

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR PUBLIC HEARING  
MEETING AGENDA

**Thursday, January 2, 2025, 2:00 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-notice>; or*
  - *visiting the Microsoft Teams website at <https://www.microsoft.com/microsoft-teams/join-a-meeting> and using the following Meeting ID: 251 457 672 559 and Passcode: XW9tz3Bu; or*
  - *calling the Microsoft Teams teleconference line at (209) 425-4338 Conference ID: 106 011 731# to submit statements orally during the meeting; or*
- *submitting comments in writing before the meeting by sending written statements to [publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org).*

MEETING AGENDA

CALL TO ORDER

1. PUBLIC HEARING TO CONSIDER APPROVING A DEVELOPMENT REVIEW PERMIT, D24-0014, TO CONSTRUCT THE PROJECT, BASED ON THE FINDINGS CONTAINED IN THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR DETERMINATION DATED JANUARY 2, 2025.
2. PUBLIC HEARING TO CONSIDER APPROVING A DEVELOPMENT REVIEW PERMIT, D24-0002, TO CONSTRUCT THE PROJECT, BASED ON THE FINDINGS CONTAINED IN THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR DETERMINATION DATED JANUARY 2, 2025.

ADJOURNMENT

Posted: December 31, 2024





## DIRECTOR HEARING STAFF REPORT

<b>DATE</b>	January 2, 2025
<b>TITLE</b>	Parkway Plaza Starbucks
<b>LOCATION</b>	1102 International Parkway (APN 209-480-05)
<b>APPLICATION TYPE</b>	Development Review Permit (D24-0014)
<b>ZONING</b>	Cordes Ranch Specific Plan – General Commercial
<b>GENERAL PLAN</b>	Commercial
<b>CEQA STATUS</b>	Categorically Exempt CEQA Guidelines Section 15162
<b>PROJECT PLANNER</b>	Genevieve Federighi (209) 831-6435 Genevieve.Federighi@cityoftracy.org

### PROJECT DESCRIPTION

The proposed project includes construction of a 2,250 square-foot Starbucks coffee shop with, and related site improvements including 20 parking spaces, a minimum of 12 new canopy shade trees, new accent trees, new shrubs, and groundcover. The new landscaping will aid in screening the drive-thru lanes from the public right-of-way, International Parkway, and provides a minimum of 40% of the designated parking area to be shaded at tree maturity in accordance to the City standards.

The architectural design and elements proposed on the structure, such as the covered entry and various materials with breaks, both horizontally and vertically, create a visually appealing structure. High-quality materials are being used on the structure including brick veneer, wood accent panels, and metal accent panels. All roof-mounted equipment will be screened by a parapet wall. Landscape planters have been incorporated at the entrance of the business to provide an enhanced sense of arrival as encourage by the City's Design Goals and Standards.

The proposed coffee shop is a permitted use for the General Commercial land use designation in the Cordes Ranch Specific Plan. The site also has a land use designation of Commercial in the General Plan which also permits eating and drinking establishments. The proposed project meets or exceeds all City standards.

### RECOMMENDATION

Staff recommends that the Community and Economic Development Director approve a Development Review Permit, D24-0014, to construct the Project, based on the findings contained in the Community and Economic Development Director Determination dated January 2, 2025, Attachment C.

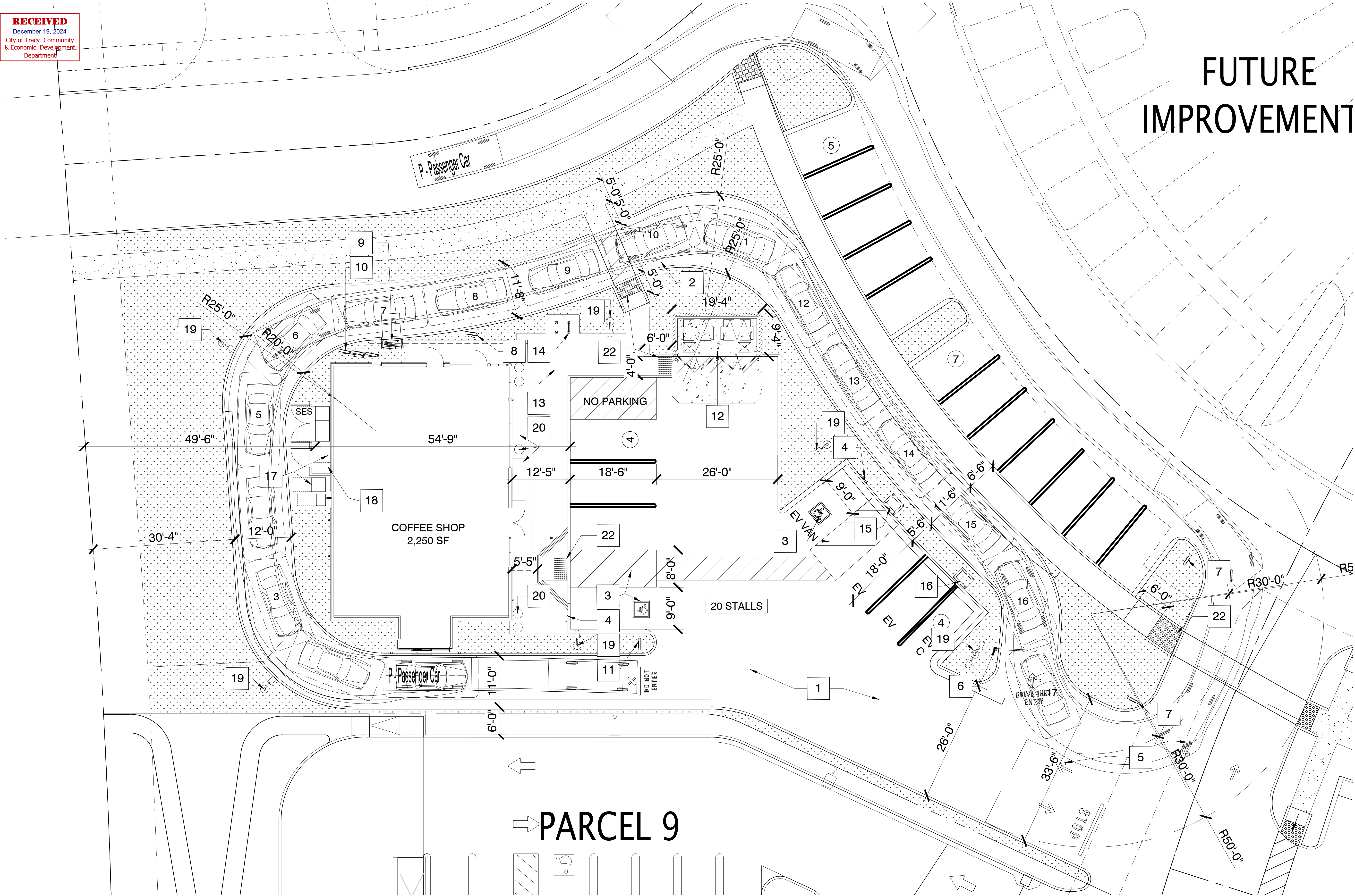


ATTACHMENTS

- A: Location Map
- B: Plans Set dated December 19<sup>th</sup>, 2024
- C: Community and Economic Development Director Determination  
Exhibit 1 – Conditions of Approval



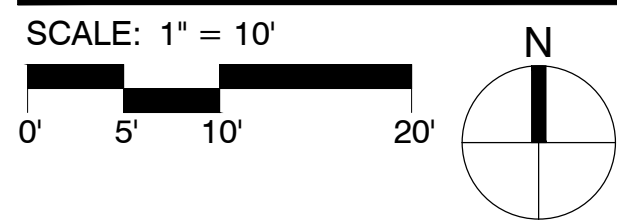
RECEIVED  
December 19, 2024  
City of Tracy, Community  
& Economic Development  
Department



DATE: 12/04/2024  
MCG JOB #: 24.027.05

DATE	REVISIONS

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## DRIVE-THRU COFFEE SHOP AT INTERNATIONAL PARKWAY & DAYLIGHT ROAD

1102 INTERNATIONAL PARKWAY  
TRACY, CA 95377



**Attachment B**  
**PROJECT DIRECTORY**

APPLICANT: **STARBUCKS**  
2401 UTAH AVENUE SOUTH  
SEATTLE, WA 98134  
Tel. No.: (714) 477-2816

ARCHITECT: **MCG ARCHITECTURE**  
1501 W FOUNTAINHEAD PARKWAY, SUITE 321  
TEMPE, AZ 85282  
Tel. No.: (602) 813-0778  
Contact: JORGE CALDERON  
E-Mail: J.CALDERON@MCGARCHITECTURE.COM

**SITE DATA**

A.P.N. NO.: 5779018050, 5779018040  
EXISTING ZONING: GENERAL COMMERCIAL (C-G)

EXISTING DEVELOPMENT: VACANT LOT

SITE AREA:  
GROSS: 0.84 ACRES (27,724.6 S.F.)  
NET: 0.39 ACRES (17,049 S.F.)

FLOOR AREA RATIO:  
(ALLOWABLE 0.5) .081 PROVIDED

PROPOSED USE: RESTAURANT (DRIVE-THRU)

CONSTRUCTION TYPE: V-B

OCCUPANCY: B

BUILDING AREA: 2,250 SF

PARKING REQUIRED:  
DINING: 1 / 45 SQ. FT. CUSTOMER AREA  
422 / 45 SQ. FT. 10 SPACES  
ALL OTHER AREA: 1 / 250 SQ. FT.  
1,828 / 250 SQ. FT. 8 SPACES  
TOTAL REQUIRED: 18 SPACES

PARKING PROVIDED: 20 SPACES

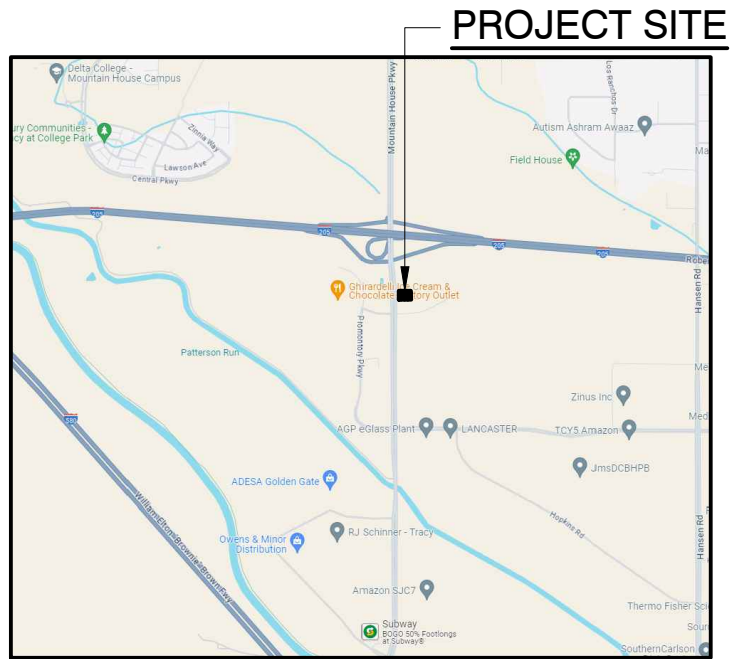
ACCESSIBLE SPACES REQUIRED: 1 SPACE  
ACCESSIBLE SPACES PROVIDED: 2 SPACE

PROJECT SCOPE OF WORK:  
PROPOSED NEW DEVELOPMENT OF A 2,250 SF SINGLE STORY DRIVE-THROUGH COFFEE SHOP RESTAURANT AND NEW TRASH ENCLOSURE.

LEGEND:  
LANDSCAPED AREA

### KEYNOTES

1. A/C PAVED SURFACE
2. CONCRETE DRIVE-THRU LANE
3. ACCESSIBLE PARKING STALL AND RAMP
4. ACCESSIBLE SIGNAGE
5. WAYFINDING GRAPHIC
6. DRIVE-THROUGH LANE CLEARANCE BAR
7. DRIVE-THROUGH DIRECTIONAL SIGN
8. PRE-ORDER MENU BOARD
9. DIGITAL MENU / ORDER BOARD
10. 5 PANEL MENU BOARD
11. DRIVE-THROUGH LANE EXIT SIGN
12. TRASH ENCLOSURE
13. CONCRETE SIDEWALK
14. BICYCLE PARKING
15. EV READY CHARGING
16. FUTURE EV CHARGING
17. PROPOSED BLDG STEP-DOWN TRANSFORMER & DISC. SWITCH
18. PROPOSED EV STEP-DOWN TRANSFORMER & PANEL
19. LIGHTING TYPICAL
20. ELEVATED PLANTERS
21. NOT USED
22. RAISED TRUNCATED DOME



### VICINITY MAP

SHEET TITLE: **SITE PLAN**

SHEET NUMBER:

SP-1



MATERIALS LEGEND:

FINISHES

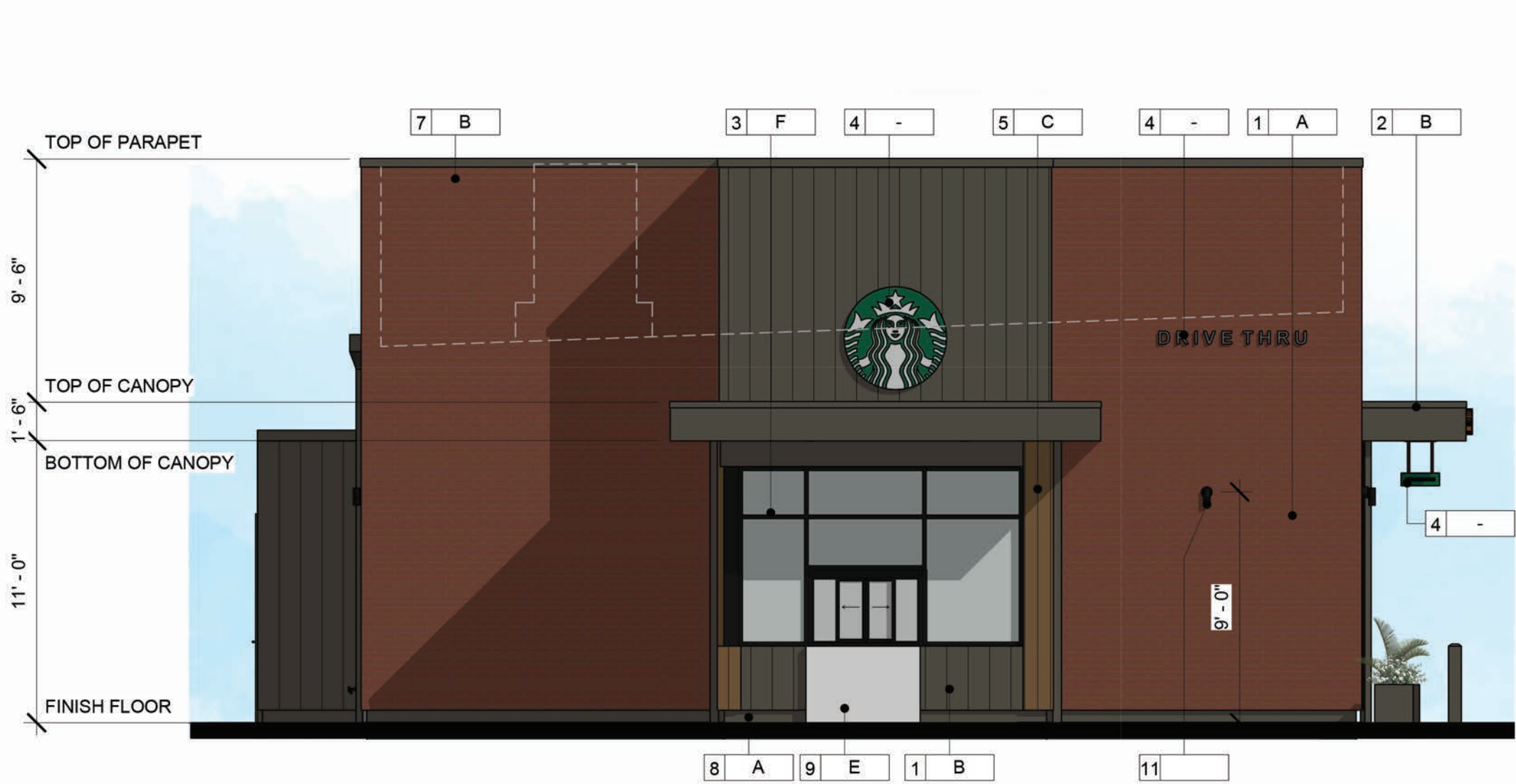
1. EXTERIOR FINISH
2. METAL CANOPY
3. ALUMINUM STOREFRONT
4. BUILDING SIGNAGE
5. WALL PANELS
6. METAL DOOR - PAINTED TO MATCH ADJACENT
7. ROOF SCREEN WIDE RIBBED PANEL
8. CONCRETE CURB
9. SOLID SURFACE WINDOW SHELF
10. MURAL ON STUCCO
11. LIGHTING REFER TO PHOTOMETRICS CUT SHEETS

COLORS

- A. BRICK VENEER  
MANUFACTURER: ELDORADO STONE  
PRODUCT: TUNDRABRICK  
COLOR: HARTFORD
- B. METAL PANEL, ACCENTS  
MANUFACTURER: NEWCASTLE METALS  
PRODUCT: STANDING SEAM WALL PANELS  
COLOR NAME: RAL7013 BROWN GREY
- C. WALL PANEL / ACCENT TILE  
MANUFACTURER: THERMORY  
PRODUCT: BENCHMARK  
COLOR NAME: RED OAK C57
- D. SOFFIT PANEL  
MANUFACTURER: THERMORY  
PRODUCT: BENCHMARK  
COLOR NAME: RED OAK C57
- E. SOLID SURFACE  
"DESIGNER WHITE" BY: CORIAN
- F. STOREFRONT  
MANUFACTURER: KAWNEER  
PRODUCT: TRIFAB VERSAGLAZE 451/451T(FRONT SET)  
COLOR NAME: #29 BLACK ANODIZED

GENERAL NOTES

1. SIGNAGE UNDER SEPARATE PERMIT AND SUBMITTAL
2. LANDSCAPING SHOWN FOR REFERENCE ONLY, REFER TO LANDSCAPING PLANS.



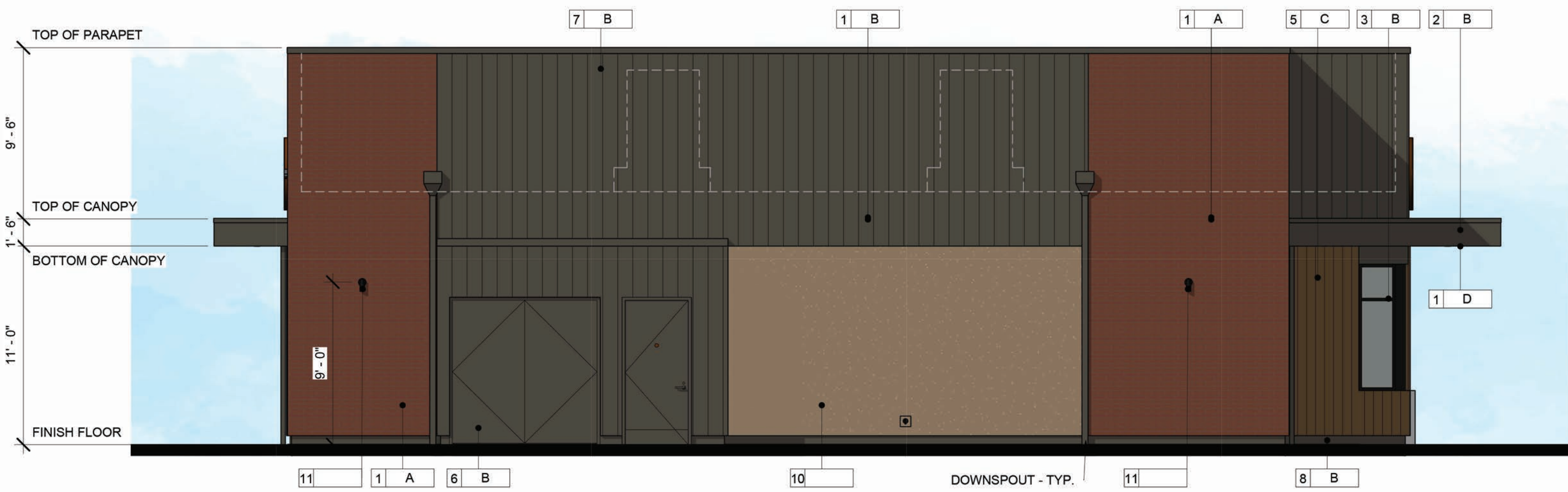
4 SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



3 EAST ELEVATION  
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION  
SCALE: 3/16" = 1'-0"



1 WEST ELEVATION  
SCALE: 3/16" = 1'-0"

DRIVE-THRU COFFEE SHOP  
INTERNATIONAL PARKWAY & DAYLIGHT ROAD

1102 VICTORY PARKWAY  
TRACY, CA

DATE: 09/18/24  
MCG JOB #: 24027.05

DATE:	REVISIONS

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SHEET TITLE:  
EXTERIOR ELEVATIONS

SHEET NUMBER:  
EL-1



MATERIALS LEGEND:

FINISHES

- 1. EXTERIOR FINISH
- 2. METAL CANOPY
- 3. ALUMINUM STOREFRONT
- 4. BUILDING SIGNAGE
- 5. WALL PANELS
- 6. METAL DOOR - PAINTED TO MATCH ADJACENT
- 7. ROOF SCREEN WIDE RIBBED PANEL
- 8. CONCRETE CURB
- 9. SOLID SURFACE WINDOW SHELF
- 10. MURAL ON STUCCO

COLORS

- 

A. BRICK VENEER  
MANUFACTURER: ELDORADO STONE  
PRODUCT: TUNDRABRICK  
COLOR: HARTFORD
- 

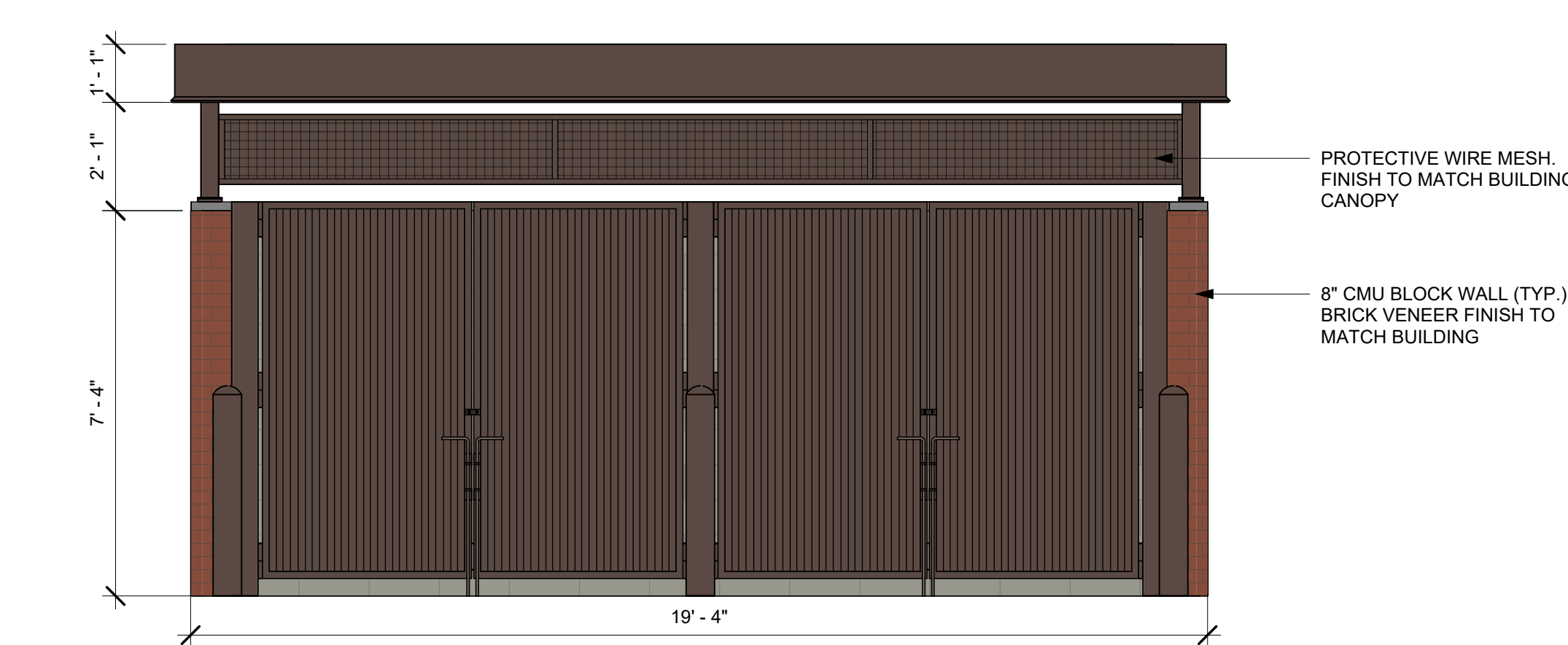
B. METAL PANEL ACCENTS  
MANUFACTURER: NEWCASTLE METALS  
PRODUCT: STANDING SEAM WALL PANELS  
COLOR NAME: RAL7013 BROWN GREY
- 

C. WALL PANEL / ACCENT TILE  
MANUFACTURER: THERMORY  
PRODUCT: BENCHMARK  
COLOR NAME: RED OAK C57
- 

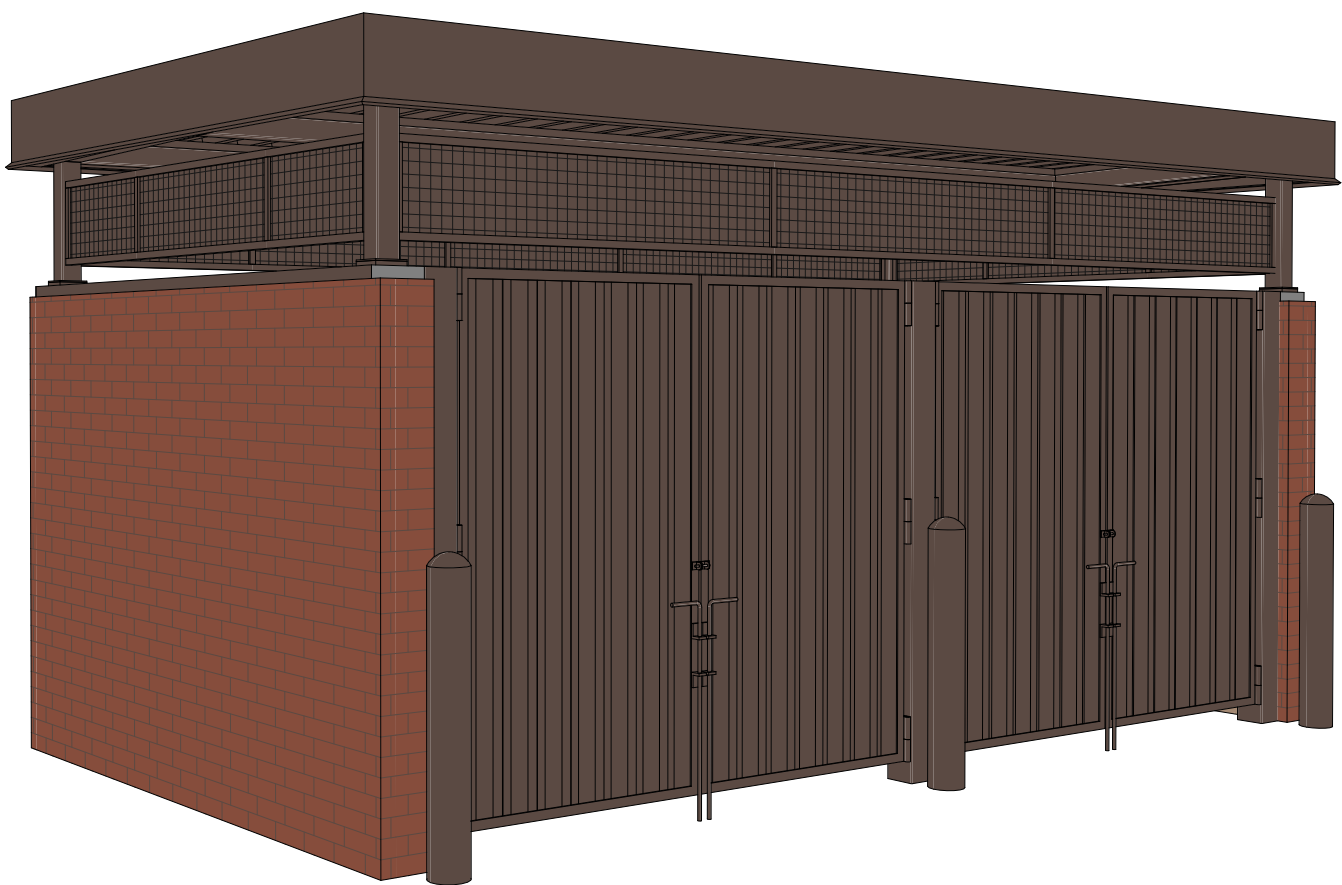
D. SOFFIT PANEL  
MANUFACTURER: THERMORY  
PRODUCT: BENCHMARK  
COLOR NAME: RED OAK C57
- 

E. SOLID SURFACE  
"DESIGNER WHITE" BY: CORIAN
- 

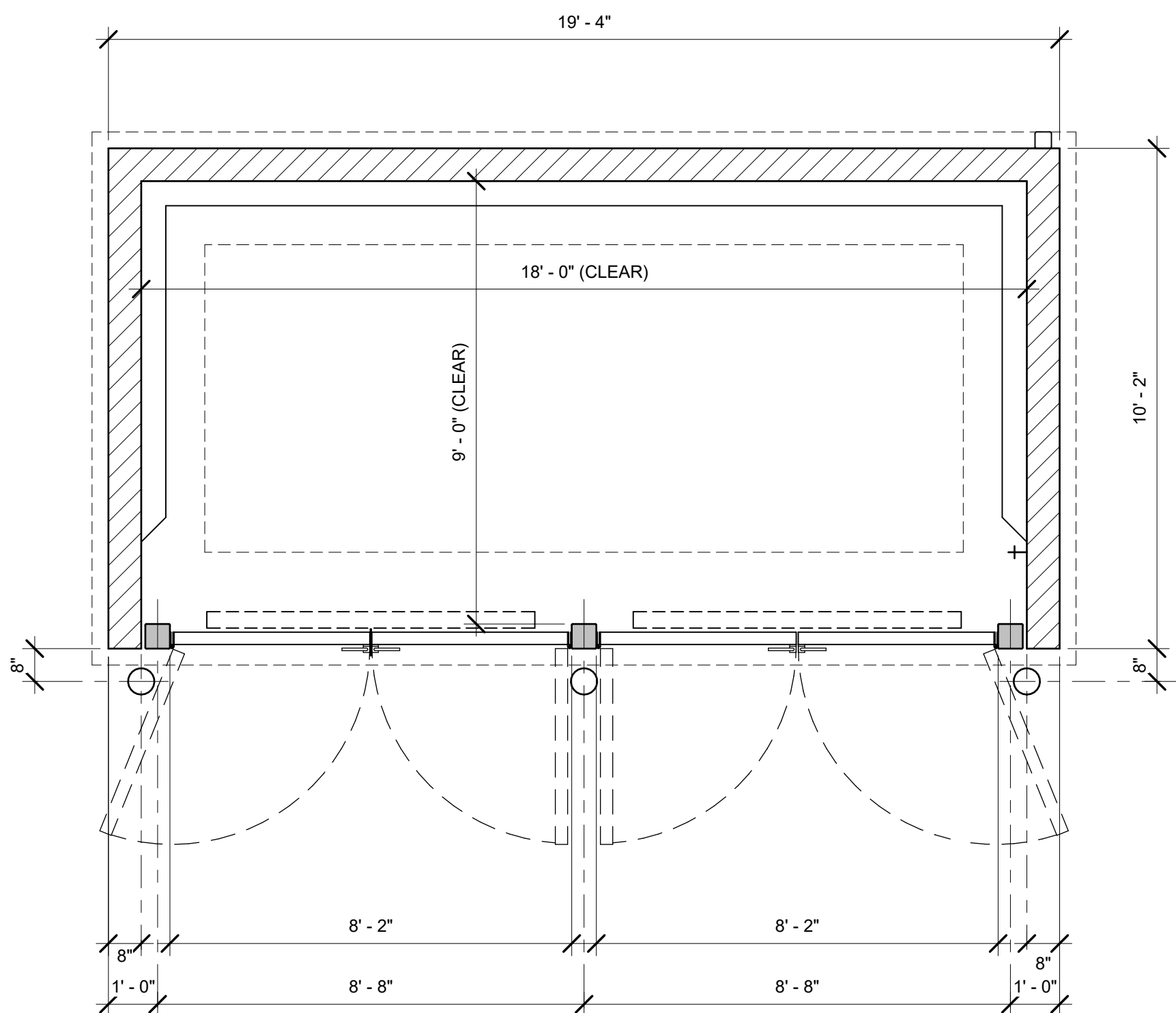
F. STOREFRONT  
MANUFACTURER: KAWNEER  
PRODUCT: TRIFAB VERSAGLAZE 451/451T(FRONT SET)  
COLOR NAME: #29 BLACK ANODIZED



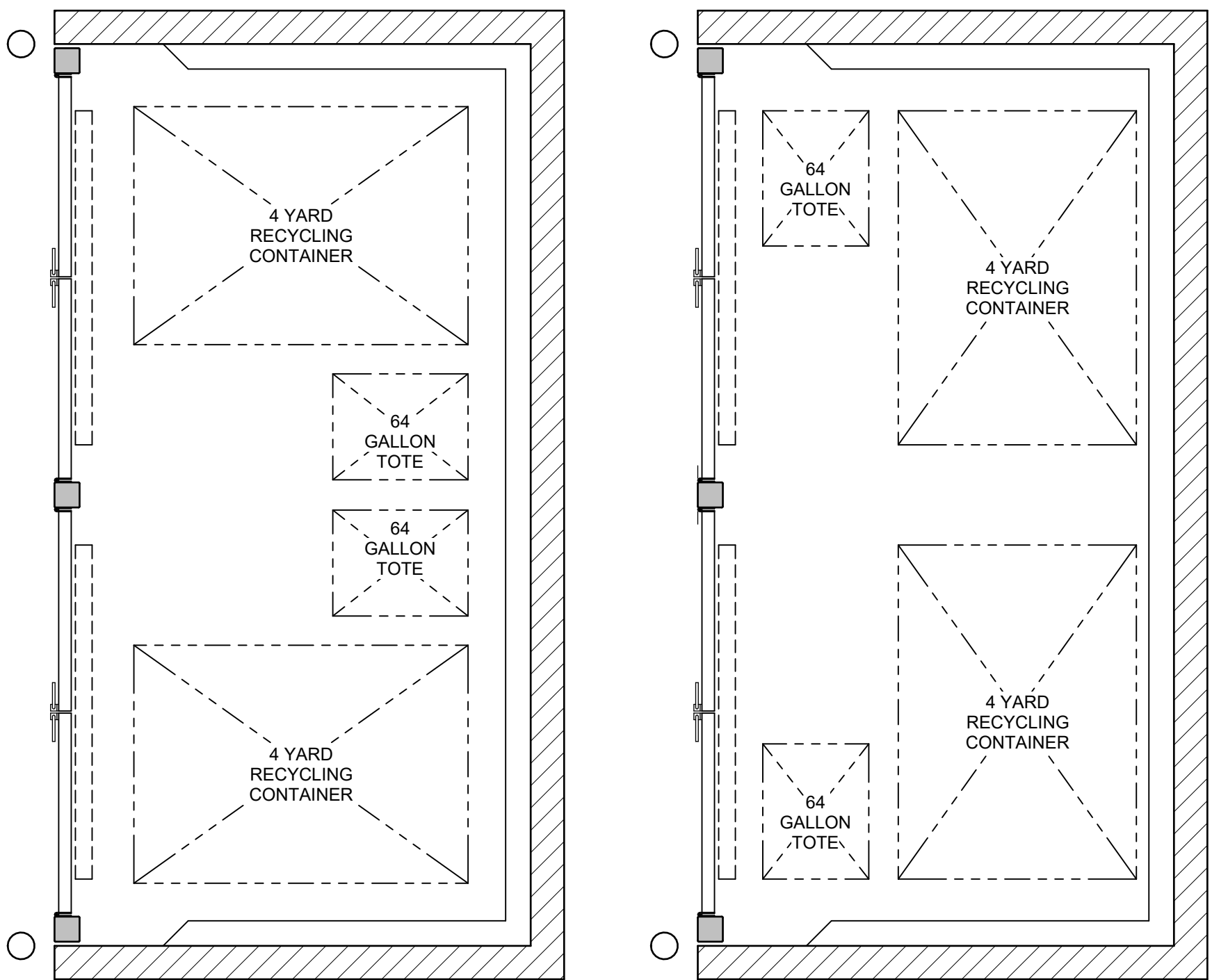
1 TRASH ENCLOSURE FRONT  
SCALE: 3/8" = 1'-0"



2 TRASH ENCLOSURE PERSPECTIVE  
SCALE:



3 TRASH ENCLOSURE FLOOR PLAN  
SCALE: 3/8" = 1'-0"



4 TRASH ENCLOSURE OPTIONS  
SCALE: 3/8" = 1'-0"

DRIVE-THRU COFFEE SHOP  
INTERNATIONAL PARKWAY & DAYLIGHT ROAD

1102 VICTORY PARKWAY  
TRACY, CA

DATE: 08/07/24  
MCG JOB #: 24027.05

DATE:	REVISIONS

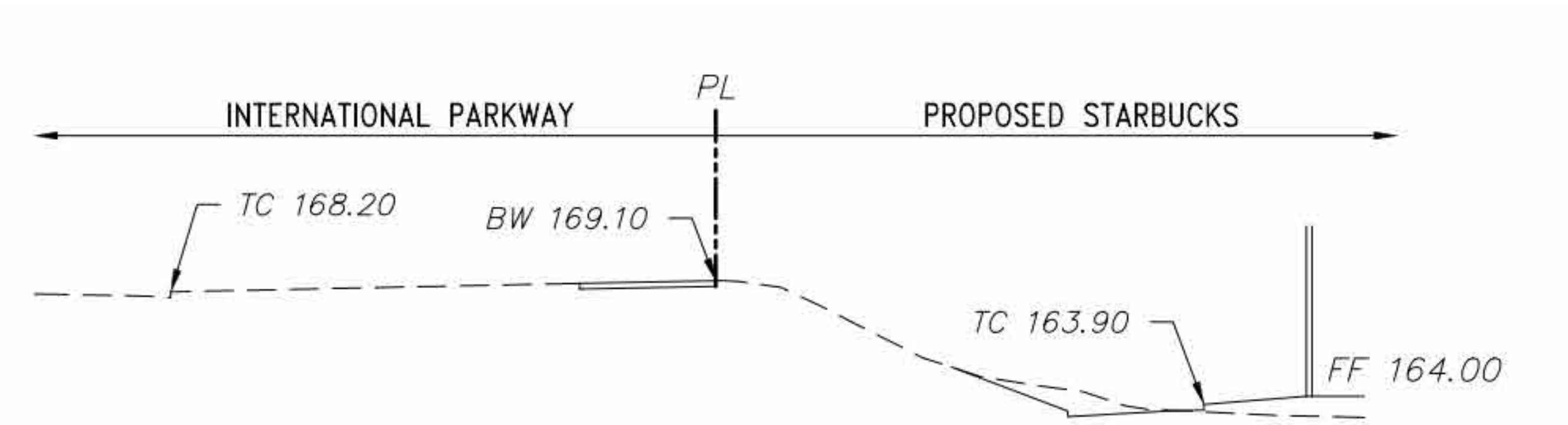
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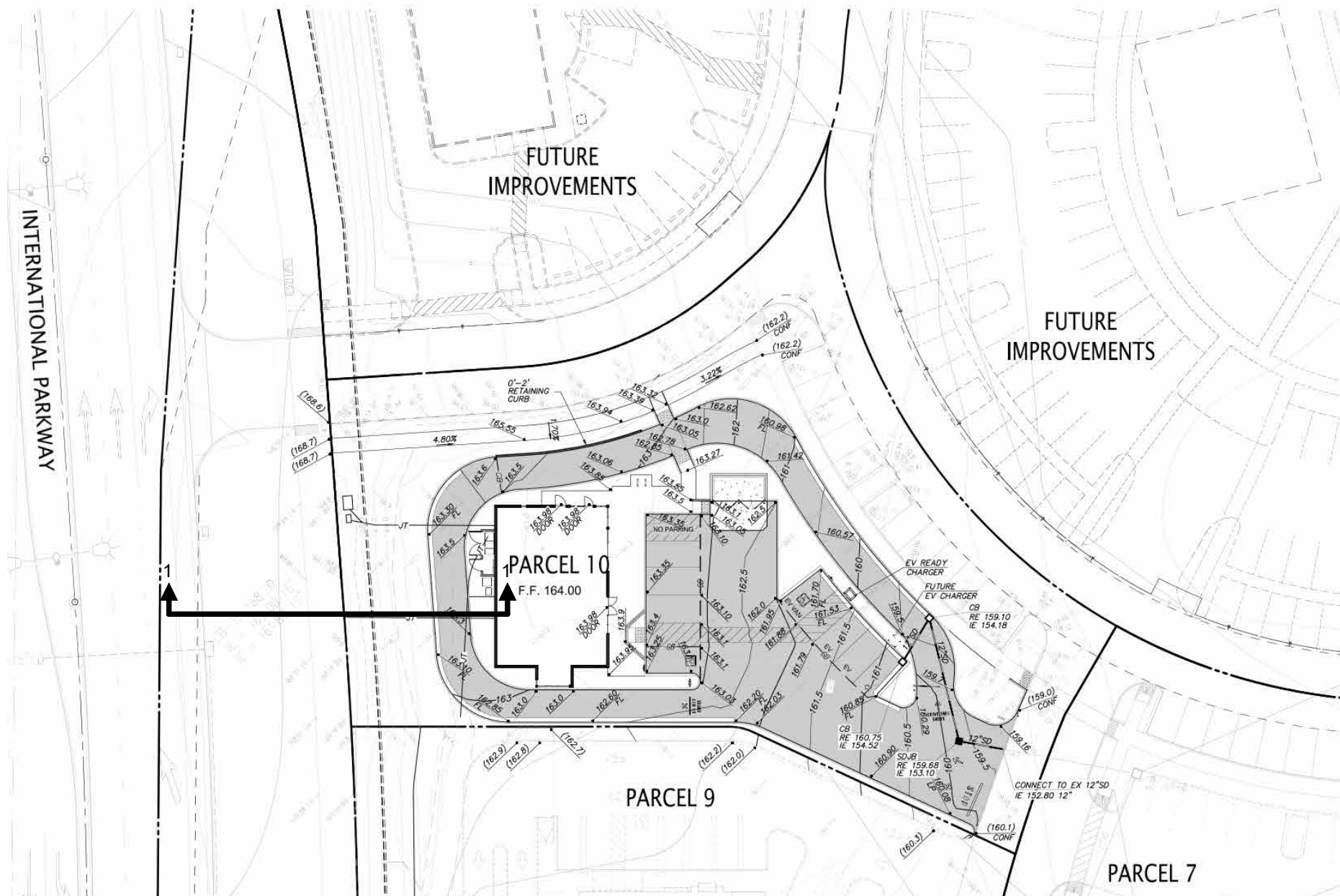
SHEET TITLE:  
TRASH ENCLOSURE

SHEET NUMBER:  
TE-1





1 EAST/WEST SITE CROSS SECTION  
SCALE: 1/4" = 1'-0"



2 SITE CROSS PLAN  
SCALE: 1" = 40'-0"

# DRIVE-THRU COFFEE SHOP INTERNATIONAL PARKWAY & DAYLIGHT ROAD

1102 VICTORY PARKWAY  
TRACY, CA

DATE: 09/05/2024  
MCG JOB #: 24027.05

DATE:	REVISIONS

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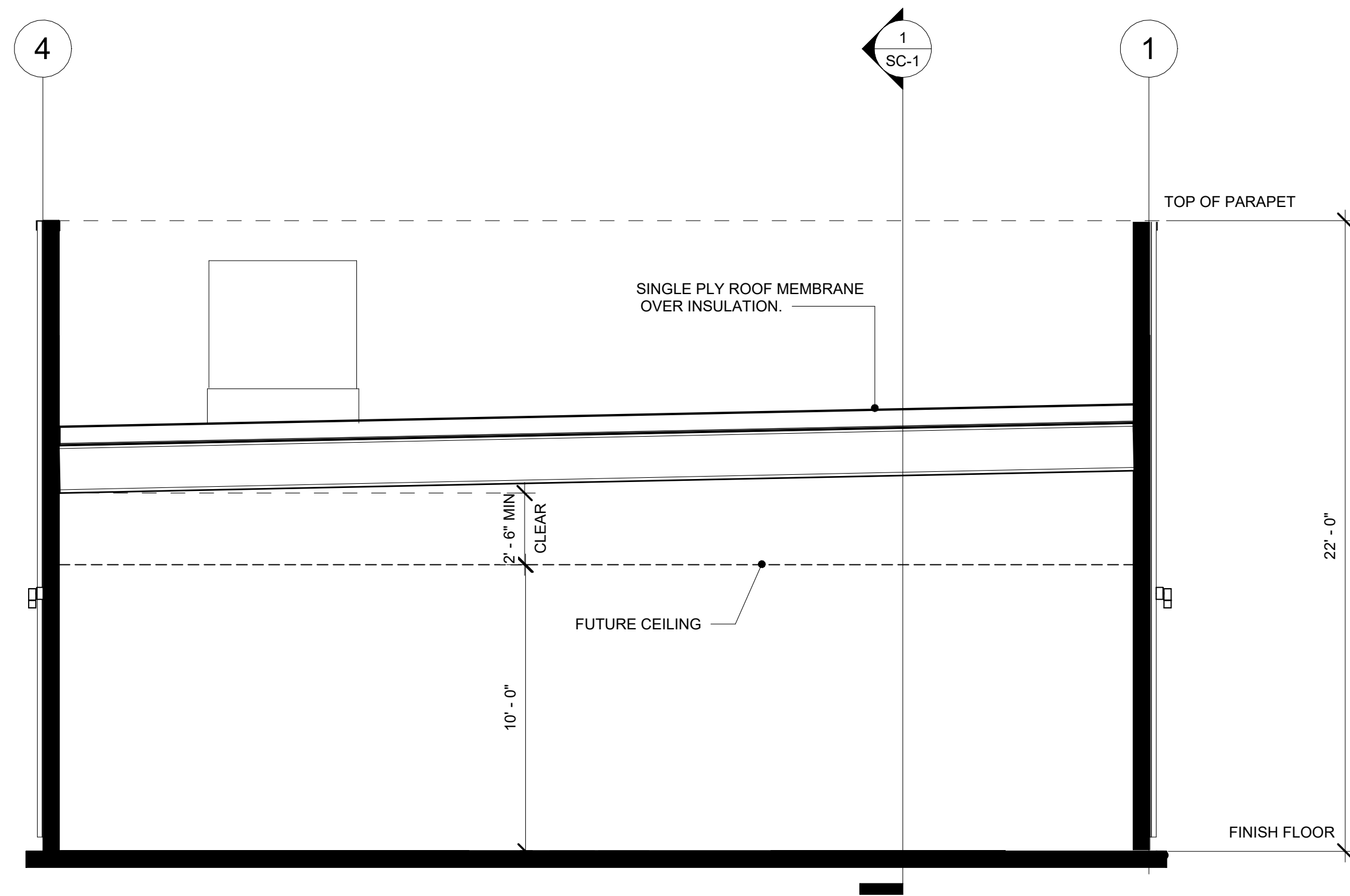
SCALE: 1/4" = 1' - 0"  
0' 2' 4' 8'



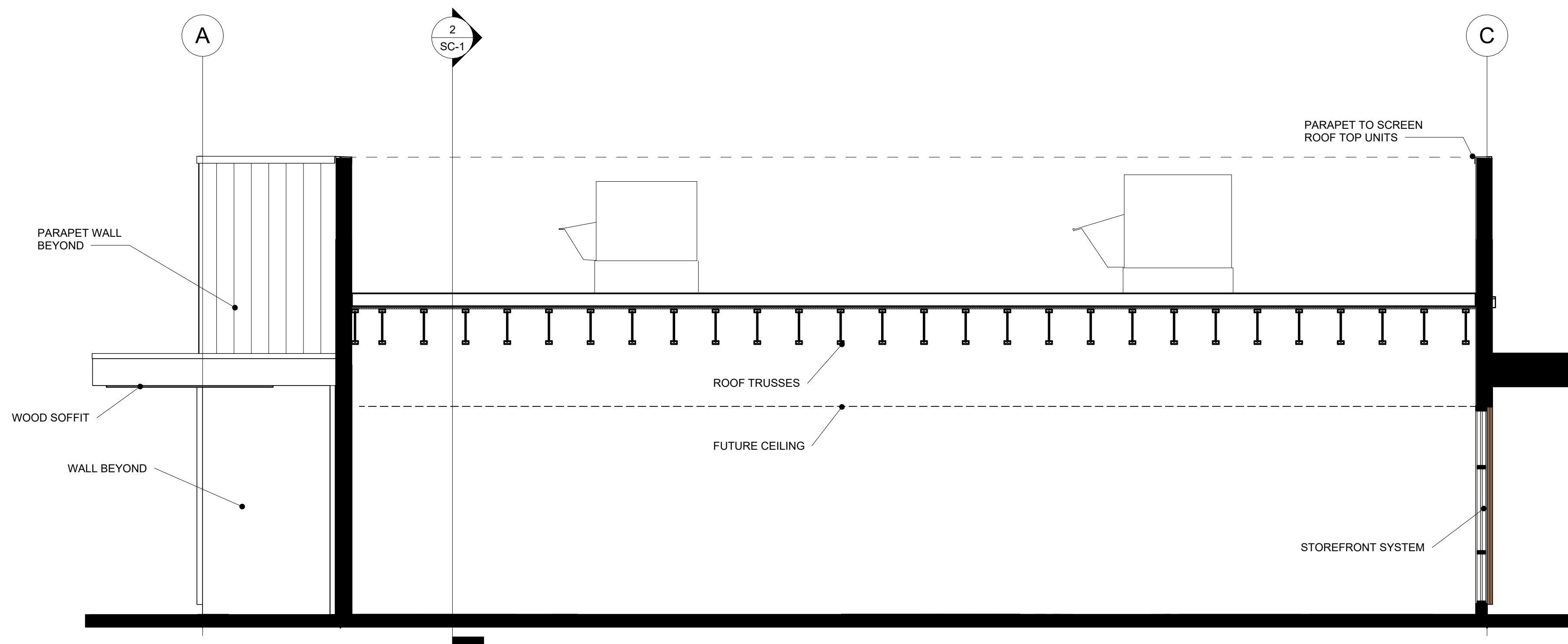
SHEET TITLE:  
SITE CROSS SECTION  
SHEET NUMBER:

SC-2





2 EAST/WEST BUILDING SECTION  
SCALE: 1/4" = 1'-0"



1 NORTH/SOUTH BUILDING SECTION  
SCALE: 1/4" = 1'-0"

## DRIVE-THRU COFFEE SHOP INTERNATIONAL PARKWAY & DAYLIGHT ROAD

1102 VICTORY PARKWAY  
TRACY, CA

DATE: 09/05/2024  
MCG JOB #: 24027.05

DATE:	REVISIONS

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SCALE: 1/4" = 1' - 0"  
0' 2' 4' 8'



SHEET TITLE:  
BUILDING SECTIONS  
SHEET NUMBER:

SC-1





- LANDSCAPE LEGEND**
- STREET TREE PER IPC GUIDELINES (FRONTIER ELM)
  - LARGE SHADE TREE (HOLLY OAK & CHINESE PISTACHE)
  - TALL COLUMNAR DECIDUOUS TREE TO ACCENT ENTRY / EXIT DRIVES (GINKO)
  - FLOWERING ACCENT TREE (CRAPE MYRTLE)
  - EVERGREEN SCREEN SHRUBS 5' MIN. HT.
  - 2'-3' ACCENT BOULDERS
  - LOW TO MEDIUM FLOWERING SHRUBS w/ ACCENT PERENNIALS & GRASSES
  - PROJECT ACCENT PLANTING FLOWERING SHRUBS & PERENNIAL ACCENT. LARGE BOULDERS w/ GRASS ACCENTS. BARK MULCH w/ HIDDEN CANYON ROCK ACCENTS
  - SCREEN PLANTING EVERGREEN SHRUBS 4' - 5' TALL BARK MULCH
  - STREET FRONTAGE LANDSCAPE AS PER 'IPC' GUIDELINES

**PLANT LIST**

BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME HYDROZONE	MATURE HABIT H X W
<b>TREES</b>				
QUERCUS ILEX	HOLLY OAK	24" BOX or B&B	VL	40' X 40'
PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE	24" BOX or B&B	L	50' X 30'
ULMUS 'FRONTIER'	FRONTIER ELM	24" BOX or B&B	L	50' X 60'
LAGERSTROEMIA 'TUSCARORA'	CRAPE MYRTLE	24" BOX or B&B	L	20' X 12'
GINKO B. 'SENTRY'	COULUMNAR GINKO	24" BOX OR B&B	L	45' X 15'
<b>EVERGREEN SCREENING SHRUBS</b>				
ARBUTUS U. 'COMPACTA'	DW. STRAWBERRY	5 GAL.	L	6' X 6' PLANT 6' OC
ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GAL	L	12' X 15' PLANT 10' OC
<b>GRASSES</b>				
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' OC
<b>DROUGHT TOLERANT SHRUBS</b>				
NERIUM OLEANDER 'PETITE SALMON'	PETITE OLEANDER	5 GAL.	L	5' X 5' PLANT 5' OC
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL.	L	4' X 5' PLANT 5' OC
PHORMIUM 'MONROVIA RED'	NZ. FLAX	5 GAL.	L	4' X 4' PLANT 4' OC
ROSMARINUS O. 'TUSCAN BLUE'	UPRIGHT ROSEMARY	5 GAL.	L	4' X 4'
CISTUS X 'SKANBERGII'	SKANBURG ROCKROSE	5 GAL.	L	3' X 5' PLANT 5' OC
SALVIA C. 'POZO BLUE'	CLEVELAND SAGE	5 GAL.	L	3' X 3'
CALLISTEMON 'LITTLE JOHN'	DW. CALLISTEMON	5 GAL.	L	3' X 5' PLANT 5' OC
LANTANA 'DWARF YELLOW'	DWARF YELLOW LANTANA	1 GAL	L	2' X 5'
WESTRINGA F. 'MORNING LIGHT'	COAST ROSEMARY	5 GAL	L	3' X 3'
BERBERIS T. 'HELMOND PILLAR'	UPRIGHT RED BARBERRY	5 GAL	L	5' X 2'
LEUCOPHYLLUM F. 'BERSTAR DWARF'	TEXAS RANGER	5 GAL.	L	3' X 3'
<b>PERENNIALS</b>				
TULBAGHIA V. 'TRICOLOR'	SOCIETY GARLIC	1 GAL.	L	1' X 15'
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 WHERE TREES ARE WITHIN 10' OF PAVEMENT.

**WATER EFFICIENT LANDSCAPE REQUIREMENTS**

AUTOMATIC CONTROLLER W/ ET DATA. REPEAT CYCLING  
MINIMAL DROUGHT TOLERANT TURF - EMPLOYEES AREA ONLY  
IRRIGATION ZONES PER PLANT WATER REQUIREMENTS  
HUNTER MINI-CLIK RAIN SENSOR/ SOIL MOISTURE SENSOR TO BE SPECIFIED  
SOIL AMENDMENTS TO BE INCORPORATED  
PLANTER SURFACE AREAS TO BE MULCHED  
WATER USAGE TO MEET STATE WATER EFFICIENT LANDSCAPE STANDARD

**LANDSCAPE MULCHES:**

BARK MULCH-ALL PLANTERS NOT DESIGNATED FOR ROCK, D.G. OR SEEDING  
CHIPPED OR SHREDDED WOOD PINE OR FIR WASTE MULCH - PLACE 4" MIN. DEPTH  
OF SHREDDED NON-FLOATABLE WOOD WASTE FROM A LOCAL PRODUCER.  
3/4"-2" LENGTH COLOR BROWN W/ NO VISIBLE CONTAMINANTS  
PLACE 4" MIN. DEPTH OF BARK IN ALL PLANT BASINS IN ROCK MULCH AREAS.

2'-4" DIA. FRACTURED ROCK BOULDERS. BOULDER COLOR  
AND TEXTURE TO BLEND WITH TAN ROCK MULCH. BURY BOULDER BY 1/2  
IN SOIL AND OR DG. MULCH.

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

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

**LANDSCAPE CALCULATIONS:**

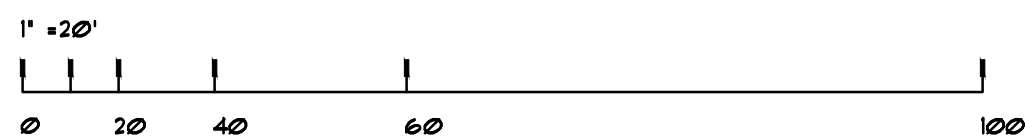
TOTAL PARKING AREA = 13,895 S.F.  
PARKING AREA INCLUDES THE FOLLOWING:  
1. PAVEMENT INCLUDING ISLANDS, STALLS, AISLES AND ACCESS DRIVES  
2. ADJACENT BUILDING FRONTAGE LANDSCAPE AREA INC. WALKS  
3. DRIVE THRU AISLE  
PARKING AREA LANDSCAPE REQUIRED = 2,779 S.F. (20% OF PARKING AREA)  
PARKING AREA LANDSCAPE PROVIDED = 3,505 S.F. (25%)  
NO. OF STANDARD PARKING SPACES = 20  
TREES REQUIRED = 4 (16 SPACES)  
TREES PROVIDED = 12  
REQUIRED PARKING AREA SHADE = 5,558 S.F. (MIN. 40% OF PARKING AREA)  
PARKING AREA SHADE PROVIDED AT MATURITY = 7,696 (55%)  
TOTAL SITE LANDSCAPE AREA: 6,271 S.F. (EXCLUDING PARKING LOT L.S.)  
SITE TREES REQUIRED (EXCLUDING PARKING LOT TREES) 1/1000 S.F. = 6 TREES  
SITE TREES PROVIDED: 10

**Shade Tree Calculations**

tree canopy - 35'-0"		tree canopy - 30'-0"		tree canopy - 25'-0"		tree canopy - 20'-0"	
100% = 962 s.f.	100% = 706 s.f.	100% = 491 s.f.	100% = 314 s.f.	100% = 962 s.f.	100% = 706 s.f.	100% = 491 s.f.	100% = 314 s.f.
75% = 721 s.f.	75% = 529 s.f.	75% = 368 s.f.	75% = 235 s.f.	50% = 469 s.f.	50% = 353 s.f.	50% = 245 s.f.	50% = 157 s.f.
50% = 481 s.f.	50% = 368 s.f.	25% = 122 s.f.	25% = 78 s.f.	25% = 122 s.f.	25% = 78 s.f.	25% = 122 s.f.	25% = 78 s.f.
25% = 240 s.f.	25% = 176 s.f.						
Tree Species	Tree Type	100% coverage	75% coverage	50% coverage	25% coverage	Totals - sq. ft.	
	35'-0" dia. @ 15yr.	4	0	8	0	7,696	
	30'-0" dia. @ 15yr.	0	0	0	0	0	
	25'-0" dia. @ 15yr.	0	0	0	0	0	
	20'-0" dia. @ 15yr.	0	0	0	0	0	
total						7,696	

**PRELIMINARY LANDSCAPE PLAN**

SCALE: 1" = 20'-0"



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DRAWN: KH  
DESIGNED: BH  
CHECKED/STAMPED: BARBARA HATCH RLA ASLA

PRELIMINARY DESIGN

**GreenDesign**  
Landscape Architects, Inc.  
1464 Popinjay Drive  
Reno, Nevada  
PHONE/FAX: 775.829.1364  
bratch00@charter.net

STARBUCKS  
2401 UTAH AVENUE SOUTH  
SEATTLE, WA 98134  
(714) 477 - 2816

DRIVE-THRU COFFEE SHOP  
INTERNATIONAL PKWY  
& DAYLIGHT RD  
1102 International Pkwy  
Tracy, CA 95377

PROJECT/CLIENT:

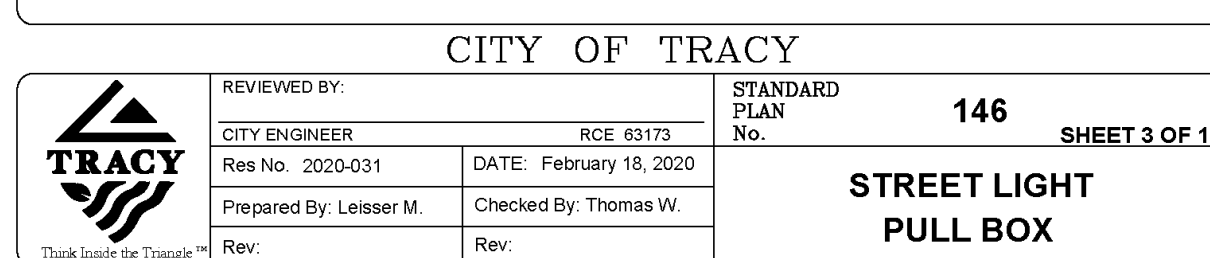
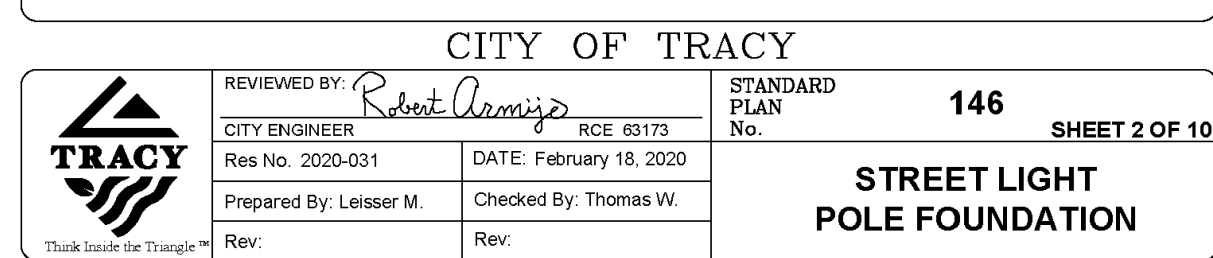
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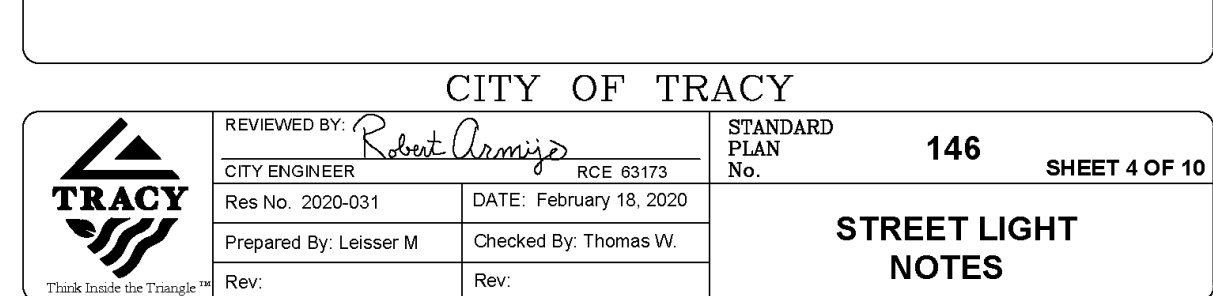
SHEET TITLE: PRELIMINARY LANDSCAPE PLAN

LC1





Starbucks Lighting T: 760.477.1244  
www.csillumination.com



12. OFF-RMB accessory recommended for retrofit applications.

**B-K LIGHTING** **MADE IN THE USA** 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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09/01/2020 SKZ-900  
SUB0115

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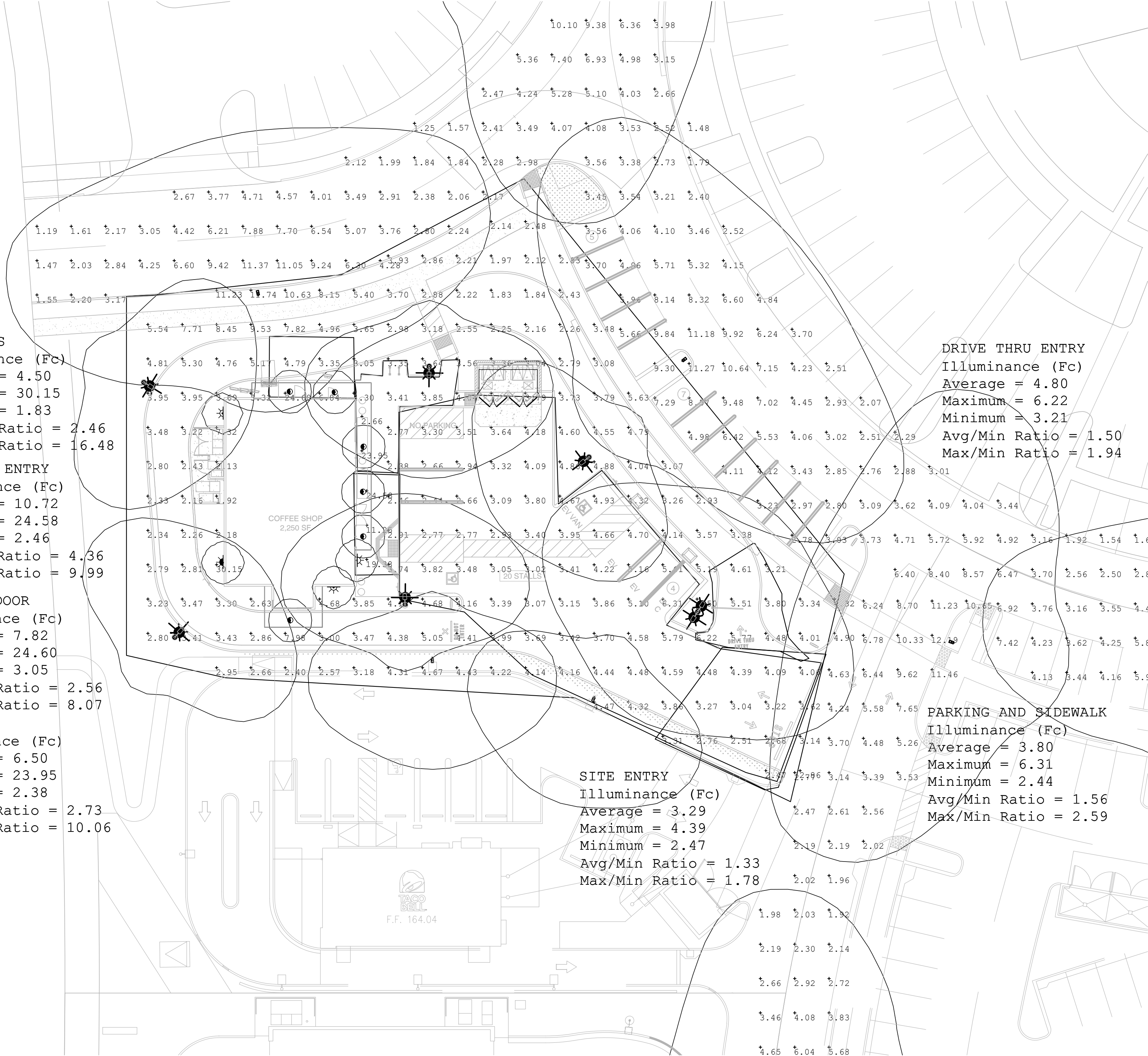


STARBUCKS  
Illuminance (Fc)  
Average = 4.50  
Maximum = 30.15  
Minimum = 1.83  
Avg/Min Ratio = 2.46  
Max/Min Ratio = 16.48

BUILDING ENTRY  
Illuminance (Fc)  
Average = 10.72  
Maximum = 24.58  
Minimum = 2.46  
Avg/Min Ratio = 4.36  
Max/Min Ratio = 9.99

SERVICE DOOR  
Illuminance (Fc)  
Average = 7.82  
Maximum = 24.60  
Minimum = 3.05  
Avg/Min Ratio = 2.56  
Max/Min Ratio = 8.07

PATIO  
Illuminance (Fc)  
Average = 6.50  
Maximum = 23.95  
Minimum = 2.38  
Avg/Min Ratio = 2.73  
Max/Min Ratio = 10.06



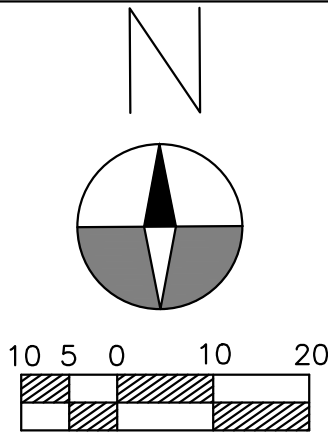
SITE ENTRY  
Illuminance (Fc)  
Average = 3.29  
Maximum = 4.39  
Minimum = 2.47  
Avg/Min Ratio = 1.33  
Max/Min Ratio = 1.78

DRIVE THRU ENTRY  
Illuminance (Fc)  
Average = 4.80  
Maximum = 6.22  
Minimum = 3.21  
Avg/Min Ratio = 1.50  
Max/Min Ratio = 1.94

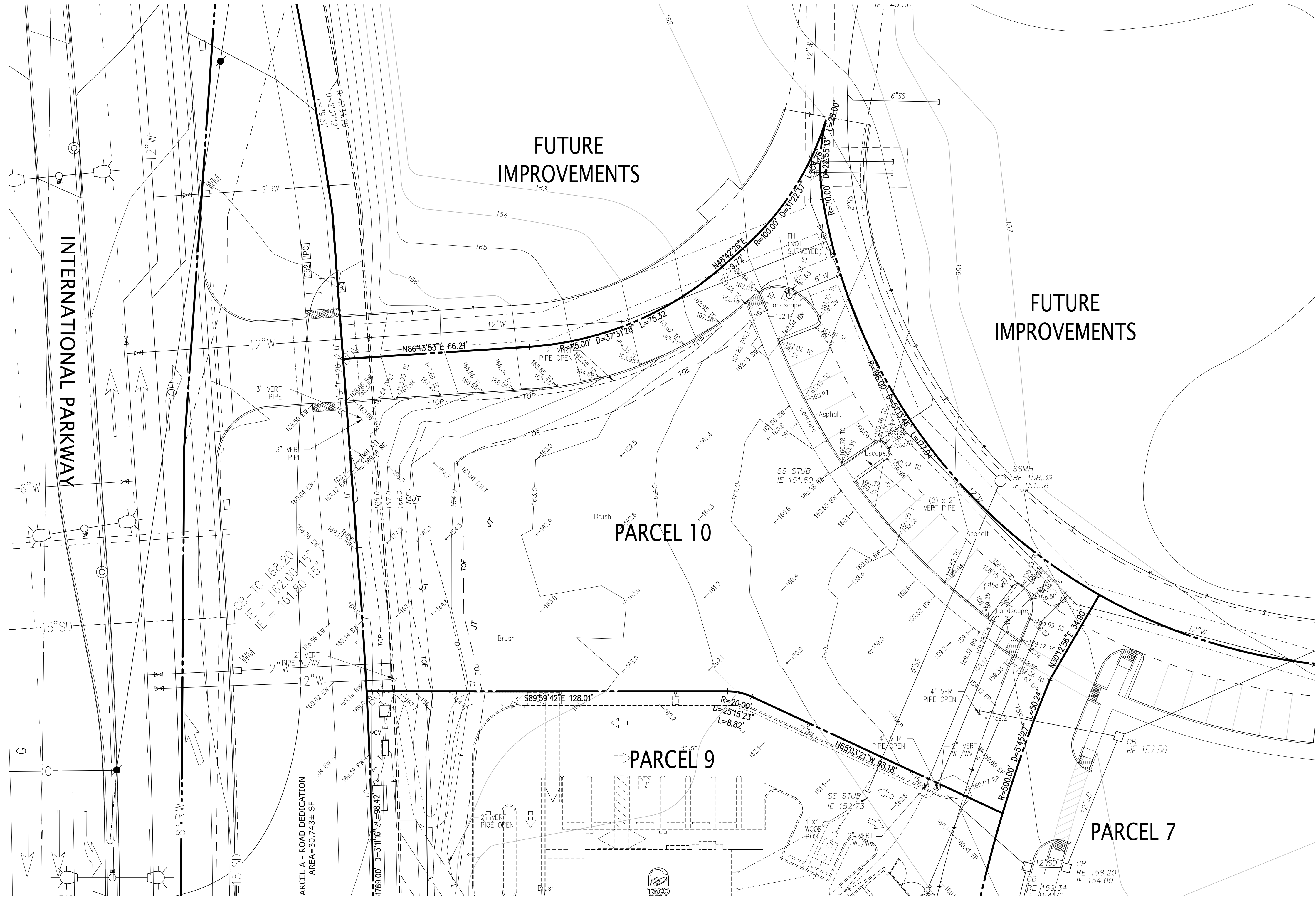
PARKING AND SIDEWALK  
Illuminance (Fc)  
Average = 3.80  
Maximum = 6.31  
Minimum = 2.44  
Avg/Min Ratio = 1.56  
Max/Min Ratio = 2.59

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
BUILDING ENTRY	10.72	24.58	2.46	4.36	9.99
DRIVE THRU ENTRY	4.80	6.22	3.21	1.50	1.94
PARKING AND SIDEWALK	3.80	6.31	2.44	1.56	2.59
PATIO	6.50	23.95	2.38	2.73	10.06
SERVICE DOOR	7.82	24.60	3.05	2.56	8.07
SITE ENTRY	3.29	4.39	2.47	1.33	1.78
STARBUCKS	4.50	30.15	1.83	2.46	16.48

Luminaire Schedule LED		
Project: ESC SHOPPING CENTER		
Symbol	Arrangement	Description
	NEW LIGHT A-A	GARDCO LED OPF-S-A03-840-T2M - 9840 LUMENS - 25FT MOUNTING HEIGHT
	NEW LIGHT A-A TWIN	GARDCO LED OPF-S-A03-840-T2M - 9840 LUMENS - 25FT MOUNTING HEIGHT
	DOWN LIGHT	NUE3-RD-SW-13LM-30K - 960 LUMENS - 11FT MOUNTING HEIGHT
	WALL SCONCE A	CK-LED-X63-FL-11353040 - 1299 LUMENS - 9FT MOUNTING HEIGHT
	WALL SCONCE B	OL-LED-X63-FL-1135040 - 2527 LUMENS - 9FT MOUNTING HEIGHT







- ### 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

ASPH	ASPHALT BERM
BL	BUILDING LINE
BLRD	CAST IRON PIPE
BSCK	CENTERLINE
BW	CONCRETE CURB
C	CONCRETE CURB & GUTTER
CIP	CONTOUR LINE
CO	OBSCURED CONTOUR LINE
DOCK	EDGE OF PAVEMENT
EP	ELECTRIC LINE
ESMT	FENCE LINE
EV	FIBER OPTICS LINE
EW	FIRE SERVICE & VALVE
FDC	GAS LINE-VALVE & METER
FNC	HIGH PRESSURE GAS LINE
FND	LOT LINE
FO	MONUMENT/MONUMENT LINE
FS	OIL LINE
FSCK	OVERHEAD POWER LINE
GB	PROPERTY LINE
GM	SANITARY SEWER-MANHOLE & CLEANOUT
GUY	SIDEWALK
HPG	SPOT ELEVATION
HPO	STORM DRAIN-MANHOLE & CATCH BASIN
IE	TELEPHONE LINE
IP	WATER LINE & VALVE
IRR	BACKFLOW PREVENTION DEVICE
JP	FIRE DEPARTMENT CONNECTION
JT	FIRE HYDRANT
LIP	FIRE DEPARTMENT CONNECTION
LL	FENCE
LL	FOUND
MON	FIBER OPTICS
N	FIRE SERVICE
NE	FOR-SIGHT CHECK
NW	GAS LINE
OR	GRADE BREAK
OH	GAS MARKER/METER
P	GUY ANCHOR
PG&E	HIGH PRESSURE GAS LINE
PM	INVERT ELEVATION
POC	IRON PIPE
PP	IRIGATION LINE
RE	JOINT POWER POLE
RW	JOINT TRENCH
S	LIP OF GUTTER
SD	LANE LINE
SDMH	MONUMENT
SL	NORTH
SS	NORTH EAST
SSE	NORTH WEST
SSMH	OFFICIAL RECORDS
SW	OVERHEAD
TB	PAVEMENT
TC	PACIFIC GAS & ELECTRIC
TP	PARCEL MAP
TREE	POINT OF CONNECTION
TSB	POWER POLE
TSP	RIM ELEVATION
USAY	RECLAIMED WATER LINE
W	SOUTH
WV	STORM DRAIN
	STORM DRAIN MANHOLE
	STREET LIGHT
	SANITARY SEWER
	SANITARY SEWER EASEMENT
	SANITARY SEWER MANHOLE
	SOUTH WEST
	TELEPHONE BOX
	TOP OF CURB
	TELEPHONE POLE
	TREE
	TRAFFIC SIGNAL BOX
	TRAFFIC SIGNAL POLE
	GAS-OIL-STREAM CHEMICAL
	WEST
	WATER VALVE

CITY OF TRACY

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W. COUSIN, CIVIL P.E.

CITY ENGINEER

DATE

TRACY

Think Inside the Triangle

DESIGNED BY: M.F.B.

DRAWN BY: R.S.

CHECKED BY: M.F.B.

SCALE: AS SHOWN

PARCEL 10

WEST PARKWAY VILLAGE

INTERNATIONAL PARK OF COMMERCE

TOPOGRAPHIC SURVEY

SHEET

C1.0

OF 3 SHEETS

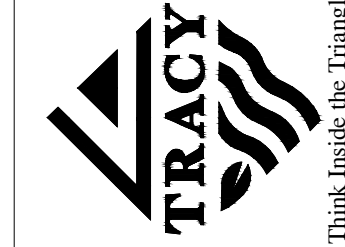












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\_\_\_\_\_  
KOOSUN KIM P.E. CITY ENGINEER

2850 Collier Canyon Road  
Livermore, California 94551  
Phone (925) 245-8788  
[www.kienwright.com](http://www.kienwright.com)

[illegible]

DESIGNED BY: <b>M.F.B.</b>	DRAWN BY: <b>R.S.</b>	CHECKED BY: <b>M.F.B.</b>	SCALE: <b>AS SHOWN</b>
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PARCEL 10  
WEST PARKWAY VILLAGE  
INTERNATIONAL PARK OF COMMERCE  
FIRE TRUCK TURN EXHIBIT

SHEET

# EX1

OF 1 SHEETS



CITY OF TRACY  
DETERMINATION OF  
THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

Application Number D24-0014

A determination of the Community and Economic Development Director to consider approving a Development Review Permit, Application Number D24-0014, (hereinafter "Project"), to (1) Construct a new Starbucks consisting of a new 2,250 square-foot building and other related on-site improvements located on a 0.39-acre, vacant site at 1102 N. International Parkway, Accessors Parcel Number 209-480-05; and (2) Determining that this project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15168 and Section 15162. The applicant is Ryan Abraham, and the Property Owner is R&B Delta II, LLC.

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

1. Cordes Ranch Specific Plan
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 Project consists of the construction of a new Starbucks coffee shop on a 0.39-acre, vacant site within the Cordes Ranch Specific Plan, consisting of a new 2,250 square-foot building, and other related on-site improvements. In accordance with CEQA Guidelines Section 15168, and CEQA Guidelines Section 15162, no further environmental assessment is required, as the Project is within the parameters of the CRSP Program EIR, no substantial changes have been determined, in the light of the whole project, that will create new significant environmental effects that cannot be mitigated under CRSP Program EIR, and no major revisions and/or no new EIR will need to be made, therefore no further environmental assessment is required.

THE DEVELOPMENT SERVICES DIRECTOR, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY (1) DETERMINES THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15168, WHICH PERTAINS TO INDIVIDUAL ACTIVITIES BEING CARRIED OUT UNDER AN APPROVED PROGRAM EIR, AND PURSUANT TO CEQA GUIDELINES SECTION 15162, WHICH PERTAINS NO SUBSEQUENT EIR SHALL BE PREPARED FOR A PROJECT THAT HAS A CERTIFIED EIR, UNLESS SUBSTANTIAL EVIDENCE THAT THERE ARE NEW SIGNIFICANT ENVIRONMENTAL EFFECTS HAS BEEN DETERMINED. THE APPLICANT IS THE RYAN ABRAHAM, AND THE PROPERTY OWNER IS R&B DELTA II, LLC; AND (2) APPROVES DEVELOPMENT REVIEW PERMIT APPLICATION NUMBER D24-0014, AS DESCRIBED IN THE PLANS RECEIVED BY THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT ON DECEMBER 19, 2024, TO CONSTRUCT A STARBUCKS COFFEE SHOP ON A 0.39-ACRE VACANT SITE AND RELATED SITE IMPROVEMENTS LOCATED AT 1102 N. INTERNATIONAL PARKWAY, ACCESSORS PARCEL NUMBER 209-480-05, 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 establishment, maintenance, and operation of the new coffee shop and related site improvements are compatible with the land use, design, and operational characteristics of the neighboring properties within the Cordes Ranch Specific Plan. The restaurant will be part of the larger development project called West Parkway Village within the Cordes Ranch Specific Plan (CRSP). The restaurant is complimentary to the existing gas station located on the site to the south, as well as a new quick-serve restaurant to the south of the site. The coffee shop will also provide an amenity for the surrounding industrial park.

2. The proposal conforms to Chapter 10.08, Zoning Regulations, of the Tracy Municipal Code, the Cordes Ranch Specific Plan, the City of Tracy General Plan, applicable Infrastructure Master Plans, and other City regulations as eating and drinking establishments, such as restaurants, are a permitted use under the General Commercial land use designation of the CRSP and the General Plan Designation of Commercial, and the project will comply with all City requirements. The project has incorporated several architectural features including an outdoor covered entry, enhanced landscaping at the building entry, and the use of high-quality materials including wood paneling, brick veneer and metal panel accents. A parapet wall is incorporated into the building design to screen all roof-mounted equipment from the public right-of-way (along International Parkway). The project is consistent with the CRSP and the City's Design, Goals and Standards and all other City standards.

---

Forrest Ebbs  
Community and Economic Development Director

---

Date of Action



CITY OF TRACY  
DETERMINATION OF  
THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

Application Number D24-0014

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Forrest Ebbs  
Community and Economic Development Director

---

Date of Action





## DIRECTOR HEARING STAFF REPORT

<b>DATE</b>	January 2, 2025
<b>TITLE</b>	Birla Mixed Use Project
<b>LOCATION</b>	160 & 306 W Sixth Street (APN 235-063-12 & 11)
<b>APPLICATION TYPE</b>	Development Review Permit (D24-0002)
<b>ZONING</b>	Commercial Business District (CBD)
<b>GENERAL PLAN</b>	Downtown
<b>CEQA STATUS</b>	Categorically Exempt CEQA Guidelines Section 15332
<b>PROJECT PLANNER</b>	Genevieve Federighi (209) 831-6435 Genevieve.Federighi@cityoftracy.org

### PROJECT DESCRIPTION

The proposed project includes the construction of two, mixed-use buildings totaling approximately 33,500 square feet. The buildings will have commercial suites on the first floor and residential units on the second floor. Building A has nine commercial suites and ten residential units. Building B has three commercial suites and four residential units. Additionally, the project will construct 35 parking spaces, landscaping, and other related improvements. The plan set can be found in Attachment A.

The site is located on the south side of sixth street between N Central Avenue and Tracy Boulevard. The project site consists of two adjacent parcels totaling 1.07-acre project site, located at 160 and 306 W Sixth Street, Accessors Parcel Numbers 235-063-12 and 235-063-11. The site currently has a damaged structure which will be demolished as part of this project.

The architectural design and elements proposed on the structure are consistent with the surrounding neighborhood, specifically the City of Tracy Transit Center. High-quality materials have been incorporated in the project design including brick veneer and various textures of cement plaster each with a different earth tone. Generous amounts of windows are provided at each commercial entrance creating an open, welcoming storefront for each business.

The proposed mixed-use project is a permitted use for the Central Business District which the property is located within. The site also has a land use designation of Downtown in the General Plan which also permits and encourages mixed-use projects with commercial and residential uses combined on a site. The proposed project meets or exceeds all City standards.



### RECOMMENDATION

Staff recommends that the Community and Economic Development Director approve a Development Review Permit, D24-0002, to construct the Project, based on the findings contained in the Community and Economic Development Director Determination dated January 2, 2025, Attachment B.

### ATTACHMENTS

- A: Plans Set dated August 15, 2024
- B: Community and Economic Development Director Determination  
Exhibit 1 – Conditions of Approval



## NOTES

- ## AREAS & PARKING

6. REFER TO PRELIMINARY LANDSCAPE PLAN FOR PLANTING & SHADING RATIOS

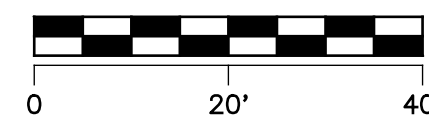
LOCATION MAP

**PROJECT  
SITE**

RECEIVED  
August 15, 2024  
City of Tracy  
Community and Economic Development



SCALE: 1"=20'



## READ

SIDE (OTHERSIDE MIRRORED)

## 2 TRASH ENCLOSURE ELEVATIONS

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

**Attachment A**

DATE	SYMBOL	REVISIONS
02/01/24	1	SUBMITTAL ENHANCEMENT
08/14/24	2	DEVELOPMENT REVIEW RESPONSE #1

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DRAWING RELEASE		
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<input checked="" type="checkbox"/>	INITIAL PLAN REVIEW	01/02/24
<input checked="" type="checkbox"/>	ADDITIONAL PLAN REVIEW	08/14/24
<input type="checkbox"/>	PERMIT ISSUANCE READY	
<input type="checkbox"/>	FINAL CONSTRUCTION	

# MENTOR DEVELOPMENT

**Birla Mixed-Use Center**  
**Commercial & Apartments**

206 & 306 W. SIXTH STREET  
TRACY, CALIFORNIA 95376

Schack & Company, Inc.  
Professional Design Group

025 Central Avenue Tracy, California 95376  
Ph: (209) 835-2178 • Fax: (209) 835-1488  
[www.schackandco.com](http://www.schackandco.com)  
[arch-engr@schackandco.com](mailto:arch-engr@schackandco.com)

DATE: 10/06/23

DRAWN BY: SFS/MQM

CHECKED BY: SFS

JOB NO: 16.029

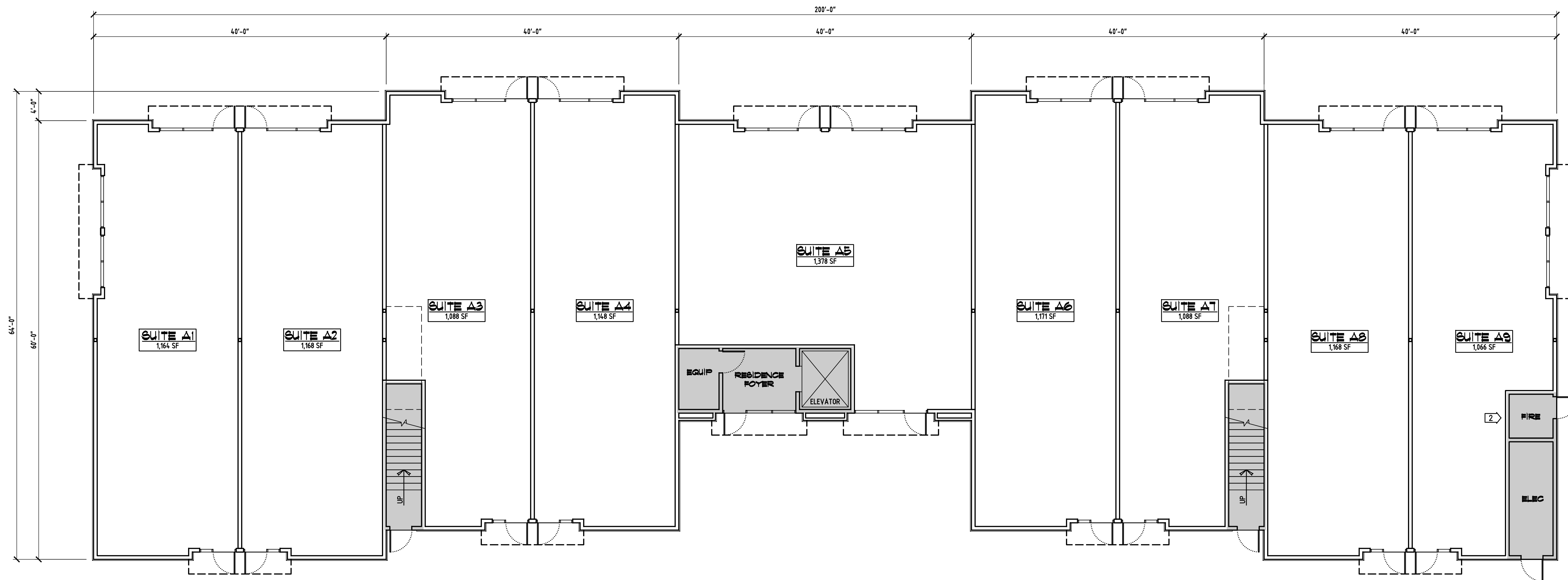
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OF 10 SHEETS

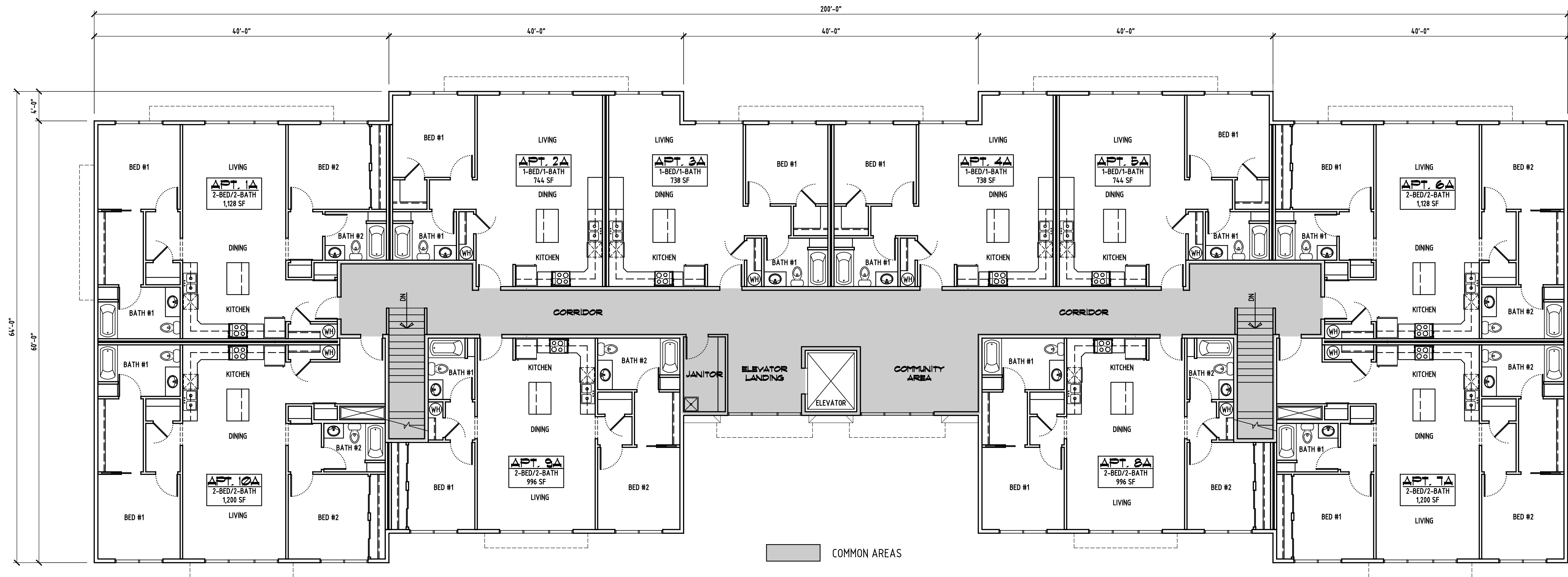






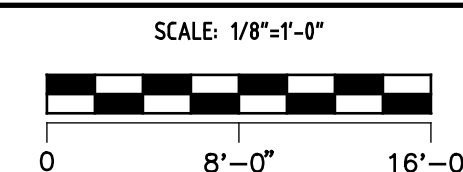


BUILDING A: FIRST FLOOR



BUILDING A: SECOND FLOOR

DEVELOPMENT REVIEW  
FLOOR PLAN



REVISIONS	
DATE	SYMBOL
08/14/24	2
DEVELOPMENT REVIEW RESPONSE #1	

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DRAWING RELEASE	
DESCRIPTION	DATE
PRELIMINARY REVIEW	10/10/23
INITIAL PLAN REVIEW	07/02/24
DEVELOPMENT REVIEW	08/14/24
FINAL CONSTRUCTION	

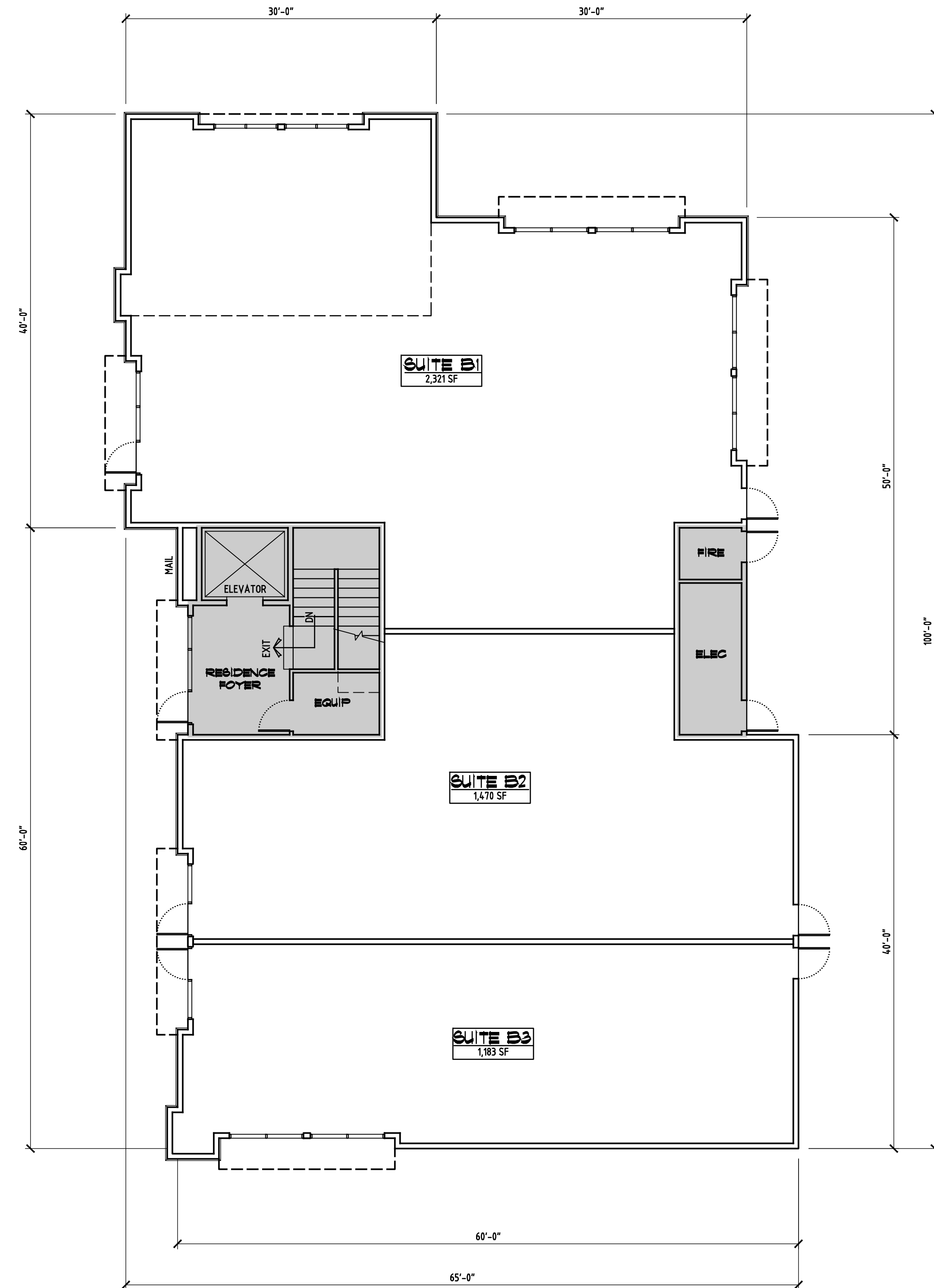
DEVELOPMENT REVIEW  
**Birla Mixed-Use Center**  
Commercial & Apartments  
106 & 306 W. 6th Street  
TRACY, CALIFORNIA 95376

Schack & Company, Inc.  
Professional Design Group  
1025 Central Avenue Tracy, California 95376  
PH (209) 838-2178 FAX (209) 835-1488  
www.schackandco.com  
arch@schackandco.com

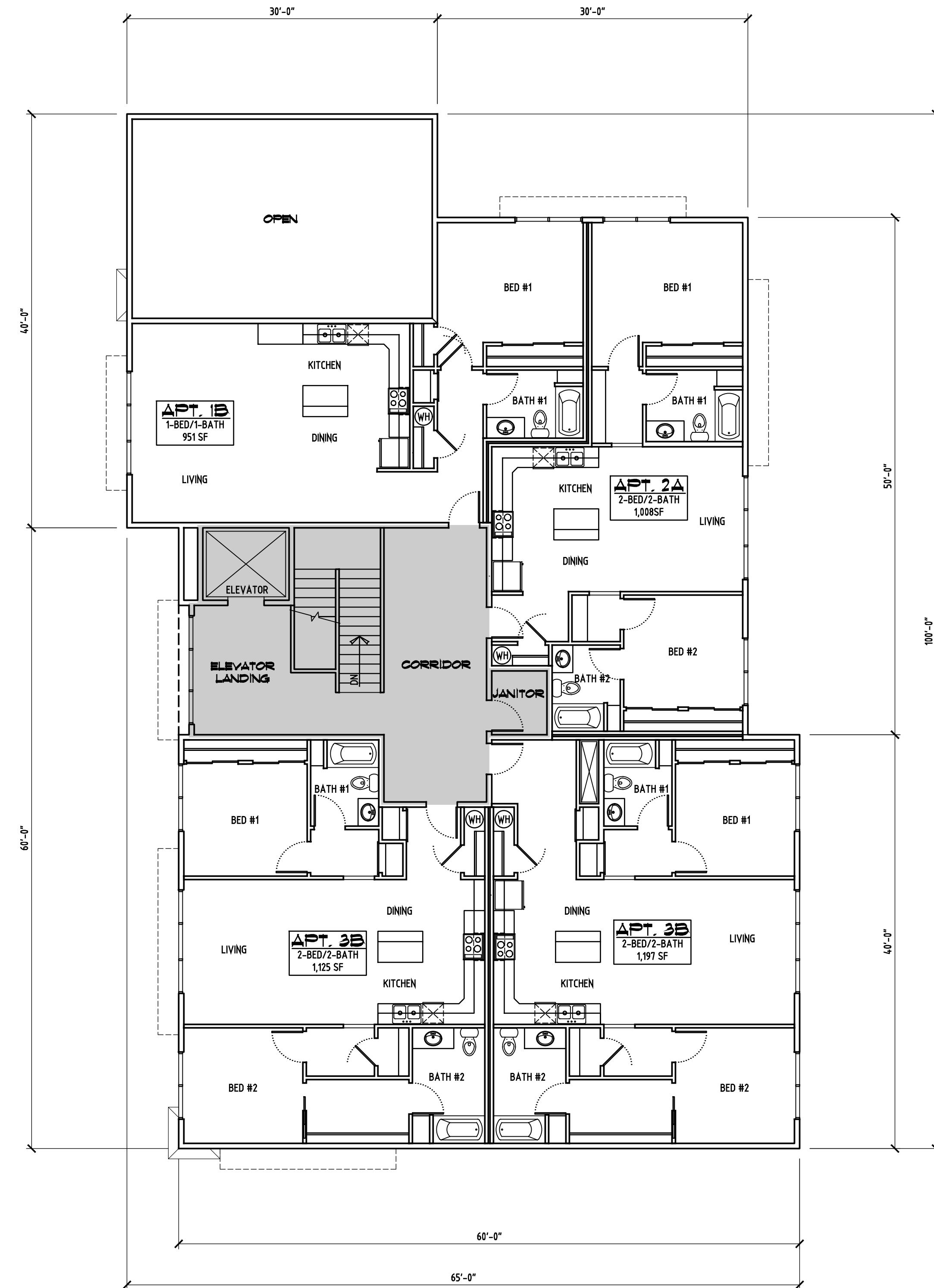
DATE:	10/10/23
DRAWN BY:	SFS
CHECKED BY:	DRS
JOB NO:	16.029

DR.3  
OF 10 SHEETS





BUILDING B: FIRST FLOOR



BUILDING B: SECOND FLOOR

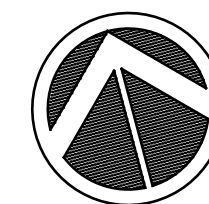
COMMON AREAS

DEVELOPMENT REVIEW

**FLOOR PLANS**

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

0 8'-0" 16'-0"



DATE	SYMBOL	REVISIONS

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DEVELOPMENT REVIEW

**Birla Mixed-Use Center**  
Commercial & Apartments

106 & 306 W. SIXTH STREET  
TRACY, CALIFORNIA 95376

DRAWING RELEASE	
DESCRIPTION	DATE
PRELIMINARY REVIEW	10/15/23
INITIAL PLAN REVIEW	07/02/24
FINAL PLAN REVIEW	08/19/24
FINAL CONSTRUCTION	

Schack & Company, Inc.  
Professional Design Group

1025 Central Avenue Tracy, California 95376  
PE (209) 838-2178 • Fax: (209) 835-1488  
www.schackandco.com  
arch-corp@schackandco.com

DATE: 11/10/23

DRAWN BY: SFS

CHECKED BY: DRS

JOB NO: 16.029

**DR.4**

OF 10 SHEETS





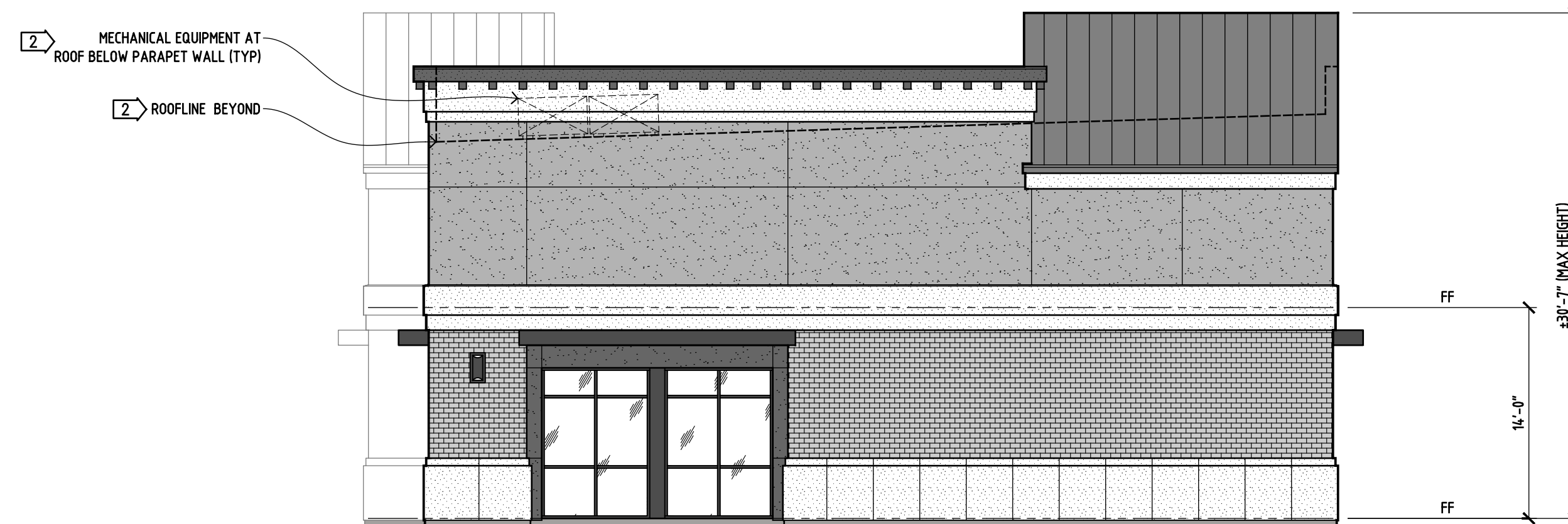
BUILDING A: NORTH ELEVATION



BUILDING A: SOUTH ELEVATION



BUILDING A: EAST ELEVATION



BUILDING A: WEST ELEVATION

DEVELOPMENT REVIEW  
**EXTERIOR ELEVATIONS**  
SCALE: 1/8"=1'-0"  
0 8'-0" 16'-0"

REVISIONS		DATE	SYMBOL	DESCRIPTION
1		08/14/24	2	DEVELOPMENT REVIEW RESPONSE #1

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FINAL CONSTRUCTION		

DEVELOPMENT REVIEW  
**Birla Mixed-Use Center**  
Commercial & Apartments  
106 & 306 W. SIXTH STREET  
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JOB NO: 16.029

**DR.5**  
OF 10 SHEETS





BUILDING A: NORTH ELEVATION



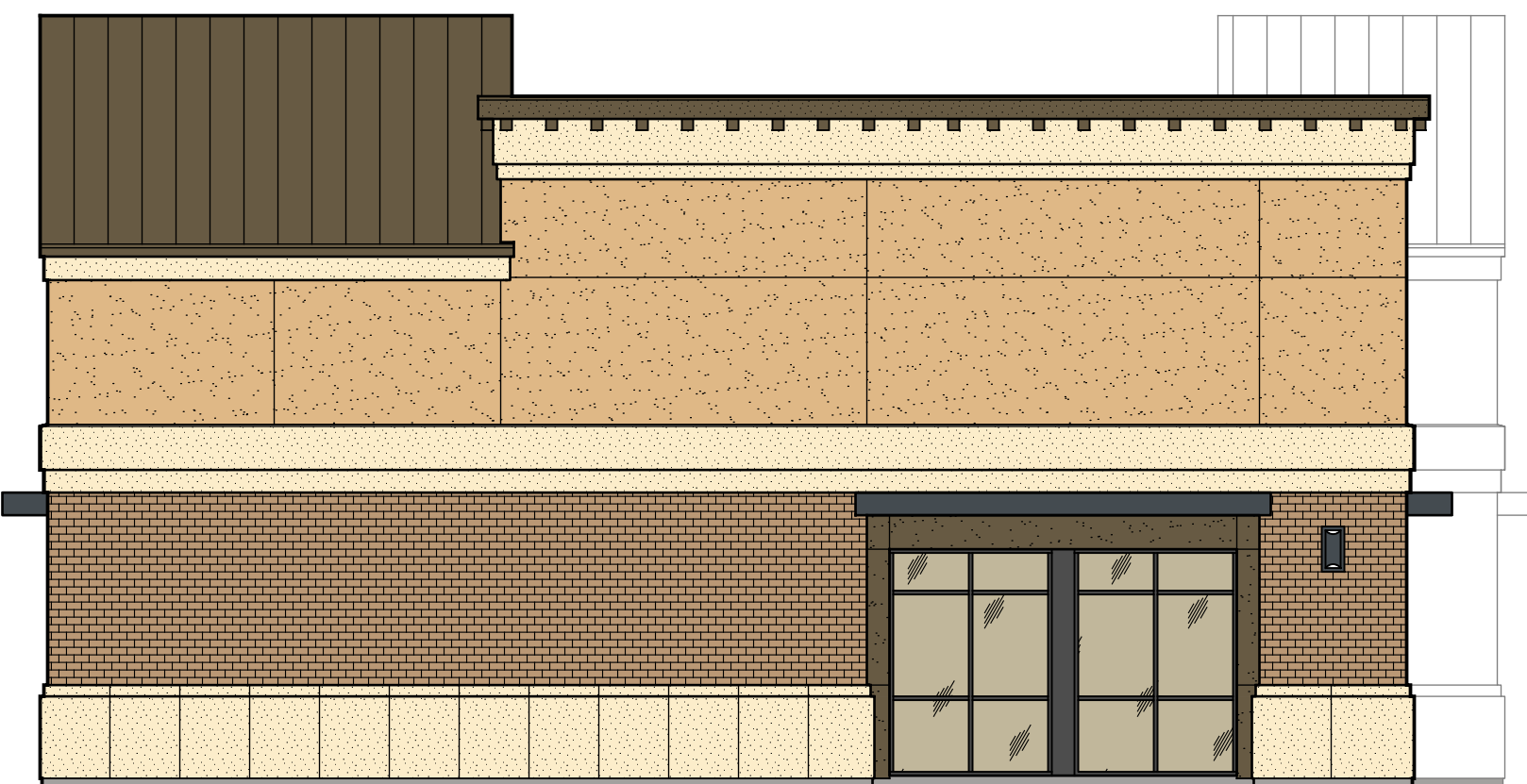
BUILDING A: SOUTH ELEVATION

COLORS & MATERIALS

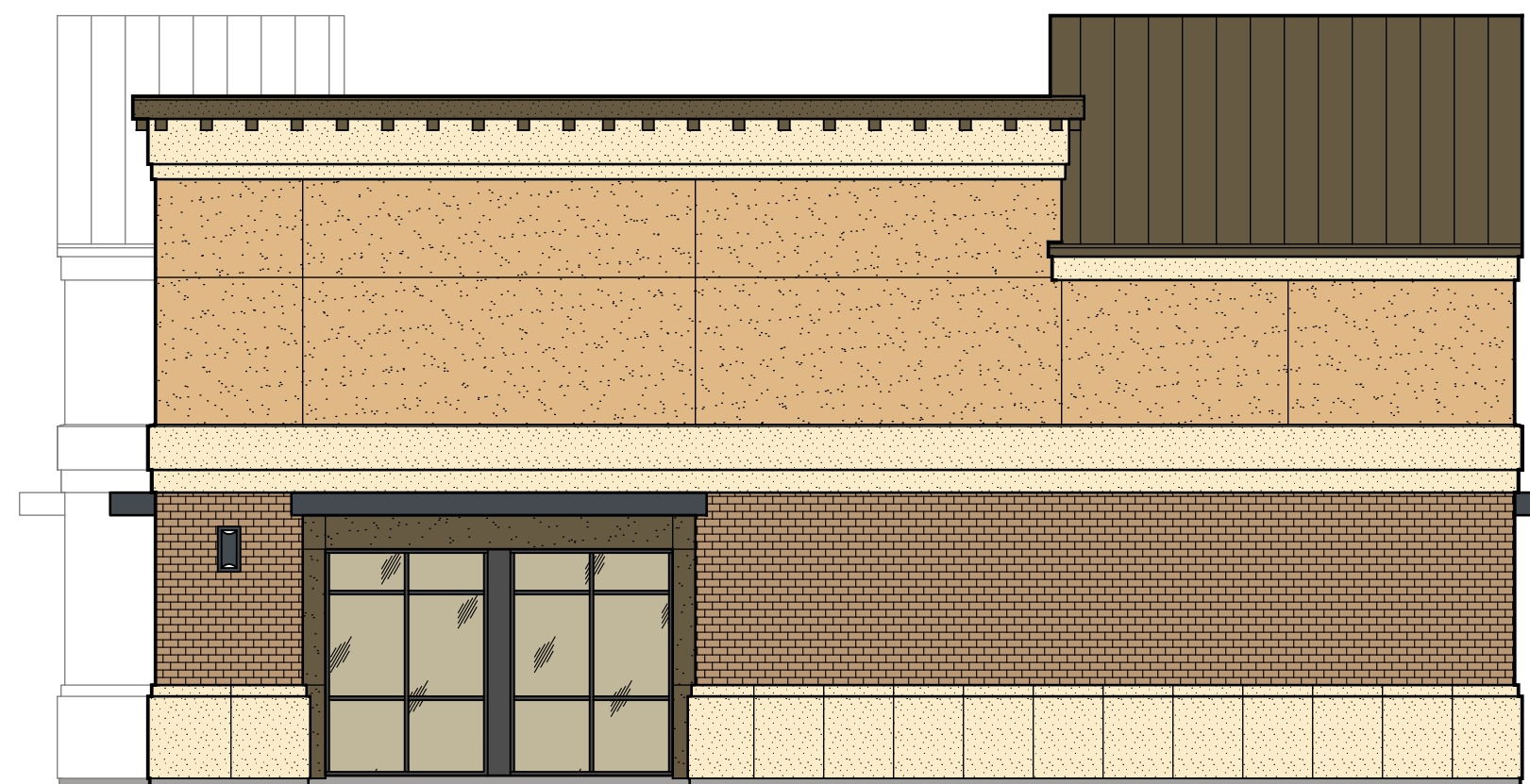
	ARCHITECTURAL STANDING SEAM ROOF MANUFACTURER: PAC-CLAD PETERSEN COLOR: MEDIUM BRONZE STYLE: SNAP-CLAD PANELS NOTES: COLOR-MATCH TRIMS & GUTTERS
	THIN BRICK VENEER MANUFACTURER: CORANADO STONE PRODUCTS COLOR: SPECTRUM STYLE: WIRE-CUT BRICK NOTES: 1/2" GROUT JOINT
	CEMENT PLASTER: FIELD COLOR MANUFACTURER: LAHABRA COLOR: #B84 'SUFFOLK' STYLE: MACHINE DASH TEXTURE NOTES: 3-COAT CEM PL W/ ACRYLIC FINISH
	CEMENT PLASTER: ACCENT COLOR (EIRB - SIMILAR) MANUFACTURER: LAHABRA COLOR: X-82 'HACIENDA' STYLE: SANTA BARBARA MISSION TEXTURE NOTES: 3-COAT CEM PL W/ ACRYLIC FINISH
	CEMENT PLASTER: ACCENT COLOR (EIRB - SIMILAR) MANUFACTURER: LAHABRA COLOR: CUSTOM TO MATCH METAL ROOFING STYLE: MACHINE DASH TEXTURE NOTES: 3-COAT CEM PL W/ ACRYLIC FINISH
	PAINT: ARCHITECTURAL FEATURES & TRIM MANUFACTURER: SHERWIN WILLIAMS COLOR: CUSTOM TO MATCH STOREFRONT STYLE: SATIN FINISH NOTES: EXTERIOR PAINT O/ PRIME COATS
	STOREFRONT WINDOW SYSTEM: FRAMES MANUFACTURER: OLDCASTLE COLOR: CHARCOAL GRAY STYLE: SERIES 3000 NOTES: STOREFRONT W/ MATCHING DOORS
	STOREFRONT WINDOW SYSTEM: GLAZING MANUFACTURER: OLDCASTLE ARCHITECTURAL GLASS COLOR: BRONZE TINT STYLE: INSULATED GLASS NOTES: ENTRANCE DOOR PANELS MATCHING

GENERAL NOTES

1. ALTERNATIVE PRODUCT OR MANUFACTURER MAY BE SELECTED PRIOR TO INSTALLATION.
2. ALL PRODUCTS WILL BE INSTALLED PER MANUFACTURER REQUIREMENTS

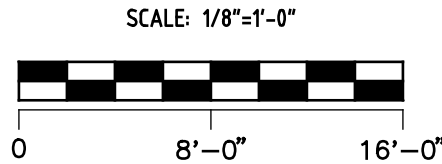


BUILDING A: EAST ELEVATION



BUILDING A: WEST ELEVATION

DEVELOPMENT REVIEW  
EXTERIOR ELEVATIONS



REVISIONS	DATE	SYMBOL

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DRAWING RELEASE	DESCRIPTION	DATE
<input type="checkbox"/>	PRELIMINARY REVIEW	10/15/23
<input type="checkbox"/>	INITIAL PLAN REVIEW	07/02/24
<input type="checkbox"/>	REVISIONS	08/14/24
<input type="checkbox"/>	FINAL CONSTRUCTION	

DEVELOPMENT REVIEW  
**Birla Mixed-Use Center**  
Commercial & Apartments  
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TRACY, CALIFORNIA 95376

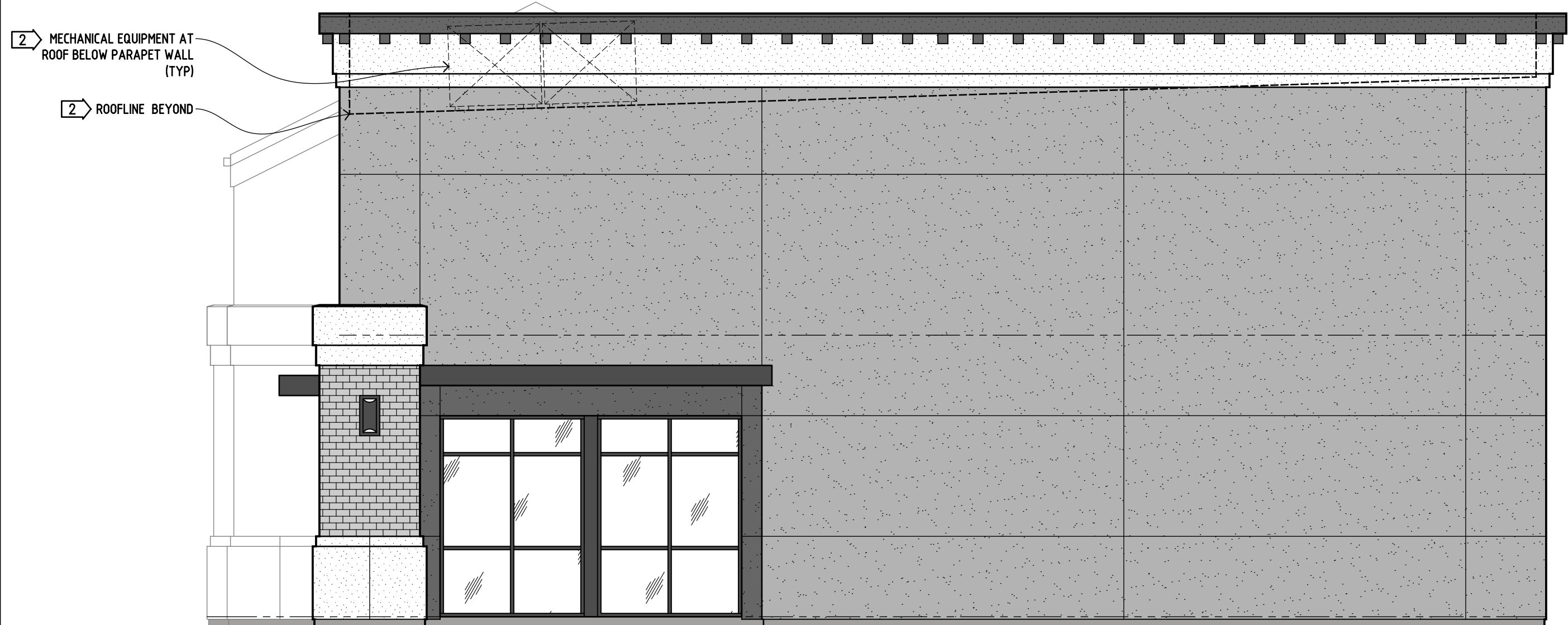
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BUILDING B: WEST ELEVATION



BUILDING B: SOUTH ELEVATION

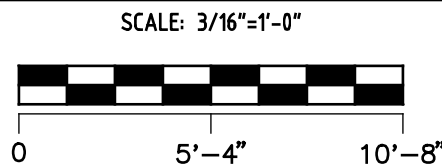


BUILDING B: NORTH ELEVATION



BUILDING B: EAST ELEVATION

DEVELOPMENT REVIEW  
**EXTERIOR ELEVATIONS**



REVISIONS		DATE	SYMBOL	DESCRIPTION
		08/14/24	2	DEVELOPMENT REVIEW RESPONSE #1

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	INITIAL PLAN REVIEW	07/02/24
	FINAL PLAN REVIEW	08/14/24
	FINAL CONSTRUCTION	

DEVELOPMENT REVIEW  
**Birla Mixed-Use Center**  
Commercial & Apartments  
106 & 306 W. SIXTH STREET  
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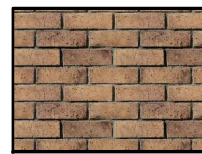

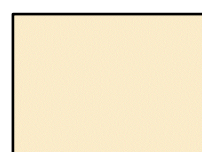
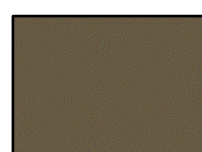

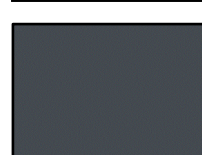
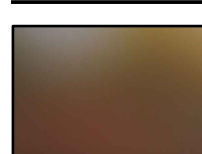
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JOB NO:	16.029

**DR.6**  
OF 10 SHEETS



COLORS & MATERIALS

	ARCHITECTURAL STANDING SEAM ROOF
	MANUFACTURER: PAC-CLAD PETERSEN
	COLOR: MEDIUM BRONZE
	STYLE: SNAP-CLAD PANELS & GUTTERS
	THIN BRICK VENEER
	MANUFACTURER: CORANADO STONE PRODUCTS
	COLOR: SPECTRUM
	STYLE: WIRE-CUT BRICK
	CEMENT PLASTER: FIELD COLOR
	MANUFACTURER: LAHABRA
	COLOR: 81584 'SUFFOLK'
	STYLE: MACHINE DASH TEXTURE
	CEMENT PLASTER: ACCENT COLOR (EPS - SIMILAR)
	MANUFACTURER: LAHABRA
	COLOR: X-82 'HACIENDA'
	STYLE: SANTA BARBARA MISSION TEXTURE
	CEMENT PLASTER: ACCENT COLOR (EPS - SIMILAR)
	MANUFACTURER: LAHABRA
	COLOR: CUSTOM TO MATCH METAL ROOFING
	STYLE: MACHINE DASH TEXTURE
	PAINT: ARCHITECTURAL FEATURES & TRIM
	MANUFACTURER: SHERWIN WILLIAMS
	COLOR: CUSTOM TO MATCH STOREFRONT
	STYLE: SATIN FINISH
	STOREFRONT WINDOW SYSTEM: FRAMES
	MANUFACTURER: OLDCASTLE
	COLOR: CHARCOAL GRAY
	STYLE: SERIES 3000
	STOREFRONT WINDOW SYSTEM: GLAZING
	MANUFACTURER: OLDCASTLE ARCHITECTURAL GLASS
	COLOR: BRONZE TINT
	STYLE: INSULATED GLASS

GENERAL NOTES

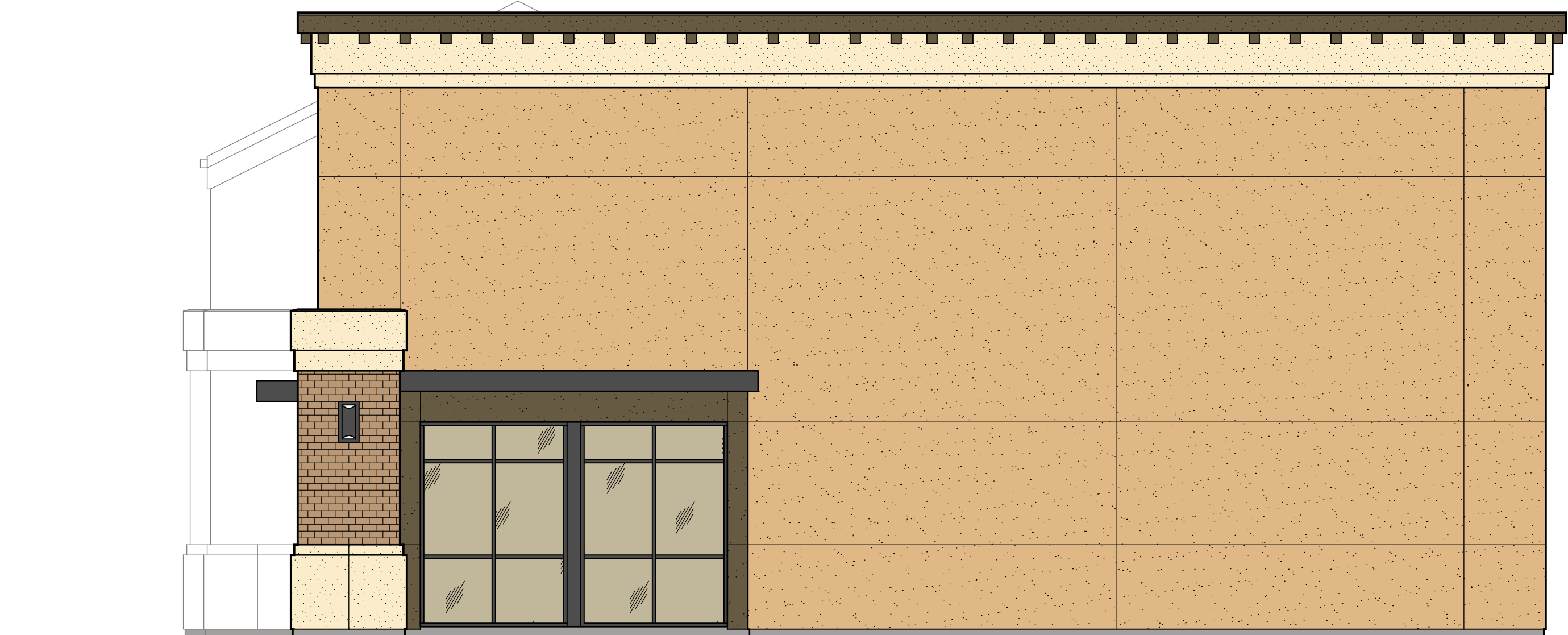
1. ALTERNATIVE PRODUCT OR MANUFACTURER MAY BE SELECTED PRIOR TO INSTALLATION.
2. ALL PRODUCTS WILL BE INSTALLED PER MANUFACTURER REQUIREMENTS



BUILDING B: WEST ELEVATION



BUILDING B: EAST ELEVATION

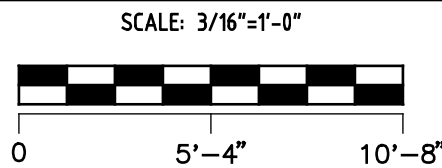


BUILDING B: SOUTH ELEVATION



BUILDING B: NORTH ELEVATION

DEVELOPMENT REVIEW  
EXTERIOR ELEVATIONS



REVISIONS

DATE

SYMBOL

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DRAWING RELEASE		DATE
DESCRIPTION	DATE	
PRELIMINARY REVIEW	10/15/23	
INITIAL PLAN REVIEW	01/02/24	
FINAL PLAN REVIEW	03/19/24	
FINAL CONSTRUCTION		

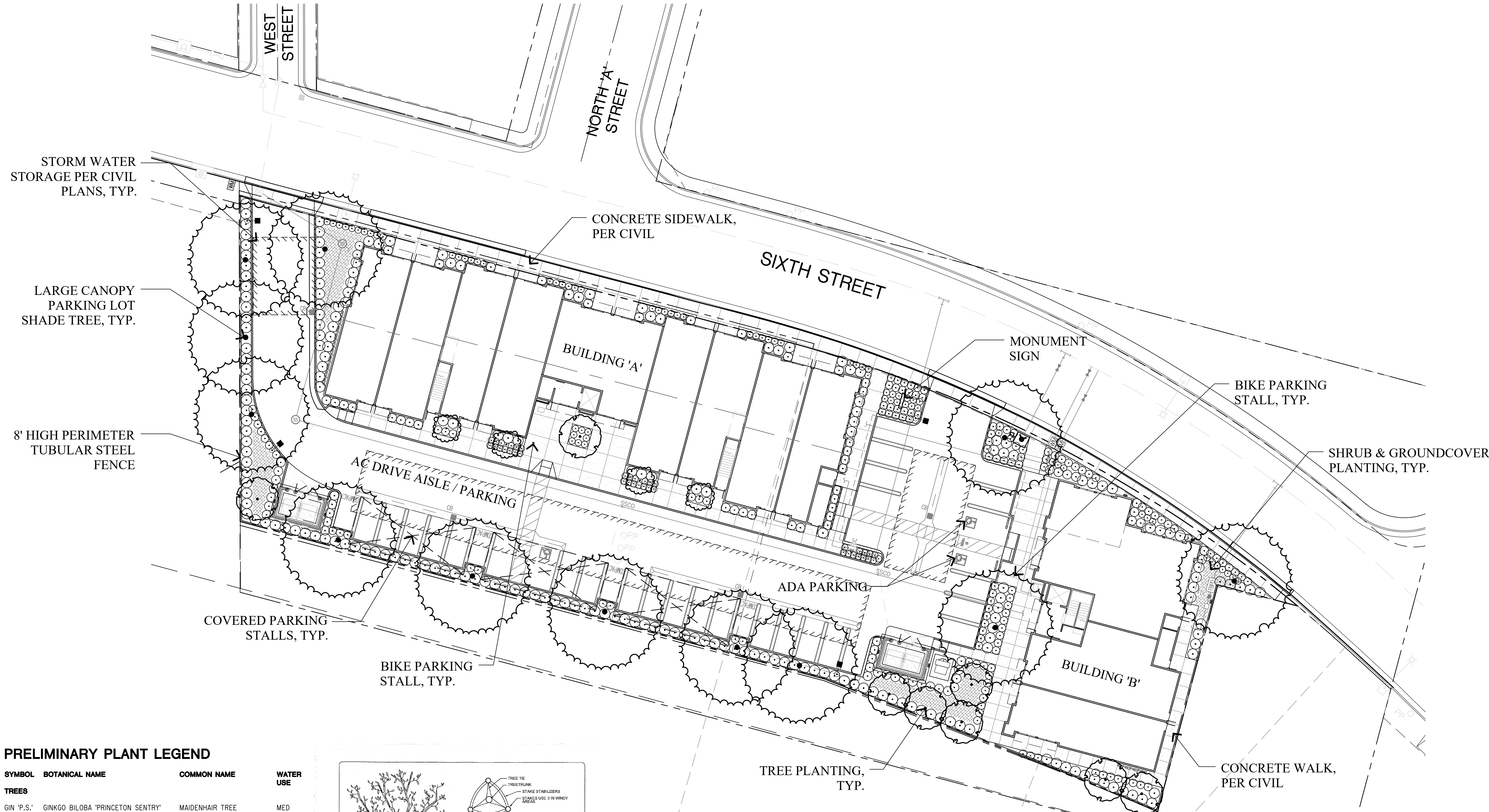
DEVELOPMENT REVIEW  
**Birla Mixed-Use Center**  
Commercial & Apartments  
126 & 306 W. SIXTH STREET  
TRACY, CALIFORNIA 95376

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1015 Central Avenue Tracy, California 95376  
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www.schackandco.com  
arch-corp@schackandco.com

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JOB NO: 16.029

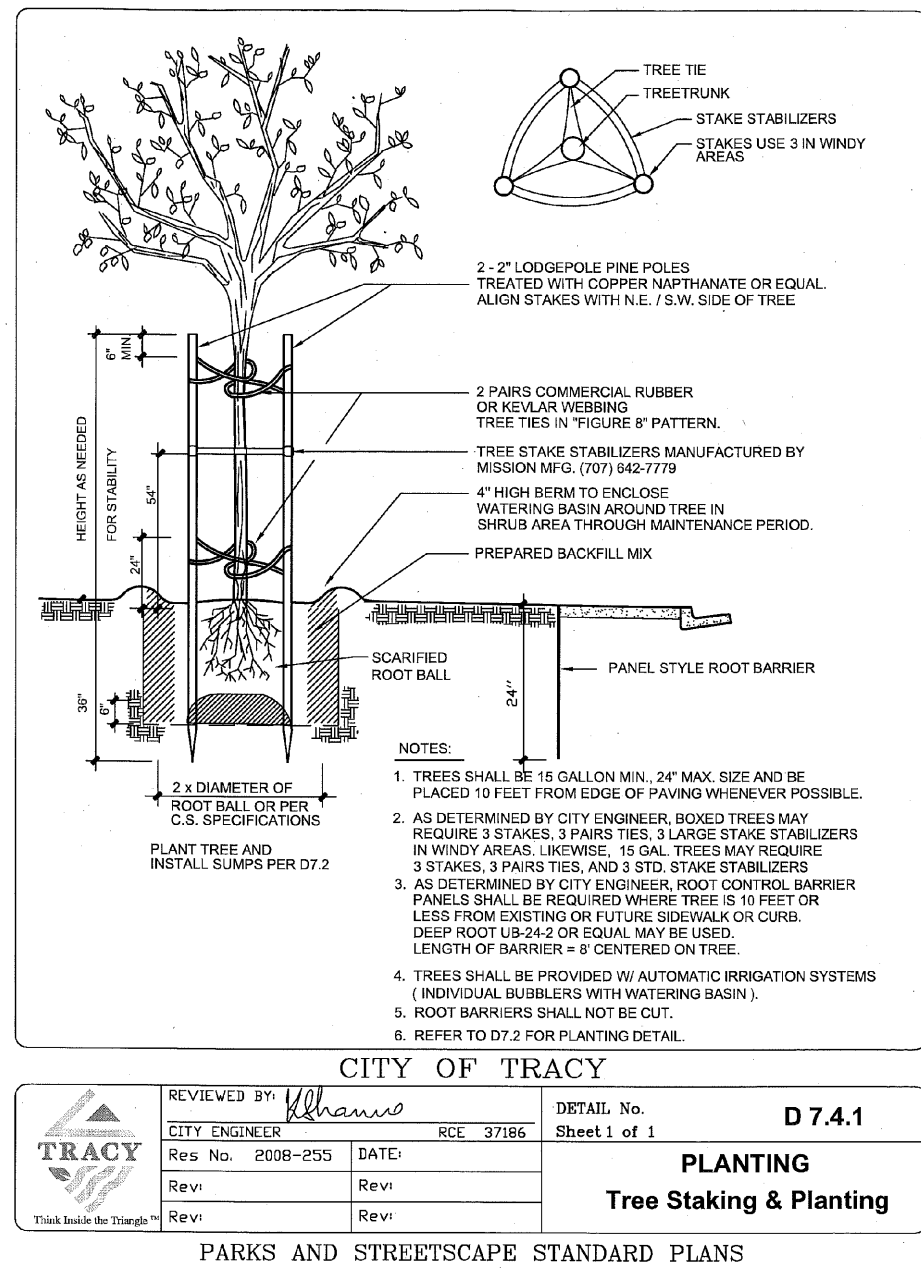
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OF 10 SHEETS



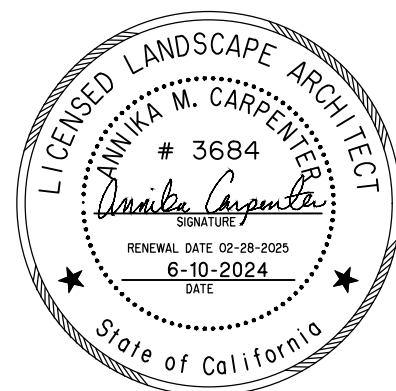
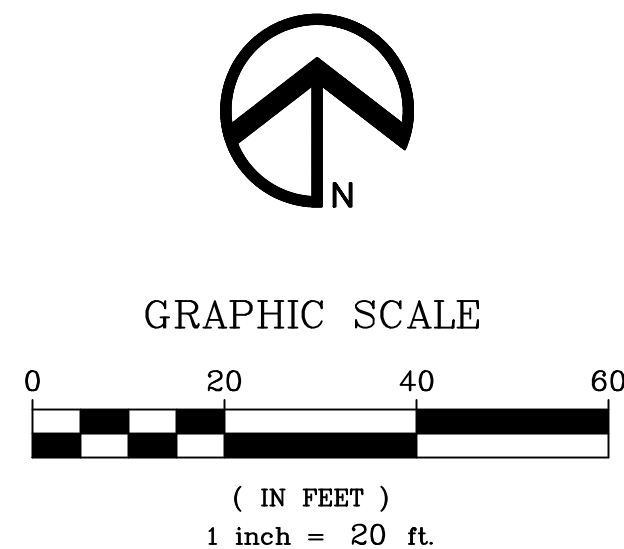


PRELIMINARY PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE
TREES			
GIN 'P.S.'	GINKGO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE	MED
MAG 'S.M.'	MAGNOLIA G. 'SAINT MARY'S'	SOUTHERN MAGNOLIA	MED
ZEL 'V.G.'	ZELKOVA SERRATA 'VILLAGE GREEN'	JAPANESE ZELKOVA	MED
SHRUBS			
ANI 'R.C.'	ANIGOZANTHOS 'RED CROSS'	RED KANGAROO PAW	LOW
CAL 'L.J.'	CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	LOW
CAR TUM	CAREX TUMULICOLA	FOOTHILL SEDGE	LOW
CHO TEC	CHONDROPTALUM TECTORUM	SMALL CAPE RUSH	LOW
DAP 'AUR'	DAPHNE ODORA 'AUROMARGINATA'	WINTER FLOWERING DAPHNE	LOW
DIE BIC	DIETES BICOLOR	FORTNIGHT LILLY	LOW
DIE IRI	DIETES IRIDIODES	AFRICAN IRIS	LOW
FES MAI	FESTUCA MAIREI	ATLAS FESCUE	LOW
GRE 'NOE'	GREVILLEA 'NOELLII'	WOOLY GREVILLEA	LOW
JUN 'SKY'	JUNIPERUS S. 'SKYROCKET'	SKYROCKET JUNIPER	LOW
LAN MON	LANTANA MONTEVIDENSIS 'WHITE'	TRAILING LANTANA	LOW
LAV MAR	LAVATERA MARTIMA	TREE MALLOW	LOW
LIG 'TEX'	LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	LOW
LIM PER	LIMONIUM PEREZII	SEA LAVENDER	LOW
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	LOW
MYR 'COM'	MYRTUS COMMUNIS 'COMPACTA'	MYRTLE	LOW
RHA 'MIN'	RHAPHIOLEPIS UMB. 'MINOR'	DWARF YEDDO HAWTHORN	LOW
ROS CAL	ROSA CALIFORNICA	CALIFORNIA ROSE	LOW
OLE 'L.O.'	OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	LOW
SAL 'S.B.'	SALVIA 'SANTA BARBARA'	MEXICAN BUSH SAGE	LOW
TEU OHA	TEUCRIUM CHAMAEDRYS	GERMANDER	LOW
WES 'B.G'	WESTRINGIA F. 'BLUE GEM'	COAST ROSEMARY	LOW
XYL 'COM'	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW
VINES			
●●	ROSA BANKSIAE 'WHITE LADY BANKS'	CLIMBING ROSE	LOW
GROUNDCOVERS			
■	COPROSMA KIRKII	KIRK'S COPROSMA	LOW
■	1 GALLON ● 36" O.C.		



- NOTES:
- ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
  - TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
  - LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
  - ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
  - ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".



RIPLY DESIGN GROUP, INC.  
1015 BONANZA STREET  
SUITE 104  
WALNUT CREEK, CA 94596  
P. 925-938-7377  
F. 925-938-7436

DATE	SYMBOL	REVISIONS
02/01/24	11	SUBMITTAL ENHANCEMENT
03/26/24	12	ENGINEERING PLAN REVIEW RESPONSE

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DRAWING RELEASE	DATE
PRELIMINARY REVIEW	10/16/23
INITIAL PLAN REVIEW	07/02/24
ADDITIONAL PLAN REVIEW	02/01/24
PERMIT ISSUANCE READY	
FINAL CONSTRUCTION	

DEVELOPMENT REVIEW

*Birla Mixed-Use Center*  
Commercial & Apartments

106 & 306 W. SIXTH STREET  
TRACY, CALIFORNIA 95376

Schack & Company, Inc.  
Professional Design Group  
1015 Bonanza Street, Suite 104  
Walnut Creek, CA 94596  
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arch@schackcompany.com

DATE: 6/10/24

DRAWN BY: CL

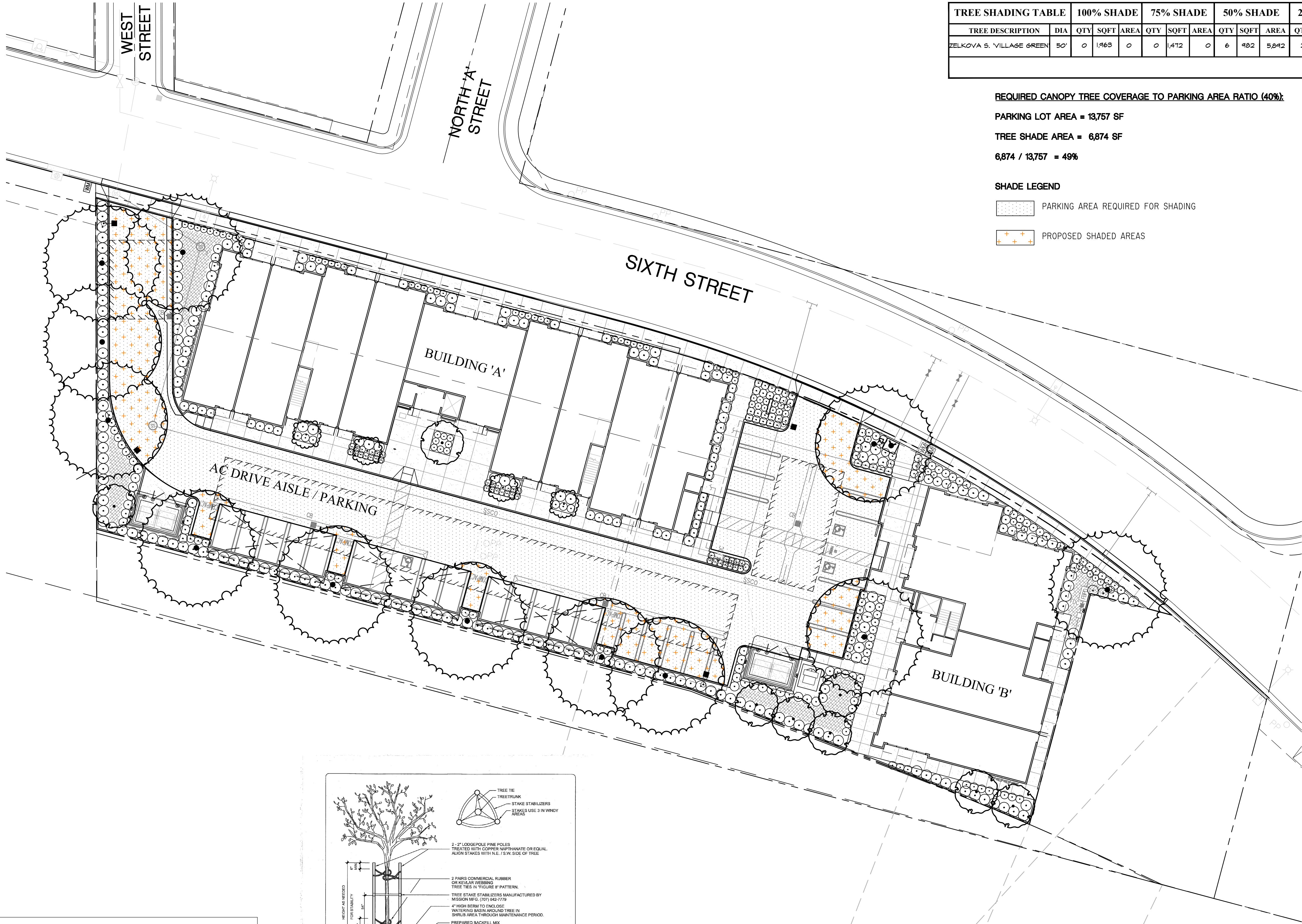
CHECKED BY: AMC

JOB NO: 16.029

**L1**

OF 10 SHEETS





TREE SHADING TABLE			100% SHADE			75% SHADE			50% SHADE			25% SHADE			TOTAL		
TREE DESCRIPTION			DIA	QTY	SQFT	AREA	QTY	SQFT	AREA	QTY	SQFT	AREA	QTY	SQFT	AREA		
ZELKOVA S. 'VILLAGE GREEN'			50"	0	1,963	0	0	1,472	0	6	982	5,892	2	491	982	8	6,874
TOTAL (SF)																6,874	

REQUIRED CANOPY TREE COVERAGE TO PARKING AREA RATIO (40%):

PARKING LOT AREA = 13,757 SF

TREE SHADE AREA = 6,874 SF

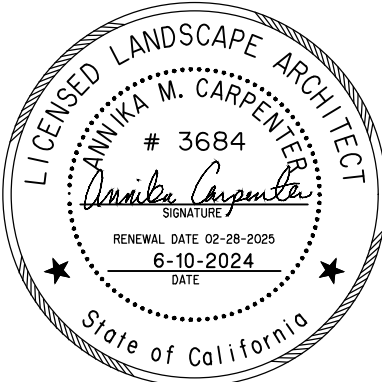
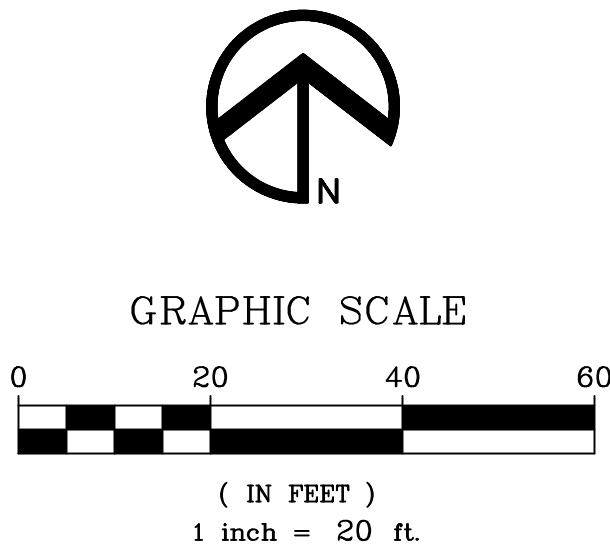
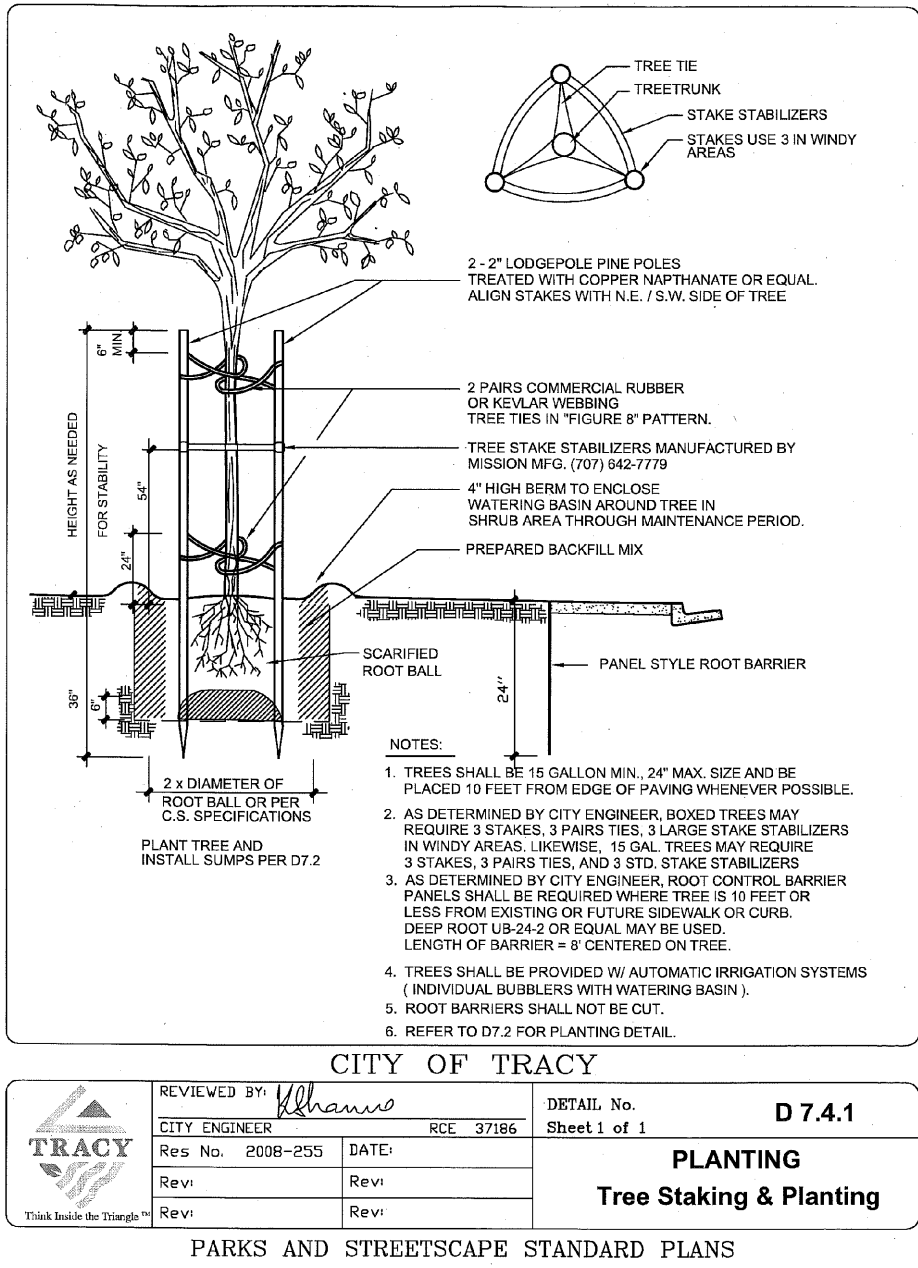
6,874 / 13,757 = 49%

SHADE LEGEND

PARKING AREA REQUIRED FOR SHADING

PROPOSED SHADED AREAS

TREE LEGEND				
BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	MATURE WIDTH
GINKGO B. 'PRINCETON SENTRY'	MAIDENHAIR TREE	24" BOX	LOW	10'
MAGNOLIA G. 'SAINT MARY'S'	SOUTHERN MAGNOLIA	24" BOX	MED	15'
ZELKOVA S. 'VILLAGE GREEN'	JAPANESE ZELKOVA	24" BOX	MED	50'



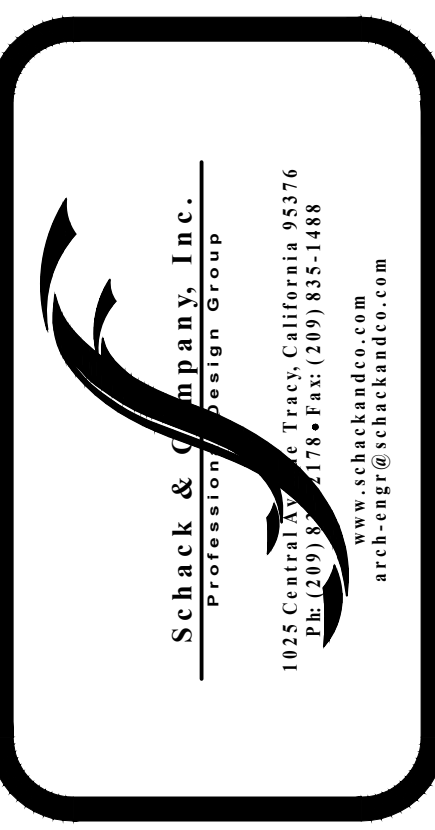
RIPLEY DESIGN GROUP, INC.  
1015 BONANZA STREET  
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WALNUT CREEK, CA 94596  
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F. 925-938-7436

REVISIONS		SUBMITTAL ENHANCEMENT		ENGINEERING PLAN REVIEW RESPONSE	
DATE	SYMBOL	DATE	SYMBOL	DATE	SYMBOL
02/01/24	1	02/01/24	2		

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FINAL CONSTRUCTION			

DEVELOPMENT REVIEW  
*Birla Mixed-Use Center*  
Commercial & Apartments  
106 & 306 W. SIXTH STREET  
TRACY, CALIFORNIA 95376



DATE:	6/10/24
DRAWN BY:	CL
CHECKED BY:	AMC
JOB NO:	16.029
L2	
OF	10 SHEETS



## CITY OF TRACY

### DETERMINATION OF THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

Application Number D24-0002

A determination of the Community and Economic Development Director to consider approving a Development Review Permit, Application Number D24-0002, (hereinafter "Project"), to (1) Construct a two new mixed-use buildings totaling approximately 33,500 square feet and other related on-site improvements located on a 1.07-acre project site at 160 and 306 W Sixth Street, Accessors Parcel Number 235-063-12 and 235-063-11; and (2) Determining that this project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332. The applicant is Schack & Company LLC, and the Property Owner is SAI Properties Tracy 306, LLC.

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

1. Tracy Municipal Code Central Business District (TMC Sec 10.08.2360)
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 proposed project includes the construction of two, mixed-use buildings totaling approximately 33,500 square feet. The buildings will have commercial suites on the first floor and residential units on the second floor. Building A has nine commercial suites and ten residential units. Building B has three commercial suites and four residential units. Additionally, the project will construct 35 parking spaces, landscaping, and other related improvements.

In accordance with CEQA Guidelines Section 15332, no further environmental assessment is required as the site falls within the Categorical Exemption for infill development.

THE DEVELOPMENT SERVICES DIRECTOR, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY (1) DETERMINES THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332, WHICH PERTAINS TO INFILL DEVELOPMENT. THE APPLICANT IS THE SCHACK & COMPANY LLC, AND THE PROPERTY OWNER IS SAI PROPERTIES TRACY 306, LLC; AND (2) APPROVES DEVELOPMENT REVIEW PERMIT APPLICATION NUMBER D24-0002, AS DESCRIBED IN THE PLANS RECEIVED BY THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT ON AUGUST 15, 2024, TO CONSTRUCT A TWO NEW MIXED-USE BUILDINGS TOTALING APPROXIMATELY 33,500 SQUARE FEET AND OTHER RELATED ON-SITE IMPROVEMENTS LOCATED ON A 1.07-ACRE PROJECT SITE AT 160 AND 306 W SIXTH STREET, ACCESSORS PARCEL NUMBER 235-063-12 and 235-063-11, 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 establishment, maintenance, and operation of the new coffee shop and related site



improvements are compatible with the land use, design, and business characteristics of the neighboring properties within the Central Business District. The mixed use project will provide additional commercial suites as well as residential units that will be located near downtown businesses which provides services for the residents and additional customers for the businesses.

2. The proposal conforms to Chapter 10.08, Zoning Regulations, of the Tracy Municipal Code, the City of Tracy General Plan, applicable Infrastructure Master Plans, and other City regulations as commercial uses and residential uses are a permitted use under the Central Business District zone and the General Plan Designation of Downtown, and the project will comply with all City requirements. The project has incorporated several architectural features including a mix of high-quality materials including brick veneer and a mix of different textured cement plaster and earth tone tans and browns. The project is consistent with the Central Business District and the City's Design, Goals and Standards and all other City standards.

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Forrest Ebbs  
Community and Economic Development Director

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Date of Action



**DRAFT**

**City of Tracy  
Conditions of Approval**

Birla Mixed-use Project  
Development Review Permit, Application Number D24-0002  
January 2, 2025

**A. General Provisions and Definitions.**

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

The Project: A Development Review Permit including the construction of two, mixed-use buildings totaling approximately 33,500 square feet on a 1.07-acre site consisting of a two new mixed use buildings totaling approximately 33,500 square-foot and related site improvements located at 160 and 306 W Sixth Street, Accessors Parcel Number 235-063-12 and 235-063-11, Application Number D24-0002.

The Property: The Birla Mixed-use Project is located on an approximately 1.07-acre site, located at 160 and 306 W Sixth Street, Accessors Parcel Number 235-063-12 and 235-063-11.

**A.2. Definitions.**

- a. "Applicant" means any person, or other legal entity, defined as a "Developer".
- b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed Engineer designated by the City Manager, or the Community and Economic Development Director, or the City Engineer to perform the duties set forth herein.
- c. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, the Cordes Ranch 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 Community and Economic Development Director of the City of Tracy Community and Economic Development Department, or any other person designated by the City Manager or the Community and Economic Development Director to perform the duties set forth herein.
- e. "Conditions of Approval" shall mean the conditions of approval applicable to the Project located at the Property, Application Number D24-0002. The



Conditions of Approval shall specifically include all conditions set forth herein.

- f. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.
- A.3. Compliance with submitted plans. Except as otherwise modified herein, the project shall be constructed in substantial compliance with the project plans received by the Community and Economic Development Department on August 15, 2024, to the satisfaction of the Community and Economic Development Director.
- A.4. Payment of applicable fees. The applicant shall pay all applicable fees for the project, including, but not limited to, development impact fees, building permit fees, plan check fees, grading permit fees, encroachment permit fees, inspection fees, school fees, or any other City or other agency fees or deposits that may be applicable to the project.
- A.5. Compliance with laws. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to:
- the Planning and Zoning Law (Government Code sections 65000, et seq.),
  - the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"),
  - the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines"),
  - California Building Code, and
  - California Fire Code
- A.6. Compliance with City regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations, including, but not limited to, the Tracy Municipal Code (TMC), Standard Plans, and the City's Design Goals and Standards.
- A.7. 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.

**B. Community and Economic Development Department, Planning Division Conditions**



- B.1. Parking Area. Before the approval of a building permit, the applicant shall submit the following to the satisfaction of the Community and Economic Development Director:
- B.1.1 Site plans and construction details that demonstrate 12-inch-wide concrete curbs along the perimeter of landscape planters where such planters are parallel and adjacent to vehicular parking spaces to provide access to vehicles without stepping into the landscape planters.
  - B.1.2 Detailed plans that demonstrate the parking stalls are striped in accordance with Standard Plan 141.
  - B.1.3 Detailed plans that demonstrate any sidewalk, landscape planters, or bio-retention areas 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.
  - B.1.4 Bicycle parking spaces shall be provided in accordance with Tracy Municipal Code Section 10.08.3510.
  - B.1.5 Detailed plans that demonstrate a minimum of one foot candle power illumination throughout the parking area as defined in Tracy Municipal Code Section 10.08.3450.
  - B.1.6 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.2. Landscaping & Irrigation. Before the approval of a building permit, the applicant shall provide detailed landscape and irrigation plans consistent with the following to the satisfaction of the Community and Economic Development Director:
- B.2.1 Said plans shall demonstrate compliance with 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.2.2 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.
  - B.2.3 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.2.4 Landscape & Irrigation Maintenance. Prior to the issuance of a building permit for each phase, 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.3. Screening Utilities and Equipment. Before the approval of a building permit, the applicant shall submit detailed plans that demonstrate the following:
  - B.3.1 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.
  - B.3.2 All vents, gutters, downspouts, flashing, and electrical conduits shall be internal to the structures and bollards and other wall-mounted or building-attached utilities 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.3.3 No roof mounted equipment, including, but not limited to, HVAC units, vents, fans, antennas, sky lights and dishes, whether proposed as part of this application, potential future equipment, or any portion thereof, shall be visible from any public right-of-way to the satisfaction of the Community and Economic Development Director. Plans to demonstrate such compliance shall be submitted to the City prior to the issuance of a building permit.
- B.4. 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 Tracy Municipal Code.
- B.5. All bollards on-site shall be painted to match the existing building, unless stated otherwise by federal or state regulations.
- B.6. The Developer shall comply with all applicable requirements of the San Joaquin County (SJC) Environmental Health Department (EHD) to the satisfaction of the SJC EHD.
- B.7. The Developer shall comply with all applicable requirements Pacific Gas and Electric (PG&E) Company, to the satisfaction of PG&E.

**C.1. Engineering Conditions**

Technical Analysis incorporated into these Conditions.



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

1. NONE

C.2. Grading Permit

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


- C.2.1 All grading work (on-site and off-site) shall require a grading plan and a City grading permit. The Developer will complete all requirements set forth by in this section.
- C.2.2 Prior to grading permit release, Developer shall prepare grading and drainage plans for all required earthmoving and drainage to serve the Project (both on-site and offsite) including grading details, grading quantities, and retaining walls design (Grading Plans). The said Grading Plans shall be prepared in accordance with the City's Subdivision Ordinance (Tracy Municipal Code (TMC) Chapter 12.36), City Design Documents as defined in Title 12 of the TMC, and these Conditions of Approval.
- C.2.3 Prior to grading permit release, Developer shall prepare Grading Plans that are stamped and prepared under the supervision of a California registered Civil Engineer (CA-CE). Grading Plans shall be prepared on a 24-inch x 36-inch size 20-pound bond white paper and shall use the City's Title Block.
- C.2.4 Prior to grading permit release, Developer shall prepare Grading Plans in substantial conformance the submitted site, building, parking, utility, grading, and other on and offsite improvements identified on submitted site improvements drawing package for D24-0002 Birla Mixed Use Cener, located at 160 & 306 W Sixth Street, Tracy CA 95376 submitted February 7, 2024.
- C.2.5 Prior to grading permit release, the Developer shall provide a PDF copy of the Project's Geotechnical Report to the City, and it shall be stamped by the Project's California registered Geotechnical Engineer (CA-GE). The technical report must include relevant information related to soil types and characteristics, soil bearing capacity, compaction recommendations, slope recommendations, retaining wall design recommendations, paving section recommendations, and elevation of the highest observed groundwater level. All Grading Plans and grading work shall be performed and completed in accordance with the recommendation(s) of the Project's CA-GE.



- C.2.6 Prior to grading permit release, Developer shall depict in the Grading Plans the use of reinforced and engineered masonry blocks for retaining soil when the grade differential exceeds twelve (12) vertical inches or more. The Developer will provide construction details of all minor and major retaining walls within the site shown on Grading Plans. Developer may use slopes to transition between the lots to address the grade differential, but the said slope shall not exceed a gradient of three (3) horizontal feet to one (1) vertical foot unless approved by a CA-GE. If adjacent and affected property(s) owner(s) grants slope easements to the Developer, these slope easements will be subject to review and approval by the City Engineer prior to grading permit submittal.
- C.2.7 Graded slopes are an acceptable option as a substitute to engineered retaining walls, where cuts or fills do not match existing ground or final grade at the adjacent property or public right of way, up to a maximum grade differential of two (2) vertical feet, and subject to approval by the City Engineer.
- C.2.8 Prior to grading permit release, the Developer shall depict all the proposed retaining walls as masonry walls to be shown on the Grading Plans. The Developer is required to submit construction footing details, structural calculations, masonry wall details of all retaining wall design to Building Safety for review and approval. Retaining wall and masonry wall design parameters will be included in the geotechnical report and submitted to the city building for review and approval.
- C.2.9 Prior to grading permit release, Developer shall provide a copy of the approved building permit from Building Safety for all retaining walls depicted on the Grading Plans.
- C.2.10 Prior to grading permit release, the Developer shall obtain all applicable signatures by Project's CA-GE, City departments, Fire Marshal, and outside agencies (where applicable) on the Grading Plans prior to submitting the Grading Plans to Engineering for City Engineer's signature.
- C.2.11 Prior to grading permit release, the Developer shall depict on the Grading Plans, all erosion control measures needed to be implemented for the project in accordance city and state requirements. All grading work not completed before October 15 may be subject to additional requirements as applicable by field conditions as defined by City Engineer. Grading Plans shall specify all proposed erosion control methods and construction details to be employed during construction of the project. The plans shall also specify all materials to be used during and after the construction be included in the grading permit.
- C.2.12 Prior to grading permit release, the Developer shall pay all Grading Permit fees which include grading, plan checking, and inspection fees, and other applicable fees per the City fee schedule.
- C.2.13 Prior to grading permit release, the Developer shall obtain written approval (i.e., recorded easements for slopes, drainage, utilities, access, parking, etc.) of all



other public agencies and private entities with authority over any public and/or private easements and/or facilities and/or adjacent property prior to grading permit issuance.

- C.2.14 Prior to grading permit release, the Developer shall obtain a demolition and grading permit to remove existing buildings, pavement, landscaping, utilities, or other improvements located within the specific area of the site that will be improved. If the demolition of buildings, pavement, parking, sidewalks and access to existing buildings takes place, the developer shall provide adequate notice to any users of the facility that all the existing buildings, pavement, site improvements, utilities in the site are going to be demolished and the site will be under construction. Prior to any demolition of the site, the Developer shall install a temporary fence of the entire construction area of the new project. At all times, the Developer shall maintain safe and clean working conditions for the general public and those residents that will be living in close proximity to the construction of the project. At all times, the Developer shall provide adequate warning devices, barricades, metal plating of open trenches and other safety measures installed during construction.
- C.2.15 All trash enclosures shall be made of Concrete block walls with metal doors with large concrete pad and covered to not allow rainwater from getting into the drain system that will be connected to the sanitary sewer line.
-  C.2.16 Prior to grading permit release, the Developer shall provide a copy of the approved Incidental Take Minimization Measures (ITMM) habitat survey [San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)] from San Joaquin Council of Governments (SJCOG) prior to grading permit.
- C.2.17 Prior to grading permit release, the Developer shall provide a copy of the approved Air Impact Assessment (AIA) with an Indirect Source Review (ISR) and Dust Control from San Joaquin Valley Air Pollution Control District (SJVAPCD) prior to grading permit.
- C.2.18 Prior to grading permit release, the Developer shall provide to the City a written plan to address archeological, historical, or other paleontological findings. If at any point during grading the Developer, and their respective officials, employees, subcontractor, and/or subconsultant exposes/encounters/uncovers any archeological, historical, or other paleontological findings, the Developer shall 1) inform the City Engineer; 2) shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and 3) subsequent Cultural Resource Policy or mitigation in any applicable environmental document.
- C.2.19 Seven calendar days after the release of the grading permit, the Developer shall request a pre-construction (grading) meeting with the City's Construction Management team. At this meeting, the Developer shall provide three (3) paper



copies of the Grading Plans. The Developer shall provide additional copies as requested.

Grading Permit Special Condition(s)

C.2.20 Delete

C.3.0 Encroachment Permit and Improvement Agreement(s)

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

- C.3.1 All construction activity involving public improvements (on-site and off-site) is required to have an approved set of improvement plans; an encroachment permit; and a fully executed improvement agreement (Off-site Improvement Agreement - OIA ). Any construction activity involving public improvements without all three items is prohibited. The Developer will complete all requirements set forth in this section prior to any construction.
- C.3.2 Prior to construction permit, the Developer shall prepare public infrastructure improvement plans for all required improvements required to serve the Project (on-site and off-site) including construction details, paving sections, joint-trench, traffic signals, etc. (Improvement Plans).
- C.3.3 Prior to construction permit, the Developer shall prepare Improvement Plans that are stamped and prepared under the supervision of a California registered Civil Engineer (CA-CE). Other disciplines' work shall also be stamped and prepared under the supervision of each disciplines' registered design professional.
- C.3.4 Prior to construction permit, the Developer shall prepare Improvement Plans on a 24-inch x 36-inch size 20-pound bond white paper and shall use the City's Title Block. The said Improvement Plans, specifications and details depicted on said Improvement Plans shall be prepared in accordance with the City's Subdivision Ordinance (Tracy Municipal Code (TMC) Chapter 12.36), City Design Documents as defined in Title 12 of the TMC, City's Facilities Master Plan for storm drainage, roadways, wastewater, and water as adopted, amended, and updated by the City, or as otherwise specifically approved by the City, and all requirements described in the documents described hereon, and these Conditions of Approval.
- C.3.5 Prior to construction permit, the Developer shall prepare Improvement Plans in substantial conformance with the site building, parking, utility, grading, and other on-site and off-site improvements identified on submitted site improvements drawing package for D24-0002 Birla Mixed -Use Center, 160 & 306 W Sixth February 2,2024 by Schack & Company, Inc, 11025 N. Center Ave, Tracy CA. , 95376,



- C.3.6 Prior to construction permit release, the Developer shall provide a PDF copy of the Project's Geotechnical/Soils Report prepared and stamped by the Project's CA-GE. The technical report must include relevant information related to street pavement thickness (asphalt concrete and aggregate base), compaction recommendations, building pad section and compaction recommendation, soil bearing capacity, retaining wall footing design parameters, slope recommendations, percolation rates, ground water depth, and other pertinent information for grading the site and building the building foundations.
- C.3.7 Prior to construction permit release, the Developer shall prepare Improvement Plans to specifically include, but not be limited to all demolition, grading, existing and proposed utilities to be constructed, and other improvement such as irrigation, storm drain, all existing surface improvements such as PCC, curb, gutter, sidewalk, ADA ramps, landscaping, irrigation, striping, etc. including the size and location of all pipes.
- C.3.8 Prior to construction permit release, Developer shall prepare Improvement Plans to specifically include, but not be limited to dimensions of existing and proposed utilities and surface improvements.
- C.3.9 Prior to construction permit release, the Developer shall identify and depict on the Improvement Plans all frontage improvements to be reconstructed including of pavement, curb and gutter, sidewalk, driveways, ADA ramps, fire hydrants, streetlights, landscaping, and irrigation in need of repair (cracked, settled, and/or damaged). The Developer shall then note on the Improvement plans the location of the said improvements that need reconstructed and shall be reconstructed in accordance with City requirements to the satisfaction of the City Engineer. Any repair, removal, and replacement shall be in an equivalent manner to the current improvement, i.e., similar width, color, finish, meander, etc.
- C.3.10 Prior to construction permit release, Developer shall dedicate a 10' wide Public Utility Easements (PUE) over all new public utility lines and over all utility water meters and sewer cleanouts located behind the public sidewalk and outside existing public right of way. The Developer shall also dedicate additional street right-of-way along the proposed back of new sidewalk along the south side 6<sup>th</sup> street as shown on the preliminary site plan.
- C.3.11 Prior to construction permit release, Developer shall provide all supporting engineering calculations, materials information or technical specifications, cost estimate, and technical reports shall be submitted to the city at the time of grading, site improvement and building permit reviews. All improvement plans shall contain a note stating that the Developer will be responsible for preserving and protecting all existing survey monuments and other survey markers such as benchmarks prior to building permits.
- C.3.12 The Developer shall also make the following improvements:



a. The Developer shall reconstruct any damaged frontage improvements of curb and gutter, sidewalk, driveways, ADA ramps and landscaping along Sixth Street to recent City requirements prior to project completion.

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

Final Landscape and irrigation plans shall be in substantial conformance with the approved preliminary Landscape plans submitted with the approved site development review permit for this Project. All landscape drawings shall be prepared on a 24-inch x 36-inch size 20-pound bond white paper that incorporates all requirements described in these Conditions of Approval, and the City's Design Documents as defined in Title 12 of the Tracy Municipal Code. Developer shall use the latest title block. Said landscape and irrigation plan shall be prepared by a California licensed landscape architect. The landscaping and irrigation shall conform to MWEL standards. If recommended, Developer shall use structural soil if the street trees' well is narrower than five (5) feet wide. The developer shall construct new proposed monument signs and their appurtenances, and any other existing items out of this clear site visibility zones of all driveway entrances to the site.

The Developer shall install landscaping along the project frontage of sixth street as shown on the preliminary landscape plans of the approved project. This landscaping shall be shrubs, ground cover, trees and other landscaping plants and irrigation systems as shown on the approved landscape plan of the total project as required to landscape all landscape areas of the proposed project.

C.3.14 Storm Water

Prior to construction permit release, the developer shall depict on the site Improvement Plans the location of all existing storm drain systems located within the site that drain to Sixth Street. All new storms drain inlets and pipes shall connect into this existing storm drain system within Sixth Street. The contractor shall comply with all state and county C3 clean water measures by installing above ground and/or underground clean water filtering system in the site so that water from the site will not contaminate other storm water that drains into the City's existing storm water system in accordance with City standard plans and city requirements and to the satisfaction of the City Engineer.

The Developer shall provide calculations for the sizing of the proposed storm drain(s) system that drains the project shall be submitted with the hydrology and storm water report during plan review. The Developer shall comply with the applicable requirements of the City's storm water masterplan adopted by the City Council in 2012 and any subsequent amendments.



All proposed bioretention basins shall comply with the applicable requirements of the City, county and state clean water program and storm water masterplan adopted by the City Council in 2012.

C.3.15 The Developer shall design and construct either an above ground or an underground bioretention basin facility for the storage and treatment of storm water of the site area to the satisfaction of the City Engineer and the City's clean water requirements. Per Item No. 15, Section V on page 94 of the 2008 Design Standards, all storm water run-off from the site shall not cross property lines. The project storm drainage release point is located at the north end of a 25' wide driveway to Sixth Street and northeast driveway located along the south curb of Sixth Street. This storm drainage release point is where storm water leaves the project in a 100-year storm event or when the project property's on-site storm drainage system fails to function, or pipes are clogged. Site grading shall be designed such that the project's storm drainage shall flow to the proposed storm drainpipe located on-site and then flows underground in pipes to drainage inlets located within Sixth Street. The site 100-year storm drainage release point is recommended to be at least 0.70-feet lower than any the new building's finish floor elevation and shall be designed and improved to the satisfaction of the City Engineer.

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

C.3.17 Sanitary Sewer

The developer is required to connect both site buildings into the city sanitary sewer system located in Sixth Street. The Developer shall depict these additional sewer improvements on the project site utility Improvement Plan. This sewer connection to the City sewer system shall be first to the onsite sanitary sewer line lateral from the existing building to the clean out located just outside the public right of way in Sixth Street, shall be the first priority of the sewer design in accordance with the City's Design requirements and to the satisfaction of the City Engineer.

C.3.18 Water Distribution

Prior to construction permit release, the Developer shall depict on the project Improvement Plans this potable domestic, irrigation, and fire sprinkler water services within the project site before tapping into city water system. Fire sprinkler lines and/or domestic water services shall be installed to every building within the project and shall comply with the City Design criteria and city standard plans.



The sizing, layout and looping of all water lines shall meet state, and local fire code requirements for this type of building development. During the construction of the Project, the Developer is responsible for providing water infrastructure (temporary or permanent) capable of delivering adequate fire flows and water pressure that is appropriate to all stages of construction and as approved by the City Fire Marshal.

The Developer shall use the existing water line in Sixth Street for water line connections to the site. The pavement restoration shall be per City Standards and subject to Condition C.6.1

All proposed buildings fire sprinkler systems are required to connect to an existing city water system prior to occupancy. The Developer shall connect the new buildings new site fire sprinkler system and domestic water systems from the buildings to the street first. If this is not enough flow or pressure, then an alternative would be to connect directly into a tanks and booster pump system that flows from the existing water mains located in sixteenth street for a new fire protection and domestic water service. If trenching is required, the pavement trenching and restoration in public street shall be per City Standards.

Interruption to the water supply to the existing businesses and other users will not be allowed to facilitate construction of improvements related to the Project. The Developer is responsible for notifying business owner(s) and users, regarding any disruptions from the construction work. The written notice, as approved by the City Engineer, shall be delivered to the affected residents or business owner(s) at least seventy-two (72) hours before the start of work. Prior to starting the work described in this section, the Developer shall submit prepare a work plan acceptable to the City that demonstrates no interruptions to the water supply, and Traffic Control Plan to be used during the installation of the off-site water mains and connections.

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

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

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

All costs associated with the installation of the Project's water connection(s) including the cost of removing and replacing asphalt concrete pavement, pavement



marking and striping such as crosswalk lines and lane line markings on existing street or parking area(s) that may be disturbed with the installation of the permanent water connection(s), or domestic water service, and other improvements shall be paid by the Developer.

Fire Service Line(s) and Hydrants – Location and construction details of installing the fire service line shall include the installation of fire hydrant(s) that are to serve the Project, which shall be protected with a curb or 4 concrete bollards around each hydrant. The layout of all fire hydrants shall be approved by the City Fire Marshal prior to the approval of the Improvement Plans by the City Engineer. The Developer shall submit a layout of the fire hydrants and obtain written approval of the location of fire hydrants and fire connections to the building from the Fire Marshal, prior completion of the of the water line design.

C.3.19 Prior to construction permit release, the Developer shall prepare mechanical, electrical and civil utility improvement Plans, prepared on a 24-inch x 36-inch size 4-millimeter thick mylar for the installation of all natural gas lines, tanks, gas equipment, electric, drainage, TV cable, telephone, and others to serve the Project. All private utility services to serve Project must be installed underground or relocated to be underground, and to be installed at the location approved by the respective owner(s) of the utilities from the street to any proposed utility to the building(s).

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

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

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

Access and Traffic Circulation to Existing Businesses/Residents - Developer shall take all steps necessary to plan and construct site improvements such that construction operations do not impact safety and access (including emergency vehicles) to the existing businesses and residents throughout the duration of



construction. The Developer shall coordinate with the owners and cooperate to minimize impacts on existing businesses. All costs of measures needed to provide safe and functional access shall be borne by the Developer.

C.3.23 No street trench shall be left open, uncovered, and/or unprotected during night hours or when the Developer's contractor is not performing construction activities. Appropriate signs and barricades shall be installed on the street and on all trenches during construction. If the Developer or his contractor elects to use steel plates to cover street trenches, said steel plates will be skid-resistant, and shall be ramped on all sides. Ramps will be a minimum two-foot wide and will run the entire length of each side.

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

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

- a. Developer shall reconstruct any damaged frontage improvements along the curb and gutter, sidewalk, ADA ramps, pavement, and landscaping along Sixth Street to the most recent City requirements prior to occupancy.
- b. Developer shall reconstruct damaged frontage asphalt paving, curb and gutter, sidewalk, ADA ramps and landscaping along Larch Road to City requirements prior to occupancy.

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

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

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



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

C.3.27 Prior to construction permit release, Developer shall obtain all applicable signatures by City departments and outside agencies (where applicable) on the Improvement Plans including the Fire Marshal prior to submitting said plans to Engineering for City Engineer's signature.

C.4. Building Permit

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

C.4.1 The Developer has satisfied all the requirements set forth in these Conditions of Approval.

C.4.2 Prior to building permit release, the Developer shall pay the development impact fees to the satisfaction of the City Engineer.

C.4.3 Prior to building permit release, the Developer shall have obtained a Grading Permit.

Building Permit Special Condition(s)

NONE

C.5. Acceptance of Public Improvements and Occupancy

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

C.5.1 The Developer has satisfied all the requirements set forth in these Conditions of Approval.

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

C.5.3 Prior to any form of occupancy, the Developer shall provide Certified "As-Built" Improvement Plans (or Record Drawings) from the Project's CA-CE. Upon completion of the construction by the Developer, the City, at its sole discretion, temporarily release the original mylars of the Improvement Plans to the



Developer so that the Developer will be able to document revisions to show the "As-Built" configuration of all improvements.

- C.5.4 Prior to occupancy, the Developer shall provide both AutoCAD files (including all X-references files), and GIS Shape files (both in formats approved by the City) for the public improvements.
- C.5.5 Prior to any form of occupancy, Developer shall complete potable domestic and irrigation water service connection(s). Developer shall also complete all fire water lines to fire sprinkler system and on-site fire hydrants. These items are to be installed per City requirements.
- C.5.6 Prior to occupancy or project completion, the Developer shall install all required sewer improvements as mandated by the city utility department for serving each new building of the site. The developer shall also complete but not limited to reconstructing PCC curb, gutter, and sidewalk, replacing asphalt concrete pavement, restoring pavement marking and striping, and other improvements along Sixth Street that will be disturbed because of installing a new storm drain, sewer, and water lines to the Project's permanent buildings.
- C.5.6 Prior to acceptance of public improvements, if determined by the City Engineer that an existing pavement to be in poor condition and/or damaged by construction activities related to the Project, the Developer shall repair and/or reconstruct street pavement fronting the project including curb, gutter and sidewalk and other public landscape improvements as required by the City Engineer.
- C.5.7 Prior to acceptance of public improvements, the Developer will need to complete the ninety (90) day public landscaping maintenance period.
- C.5.8 Prior to improvement acceptance Per Section 21107.5 of the California Vehicle Code, Developer shall install signs at all entrance(s) of the Project stating that the streets are privately owned and maintained and are not subject to the public traffic regulations or control. Said signs must be conspicuously placed, plainly visible, and legible during daylight hours from a distance of one hundred (100) feet, if applicable.
- C.5.9 Prior to improvement acceptance, the Developer shall submit warranty bonds to the City for review.
- C.5.10 Prior to acceptance of public improvements, the Developer shall have constructed all public improvements in accordance with City requirements, the recommendation(s) of the Project's (CA-CE), and to the satisfaction of the City Engineer.
- C.5.11 Release of Improvement Security – Release of improvement security shall be in accordance with the requirements of Title 12 of the TMC. The Monumentation Bond will be released to the Developer after the City Council's acceptance of the



public improvements and if the Developer meets the terms set in Section 66497(c) of the Subdivision Map Act. All survey monuments shown on the Final Map, if applicable, must be installed. Any altered, damaged, or destroyed survey monuments and/or benchmarks shall be re-established. The Developer shall submit centerline tie sheets or a record of survey for the following: new public streets; re-established survey monuments, and/or benchmarks. If the Developer destroyed, altered, and/or reconstructed any existing curb returns, the Developer shall also submit corner records. Any survey document will be submitted the city and to the San Joaquin County Surveyor to comply with California Business and Professions Code Section 8771(c). Said work shall be executed by a California licensed Land Surveyor at the Developer's sole expense.

Acceptance or Occupancy Special Condition(s)

NONE

C.6 Special Conditions

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



submit a map depicting the location of the water meter on an 8.5-inch X 11-inch sheet to the Finance Department.

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

**D. Community and Economic Development Department, Building Division Conditions**

- D.1 Prior to building permit issuance, Applicant must submit construction documents, plans, specifications and/or calculations to the Building Division for review and approval which meet all requirements of Title 24 California Code of Regulations, as applicable per Title 24 California Code of Regulations.
- D.2 At the time of building permit application, the applicant shall submit plans that provide 36" of space without detectable warnings behind the required 36" of detectable warnings. Where the turning space has one entrance/exit point other than the sloped ramp segments, detectable warnings shall be 36 inches (914 mm) deep, as measured perpendicular to the curb, and the turning space shall provide minimum 36 inches (914 mm) wide portion without detectable warnings to allow pedestrian travel in the direction of the sidewalk without travelling over the detectable warnings. (CBC11B-705.1.2.2.2.1)

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

- E. 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 issuance of construction permit.

g. Fire control room locations shall be approved 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.

- E.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.
- E.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.
- E.4. All hydrants shall be installed, inspected and tested prior to bringing combustible materials onsite, including storage.
- E.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.
- E.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.
- E.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 conduit is costly. If coverage is inadequate, a separate permit for emergency radio responder coverage shall be submitted to SSJCFA for review and approval prior to installation.
- a. Additional improvements may warrant additional testing to be performed. Testing shall be the determination of the fire code official.



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

**F.1. Streets and Streetlights**

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

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

Or

- b. POA and dormant CFD. If the POA is the chosen funding mechanism, Developer must do the following:
  - 1) Form a Property Owner's Association (POA) or other maintenance association, with CC&Rs reasonably acceptable to the City, to assume the obligation for the on-going costs of the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights and signals that will serve the Project (collectively, the "Infrastructure");
  - 2) Cause the POA to enter into an agreement with the City, in a form to be approved by the City and to be recorded against the Property prior to the



final inspection, setting forth, among other things, the required maintenance obligations, the standards of maintenance, and all other associated obligation(s) of the POA to ensure the on-going costs of the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights and signals that will serve the Project (collectively, the "Infrastructure");

- 3) Before final inspection, annex into a CFD in a "dormant" capacity, to be triggered if the POA fails (as determined by the City in its sole and exclusive discretion) to perform the required level of operation, maintenance and replacement for the on-going costs of the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights and signals that will serve the Project (collectively, the "Infrastructure"). The dormant tax or assessment shall be disclosed to all property owners, even during the dormant period.

Or

- c. Direct funding. Developer shall enter into an agreement with the City, which shall be recorded against the Property, which requires that prior to approval of final inspection, Developer shall deposit with the City an amount necessary, as reasonably determined by the City, to fund in perpetuity the on-going costs of the operation and maintenance of the streets (from curb-to-curb, excluding gutters) to a Pavement Management System standard of PCI 70 (seventy), which could include street reconstruction, as reasonably determined by the City, the electric utility costs of operating the streetlights and signals that will serve the Project (collectively, the "Infrastructure").

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

## F.2. Landscaping Maintenance

Prior to issuance of any building permit for the Property, Developer shall provide for perpetual funding of the on-going costs of operation, maintenance and replacement for public landscaping for the Property at a high-quality service level as determined



by the Parks Director by doing one of the following, subject to the approval of the City's Finance Director:

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

Or

- b. POA and dormant CFD. If the POA is the chosen funding mechanism, the Developer must do the following:
1. Form a Property Owner's Association (POA) or other maintenance association, with CC&Rs reasonably acceptable to the City, to assume the obligation for the on-going maintenance of all public landscaping areas that will serve the Property;
  2. Cause the POA to enter into an agreement with the City, in a form to be approved by the City and to be recorded against the Property prior to the final inspection, setting forth, among other things, the required maintenance obligations, the standards of maintenance, and all other associated obligation(s) to ensure the long-term maintenance by the POA of all public landscape areas that will serve the Property;
  3. Make and submit to the City, in a form reasonably acceptable to the City, an irrevocable offer of dedication of all public landscape areas that will serve the Property;
  4. Before final inspection, annex into a CFD in a "dormant" capacity, to be triggered if the POA fails (as determined by the City in its



sole and exclusive discretion) to perform the required level of public landscape maintenance. The dormant tax or assessment shall be disclosed to all property owners, even during the dormant period.

Or

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

-END-