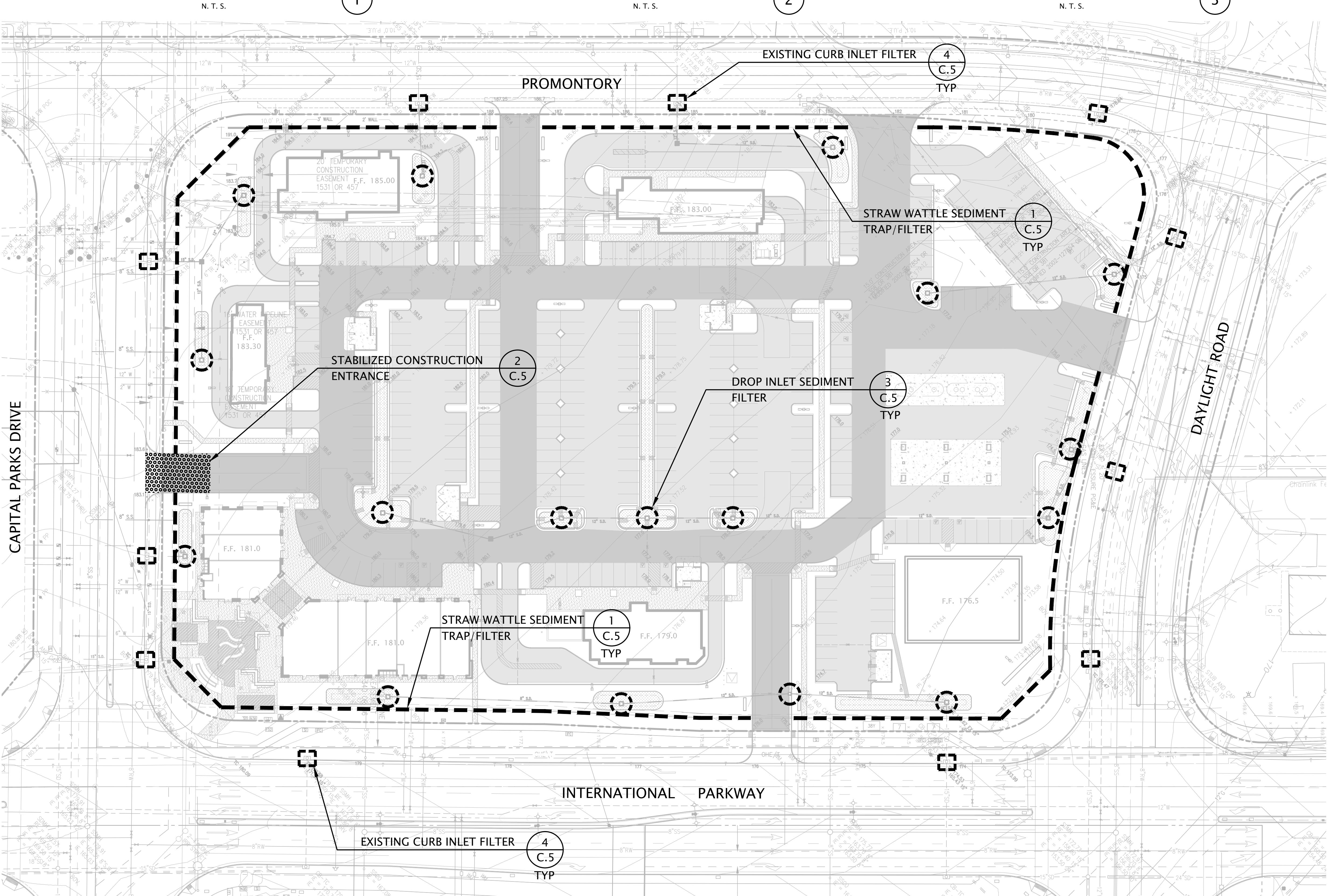
NO.	REVISION	PLANNING SUBMITTAL	03/08/2021	BY
		PLANNING RESUBMITTAL	06/23/2021	
		PLANNING RESUBMITTAL	09/14/2021	
		CITY RESUBMITTAL	02/01/2022	

KIER+WRIGHT
2850 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-8788
www.kierwright.com

LEGEND

- 1 C.5 STRAW WATTLE SEDIMENT
- 2 C.5 STABILIZED CONSTRUCTION ENTRANCE
- 3 C.5 DROP INLET SEDIMENT FILTER
- 4 C.5 EXISTING CURB INLET FILTER

Scale 1" = 40 ft



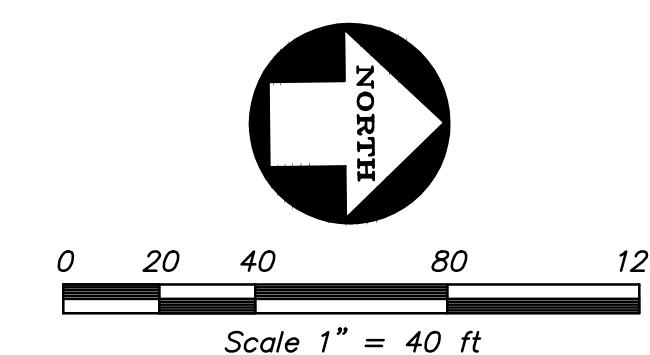
PRELIMINARY EROSION CONTROL PLAN
IPC RETAIL
INTERNATIONAL PARK OF COMMERCE

TRACY

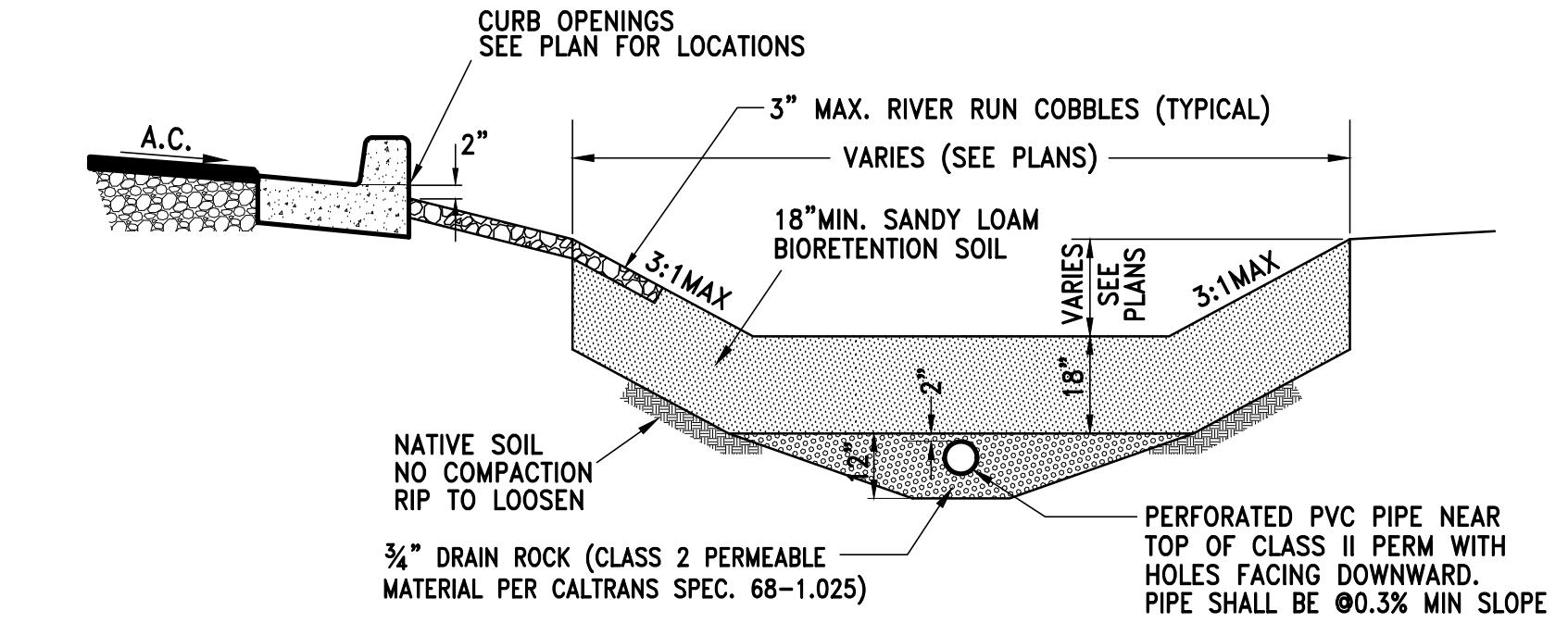
DATE	11/18/2021
SCALE	1" = 40'
ENGINEER	M.G.
DRAFTER	R.S.
JOB NO.	A09500-199
SHEET	C.5
OF	6
SHEETS	

PRELIMINARY STORM WATER QUALITY CONTROL CALCULATION

DRAINAGE AREA	TOTAL TRIBUTARY AREA (AC)	IMPERVIOUS AREA		Pervious Area		IMPERVIOUSNESS RATIO "I"	STORMWATER RUNOFF COEF. "C"	UNIT STORMWATER VOL. "P ₀ "	SQDV (CF) REQUIRED	SQDV (CF) PROVIDED
		ROOF (AC)	AC/CONC (AC)	LANDSCAPE (AC)	PLANTER (AC)					
1	0.34	0.05	0.04	0.23	0.01	0.29	0.22	0.14	174	250
2	0.24	0.05	0.05	0.13	0.01	0.42	0.29	0.19	165	200
3	0.26	0.09	0.04	0.12	0.01	0.50	0.34	0.22	209	250
4	0.26	0.04	0.09	0.11	0.01	0.51	0.34	0.22	210	250
5	1.06	0.00	0.89	0.12	0.05	0.84	0.65	0.42	1,608	1,800
6	0.41	0.21	0.05	0.14	0.02	0.65	0.45	0.29	430	450
7	0.39	0.09	0.19	0.10	0.01	0.71	0.50	0.32	458	500
8	1.31	0.00	1.10	0.16	0.05	0.84	0.65	0.42	1,998	2,000
9	0.51	0.09	0.13	0.28	0.02	0.42	0.29	0.19	350	450
10	0.24	0.00	0.17	0.06	0.01	0.71	0.51	0.33	286	290
11	0.56	0.14	0.14	0.25	0.03	0.50	0.34	0.22	450	500
12	0.20	0.00	0.17	0.02	0.01	0.85	0.66	0.43	312	315
13	0.18	0.00	0.14	0.03	0.01	0.80	0.60	0.39	252	300
14	0.58	0.00	0.40	0.16	0.02	0.69	0.48	0.31	661	750
15	0.68	0.00	0.56	0.09	0.03	0.82	0.62	0.40	996	1,100
16	0.46	0.00	0.21	0.23	0.02	0.46	0.32	0.21	343	400
17	0.11	0.00	0.09	0.02	0.00	0.82	0.62	0.40	161	SELF TREATING
TOTAL	7.79	0.76	2.90	1.70	0.22			9,061	9,805	



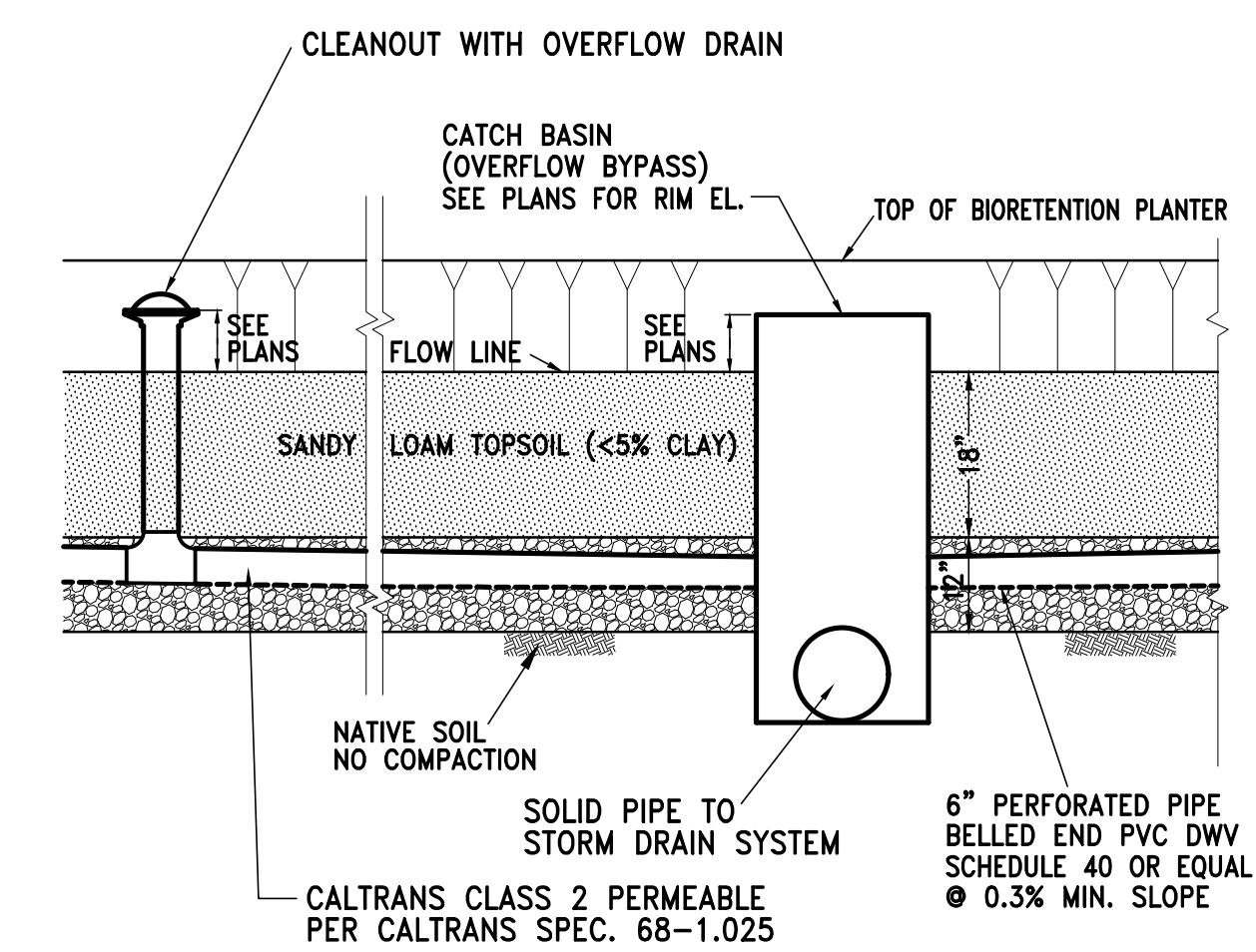
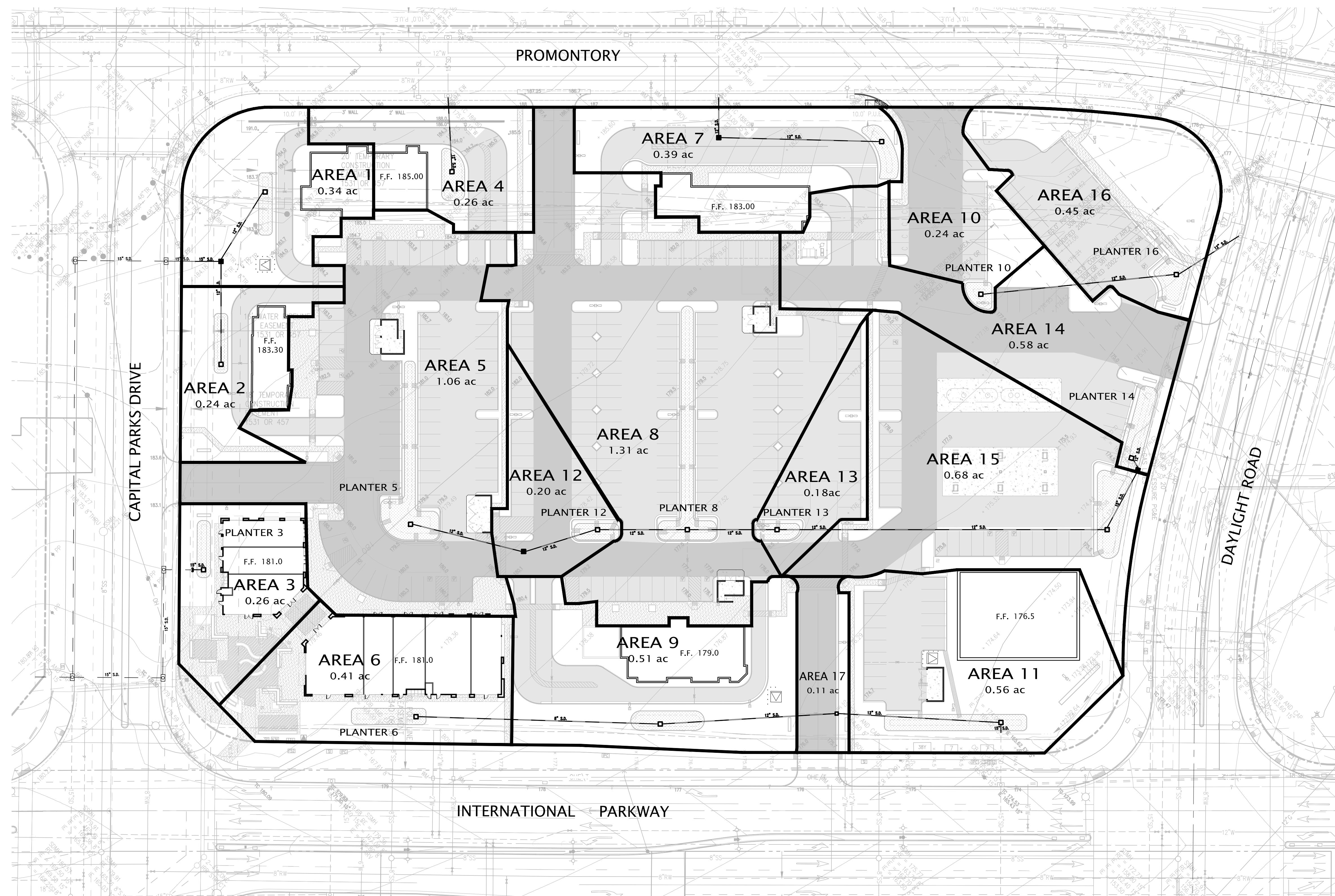
Scale 1" = 40 ft



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. BIOPROCESSING SOIL SHALL ACHIEVE A LONG-TERM INFILTRATION RATE OF AT MIN. 5" /HR
5. COBBLES SHALL BE PLACED AT ALL CURB CUTS AND DOWNSPOUT LOCATIONS.

TYPICAL SECTION STORM WATER TREATMENT PLANTER

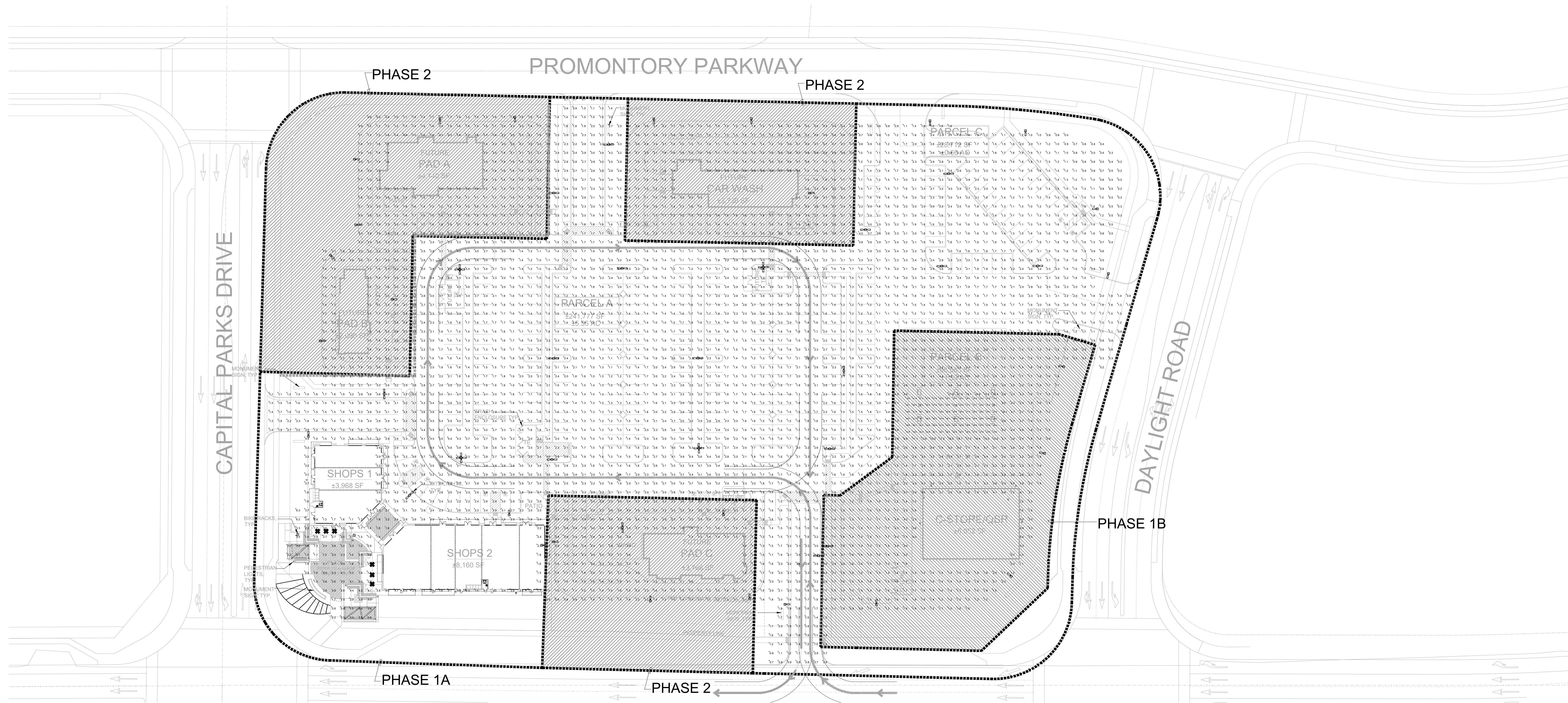
N. T. S.



STORMWATER TREATMENT PLANTER - TYPICAL SECTION

N. T. S.

NO.	KIER+WRIGHT	REVISION	03/08/2021
PLANNING SUBMITTAL	03/08/2021	PLANNING RESUBMITTAL	06/23/2021
PLANNING RESUBMITTAL	09/14/2021	CITY RESUBMITTAL	02/01/2022
INTERNATIONAL PARK OF COMMERCE		CALIFORNIA	
TRACY		IPC RETAIL	
PRELIMINARY STORMWATER QUALITY CONTROL PLAN			
DATE	11/18/2021		
SCALE	1" = 40'		
ENGINEER	M.G.		
DRAFTER	R.S.		
JOB NO.	A09500-199		
SHEET	C.6		
OF	6 SHEETS		



Schedule								
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp
■	A		24	Lithonia Lighting	DSX1 LED P2 40K T4M MVOLT	DSX1 LED P2 40K T4M MVOLT with Horizontal Head	1	6750
■	B		15	Lithonia Lighting	DSX1 LED P2 40K T4M MVOLT	DSX1 LED P2 40K T4M MVOLT	1	8707
■	C		4	Lithonia Lighting	DSX1 LED P2 40K T4M MVOLT	DSX1 LED P2 40K T4M MVOLT	1	8707
■	D		8	LSI INDUSTRIES, INC.	8CV-LED-20L-8C-60		1	20140
■	H		10	Lithonia Lighting	WST LED P2 40K V4 MVOLT DS V4	WST LED P2 40K V4 MVOLT DS V4 visual comfort wide, MVOLT, dual switching, header guard	1	3232
■	I		4	Landscape Forms	AD-500L5-056P-35K	Block aluminum housing, frosted plastic lens	1	3554

PROMONTORY STATION @ IPC TRACY, CA

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Canopy	+	32.5 fc	46.7 fc	13.0 fc	3.6:1	2.5:1
Site	+	2.0 fc	22.4 fc	0.0 fc	N/A	N/A

ELECTRICAL PHOTOMETRIC PLAN
SCALE: N.T.S.

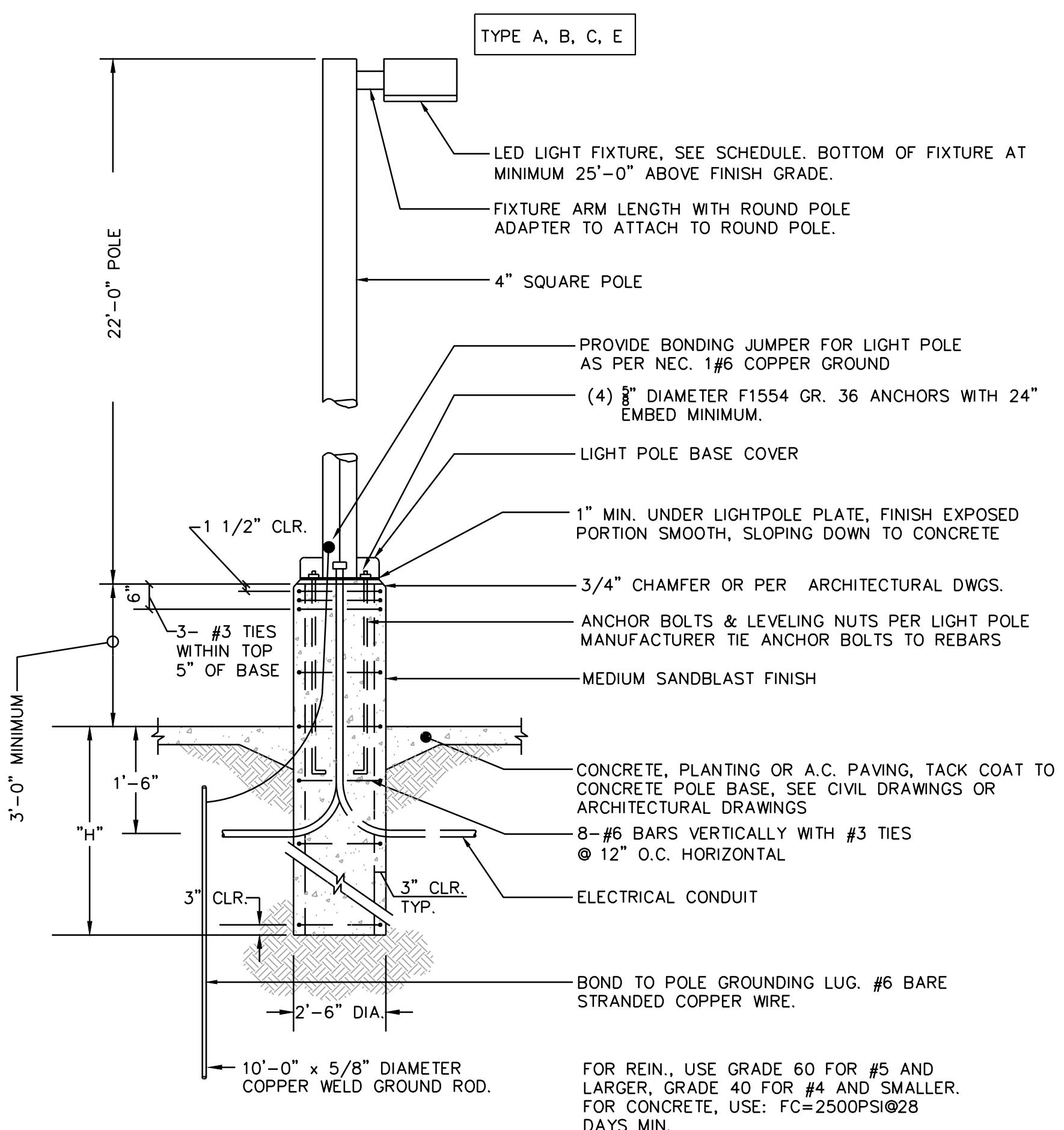
DATE: 03-07-2022
MCG JOB #: 20225.05

DATE REVISIONS

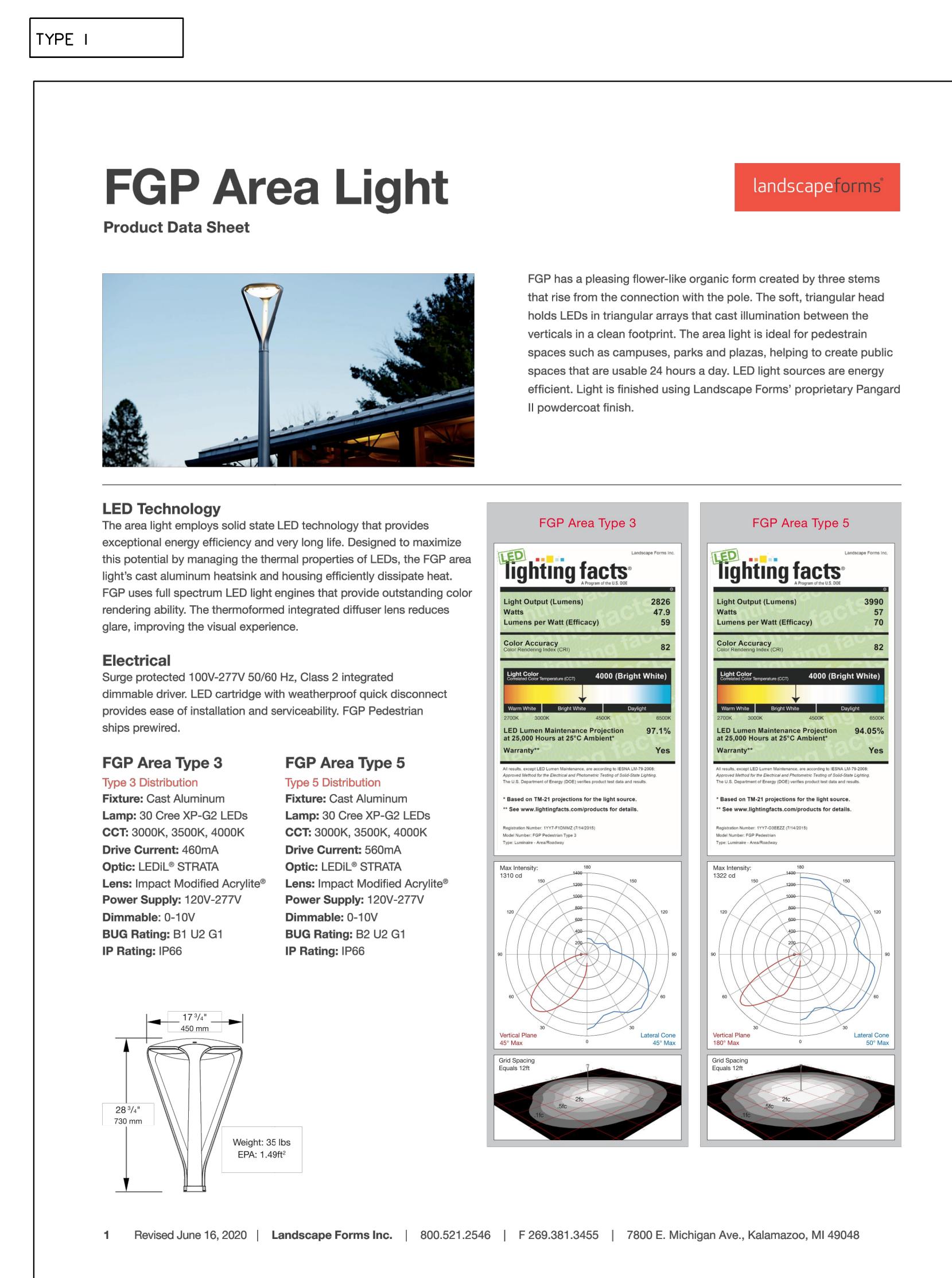
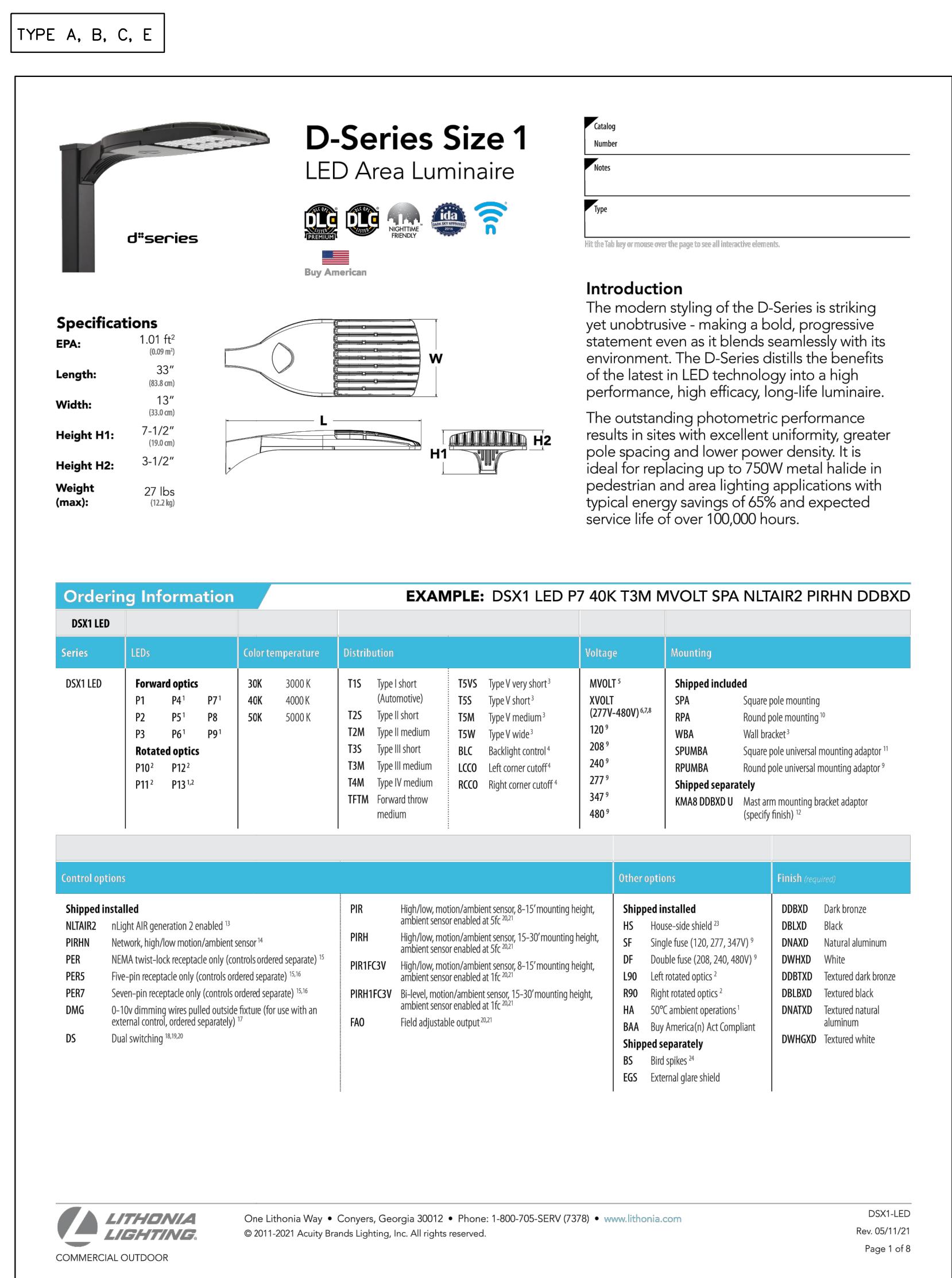
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adjustments pending further verification and Client, Tenant, and
Governmental Agency approvals. No warranties or guarantees of
any kind are given or implied by the Architect.

CLEVELAND
DENVER
GLENDALE
IRVINE
ORLANDO
PHOENIX
SAN FRANCISCO





HEIGHT OF POLE ABOVE BASE	"H" WHERE CONCRETE PAVING OCCURS AT BASE	"H" WHERE A.C. PAVING OR PLANTING OCCURS AT BASE
40' - 44'	9'-0"	7'-6"
36' - 40'	6'-0"	7'-0"
31' - 35'	5'-6"	6'-6"
25' - 30'	5'-0"	6'-0"
20' - 24'	4'-6"	5'-6"
16' - 19'	4'-0"	5'-6"
14' - 15'	4'-0"	5'-0"
10' - 13'	4'-0"	4'-6"



PROMONTORY STATION @ IPC TRACY, CA

LIGHT POLE DETAIL AND LIGHTING CUT SHEET

SCALE: N.T.S.

DATE: 02-26-2021
MCC JOB #: 20225_05

DATE	REVISIONS
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NOTE: This information is conceptual in nature and is subject to
adjustments pending further verification and Client, Tenant, and
Governmental Agency approvals. No warranties or guaranties of
any kind are given or implied by the Architect.



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DENVER
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SAN FRANCISCO



mcgarchitecture.com

CITY OF TRACY

DETERMINATION OF

THE DEVELOPMENT SERVICES DEPARTMENT

Application Number D21-0013

A determination of the Development Services Department approving a Development Review Permit to construct two multi-tenant commercial buildings (3,968 sq. ft. and 8,160 sq. ft.) at 815 International Parkway. The applicant is Cory Chung and property owner is Prologis.

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

1. Cordes Ranch Specific Plan
2. Development Review (TMC Chapter 10.08, Article 30)
3. City of Tracy Design Goals and Standards

The Development Services Department has determined that the project is within the scope of the development program evaluated in the certified Cordes Ranch Specific Plan Environmental Impact Report (CRSP EIR) and consistent with the land use designations and development densities and intensities assigned to the project site by the CRSP zoning. Cumulative and offsite impacts associated with development of the project site, as proposed, were fully addressed in the CRSP EIR (SCH# 2011122015). Since the proposed project is within the scope of the development program evaluated in the CRSP EIR and no subsequent EIR is required pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, then under Section 15168(c) of the CEQA Guidelines, no further environmental review is required for the project.

In addition, the City has determined, pursuant to Section 21083.3 of CEQA and Section 15183 of the CEQA Guidelines, that the project is consistent with the land use designation and development intensity for the project site established by the CRSP zoning, as analyzed in the previously certified CRSP EIR, and implementation of the proposed project would not result in any new specific environmental effects that are peculiar to the project or the project site. Therefore, under Sections 21083.3 and 15183, no further environmental review is required for the project.

THE DEVELOPMENT SERVICES DEPARTMENT, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY APPROVES DEVELOPMENT REVIEW APPLICATION NUMBER D21-0013, SUBJECT TO CONDITIONS CONTAINED IN EXHIBIT 1 AND BASED ON THE FOLLOWING 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 proposal is consistent with the Cordes Ranch Specific Plan and will meet the City's Design Goals and Standards through desirable elements such as variety of materials used on all structures, four-sided architecture with various pitches throughout, metal awnings, and an outdoor plaza. It should be noted that the monument sign as well as all other signs conceptually shown on the project plans are not included as part of the project details being approved with this Development Review

Development Services Director Determination

Subject: Application Number D21-0013

March 24, 2022

Page 2

Permit. The monument sign, as shown, is not consistent with the Cordes Ranch Specific Plan and would not be allowed without approval of an amendment to the Specific Plan.

2. The proposal conforms to Chapter 10.08 of the Tracy Municipal Code, the General Plan, the Cordes Ranch Specific Plan, the City's Design Goals and Standards, any applicable Infrastructure Master Plans, and other City regulations.

William Dean

Interim Development Services Director

Date of Action

**City of Tracy
Conditions of Approval**

815 International Parkway
Development Review Permit
Application Number D21-0013
March 24, 2022

These Conditions of Approval shall apply to the Development Review Permit to construct two multi-tenant commercial buildings (3,968 sq. ft. and 8,160 sq. ft.) at 815 International Parkway (hereinafter "Project"), proposed by Cory Chung (hereinafter "Applicant").

A. Definitions.

The following definitions shall apply to these Conditions of Approval:

1. "Applicant" means any person, or other legal entity, defined as a "Developer".
2. "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. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed engineer designated by the City Manager, the Development Services Director, or the City Engineer to perform the duties set forth herein.
4. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, City's Design Goals and Standards, and the City's Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans).
5. "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.
6. "Conditions of Approval" shall mean the conditions of approval applicable to two multi-tenant commercial buildings, Application Number D21-0013.
7. "Property" means the subject property of the Development Review Permit to construct two multi-tenant commercial buildings (3,968 sq. ft. and 8,160 sq. ft.) at 815 International Parkway (hereinafter "Project"), proposed by Cory Chung (hereinafter "Applicant"), Application Number D21-0013.

B. Planning Division Conditions of Approval

1. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to: the Planning and Zoning Law (Government Code sections 65000, et seq.), the Subdivision Map Act (Government Code sections 66410, et seq.), the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"), and the Guidelines for California

2. Environmental Quality Act (California Administrative Code, title 14, sections 15000, et seq., "CEQA Guidelines").
2. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City Regulations.
3. 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.
4. Except as modified herein, the project shall be developed in substantial compliance with the plans received by the Development Services Department on March 9, 2022, to the satisfaction of the Development Services Director. It should be noted that the monument sign as well as all other signs conceptually shown on the project plans are not included as part of the project details being approved with this Development Review Permit. The monument sign, as shown, is not consistent with the Cordes Ranch Specific Plan and would not be allowed without approval of an amendment to the Specific Plan.
5. Prior to final inspection or certificate of occupancy, the back side of any visible roof parapets shall consist of the same material and be painted the same color as the front side of the roof parapets, to the satisfaction of the Development Services Director.
6. Prior to issuance of a building permit, the applicant shall submit site plans and construction details that demonstrate 12-inch wide concrete curbs along the perimeter of landscape planters where such planters are parallel and adjacent to vehicular parking spaces to provide access to vehicles without stepping into the landscape planters, to the satisfaction of the Development Services Director.
7. Prior to the approval of a building permit, the applicant shall submit detailed landscape and irrigation plans consistent with the Department of Water Resources' Water Efficient Landscape Ordinance to the satisfaction of the Development Services Director. Said plans shall demonstrate no less than 40% of the total parking area be shaded by canopy trees at tree maturity. Trees shall be a minimum of 24" box size, shrubs shall be a minimum size of 5 gallon, and groundcover shall be a minimum size of 1 gallon.
8. Prior to the issuance of a building permit, the Developer shall execute a two-year landscape and irrigation maintenance agreement and submit financial security, such as a performance bond, to ensure the success of all on-site landscaping for the term of the agreement. The security amount shall be equal to \$2.50 per square foot of the landscaped area or equal to the actual labor and material installation cost of all on-site landscaping and irrigation.
9. Prior to issuance of a building permit, the construction documents shall comply with California Building Standards Commission (Cal Green Code Emergency Standards; Title 24,

Part 11) regarding landscaping and irrigation water efficiency, to the satisfaction of the Utilities Director.

10. Prior to the issuance of a building permit, the developer shall comply with all applicable Stormwater Quality Regulations, to the satisfaction of the Water Resources Division in the Utilities Department.
11. Prior to the issuance of a building permit, the applicant shall submit detailed plans that demonstrate a minimum of one foot candle power illumination throughout the parking area as defined in Engineering Standard Plans #141.
12. Prior to final inspection or certificate of occupancy, all exterior and parking area lighting shall be directed downward or shielded, to prevent glare or spray of light into the public rights-of-way and onto any adjacent private property, to the satisfaction of the Development Services Director.
13. Prior to issuance of a building permit, the Developer shall submit construction documents, plans, specifications, and/or calculations to the Building Safety Division, which meet all applicable requirements of Title 24 California Code of Regulations, to the satisfaction of the Chief Building Official.
14. Prior to issuance of a building permit, the Developer shall submit plans that clearly depict an accessible route per California Building Code (CBC) 11B-206.2.2 from each building to the trash enclosure and all facilities on-site, to the satisfaction of the Chief Building Official.
15. Prior to issuance of a building permit, the Developer shall conform with all requirements of the California Fire Code as amended by the Tracy Municipal Code, to the satisfaction of the South San Joaquin County Fire Authority.
16. Prior to final inspection or certificate of occupancy, no roof mounted equipment, including, but not limited to, HVAC units, vents, fans, antennas, sky lights and dishes, whether proposed as part of this application, potential future equipment, or any portion thereof, shall be visible from any public right-of-way to the satisfaction of the Development Services Director. Plans to demonstrate such compliance shall be submitted to the City prior to the issuance of a building permit.
17. Prior to the issuance of a building permit, the developer shall submit plans demonstrating that the trash enclosure shall be a masonry enclosure at a minimum height of seven feet, exterior materials and colors to match the proposed building, solid metal doors painted to match the proposed building colors, a roof designed with complementary materials and design, and a concrete apron in front of the enclosure where the dumpsters, loading/transport equipment, or vehicles will maneuver, to the satisfaction of the Development Services Director.
18. Prior to final inspection or certificate of occupancy, all PG&E transformers, phone company boxes, 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.

19. Prior to final inspection or certificate of occupancy, all vents, gutters, downspouts, flashing, electrical conduits, etc. shall be painted to match the adjacent building surface or otherwise designed in harmony with the building exterior, to the satisfaction of the Development Services Director.
20. No signs are approved as a part of this development review permit. Approval of a separate sign permit by the Development Services Department is necessary prior to the installation of any signs.
21. Outdoor vending machines such as newspaper racks or beverage dispensing machines are not permitted.
22. Prior to issuance of a building or grading permit, the developer shall demonstrate compliance with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) and the Incidental Take Minimization Measures prepared by San Joaquin Council of Government (SJCOPG), to the satisfaction of the Development Services Director.
23. Prior to issuance of a building permit, the Developer shall comply with all applicable requirements of the San Joaquin Valley Air Pollution Control District (APCD), including District Rule 9510, Regulation VIII, and payment of all applicable fees, to the satisfaction of the APCD.

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").
 - b) "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).
 - c) "Mitigation Measures and Monitoring Program for the Cordes Ranch Specific Plan", adopted by the City Council September 3, 2013 (Resolution No. 2013-143).
 - d) "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.
 - e) "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.
 - f) "Wastewater Master Plan Tier 2 – Cordes Ranch Specific Plan Application Review" prepared by CH2MHill, Inc. dated January 2013, and any

subsequent amendments or updates.

- g) "IPC Retail Traffic Review" Technical Memorandum prepared by Kimley Horn, dated February 22, 2022, and any subsequent amendments or updates. ("Traffic Analysis").
- h) "Draft Hydraulic Evaluation of Promontory Station" prepared by West Yost Associates, Inc., dated August 16, 2021 ("Water System Analysis"), and any subsequent amendments or updates.
- i) "Supplement No. 3 to Citywide Storm Drainage Master Plan, Lammers and Mountain House Watersheds" technical memorandum prepared by Storm Water Consulting, Inc. dated May 14, 2019.
- j) "Modifications of Lammers Watershed as Defined in the 2012 City of Tracy Citywide Storm Drainage Master Plan as Revised by Supplement No. 3" prepared by Wood Rodgers dated October 05, 2020.

C.2. Grading Permit

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. On-site Grading/Drainage Plans and Improvement Plans shall be prepared on a twenty-four (24) inch x thirty-six (36) inch size four (4) millimeter thick polyester film (mylar). These plans shall use the City's Title Block. Plans shall be prepared under the supervision of, stamped and signed by a Registered Civil Engineer and Registered Geotechnical Engineer. Developer shall obtain all applicable signatures by City departments and outside agencies (where applicable) on the mylars including signatures by the Fire Marshal prior to submitting the mylars to Engineering Division for City Engineer's signature. Erosion control measures shall be implemented in accordance with the 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. 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.2.2. Developer has obtained the approval (i.e. recorded easements for slopes, drainage, utilities, access, parking, etc.) of all other public agencies and/or private entities with jurisdiction over the required public and/or private facilities and/or property. Written permission from affected owner(s) will be required to be submitted to the City prior to the issuance of the Grading Permit.
- C.2.3. 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.2.4. 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.2.5. 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) 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.2.6. Developer shall provide a PDF copy of the Project's Geotechnical Report signed and stamped by a Registered Geotechnical Engineer. The technical report must include relevant information related to soil types and characteristics, soil bearing capacity, compaction recommendations, retaining wall recommendations, if necessary, paving recommendations, paving calculations such as gravel factors, gravel equivalence, etc., slope recommendations, and elevation of the highest observed groundwater level.

C.2.7. Two (2) sets of Hydrologic and Storm Drainage Calculations for the design of the on-site storm drainage system.

C.2.8. Developer shall provide a copy of the approved Incidental Take Minimization Measures (ITMM) habitat survey [San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)] from San Joaquin Council of Governments (SJCOG).

C.2.9. Developer shall provide 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.2.10. Developer shall provide a copy of the approved Air Impact Assessment (AIA) with an Indirect Source Review (ISR) from San Joaquin Valley Air Pollution Control District (SJVAPCD).

C.2.11. Developer shall abandon or remove all existing irrigation structures, channels

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

C.2.12. If the Project contains overhead utilities, the Developer shall underground existing overhead utilities such as electric, TV cable, telephone, and others. Each dry utility shall be installed at the location approved by the respective owner(s) of dry utility and the Developer shall coordinate such activities with each utility owner. All costs associated with the undergrounding shall be the sole responsibility of the Developer and no reimbursement will be due from the City. Developer shall submit undergrounding plans.

C.2.13. 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.2.14. If required, 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.2.15. Permit(s), agreement(s) and approval of other public agencies that have jurisdiction over the required public facilities, if applicable.

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.

a. Obtain all applicable signatures by City departments (where applicable) on the mylars including signatures by Building Official prior to submitting the mylars to Engineering Division for City Engineer's approval.

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.3.7. South San Joaquin County Fire Authority's Fire Marshal's signature, if applicable, on the Improvement Plans indicating their approval for the fire service connection and fire and emergency vehicle access for the Project.

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. The Improvement Plans shall be prepared on mylar with the City of Tracy standard title and signature block.
- C.4.2. Obtain all applicable signatures by City departments and from outside agencies (where applicable) on the mylar including signatures by the Fire Marshal, prior to the Developer submitting the mylars to Engineering Division for City Engineer's approval.
- C.4.3. The improvement plans shall be prepared to specifically include, but not be limited to, the following items:
 - a. All existing and proposed utilities such as domestic water line, irrigation service, storm drain, and sanitary sewer, including the size and location of the pipes.

- b. All supporting engineering calculations, materials information or technical specifications, cost estimate, and technical reports.
- c. Developer shall provide a PDF copy of the Project's Geotechnical Report signed and stamped by a Registered Geotechnical Engineer. The technical report must include relevant information related to soil types and characteristics, soil bearing capacity, compaction recommendations, retaining wall recommendations, if necessary, paving recommendations, paving calculations such as gravel factors, gravel equivalence, etc., slope recommendations, and elevation of the highest observed groundwater level.

C.4.4. 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.
- f) If applicable, show all existing irrigation structure(s), channel(s) and pipe(s) that are to remain or to be relocated or to be removed, if any, after coordinating with the irrigation district or owner of the irrigation facilities. If there are irrigation facilities including tile drains, that are required to remain to serve existing adjacent agricultural uses, the Developer shall design,

coordinate and construct required modifications to the improvements, if required, to the reasonable satisfaction of the City.

Storm Drainage

- g) Temporary retention is required to serve this project until the downstream outfall system is completed and operational. The Project will utilize DET LW8 to satisfy the requirements for temporary retention set forth in the City Design Standards. Developer shall provide calculations to demonstrate that adequate capacity in the retention basin 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.
- h) Acceptance of DET LW8 parcel by 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
- i) To convey storm drainage from the Project to DET LW8, the storm drain line connecting this Project to DET LW8 shall be designed and constructed per City standards and as shown on these plans titled: (1) *IPC Street Improvement Plans for International Parkway – Phase 1G Daylight Road – Phase 1J Storm Drain on Future Capital Parks Drive by Kier & Wright* ("Phase 1G&1J"), (2) *IPC Improvement Plans for Storm Drain Line, Sanitary Sewer Line, Detention Basin LW8, 42" Culvert – Von Sosten Road by Kier & Wright*. This storm drain shall be located within street right-of-way or within the easement to be dedicated to the City. Improvements to the maintenance/access road within the easement shall be constructed per approved plans by the City Engineer, and as acceptable to Public Works Department.
- j) If, at the time of issuance of building permit, the permanent downstream facilities are not constructed so that stormwater from this project can be discharged into it, then developer shall (1) construct temporary retention on site, or (2) construct the downstream facilities.
- k) Developer shall be responsible for maintenance of the temporary retention basin 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.

- l) Layout and design of access easements to be dedicated to the City shall be per the requirements of Public Works Department and as approved by the City Engineer.
- m) 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.
- n) 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.
- o) 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.4.5. Sanitary Sewer Improvement Plans

- a) The Developer shall pay all impact fees for Wastewater Treatment and Wastewater Conveyance.
- b) 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.4.6. Water Distribution System

- a) Developer shall comply with the recommendations for on-site and off-site infrastructure including storage requirements as identified in the Water System Analysis. 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 System 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 South San Joaquin County Fire Authority's Fire Marshal.
- c) The Developer shall design and install fire hydrants at the locations approved by the South San Joaquin County Fire Authority's Fire Marshal. Prior to the

issuance of a Building Permit, the Developer shall submit calculations and plans as required by the Fire Department 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 back-flow 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 sub-meters. 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) As noted in the evaluation prepared by West Yost, pressure reducing valves should be installed on all domestic water service connection.

C.4.7. Roadway Improvements

- a. Daylight Road: The plans titled *IPC Street Improvement Plan – Phase 1G & 1J* shall be amended to show landscape and irrigation along the frontage of this project. These plans shall be subject to approval by City Engineer.
- b. Promontory Parkway: The plans titled "Phase 1F Street Improvement Plans" shall be amended to show landscape and irrigation along the frontage of this project. These plans shall be subject to approval by City Engineer.

C.4.8. Project Driveways

The Developer shall install five driveways to serve the site in accordance with the recommendations of the "*Traffic Analysis*" and City Regulations prior to Certificate of Occupancy. The driveways are summarized below and lettered as presented in the "*Traffic Analysis Figure 3*". Final driveway locations and configurations are subject to City approval.

- A. Project Driveway A @ Daylight Road: The plans titled *IPC Street Improvement Plan – Phase 1G & 1J* will be revised to show this driveway. The revisions will be submitted for review and approval and identify all details necessary, including but not limited to demolition, existing and proposed conditions and cost estimate. This driveway is right-in/right-out. This driveway is 45-ft wide and will require a deviation from the Tracy Design Standards to be approved by City Engineer.
- B. Project Driveway B @ International Parkway: The plans titled *IPC Street*

Improvement Plan – Phase 1G & 1J" will be revised to show this driveway. The revisions will be submitted for review and approval and identify all details necessary, including but not limited to demolition, existing and proposed conditions and cost estimate. This driveway is right-in/right-out.

- C. Project Driveway C @ Capital Park Drive: This driveway is right-in/right-out.
- D. Project Driveway D @ Promontory Parkway: The plans titled *IPC Street Improvement Plan – Phase 1F*" will be revised to show this driveway. The revisions will be submitted for review and approval and identify all details necessary, including but not limited to demolition, existing and proposed conditions, and cost estimate. This driveway is right-in/right-out.
- E. Project Driveway E @ Promontory Parkway: The plans titled *IPC Street Improvement Plan – Phase 1F*" will be revised to show this driveway. The revisions will be submitted for review and approval and identify all details necessary, including but not limited to demolition, existing and proposed conditions, and cost estimate. This driveway is full-access.

C.4.9. Offsite Improvements

As noted in the **Traffic Analysis**, the following off-site improvements shall be completed, in accordance with the timelines specified in *Table 1* of the **Traffic Analysis**. Conditions will be deemed satisfied with the execution of OIA and posting of security as acceptable to City, or payment of Fair Share Cost where applicable. Summarized below is applicable information from *Table 1*:

- 1. International Parkway & I-205 WB Ramps
 - a. *Background Plus Project Improvements and Obligations* are:
 - a. *Improvements*: Restripe westbound off-ramp to provide two left-turn lanes and one shared through/right lane and optimize signal timing per Cordes Ranch Specific Plan Fina EIR TRANS-1 mitigation measure.
 - b. *Obligations*: Project will construct improvements if not already implemented by another development and may collect contributions from future benefitting developments. If improvement is already constructed, Project may pay a fair share contribution towards improvements.
- 4. International Parkway & Daylight Road | *Cumulative Project Fair Share = 11%*
- 5. Promontory Parkway & Daylight Road | *Cumulative Project Fair Share = 4% (Future Cordes Ranch projects to fund 96%)*
- 6. Promontory Parkway & Capital Parks Drive | *Cumulative Project Fair Share = 10.7% (Future Cordes Ranch projects to fund 89.3%)*
 - a. *Improvement*: Install an All-Way Stop Control (AWSC) intersection.

- b. *Obligation:* Project to construct with offsite improvement plans.
- 7. International Parkway & Capital Parks Drive | *Cumulative Project Fair Share = 20.3%*
- 8. International Parkway & Promontory Parkway | *Cumulative Project Fair Share = 21.1%*
- 9. International Parkway & Old Schulte Road
 - a. *Improvement:* Add 2nd NBR and convert the existing EBT/R to an EBR
 - b. *Obligation:* Project will construct improvements if not already implemented by another development and may collect contributions from future benefitting developments. If improvement is already constructed, Project may pay a fair share contribution towards improvements.
- 11. Hansen Road & Old Schulte Road | *Cumulative Project Fair Share = 0.7%*
 - a. *Improvement:* Add one additional westbound and eastbound through lane at the intersection to establish a four-lane facility to the Safeway driveway along Old Schulte Road.
 - b. *Obligation:* Project will construct improvements if not already implemented by another development and may collect contributions from future benefitting developments. If improvement is already constructed, Project may pay a fair share contribution towards improvements.
- 12. Old Schulte & Pavilion Parkway | *Cumulative Project Fair Share = 0.9%*
- 13. Lammers Road & Old Schulte Road
 - a. *Improvement:* Provide an overlap phase for the eastbound right turn.
 - b. *Obligation:* Project will construct improvements if not already implemented by another development and may collect contributions from future benefitting developments. If improvement is already constructed, Project may pay a fair share contribution towards improvements.
- 14. Lammers Road & Western Pacific Way
 - a. *Improvement:* Install signal and add NBR & SBL
 - b. *Obligation:* Project will construct improvements if not already implemented by another development and may collect contributions from future benefitting developments. If improvement is already constructed, Project may pay a fair share contribution towards improvements.
- 15. Lammers Road & Valpico Road | *Cumulative Project Fair Share = 0.5%*
 - a. *Improvement:* Install signal and add SBL per CRSP EIR TRANS-1. Trigger per EIR is not met but LOS is deficient per General Plan policy.
 - b. *Obligation:* Project will construct improvements if not already implemented by another development and may collect contributions from future benefitting developments. If improvement is already constructed, Project may pay a fair share contribution towards improvements.

share contribution towards improvements.

16. Delta Mendota Canal Bridge Widening

- a. *Improvement:* Widen to 4-lane facility.
- b. *Obligation:* Project will construct improvements if not already implemented by another development and may collect contributions from future benefitting developments. If improvement is already constructed, Project may pay a fair share contribution towards improvements.

17. Hansen Road & Capital Parks Drive | *Cumulative Project Fair Share = 0.4%*

C.4.10. Right-of Way Dedication

- a) Right-of-Way (RW): ULTIMATE R/W will be dedicated on south-east corner of Daylight Road and Promontory Parkway intersection as shown on sheet C3.0 of the Development Application [D21-0013]. The additional ULTIMATE R/W dedication is generally described as beginning at Driveway E extending approximately 260 ft north to the midpoint of the curb return at the intersection with Daylight Road. Dedication must be completed prior to final certificate of occupancy.

C.4.11. Ultimate Promontory Parkway/Daylight Road Intersection Improvements

Certain intersection improvements including widening of existing street section on promontory Parkway just south of the intersection at promontory Parkway/ Daylight Road have been identified as potential improvements to accommodate future developments within International Park of Commerce located west of International Parkway. The intersection improvements are generally described as follows:

Southeast Corner: Demolish existing curb/sidewalk sufficient to 13-ft right turn/through movement and 11-ft left turn pocket

If these intersection improvements are not completed prior to requesting Certificate of occupancy, the Developer shall shall enter into a Deferred Improvement Agreement. The Developer is responsible for the cost of design and posting necessary security.;

C.4.12. Within ninety calendar days from the date of approval of the related Offsite Improvement Agreement (OIA) for IPC Retail by the City Manager, 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 IPC Retail Frontage Street Improvement Plans for Capital Parks Drive.

- a) 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 landscaping improvements. 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.4.13. 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.4.14. 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.4.15. 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 City Wide 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. Payment of the San Joaquin County Facilities Fees as required in Chapter 13.24 of the TMC, and these Conditions of Approval.

C.5.3. 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.5.4. 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. Completion of off-site water, storm drainage and wastewater facilities required to serve the Project. If the off-site improvements are to be constructed by others, it shall be the Developer's responsibility to coordinate timing of completion of improvements with the responsible party to ensure timely completion.
- 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.5 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. Developer shall comply with the requirements relating to Fire Apparatus Access Roads and other Fire Code requirements to the satisfaction of the Fire Department.

C.10.7. 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.

C.10.8. Survey Monuments – Any altered, damaged, or destroyed survey monuments and/or benchmarks shall be re-established. Developer shall submit centerline tie sheets or a record of survey for the following: new public streets; re-established survey monuments, and/or benchmarks. If the Developer destroyed, altered, and/or reconstructed any existing curb returns, Developer shall also submit corner records. Any survey document will be submitted the City and to the San Joaquin County Surveyor to comply with California Business and Professions Code Section 8771(c). Said work shall be executed by a California licensed Land Surveyor at the Developer's sole expense.

C.10.9. When street cuts are made for the installation of utilities, the Developer shall conform to Section 3.14 of the 2020 Design Standards and is required install a two (2) inch thick asphalt concrete (AC) overlay with reinforcing fabric at least twenty-five (25) feet from all sides of each utility trench. A two (2) inch deep grind on the existing AC pavement will be required where the AC overlay will be applied and shall be uniform thickness in order to maintain current pavement grades, cross and longitudinal slopes. This pavement repair requirement is when cuts/trenches are perpendicular and parallel to the street's direction.

D. South San Joaquin County Fire Authority Conditions of Approval

1. Prior to construction, applicant shall submit construction documents to the South San Joaquin County Fire Authority for review and approval.
 - i. A fire application for construction shall be submitted for each building.
 - ii. 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.
 - iii. 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.
 - iv. 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.
 - v. 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.
 - vi. 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.
 - vii. 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.
- viii. Fire control room locations shall be approved by the fire code official prior to the issuance of construction permit.
- ix. Provide a truck turning template which clearly shows the truck turning radius of 29'-9" inside and 47'-7" outside. Truck turning template shall show all ingress and egress paths available.

2. Engineering and building permit applications received by our offices are subject to the current fee schedule for South San Joaquin County Fire Authority. Contact our offices for additional information.

- i. Application processing fees and minimum plan review fees are due at time of submittal of construction documents.
- ii. 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.
- iii. Permit holder is responsible for any additional inspection fees incurred and shall be paid prior to final inspection.

3. Building is assumed it will be constructed as a 'speculative building'. Additional permits will be required for each separate tenant improvement. Construction documents shall be submitted to South San Joaquin County Fire Authority for review and approval prior to the start of construction or demolition.

- i. 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.
- ii. If hazardous materials are used or stored, a hazardous material inventory sheet shall be provided with applications for construction.

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.

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

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.

7. Building and each tenant space shall be provided with approved address identification in accordance with CFC §505.

8. 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.

- i. Additional improvements may warrant additional testing to be performed. Testing shall be the determination of the fire code official.

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

E.1. Streets, Streetlights and Sidewalks

Before issuance of any building permit for the Property, Developer shall provide for perpetual funding of the on-going costs of operation, maintenance and replacement for the streets, traffic signals, streetlights, sidewalks, and street sweeping that will serve the Property (including all costs required PG&E), by doing one of the following, subject to the approval of the City's Finance Director:

- a. Community Facilities District (CFD). Developer shall enter into an agreement with the City, to be signed by the Finance Director, which shall be recorded against the Property, which requires that prior to the final inspection, Developer shall complete the annexation of the Property to City of Tracy Community Facilities District in compliance with the requirements of the Mello – Roos Community Facilities Act of 1982 (Gov. Code § 53311 et seq.) including, without limitation, affirmative votes, and the recordation of a Notice of Special Tax Lien. Developer shall be responsible for all costs associated with the CFD proceedings.

Or

- b. POA and dormant CFD. If the POA is the chosen funding mechanism, Developer must do the following:
 - 1) Form a Property Owner's Association (POA) or other maintenance association, with CC&Rs reasonably acceptable to the City, to assume the obligation for the on-going costs of operation, maintenance and replacement for the streets, traffic signals, streetlights, sidewalks, and street sweeping that will serve the Property (including all costs required by PG&E);
 - 2) Cause the POA to enter into an agreement with the City, in a form to be approved by the City and to be recorded against the Property prior to the final inspection, setting forth, among other things, the required maintenance obligations, the standards of maintenance, and all other associated obligation(s) to ensure the long-term maintenance by the POA for the streets, traffic signals, streetlights, sidewalks, and street sweeping that will serve the Property;
 - 3) Before final inspection, annex into a CFD in a "dormant" capacity, to be triggered if the POA fails (as determined by the City in its sole and exclusive discretion) to perform the required level of operation, maintenance and replacement for the streets, traffic signals, streetlights, sidewalks, and street sweeping that will serve the Property. The dormant tax or assessment shall be disclosed to all property owners, even during the dormant period.

Or

c. Direct funding. Developer shall enter into an agreement with the City, which shall be recorded against the Property, which requires that prior to approval of final inspection, Developer shall deposit with the City an amount necessary, as reasonably determined by the City, to fund in perpetuity the on-going costs of operation, maintenance and replacement for the streets, traffic signals, streetlights, sidewalks, and street sweeping that will serve the Property (including all costs required PG&E).

If the provisions for adequate funding of the on-going costs of operation, maintenance and replacement for the streets, traffic signals, streetlights, sidewalks, and street sweeping that will serve the Property (including all costs required PG&E) are met prior to issuance of the building permit for the Property, subject to the Finance Director's review and approval, the terms of this condition shall be considered to have been met and this condition shall become null and void.

E.2. Landscaping Maintenance

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

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

Or

b. POA and dormant CFD. If the POA is the chosen funding mechanism, the Developer must do the following:

1. Form a Property Owner's Association (POA) or other maintenance association, with CC&Rs reasonably acceptable to the City, to assume the

obligation for the on-going maintenance of all public landscaping areas that will serve the Property;

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

Or

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

DEVELOPMENT SERVICES PUBLIC HEARING

The City of Tracy Development Services Director will hold a continued Public Hearing on Thursday, March 24, 2022, at 3:00 p.m. or as soon thereafter as possible, via teleconference to consider:

D21-0013: Applicant is Cory Chung, and Owner is PROLOGIS – Assessor's Parcel Number 209-080-40 – Public hearing to consider a Development Review Permit to construct two multi-tenant commercial buildings (3,968 sq. ft. and 8,160 sq. ft) at 815 International Parkway. An Environmental Impact Report (EIR) was certified by the City Council on September 3, 2013 for the Cordes Ranch Specific Plan. In accordance with California Environmental Quality Act (CEQA) Guidelines Sections 15168(c) and 15183 no further environmental review is required. *The Project Planner is Kenny Lipich, Assistant Planner, (209)831-6443, Kenneth.Lipich@cityoftracy.org.*

All interested persons are invited to participate by calling the teleconference line at **(209) 425-4338** Conference ID: **686 683 493#** to submit statements orally during the meeting; or in writing before the meeting by sending written statements to *publiccomment@cityoftracy.org*.

Should you decide to challenge the decision of the DS Director, you may be limited to those issues that were raised for consideration at the hearing.

WILLIAM DEAN
Interim Development Services Director