COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR PUBLIC HEARING MEETING AGENDA

Wednesday, November 6, 2024, 4:00 P.M.

Tracy City Hall, Conference Room 203, 333 Civic Center Plaza, Tracy

THIS MEETING WILL BE OPEN TO THE PUBLIC FOR IN-PERSON AND REMOTE PARTICIPATION PURSUANT TO GOVERNMENT CODE SECTION 54953(e).

During the upcoming Director Public Hearing meeting, public comment will be accepted via the options listed below. All interested persons are invited to participate by:

- *joining the meeting via Microsoft Teams by:*
    - *viewing the Public Hearing Login information at https://www.cityoftracy.org/government/public-notices; or*
    - *visiting the Microsoft Teams website at https://www.microsoft.com/microsoft-teams/join-a-meeting and using the following Meeting ID: **257 719 761 725** and Passcode: **6X6gZY**; or*
    - *calling the Microsoft Teams teleconference line at (209) 425-4338 Conference ID: 520 014 401# to submit statements orally during the meeting; or*
- *submitting comments in writing before the meeting by sending written statements to publiccomment@cityoftracy.org.*

MEETING AGENDA

CALL TO ORDER

1. PUBLIC HEARING TO CONSIDER (1) APPROVING THE DEVELOPMENT REVIEW PERMIT, APPLICATION NUMBER D24-0001, FOR THE CONSTRUCTION OF A 26,019 SQUARE FOOT BUILDING AND RELATED SITE IMPROVEMENTS ON A 1.35 ACRE SITE LOCATED AT THE SOUTHEAST CORNER OF MARIANI COURT AND STONEBRIDGE DRIVE, 1396 MARIANI COURT, APN 250-260-03; AND (2) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA GUIDELINES SECTION 15332 AS AN INFILL PROJECT THAT IS CONSISTENT WITH THE GENERAL PLAN AND ZONING CODE AND IS SERVED BY EXISTING INFRASTRUCTURE.

ADJOURNMENT

Posted: November 4, 2024

DIRECTOR HEARING STAFF REPORT

Item No. 1.A

DATE	November 6, 2024
TITLE	Cordes Ranch - International Park of Commerce (IPC) Building #20
LOCATION	Site bounded by Bud Lyons Road to the west, Hopkins Road to the north, and West Schulte Road to the south APN 209-220-28 and 209-220-30
APPLICATION TYPE	Development Review Permit (D24-0018)
CEQA STATUS	CEQA Guidelines Section 15183 - a subsequent project is relieved from further environmental review if all potential impacts were either addressed in a previous EIR or can be substantially mitigated by the imposition of uniformly applied development policies or standards.
PROJECT PLANNER	Craig Hoffman (209) 831-6426 craig.hoffman@cityoftracy.org

RECOMMENDATION

Staff recommends that the Community and Economic Development Director (1) approve the Development Review Permit, Application Number D24-0018, for the construction of an approximately 1,300,256 square foot industrial building, named the International Park of Commerce (IPC) Building #20 with associated parking lot, landscaping and other site improvements on a 66.06-acre site bounded by Bud Lyons Road to the west, Hopkins Road to the north, and West Schulte Road to the south APN 209-220-28 and 209-220-30; and (2) determine that this project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15183 - a subsequent project is relieved from further environmental review if all potential impacts were either addressed in a previous EIR or can be substantially mitigated by the imposition of uniformly applied development policies or standards.

PROJECT DESCRIPTION

The project is proposed on an undeveloped site covering approximately 66.06 acres within the City of Tracy. The project site consists of two contiguous parcels, identified as Assessor's Parcel Numbers (APNs): 209-220-28 and 209-220-30 in the western portion of the City, within the Cordes Ranch Specific Plan (CRSP) Area. The project site is approximately 1.0 miles south of Interstate-205 and 1.1 miles northeast of Interstate-580 (Figure 1, Vicinity Map). The rectangularly-shaped project site is bounded by Bud Lyons Road to the west, Hopkins Road to the north, and West Schulte Road to the south (Figure 2, Aerial). Each of these roads are paved two-way roads; West Schulte Road and Hopkins Road have been partially improved with pedestrian sidewalk facilities. Adjacent similar warehousing land uses exist to the west, north, and southeast of the project site. Specifically, the project site is located east of IPC Building 23 and the Thermo-Fisher Building and south of the Home Depot Building. Agricultural land use exists to east of the project site while the land immediately to the south of the project site is vacant with no current use.

The project site and adjacent properties have zoning designations assigned by the CRSP; the project site and surrounding properties are zoned within the CRSP as Business Park Industrial (BPI). The project site and adjacent properties have a General Plan Land Use Designation of Industrial.

The proposed project involves the development of an approximately 1,300,256 square foot industrial building, named the International Park of Commerce (IPC) Building #20 (Building #20) (Figure 3, Site Plan). Building #20 would have primary access from Bud Lyons Way and secondary access from Hopkins Road. The project includes 377 parking stalls for automobiles and 321 parking stalls for trailers. Building #20 would include 130 dock doors and 99 knock out doors for trailers and loading operations. Building #20 would be a 40 feet high clear, 640-foot-deep, cross dock building with a guard shack. Automobiles and trailers would be able to circulate in two directions around Building #20. The landscaping for the proposed buildings would be similar to the existing warehouse/distribution or manufacturing buildings in the area. Building #20 operations would be consistent with the allowed uses under the CRSP Business Park Industrial (BPI) Zoning District which includes warehouse, distribution logistic facilities, manufacturing, assembly, and production uses.

The project would be fenced and landscaped with a variety of deciduous and evergreen trees, shrubs, seeded grasses, and mulch. Landscaping would consist of low water use shrubs and trees and would include a fully automatic underground irrigation system designed to be water efficient. Landscaping would provide screening along adjacent roadways, compliant with the City's private landscape setback requirements consistent with the IPC Design Guidelines. Landscaping would also provide visual accents at the project's entrances and shade along the parking lot.

The proposed site plans and elevations are included in Attachment B.

The project as proposed is consistent with the intent of the CRSP district. The project meets the setback, lot coverage and design standards of the zoning district.

The proposed parking and layout meet the requirements of the municipal code along with the landscaping coverage and screening for the site.

The project has been reviewed for consistency with the massing, architectural style and colors and textures of the surrounding commercial businesses. The project meets or exceeds the aesthetics of the area and will provide for the infill of a vacant parcel.

California Environmental Quality Act (CEQA) Requirements

The Cordes Ranch Specific Plan (CRSP) Environmental Impact Report (EIR) (State Clearinghouse No. 2011122015) was certified by City of Tracy City Council on September 3, 2013. Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 allow for a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan or general plan policies for which an EIR was certified. Under Section 15183, a subsequent project is relieved from further environmental review if it meets the criteria of Section 15183(c): all potential impacts were either addressed in a previous EIR or can be substantially mitigated by the imposition of uniformly applied development policies or standards.

An environmental consistency analysis/Environmental Checklist Form has been prepared to address potential environmental effects associated with the construction and operation of the proposed project, within the CRSP, which includes development of an industrial warehousing facility on a vacant property. Based on the Environmental Checklist Form and the following supporting environmental evaluation, the proposed project would not result in any new significant impacts that were not previously addressed in the CRSP EIR.

A screening MMRP checklist is included as Attachment D for the IPC 20 specific conditions for staff review and condition compliance.

ATTACHMENTS

A – Location Map
B – Plan Set
C – Community and Economic Development Director Determination
    Exhibit 1 – Conditions of Approval
D – MMRP Checklist for IPC 20

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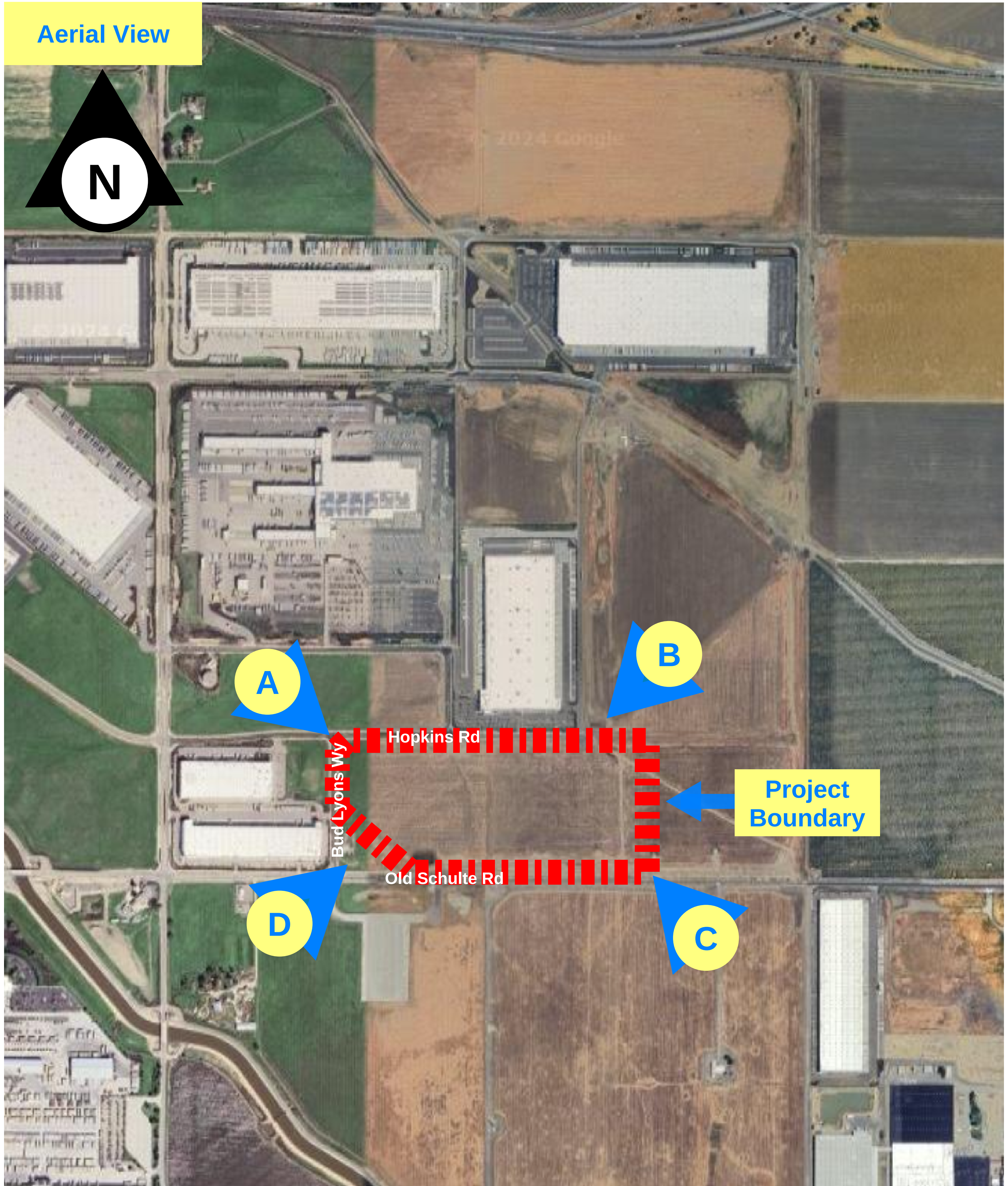
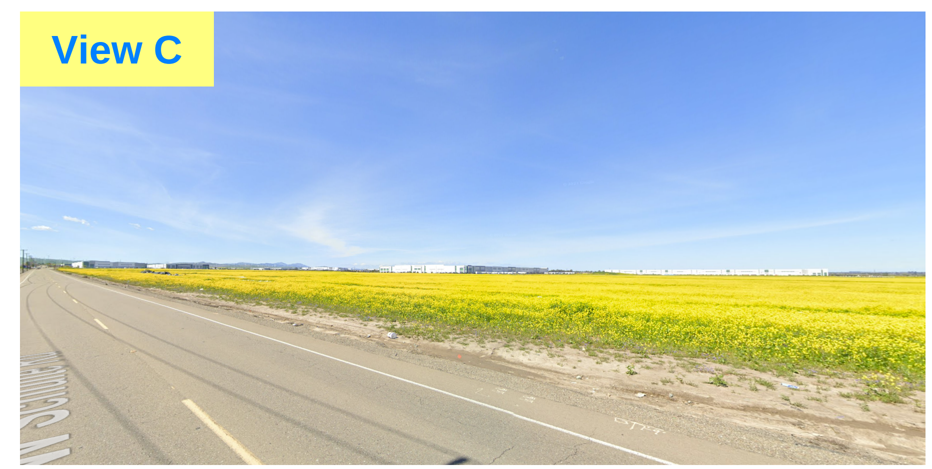
July 31, 2024
City of Tracy
Community and Economic Development

Attachment A

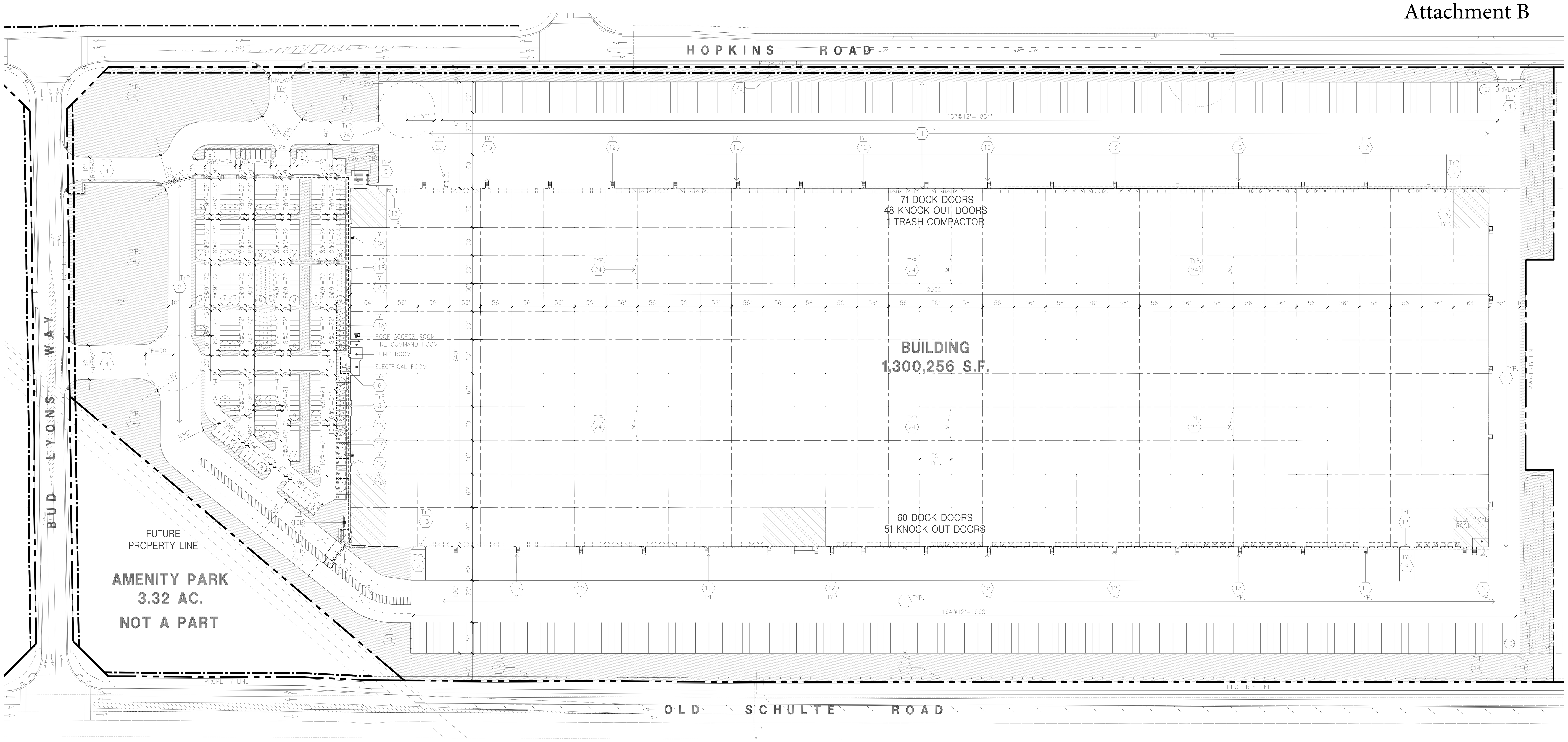




IPC 20
Tracy, CA

HPA architecture 43 Years

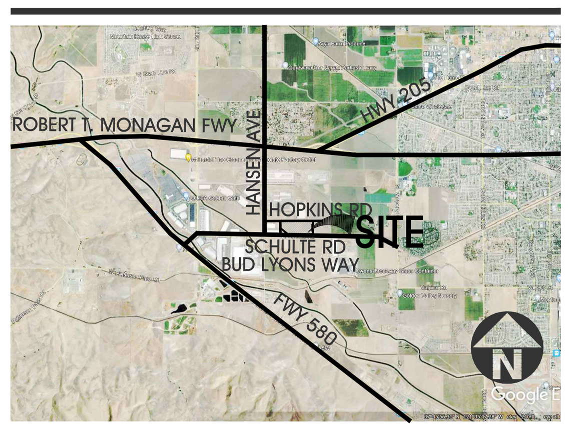
Attachment B



OVERALL SITE PLAN (A)
scale: 1"=80'-0"

SCALE: 1" = 80'-0"
0 80' 160' 240'
TRUE NORTH

AERIAL MAP



TABULATION

	BLDG. 1	AMENITY PARK	TOTAL	
SITE AREA				
In s.f.	2,732,810	144,674	2,877,484	sf
In acres	62.74	3.32	66.06	ac
BUILDING AREA				
Office	7,300		7,300	sf
Warehouse	1,292,956		1,292,956	sf
TOTAL	**1,300,256**		**1,300,256**	sf
AUTO PARKING REQUIRED				
Office: 1/250 s.f.	30		30	stalls
Whse: 1st 20K @ 1/1,000 s.f.	20		20	stalls
2nd 20K @ 1/2,000 s.f.	10		10	stalls
above 40K @ 1/4,000 s.f.	313		313	stalls
TOTAL	**373**		**373**	stalls
EV AUTO REQUIRED				
EV Capable	76		76	stalls
~EV capable without EVSE	[57]		[57]	stalls
~EV capable with EVSE	[17]		[17]	stalls
~Accessible EV parking (9' x 18'-6"+5' Aisle)	[1]		[1]	stalls
~Accessible EV Van parking (12' x 18'-6"+5' Aisle)	[1]		[1]	stalls
AUTO PARKING PROVIDED				
Standard (9' x 18'-6")	293		293	stalls
Accessible parking (9' x 18'-6"+5' Aisle)	4		4	stalls
Accessible Van parking (12' x 18'-6"+5' Aisle)	4		4	stalls
EV Capable	76		76	stalls
~EV capable without EVSE (9' x 18'-6")	[57]		[57]	stalls
~EV capable with EVSE (9' x 18'-6")	[17]		[17]	stalls
~Accessible EV parking (9' x 18'-6"+5' Aisle)	[1]		[1]	stalls
~Accessible EV Van parking (12' x 18'-6"+5' Aisle)	[1]		[1]	stalls
TOTAL	**377**		**377**	stalls
TRAILER PARKING PROVIDED				
Trailer (12' x 55')	321		321	stalls
BICYCLE RACK REQUIRED				
Short Term (5% of total stalls)	19		19	stalls
Long Term (5% of total stalls)	19		19	stalls
TOTAL	**38**		**38**	stalls
BICYCLE RACK PROVIDED				
Short Term (5% of total stalls)	20		20	stalls
Long Term (5% of total stalls)	20		20	stalls
TOTAL	**40**		**40**	stalls
ZONING ORDINANCE FOR THE CITY				
Zoning Designation - Cordes Ranch Specific Plan - Business Park Industrial (BPI)				
SETBACKS				
Hopkins Road - 15'				
Old Schulte Road - 25'				
Bud Lyons Way - 15'				

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT.
2. ASPHALT CONCRETE (AC) PAVING
3. ACCESSIBLE PATH OF TRAVEL
4. DRIVEWAY APRONS
5. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH SLOPE TO BE 1/4" : 12" MAX.
6. APPROXIMATE LOCATION OF TRANSFORMER.
7A. 8' HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT
7B. 8' HIGH MONTAGE FENCE. SEE 1/DAB-AD.1 FOR DETAILS.
8. CONCRETE WALKWAY, MEDIUM BROOM FINISH. SEE "L" DRAWINGS.
9. CONCRETE RAMP WITH CONCRETE GUARD WALL. SEE "C" DRAWINGS.
10A. LONG TERM BIKE RACK.
10B. SHORT TERMBIKE RACK.
11A. ELECTRIC VEHICLE CHARGER
11B. FUTURE ELECTRIC VEHICLE CHARGER AT EV CAPABLE STALL
12. EXTERIOR METAL STEEL STAIR.
13. 16' x 16' DRIVE-IN DOOR
14. LANDSCAPE.
15. CONC. FILLED GUARD POST 6" DIA. U.N.O. 48" H.
16. PRE-CAST CONC. WHEEL STOP.
17. TRUNCATED DOMES.
18. ACCESSIBLE PARKING STALL SIGN.
19. HARDSCAPE AT ENTRANCE.
20. ACCESSIBLE ENTRY SIGN.
21. PUMP ROOM.
22. NOT USED.
23. ELECTRICAL ROOM.
24. BRACED BAY.
25. TRASH COMPACTOR.
26. OUTDOOR BREAK AERA.
27. GUARD SHACK. SEE 4,5,6 AND 7/DAB-AD.1 FOR ELEVATIONS.
28. WINDSCREEN STOREFRONT
29. RETAINING WALL. SEE CIVIL.

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY GEOTECHNICAL ENGINEER, DATE, PROJECT NUMBER #
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES
5. PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C"DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH
11. U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
14. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
16. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE

SITE LEGEND

- STANDARD PARKING STALL 9'X18'-6"
- ACCESSIBLE PARKING STALL, 9'X18'-6"+5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE PARKING STALL, 12'X18'-6"+5' W/ ACCESSIBLE AISLE
- STANDARD EVCS WITH EVCS SIGN ON POST, MARKING NOT REQUIRED, 9'X18'-6"
- STANDARD ACCESSIBLE EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 9'X18'-6"+5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 12'X18'-6"+5' W/ ACCESSIBLE AISLE
- AMBULATORY EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY", 10'X18'-6"
- EV CAPABLE SPACE WITHOUT EVSE SIZE 9'X18'-6"
- LANDSCAPED AREA
- AC. PAVING - SEE "C" DRAWINGS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- LANDSCAPE FINGER PER LOCAL JURISDICTION STANDARD
- PROPERTY LINE
- ACCESSIBILITY PATH OF TRAVEL 48" MIN WIDE, 5% MAX SLOPE, 2% MAX CROSS SLOPE
- 26' FIRE LANE, CLEAR TO SKY
- LIGHT STANDARD
- FIRE HYDRANT - APPROXIMATE LOCATION
- EV CHARGER
- EV CHARGER FOR FUTURE

NOTE:
1. ACCESSIBLE AISLE FOR ACCESSIBLE EVSC PARKING STALLS TO BE PAINTED BY WHITE OR COLOR PER LOCAL REGULATION. BLUE PAINT NOT TO BE USED.
2. EVCS STALLS TO BE IDENTIFIED BY SIGNS PER SECTION 2B.46 OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. VERIFY LOCAL REGULATIONS FOR ADDITIONAL SIGNAGE AND MARKING REQUIREMENT FOR IDENTIFICATION OF EVSC PARKING STALLS

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E-Mail : hpa@hparchs.com

RECEIVED
July 31, 2024
City of Tracy
Community and Economic Development

Owner:

PROLOGIS®
615 International Parkway
Tracy, CA 95377
Tel : 415-733-9445

Project:

INTERNATIONAL PARK OF COMMERCE BUILDING 20
Tracy, CA

Consultants:

CIVIL	KIER & WRIGHT
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRCIAL	-
LANDSCAPE	GREEN DESIGN
FIRE	-
SOILS	-

TITLE OVERALL SITE PLAN

Project Number: 24209
Drawn By: -
Date: 07/22/2024

Revision:

Sheet:
DAB-A1.1

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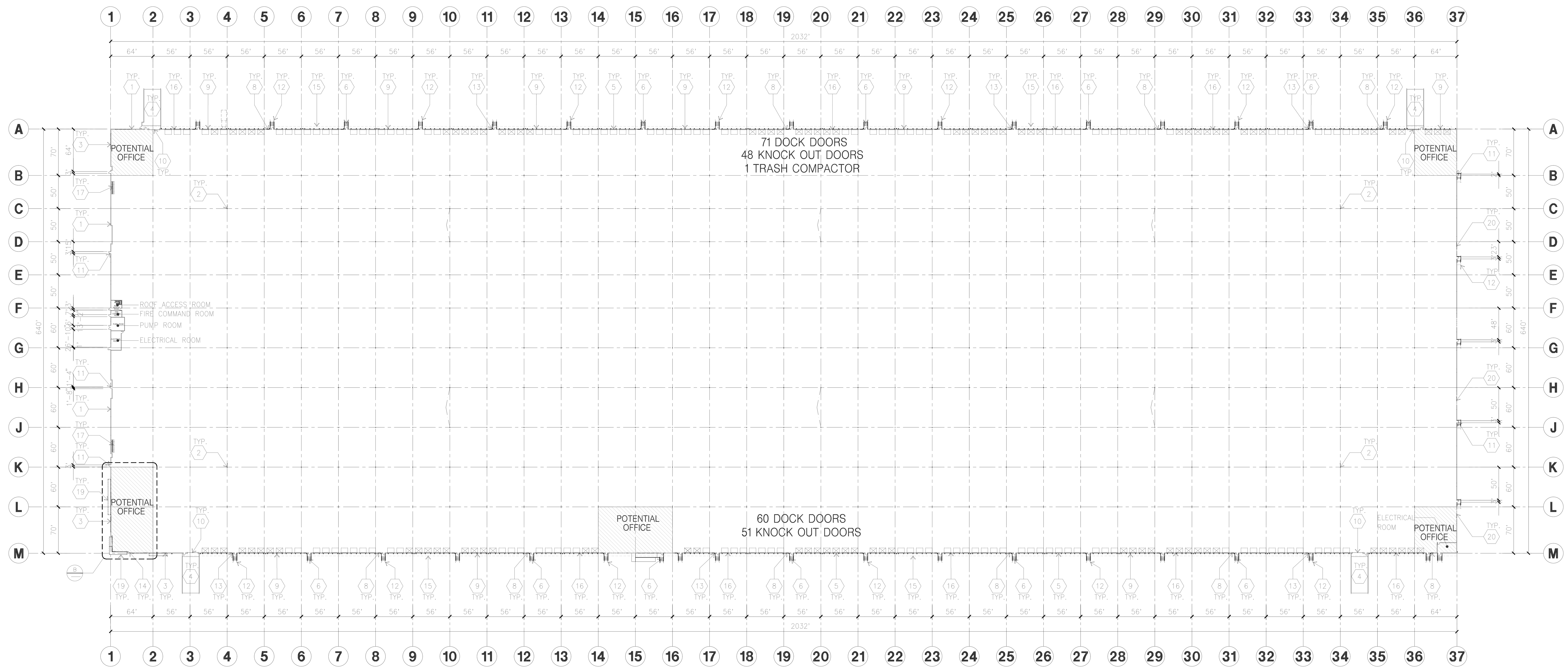
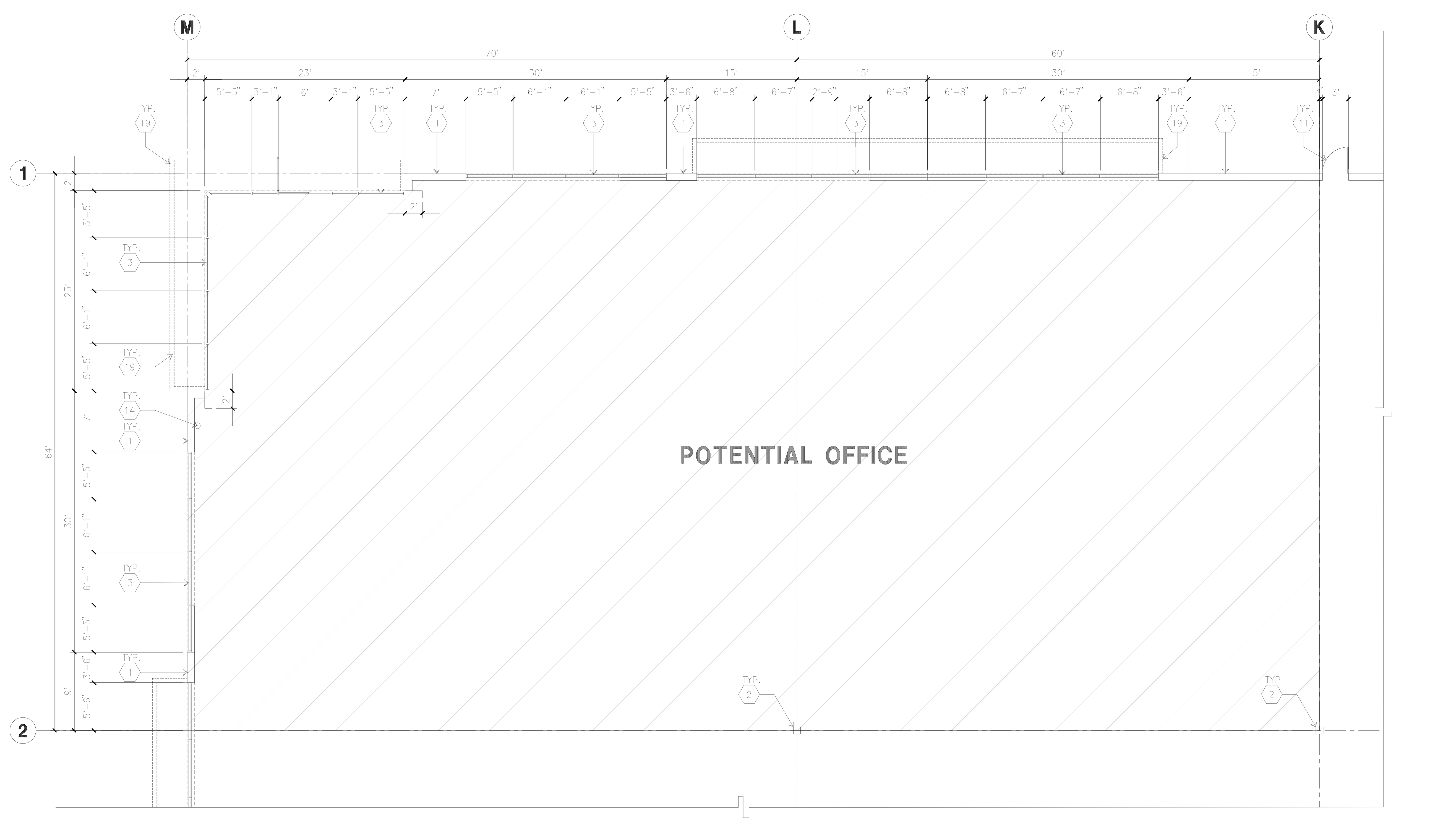


OVERALL FLOOR PLAN (A)
scale: 1" = 80'-0"



ENLARGED FLOOR PLAN (B)
scale: 1/8"=1'-0"

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
5. 10' X 10' DOCK DOOR, SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
6. EXTERIOR METAL STEEL STAIR.
7. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" : 12" MAX.
8. 4'X8' METAL LOUVER.
9. DOCK DOOR BUMPER.
10. 16' X 16' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
11. 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
12. CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 48"H.
13. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
14. INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS.
15. METAL DOCK CANOPY.
16. Z GUARD.
17. INTERIOR BIKE RACK.
18. ELECTRICAL ROOM.
19. METAL CANOPY ABOVE.
20. KNOCK OUT PANELS.
21. ROOF ACCESS LADDER.

GENERAL NOTES - FLOOR PLAN

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 125' +/-. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS. INSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 CBC
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
5. THE BUILDING FLOOR SLAB IS SLOPED, SEE CIVIL.
6. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
7. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
8. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
9. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
10. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A5.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
11. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
12. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
13. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
14. PROVIDE FIRE EXTINGUISHERS AT LOCATIONS DETERMINED BY FIRE DEPARTMENT.
15. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
16. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER CBC 11B-216.6
17. ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE

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Owner:

PROLOGIS®
615 International Parkway
Tracy, CA 95377
Tel : 415-733-9445

Project:

INTERNATIONAL PARK OF COMMERCE BUILDING 20
Tracy, CA

Consultants:

CIVIL	KIER & WRIGHT
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRCIAL	-
LANDSCAPE	GREEN DESIGN
FIRE	-
SOILS	-

TITLE: Overall Floor Plan

Project Number:	24209
Drawn By:	-
Date:	07/22/2024

Revision:

Sheet:

DAB-A2.1

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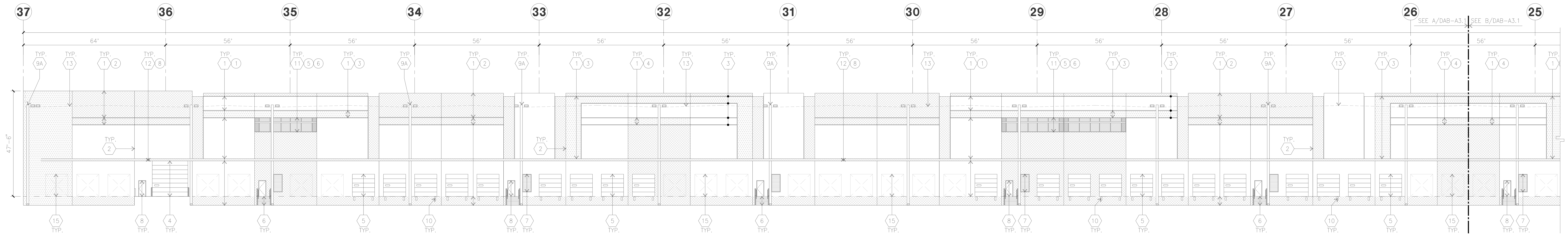
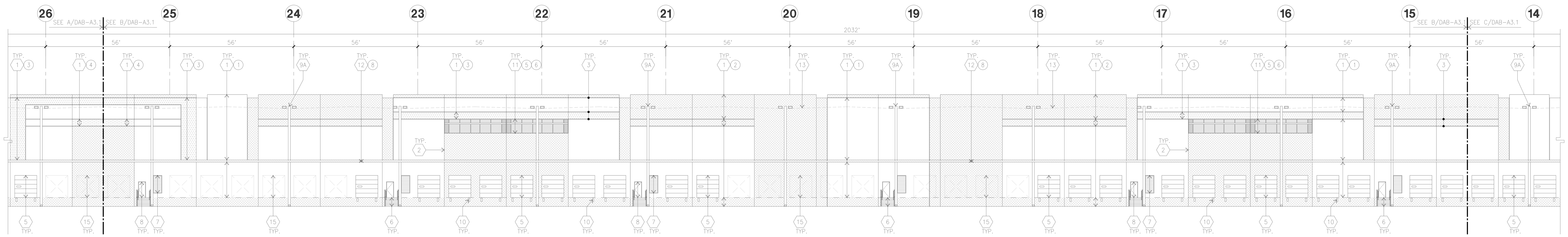
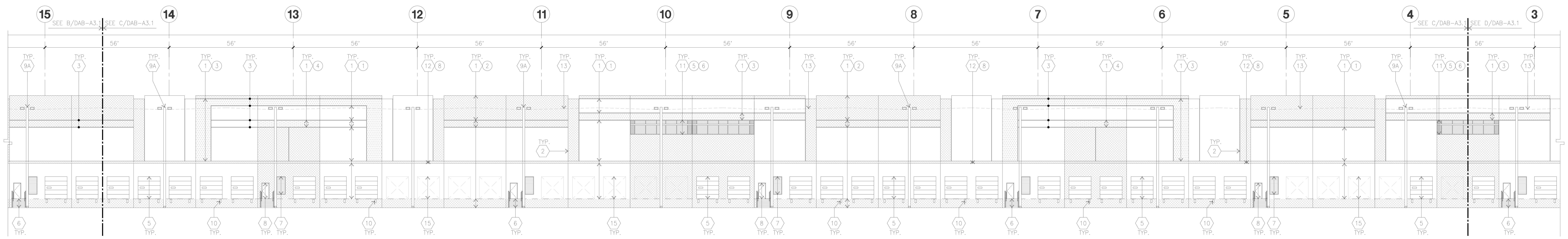


NORTH ELEVATION (A)
scale: 1" = 20'-0"



NORTH ELEVATION (CON'T.) (B)
scale: 1" = 20'-0"



NORTH ELEVATION (CON'T.) (C)
scale: 1" = 20'-0"

KEYNOTES - ELEVATIONS

1. CONCRETE TILT–UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE EXTERIOR GRADE IS HIGHER THAN FINISH FLOOR AND EXPOSED TO THE WEATHER. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN.
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
4. OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER–STRIPPING PROTECTION ALL AROUND.
5. OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER–STRIPPING PROTECTION ALL AROUND.
6. EXTERIOR METAL STEEL STAIR.
7. METAL LOUVER. PAINT TO MATCH BUILDING COLOR.
8. HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.

9A. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.

9B. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.

10. DOCK BUMPER.
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
12. METAL TUBE STEEL CANOPY
13. ROOF LINE BEYOND
14. NOT USED
15. KNOCK OUT PANELS.

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
C. T.O.P. EL.= TOP OF PARAPET ELEVATION.
D. F.F. = FINISH FLOOR ELEVATION.
E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST CITY REQUIRED WIND SPEED. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
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G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH.
J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
K. THE FIRST COAT OF PAINT TO BE ROLLED–ON AND THE SECOND COAT TO BE SPRAYED–ON
L. EXTERIOR STAIRS AND RAMPS TO MATCH BUILDING COLOR. RAILINGS TO MATCH BUILDING COLOR.
M. ALL DOORS TO BE PAINTED THE SAME COLOR AS THE ADJACENT WALL.
N. WHERE GLAZING CROSSES THE PANEL JOINT AND A SINGLE MULLION SHALL BE PROVIDED, DOUBLE MULLIONS ARE NOT AN ACCEPTABLE ALTERNATE.

ELEVATION COLOR LEGEND/SCHED.

1	CONCRETE TILT–UP PANEL	PAINT BRAND SW–7006 EXTRA WHITE
2	CONCRETE TILT–UP PANEL	PAINT BRAND SW–7672 KNITTING NEEDLES
3	CONCRETE TILT–UP PANEL	PAINT BRAND SW–7673 PEWTER CAST
4	CONCRETE TILT–UP PANEL	PAINT BRAND PLD–5 NEW DARK GREEN
5	MULLIONS	PAINT BRAND CLEAR ANODIZED ALUMINUM
6	GLAZING	COLOR GREEN GLAZING
7	METAL CANOPY @ OFFICE	PAINT BRAND SW–7006 EXTRA WHITE
8	METAL CANOPY @ DOCK SIDE	PAINT BRAND SW–7673 ON THE ROCKS

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

IV INSULATED VISION GLASS

SC SPANDREL GLASS WITH CONCRETE BEHIND

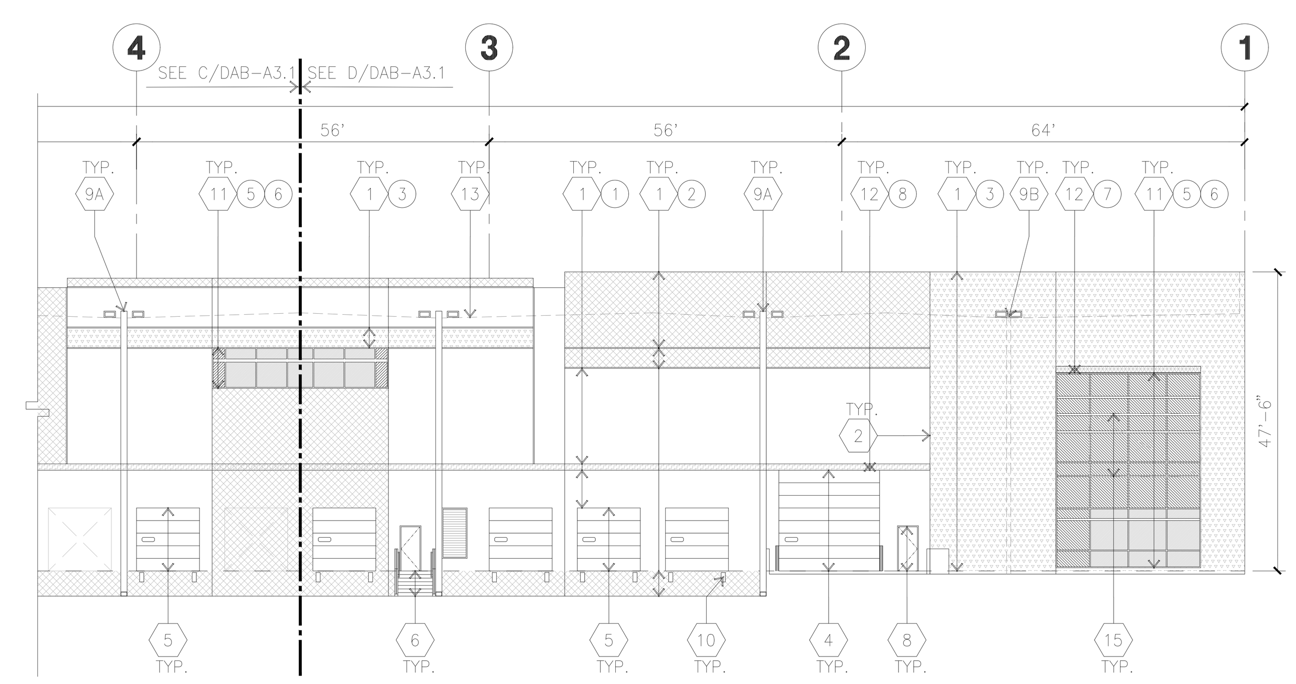
V SINGLE LITE VISION GLASS

IV : INSULATED VISION GLASS
1/4" ATLANTICA + 1/4" SUNGATE 400 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.35 VLT: 58%
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3–B

V : VISION GLASS
1/4" ATLANTICA

S : SPANDREL
1/4" CLEAR WITH ATLANTIC WATERS OPACICOAT PAINTED ON REFLECTIVE.

MULLIONS : CLEAR ANODIZED MULLIONS.



NORTH ELEVATION (CON'T.) (D)
scale: 1" = 20'-0"

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Owner:

PROLOGIS

615 International Parkway
Tracy, CA 95377

Tel : 415-733-9445

Project:

INTERNATIONAL PARK OF COMMERCE BUILDING 20
Tracy, CA

Consultants:

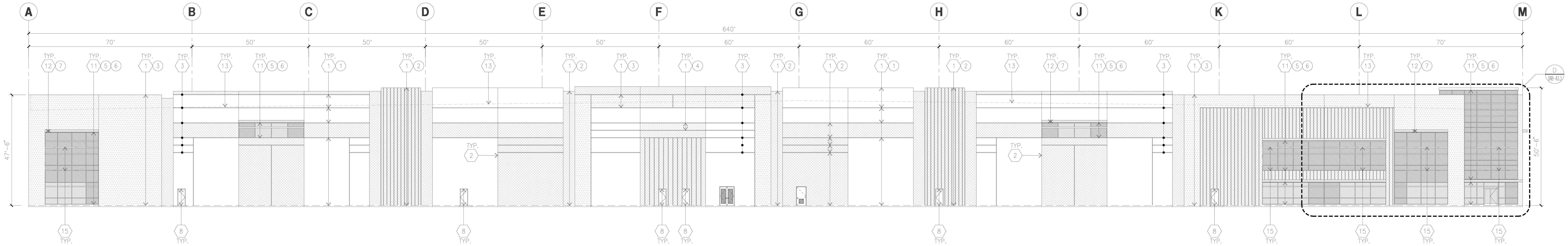
CIVIL	KIER & WRIGHT
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRCIAL	-
LANDSCAPE	GREEN DESIGN
FIRE	-
SOILS	-

TITLE	Elevations
Project Number:	24209
Drawn By:	-
Date:	07/22/2024

Revision:

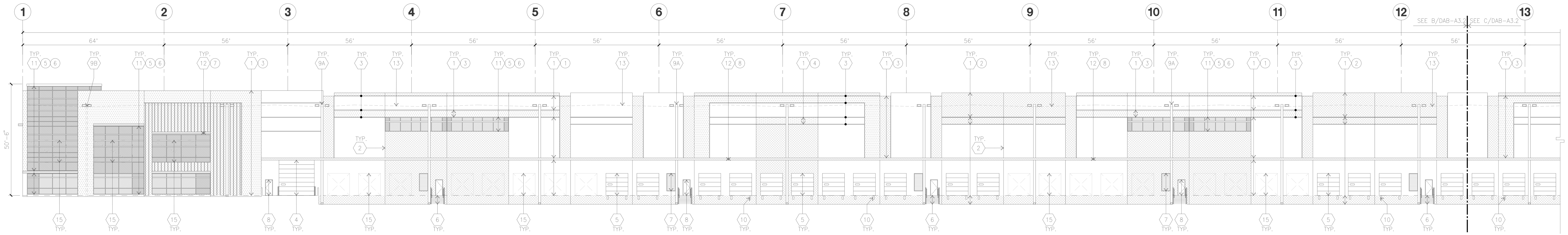
Sheet:

DAB-A3.1



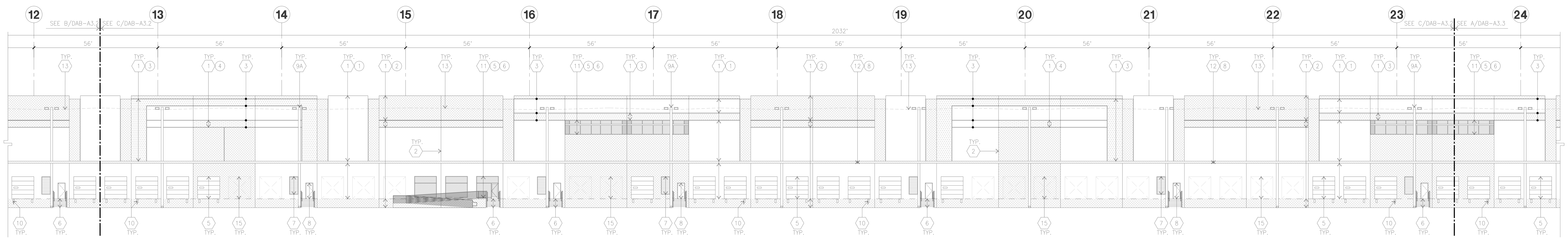
WEST ELEVATION A

scale: 1" = 20'-0"



SOUTH ELEVATION B

scale: 1" = 20'-0"



SOUTH ELEVATION (CON'T.) C

scale: 1" = 20'-0"

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE EXTERIOR GRADE IS HIGHER THAN FINISH FLOOR AND EXPOSED TO THE WEATHER. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN.
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
4. OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. EXTERIOR METAL STEEL STAIR.
7. METAL LOUVER. PAINT TO MATCH BUILDING COLOR.
8. HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.

9A. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.

9B. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.

10. DOCK BUMPER.
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
12. METAL TUBE STEEL CANOPY
13. ROOF LINE BEYOND
14. NOT USED
15. KNOCK OUT PANELS.

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
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C. T.O.P. EL.= TOP OF PARAPET ELEVATION.
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GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

IV — INSULATED VISION GLASS

SC — SPANDREL GLASS WITH CONCRETE BEHIND

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MULLIONS : CLEAR ANODIZED MULLIONS.

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Tel : 415-733-9445

Project:

INTERNATIONAL PARK OF COMMERCE BUILDING 20

Tracy, CA

Consultants:

CIVIL	KIER & WRIGHT
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRCIAL	-
LANDSCAPE	GREEN DESIGN
FIRE	-
SOILS	-

TITLE	Elevations
Project Number:	24209
Drawn By:	-
Date:	07/22/2024

Revision:

Sheet:

DAB-A3.2

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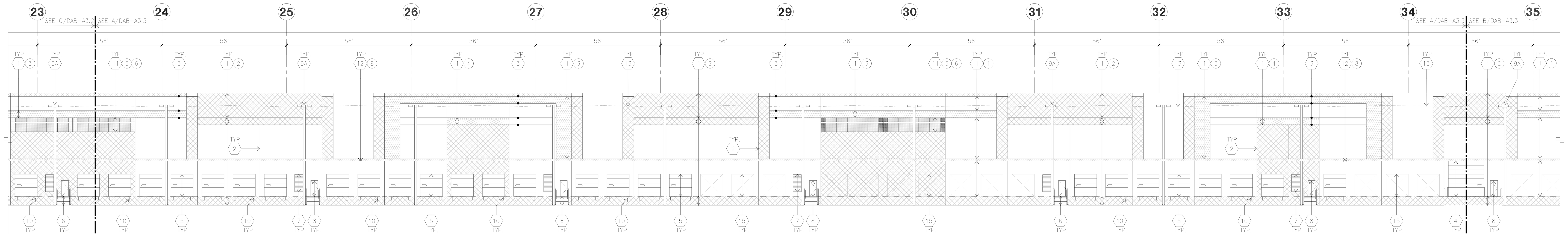
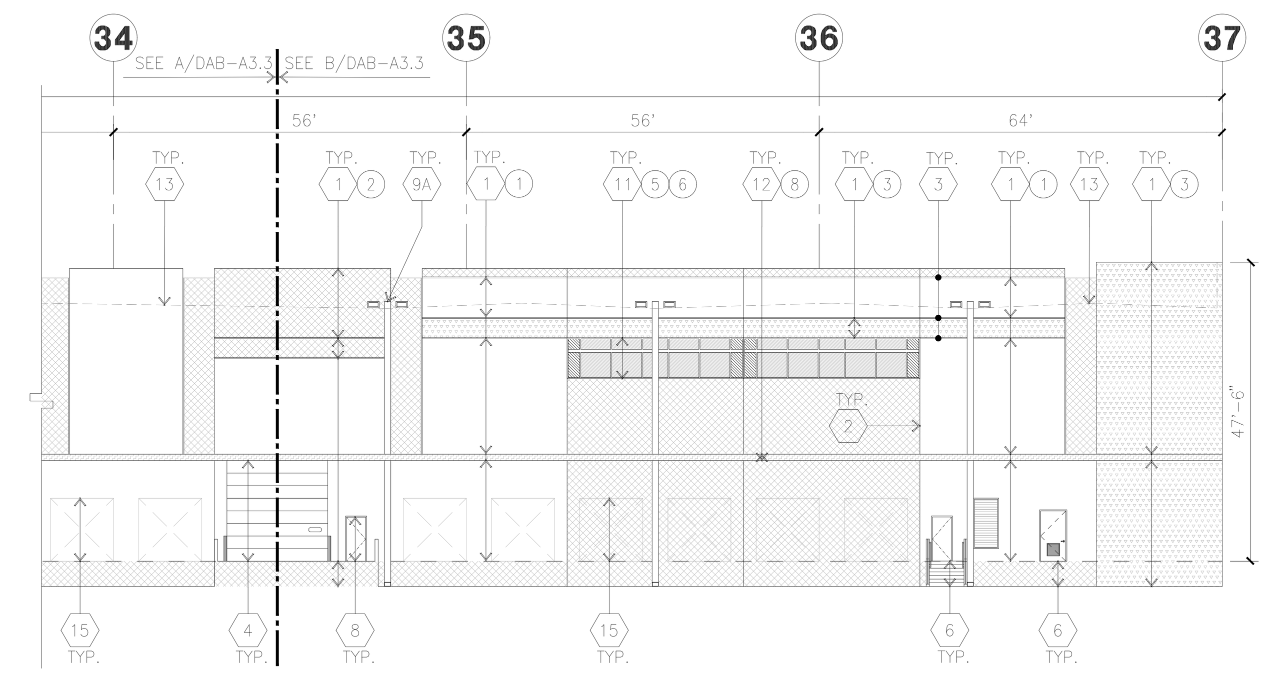


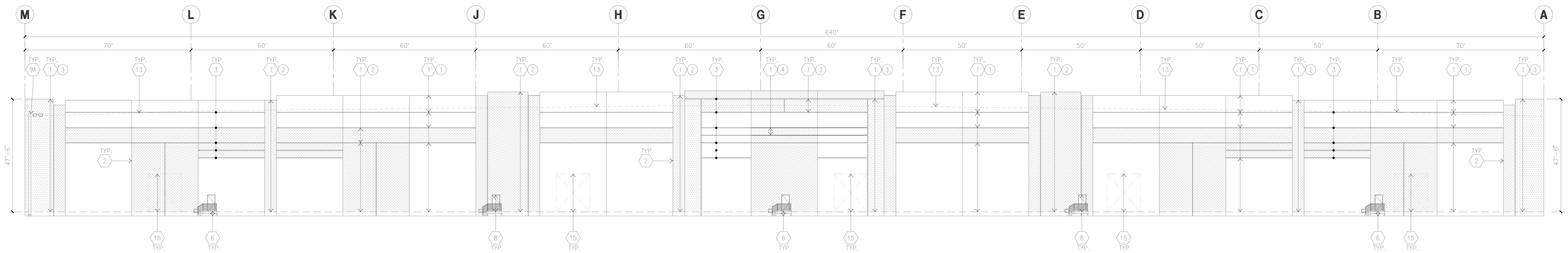
SOUTH ELEVATION (CON'T.) A

scale: 1" = 20'-0"



SOUTH ELEVATION (CON'T.) B

scale: 1" = 20'-0"



EAST ELEVATION C

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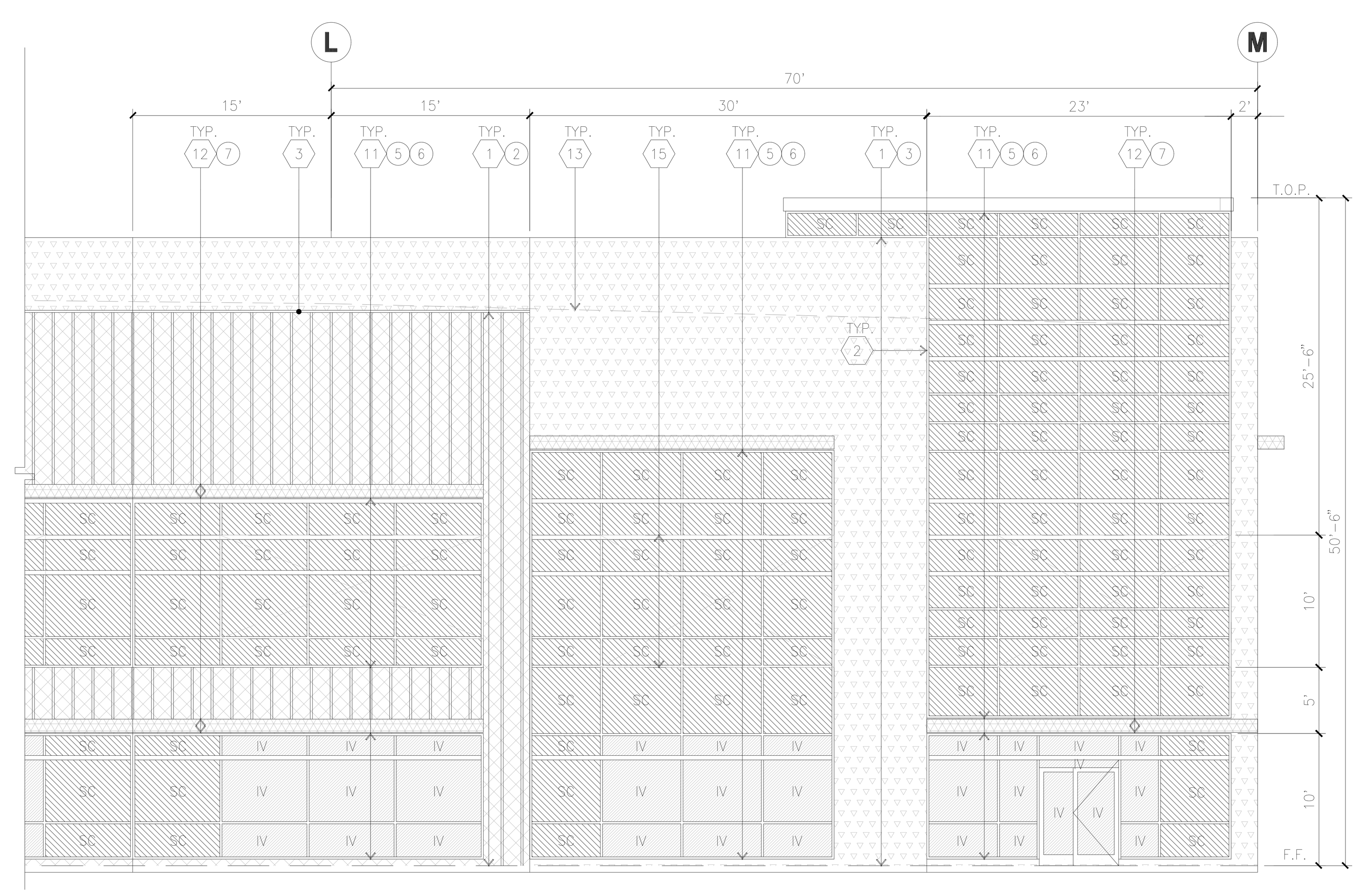

ENLARGED WEST ELEVATION D

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

HPA architecture

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Irvine, CA 92612

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E-Mail : hpa@hparchs.com

Owner:

PROLOGIS

615 International Parkway
Tracy, CA 95377

Tel : 415-733-9445

Project:

INTERNATIONAL PARK OF COMMERCE BUILDING 20
Tracy, CA

Consultants:

CIVIL	KIER & WRIGHT
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRCIAL	-
LANDSCAPE	GREEN DESIGN
FIRE	-
SOILS	-

TITLE	Elevations
Project Number:	24209
Drawn By:	-
Date:	07/22/2024

Revision:

Sheet:

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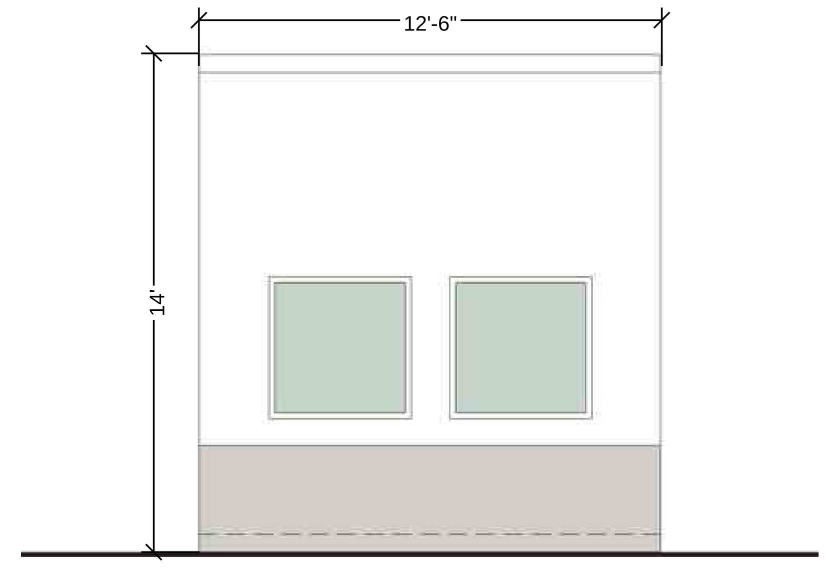
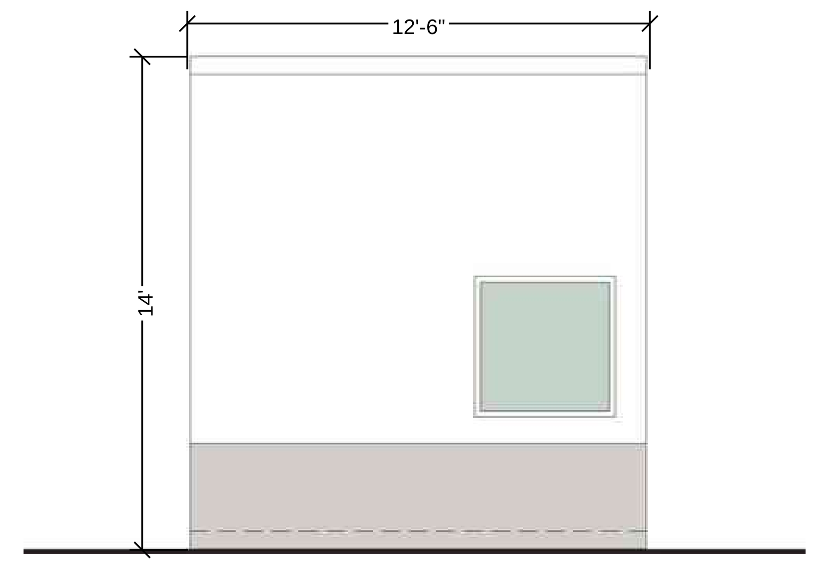
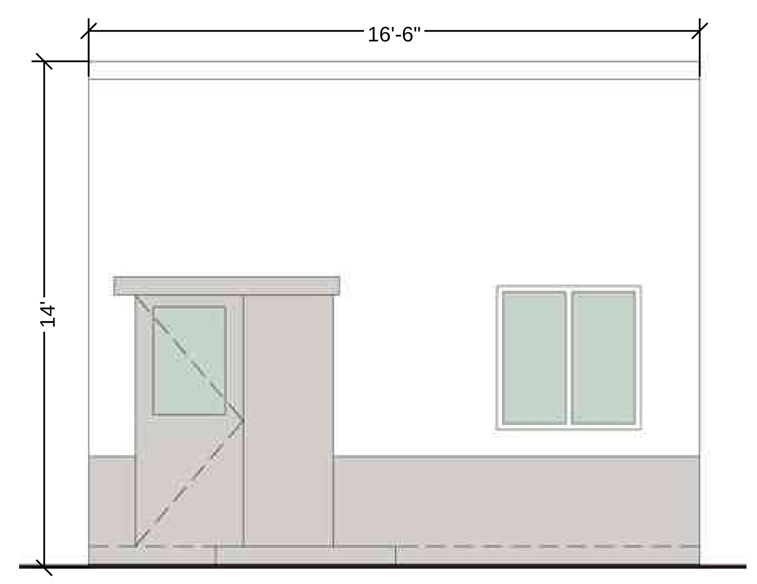


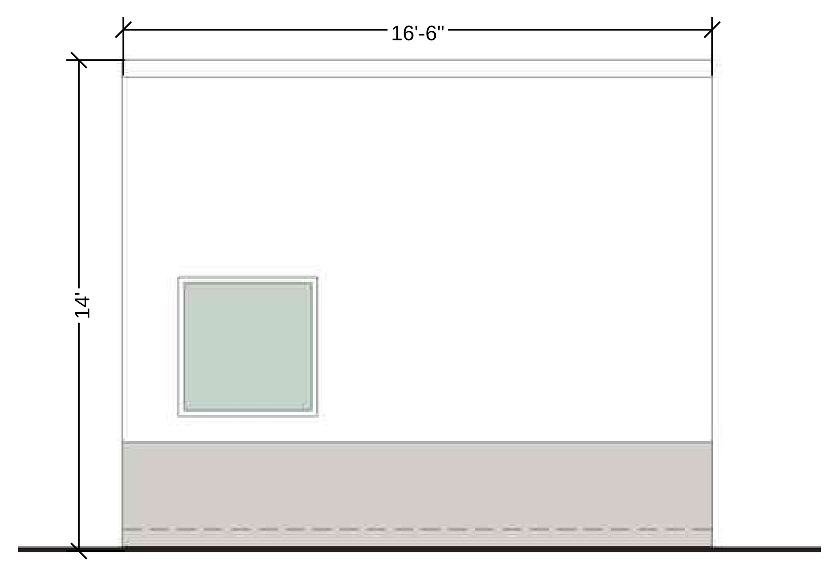
GUARD SHACK ELEVATION 4
SCALE: NTS 10401A



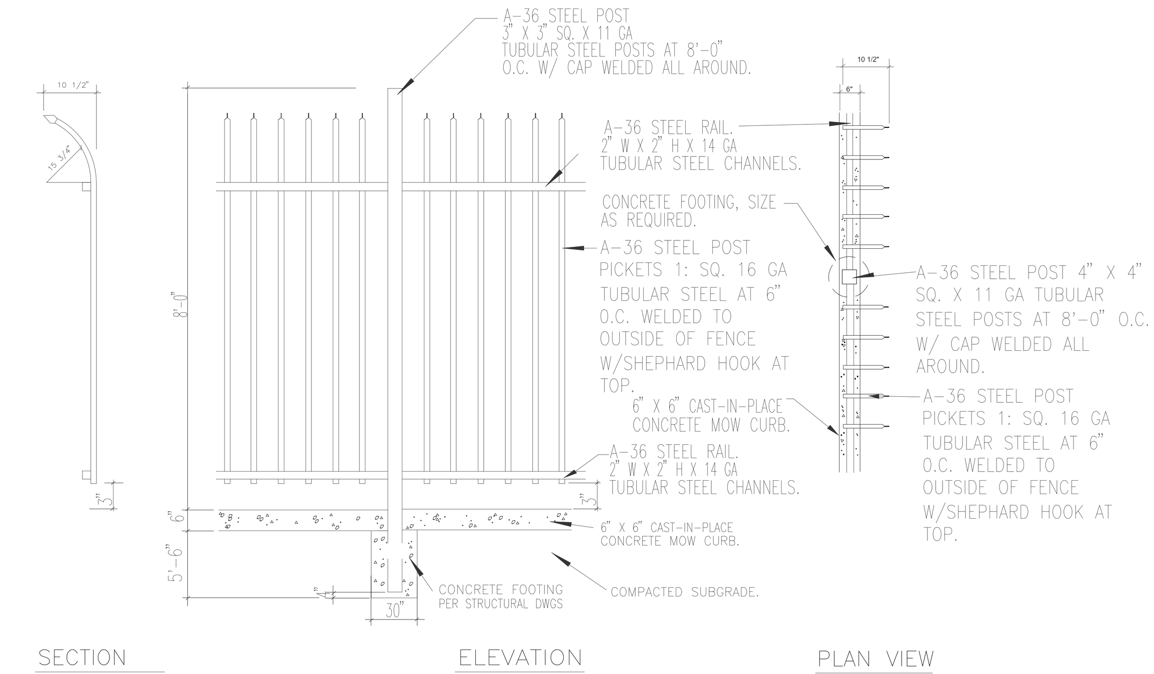
GUARD SHACK ELEVATION 5
SCALE: NTS 10401A



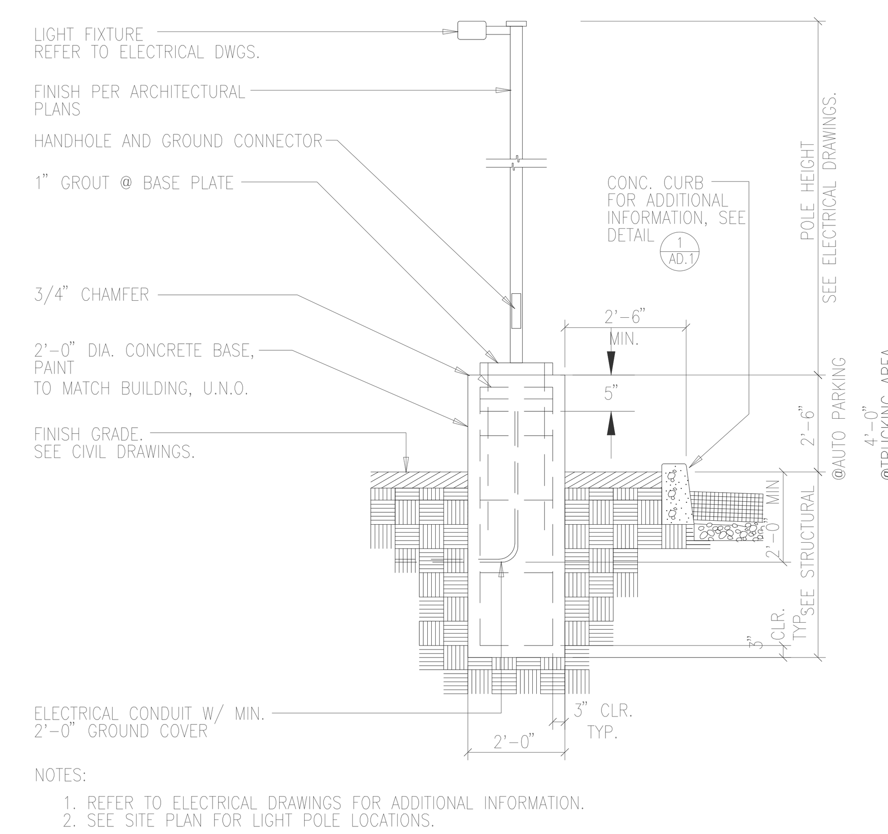
GUARD SHACK ELEVATION 6
SCALE: NTS 10401A



GUARD SHACK ELEVATION 7
SCALE: NTS 10401A



MONTAGE FENCE 1
SCALE: 3/4"=1'-0" 10401A



NOTES:
1. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. SEE SITE PLAN FOR LIGHT POLE LOCATIONS.

LIGHT POLE AND BASE 2
SCALE: 3/8"=1'-0"

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Project:

INTERNATIONAL PARK OF COMMERCE BUILDING 20
Tracy, CA

Consultants:

CIVIL	KIER & WRIGHT
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRCIAL	-
LANDSCAPE	GREEN DESIGN
FIRE	-
SOILS	-

TITLE	DETAILS
Project Number:	24209
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DAB-AD.1

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INTERNATIONAL PARK OF COMMERCE
BUILDING 20

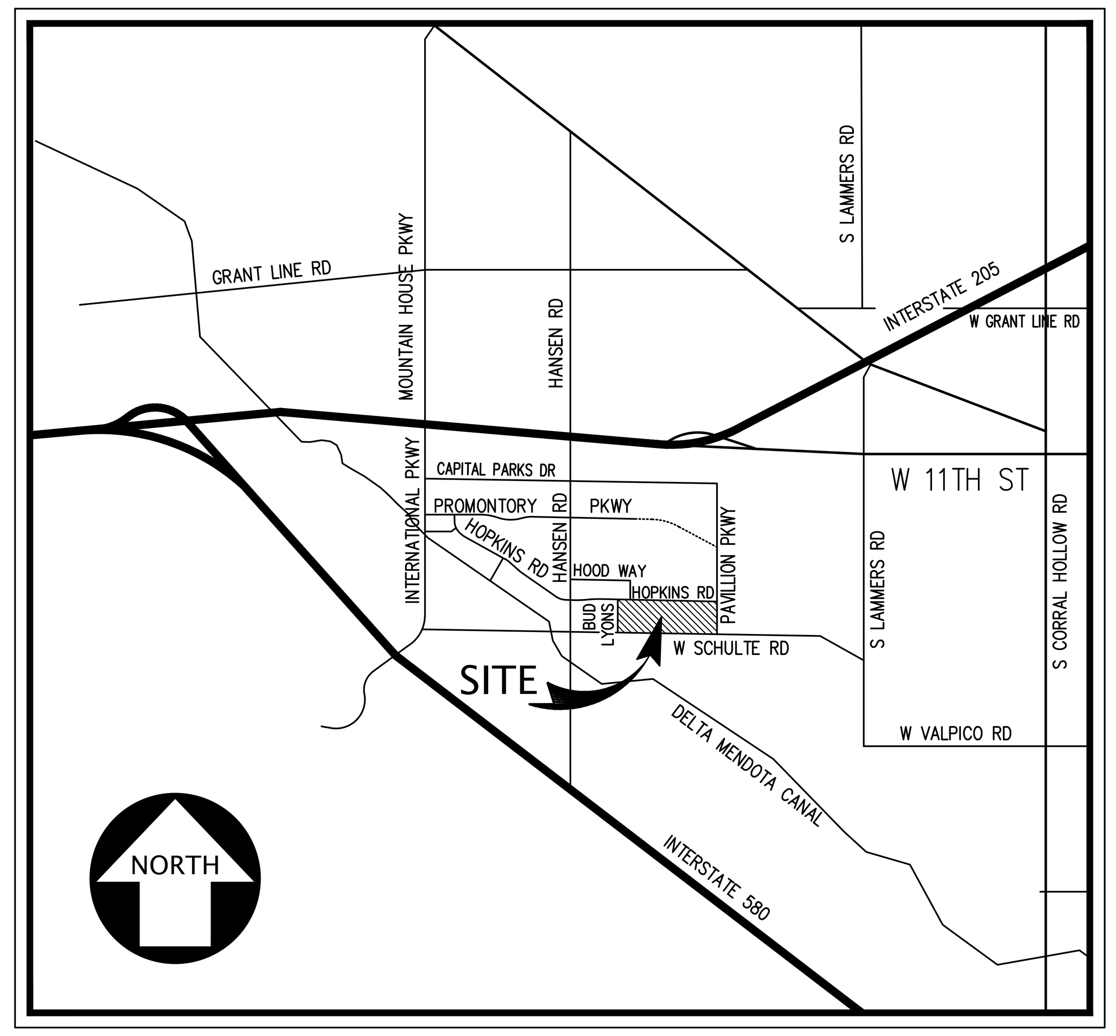
PROLOGIS

SCHULTE ROAD & PAVILLION PARKWAY INTERSECTION
TRACY, CALIFORNIA

EARTHWORK SUMMARY

CUT:	265,000± CY	(RAW)
FILL:	100,000± CY	(RAW)

NOTE:
THE EARTHWORK QUANTITIES LISTED ON THESE PLANS ARE STATED ONLY FOR CALCULATION OF GRADING AND BUILDING PERMIT FEES. THESE QUANTITIES DO NOT INCLUDE TRENCH OR FOOTING SPOILS, SHRINK OR SWELL FROM COMPACTING EFFORTS OR OTHER VARIABLES. THE ENGINEER MAKES NO REPRESENTATION THIS SITE WILL BALANCE.
THE CONTRACTOR SHALL DETERMINE HIS OWN EARTHWORK QUANTITIES AND BASE HIS BID ACCORDINGLY.



VICINITY MAP
N.T.S.

SHEET INDEX

C.1	TITLE SHEET
C.2	TOPOGRAPHIC SURVEY
C.3	TOPOGRAPHIC SURVEY
C.4	OVERALL GRADING AND DRAINAGE PLAN
C.5	PRELIMINARY GRADING AND DRAINAGE PLAN
C.6	PRELIMINARY GRADING AND DRAINAGE PLAN
C.7	OVERALL UTILITY PLAN
C.8	PRELIMINARY UTILITY PLAN
C.9	PRELIMINARY UTILITY PLAN
C.10	PRELIMINARY EROSION CONTROL PLAN
C.11	PRELIMINARY STORM WATER QUALITY CONTROL PLAN
C.12	SECTIONS

BENCHMARK

BENCHMARK: TOP OF A STEEL PIN IN A MONUMENT WELL AT THE INTERSECTION OF SCHULTE ROAD AND HANSEN ROAD.

ELEVATION = 180.32 FEET (CITY OF TRACY NAVD 1988 DATUM)

FLOOD ZONE NOTE:

THE SUBJECT PROPERTY IS SHOWN ON THE FOLLOWING FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR SAN JOAQUIN COUNTY: A) MAP NUMBER 06077C0725F, DATED OCTOBER 16, 2009, AS BEING LOCATED WITHIN FLOOD ZONE "X UNSHADED" (DEFINED ON SAID MAP AS "AREA'S DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN")

INFORMATION WAS OBTAINED ON JULY 10, 2024 FROM THE FEMA WEBSITE.

LEGEND

PROPOSED	EXISTING	
		BUILDING LINE
		CENTER LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
		CURB NOTCH. SEE DETAILS 13/C9.1 and 13/C9.2
300	300	CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
E	E	ELECTRIC LINE
		FENCE LINE
FS	FS	FIRE SERVICE & VALVE
FO	FO	FIBER OPTICS LINE
G	G	GAS LINE-VALVE & METER
		GUARD RAIL
		LOT LINE
		MONUMENT/MONUMENT LINE
OH	OH	OVERHEAD POWER LINE
JT	JT	JOINT TRENCH LINE
PERF. PIPE		PERFORATED STORM DRAIN PIPE
		PROPERTY LINE
SS	SS	SANITARY SEWER-MANHOLE & CLEANOUT
		SIDEWALK
100.00	× 300.00	SPOT ELEVATION
SD	SD	STORM DRAIN-MANHOLE & CATCH BASIN
		THRU CURB DRAIN
T	T	TELEPHONE LINE
W	W	WATER LINE & VALVE
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		FIRE HYDRANT
		POST INDICATOR VALVE
		POWER POLE/JOINT POLE
T	T	TRANSFORMER
		TRAFFIC SIGN
		UTILITY BOX
AD	AD	AREA DRAIN – NDS 8" DIA. OR EQUAL
APR	APR	CONCRETE APRON
ARV	ARV	AIR RELEASE VALVE
ASR	ASR	AUTO SPRINKLER RISER
BAS	BAS	BEGIN ASPHALT SWALE
BB	BB	BACK OF ASPHALT BERM
BFPD	BFPD	BACK FLOW PREVENTION DEVICE
BL	BL	BUILDING LINE
BTM	BTM	BOTTOM
BOV	BOV	BLOWOFF VALVE
BW	BW	BACK OF WALK
B/W	B/W	BOTTOM OF WALL
CATVB	CATVB	CABLE TELEVISION BOX
CB	CB	CATCH BASIN
C	C	CONCRETE
CL	CL	CENTER LINE
CO	CO	CLEAN OUT
COTG	COTG	CLEAN OUT TO GRADE
CTB	CTB	CALTRANS BOX
D\L	D\L	DAY LIGHT LINE
DL	DL	DRIP LINE
DWY	DWY	DRIVEWAY
EAR	EAR	EDGE OF ACCESS ROAD

PROPOSED	EXISTING	
EAS	EAS	END ASPHALT SWALE
EB	EB	ELECTRIC BOX
EC	EC	EDGE OF CONCRETE
ECD	ECD	EDGE OF CONCRETE DOCK
EGR	EGR	EDGE OF GRAVEL ROAD
EP	EP	EDGE OF PAVEMENT
EVAE	EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EW	EW	EDGE OF WALK
FB	FB	FACE OF ASPHALT BERM
FC	FC	FACE OF CURB
FDC	FDC	FIRE DEPARTMENT CONNECTION
FD MON	FD MON	FOUND MONUMENT
FES	FES	FLARED END SECTION
FF	FF	FINISH FLOOR
FH	FH	FIRE HYDRANT
FL	FL	FLOW LINE
FNC	FNC	FENCE
FSE	FSE	FIRE SERVICE EASEMENT
FW	FW	FACE OF WALL
GA	GA	GUY ANCHOR
GB	GB	GRADE BREAK
GLM	GLM	GAS LINE MARKER
GM	GM	GAS MARKER/METER
GRN	GRN	GROUND
GV	GV	GAS VALVE
HDR	HDR	HEADER BOARD
HDWL	HDWL	HEADWALL
IB	IB	IRRIGATION BOX
IEE	IEE	INGRESS/EGRESS EASEMENT
IE	IE	INVERT ELEVATION
IRR	IRR	IRRIGATION LINE
JAE	JAE	JOINT ACCESS EASEMENT
JP	JP	JOINT POWER POLE
LE	LE	LANDSCAPE EASEMENT
LT	LT	LIGHT
LIP	LIP	LIP OF GUTTER
M-M	M-M	MONUMENT TO MONUMENT
O.R.	O.R.	OFFICIAL RECORD
P	P	PAVEMENT
PGEB	PGEB	PACIFIC GAS & ELECTRIC BOX
PIEE	PIEE	PRIVATE INGRESS/EGRESS EASEMENT
PIV	PIV	POST INDICATOR VALVE
PL	PL	PROPERTY LINE
PP	PP	POWER POLE
PSDE	PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PSE	PUBLIC SERVICE EASEMENT
PSSE	PSSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUE	PUBLIC UTILITY EASEMENT
RE	RE	RIM ELEVATION
SD	SD	STORM DRAIN
SDCO	SDCO	STORM DRAIN CLEAN OUT TO GRADE
SDJB	SDJB	STORM DRAIN JUNCTION BOX
SDMH	SDMH	STORM DRAIN MANHOLE
SO	SO	SIDE OPENING
SS	SS	SANITARY SEWER
SSMH	SSMH	SANITARY SEWER MANHOLE
WSE	WSE	WATER SURFACE ELEVATION

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

811
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REGISTERED PROFESSIONAL ENGINEER
MICHAEL F. BASSILIOS
No. 71814
CIVIL
STATE OF CALIFORNIA

TITLE SHEET
I.P.C. - BUILDING 20
PROLOGIS
TRACY CALIFORNIA

DATE	07/12/2024
SCALE	-
ENGINEER	M.F.B.
DRAFTER	R.S.
JOB NO.	A09500-490
SHEET	C.1
OF	12 SHEETS

NOTES

1. THIS IS NOT A BOUNDARY SURVEY. NO LIABILITY IS ASSUMED, BY KIER & WRIGHT, FOR THE EXISTENCE OF ANY EASEMENTS, ENCUMBRANCES, DISCREPANCIES IN BOUNDARY, OR TITLE DEFECTS NOT MENTIONED IN SAID DOCUMENTS AND THEREFORE NOT SHOWN ON THIS DRAWING. PROPERTY LINE PLOT ONLY.

2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.

4. BENCHMARK: TOP OF A STEEL PIN IN A MONUMENT WELL AT THE INTERSECTION OF SCHULTE ROAD AND HANSEN ROAD.
ELEVATION = 180.32 FEET (CITY OF TRACY NAVD 1988 DATUM)

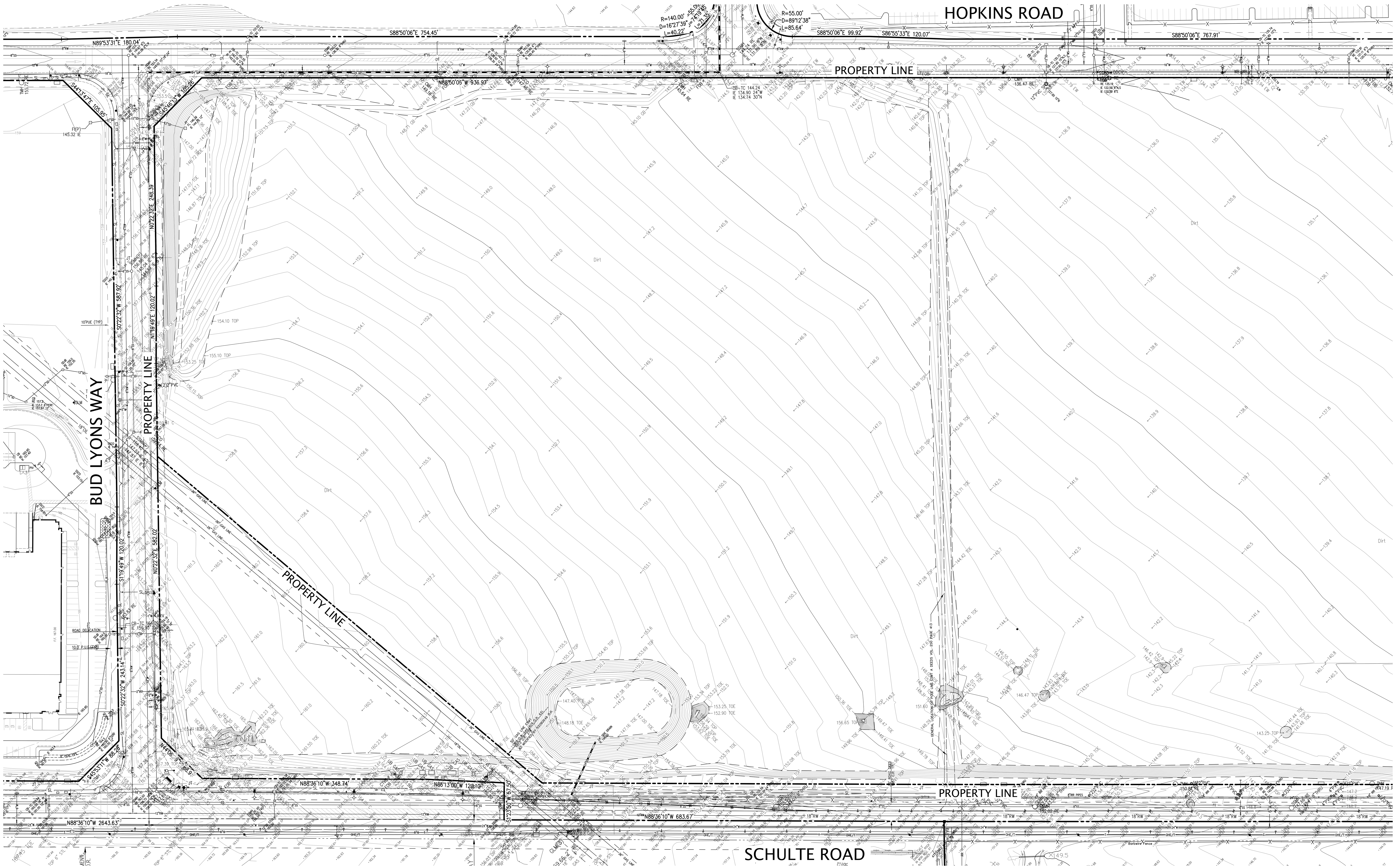
LEGEND

	ASPHALT BERM
	BUILDING LINE
CIP	CAST IRON PIPE
	CENTERLINE
	CONCRETE CURB
	CONCRETE CURB & GUTTER
300	CONTOUR LINE
300	OBSCURED CONTOUR LINE
	EDGE OF PAVEMENT
E	ELECTRIC LINE
X	FENCE LINE
FO	FIBER OPTICS LINE
FS	FIRE SERVICE & VALVE
G GM	GAS LINE–VALVE & METER
HPG	HIGH PRESSURE GAS LINE
	LOT LINE
	MONUMENT/MONUMENT LINE
O	OIL LINE
OH	OVERHEAD POWER LINE
	PROPERTY LINE
SS	SANITARY SEWER–MANHOLE & CLEANOUT
	SIDEWALK
×300.00	SPOT ELEVATION
SD	STORM DRAIN–MANHOLE & CATCH BASIN
T	TELEPHONE LINE
W	WATER LINE & VALVE
	BACKFLOW PREVENTION DEVICE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	POST INDICATOR VALVE
	POWER POLE/JOINT POLE
T	TRANSFORMER
	TRAFFIC SIGN
12"	TREE
	UTILITY BOX
BM/TBM	BENCHMARK/TEMPORARY BENCHMARK
	IRON PIN
<	ANGLE POINT

AP	ANGLE POINT	JT	JOINT TRENCH
ASPH	ASPHALT PAVEMENT	LIP	LIP OF GUTTER
BTM	BOTTOM OF PIPE	LL	LANE LINE
BEG	BEGIN	MON	MONUMENT
BL	BUILDING LINE	MW	(DESTROYED) MONITORING WELL
BLRD	BOLLARD	N	NORTH
BSCK	BACK–SIGHT CHECK	NE	NORTH EAST
BW	BACK OF WALK	NW	NORTH WEST
C.	CONCRETE	OR	OFFICIAL RECORDS
CIP	CAST IRON PIPE	OH	OVERHEAD
CO	CLEANOUT	P.	PAVEMENT
DOCK	DOCK	PG&E	PACIFIC GAS & ELECTRIC
E	EAST	PM	PARCEL MAP
EP	EDGE OF PAVEMENT	POC	POINT OF CONNECTION
ESMT	EASEMENT	PP	POWER POLE
EV	ELECTRICAL VAULT	RE	RIM ELEVATION
EW	EDGE OF WALK	RW	RECLAIMED WATER LINE
FDC	FIRE DEPARTMENT CONNECTION	S	SOUTH
FH	FIRE HYDRANT	SD	STORM DRAIN
FNC	FENCE	SDMH	STORM DRAIN MANHOLE
FND	FOUND	SL	STREET LIGHT
FO	FIBER OPTICS	SS	SANITARY SEWER
FS	FIRE SERVICE	SSE	SANITARY SEWER EASEMENT
FSCK	FORE–SIGHT CHECK	SSMH	SANITARY SEWER MANHOLE
GAS	GAS LINE	SW	SOUTH WEST
GB	GRADE BREAK	TB	TELEPHONE BOX
GM	GAS MARKER/METER	TC	TOP OF CURB
GUY	GUY ANCHOR	TP	TELEPHONE POLE
HPG	HIGH PRESSURE GAS LINE	TREE	TREE
HPO	HIGH PRESSURE OIL LINE	TSB	TRAFFIC SIGNAL BOX
IE	INVERT ELEVATION	TSP	TRAFFIC SIGNAL POLE
IP	IRON PIPE	USAY	GAS–OIL–STREAM CHEMICAL
IRR	IRRIGATION LINE	W	WEST
JP	JOINT POWER POLE	WV	WATER VALVE

NORTH

0 30 60 120 180
Scale 1" = 60'



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NO.	REVISION	BY

TOPOGRAPHIC SURVEY
I.P.C. - BUILDING 20
PROLOGIS

TRACY CALIFORNIA

DATE	07/12/2024
SCALE	1" = 60'
ENGINEER	M.F.B.
DRAFTER	R.S.
JOB NO.	A09500-490
SHEET	C.2
OF	12 SHEETS

NOTES

1. THIS IS NOT A BOUNDARY SURVEY. NO LIABILITY IS ASSUMED, BY KIER & WRIGHT, FOR THE EXISTENCE OF ANY EASEMENTS, ENCUMBRANCES, DISCREPANCIES IN BOUNDARY, OR TITLE DEFECTS NOT MENTIONED IN SAID DOCUMENTS AND THEREFORE NOT SHOWN ON THIS DRAWING. PROPERTY LINE PLOT ONLY.

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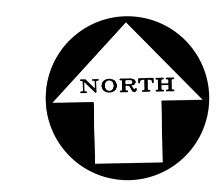
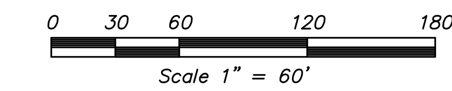
4. BENCHMARK: TOP OF A STEEL PIN IN A MONUMENT WELL AT THE INTERSECTION OF SCHULTE ROAD AND HANSEN ROAD.
ELEVATION = 180.32 FEET (CITY OF TRACY NAVD 1988 DATUM)

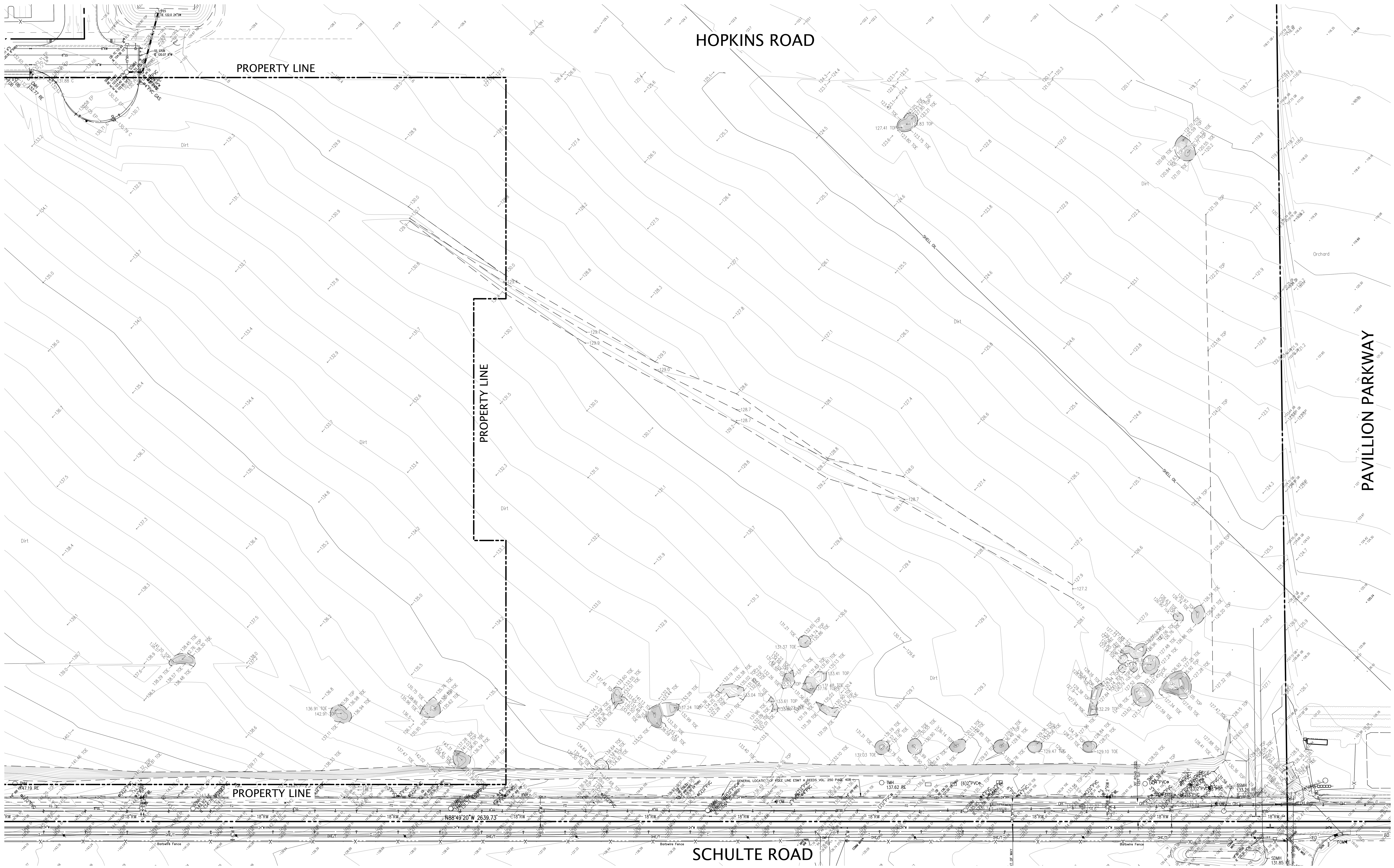
LEGEND

ASPHALT BERM
BUILDING LINE
CAST IRON PIPE (CIP)
CENTERLINE
CONCRETE CURB
CONCRETE CURB & GUTTER
CONTOUR LINE (300)
OBSCURED CONTOUR LINE (300)
EDGE OF PAVEMENT
ELECTRIC LINE (E)
FENCE LINE
FIBER OPTICS LINE (FO)
FIRE SERVICE & VALVE (FS)
GAS LINE–VALVE & METER (G, GM)
HIGH PRESSURE GAS LINE (HPG)
LOT LINE
MONUMENT/MONUMENT LINE
OIL LINE (O)
OVERHEAD POWER LINE (OH)
PROPERTY LINE
SANITARY SEWER–MANHOLE & CLEANOUT (SS)
SIDEWALK
SPOT ELEVATION (x300.00)
STORM DRAIN–MANHOLE & CATCH BASIN (SD)
TELEPHONE LINE (T)
WATER LINE & VALVE (W)
BACKFLOW PREVENTION DEVICE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
POST INDICATOR VALVE
POWER POLE/JOINT POLE
TRANSFORMER (T)
TRAFFIC SIGN
TREE (12")
UTILITY BOX
BENCHMARK/TEMPORARY BENCHMARK (BM/TBM)
IRON PIN
ANGLE POINT (<)

AP	ANGLE POINT	JT	JOINT TRENCH
ASPH	ASPHALT PAVEMENT	LIP	LIP OF GUTTER
BTM	BOTTOM OF PIPE	LL	LANE LINE
BEG	BEGIN	MON	MONUMENT
BL	BUILDING LINE	MW	(DESTROYED) MONITORING WELL
BLRD	BOLLARD	N	NORTH
BSCK	BACK–SIGHT CHECK	NE	NORTH EAST
BW	BACK OF WALK	NW	NORTH WEST
C.	CONCRETE	OR	OFFICIAL RECORDS
CIP	CAST IRON PIPE	OH	OVERHEAD
CO	CLEANOUT	P.	PAVEMENT
DOCK	DOCK	PG&E	PACIFIC GAS & ELECTRIC
E	EAST	PM	PARCEL MAP
EP	EDGE OF PAVEMENT	POC	POINT OF CONNECTION
ESMT	EASEMENT	PP	POWER POLE
EV	ELECTRICAL VAULT	RE	RIM ELEVATION
EW	EDGE OF WALK	RW	RECLAIMED WATER LINE
FDC	FIRE DEPARTMENT CONNECTION	S	SOUTH
FH	FIRE HYDRANT	SD	STORM DRAIN
FNC	FENCE	SDMH	STORM DRAIN MANHOLE
FND	FOUND	SL	STREET LIGHT
FO	FIBER OPTICS	SS	SANITARY SEWER
FS	FIRE SERVICE	SSE	SANITARY SEWER EASEMENT
FSCK	FORE–SIGHT CHECK	SSMH	SANITARY SEWER MANHOLE
GAS	GAS LINE	SW	SOUTH WEST
GB	GRADE BREAK	TB	TELEPHONE BOX
GM	GAS MARKER/METER	TC	TOP OF CURB
GUY	GUY ANCHOR	TP	TELEPHONE POLE
HPG	HIGH PRESSURE GAS LINE	TREE	TREE
HPO	HIGH PRESSURE OIL LINE	TSB	TRAFFIC SIGNAL BOX
IE	INVERT ELEVATION	TSP	TRAFFIC SIGNAL POLE
IP	IRON PIPE	USAY	GAS–OIL–STREAM CHEMICAL
IRR	IRRIGATION LINE	W	WEST
JP	JOINT POWER POLE	WV	WATER VALVE







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TOPOGRAPHIC SURVEY
I.P.C. - BUILDING 20
PROLOGIS

TRACY CALIFORNIA

DATE	07/12/2024
SCALE	1" = 60'
ENGINEER	M.F.B.
DRAFTER	R.S.
JOB NO.	A09500-490
SHEET	C.3
OF 12	SHEETS

LEGEND

- PROJECT BOUNDARY / RIGHT OF WAY (R/W)
- EXISTING EASEMENT
- STREET CENTERLINE
- PROPOSED STORM WATER
- PROPOSED STORM WATER MANHOLE
- PROPOSED STORM WATER CATCH BASIN
- PROPOSED FENCE
- PROPOSED SPOT GRADE
- PROPOSED SLOPE
- PROPOSED CONTOUR LINE
- RIDGE LINE
- GRADE BREAK
- EXISTING CONTOURS
- EXISTING LOT LINE
- PROPOSED RETAINING WALL

- TRUCK LOADING DOCK
- TRUCK CONCRETE PAVEMENT
- TRUCK PAVEMENT
- AUTO PARKING PAVEMENT
- SIDEWALK
- STORMWATER TREATMENT PLANTER

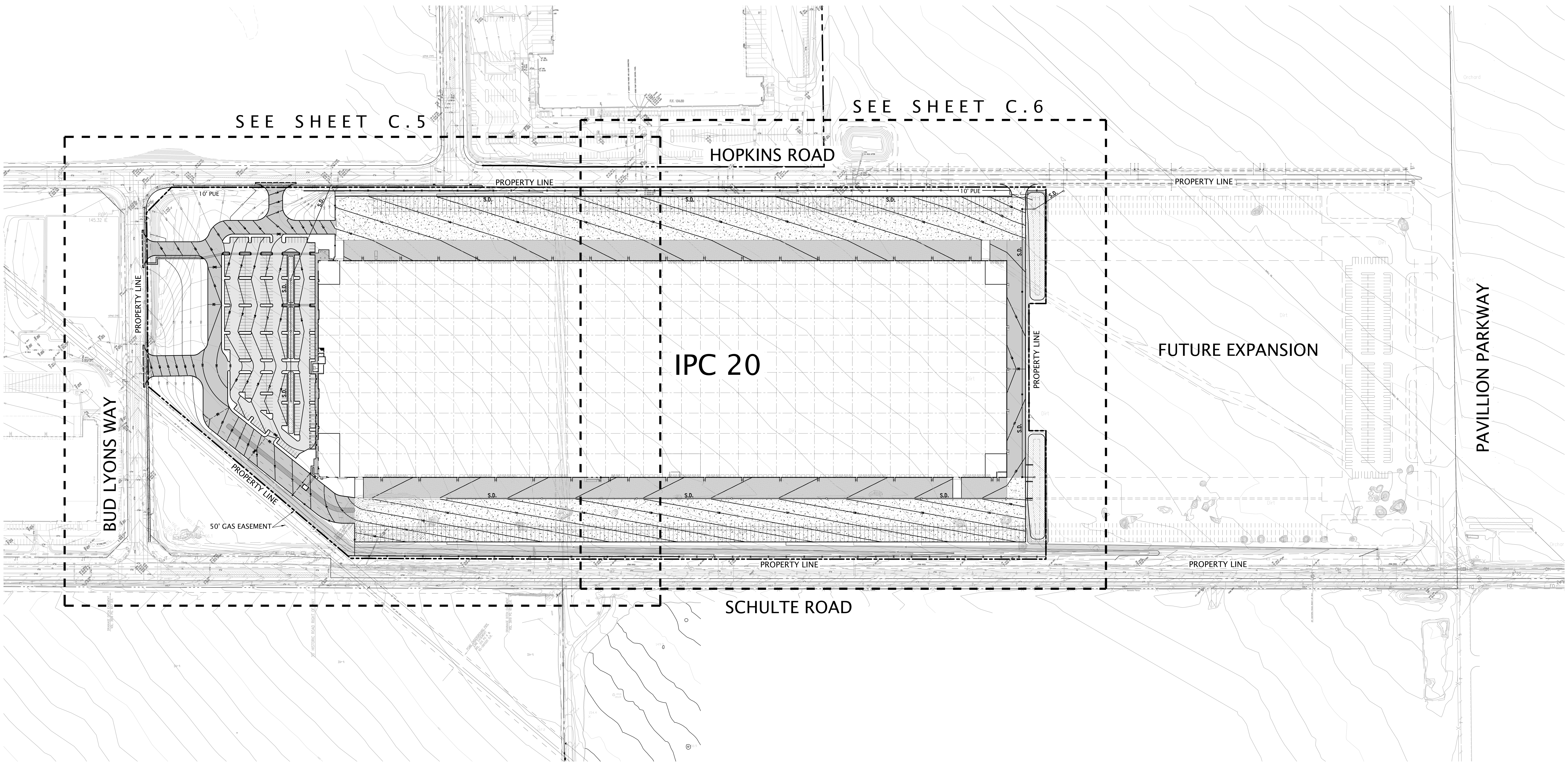
ABBREVIATIONS LIST

BIO	STORMWATER TREATMENT PLANTER	LIP	LIP OF GUTTER
BTM	FINISHED GRADE AT BOTTOM OF TREATMENT PLANTER	PL	PROPERTY LINE
BW	BACK OF WALK	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	RE	RIM ELEVATION
C	CONCRETE	SD	STORM DRAIN
CL	CENTERLINE	SDCB	STORM DRAIN CATCH BASIN
CO	CLEANOUT	SDJB	STORM DRAIN JUNCTION BOX
DCV	DETECTOR CHECK VALVE	SDMH	STORM DRAIN MANHOLE
DWY	DRIVEWAY	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	SSCO	SANITARY SEWER CLEANOUT
FC	FACE OF CURB	SSMH	SANITARY SEWER MANHOLE
FF	FINISH FLOOR	TF	TOP OF FOOTING
FG	FINISHED GRADE	TOP	FINISHED GRADE AT TOP OF TREATMENT PLANTER
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FLOW LINE	TYP	TYPICAL
FS	FIRE SERVICE	WM	WATER METER
GB	GRADE BREAK	WV	WATER VALVE
IE	INVERT ELEVATION	W	DOMESTIC WATER

NORTH

0 60 120 240 360

Scale 1" = 120'



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REGISTERED PROFESSIONAL ENGINEER
MICHAEL F. BASSITOS
No. 71814
CIVIL
STATE OF CALIFORNIA

OVERALL GRADING PLAN
I.P.C. - BUILDING 20

PROLOGIS

TRACY CALIFORNIA

DATE	07/12/2024
SCALE	1" = 120'
ENGINEER	M.F.B.
DRAFTER	R.S.
JOB NO.	A09500-490
SHEET	C.4
OF	12 SHEETS

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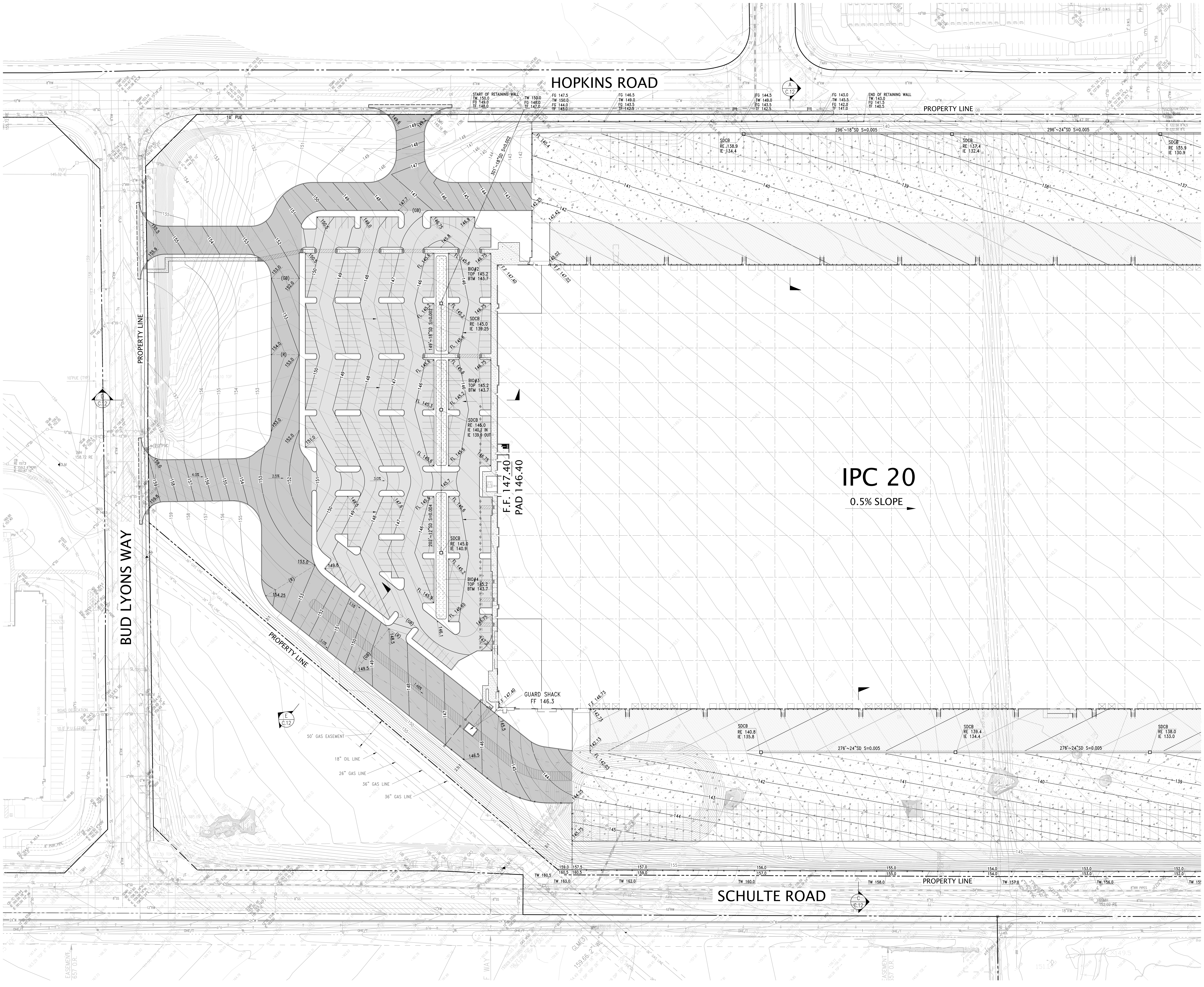

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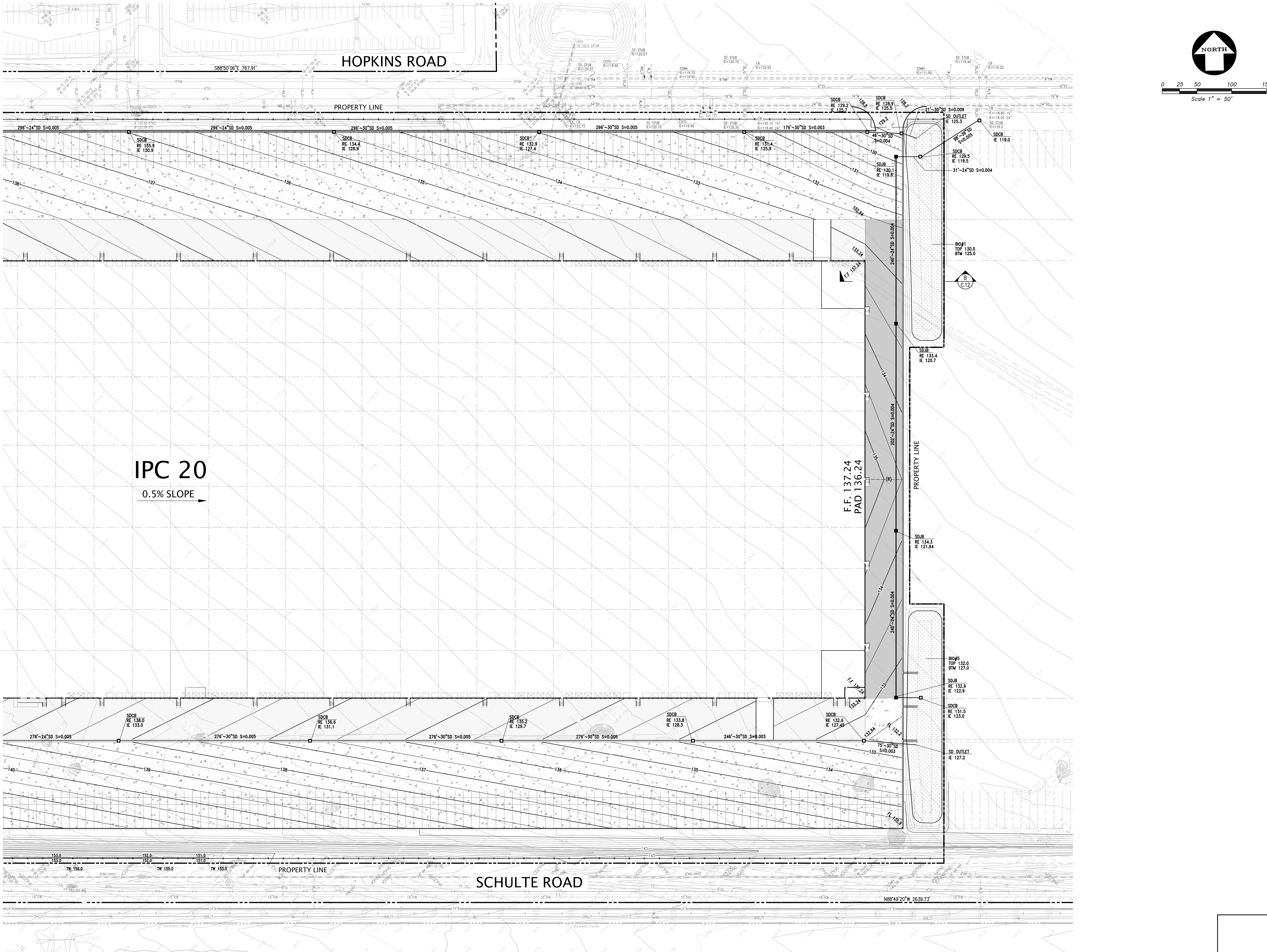
REGISTERED PROFESSIONAL ENGINEER
MICHAEL F. BASSETTE
No. 71814
CIVIL
STATE OF CALIFORNIA

PRELIMINARY GRADING AND DRAINAGE PLAN
I.P.C. - BUILDING 20
PROLOGIS

TRACY, CALIFORNIA

DATE	07/12/2024
SCALE	1" = 50'
ENGINEER	M.F.B.
DRAFTER	R.S.
JOB NO.	A09500-490
SHEET	C.5
OF	12 SHEETS



SEE SHEET C.5

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REVISION BY NO.

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REGISTERED PROFESSIONAL ENGINEER
MICHAEL F. BASSITOS
No. 71814
CIVIL
STATE OF CALIFORNIA

PRELIMINARY GRADING AND DRAINAGE PLAN
I.P.C. - BUILDING 20
PROLOGIS

TRACY CALIFORNIA

DATE	07/12/2024
SCALE	1" = 50'
ENGINEER	M.F.B.
DRAFTER	R.S.
JOB NO.	A09500-490
SHEET	C.6
OF 12	SHEETS

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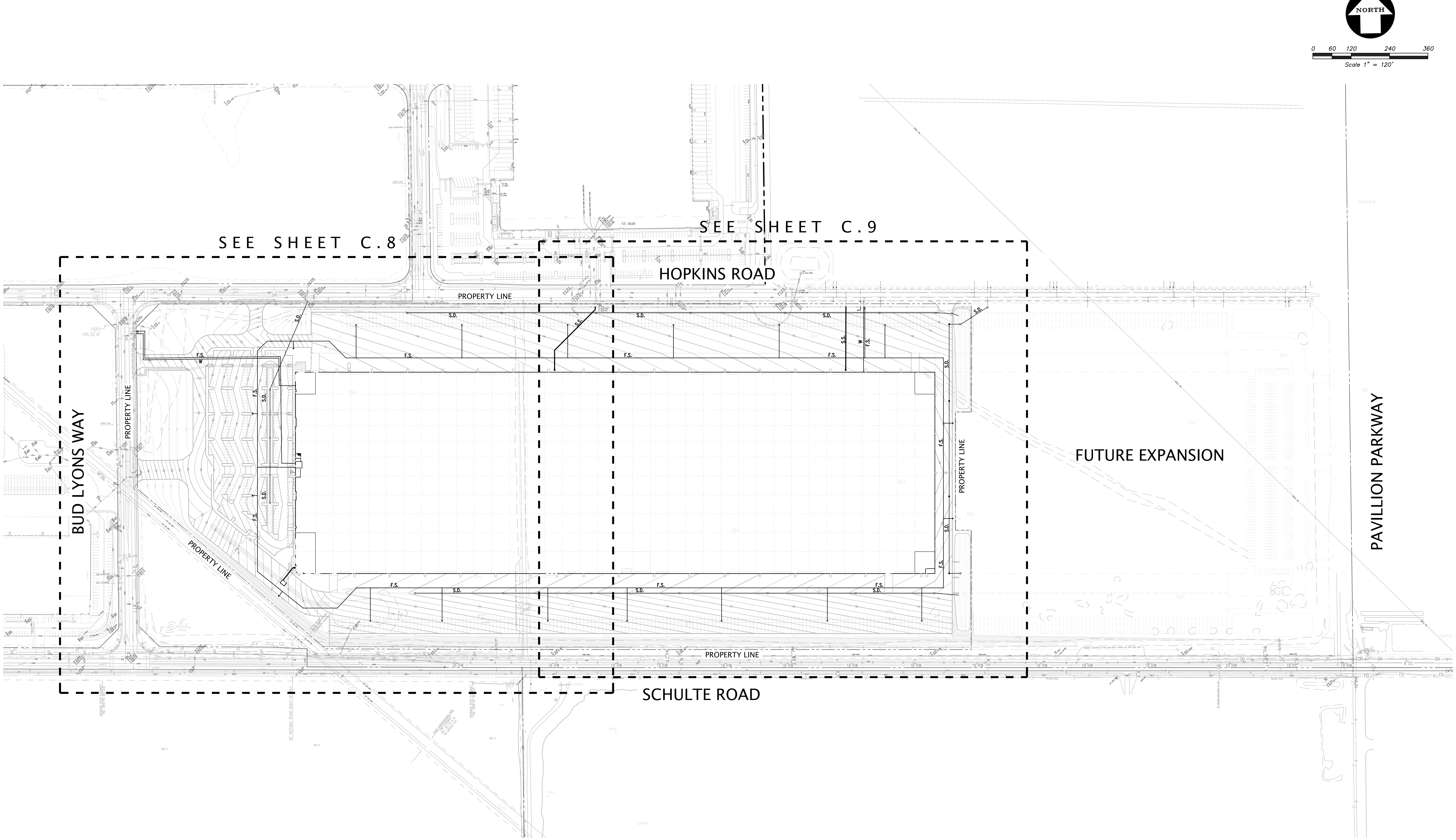

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REGISTERED PROFESSIONAL ENGINEER
MICHAEL F. BASSILIOS
No. 71814
CIVIL
STATE OF CALIFORNIA

OVERALL UTILITY PLAN
I.P.C. - BUILDING 20
PROLOGIS

CALIFORNIA

TRACY

DATE	07/12/2024
SCALE	1" = 120'
ENGINEER	M.F.B.
DRAFTER	R.S.
JOB NO.	A09500-490
SHEET	C.7
OF 12 SHEETS	

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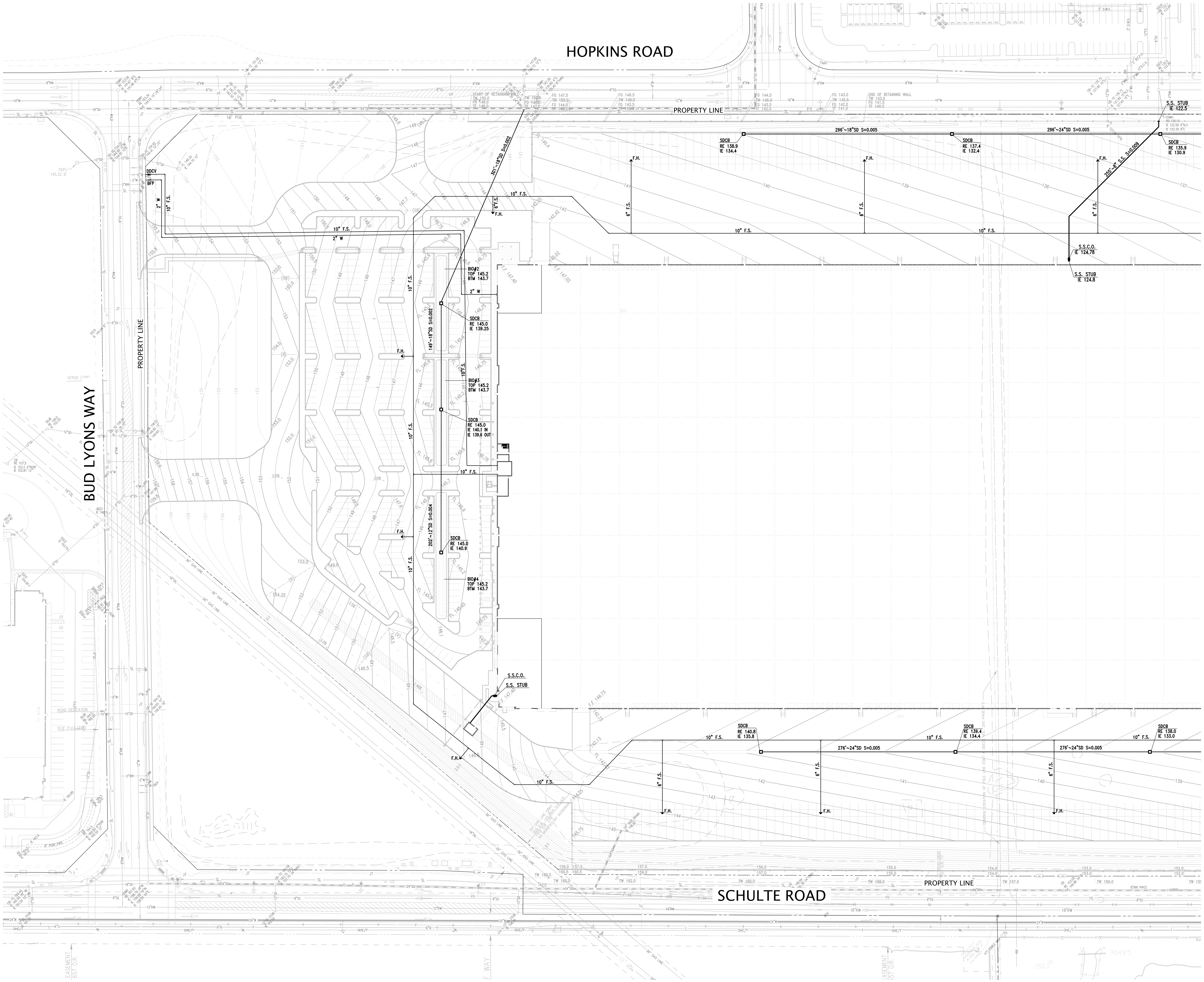

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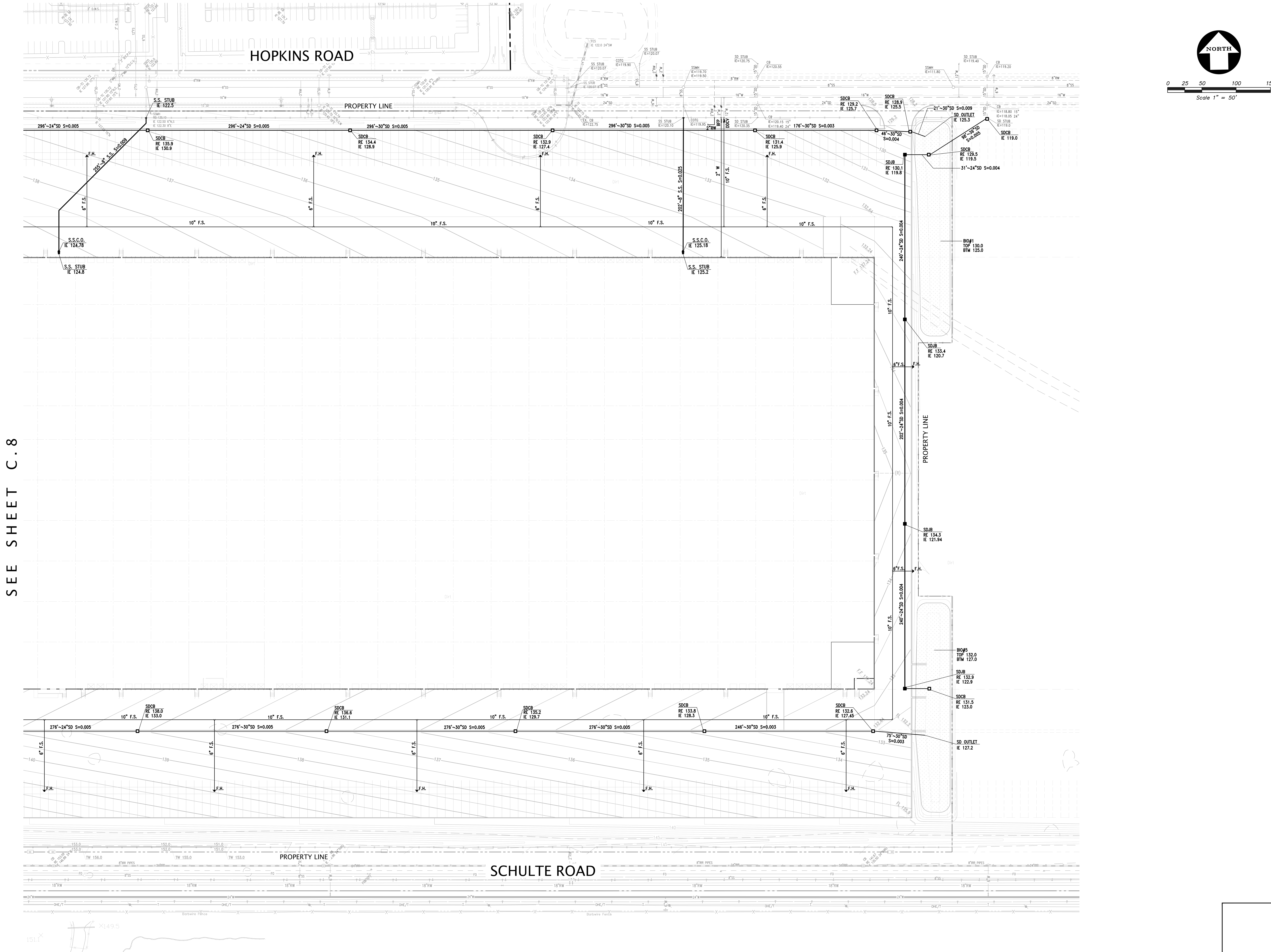
PRELIMINARY UTILITY PLAN
I.P.C. - BUILDING 20
PROLOGIS

CALIFORNIA

TRACY

DATE	07/12/2024
SCALE	1" = 50'
ENGINEER	M.F.B.
DRAFTER	R.S.
JOB NO.	A09500-490
SHEET	C.8
OF	12 SHEETS



REVISION | BY | NO.

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2850 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-8788
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REGISTERED PROFESSIONAL ENGINEER MICHAEL F. BASSETTO No. 71814 CIVIL STATE OF CALIFORNIA

PRELIMINARY UTILITY PLAN
I.P.C. - BUILDING 20
PROLOGIS

TRACY CALIFORNIA

DATE	07/12/2024
SCALE	1" = 50'
ENGINEER	M.F.B.
DRAFTER	R.S.
JOB NO.	A09500-490
SHEET	C.9
OF	12 SHEETS

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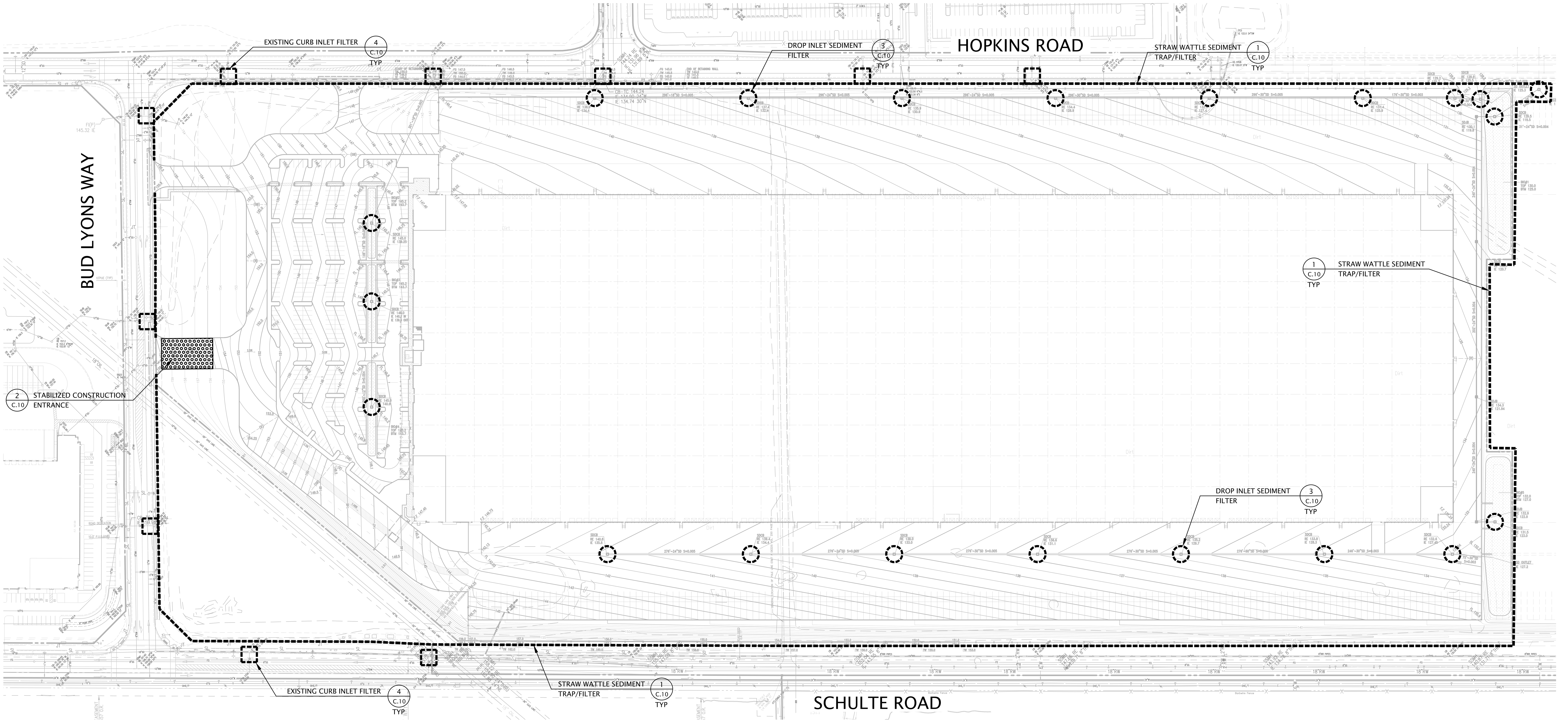
LEGEND

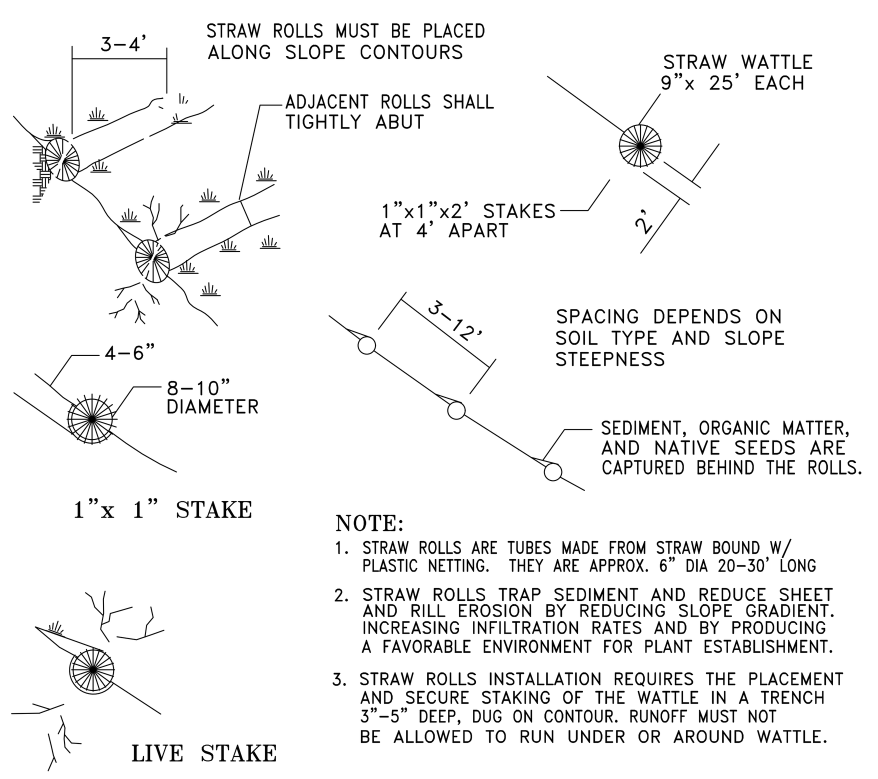
(1 / C.10)	STRAW WATTLE SEDIMENT
(2 / C.10)	STABILIZED CONSTRUCTION ENTRANCE
(3 / C.10)	DROP INLET SEDIMENT FILTER
(4 / C.10)	EXISTING CURB INLET FILTER

NORTH

0 40 80 160 240

Scale 1" = 80'

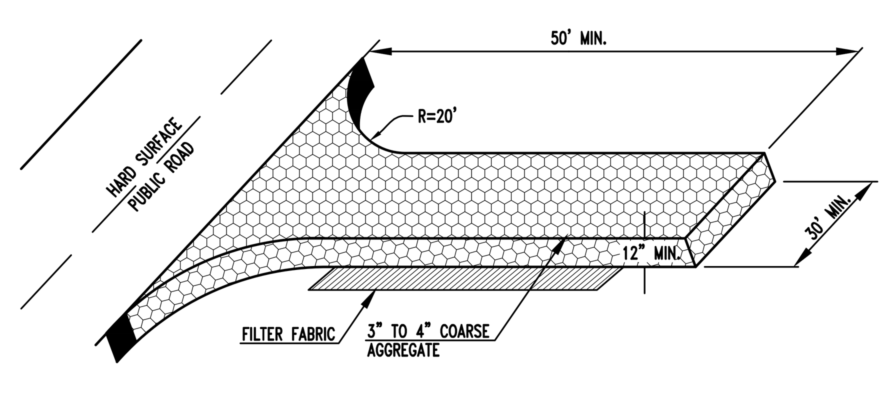




NOTE:
1. STRAW ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 6" DIA 20-30' LONG
2. STRAW ROLLS TRAP SEDIMENT AND REDUCE SHEET AND RILL EROSION BY REDUCING SLOPE GRADIENT. INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. STRAW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

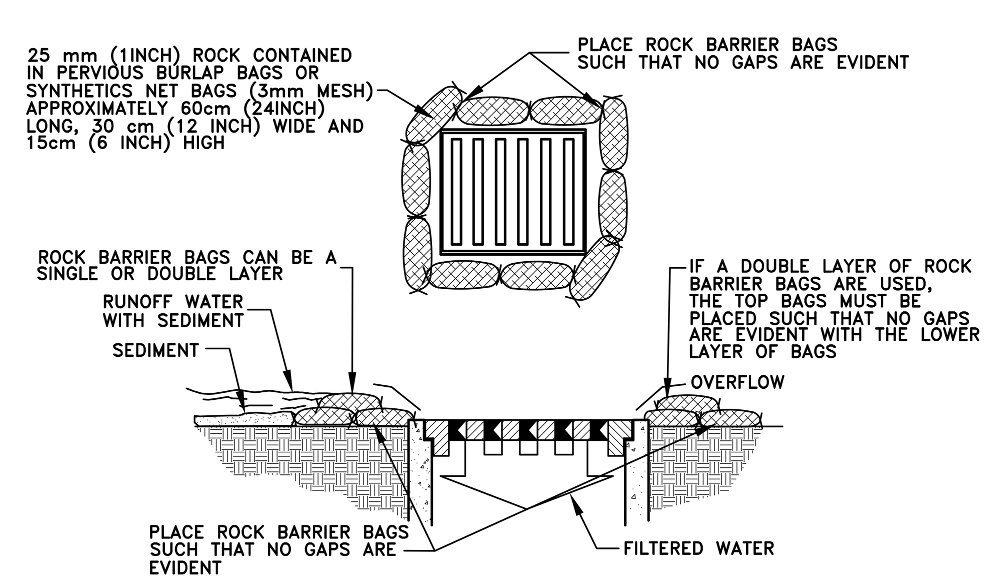
STRAW WATTLE INSTALLATION DETAIL (1)

N. T. S.



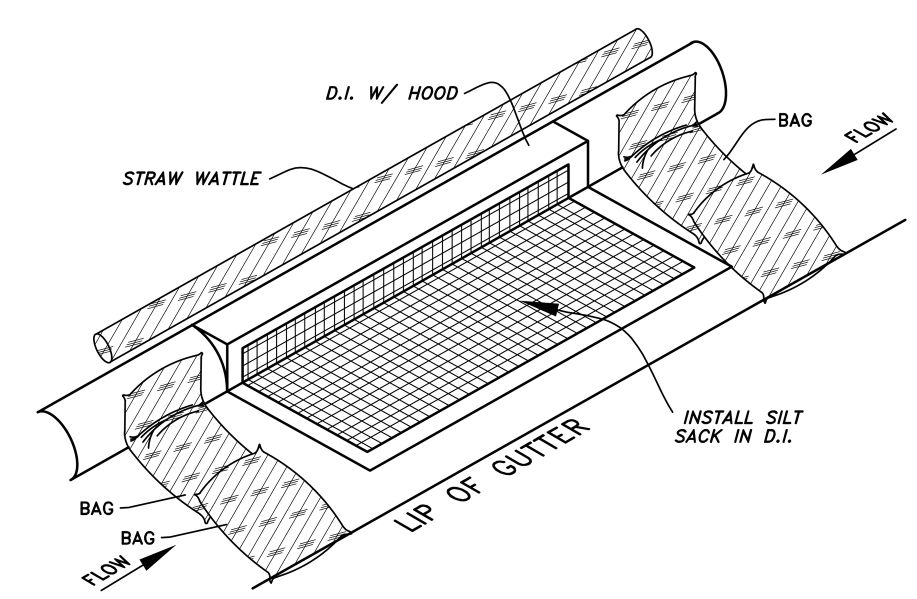
STABILIZED CONSTRUCTION ENTRANCE DETAIL (2)

N. T. S.



DROP INLET SEDIMENT FILTER UTILIZING ROCK BARRIER BAGS (3)

N. T. S.



EXISTING CURB INLET FILTER DETAIL (4)

N. T. S.

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Livermore, California 94551

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

REGISTERED PROFESSIONAL ENGINEER
MICHAEL F. BASSETTOS
No. 71814
CIVIL
STATE OF CALIFORNIA

PRELIMINARY EROSION CONTROL PLAN
I.P.C. - BUILDING 20

PROLOGIS

CALIFORNIA

TRACY

DATE	07/12/2024
SCALE	1" = 80'
ENGINEER	M.F.B.
DRAFTER	R.S.
JOB NO.	A09500-490
SHEET	C.10
OF	12 SHEETS

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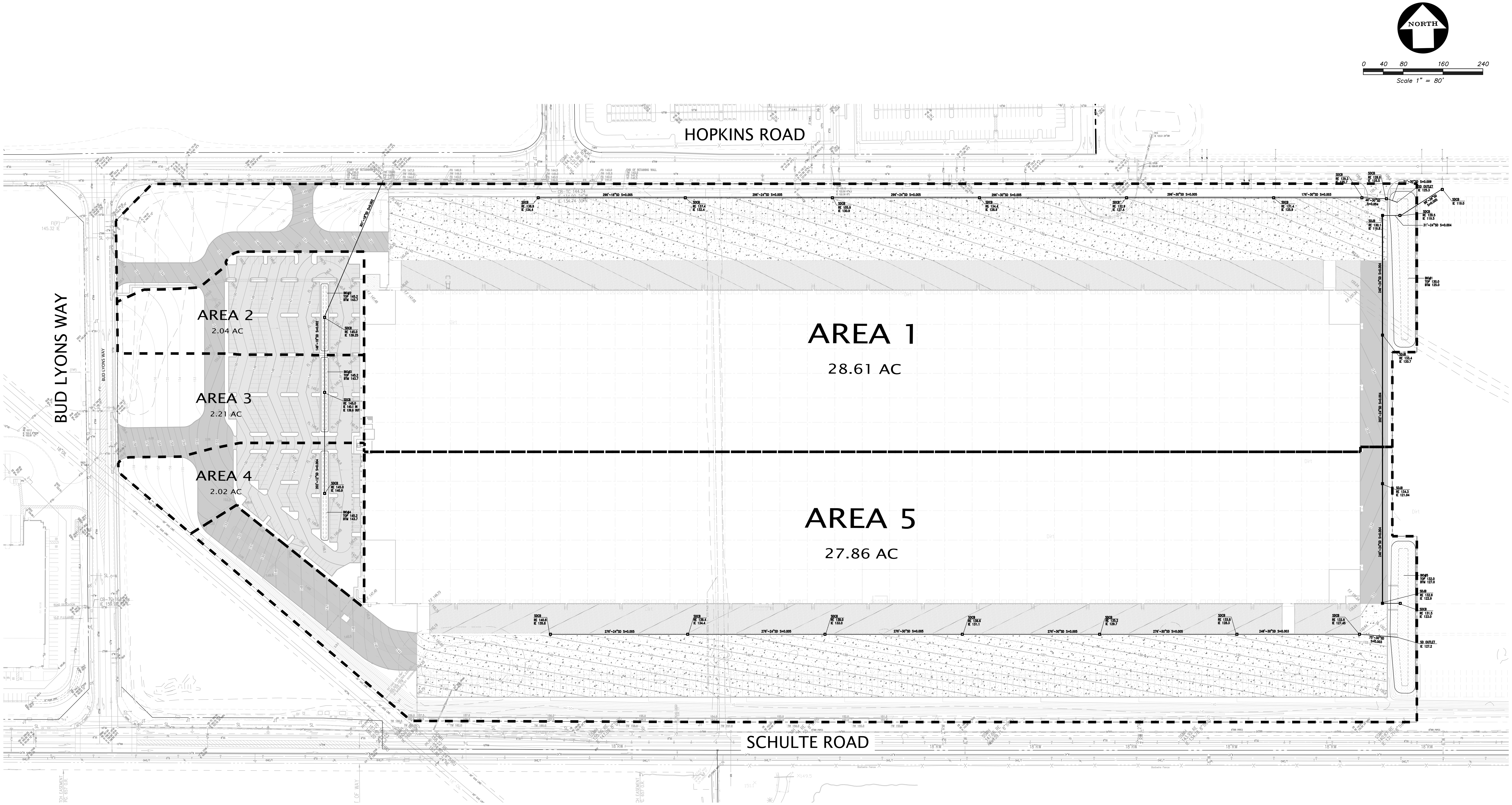
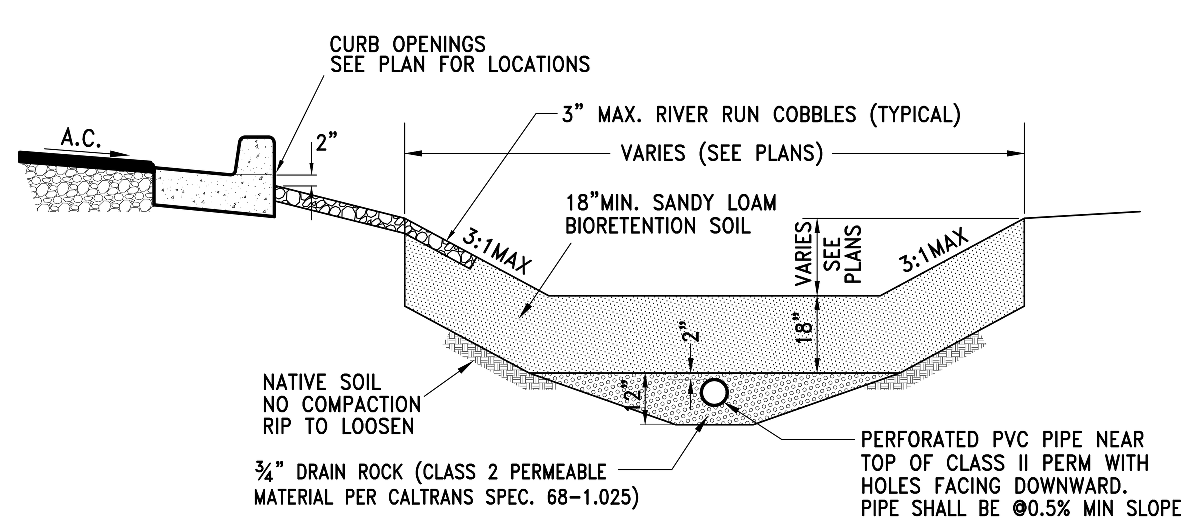
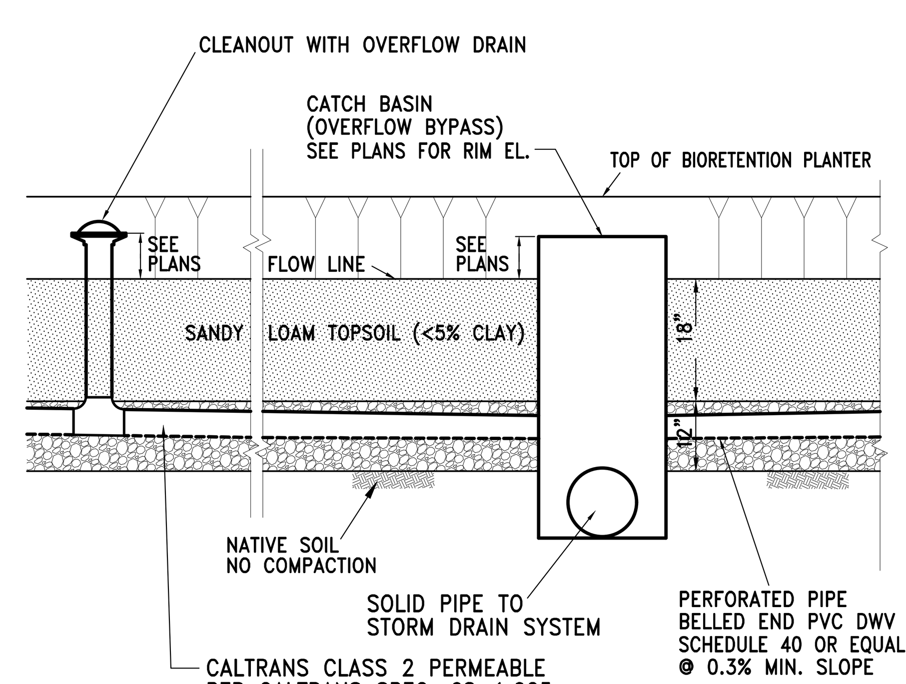




NOTES:
1. PLANTER SHALL BE GRADED TO DRAIN TOWARD OUTLET AT A MINIMUM SLOPE OF 0.3%
2. ALL PERFORATED PIPES SHALL HAVE TWO 5/8" DIA. HOLES AT 8" MAX. SPACING.
3. BIORETENTION SOIL BE PER APPENDIX B OF C.3 GUIDEBOOK.
4. BIORETENTION SOIL SHALL ACHIEVE A LONG-TERM INFILTRATION RATE OF AT MIN. 5"/HR
5.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

TYPICAL SECTION
STORM WATER TREATMENT PLANTER
N. T. S.



STORMWATER TREATMENT PLANTER - TYPICAL SECTION
N. T. S.

STORM WATER TREATMENT PLANTER SIZING CALCULATIONS

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	28.61	15.39	10.03	2.85	0.34	0.89	0.71	0.46	4820	48930
2	2.04	0.00	1.28	0.71	0.05	0.63	0.43	0.28	2070	2090
3	2.21	0.00	1.42	0.74	0.05	0.64	0.44	0.29	2300	2350
4	2.02	0.00	1.32	0.63	0.06	0.66	0.45	0.29	2160	2790
5	27.86	14.46	9.95	3.11	0.34	0.88	0.70	0.45	45630	49700
TOTAL	62.74	29.85	24.00	8.04	0.85				56,980	105,860

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

PRELIMINARY STORM WATER QUALITY CONTROL PLAN
I.P.C. - BUILDING 20
PROLOGIS
TRACY CALIFORNIA

DATE	07/12/2024
SCALE	1" = 80'
ENGINEER	M.F.B.
DRAFTER	R.S.
JOB NO.	A09500-490
SHEET	C.11
OF	12 SHEETS

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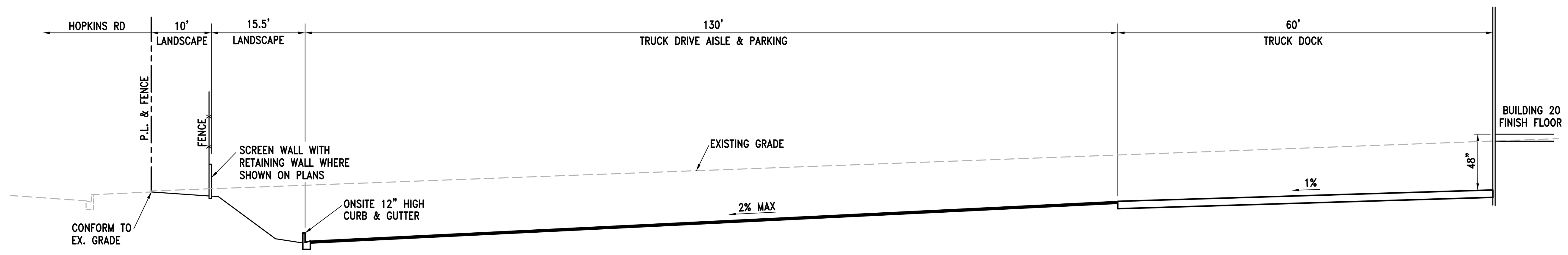
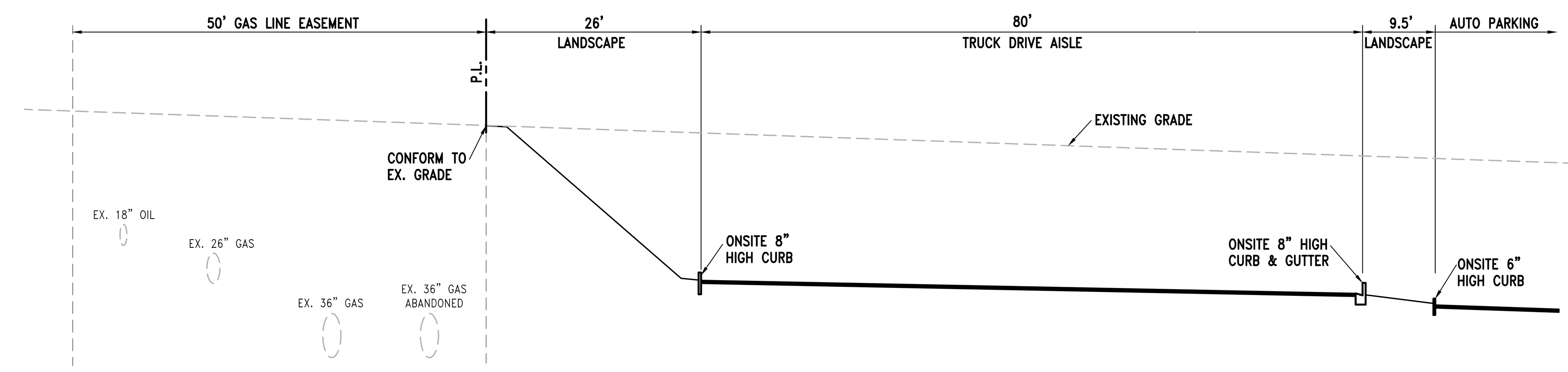


SECTION A-A NORTHERLY SIDE

N. T. S.

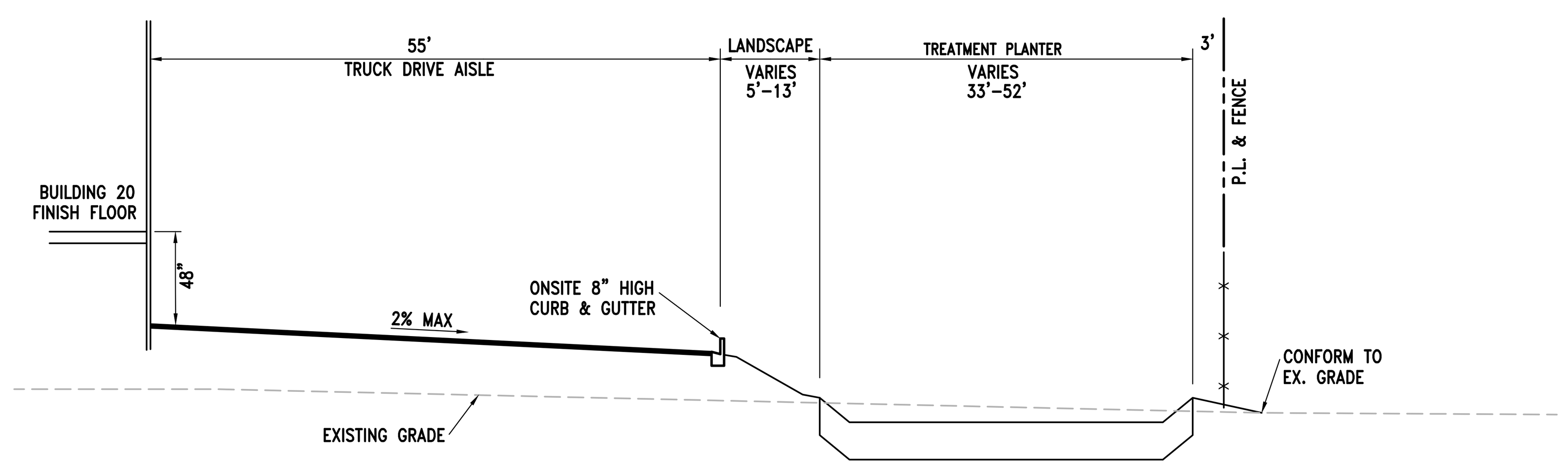
A



SECTION E-E SOUTHWESTERLY SIDE

N. T. S.

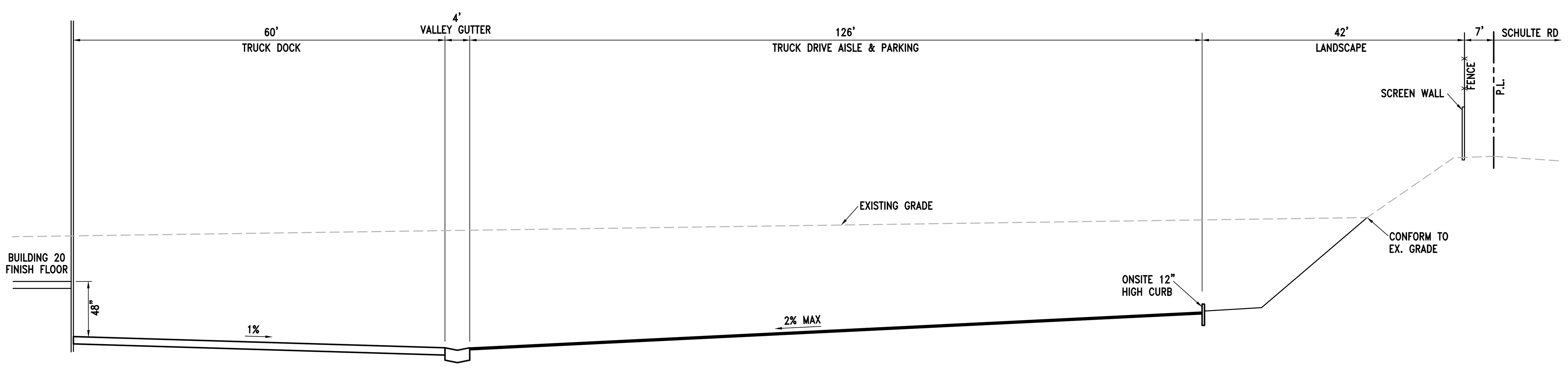
E



SECTION B-B EASTERLY SIDE

N. T. S.

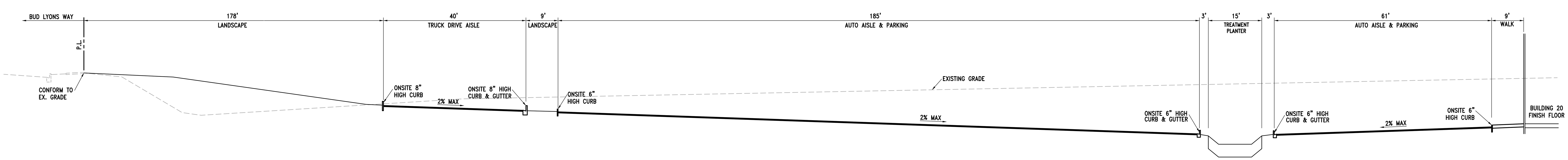
B



SECTION C-C NORTHERLY SIDE

N. T. S.

C



SECTION D-D WESTERLY SIDE

D

NO.	REVISION	BY

KIER+WRIGHT

2850 Collier Canyon Road
Livermore, California 94551

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

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

SECTIONS
I.P.C. - BUILDING 20
PROLOGIS

TRACY CALIFORNIA

DATE	07/12/2024
SCALE	-
ENGINEER	M.F.B.
DRAFTER	R.S.
JOB NO.	A09500-490
SHEET	C.12
OF	12 SHEETS

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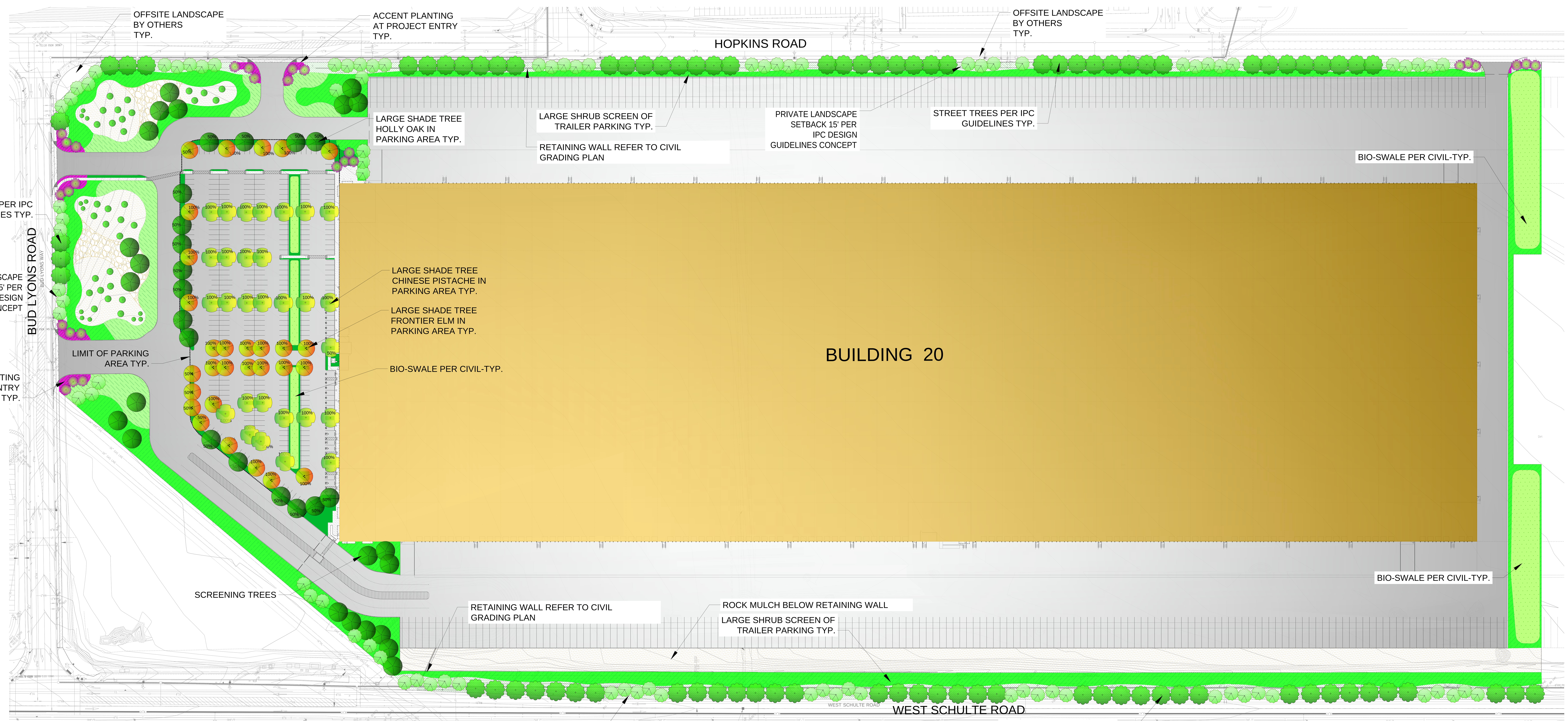


PLANT LIST

SYM. NO, BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME HYDROZONE	MATURE HABIT H X W
TREES				
QUERCUS WISLEZINII	INTERIOR LIVE OAK	24" BOX	VL	50' X 50'
QUERCUS ILEX	HOLLY OAK	24" BOX	VL	40' X 40'
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	L	20' X 25'
PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE	24" BOX	L	50' X 40'
ULMUS 'FRONTIER'	FRONTIER ELM	24" BOX	L	50' X 60'
LAGERSTROEMIA 'TUSCARORA'	CRAPE MYRTLE	24" BOX	L	20' X 12'
LAGERSTROEMIA 'DYNAMITE RED'	CRAPE MYRTLE	24" BOX	L	15' X 15'
QUERCUS SHUMARD	SHUMARD OAK	24" BOX	L	70' X 50'
QUERCUS 'CRIMSON SPIRE'	CRIMSON SPIRE OAK	24" BOX	L	45' X 15'
CEDRUS DEODARA	DEODAR CEDAR	24" BOX	L	60' X 35'
EVERGREEN SCREENING SHRUBS				
PRUNUS ILICIFOLIA	HOLY LEAF CHERRY	15 GAL	L	15' X 12'
DODONEA VISCOSA	HOPBUSH	5 GAL.	L	10' X 10'
HEMEROMELES ARBUTIFOLIA	TOYON	5 GAL	VL	8' X 12' PLANT 8' OC
ARBUTUS U. 'COMPACTA'	DW. STRAWBERRY	5 GAL,	L	8' X 10' 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
PENNISETUM 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
PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	1 GAL.	L	3' X 3' PLANT 3' 0C

SYM. NO, BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME HYDROZONE	MATURE HABIT H X W
DROUGHT TOLERANT SHRUBS				
OLEA 'LITTLE OLLIE"	DW. FRUITLESS OLIVE	5 GAL.	L	6' X 6' PLANT 6' OC
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
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	L	3' 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'
COTONEASTER 'LOWFAST'	COTONEASTER	5 GAL.	L	1' X 6' PLANT 6' OC
CALLISTEMON 'LITTLE JOHN'	DW. CALLISTEMON	5 GAL.	L	3' X 5' PLANT 5' OC
LANTANA 'NEW GOLD'	YELLOW LANTANA	1 GAL	L	2' X 5'
WESTRINGA F. 'MORNING LIGHT'	COAST ROSEMARY	5 GAL	L	3' X 3'
LANTANA MONTEVIDENSIS	TRAILING LANTATA	5 GAL.	L	2' X 6'
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 L3.1 WHERE TREES ARE WITHIN 10' OF PAVEMENT.

LANDSCAPE LEGEND

- LARGE EVERGREEN TREE: HOLLY OAK IN PARKING AREA
- DECIDUOUS STREET TREE (PER IPC GUIDELINES)
- LARGE DECIDUOUS SHADE TREE: CHINESE PISTACHE AND FRONTIER ELM
- MEDIUM BROADLEAF EVERGREEN TREE
- LARGE SHRUB OR SMALL TREE
- FLOWERING ACCENT TREE
- LOW TO MEDIUM SHRUBS FLOWERING w/ ACCENT PERENNIALS & GRASSES
- LOW PLANTING 1' - 4' TALL
- PROJECT ACCENT PLANTING FLOWERING SHRUBS & GROUND-COVERS, PERENNIAL ACCENT
- SCREEN PLANTING TALL SCREEN SHRUBS 8' +
- BIO-SWALE SEEDED PER NATIVE GRASS HYDROSEED MIX
- LANDSCAPED SETBACK PER IPC GUIDELINES
- ROCK MULCH ACCENT
- LARGE ROCK MULCH ACCENT

LEGEND

SEEDED GRASSES
SEEDED NATIVE BIO-SWALE GRASS MIX

COMBINATION OF MULCHES TO BE UTILIZED IN FINAL DESIGN

NOT SHOWN	3" MINIMUM DEPTH OF DECOMPOSED GRANITE 3" MINIMUM DEPTH OF 2" HIDDEN CANYON FRACTURED TAN ROCK 4" MINIMUM DEPTH OF 4"-8" HIDDEN CANYON FRACTURED TAN ROCK
NOT SHOWN	ROCK MULCH MULCH-ALL PLANTERS NOT DESIGNATED FOR ROCK, OR D.G. 3" MINIMUM DEPTH MOCHA LAVA 3/4" DIA. ROCK
NOT SHOWN	2'-4' DIA. FRACTURED ROCK BOULDERS. BOULDER COLOR AND TEXTURE TO BLEND WITH TAN ROCK MULCH.

LANDSCAPE CALCULATIONS BUILDING 20:

TOTAL PARKING AREA = 128,502 S.F.
PARKING AREA INCLUDES THE FOLLOWING:
1. PAVEMENT INCLUDING ISLANDS, STALLS, AISLES
2. ADJACENT BUILDING FRONTAGE LANDSCAPE AND SIDEWALK AREAS
PARKING AREA LANDSCAPE REQUIRED = 25,700 S.F. (20% OF PARKING AREA)
PARKING AREA LANDSCAPE PROVIDED = 26,153 S.F. (20.3%)
NO. OF STANDARD PARKING SPACES = 377
TREES REQUIRED = 76 (1/5 SPACES)
TREES PROVIDED = 76
REQUIRED PARKING AREA SHADE = 66,619 S.F. (MIN. 40% OF PARKING AREA)
PARKING AREA SHADE PROVIDED AT MATURITY = 79,179 S.F. (61%)
PARKING AREA TREES ARE COMPRISED OF
CHINESE PISTACHE, FRONTIER ELM, HOLLY OAK (MIN. 40' DIA.)
51 TREES @ 100% 40' DIAMETER (1,257 S.F.) = 64,107 S.F.
24 TREES @ 50% 40' DIAMETER (628 S.F.) = 15,072 S.F.
MINIMUM FRONTAGE LANDSCAPE REQUIRED:
HOPKINS ROAD- 15' SETBACK
BUD LYONS ROAD- 15' SETBACK
WEST SCHULTE ROAD - 25' SETBACK
REQUIRED SITE AREA TREE 1 /1000 SF. OF REQ. LANDSCAPE (107,022 S.F.): 107
REQUIRED SITE AREA LANDSCAPE TREES PROVIDED: 234

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

PRELIMINARY LANDSCAPE PLAN BUILDING 20
SCALE: 1" = 80'-0"

HPA architecture
hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca
92612
tel: 949•863•1770
fax: 949•863•0851
email: hpa@hparchs.com

GreenDesign
Landscape Architects, Inc.
1464 Popinjay Drive
Reno, NV.
p: 775 829 1364
email: bhatch00@charter.net

Owner:
PROLOGIS
3353 GATEWAY BLVD.
FREMONT, CA 94538-6526
TEL: (510) 661-4000

Project:
International Park of Commerce Building 20
Tracy, CA

Consultants:

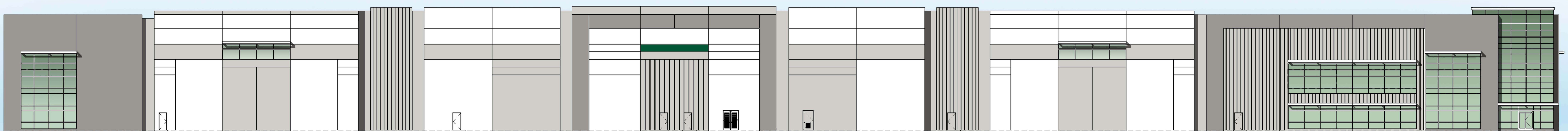
CIVIL	KIER WRIGHT
STRUCTURAL	
MECHANICAL	
PLUMBING	
ELECTRICAL	
LANDSCAPE	GREENDESIGN
FIRE PROTECTION	
SOILS ENGINEER	

Title:
PRELIMINARY LANDSCAPE PLAN

Project Number: 24209
Drawn by: B.H.
Date: 7-15-24
Revision:
7-22-24 PRELIMINARY

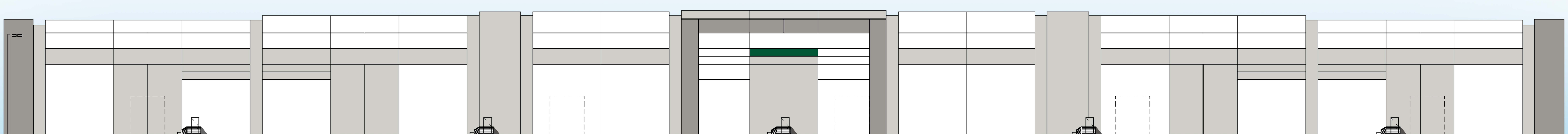
Sheet:
LC1

North Elevation



West Elevation

South Elevation



East Elevation

Conceptual Building Elevations

IPC BUILDING 20

Tracy, CA #24209 | 07.21.2024

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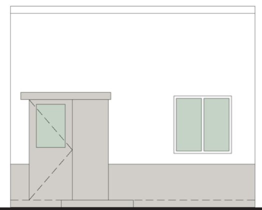
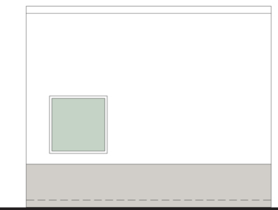
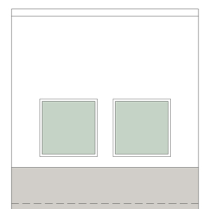
City of Tracy
Community and Economic Development



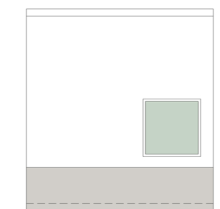
Front Elevation



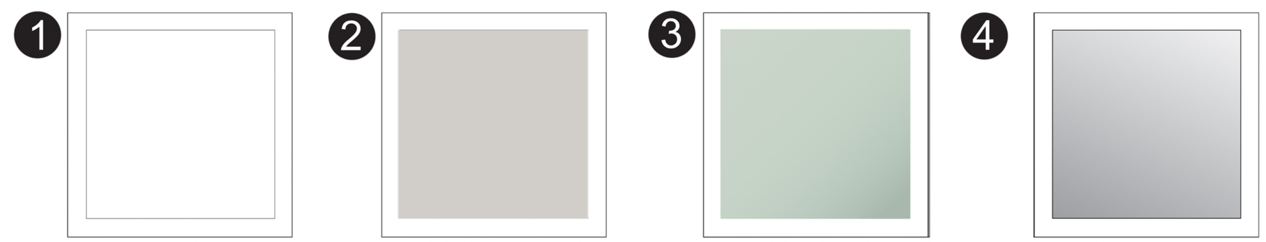
Back Elevation



Side Elevation 1



Side Elevation 2

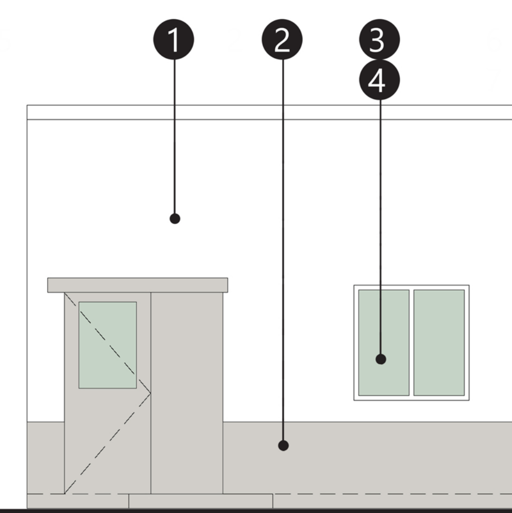


1 SHERWIN WILLIAMS SW 7006 EXTRA WHITE

2 SHERWIN WILLIAMS SW 7672 KNITTING NEEDLES

3 EVERGREEN GLAZING

4 CLEAR ANODIZED MULLIONS



Enlarged View of Front Elevation

RECEIVED
July 31, 2024
City of Tracy
Community and Economic Development

Conceptual Material Board Guard Shack

IPC BUILDING 20

Tracy, CA #24209 | 07. 21. 2024

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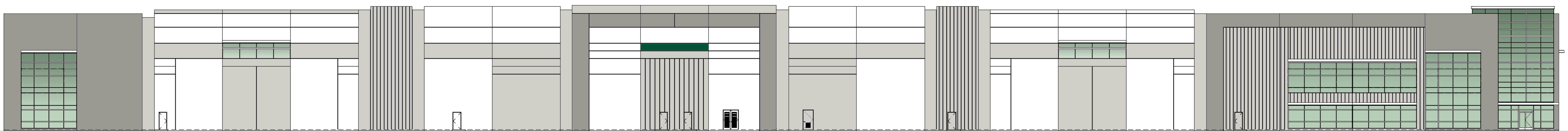
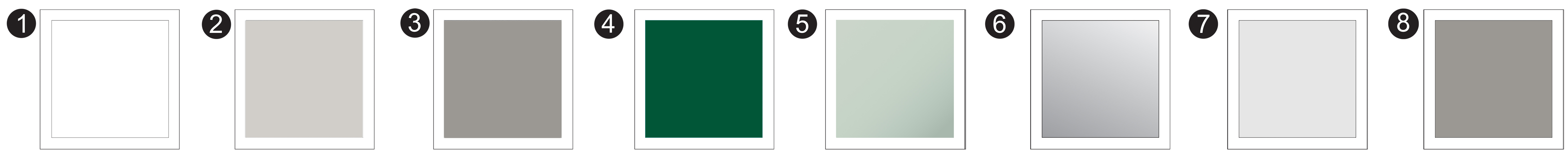
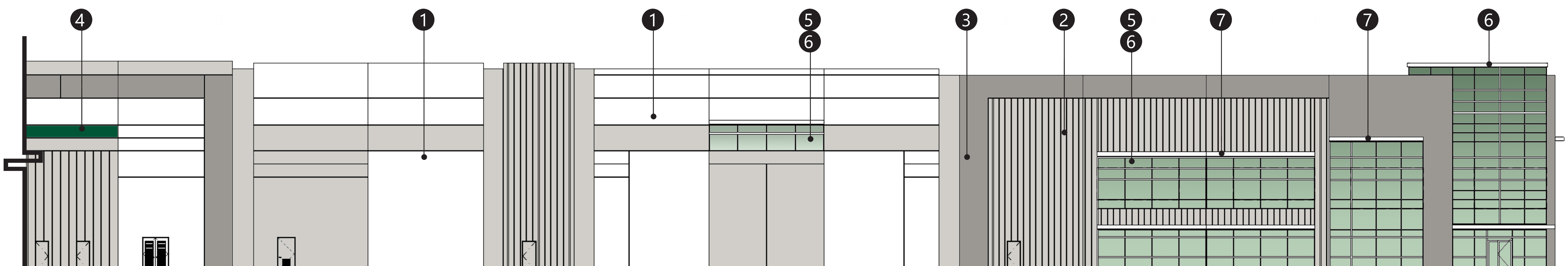
North Elevation



West Elevation



SHERWIN WILLIAMS SW 7006 EXTRA WHITE	SHERWIN WILLIAMS SW 7672 KNITTING NEEDLES	SHERWIN WILLIAMS SW 7673 PEWTER CAST	PLD-5 W1 8Y 4/32 G2 34Y 33/32, 1/128 L1 8Y 7/32, 1/64, 1/128 R2 58/32, 1/64, 1/128 Y3 4Y 48/32, 1/128	EVERGREEN GLAZING	CLEAR ANODIZED MULLIONS	CANOPY IN COLOR: SW 7006 EXTRA WHITE	CANOPY IN COLOR: SW 7673 ON THE ROCKS



Enlarged View of West Elevation

Conceptual Building Elevations

IPC BUILDING 20

Tracy, CA #24209 | 07.21.2024

HPA architecture 43 Years

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July 31, 2024
City of Tracy
Community and Economic Development

CITY OF TRACY
DETERMINATION OF
THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

Application Number D24-0018

A determination of the Community and Economic Development Director to: (1) approve the Development Review Permit, Application Number D24-0018, for the construction of an approximately 1,300,256 square-foot industrial building, named the International Park of Commerce (IPC) Building #20 with associated parking lot, landscaping and other site improvements on a 66.06-acre site bounded by Bud Lyons Road to the west, Hopkins Road to the north, and West Schulte Road to the south APN 209-220-28 and 209-220-30; and (2) determine that this project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15183 - a subsequent project is relieved from further environmental review if all potential impacts were either addressed in a previous EIR or can be substantially mitigated by the imposition of uniformly applied development policies or standards.. The Applicant is HPA, Inc (Ms. Tyneise Beyer) and the Property Owner is Prologis, LP. (Mr. Michael Rowe).

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

1. Cordes Ranch Specific Plan (CRSP) Zone
2. Off-Street Parking Requirements (TMC Sec 10.08.3440, Article 26)
3. Development Review (TMC Sec 10.08.3920, Article 30)
4. City Design, Goals and Standards

The Community and Economic Development Department has determined that the project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15183 - a subsequent project is relieved from further environmental review if all potential impacts were either addressed in a previous EIR or can be substantially mitigated by the imposition of uniformly applied development policies or standards. No further environmental assessment is required.

THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY APPROVES DEVELOPMENT REVIEW PERMIT APPLICATION NUMBER D24-0018, SUBJECT TO THE CONDITIONS OF APPROVAL 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 improves the property, the surrounding area and the citizens of Tracy because the project as proposed is consistent with the intent of Cordes Ranch Specific Plan district. The project meets the setback, lot coverage and design standards of the zoning district. The proposed parking and layout meet the requirements of the municipal code along with the landscaping coverage and screening for the site. The project has been reviewed for consistency with the massing, architectural style and colors and textures of the surrounding industrial buildings and development. The project meets or exceeds the aesthetics of the area and will provide for the infill of a vacant parcel.

2. The proposal conforms to the Cordes Ranch Specific Plan Zone, the City of Tracy General Plan, the Citywide Design Goals and Standards, and other City regulations because the proposed the project as proposed is consistent with the intent of Cordes Ranch Specific Plan district and specific plan. The project meets the setback, lot coverage and design standards of the zoning district. The proposed parking and layout meet the requirements of the municipal code along with the landscaping coverage and screening for the site. The project has been reviewed for consistency with the massing, architectural style and colors and textures of the surrounding commercial businesses. The project meets or exceeds the aesthetics of the area and will provide for the infill of a vacant parcel.

Forrest Ebbs
Community and Economic Development Director

Date of Action

City of Tracy

DRAFT Conditions of Approval

IPC Building 20

Development Review Permit Application Number D24-0018

November 6, 2024

A. General Provisions and Definitions.

A.1. General. These Conditions of Approval apply to the IPC Building 20 Project (hereinafter “Project”), which includes the following:

A.1. Development Review Permit Application Number D24-0018: A Development Review Permit for the construction of an approximately 1,300,256 square foot industrial building, named the International Park of Commerce (IPC) Building #20 with associated parking lot, landscaping and other site improvements on a 66.06-acre site bounded by Bud Lyons Road to the west, Hopkins Road to the north, and West Schulte Road to the south APN 209-220-28 and 209-220-30).

A.2. Compliance with submitted plans. Except as otherwise modified herein, the project shall be constructed in substantial compliance with the project plans approved by the Community and Economic Development Department on November 6, 2024 to the satisfaction of the Community and Economic Development Director.

A.3. Payment of applicable fees. The Developer shall pay all applicable fees for the project, including, but not limited to, development impact fees, building permit fees, plan check fees, grading permit fees, encroachment permit fees, inspection fees, school fees, or any other City or other agency fees or deposits that may be applicable to the project.

A.4. Compliance with City regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations, including, but not limited to, the Tracy Municipal Code (TMC), Standard Plans, the Cordes Ranch Specific Plan, and the City’s Design Goals and Standards.

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

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

A.7. Definitions.

a. "Developer" means any person, or other legal entity, represented as the project applicant or proponent.

b. "City Engineer" means the City Engineer of the City of Tracy.

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

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

e. "Conditions of Approval" shall mean the conditions of approval applicable to the Project, Application Number D24-0018. The Conditions of Approval shall specifically include all conditions set forth herein.

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

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

a. the Planning and Zoning Law (Government Code sections 65000, et seq.),

b. the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"),

c. the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines"),

d. California Building Code, and

e. Fire Codes.

A.9. Development Impact Fees: The Developer shall pay all adopted Development Impact Fees prior to issuance of a Building Permit to the satisfaction of the City Engineer.

A.10. Protest of fees, dedications, reservations, or other exactions. Pursuant to Government Code section 66020, including section 66020(d)(1), the City HEREBY NOTIFIES the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) has begun on the date of the conditional approval of this Project. If the Developer fails to file a protest within this 90-day period, complying with all of the requirements of Government Code section 66020, the Developer will be legally barred from later challenging any such fees, dedications, reservations or other exactions.

A.11. Habitat conservation. Prior to issuance of a building permit or grading permit, the developer shall demonstrate compliance with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) and the Incidental Take Minimization Measures prepared by San Joaquin Council of Government (SJCOG) Habitat Division, to the satisfaction of the Community and Economic Development Director.

A.12. Air Pollution Control District. Prior to issuance of a building permit or grading permit, the Developer shall demonstrate compliance with all applicable requirements of the San Joaquin Valley Air Pollution Control District (APCD), to the satisfaction of the Community and Economic Development Director

A.13. Community Facilities District. The Developer shall agree to formally join any and all forthcoming Community Facilities District(s) (CFD) established for the Cordes Ranch Specific Plan area. Should the CFD not be established at the time of Final Occupancy of the building, the Developer shall agree to enter into a binding agreement to ensure that the property is annexed into the CFD upon its formation.

B. Site Plan - The following conditions shall be satisfied through inclusion in the plan set submitted with any future application for Building Permit:

B.1. Parking Lot

a. 12-inch-wide concrete curbs shall be installed along the perimeter of landscape planters where such planters are parallel and adjacent to vehicular parking spaces to provide access to vehicles without stepping into the landscape planters.

b. Parking stalls shall be striped in accordance with Standard Plan 141.

c. Any sidewalk, landscape planters, or bio-retention areas that are perpendicular to parking stalls shall extend up to 24 inches into the parking stall, including a six-inch concrete curb, in place of wheel stops where feasible. No credit towards parking lot landscape requirements shall be given for the resulting additional landscaping.

d. Bicycle parking spaces shall be provided in accordance with Tracy Municipal Code Section 10.08.3510.

B.2. Parking Lot Lighting. Detailed plans that demonstrate a minimum of one foot candle power illumination throughout the parking area as defined in TMC Section 10.08.3450. Parking area lighting shall be designed and installed so that it is directed downward onto the parking surface and away from the public right-of-way and adjacent properties.

B.3. Landscaping and Irrigation. The Developer shall provide detailed landscape and irrigation plans with the applications for Building Permits that satisfy the following conditions:

a. Plans shall demonstrate compliance with the Tracy Hills Specific Plan, the City of Tracy Design Goals & Standards, and the Tracy Municipal Code Section 10.08.3560 for parking area landscaping. Said plans shall clearly delineate the property line and shall include a planting legend indicating, at minimum, the quantity, planting size, and height and width at maturity.

b. Each planter shall contain a combination of trees, shrubs, and live groundcover. 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 at planting. Landscaping shall be continuously maintained to prevent incidence of wildfire.

c. Where trees are planted ten feet or less from a sidewalk or curb, root barriers dimensioned 8 feet long by 24 inches deep shall be provided adjacent to such sidewalk and curb, centered on the tree.

B.4. Landscape & Irrigation Maintenance. Prior to the issuance of a building permit for each building or site, 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 for that phase.

B.5. Fencing. Chain-link or vinyl fencing is prohibited where visible from any public right-of-way, and barbed wire, razor wire, or electric fence is prohibited anywhere on site.

B.6. Screening Utilities and Equipment. The Developer shall provide detailed plans with the application for Building Permits that satisfy the following conditions:

a. Trash collection areas, such as trash and recycling compactors or traditional trash and recycling dumpsters shall be screened by structures or enclosures architecturally complementary of the main building to the satisfaction of the Community and Economic Development Director. Trash and recycling collection enclosures shall include a masonry wall enclosure with a minimum wall height of seven feet, solid metal doors, and a solid roof structure. The enclosure, including the roof, shall be architecturally compatible with the adjacent buildings, which includes but is not limited to, design, materials, and colors.

b. No roof mounted equipment, including, but not limited to, HVAC units, vents, fans, antennas, sky lights and dishes, whether proposed as part of this application, potential future equipment, or any portion thereof, shall be readily visible from any public right-of-way, which includes, but is not limited to, all points along Corral Hollow Road, the future public street adjacent to the southern boundary of the project site, and the I-580 freeway. The plans shall demonstrate that such equipment is fully screened from view behind parapet walls to the satisfaction of the Community and Economic Development Director.

c. All PG&E transformers, phone company boxes, Fire Department connections, backflow preventers, irrigation controllers, and other on-site utilities, shall be vaulted or substantially screened from view behind structures or landscaping, to the satisfaction of the Community and Economic Development Director.

d. Truck loading areas, dock doors, and trash compactors shall be substantially screened from view from the public right-of-way, which includes, but is not limited to, Corral Hollow Road and the future public street, as shown in the plans. Landscape screening shall be tall and dense enough to substantially screen to the top of trailers, dock doors, and trash compactors from public view. Where there are gaps between trees and beneath tree canopies, screen shrubs shall be planted to prevent views between tree trunks.

B.7. Architectural Details. The Developer shall provide detailed plans with the applications for Building Permits that satisfy the following conditions:

a. All vents, gutters, downspouts, flashing, and electrical conduits shall be internal to the structures or painted to match the color of the adjacent surfaces, and other ground-mounted, wall-mounted, or building-attached utilities, including bollards, shall be painted to match the color of the adjacent surfaces or otherwise designed in harmony with the building exterior to the satisfaction of the Community and Economic Development Director.

b. Signs. No business identification signs are approved with this development review permit. All business identification signs shall obtain a sign permit in accordance with the Cordes Ranch Specific Plan and the Tracy Municipal Code.

B.8. Landscape Plan. Prior to issuance of a construction or building permit, Developer shall demonstrate compliance with the 2015 Model Water Efficient Landscape Ordinance and obtain approval by the Utilities Department through the following:

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

i. A project information sheet that includes the checklist of all documents in the LDP;

ii. The Water Efficient Landscape Worksheets that include a hydro zone information table and the water budget calculations – Maximum Applied Water Allowance and Estimate Total Water Use;

iii. A soil management report, after compaction and from various locations throughout the project;

iv. A landscape design plan that includes the statement, "I agree to comply with the requirements of the 2015 water efficient landscape ordinance and shall submit for approval a complete Landscape Document Package:

v. An irrigation design plan with schedule; and

vi. A grading design plan.

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

C. **On-Site Utility Plans –** The construction of on-site utilities is subject to review and approval through the Building Permit process. A Utility Plan shall be submitted concurrent with the application for a Building Permit and is subject to review and approval through the issuance of a Building Permit. The following conditions shall be addressed on the Utility Plan:

C.1. Storm Drainage

a. All permanent underground storm drainage lines and structures to be maintained by the City shall be located within right-of-way to be dedicated to the City or within an easement. If applicable, interim facilities and storm drain lines and collection basins shall be maintained by the Developer.

b. Storm drainage plans are to be submitted with the required hydrologic and hydraulic calculations for the sizing of storm drainage pipe(s) and retention basins and shall comply with Storm Drainage Study and City Regulations.

c. All storm water structural and construction details that are not part of the City Standard Plans or City Design Standards shall be provided by the Developer and submitted to the City for approval as part of the improvement plans.

d. Storm drainage shall be contained within storm drainage retention basins suitable for dedication to the City of Tracy. These basins shall be provided with appropriate fencing with warning signs, access roadways to and from public roadways and access roadways into the ponds for maintenance purposes as approved by the City Engineer. All storm drainage inlets into this basin shall have inlet structures with design acceptable to the City Engineer.

e. Fixed vertical sediment depth markers shall be installed near discharge points into the retention basins to assist with measurements of sediment deposition over time and future assessments of the need for maintenance activities.

f. Developer shall coordinate with the City's Landscape Architect, Planning Division, and Parks and Recreation Department to determine the type and extent of landscaping and irrigation improvements required to be installed within and adjacent to the retention basins. Landscape Plans for the basins shall be submitted from approval by the City Engineer.

C.2. Sanitary Sewer

a. All sanitary sewer lines and associated improvements shall be designed and installed per the Sanitary Sewer Study and City Regulations. Before approval of Final Map(s) for the Project, Developer shall submit improvement plans and obtain approval for the plans for all on-site sewer improvements.

b. As indicated in the Sanitary Sewer Study, the analysis assumes the parallel sewer pipeline improvements planned by the City along Corral Hollow Road from Fieldview Drive and Parkside Drive (Node 4W.1) are complete. In the event the City does not have adequate funding to complete the necessary improvements, the Developer will contribute funding as determined by the City engineer to cover shortfall in funding. Developer will be eligible for fee credits and/or reimbursement in accordance with Tracy Municipal Code.

c. No final inspection of any building will be performed or certificate of occupancy for building will be issued, until the improvements listed above are completed and functional, as determined by the City Engineer.

C.3. Water Distribution System

a. All potable water lines and associated improvements shall be designed and installed per City Regulations.

b. During the construction phases (vertical construction) of the Project, the Developer shall be responsible for providing water infrastructure (temporary or permanent) capable of delivering adequate fire flows and pressure appropriate to the various stages of construction and as approved by the Fire Marshall.

c. Should the water system pressure exceed 80 psi, pressure reducing valves should be installed on the Project's domestic service connections. In addition, the on-site fire service pipelines should be at least 10-inches in diameter to adequately deliver a fire flow requirement of 4,500 gpm. The design of the individual pressure reducing valves for services shall be subject to approval by the Building Official.

d. Fire Service Line – The Developer shall design and install fire hydrants at the locations approved by the Fire Marshall. Before the approval of the Improvement Plans, the Developer shall obtain written approval from the Fire Marshall for the design, location and construction details of the fire service connections to the Project, and for the location and spacing of fire hydrants that are to be installed to serve the Project.

D. Grading Plan – A Grading Permit shall be secured prior to site disturbance or grading of the site. The following conditions shall be satisfied through inclusion in the plan set submitted with any future application for Grading Permit:

D.1. Contents. The Developer shall provide all relevant documents related to the grading permit, as required by the City Regulations and these Conditions of Approval, to the satisfaction of the City Engineer.

D.2. Erosion Control Grading Plans shall specify the method of erosion control to be employed and materials to be used.

D.3. Grading and Drainage Plans: The Developer shall submit a Grading and Drainage Plan prepared by a Registered Civil Engineer and accompanied by the Project's Geo-technical /Soils Engineering report. The report shall provide recommendations regarding adequacy of the site relative to the stability of soils such as soil types and classification, percolation rate, soil bearing capacity, highest observed ground water elevation, and others.

a. When the grade differential between the Project site and the adjacent property(s) exceeds 12 inches, a reinforced or masonry block wall, engineered slope, or engineered retaining wall is required for retaining soil. The Subdivider shall submit Retaining Wall Plans that includes the construction detail(s) and structural calculations of the retaining wall or masonry wall for City's review and approval.

b. If an engineered slope is used to retain soil on adjacent property outside the Project boundary, a slope easement will be necessary from the adjacent property. The Subdivider shall obtain a slope easement from owner(s) of the adjacent and affected property(s) and show the slope easement on the Final Map.

c. If applicable, the Developer shall show existing irrigation structure(s), channel(s) and pipe(s) that are to remain or relocated or to be removed, 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 Subdivider shall design, coordinate and construct required modifications to the facilities to the reasonable satisfaction of the owner of the irrigation facilities and the City.

E. Off-Site Public Improvements – The project requires the construction of off-site public improvements to provide necessary transportation and utility services to the project site. Off-Site Public Improvements require the prior issuance of an Off-Site Improvement Agreement (OIA), Encroachment Permit, and/or similar permit from the City Engineer. These permit processes all have unique submittal and inspection requirements, as well as unique fees.

The following improvements are required prior to occupancy of the building:

E.1. Active Improvements. If not already completed, the Developer shall complete the following transportation improvements to the satisfaction of the City Engineer:

a. Hopkins Extension (ENG21-0031)

b. Promontory Extension Roundabout (ENG21-0028)

c. 1K Improvements (ENG18-0071)

d. Lammers Road & Valpico Road Intersection Improvements and Traffic Signal (ENG22-0041)

E.2. Intersection #4 – International Parkway & Promontory Parkway: If not already completed, the Developer shall fund, design, and construct the intersection in accordance with the Transportation Master Plan and the Cordes Ranch Specific Plan with the following modifications:

a. Southbound U-Turn Movements shall be prohibited through signage.

b. Traffic signals shall be modified and signal timing adjusted to allow a protected westbound right turn overlap with the protected southbound left movement.

E.3. Intersection #17 – Lammers Road & Old Schulte Road: If not already completed, the Developer shall fund, design, and construct the intersection in accordance with the Transportation Master Plan and the Cordes Ranch Specific Plan with the following modification:

a. The traffic signal phasing shall be retimed to accommodate the rerouted volumes.

E.4. Intersection – Lammers Road & Valpico Road: If not already completed, the Developer shall fund, design, and construct the intersection in accordance with the Transportation Master Plan and the Cordes Ranch Specific Plan with the following modifications:

a. The intersection shall include a signal with northbound left turn lane, southbound left turn lane, westbound right-turn land with overlap signal phasing.

E.5. Intersection #19 / 19a – Old Schulte Road & Lammers Road: If not already completed, the Developer shall fund, design, and construct the intersection in accordance with the Transportation Master Plan and the Cordes Ranch Specific Plan with the following modifications:

a. The eastbound approach shall include a signal and a left-turn lane.

b. The northbound and eastbound approaches shall include right-turn lanes.

c. The northbound left turn lane shall be extended by 250 feet.

d. Roadway Network Signal Retiming: Due to the rerouting of traffic, the Developer shall update the signal timing for all signals along Promontory Parkway and Old Schulte Road between International Parkway and Lammers Road, including the endpoints, and International Parkway/Berkeley Road. If not already completed, the Developer shall install the necessary cable network to connect the modified traffic signals to the City's traffic control center.

E.6. Outstanding Conditions of Approval/Improvements: The Developer shall complete all outstanding off-site transportation public improvements required by the Development Review approvals for IPC Buildings 16 and 28, if not already completed.

E.7. Sanitary Sewer: The Developer shall fund, design, and/or construct all necessary sanitary sewer lines and facilities as generally described on the Project plans and/or as required by the City of Tracy's adopted Wastewater Master Plan.

E.8. Storm Drainage: The Developer shall fund, design, and/or construct all necessary storm drainage facilities as generally described on the Project plans and/or as required by the City of Tracy's adopted Storm Drainage Master Plan. All permanent underground storm drainage lines and structures to be maintained by the City shall be located within right-of-way to be dedicated to the City or within an easement. If applicable, interim facilities and storm drain lines and collection basins shall be maintained by the Developer.

a. Prior to grading permit release, Developer shall obtain City approved improvement plans depicting a storm drainage conveyance greenbelt, or comparable conveyance facility, along the Project's southerly and easterly boundary in accordance with the City of Tracy Storm Drainage Master Plan.

E.9. Water Supply. The Developer shall fund, design, and/or construct all necessary water supply lines and facilities as generally described on the Project plans and/or as required by the City of Tracy's adopted Water System Master Plan.

E.10. Private Utilities. All private utility services to serve the Project such as electric, telephone and cable TV to the building must be installed underground, within right-of-way or a dedicated Public Utility Easement (PUE) and at the location approved by the City and the respective owner(s) of the utilities.

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

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

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

b. Deferred submittals for fire sprinkler system, fire protection water supply, and fire alarm system shall be listed on the coversheet. Each deferred submittal shall be submitted, reviewed and approved by SSJCFA prior to installation.

c. Fire protection water supply application must be submitted separately from construction permit. All piping and installation shall be in accordance with CFC §507 & NFPA standards. Approval of grading and/or on-site improvements does not grant installation of underground fire service.

d. Fire sprinklers shall be designed by a licensed fire protection contractor or engineer. Hydraulic calculations, specifications and plans shall be submitted prior to issuance of building permit.

e. A request for fire flow shall be submitted to the South San Joaquin County Fire Authority and results shall be approved by the Fire Marshal prior to construction. Fire flow requirements shall be in accordance with CFC Appendix B.

f. Fire department connections shall be installed in accordance with CFC §912 and NFPA standards. A hydrant shall be placed within 100' of the FDC, in accordance with 2022 California Fire Code §912.2.1 as amended by the Tracy Municipal Code §9.06.070 Section 912.2.1 FDC locations shall be approved by the fire code official prior to the issuance of construction permit.

g. Fire control room locations shall be approved by the fire code official prior to the issuance of construction permit.

h. Provide a truck turning template which clearly shows the truck turning radius of 30' inside and 50' outside. Truck turning template shall show all ingress and egress paths available.

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

a. Application processing fees and minimum plan review fees are due at time of submittal of construction documents.

b. Additional plan review fees, minimum inspection fees and administrative fees are calculated on approval of project and shall be paid prior to issuance of permit.

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

F.3 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.

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

F.4 All hydrants shall be installed, inspected and tested prior to bringing combustible materials onsite, including storage.

F.5 A Knox Box shall be required for this project. Each tenant shall have keys placed in the Knox Box. The operator of the building shall immediately notify the Fire Authority and provide the new key where a lock is changed or rekeyed. The key to such shall be secured in the Knox Box.

F.6 The building shall be provided with approved address identification in accordance with 2022 California Fire Code §505.1 as amended by the Tracy Municipal Code §9.06.070 Section 912.2.CFC §505.1. The address shall be Illuminated at night. Illumination shall be either internally or externally at an intensity of 5.0 foot-candles.

F.7 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 coverage shall be submitted to SSJCFA for review and approval prior to installation.
a. Additional improvements may warrant additional testing to be performed. Testing shall be the determination of the fire code official.

F.8. Prior to construction, an address must be posted at the construction site entrance. Address must be a minimum of 4 inches high by ½ inch numerals. Address must be provided so that emergency service personnel can locate the construction site in the event of an emergency.

F.9. Prior to construction, all-weather fire apparatus access roads shall be installed. Fire apparatus access roads during construction shall have a minimum 20' unobstructed width in accordance with CFC §503.

F.10. Additional comments may occur upon submittal of construction documents.

Mitigation Measure	Description	IPC 20	IPC 20 Compliance Condition of Approval
AG-1	As part of the development process for each individual site-specific development project under the Specific Plan, the applicable agricultural mitigation fee for each acre of farmland to be developed shall be paid, in compliance with Chapter 13.28, Agricultural Mitigation Fee, of the Tracy Municipal Code. The fees shall be collected by the City at the time that building permits are issued for such site-specific development project, or as otherwise required by City.	Building Permit	**Condition B.21**
AQ-2a	Each applicant for individual, site-specific developments under the Specific Plan shall comply with the San Joaquin Valley Air Pollution Control District (SJVAPCD) rules and regulations, including, without limitation, Indirect Source Rule 9510. The applicant shall document, to the City's reasonable satisfaction, its compliance with this mitigation measure.	Grading Permit	**Condition B.22**
BIO-1	To mitigate the potential adverse impacts on special-status species, and provide for the incidental take of State and/ or federally listed species, the applicant shall either: 1) participate in the SJMSCP and comply with all required Incidental Take Minimization Measures or 2) secure incidental take authorizations for State and/ or federally-listed species directly from the CDFW and USFWS, respectively. Participation in the SJMSCP shall include compliance with all relevant Incidental Take Minimization Measures pertinent to the Specific Plan Area, including pre-construction surveys for covered species to confirm presence or absence and provide for their relocation, if necessary. Issuance of grading and construction permits shall be contingent on providing evidence of either 1) compliance with the SJMSCP or 2) a 2081 Permit from the CDFW and Biological Opinion from the USFWS to the City of Tracy Development Services Director to ensure compliance with applicable regulations and ensure adequate compensatory mitigation has been provided.	Grading Permit	**Condition G.1**
CUL-3	If human skeletal remains are uncovered during construction, the contractor (depending on the Project component) shall immediately halt work within 50 feet of the find, contact the San Joaquin County coroner to evaluate the remains, and follow the procedures and protocols set forth in Section 15064.5(e)(1) of the CEQA Guidelines. If the county coroner determines that the remains are Native American, the Project proponent shall contact the NAHC, in accordance with Health and Safety Code Section 7050.5, subdivision (c), and Public Resources Code 5097.98 (as amended by AB 2641). Per Public Resources Code 5097.98, the contractor shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the human remains are located, is not damaged or disturbed by further development activity until the contractor has discussed and conferred, as prescribed in this section (California Public Resources Code Section 5097.98), with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains.	Grading / Construction	**On Going Monitoring**
HYDRO-2b	As part of the application process for each individual development project under the Specific Plan, each applicant shall submit and obtain City approval of a drainage plan to the City of Tracy for on-site measures consistent with the Cordes Ranch Conceptual Drainage Plan, the Cordes Ranch Specific Plan, the Citywide Stormwater Master Plan, and other applicable stormwater standards and requirements that shall be designed to control and treat stormwater for the storm events in compliance with the then-applicable City's Manual of Stormwater Quality Control Standards for New Development and Redevelopment, including those dealing with capacity design of the facilities and contour grading. All such measures shall be implemented as part of the development and operation of the individual development at issue. Each developer shall construct drainage improvements and other required stormwater retention/ detention facilities as necessary to serve the specific development proposed by that applicant in conformance with the approved drainage plan, the Specific Plan and the then-applicable City standards including those set forth in the City's Storm Drainage Master Plan. These drainage facilities shall accommodate events up to and including a 100-year 24-hour storm. Any impacts on the operations of Mountain House CSD facilities, including the alteration of cleaning velocities, will require coordination and agreement between Mountain House CSD and the City of Tracy prior to issuance of building permit for any development west of Mountain House Parkway.	Grading Permit	**Condition of approval C.3.4**

Mitigation Measure	Description	IPC 20	IPC 20 Compliance Condition of Approval
TRANS-1	The Project will construct the following improvements, in accordance with then-applicable engineering standards and requirements, and as determined by the City Engineer: ♦Intersection #1 (Mountain House Parkway/I-205 Westbound Ramps): o Restripe westbound off-ramp to provide two left-tum lanes and one shared through/ right lane, and optimize signal timings. o Lengthen the northbound Mountain House Parkway right-turn lane to provide additional storage capacity and access to the eastbound 1-205 on-ramp. o Ramp metering, with two mixed flow and 1 HOV bypass lane for the eastbound 1-205 diagonal on-ramp.	Improvement Plans and Dedications	**Condition of Approval C.3.7 and C.3.9**
TRANS-1	♦Intersection #2 (Mountain House Parkway)I/ I-205 Eastbound "Ramps): Convert the northbound right-turn lane to a free right with an acceptance lane on the eastbound on-ramp, and optimize signal timings.	Improvement Plans and Dedications	**Condition of Approval C.3.7 and C.3.9**
TRANS-1	♦Intersection #6 (Mountain House Parkway/I-580 Westbound "Ramps): Signalize the intersection with eastbound/westbound split phasing, or install a roundabout.	Improvement Plans and Dedications	**Condition of Approval C.3.7 and C.3.9**
TRANS-1	♦Intersection #7 (Mountain House Parkway/I-580 Eastbound "Ramps): Signalize the intersection with eastbound/westbound split phasing, or install a roundabout.	Improvement Plans and Dedications	**Condition of Approval C.3.7 and C.3.9**
TRANS-1	♦Intersection #10 (Old Schulte Road/Hansen Road): Signalize the intersection, and construct an additional westbound left turn lane, eastbound left-turn and right-turn lanes, and a southbound left-turn lane.	Improvement Plans and Dedications	**Condition of Approval C.3.7 and C.3.9**
TRANS-1	♦Improvement 18 - New Schulte Road: Construct New Schulte Road [Promontory Pkwy] from the eastern terminus of the Project Phase 1 network (east of Hansen Road) east to Lammers Road, as a two-lane road. At Intersection #18, New Schulte Road/Lammers Road, signalize the intersection and construct a left-turn lane on the eastbound approach, and *right-turn lanes [missing]* on the ~~northbound and~~ southbound ~~approaches~~ and left-turn lane on northbound approach. *Prologis needs to revise the plans.*	Improvement Plans and Dedications	**Condition of Approval C.3.7 and C.3.9**
TRANS-1	♦Improvement 18 - New Schulte Road: Construct New Schulte Road between Hansen Road (the end of the Phase 1 proposed network) and Lammers Road as a two-lane road. *Prologis needs to revise the plans.*	Improvement Plans and Dedications	**Condition of Approval C.3.7 and C.3.9**
TRANS-1	♦Intersection #18 (New Schulte Road/Lammers Road): Install a signal and construct a left-tum lane on the eastbound approach, and right-tum lanes on the northbound and southbound approaches.	Improvement Plans and Dedications	**Condition of Approval C.3.7 and C.3.9**
TRANS-1	♦Intersection #19a (Old Schulte Road/Lammers Road): Install a signal and construct a left-turn lane on the eastbound approach, and right-tum lanes on the northbound *[a right-turn on NB approach? Maybe left-turn?]* and eastbound approaches.	Improvement Plans and Dedications	**Condition of Approval C.3.7 and C.3.9**
TRANS-1	*Intersection #19b (Old Schulte Road/Lammers Road): Extend the northbound left turn lane required by Intersection #19a by 175 feet.*	Improvement Plans and Dedications	**Condition of Approval C.3.7 and C.3.9**
TRANS-1	• *Intersection #19c (Old Schulte Road/Lammers Road): Extend the northbound left turn lane required by Intersection #19a by an additional 75 feet beyond the 175 feet required by improvement Intersection #19b, for a total of a 250 foot turn lane extension.*	Improvement Plans and Dedications	**Condition of Approval C.3.7 and C.3.9**
TRANS-1	♦Intersection #20 (Valpico Road/Lammers Road): Signalize the intersection and construct a left-tum lane on the southbound approach. *Prologis designed the plans but we need a MOU between the City and County.*	Improvement Plans and Dedications	**Condition of Approval C.3.7 and C.3.9**

Mitigation Measure	Description	IPC 20	IPC 20 Compliance Condition of Approval
TRANS-1	♦A "trigger" analysis, provided in Table 4.14-12 in Section E.1.a.i, provides the estimated timing for provision of each of the above mitigations, based on Project AM and PM peak hour trip generation. In terms of when the above improvements would need to be constructed, as part of the application process for each individual, site-specific development under the Specific Plan, the applicant will submit a trip generation study for the development at issue or will fund the preparation of this study by the City's consultants. This information will be utilized by the City to determine whether the relevant trip generation thresholds are met, taking into account past Project trip generation studies and the running cumulative total. The City may also take actual traffic counts and operations at the mitigation locations into account (funded by the applicant), in determining when specific improvements need to be constructed. With construction of the required improvements at intersections 10, 18, 19, and 20, impacts to these identified intersections would be less than significant. *The mitigations are required at the end of Phase 1. Phase 1 is the first 600-acres.*	Improvement Plans and Dedications	**Condition of Approval C.3.7 and C.3.9**
TRANS-1	♦Mountain House Parkway/I-205 Bridge Maintenance: At the time a development application is submitted to the City within the area north of new Schulte Road, the city will implement a monitoring program, with yearly traffic counts to compare the increase in traffic volumes from the pre-existing base line condition that uses I-205/Mountain House interchange. The difference or increase in the traffic volume will be used to determine City's fair share maintenance cost for on-going bridge maintenance activities. *Once 300 acres of the Specific Plan area has developed, the City of Tracy will either enter into a tri party agreement between Caltrans, MHCSD and the City to pay its fair share maintenance cost or enter in to a separate agreement with MHCSD to pay its fair share maintenance cost thereafter.*	Improvement Plans and Dedications	**Condition of Approval C.3.7 and C.3.9**
TRANS-1	♦The *City* may also take *actual traffic counts* and operations at the mitigation locations into account (funded by the applicant), in determining when specific improvements need to be constructed. With construction of the required improvements at intersections 10, 18, 19, and 20; impacts to these identified intersections would be less than significant. *City has been conducting traffic studies per development to determine the actual trigger for aforementioned intersections. Some intersections have earlier triggers than the first 600-acres.*	Improvement Plans and Dedications	**Condition of Approval C.3.7 and C.3.9**
TRANS-2/9	The Project will contribute to capacity improvements in San Joaquin County through payment of the RTIF in accordance with applicable laws and regulations. However, because neither full funding for the necessary improvements, which would involve the widening of Interstate 205, nor prioritization of such improvements above others in the RTIF can be assured, the payment of regional traffic fees does not guarantee to fully mitigate this impact.	Improvement Plans and Dedications	**Condition of Approval C.3.7 and C.3.9**
TRANS-7	Each Project applicant will pay the applicable TMP Program Fee, the RTIF, and any other applicable transportation fees that may be in place when individual projects are processed under the Specific Plan in accordance with applicable laws and regulations.	Improvement Plans and Dedications	**Condition of Approval C.3.7 and C.3.9**
TRANS-8	The Project will construct the following improvements, in accordance with then-applicable engineering standards and requirements and as determined by the City Engineer: ♦Intersection #1 (Mountain House Parkway/ I-205 Westbound Ramps): • 2035 Plus Phase 1 mitigation: Change the striping from two left turns and one through-right (which is recommended in Mitigation Measure TRANS-1 to mitigate the Existing Plus Phase 1 impact) to *one through-left and two right-tum lanes*, and *change the signal phasing to allow westbound right turns and southbound throughs to run concurrently on the same phase*. Shall implement this mitigation measure in coordination with Caltrans, when appropriate, based on periodic traffic volume monitoring by the City. It is expected to be needed when both the southbound through and westbound left-turn volumes grow substantially (in either peak hour), relative to the current volumes.	Improvement Plans and Dedications	**Condition of Approval C.3.7 and C.3.9**
TRANS-8	♦Intersection #4 (New Schulte Road/ Mountain House Parkway): Signalize the intersection.	Improvement Plans and Dedications	**Condition of Approval C.3.7 and C.3.9**
TRANS-8	♦Intersection #18 (New Schulte Road/Lammers Road): Add a right-tum lane to the eastbound approach, for a mitigated configuration of one left tum lane, two through lanes, and one right-tum lane.	Improvement Plans and Dedications	**Condition of Approval C.3.7 and C.3.9**
TRANS-8	♦I*ntersection #20 (Valpico Road/Lammers Road): Add a second southbound left-tum lane, for a mitigated configuration of two left-tum lanes, three through lanes, and one right-tum lane.*	Improvement Plans and Dedications	**Condition of Approval C.3.7 and C.3.9**
TRANS-8	♦*Ramp metering,* with two mixed-flow lanes *and 1 HOV bypass lane for the eastbound I-205 loop on-ramp.*	Improvement Plans and Dedications	**Condition of Approval C.3.7 and C.3.9**

Mitigation Measure	Description	IPC 20	IPC 20 Compliance Condition of Approval
TRANS-10	Each Project applicant will pay the applicable TMP Program Fee, the RTIF, and any other applicable transportation fees that may be in place when individual projects are processed under the Specific Plan in accordance with applicable laws and regulations. In addition to the above mitigation, the following interchange improvements have been identified based on 2035 Plus Build-Out traffic tum movement projections derived from the roadway segment projections in the DEIR. These mitigations will be provided through a combination of the City Transportation Master Plan fee, state and federal funding sources. Planning, design and construction of these improvements will require coordination between the City, Caltrans, Mountain House Community Facilities District, and the San Joaquin County Council of Governments. Since the traffic projections for the 2035 Plus Build-Out case, that form the basis for these improvement designs, are speculative due to uncertainty regarding how long it will take for the Project to build out and regarding changes in regional land use and demographic changes over that period, the City will require that a re-assessment of traffic forecasts and projected operating conditions at these two interchanges be performed upon completion of Phase 1 of the Project. The re-assessment will include forecasts of traffic through Project Build-Out, to the appropriate horizon year at the time the re-assessment occurs, and the forecasts will include all other planned/projected land use growth and planned/funded infrastructure projects in Tracy and the region, through the horizon year. Based on the re-assessment, the design and timing of the two interchange improvements will be adjusted if appropriate, and the City will continue to work with the above agencies to plan, design and construct the improvements based on the updated design and schedule. This process will include all necessary steps to comply with the requirements of CEQA	Improvement Plans and Dedications	**Condition of Approval C.3.7 and C.3.9**
TRANS-10	At the *I-205/Mountain House Parkway Interchange, the City of Tracy will prepare a Project Study Report -Project Development Support (PSR-PDS)* document to study long-term improvements at the interchange, using the appropriate cumulative conditions forecasts available at the time of PSR-PDS preparation, which may be those in the FEIR, the volumes developed in the re-assessment described above, or another set of updated forecasts that include build-out of Cordes Ranch Specific Plan and the Mountain House community; the City will coordinate with Caltrans, San Joaquin County, Mountain House Community Services District, and San Joaquin Council of Governments (SJCOG) in the preparation of the document. The PSR-PDS will identify the interchange design for Cumulative Conditions based on one of the following improvement options. The PSR-PDS will also identify the ultimate footprint of the interchange in order to preserve the required right-of-way before development occurs in the vicinity of the I-205/Mountain House Parkway Interchange. It is noted that Caltrans has indicated a preference for Option 3 because Caltrans believes Option 3 would provide the best traffic operation. ♦Option #1 : Signal Controlled Ramps with Existing Bridge: Construct a northbound-to-westbound loop on-ramp, including relocation and potential widening of the westbound off-ramp, and reconstructing the southbound to eastbound loop on-ramp to eliminate the free movement. ♦Option #2: Signal Controlled Ramps with Widened Bridge: Construct a northbound-to-westbound loop on-ramp, including relocation and potential widening of the westbound off-ramp, and reconstruct the southbound to eastbound loop on-ramp to eliminate the free movement. In addition to the ramp improvements, the existing bridge would be widened by one lane to accommodate the additional width necessary to achieve improved LOS. The widening would occur within Caltrans existing right-of-way. ♦Option #3: Free Flow Ramps with Existing Bridge: Construct of a northbound-to-westbound loop ramp, including relocation and potential widening of the westbound off-ramp to provide a second left tum lane (for a total of one left-tum lane, one through-left, and two right-tum lanes) that operates in the same phase as the southbound through movement .	Improvement Plans and Dedications	**Condition of Approval C.3.7 and C.3.9**

Mitigation Measure	Description	IPC 20	IPC 20 Compliance Condition of Approval
TRANS-10	At the *I-580/Patterson Pass Interchange the City of Tracy will prepare a Project Study Report* - Project Development Support (PSR-PDS) document to study long-term improvement options at the interchange, using the appropriate cumulative conditions forecasts available at the time of PSR-PDS preparation, which may be those in the FEIR, the volumes developed in the re-assessment described above, or another set of updated forecasts that include build-out of the Cordes Ranch Specific Plan and the Mountain House community. The document will study the following interchange improvements. *The City will coordinate with Caltrans, San Joaquin County, and San Joaquin Council of Governments (SJCOG) in the preparation of the document:* ♦Construction of a partial cloverleaf (par-clo) interchange on the south side of I-580, and a spread diamond configuration of the north side of the I-580. ♦Add a two-lane southbound Patterson Pass to eastbound I-580 loop on-ramp with ramp metering; ♦Provide ramp metering on the northbound to eastbound ramp and the southbound to westbound ramp; ♦Widen the bridge to four lanes; ♦At the Patterson Pass/I-580 Eastbound Ramps intersection, on the northbound approach, provide on through lane and one right-turn lane; southbound, one through lane and two right-tum lanes feeding the loop on-ramp; and eastbound (I-580 off-ramp), one left-turn lane, one through-left, and one right-turn lane; and ♦At the Patterson Pass/I-580 Westbound Ramps intersection: on the northbound approach, one left-turn lane and two through lanes; southbound, two through lanes and one right-turn lane; and westbound (I-580 off-ramp), one through-left lane and two right-turn lanes	Improvement Plans and Dedications	**Condition of Approval C.3.7 and C.3.9**
TRANS-14	Implement Mitigation Measures TRANS-7 and TRANS-10.	Improvement Plans and Dedications	**Condition of Approval C.3.7 and C.3.9**
UTIL-1	To ensure the construction of the necessary WSMP facilities, the Project shall be required to pay appropriate development impact fees as contemplated by WSMP. Water Supply Master Plan (WSMP)	Improvement Plans and Dedications	**Condition of Approval C.3.6**
UTIL-2a	At no cost to the City, flow monitoring equipment shall be installed in the Hansen Sewer Line, as approved by the City, prior to the issuance of the certificate of occupancy for the first (1st) building constructed as part of the Project. Flow monitoring shall be used to determine available capacities to serve site-specific developments proposals under the Specific Plan. In monitoring flows for purposes of determining available capacity, the **initial 0.145** shall be attributable to those lands within the Specific Plan identified in the proposed development agreement.	Improvement Plans and Dedications	**Condition of Approval C.3.5**
UTIL-2b	As part of the development process for each individual site-specific development under the Specific Plan, the applicant shall pay its applicable development impact fees for wastewater facilities prior to issuance of building permits.	Improvement Plans and Dedications	**Condition of Approval C.3.5**
UTIL-2c	As part of the development process for each individual site-specific development under the Specific Plan, the City shall review flow monitoring, at the applicant's cost, to determine available capacity. If the City determines, based on technical and legal constraints and other relevant data, that existing capacity is available to serve the development at issue, then no further mitigation is required. However, if the City determines, based on technical and legal constraints and other relevant data, that existing capacity is not available to serve the development at issue, then the improvements as identified in the Master Plan must be constructed that are necessary to create the additional capacity required, subject to any applicable credit and/ or reimbursement provisions, as determined by the City.	Improvement Plans and Dedications	**Condition of Approval C.7.11**