

Wednesday, July 14, 2021, 7:00 P.M.

Tracy City Hall, 333 Civic Center Plaza, Tracy

Web Site: www.cityoftracy.org

THIS REGULAR MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDER N-29-20 WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE RALPH M. BROWN ACT

THIS MEETING WILL BE OPEN TO THE PUBLIC FOR IN-PERSON AND REMOTE PARTICIPATION. IN ACCORDANCE WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH GUIDELINES, MASKS ARE NOT REQUIRED FOR FULLY VACCINATED INDIVIDUALS. MASKS ARE REQUIRED FOR UNVACCINATED INDIVIDUALS IN INDOOR PUBLIC SETTINGS AND BUSINESSES. MEMBERS OF THE PUBLIC MAY PARTICIPATE REMOTELY IN THE MEETING VIA THE FOLLOWING METHOD:

As always, the public may view the Planning Commission meetings live on the City of Tracy's website at www.CityofTracy.org or on Channel 26. To view from the City's website, select "Watch Live Council Meetings" from the drop down menu "Select an Online Service" at the top of the City's homepage. You will be directed to the "Council Meeting Videos" page where you may select the video for the appropriate date under "Upcoming Events."

If you only wish to watch the meeting and do not wish to address the Planning Commission, the City requests that you stream the meeting through the City's website or watch on Channel 26.

Remote Public Comment:

During the upcoming Planning Commission meeting public comment will be accepted via the options listed below. If you would like to comment remotely, please follow the protocols below:

- *Comments via:*
 - **Online by visiting** <https://cityoftracyevents.webex.com> and using the following
 - **Event Number:** 182 842 8675 and **Event Password:** Planning
 - **If you would like to participate in the public comment anonymously**, you may submit your comment in WebEx by typing "Anonymous" when prompted to provide a First and Last Name and inserting Anonymous@example.com when prompted to provide an email address.

- *Protocols for commenting via WebEx:*
 - *If you wish to comment on the "Consent Calendar", "Items from the Audience/Public Comment" or "Special Meeting Agenda" portions of the agenda:*
 - *Listen for the Mayor to open that portion of the agenda for discussion, then raise your hand to speak by clicking on the Hand icon on the Participants panel to the right of your screen.*
 - *If you no longer wish to comment, you may lower your hand by clicking on the Hand icon again.*
 - *Comments for the "Consent Calendar" "Items from the Agenda/Public Comment" or "Special Meeting Agenda" portions of the agenda will be accepted until the public comment for that item is closed.*

- **The total allotted time for public comment will be as follows:**
 - **Consent Calendar: 10 minutes**

- *Items from the Audience: 15 minutes*
- *Regular Items: 10 minutes*

Comments received on Webex outside of the comment periods outlined above will not be included in the record.

Americans With Disabilities Act - The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in Council meetings. Persons requiring assistance or auxiliary aids should call City Hall (209/831-6105) 24 hours prior to the meeting.

Addressing the Council on Items on the Agenda - The Brown Act provides that every regular Planning Commission meeting shall provide an opportunity for the public to address the Commission on any item within its jurisdiction before or during the Commissioner's consideration of the item, provided no action shall be taken on any item not on the agenda. To facilitate the orderly process of public comment and to assist the Commission to conduct its business as efficiently as possible, members of the public wishing to address the Commission are requested to, but not required to, hand a speaker card, which includes the speaker's name or other identifying designation and address to the City Clerk prior to the agenda item being called. Generally, once the Planning Commission begins its consideration of an item, no more speaker cards will be accepted. An individual's failure to present a speaker card or state their name shall not preclude the individual from addressing the Commission. Each citizen will be allowed a maximum of five minutes for input or testimony. In the event there are 15 or more individuals wishing to speak regarding any agenda item including the "Items from the Audience/Public Comment" portion of the agenda and regular items, the maximum amount of time allowed per speaker will be three minutes. When speaking under a specific agenda item, each speaker should avoid repetition of the remarks of the prior speakers. To promote time efficiency and an orderly meeting, the Presiding Officer may request that a spokesperson be designated to represent similar views. A designated spokesperson shall have 10 minutes to speak. At the Presiding Officer's discretion, additional time may be granted. The City Clerk shall be the timekeeper.

Consent Calendar - All items listed on the Consent Calendar are considered routine and/or consistent with previous Planning Commission direction. One motion, a second, and a roll call vote may enact the items listed on the Consent Calendar. No separate discussion of Consent Calendar items shall take place unless a member of the Planning Commission, City staff or the public request discussion on a specific item.

Addressing the Council on Items not on the Agenda – The Brown Act prohibits discussion or action on items not on the posted agenda. The Planning Commission's Meeting Protocols and Rules of Procedure provide that in the interest of allowing Commissioners to have adequate time to address the agenda items of business, "Items from the Audience/Public Comment" following the Consent Calendar will be limited to 15-minutes maximum period. "Items from the Audience/Public Comment" listed near the end of the agenda will not have a maximum time limit. A five-minute maximum time limit per speaker will apply to all individuals speaking during "Items from the Audience/Public Comment". For non-agendized items, Commission Members may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to Planning Commission. When members of the public address the Commissioners, they should be as specific as possible about their concerns. If several members of the public comment on the same issue an effort should be made to avoid repetition of views already expressed.

Notice - A 90 day limit is set by law for filing challenges in the Superior Court to certain City administrative decisions and orders when those decisions or orders require: (1) a hearing by law, (2) the receipt of evidence, and (3) the exercise of discretion. The 90 day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge a City Council action in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised during the public hearing, or raised in written correspondence delivered to the Planning Commission prior to or at the public hearing.

Full copies of the agenda are available on the City's website: www.cityoftracy.org

REGULAR MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES – 06/23/21

DIRECTOR'S REPORT REGARDING THIS AGENDA

A. ELECTION OF VICE CHAIR

ITEMS FROM THE AUDIENCE - *In accordance with Council Meeting Protocols and Rules of Procedure*, adopted by Resolution No. 2019-240, a five-minute maximum time limit per speaker will apply to all individuals speaking during "Items from the Audience/Public Comment". For non-agendized items, Planning Commissioners may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to the Planning Commission.

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE PERMITTED USES IN THE GENERAL INDUSTRIAL LAND USE DESIGNATION OF THE INDUSTRIAL AREAS SPECIFIC PLAN (SPA20-0009) AND A CONDITIONAL USE PERMIT FOR AN ANIMAL BOARDING FACILITY (CUP20-0002) ON APPROXIMATELY 4.76 ACRES CONSISTING OF THREE ADJACENT PARCELS LOCATED AT THE SOUTHEAST CORNER OF GANDY DANCER DRIVE AND SHAMROCK WAY (3508, 3608, AND 3708 SHAMROCK WAY – THE APPLICANT IS ALEX WEBER, LLC AND THE OWNER IS GOWAN FAMILY, LLC).

- B. PUBLIC HEARING TO CONSIDER A TENTATIVE SUBDIVISION MAP (INTERNATIONAL PARK OF COMMERCE) TO DIVIDE 978 ACRES BOUNDED BY MOUNTAIN HOUSE PARKWAY ON THE WEST, CAPITAL PARKS DRIVE TO THE NORTH, OLD SCHULTE ROAD TO THE SOUTH AND PAVILLION PARKWAY TO THE EAST, ASSESSOR'S PARCEL NUMBERS 209-460-26, 27, 28, 29, 31, 32 AND 33, 209-120-09 AND 10, AND 209-220-07, 10, 11, 12 AND 14; THE APPLICANT IS KIER & WRIGHT AND PROPERTY OWNER IS PROLOGIS; APPLICATION NUMBER TSM19-0002
2. ITEMS FROM THE AUDIENCE
 3. DIRECTOR'S REPORT
 4. ITEMS FROM THE COMMISSION
 5. ADJOURNMENT

Posted: July 9, 2021

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Any materials distributed to the majority of the Planning Commission regarding any item on this agenda will be made available for public inspection via the City of Tracy website at www.cityoftracy.org.

**MINUTES
TRACY CITY PLANNING COMMISSION
JUNE 23, 2021, 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

Due to the COVID-19 emergency, the regular meeting was conducted pursuant to the provisions of the Governor's Executive Order N-29-20, which suspends certain requirements of the Ralph M. Brown Act. Residents participated remotely via email, phone and WebEx during the meeting.

CALL TO ORDER

Vice Chair Hudson called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Vice Chair Hudson led the pledge of allegiance.

ROLL CALL

Roll Call found Commissioner Francis, Commissioner Wood, and Vice Chair Hudson present. Also present were: Leticia Ramirez, City Attorney; Bill Dean, Interim Director of Development Services; Robert Armijo, City Engineer; Scott Claar, Senior Planner; Veronica Child, Management Analyst; Al Gali, Associate Engineer; Genevieve Federighi, Associate Planner; Kimberly Matlock, Associate Planner; Gina Peace, Executive Assistant; Peggy Beeuwsaert, Planning Technician; and Grace Strmiska, Administrative Assistant.

Commissioner Atwal joined the meeting at 7:05 p.m.

MINUTES

Vice Chair Hudson introduced the Minutes from the May 12, 2021 meeting.

ACTION: It was moved by Commissioner Wood and seconded by Commissioner Francis to approve the May 12, 2021 Planning Commission meeting minutes. A voice vote found Commissioner Atwal, Commissioner Francis, Commissioner Wood, and Vice Chair Hudson in favor. Chair Orcutt absent. Passed and so ordered; 4-0-1-0.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

A. REPORT OF GENERAL PLAN CONSISTENCY FOR CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECTS FOR FISCAL YEAR 2021/2022 THROUGH FISCAL YEAR 2025/2026

Robert Armijo, City Engineer, and Veronica Child, Management Analyst, delivered the staff report.

Vice Chair Hudson opened the Public Hearing at 7:52 p.m.

Chair Orcutt joined the meeting at 7:53 p.m.

Alice English, resident, addressed the Commission.

Vice Chair Hudson closed the Public Hearing at 8:00 p.m.

ACTION: It was moved by Commissioner Atwal and seconded by Commissioner Francis that the Planning Commission report that the Capital Improvement Program Projects are consistent with the goals, policies and actions of the City's General Plan, as stated in the Planning Commission Resolution dated June 23, 2021.

A roll call vote found all in favor. Passed and so ordered; 5-0-0-0.

B. PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT FOR COMMERCIAL TRUCK MAINTENANCE AND REPAIR AT 275 W. LARCH ROAD (ASSESSOR'S PARCEL NUMBER 212-210-17) – APPLICANT IS PENSKE TRUCK LEASING CO., L.P. AND OWNER IS LARCH ROAD, LLC. APPLICATION NUMBER CUP21-0004

Kimberly Matlock, Associate Planner, delivered the staff report.

Vice Chair Hudson opened the Public Hearing at 8:24 p.m.

Alice English, resident, addressed the Commission.

Al Gali, Associate Engineer, responded and answered questions regarding traffic.

Vice Chair Hudson closed the Public Hearing at 8:38 p.m.

ACTION: It was moved by Commissioner Wood and seconded by Commissioner Atwal that the Planning Commission approve a Conditional Use Permit for truck maintenance and repair at 275 W. Larch Road, based on the findings contained in the Planning Commission Resolution dated June 23, 2021.

A roll call vote found all in favor; passed and so ordered; 5-0-0-0.

C. PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT APPLICATION TO ALLOW TRUCK REPAIR SERVICES AT 450 E. GRANT LINE ROAD – THE APPLICANT IS SCHACK AND COMPANY, INC. AND THE PROPERTY OWNER IS A.E.J. PROPERTIES, LLC. APPLICATION NUMBER CUP21-0001

Genevieve Federighi, Associate Planner, delivered the staff report.

Vice Chair Hudson opened the Public Hearing at 8:53 p.m.

There were no comments from the Public.

Dan Schack, applicant, addressed the Commission.

Vice Chair Hudson closed the Public Hearing at 9:01 p.m.

ACTION: It was moved by Commissioner Wood and seconded by Commissioner Atwal that the Planning Commission approve the Conditional Use Permit to allow truck service and repair located at 450 E. Grant Line Road based on the findings contained in the Planning Commission Resolution dated June 23, 2021.

A roll call vote found all in favor; passed and so ordered; 5-0-0-0.

D. PUBLIC HEARING TO CONSIDER APPROVING A CONDITIONAL USE PERMIT TO ALLOW AUTOMOTIVE SERVICE AND REPAIR AT 503 W. LARCH RD. UNIT G. THE PROJECT HAS BEEN DETERMINED TO BE CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CEQA GUIDELINES SECTION 15301, WHICH PERTAINS TO EXISTING FACILITIES WHERE THE PROJECT DOES NOT INVOLVE EXPANSION OF AN EXISTING DEVELOPMENT.

This item has been removed from the agenda; it will be re-noticed, and reviewed at a future Planning Commission meeting.

E. INTERNATIONAL PARK OF COMMERCE TENTATIVE SUBDIVISION MAP TO SUBDIVIDE THE 978 ACRES INTO 39 LOTS. THE PROJECT IS CONSISTENT WITH THE CORDES RANCH ENVIRONMENTAL IMPACT REPORT APPROVED BY THE CITY COUNCIL SEPTEMBER 3, 2013.

This item has been removed from the agenda; it will be re-noticed, and reviewed at a future Planning Commission meeting.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

A. ELECTION OF CHAIR

ACTION: It was moved by Commissioner Wood and seconded by Commissioner Francis to nominate Cliff Hudson as the new Planning Commission Chair.

A roll call vote found all in favor; passed and so ordered; 5-0-0-0.

B. DISCUSSION: RETURNING TO COUNCIL CHAMBERS

Scott Claar informed the Commission that the Commission meetings will be moving back to Council Chambers in July, beginning with the next regularly scheduled Planning Commission meeting on July 14, 2021. Administrative Assistant Grace Strmiska will be in contact with the Commission to schedule a training before the next meeting.

4. ITEMS FROM THE COMMISSION

None.

5. ADJOURNMENT

ACTION: It was moved by Chair Orcutt and seconded by Commissioner Francis to adjourn.

A voice vote found all in favor. Passed and so ordered; 5-0-0-0.

Time: 9:12 p.m.

CHAIR

STAFF LIAISON

AGENDA ITEM 1.A

REQUEST

PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE PERMITTED USES IN THE GENERAL INDUSTRIAL LAND USE DESIGNATION OF THE INDUSTRIAL AREAS SPECIFIC PLAN (SPA20-0009) AND A CONDITIONAL USE PERMIT FOR AN ANIMAL BOARDING FACILITY (CUP20-0002) ON APPROXIMATELY 4.76 ACRES CONSISTING OF THREE ADJACENT PARCELS LOCATED AT THE SOUTHEAST CORNER OF GANDY DANCER DRIVE AND SHAMROCK WAY (3508, 3608, AND 3708 SHAMROCK WAY – THE APPLICANT IS ALEX WEBER, LLC AND THE OWNER IS GOWAN FAMILY, LLC).

DISCUSSION

Project Description

The proposal is for a Conditional Use Permit to allow animal boarding facilities at the site located on the southeast corner of Gandy Dancer Drive and Shamrock Way, 3508, 3608, and 3708 Shamrock Way. Attachment A identifies the location of the proposed project.

The project site previously obtained Development Review approval from the Planning Commission on July 13, 2016 for an approximately 67,058 square foot multi-tenant, light industrial building on approximately 4.76 acres. There are no exterior alterations proposed with this project with the exception of an outdoor play area located to the rear of the tenant space. The location of the outdoor play area was originally approved as an outdoor service or storage yard, meaning it is approved as an open, paved area for the use of the adjacent tenant. The improvements include a portion of this area being used for three outdoor play areas enclosed with an eight-foot-tall vinyl fence. Attachment B includes the site plan showing the outdoor improvements.

Interior improvements for the animal boarding facility include three indoor play areas, dog kennels for individual dog boarding, a grooming facility, office, and associated improvements. Attachments B also includes the project's floor plan.

The proposed animal boarding facility business is Camp Bow Wow. Camp staff is on site from 7:00 am to 7:00 pm. There will be one staff member for every 25 dogs, with a minimum of two certified camp counselors during business hours. All overnight boarding occurs in individual indoor secured kennels. Additionally, no dogs are left in the outdoor play area unsupervised at any time.

Land Use Compatibility

The project site previously obtained approval for a 67,058 square foot multi-tenant building that is separated into nine tenant spaces of approximately 7,500 square feet. The Camp Bow Wow animal boarding facility is proposed in suite 4, as shown on the site plan in Attachment B. The tenant space is currently vacant. The Conditional Use Permit, as recommended, would allow animal boarding facilities for any tenant space on the project site.

The site is well suited for the proposed use as the site improvements provide parking and circulation appropriate for an animal boarding facility. The site has two parking areas: in the front of the building (west) and to the rear of the building (east). The parking in the front of the building is primarily intended for customer parking whereas the parking to the rear of the building is intended for employees. The site is accessed by three driveways along Shamrock Way and a one-way drive aisle accessed along the east side of the site from Gandy Dancer Drive to Murrieta Way. Attachment C provides a full site plan showing all on-site parking and circulation. The site was planned to accommodate a portion of each tenant space being used for office and the remaining space for warehouse, manufacturing, or other active uses. The parking required for an animal boarding facility is one space for each employee which is less than what has been provided for each tenant space and so the parking requirement for this use has been satisfied.

The site is located in an industrial area which lends itself to uses that may create additional noise impacts than a standard commercial business providing a suitable location for an animal boarding facility. Nearby uses, potentially sensitive to noise, including noise from barking dogs or industrial uses, include a Montessori School and residential neighborhoods. Due to their distances from the site (Montessori School is approximately 350 feet to the southeast and the nearest residence is approximately 700 feet away to the east), potential noise effects of the proposed business are anticipated to be negligible.

Industrial Areas Specific Plan Amendment

The project includes a proposal to amend the permitted uses within the General Industrial land designation of the Industrial Areas Specific Plan (ISP) to conditionally permit animal boarding facilities. The ISP was adopted by the City Council in 1988 and has been amended from time to time, in response to requests for additional land uses being incorporated into the specific plan.

The project site is designated General Industrial within the ISP, which allows uses such as manufacturing, warehouse and distribution, parcel delivery service, truck terminals, equipment storage, consumer and business services, and automotive repair. In addition to these land uses, heavy and very heavy manufacturing uses and places of assembly are conditionally permitted in the General Industrial land use designation.

The proposed amendment would add animal boarding facilities as a conditionally permitted use within the General Industrial land designation of the ISP. This amendment would align the ISP to be consistent with the City's Light Industrial (M-1) Zone which conditionally permits animal boarding facilities. The most recent approval of a Conditional Use Permit for an animal boarding facility in the M1 zone was approved by the Planning Commission in 2014 for an approximately 20,000 square foot facility located at 157 Sloan Court.

The proposed amendment of the General Industrial land use designation in the ISP is consistent with the General Plan Industrial designation and will contemporize the permitted land uses within this industrial area.

City staff is recommending approval of both the ISP amendment (to add animal boarding facilities as a conditionally permitted use) and the Conditional Use Permit (CUP) for Camp Bow Wow. However, since the CUP cannot be effective without City Council approval of the ISP amendment, staff's recommendation includes a provision that the CUP is not effective until and unless the City Council approves the ISP amendment.

CEQA Documentation

Regarding the Industrial Areas Specific Plan amendment, the project is consistent with the development density established by the City General Plan, for which an Environmental Impact Report (EIR) (SCH Number 2008092006) was certified (Resolution 2011-028). The General Plan designation is Industrial, which provides for offices, manufacturing, warehouses, as well as ancillary uses such as restaurants and consumer services.

The development density of the animal boarding facility does not exceed the traffic, parking, City utilities, or other effects analyzed for the site in the General Plan EIR. Therefore, in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15183, no additional assessment is required.

Regarding the Conditional Use Permit, the project is categorically exempt from CEQA review in accordance with Guidelines Section 15301 which applies to minor alterations of existing facilities. Therefore, no additional assessment is required.

RECOMMENDATION

Staff recommends the following actions:

1. That the Planning Commission recommends that the City Council approves the amendment to the Industrial Areas Specific Plan to conditionally permit animal boarding facilities in the General Industrial land use designation of the Industrial Areas Specific Plan, as indicated in the attached Resolution, Attachment D; and
2. Approve the Conditional Use Permit for animal boarding facilities, as indicated in the Planning Commission Resolution, Attachment E.

RECOMMENDED MOTION

Move that the Planning Commission recommend that the City Council take the following actions:

1. Approve the amendment to the Industrial Areas Specific Plan to conditionally permit animal boarding facilities in the General Industrial land use designation of the Industrial Areas Specific Plan, as indicated in the Planning Commission Resolution dated July 14, 2021; and
2. Approve the Conditional Use Permit for animal boarding facilities, Application Number CUP20-0002, as indicated in the Planning Commission Resolution dated July 14, 2021.

Agenda Item 1.A

July 14, 2021

Page 4

Prepared by Genevieve Federighi, Associate Planner

Reviewed by Scott Claar, Senior Planner

Approved by William Dean, Interim Development Services Director

ATTACHMENTS

Attachment A – Project Vicinity

Attachment B – Plan Set (Site Plan, Floor Plan, Elevations)

Attachment C – Full Site Plan from Development Review Approval D16-0015

Attachment D - Planning Commission Resolution for Specific Plan Amendment

Attachment E – Planning Commission Resolution for Conditional Use Permit, with Conditions of Approval

PROJECT LOCATION



SEAL:

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OR CONSTRUCTION.

FOR
INFORMATIONAL
PURPOSES
ONLY

NO DATE REMARKS
REVISIONS

CAMP
BOW WOW
3608 SHAMROCK WAY
TRACY, CA

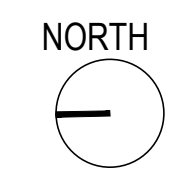
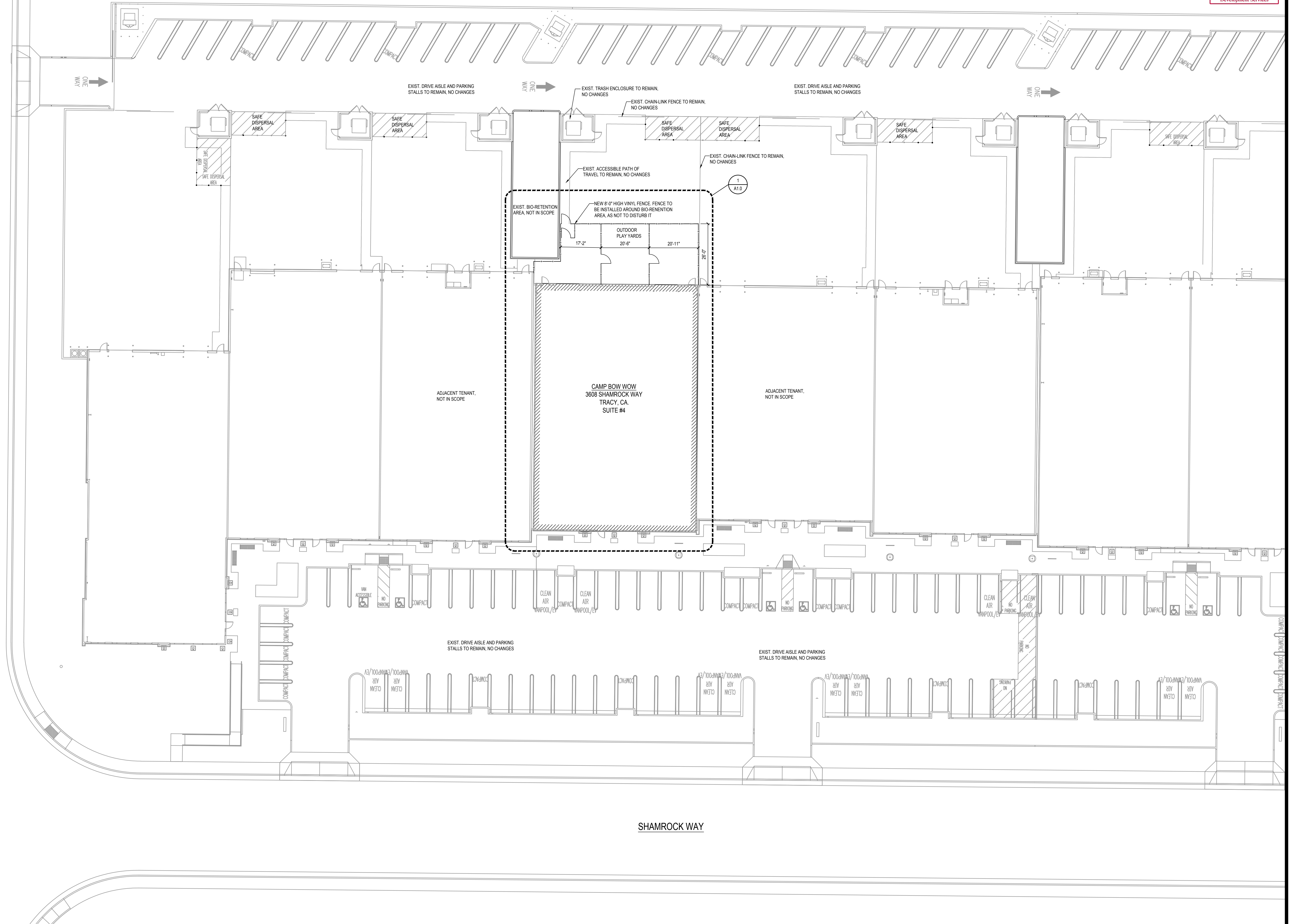
PROJECT NO: 2021.0380
DATE: 4/26/2021

ASP1.0
ARCHITECTURAL SITE PLAN

CHECKED: JS DRAWN: TN

GANDY DANCER DRIVE

SHAMROCK WAY



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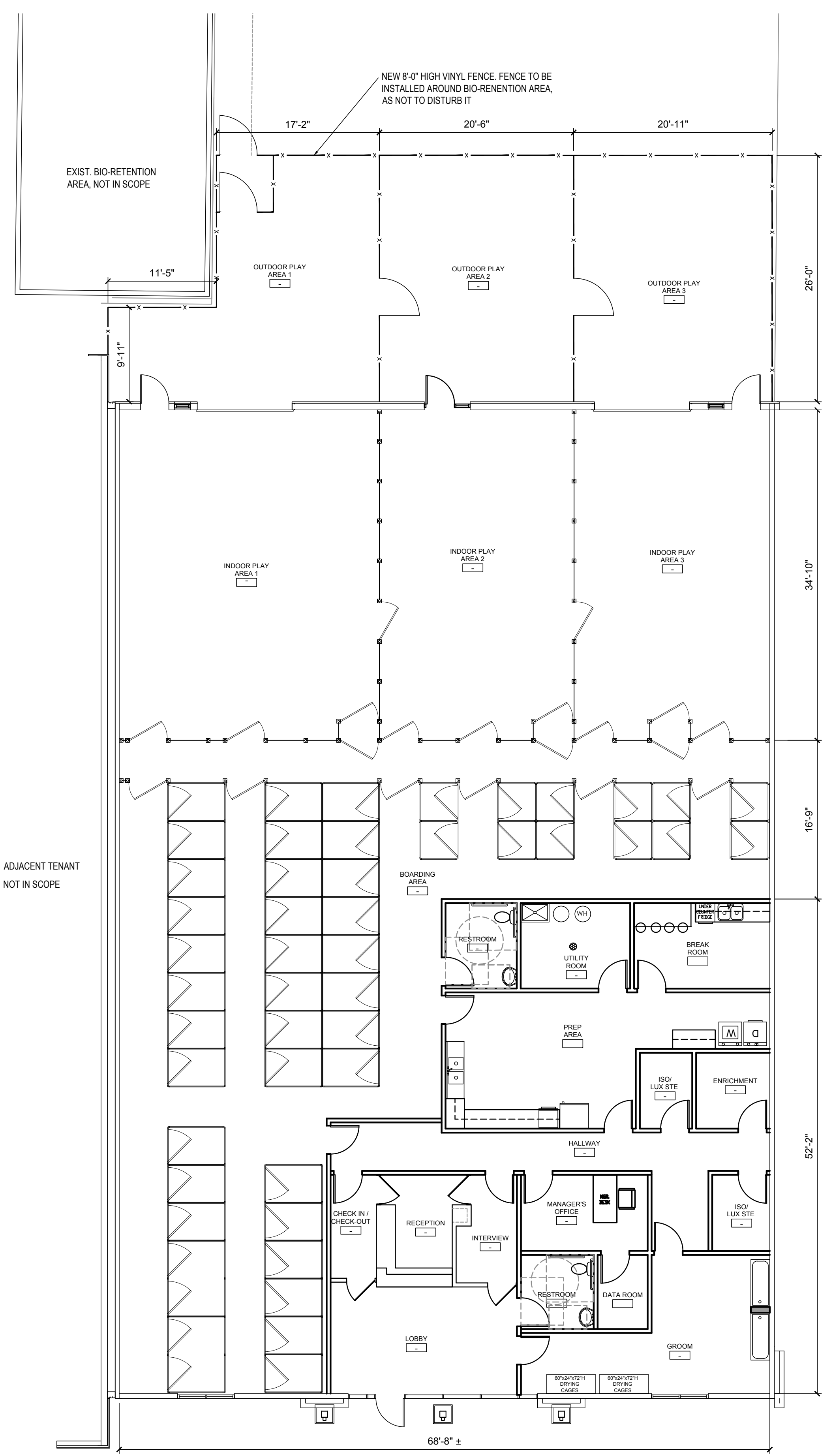
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CAMP
BOW WOW
3608 SHAMROCK WAY
TRACY, CA

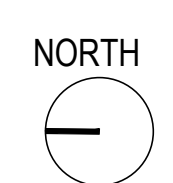
PROJECT NO: 2021.0380
DATE: 4/26/2021

A1.0
FLOOR PLAN

CHECKED: JS DRAWN: TN



1 FLOOR PLAN
A1.0



1/8" = 1'-0"

NOTE:
GAP BETWEEN BOTTOM OF FENCE PANEL & GRADE SHALL
NOT EXCEED 3". STEP FENCE PANELS AS REQUIRED TO
FOLLOW GRADE.

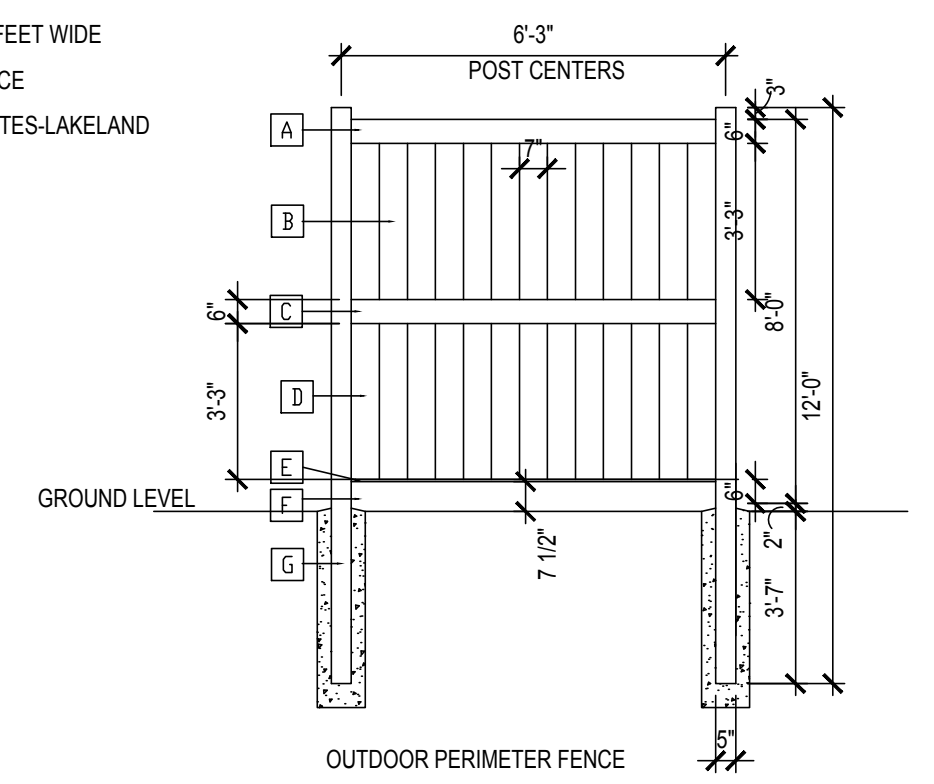
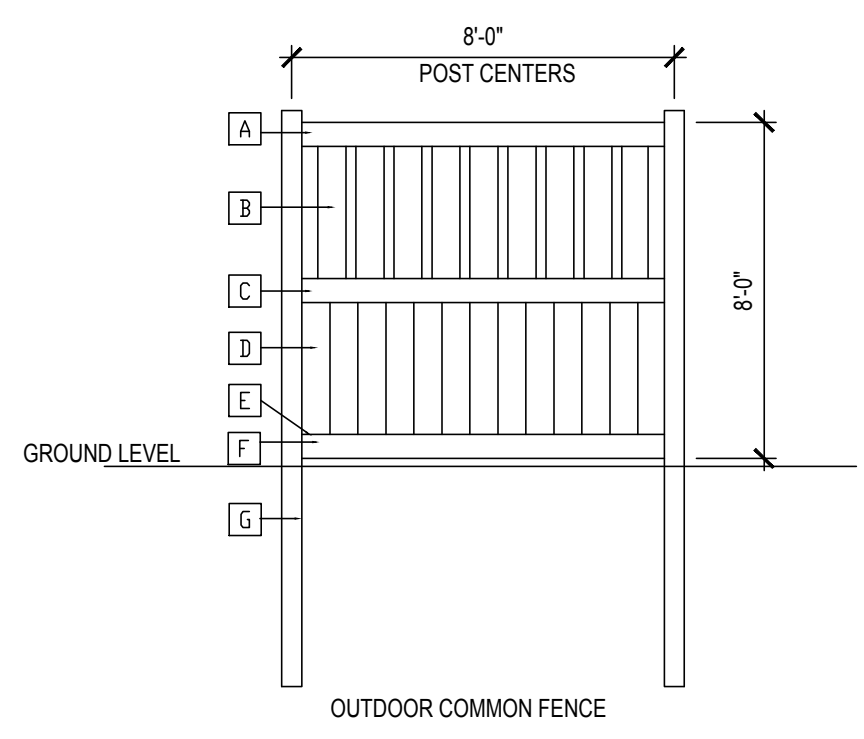
NOTE:
REFER TO SPECIFICATIONS FOR MORE INFORMATION ON
FENCING

NOTE:
CONTRACTOR IS RESPONSIBLE FOR QUOTING AND
INSTALLING FENCE TO MEET OR EXCEED THE WIND
RATING REQUIREMENTS THE MANUFACTURER
RECOMMENDS WHERE THE INSTALLATION IS TO OCCUR.

7 FEET HIGH / 8 FEET WIDE
INTERIOR FENCE
-COUNTRY ESTATES MANTAUK
-COLOR: WHITE

- A. TOP RAIL
- B. TOP PICKETS
- C. MIDDLE RAIL
- D. BOTTOM PICKETS
- E. BOTTOM RAIL
- F. KICK PLATE
- G. POST

8 FEET HIGH / 6 FEET WIDE
PERIMETER FENCE
-COUNTRY ESTATES-LAKELAND
-COLOR: WHITE



NOTE:
SCREWS ADDED TO SECTIONS FOR SECURING
EVERY OTHER VERTICAL INTO THE RAILS AS IN 6\"/>

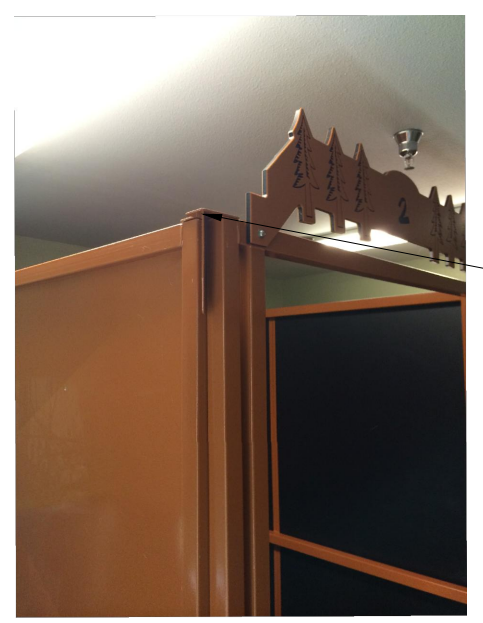
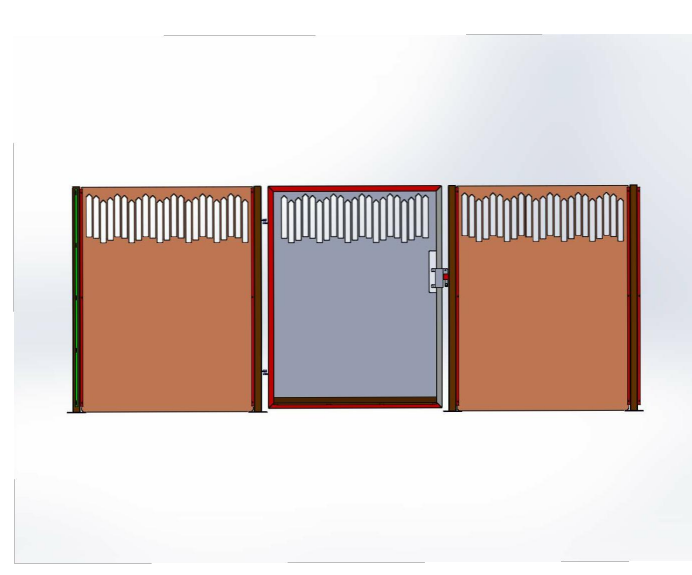
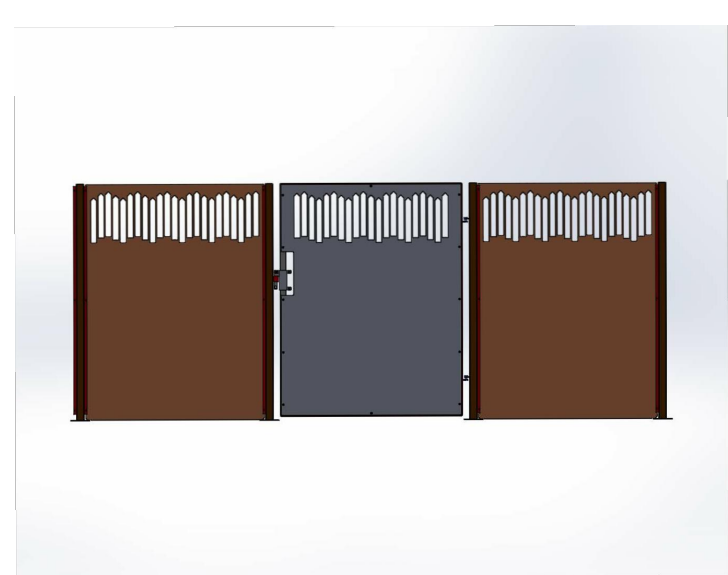
OBTAIN FENCE MATERIALS FROM COUNTRY ESTATES
CONTACT SID GERMAN AT:
P: (229) 324-7070
E: SG@CFENCE.COM

3 OUTDOOR PLAY YARD FENCE DETAILS
A1.0

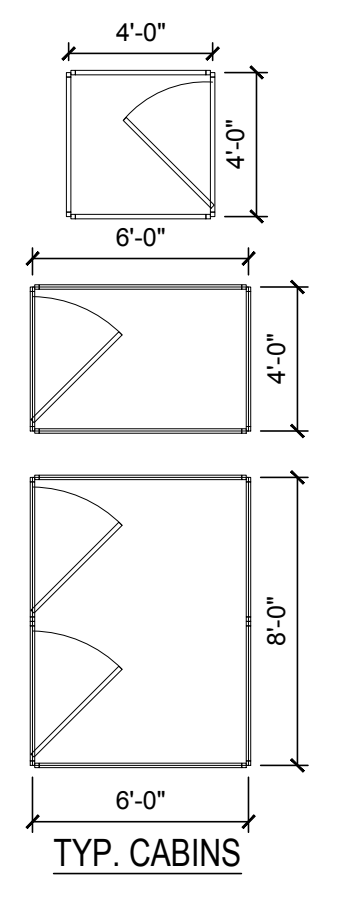
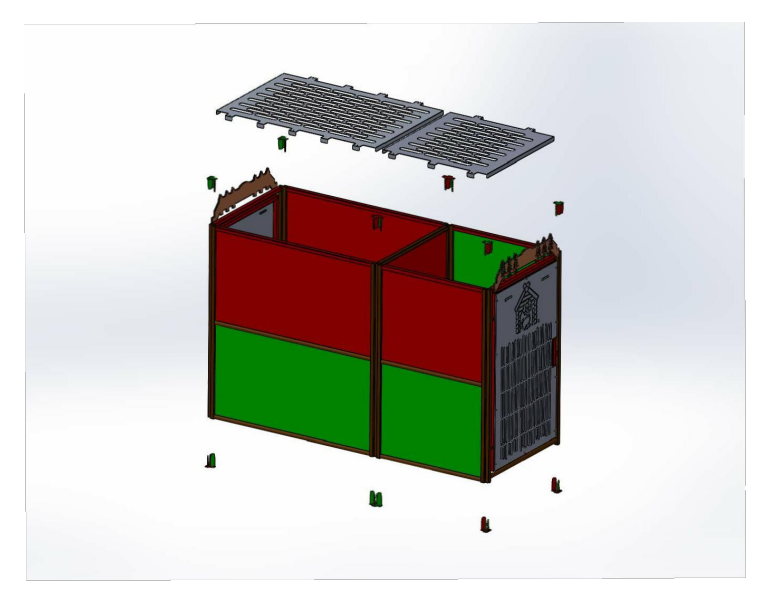
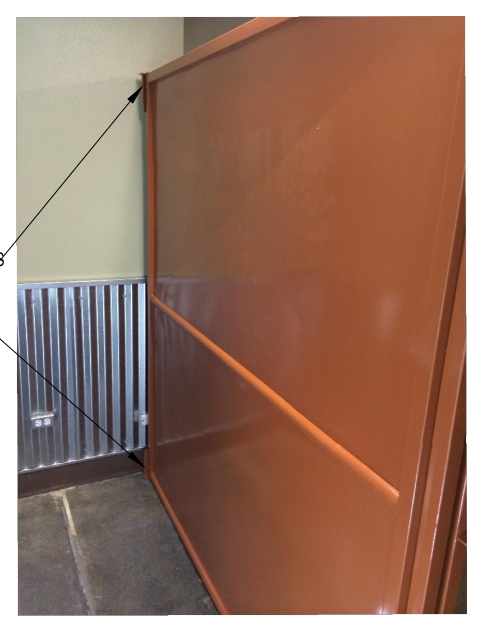
1/4" = 1'-0"



FENCE GATE
HINGE POST AND GATE COME AS ONE PIECE



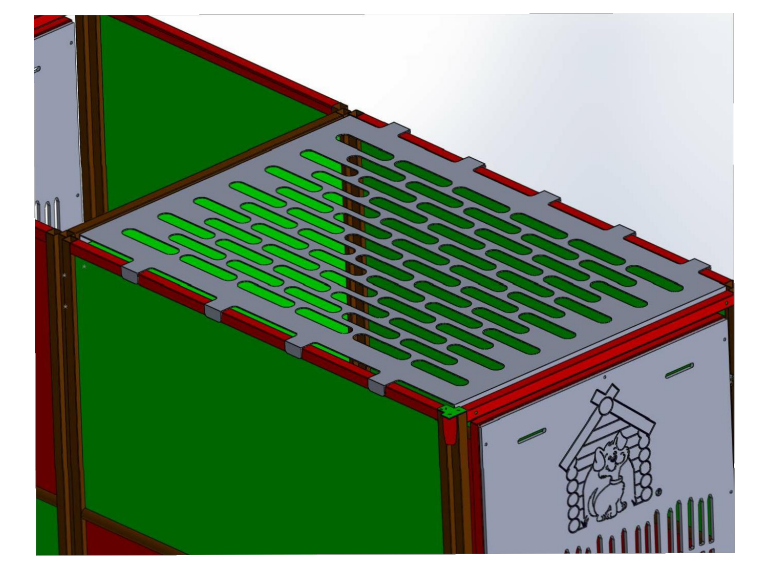
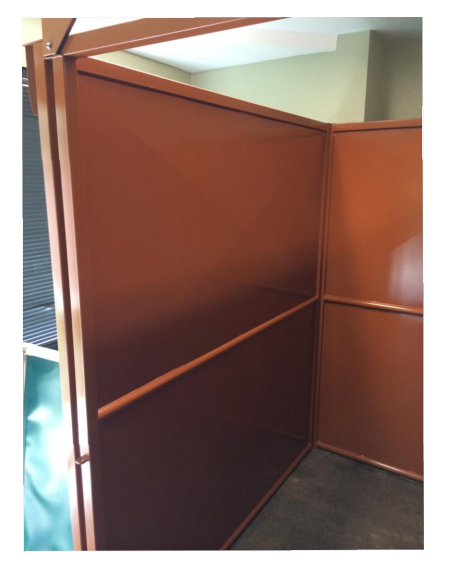
ZWAY OR 4WAY CLIP GOES
AT TOP AND BOTTOM OF
EACH CABIN CONNECTION
POINT



TYP. CABINS



CABINS



2 DOG CABIN AND INTERIOR FENCE DETAILS
A1.0

N.T.S.

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NOTE:
FRONT ELEVATION SHOWN AS
REFERENCE ONLY, NO CHANGES

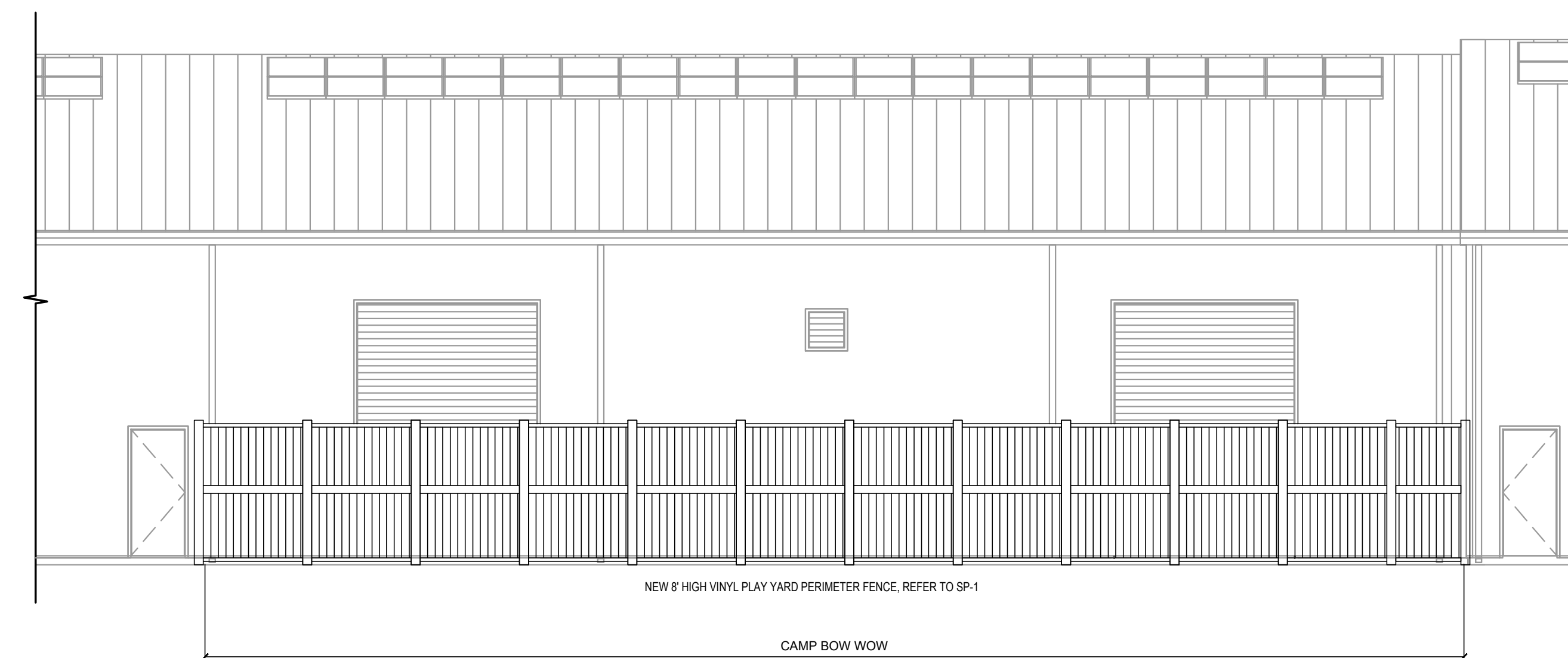
1 FRONT ELEVATION (WEST)
A5.0

3/16" = 1'-0"



2 REAR ELEVATION - INSIDE PLAY YARDS (EAST)
A5.0

3/16" = 1'-0"



3 REAR ELEVATION - OUTSIDE PLAY YARDS (EAST)
A5.0

3/16" = 1'-0"

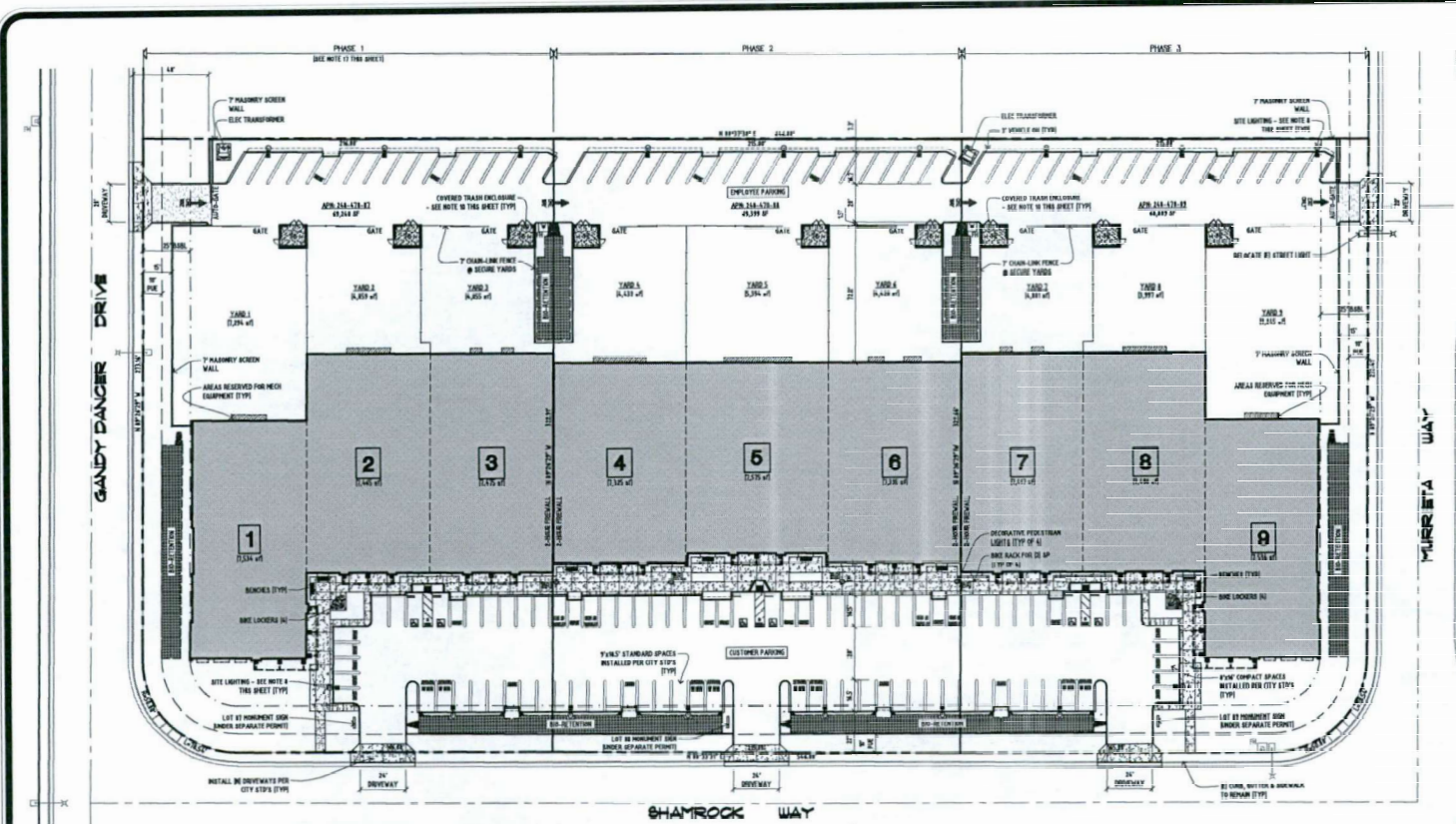
NO DATE REMARKS
REVISIONS

CAMP
BOW WOW
3608 SHAMROCK WAY
TRACY, CA

PROJECT NO: 2021.0380
DATE: 4/26/2021

A5.0
EXTERIOR ELEVATIONS

CHECKED: JS DRAWN: TN



SITE DATA

- NOTES**
1. ZONE: I-1 INDUSTRIAL AREA SPECIFIC PLAN - GENERAL INDUSTRIAL
 2. GENERAL PLAN: INDUSTRIAL
 3. PROPERTY MAPS: AERIAL FROM 1977; CALIF. & MICHIGAN SURVEY; LOT 1 & LOT 2; CLAYTON CO. SURVEY; JAMES E. TRACT, CALIFORNIA WATER
 4. OWNER: SEBACH & COMPANY, INC.; 2000 S. BOWMAN; 1800 CENTRAL AVENUE; TRACY, CALIFORNIA 95376; (925) 831-3110
 5. PROPERTY ADDRESS: 2000 S. BOWMAN & 7TH DRIVEWAY WAY; TRACY, CALIFORNIA 95376
 6. ADDRESSING PANEL: 200-478-42, 204-478-43 & 204-478-44
 7. UTILITIES: WATER: CITY OF TRACY; SEWER: CITY OF TRACY; TELEPHONE: AT&T; CABLE TV: COMCAST; ELECTRIC: PACIFIC GAS & ELECTRIC; GAS: PACIFIC GAS & ELECTRIC
 8. EXISTING UTILITIES LOCATED ON THIS PLAN OR IN ADJACENT AREAS ARE SHOWN AS THEY EXIST. ANY CHANGES TO EXISTING UTILITIES OR THE ADDITION OF NEW UTILITIES SHALL BE THE RESPONSIBILITY OF THE APPLICANT.
 9. ALL UTILITIES SHALL BE DEEPER THAN THE EXISTING UTILITIES.
 10. FOUNDATION SHALL BE CONCRETE ON GRADE OR PIER FOUNDATION. FOUNDATION SHALL BE CONCRETE ON GRADE OR PIER FOUNDATION. FOUNDATION SHALL BE CONCRETE ON GRADE OR PIER FOUNDATION.
 11. FOUNDATION SHALL BE CONCRETE ON GRADE OR PIER FOUNDATION. FOUNDATION SHALL BE CONCRETE ON GRADE OR PIER FOUNDATION.
 12. FOUNDATION SHALL BE CONCRETE ON GRADE OR PIER FOUNDATION. FOUNDATION SHALL BE CONCRETE ON GRADE OR PIER FOUNDATION.
 13. FOUNDATION SHALL BE CONCRETE ON GRADE OR PIER FOUNDATION. FOUNDATION SHALL BE CONCRETE ON GRADE OR PIER FOUNDATION.
 14. FOUNDATION SHALL BE CONCRETE ON GRADE OR PIER FOUNDATION. FOUNDATION SHALL BE CONCRETE ON GRADE OR PIER FOUNDATION.
 15. FOUNDATION SHALL BE CONCRETE ON GRADE OR PIER FOUNDATION. FOUNDATION SHALL BE CONCRETE ON GRADE OR PIER FOUNDATION.
 16. FOUNDATION SHALL BE CONCRETE ON GRADE OR PIER FOUNDATION. FOUNDATION SHALL BE CONCRETE ON GRADE OR PIER FOUNDATION.
 17. FOUNDATION SHALL BE CONCRETE ON GRADE OR PIER FOUNDATION. FOUNDATION SHALL BE CONCRETE ON GRADE OR PIER FOUNDATION.
 18. FOUNDATION SHALL BE CONCRETE ON GRADE OR PIER FOUNDATION. FOUNDATION SHALL BE CONCRETE ON GRADE OR PIER FOUNDATION.
 19. FOUNDATION SHALL BE CONCRETE ON GRADE OR PIER FOUNDATION. FOUNDATION SHALL BE CONCRETE ON GRADE OR PIER FOUNDATION.
 20. FOUNDATION SHALL BE CONCRETE ON GRADE OR PIER FOUNDATION. FOUNDATION SHALL BE CONCRETE ON GRADE OR PIER FOUNDATION.

BUILDING AREA SUMMARY

LOT	OFFICE	STORAGE	TOTAL
LOT 1	1,500	1,500	3,000
LOT 2	1,500	1,500	3,000
LOT 3	1,500	1,500	3,000
LOT 4	1,500	1,500	3,000
LOT 5	1,500	1,500	3,000
LOT 6	1,500	1,500	3,000
LOT 7	1,500	1,500	3,000
LOT 8	1,500	1,500	3,000
LOT 9	1,500	1,500	3,000
TOTAL	13,500	13,500	27,000



DEVELOPMENT REVIEW SITE PLAN



RECEIVED
JUL 07 2016
CITY OF TRACY
DEVELOPMENT SERVICES

REVISIONS

NO.	DATE	DESCRIPTION
1	04/05/16	ISSUED FOR PERMITS

DEVELOPMENT REVIEW

Sebach & Company, Inc.
 Building Design • Surveying
 2011 Hwy 99, Suite 100, Tracy, CA 95376
 (925) 831-3110

Sebach & Company, Inc.
 Building Design • Surveying
 2011 Hwy 99, Suite 100, Tracy, CA 95376
 (925) 831-3110

DATE 04/05/16
DRAWN BY JFS
CHECKED BY SFS
JOB NO. 16-001
DR.1
 OF 9 SHEETS

RESOLUTION 2021-_____

RECOMMENDING APPROVAL OF AN AMENDMENT TO THE
INDUSTRIAL AREAS SPECIFIC PLAN – PERMITTED USES WITHIN THE
GENERAL INDUSTRIAL ZONE – SECTION 4.1.1.2.
THE APPLICANT IS ALEX WEBER. APPLICATION NUMBER SPA20-0009

WHEREAS, The City Council adopted the Industrial Areas Specific Plan (ISP) on June 21, 1988 (Resolution 88-213), and

WHEREAS, Since 1988, the City Council has amended the ISP from time to time to incorporate new land uses and improve implementation of the ISP, and

WHEREAS, Alex Weber has submitted an application to amend the ISP to allow an animal boarding facility on an improved site within the General Industrial land use designation of the ISP at 3508, 3608, and 3708 Shamrock Way (248-470-07, -08, and -09), and

WHEREAS, The proposal is consistent with the General Plan because the General Plan designation of the subject property is Industrial, which provides areas for consumer services, parks, or potentially noise-generating uses that would not be suitable in commercial or residential areas, and

WHEREAS, The General Industrial land use designation of the ISP is well suited for animal care facilities as the ISP includes a broad range of industrial uses and some commercial uses with consistent parking, hours of operation, and similar characteristics as animal boarding facilities, and

WHEREAS, The project does not increase the development density established by the City's General Plan (regarding traffic, parking, utilities, or other impacts), and therefore, in accordance with CEQA Guidelines Section 15183, no further environmental assessment is required, and

WHEREAS, The Planning Commission conducted a public hearing to review the project on July 14, 2021;

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission recommends that the City Council approve an amendment to the Industrial Areas Specific Plan, Section 4.1.1.2, adding the following conditionally permitted use in the General Industrial Zone: "Animal Boarding Facility," as indicated in the attached draft City Council Ordinance, Exhibit 1.

* * * * *

The foregoing Resolution 2021-_____ was adopted by the Planning Commission on the 14th day of July, 2021, by the following vote:

AYES: COMMISSION MEMBERS:
NOES: COMMISSION MEMBERS:
ABSENT: COMMISSION MEMBERS:
ABSTAIN: COMMISSION MEMBERS:

CHAIR

ATTEST:

STAFF LIAISON

Exhibit 1- Draft City Council Ordinance

ORDINANCE _____

APPROVING AN AMENDMENT TO THE
INDUSTRIAL AREAS SPECIFIC PLAN – PERMITTED USES WITHIN THE
GENERAL INDUSTRIAL ZONE – SECTION 4.1.1.2.
APPLICATION NUMBER SPA20-0009

WHEREAS, The City Council adopted the Industrial Areas Specific Plan (ISP) on June 21, 1988 (Resolution 88-213), and

WHEREAS, Since 1988, the City Council has amended the ISP from time to time in response to incorporate new land uses and improve implementation of the ISP, and

WHEREAS, Alex Weber has submitted an application to amend the ISP to allow an animal boarding facility on an improved site within the General Industrial land designation of the ISP at 3508, 3608, and 3708 Shamrock Way (248-470-07, -08, and -09), and

WHEREAS, The proposal is consistent with the General Plan because the General Plan designation of the subject property is Industrial, which provides areas for consumer services, parks, or potentially noise-sensitive uses that would not be suitable in commercial or residential areas, and

WHEREAS, The General Industrial land use designation of the ISP is well suited for animal care facilities as the ISP includes a broad range of industrial uses and some commercial uses with consistent parking, hours of operation, and similar characteristics as animal boarding facilities, and

WHEREAS, The project does not increase the development density established by the City’s General Plan (regarding traffic, parking, utilities, or other impacts), and therefore, in accordance with CEQA Guidelines Section 15183, no further environmental assessment is required, and

WHEREAS, The Planning Commission conducted a public hearing to review the project on July 14, 2021;

WHEREAS, The City Council conducted a public hearing to review the project on _____;

NOW, THEREFORE, The City Council of the City of Tracy does ordain as follows:

SECTION 1: Industrial Areas Specific Plan, Section 4.1.1.2, is amended by adding the following conditionally permitted use in the General Industrial Zone: “Animal boarding facility.”

SECTION 2: This Ordinance shall take effect 30 days after its final passage and adoption.

SECTION 3: This Ordinance shall be published once in a newspaper of general circulation within 15 days from and after its final passage and adoption.

* * * * *

Ordinance _____

Page 2

The foregoing Ordinance _____ was introduced at a regular meeting of the Tracy City Council on the _____ day of _____ 2021, and finally adopted on the ____ day of _____, 20__, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK

RESOLUTION 2021-_____

APPROVING CONDITIONAL USE PERMIT APPLICATION NUMBER CUP20-0002
FOR CAMP BOW WOW ANIMAL BOARDING FACILITY
LOCATED ON APPROXIMATELY 4.76 ACRES
AT THE SOUTHEAST CORNER OF GANDY DANCER DRIVE AND SHAMROCK WAY,
(3508, 3608, and 3708 SHAMROCK WAY, ASSESSOR'S PARCEL NUMBERS 248-470-07, -
08, AND -09)

WHEREAS, On December 1, 2020 Alex Weber submitted a Conditional Use Permit Application (CUP20-0002) to permit animal boarding facilities at the southeast corner of Gandy Dancer Drive and Shamrock Way (3508, 3608, and 3708 Shamrock Way, Assessor's Parcel Numbers 248-470-07, -08, And -09), and

WHEREAS, The approximately 4.76-acre site is located within the General Industrial land use designation of the Industrial Areas Specific Plan, and

WHEREAS, The project consists of minor alterations of an existing facility, and therefore, is categorically exempt from CEQA review in accordance with Guidelines Section 15301, and

WHEREAS, The Planning Commission conducted a public hearing to review the project on July 14, 2021;

NOW, THEREFORE BE IT RESOLVED, That the Planning Commission approves the Conditional Use Permit Application Number CUP20-0002 which becomes effective only upon approval of the Industrial Areas Specific Plan amendment (SPA20-0009) by the City Council for the southeast corner of Gandy Dancer Drive and Shamrock Way (3508, 3608 and 3708 Shamrock Way, Assessor's Parcel Numbers 248-470-07, -08, And -09), subject to the conditions contained in Exhibit 1 and based on the following findings:

1. There are circumstances or conditions applicable to the land, structure, or use that make the granting of a use permit necessary for the preservation and enjoyment of a substantial property right because the animal boarding facility may have additional noise impacts to the surrounding area which is better suited for an industrial area than a commercial or residential area.
2. The proposed location of the conditional use is in accordance with the objectives of the Industrial Areas Specific Plan in which the site is located because the General Industrial land use designation allows animal boarding facilities upon approval of a Conditional Use Permit. The proposed project has complied with the procedural requirements of obtaining a Conditional Use Permit and will comply with the Conditions of Approval and with all improvement and operational requirements of the Tracy Municipal Code.
3. The proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to, or inharmonious with, properties or improvements in the vicinity because any potential impacts are compatible with surrounding industrial uses and will not significantly

impact nearby businesses in respect to noise, traffic, parking, or other related areas of conflict.

- 4. The proposed project is in compliance with Chapter 10.08 of the Tracy Municipal Code, because subject to approval by the Planning Commission for a Conditional Use Permit, the proposed project will be required to comply with all applicable provisions including, but not limited to, the Tracy Municipal Code, the California Building Code, the City of Tracy Standard Plans, and the California Fire Code.

* * * * *

The foregoing Resolution _____ was adopted by the Planning Commission on the 14th day of July, 2021, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAIN:	COMMISSION MEMBERS:

CHAIR

ATTEST:

STAFF LIAISON

Camp Bow Wow Animal Boarding Facility
Conditions of Approval
Application Number CUP20-0002
July 14, 2021

These Conditions of Approval shall apply to the real property described as 3508, 3608, and 3708 Shamrock Way, Conditional Use Permit (Application Number CUP20-0002). The approximately 4.76 acre site is located at the southeast corner of Gandy Dancer Drive and Shamrock Way, Tracy; (3508-3708 Shamrock Way, Assessor's Parcel Numbers 248-470-07, -08, and -09).

A. The following definitions shall apply to these Conditions of Approval:

1. "Applicant" means any person, or other legal entity, defined as a "Developer".
2. "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, and the City's Design documents (the Streets and Utilities Standard Plans, Design Standards, Parks and Streetscape Standard Plans, Standard Specifications, and Manual of Storm Water Quality Control Standards for New Development and Redevelopment, and Relevant Public Facilities Master Plans).
3. "Conditions of Approval" shall mean the conditions of approval applicable to the real property described as 3508-3708 Shamrock Way, Conditional Use Permit (Application Number CUP20-0002). The approximately 4.76 acre site is located at the southeast corner of Gandy Dancer Drive and Shamrock Way, Tracy; (3508, 3608, and 3708 Shamrock Way, Assessor's Parcel Numbers 248-470-07, -08, and -09).
4. "Project" means the real property consisting of approximately 4.76 acre site is located at the southeast corner of Gandy Dancer Drive and Shamrock Way, Tracy; (3508, 3608 and 3708 Shamrock Way, Assessor's Parcel Numbers 248-470-07, -08, and -09).
5. "Property" means the real property located at 3508, 3608, and 3708 Shamrock Way (Assessor's Parcel Numbers 248-470-07, -08, and -09).

B. Conditions of Approval:

1. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to: the Planning and Zoning Law (Government Code sections 65000, *et seq.*), the Subdivision Map Act (Government Code sections 66410, *et seq.*), the California Environmental Quality Act (Public Resources Code sections 21000, *et seq.*, "CEQA"), and the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 15000, *et seq.*, "CEQA Guidelines").
2. 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.

3. Except as otherwise modified herein, all construction shall be consistent with the plans received by the Development Services Department on June 16, 2021.
4. Prior to occupancy, the Applicant shall obtain all required permits in compliance with the California Building Code to the satisfaction of the Building Official.
5. This Conditional Use Permit shall not take effect until and unless the City Council has approved the Specific Plan Amendment to conditionally permit animal boarding facilities in the General Industrial Zone of the Industrial Areas Specific Plan, Application Number SPA20-0009.
6. Prior to final inspection or occupancy, all outdoor play areas must be fully fenced to ensure all animals are fully secured to remain on site to the satisfaction of the Development Services Director.

AGENDA ITEM 1.B

REQUEST

PUBLIC HEARING TO CONSIDER A TENTATIVE SUBDIVISION MAP (INTERNATIONAL PARK OF COMMERCE) TO DIVIDE 978 ACRES BOUNDED BY MOUNTAIN HOUSE PARKWAY ON THE WEST, CAPITAL PARKS DRIVE TO THE NORTH, OLD SCHULTE ROAD TO THE SOUTH AND PAVILLION PARKWAY TO THE EAST, ASSESSOR'S PARCEL NUMBERS 209-460-26, 27, 28, 29, 31, 32 AND 33, 209-120-09 AND 10, AND 209-220-07, 10, 11, 12 AND 14; THE APPLICANT IS KIER & WRIGHT AND PROPERTY OWNER IS PROLOGIS; APPLICATION NUMBER TSM19-0002

BACKGROUND

The property was annexed to the City of Tracy in 2013, and is within the Cordes Ranch Specific Plan Zone, with General Plan designations of Industrial, Office and Park. Within the Specific Plan, the proposed map area is comprised of 59.18 acres of Office, 67.95 acres of Open Space/Parks, and 727.55 acres of Business Park Industrial. The remaining acreage is roadways. The subject property is on the east side of Mountain House/International Parkway, South of Capital Parks Drive, north of Old Schulte Road, and West of Pavillion Parkway (Attachment A).

This property proposed to be subdivided is a large part of the Cordes Ranch Specific Plan Area, and will establish various streets and parcels for both future and existing development in compliance with the Specific Plan.

DISCUSSION

The proposal is to divide this approximately 798-acre collection of parcels into 40 lots for the continuing development of the business park (Prologis International Park of Commerce). Several of the resulting lots have already been developed with industrial buildings (that were planned and approved with the anticipation of these proposed property lines) and all of the resulting lots are in keeping with the street and building layout as seen in the approved Specific Plan (Attachment B). All of the resulting lots, as proposed and conditioned would be in compliance with the requirements of the Cordes Ranch Specific Plan, and facilitate the continuing development within the business park.

Many of the public improvements (roads) that will be created as a part of this map have already been built or are currently under construction. The remainder are shown on the map to be constructed in the future.

The map, as proposed is in compliance with all of the requirements of the Tracy Municipal Code, Cordes Ranch Specific Plan and the Subdivision Map Act.

Environmental Document

The proposed Tentative Subdivision Map is consistent with the Cordes Ranch Specific Plan Environmental Impact Report (EIR), approved by the City Council on September 3, 2013, and the General Plan EIR approved by the City Council on February 1, 2011.

Pursuant to CEQA Guidelines Section 15183, no additional environmental documentation is required.

RECOMMENDATION

Staff recommends that the Planning Commission approve a 40-lot Tentative Subdivision Map on 978 acres located east of International Parkway, south of Capital Parks Drive, north of Old Schulte Road, and west of Pavillion Parkway, Application Number TSM19-0002, based on the findings contained in the Planning Commission Resolution dated July 14, 2021 (Attachment C).

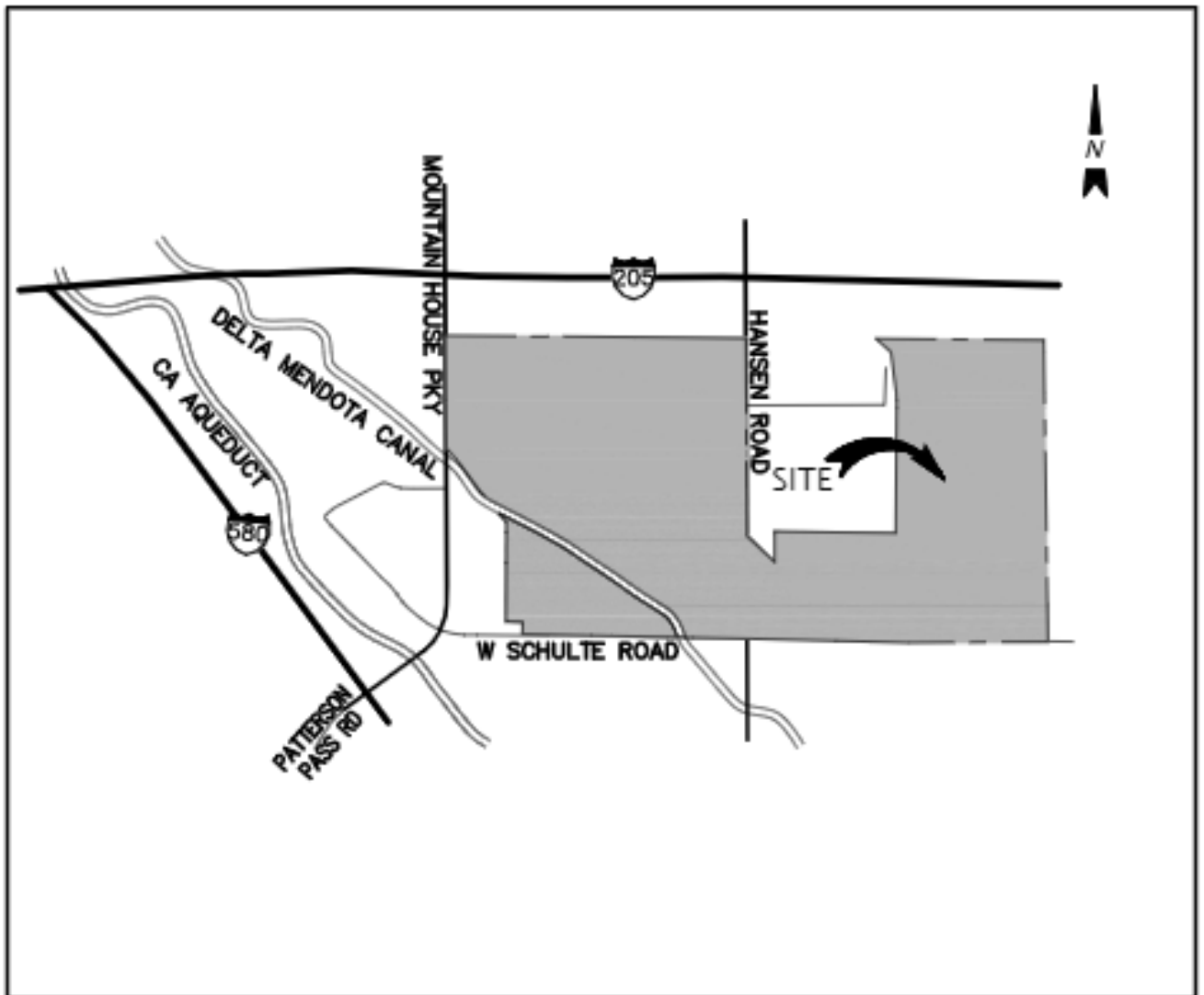
EXAMPLE MOTION

Planning Commission approves a 40-lot Tentative Subdivision Map on 978 acres located east of International Parkway, south of Capital Parks Drive, north of Old Schulte Road, and west of Pavillion Parkway, Application Number TSM19-0002, based on the findings contained in the Planning Commission Resolution dated July 14, 2021 (Attachment C).

Prepared by: Victoria Lombardo, Senior Planner
Reviewed by: Scott Claar, Senior Planner
Approved by: Bill Dean, Interim Development Services Director

ATTACHMENTS

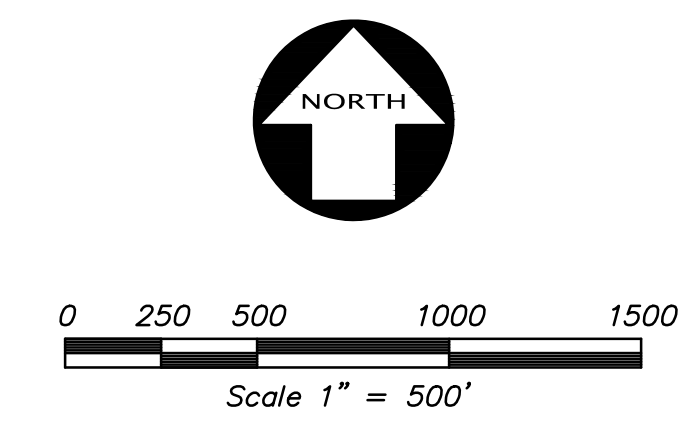
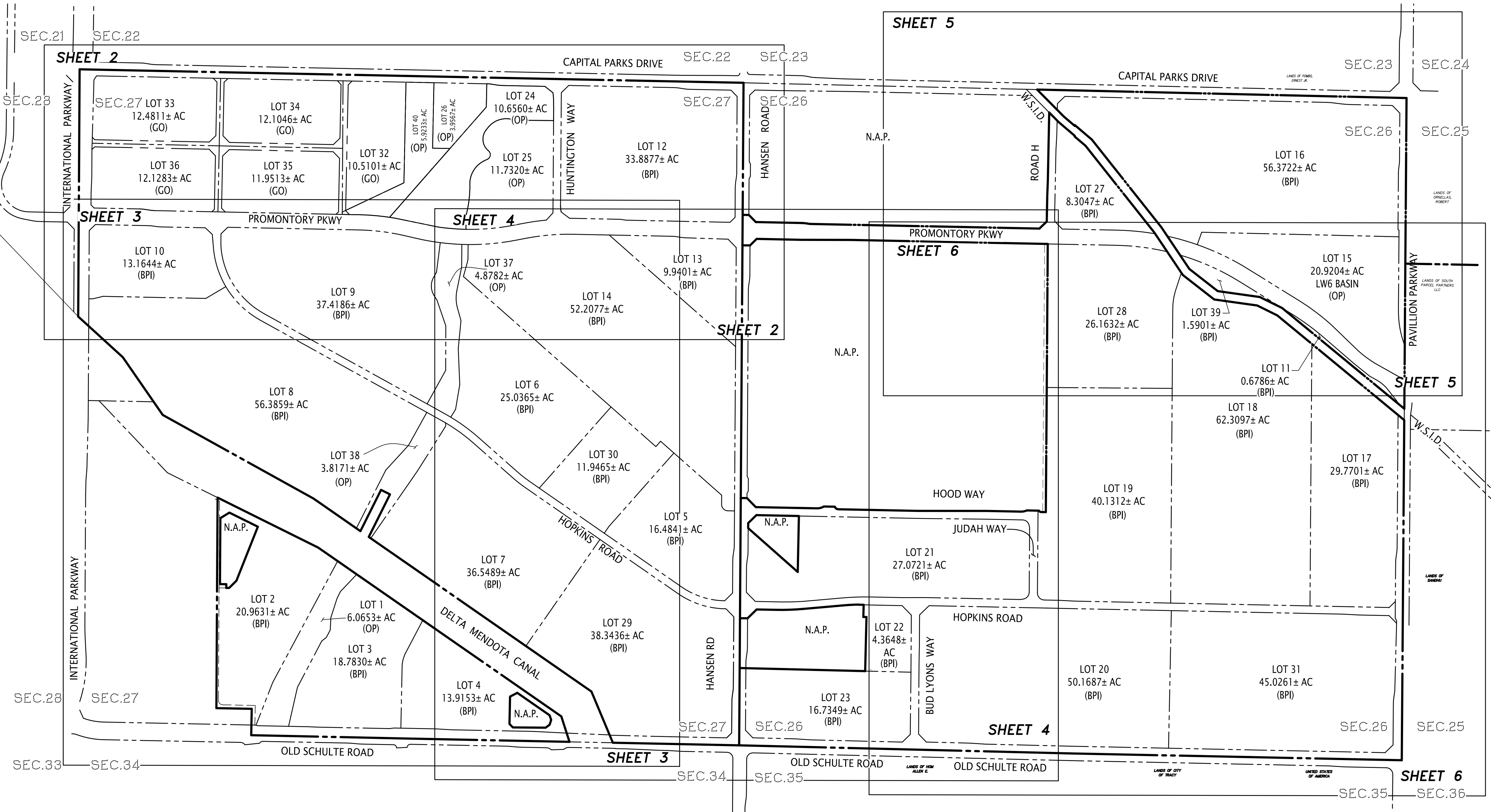
Attachment A – Location Map
Attachment B – Vesting Tentative Subdivision Map
Attachment C – Planning Commission Resolution



VICINITY MAP

NOT TO SCALE

TSM-19-0002 - TRACT No. 4103
CORDESS RANCH - INTERNATIONAL PARKWAY
INDUSTRIAL-COMMERCIAL SUBDIVISION



LEGEND

PROPOSED	EXISTING	
[Symbol]	[Symbol]	ASPHALT BERM
[Symbol]	[Symbol]	BLOCK/RETAINING WALL
[Symbol]	[Symbol]	BUILDING LINE
[Symbol]	[Symbol]	CONCRETE CURB & GUTTER
[Symbol]	[Symbol]	CONTOUR LINE
[Symbol]	[Symbol]	DRIVEWAY
[Symbol]	[Symbol]	EDGE OF PAVEMENT
[Symbol]	[Symbol]	FENCE LINE
[Symbol]	[Symbol]	LOT LINE
[Symbol]	[Symbol]	MONUMENT/MONUMENT LINE
[Symbol]	[Symbol]	PROPERTY LINE
[Symbol]	[Symbol]	RAINWATER LEADER
[Symbol]	[Symbol]	SIDEWALK
[Symbol]	[Symbol]	STORM DRAIN-MANHOLE & CATCH BASIN
[Symbol]	[Symbol]	ELECTROLIER
[Symbol]	[Symbol]	POWER POLE/JOINT POLE
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	TRAFFIC SIGN
[Symbol]	[Symbol]	TREE
[Symbol]	[Symbol]	UTILITY BOX
[Symbol]	[Symbol]	AC
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[Symbol]	[Symbol]	BAS
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[Symbol]	[Symbol]	BL
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[Symbol]	[Symbol]	HDWL
[Symbol]	[Symbol]	DS
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[Symbol]	[Symbol]	IE
[Symbol]	[Symbol]	LLA
[Symbol]	[Symbol]	M-M
[Symbol]	[Symbol]	N.A.P.
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[Symbol]	[Symbol]	TC
[Symbol]	[Symbol]	TW
[Symbol]	[Symbol]	T
[Symbol]	[Symbol]	TE
[Symbol]	[Symbol]	WL

PROJECT DATA

OWNER/SUBDIVIDER:
TOM MARTIN
PROLOGIS
1800 WAZEE STREET, SUITE 500
DENVER, COLORADO 80202
PH: (510) 661-4032
EMAIL: T.MARTIN@PROLOGIS.COM

LAND SURVEYOR:
DEAN A. JURADO, P.L.S. 9032
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
250 CHERRY LANE, SUITE 208
MANTECA, CALIFORNIA 95337
PH: (209) 328-1123 X 3105
EMAIL: DJURADO@KIERWRIGHT.COM

CIVIL ENGINEER:
MICHAEL BASILLOS
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS
2850 COLLIER CANYON ROAD
LIVERMORE, CALIFORNIA 94551
PH: (925)245-8788 X 2004
EMAIL: MBASILLOS@KIERWRIGHT.COM

ASSESSOR'S PARCEL NUMBERS:
209-460-32, 209-460-33, 209-460-27, 209-460-29, 209-460-28, 209-460-26,
209-120-09, 209-120-10, 209-460-31, 209-220-12, 209-220-11, 209-220-10,
209-220-07 & 209-220-14.

SITE ADDRESS:
MULTIPLE PROPERTIES WITHIN CORDESS RANCH SPECIFIC PLAN.

SITE AREA:
978.2467± ACRES

EXISTING ZONING:
(CRSP) CORDESS RANCH SPECIFIC PLAN

EXISTING LAND USE:
VACANT

PROPOSED LAND USE:
BPI

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).

DIMENSIONS:
ALL DIMENSIONS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN AND MAPPING.

PHASING:
THIS SUBDIVISION IS EXPECTED TO BE CONSTRUCTED IN MULTIPLE PHASES.

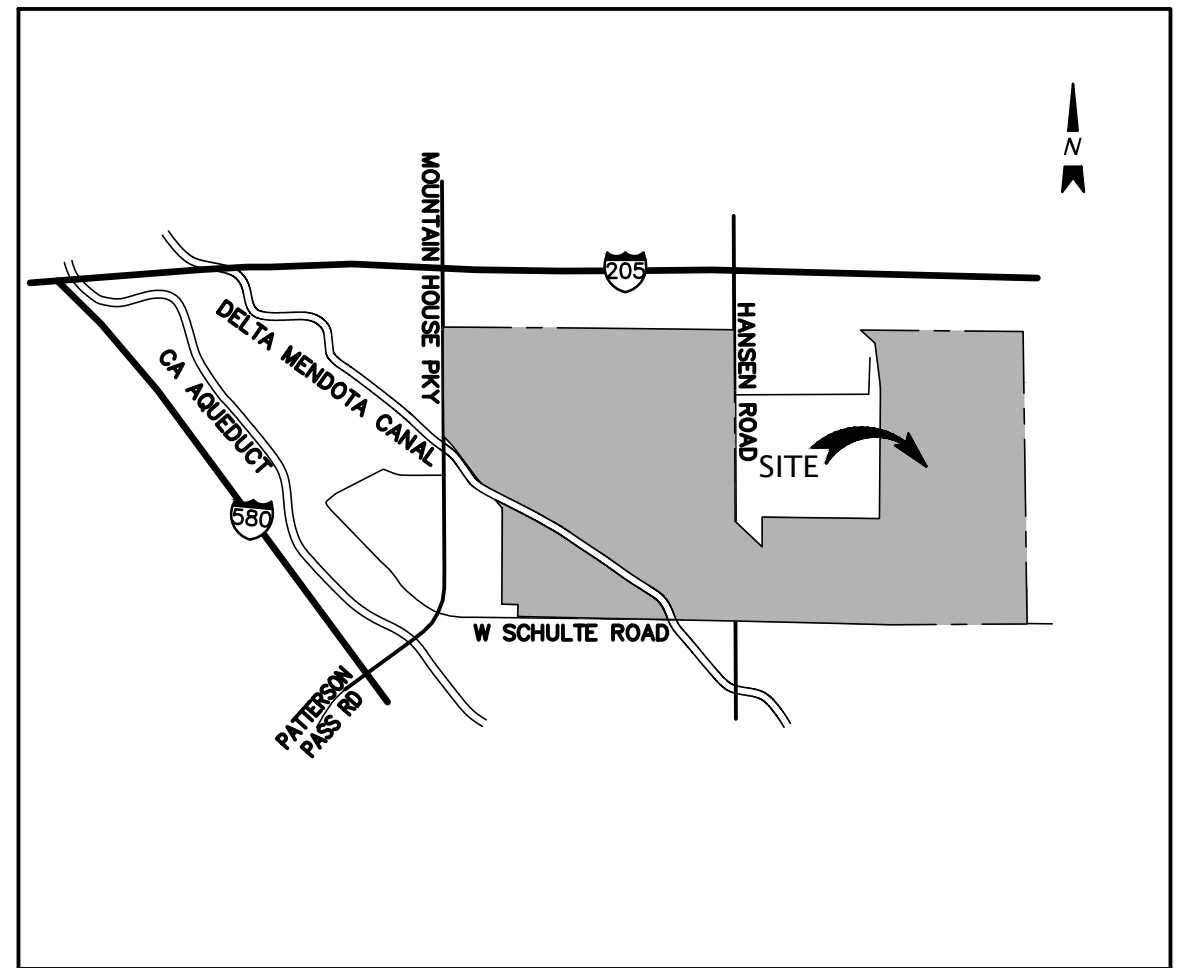
SOURCE OF TOPOGRAPHIC INFORMATION:
TOPOGRAPHY SHOWN ON THIS MAP IS BASED ON FILED WORK PERFORMED BY KIER & WRIGHT
ON NOVEMBER 6, 2017.

LAND USE SUMMARY

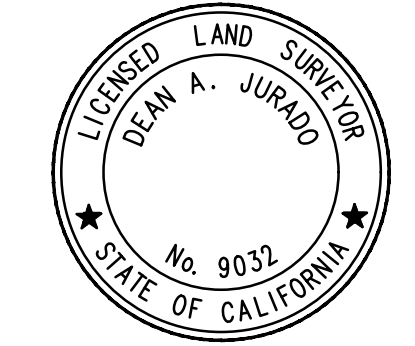
LAND USE	ACREAGE
GENERAL OFFICE (GO)	59.18
OPEN SPACE / PARKS (OP)	67.95
BUSINESS PARK INDUSTRIAL (BPI)	727.55

PARCEL SUMMARY

PARCEL	ACREAGE	LAND USE	TO BE DEDICATED
LOT 1	6.07	(OP) GREEN BELT	YES
LOT 15	20.92	(OP) BASIN / PARK	YES
LOT 24	10.66	(OP) GREEN BELT	YES
LOT 25	11.73	(OP) BASIN / PARK	YES
LOT 26	3.96	(OP) BASIN / PARK	YES
LOT 37	4.88	(OP) GREEN BELT	YES
LOT 38	3.82	(OP) GREEN BELT	YES
LOT 40	5.92	(OP) PARK	YES



PREPARED BY OR UNDER THE SUPERVISION OF
DEAN A. JURADO, L.S. 9032
LICENSE EXPIRES: 09/14/2020



CITY OF TRACY

THINK INSIDE THE TRIANGLE

REGISTERED PROFESSIONAL ENGINEER
MICHAEL F. BASILLOS
No. 71814
Exp. 12/31/2024
CIVIL
STATE OF CALIFORNIA

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

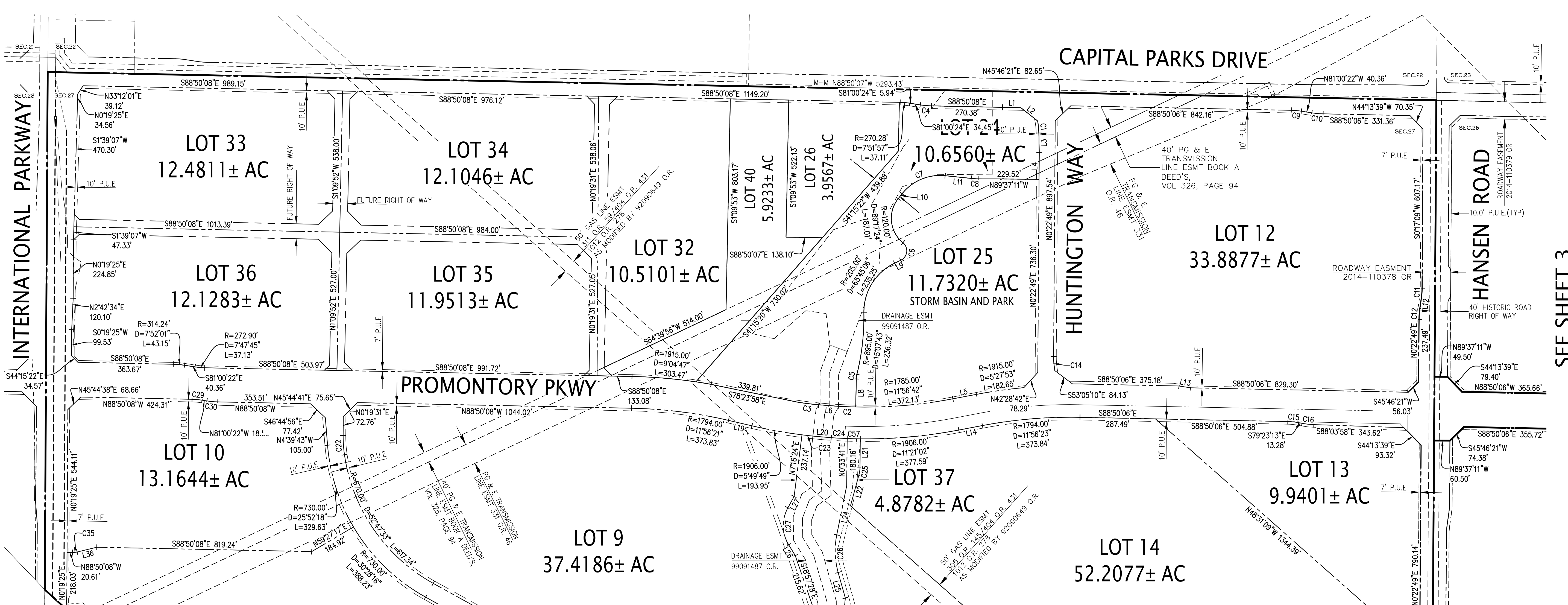
REVISIONS	DATE	DESCRIPTION	APPROVED
1	09/14/20	2ND CITY SUBMITTAL	

DESIGNED BY: []
DRAWN BY: []
CHECKED BY: []
SCALE: AS SHOWN

**TENTATIVE SUBDIVISION MAP
OF
INTERNATIONAL PARK
OF COMMERCE
TITLE SHEET & GENERAL NOTES**

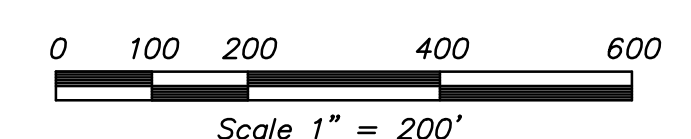
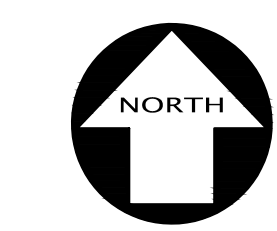
SHEET
1
OF 12 SHEETS

Z:\2009\A09500-159\DWG\SURVEY\MAPPING\A09500-159-TM-1.dwg 6-16-21 11:52:10 AM danderson



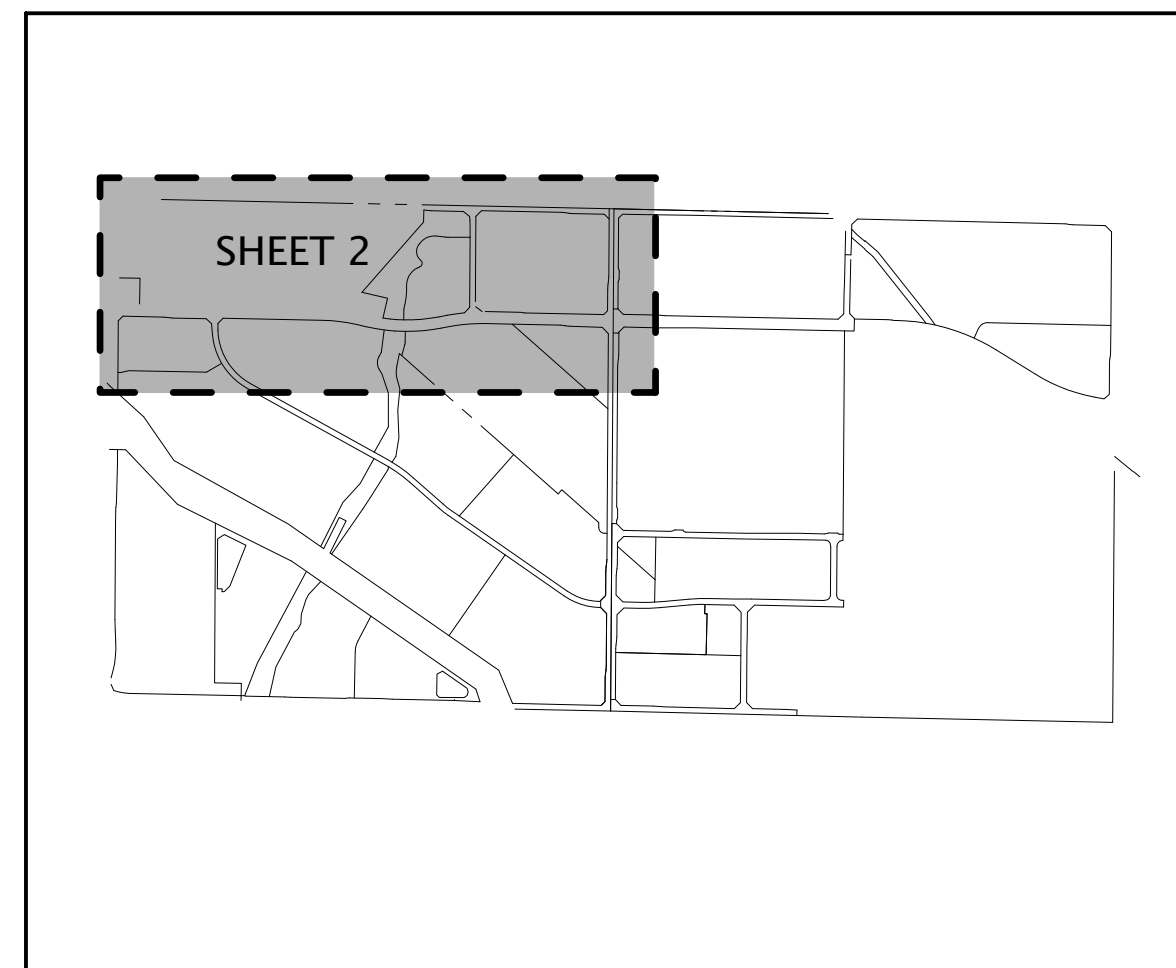
SEE SHEET 3

SEE SHEET 3



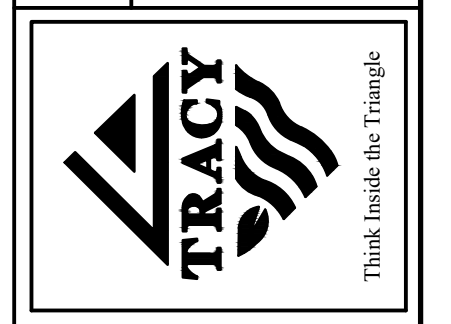
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LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S88°50'06"E	69.85'	L21	N0°33'41"E	107.68'	L41	N68°51'43"W	13.16'	L62	S82°44'07"E	60.32'
L2	S51°42'23"E	81.74'	L22	N15°18'21"E	121.42'	L42	S88°51'43"E	36.67'	L63	N8°29'23"E	10.49'
L3	N1°08'50"W	74.87'	L23	N27°43'32"E	67.87'	L43	S1°07'22"W	210.21'	L64	N4°35'06"W	85.23'
L4	N0°22'49"E	101.32'	L24	N11°26'13"E	190.69'	L44	N52°33'48"E	45.23'	L65	N3°04'27"E	71.90'
L5	N79°13'31"E	91.63'	L25	N15°41'50"W	100.95'	L45	N2°53'15"E	99.40'	L66	N1°09'54"E	113.80'
L6	N85°30'04"W	75.09'	L26	N31°33'53"W	47.43'	L46	N26°00'27"E	61.46'	L67	N1°09'54"E	50.95'
L7	S11°01'3"W	106.91'	L27	S28°59'01"W	49.01'	L47	N43°28'37"E	189.54'	L68	N46°14'29"E	82.72'
L8	S64°39'56"W	25.71'	L28	S88°50'06"E	53.69'	L48	S44°13'47"E	101.68'	L69	S81°42'29"W	40.38'
L9	S38°30'18"W	24.03'	L29	N0°22'32"E	74.10'	L49	S0°22'32"W	201.48'	L70	S0°24'44"W	21.15'
L10	N83°59'43"W	100.00'	L30	S41°28'51"W	57.00'	L50	S81°21'16"W	40.38'			
L11	N8°12'34"E	40.36'	L31	S88°50'06"E	8.26'	L51	S48°29'01"E	57.08'			
L12	S81°00'22"E	44.05'	L32	N8°12'16"E	40.39'	L52	S88°13'13"E	33.73'			
L13	N79°13'31"E	91.63'	L33	N0°22'32"E	249.71'	L53	S88°50'06"E	261.58'			
L14	N45°23'56"E	87.86'	L34	N63°27'54"W	80.00'	L54	S44°13'47"E	105.95'			
L15	S55°12'54"E	98.53'	L35	S76°22'04"W	77.05'	L55	S45°53'11"W	88.26'			
L16	N0°22'32"E	44.44'	L36	N86°28'34"W	120.10'	L56	N86°13'00"W	120.10'			
L17	S76°53'47"E	91.63'	L37	S88°51'43"E	48.46'	L57	N88°36'10"W	25.00'			
L18	S85°02'31"E	70.02'	L38	S86°57'09"E	60.02'	L58	N1°23'50"E	97.12'			
L19			L39			L59					
L20			L40	S88°51'43"E	162.52'						

CURVE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH	CURVE #	RADIUS	DELTA	LENGTH	CURVE #	RADIUS	DELTA	LENGTH	CURVE #	RADIUS	DELTA	LENGTH
C1	290.00'	9°06'30"	46.10'	C21	1530.00'	2°05'25"	55.82'	C41	140.00'	13°37'55"	33.31'	C62	197.00'	8°29'19"	29.19'
C2	1785.00'	2°07'24"	66.15'	C22	490.00'	8°32'57"	73.11'	C42	55.00'	74°19'45"	71.35'	C63	295.03'	7°47'32"	40.13'
C3	1785.00'	2°29'52"	77.81'	C23	1906.00'	1°15'46"	42.01'	C43	140.00'	16°27'39"	40.22'	C64	295.03'	7°47'32"	40.13'
C4	314.18'	7°51'57"	43.13'	C24	1905.99'	1°49'35"	60.75'	C44	2030.00'	6°12'58"	220.23'	C65	58.00'	23°23'25"	23.68'
C5	80.00'	12°52'20"	17.97'	C25	120.00'	14°44'40"	30.88'	C45	1970.00'	2°23'24"	82.18'	C66	1915.00'	1°45'32"	58.79'
C6	40.00'	115°27'01"	80.60'	C26	306.00'	27°08'04"	144.92'	C46	1970.00'	3°49'33"	131.55'				
C7	185.00'	57°29'59"	185.66'	C27	140.00'	60°32'54"	147.95'	C47	279.28'	7°51'57"	38.34'				
C8	295.00'	5°37'28"	28.96'	C28	50.00'	89°12'38"	77.85'	C48	305.22'	7°51'57"	41.90'				
C9	270.39'	7°51'57"	37.12'	C29	282.03'	7°47'32"	38.36'	C49	510.00'	11°3'30"	10.90'				
C10	314.28'	7°51'57"	43.15'	C30	305.00'	7°49'47"	41.68'	C50	597.69'	5°55'51"	61.87'				
C11	270.39'	7°51'57"	37.12'	C31	1470.00'	1°31'59"	39.33'	C51	292.03'	7°47'31"	39.72'				
C12	314.28'	7°51'57"	43.15'	C32	1030.00'	6°41'44"	120.37'	C52	314.00'	7°49'45"	42.91'				
C13	270.00'	7°49'45"	36.89'	C33	270.28'	7°51'57"	37.11'	C53	215.00'	8°31'30"	31.99'				
C14	290.00'	10°42'20"	54.19'	C34	314.18'	7°51'57"	43.13'	C54	408.00'	7°49'45"	55.75'				
C15	250.00'	9°26'53"	41.22'	C35	70.00'	14°47'48"	18.08'	C55	1905.99'	1°30'12"	50.01'				
C16	300.00'	8°40'44"	45.44'	C36	37.44'	55°59'05"	36.58'	C56	490.00'	4°22'07"	37.36'				
C17	273.03'	7°47'32"	37.13'	C37	115.00'	12°28'06"	25.03'	C57	1970.00'	2°27'44"	84.66'				
C18	151.11'	4°06'08"	10.82'	C38	97.00'	12°28'06"	21.11'	C58	2030.00'	6°12'58"	220.23'				
C19	970.00'	6°41'44"	113.36'	C39	250.00'	26°35'15"	116.01'	C59	314.28'	7°51'57"	43.15'				
C20				C40	55.00'	75°34'43"	72.55'								



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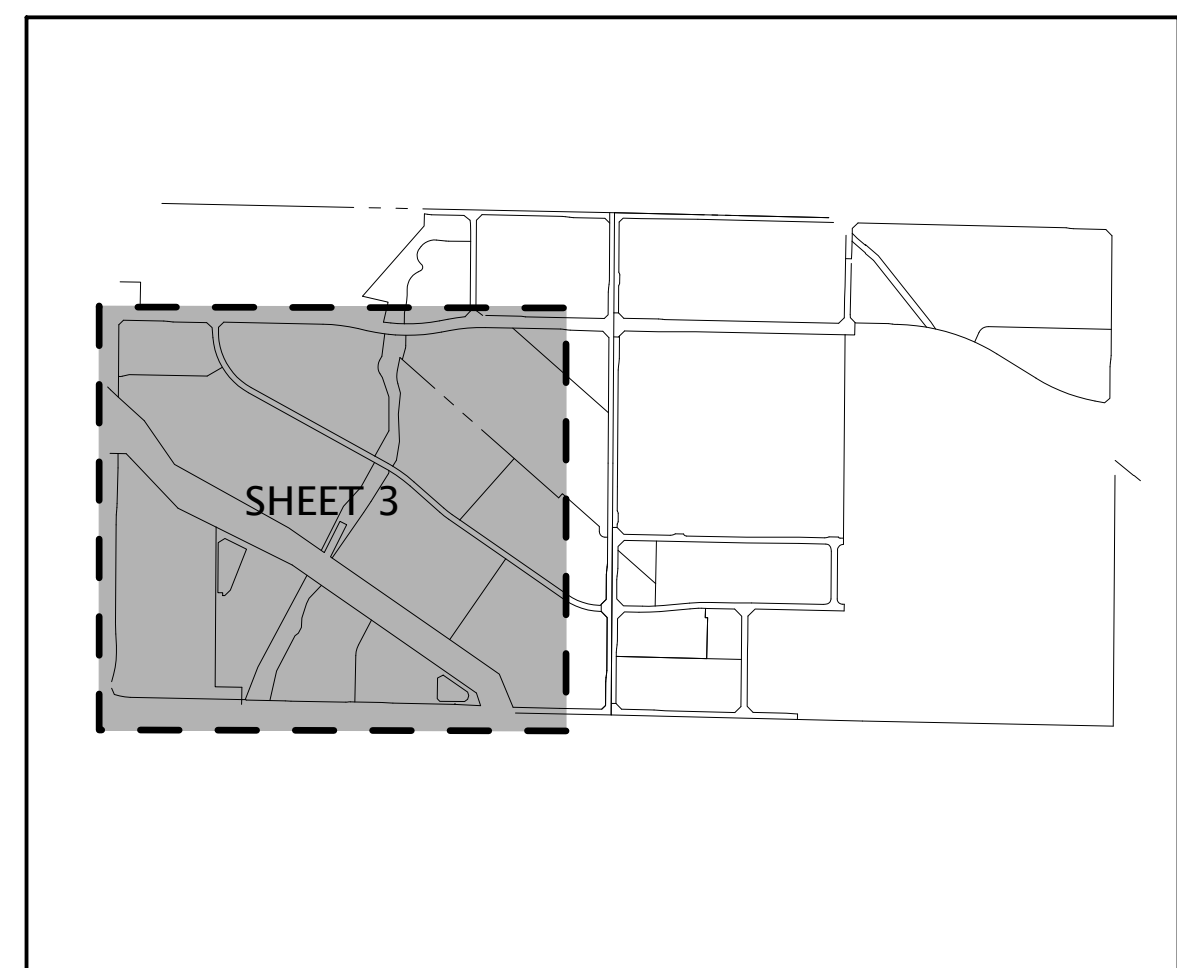
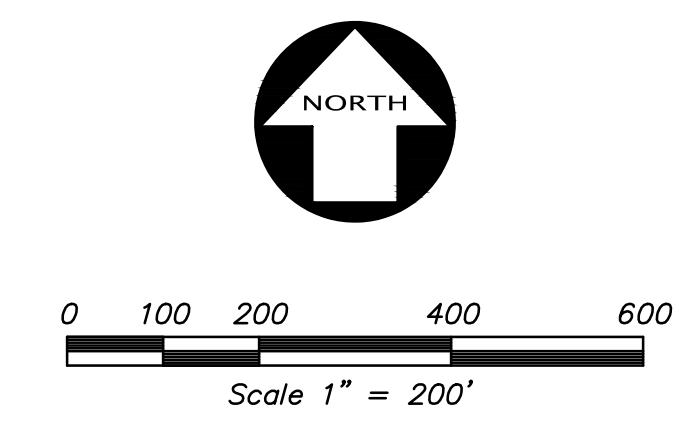
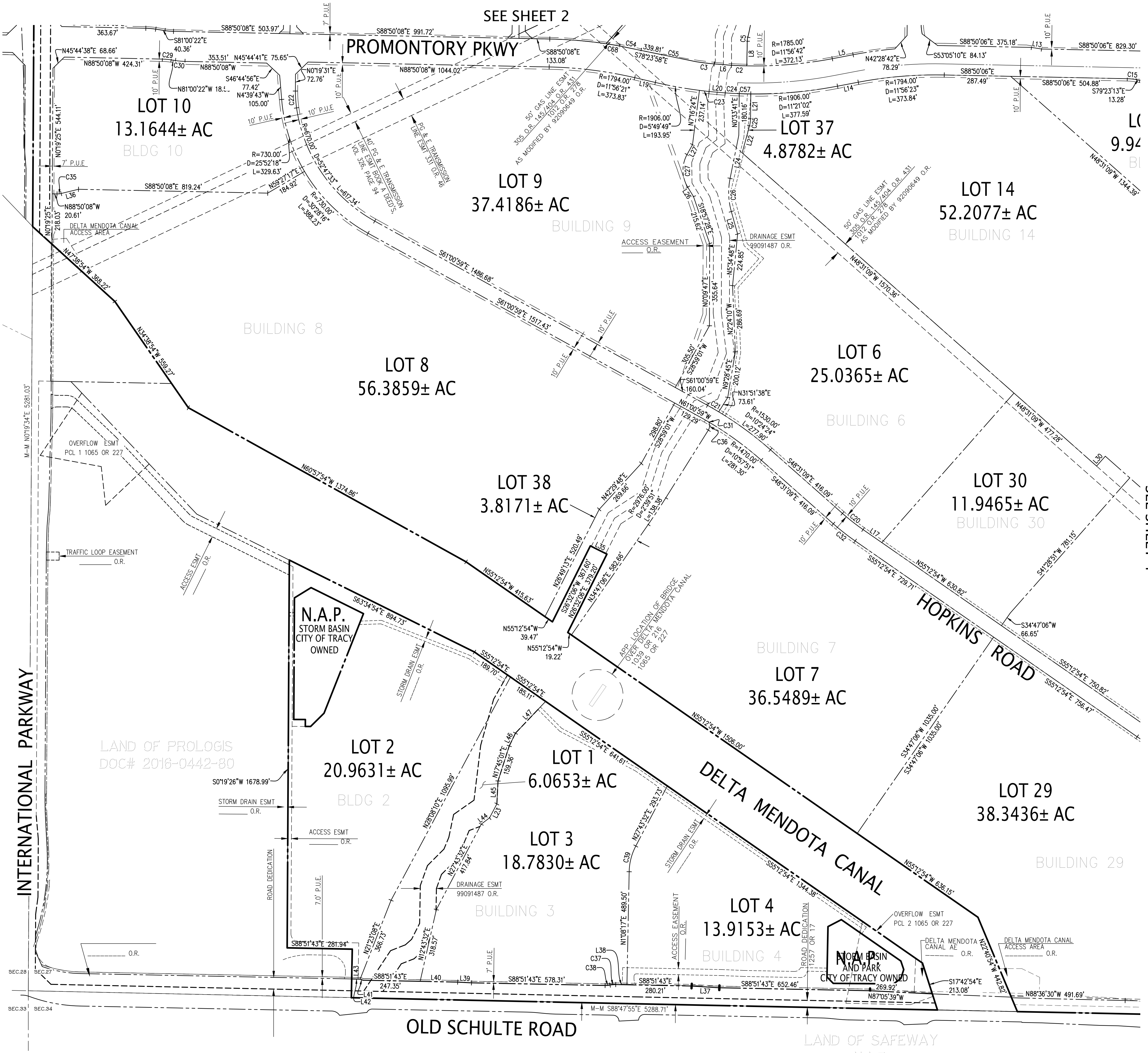
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TENTATIVE SUBDIVISION MAP
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ROBERT ARMSTRONG, P.E.
DATE:



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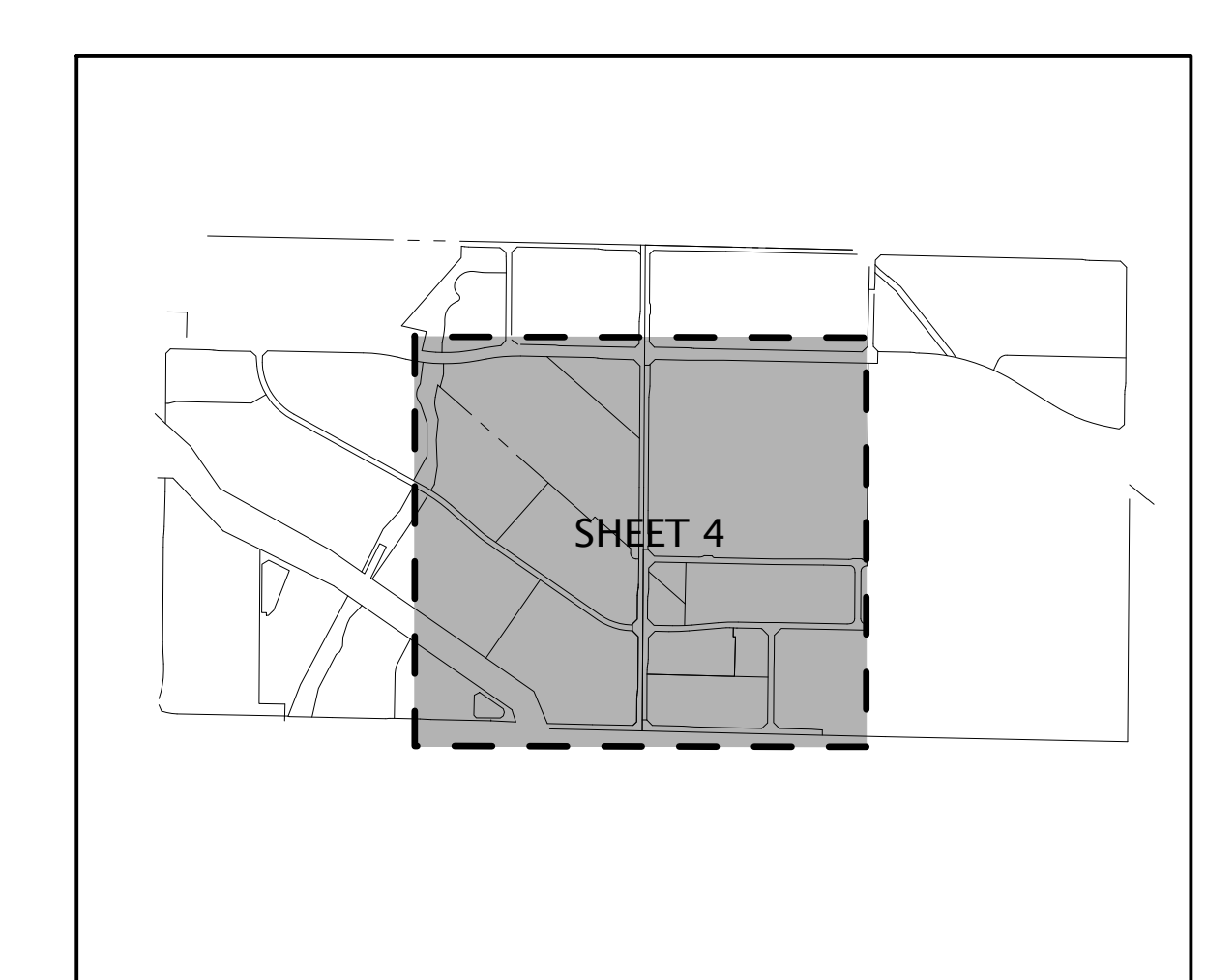
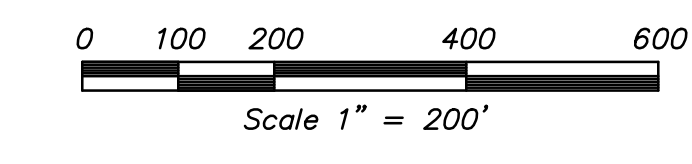
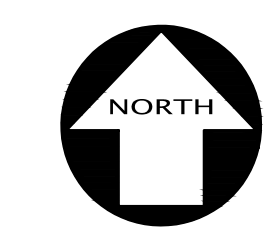
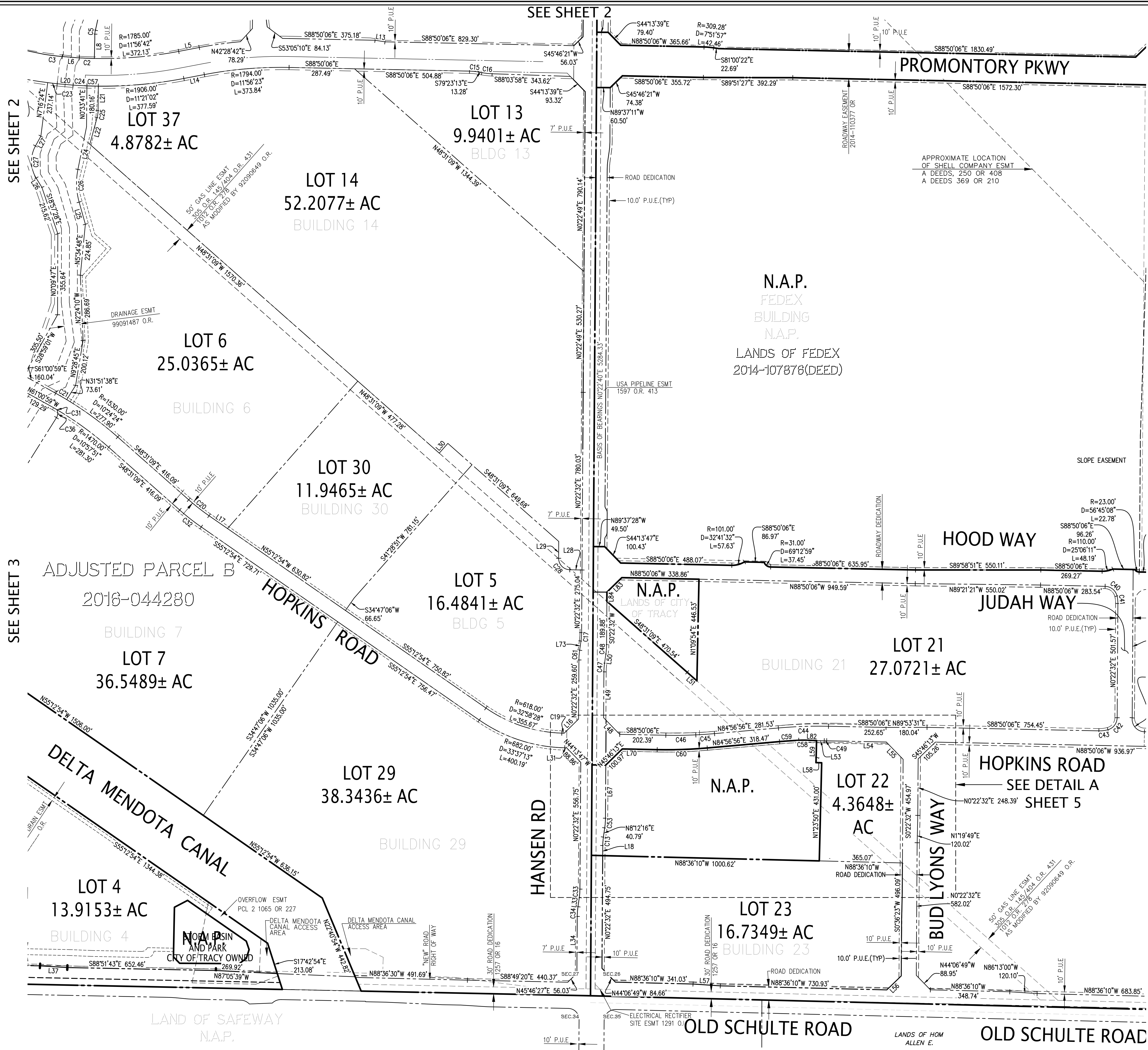
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SCALE: AS SHOWN

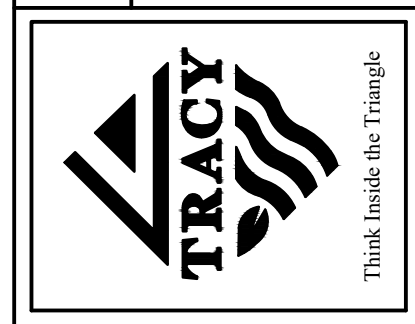
TENTATIVE SUBDIVISION MAP
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SHEET
3
OF 12 SHEETS

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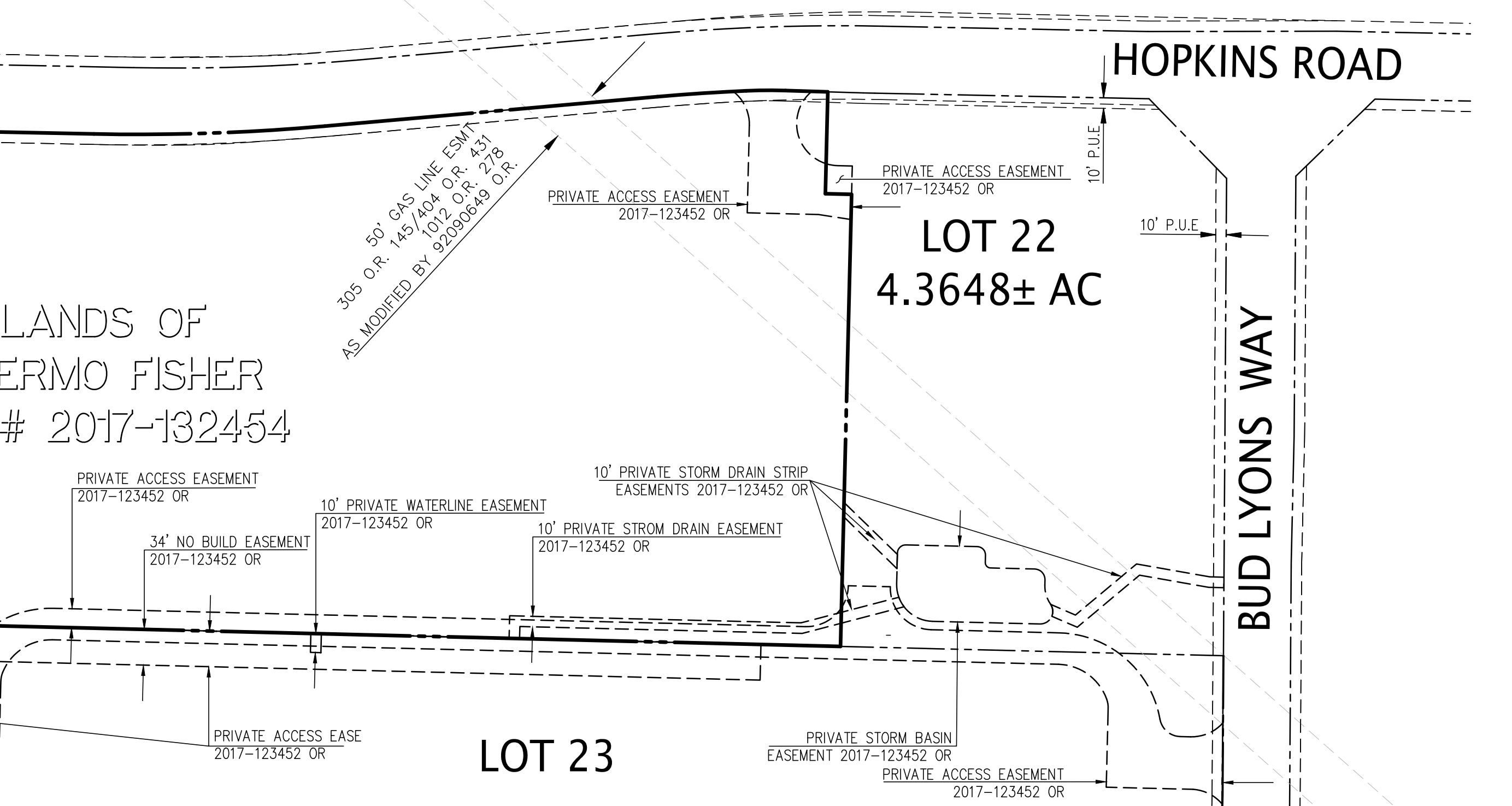
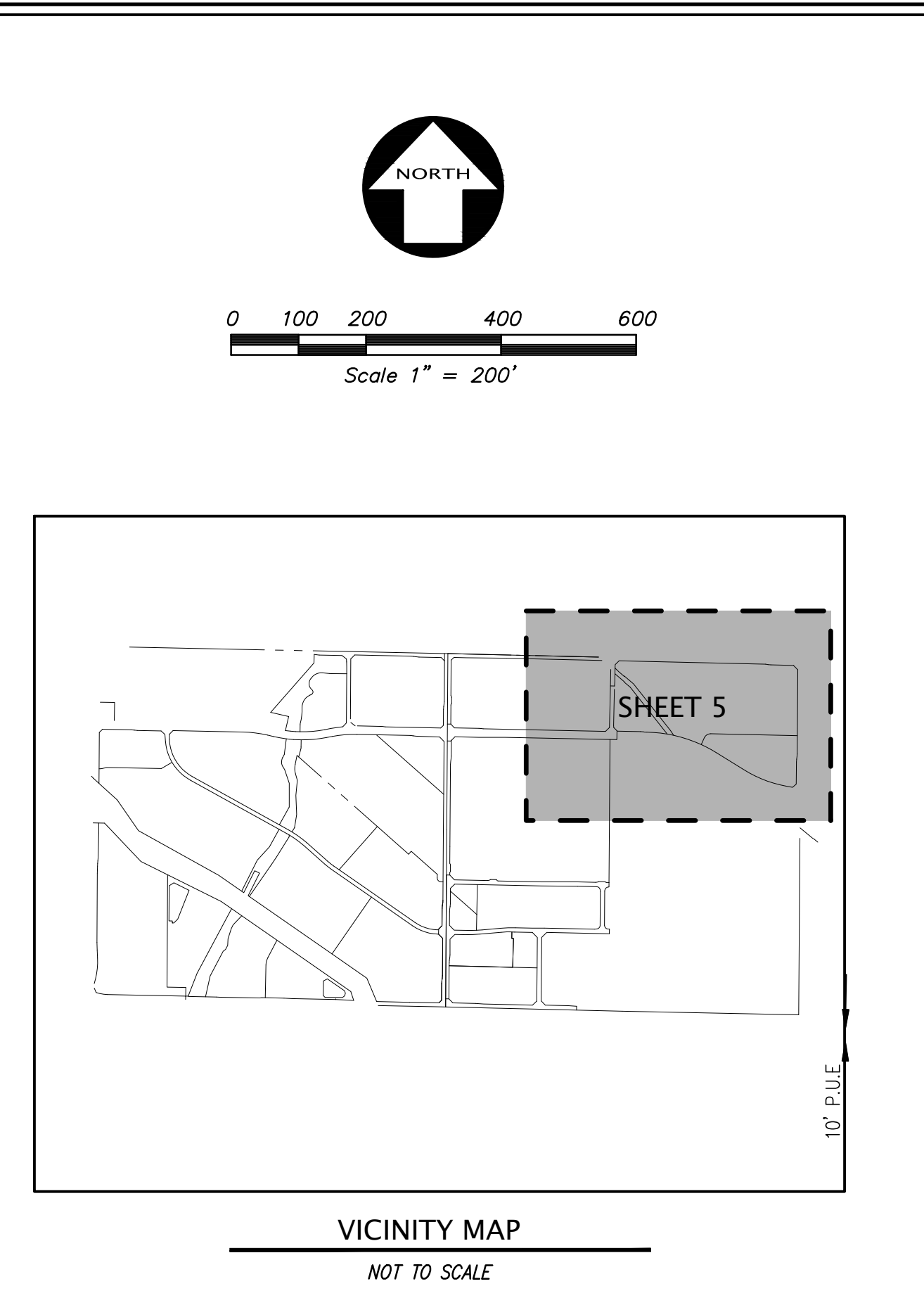
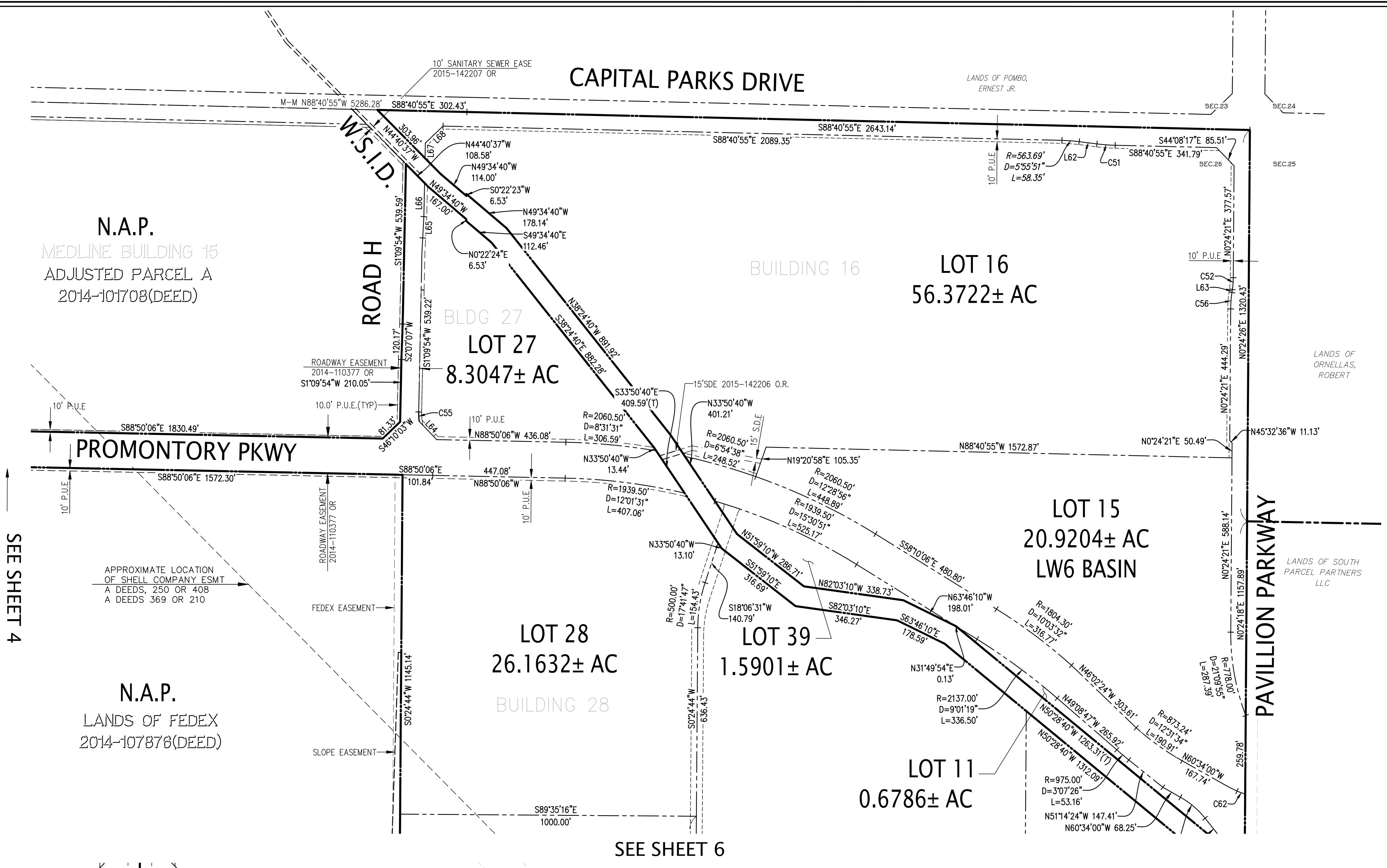
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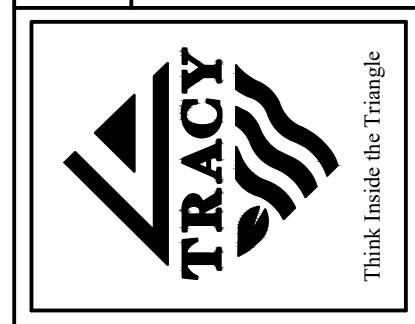
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DETAIL A - EASEMENTS PER 2017-123452 - SCALE: 1" = 100'

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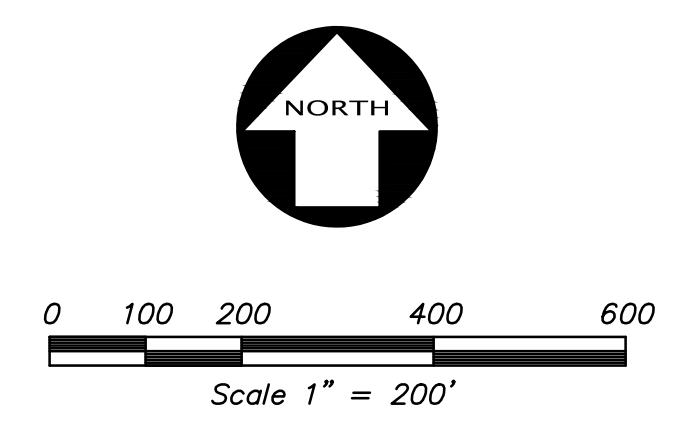
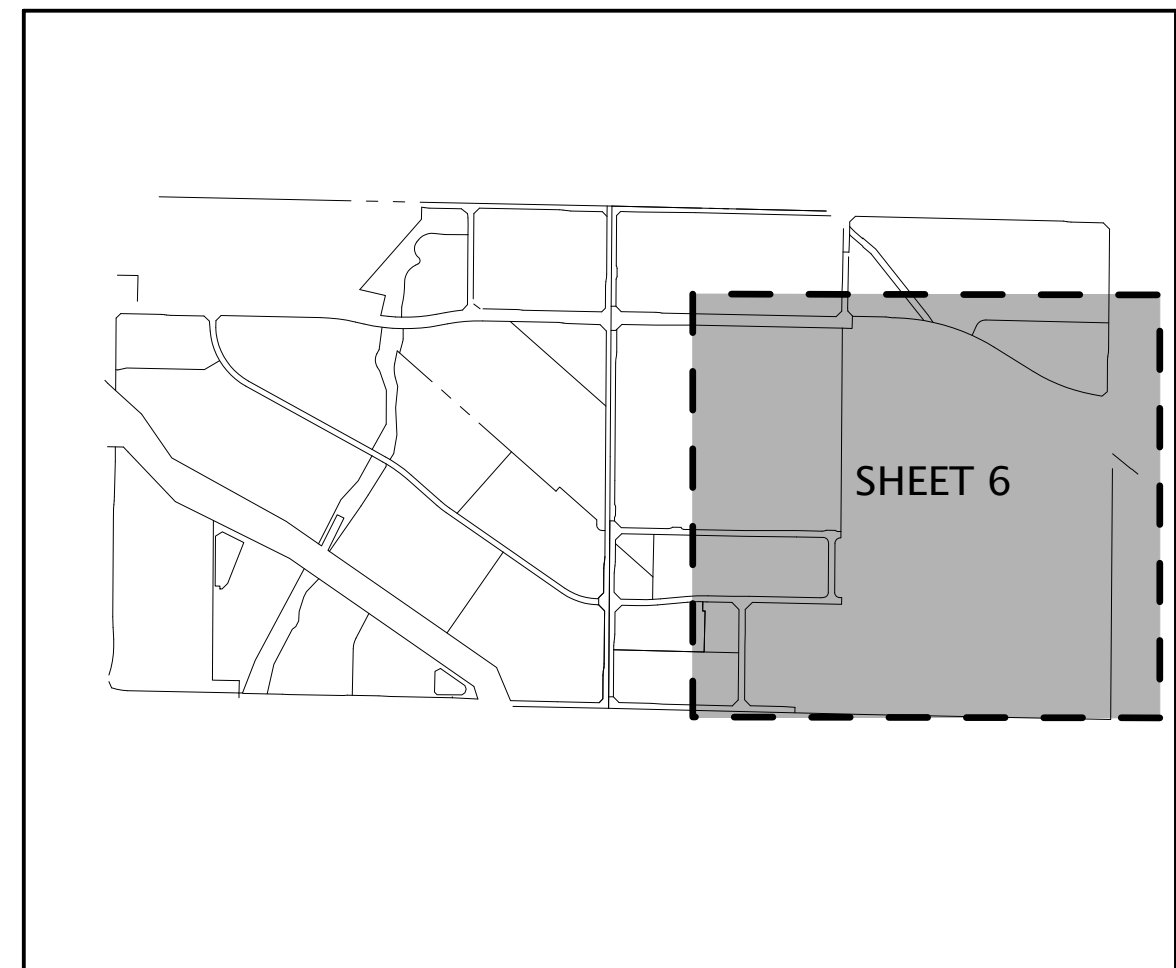
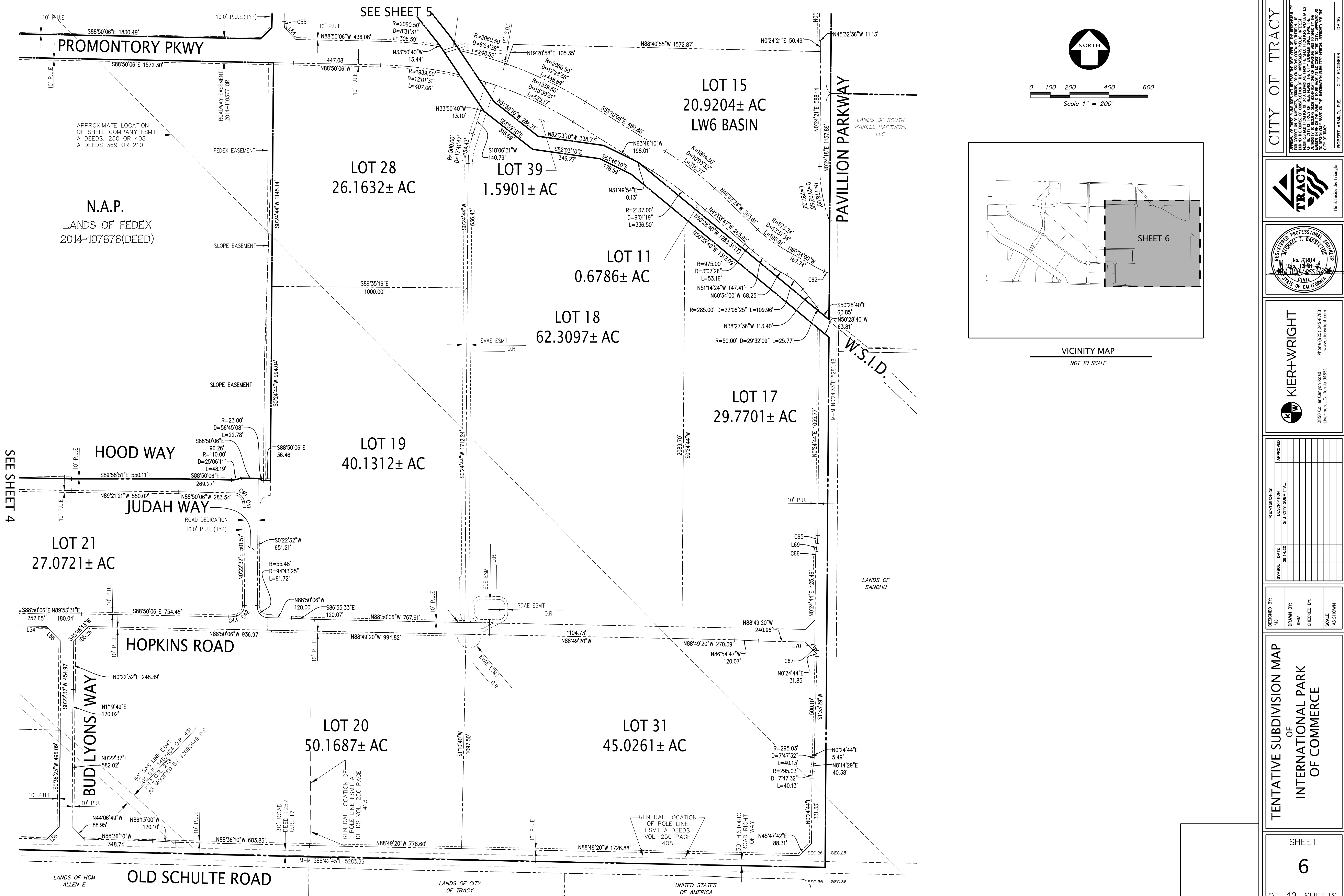
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TENTATIVE SUBDIVISION MAP
 OF
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SHEET
5
 OF 12 SHEETS



CITY OF TRACY

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ROBERT ARMJO, P.E. CITY ENGINEER

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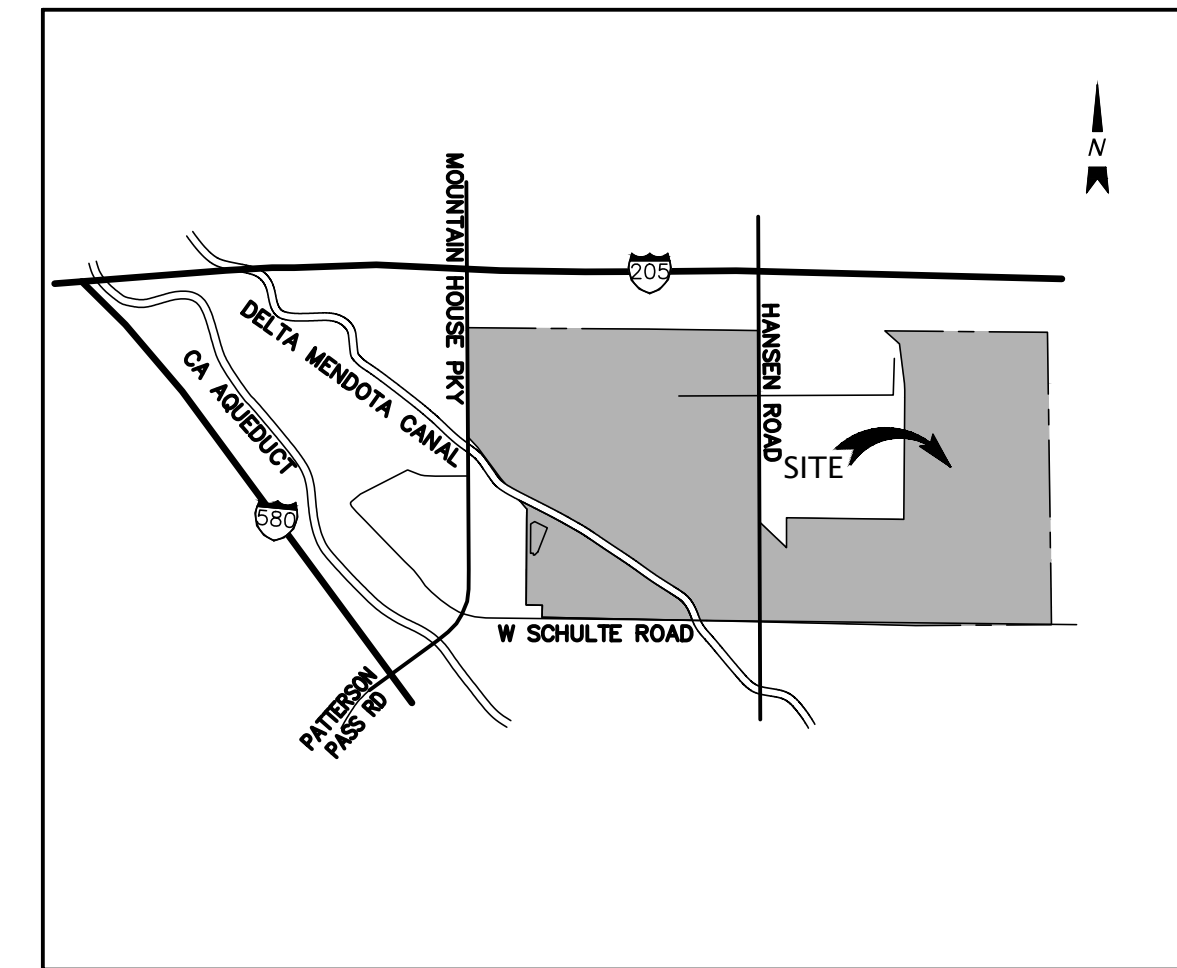
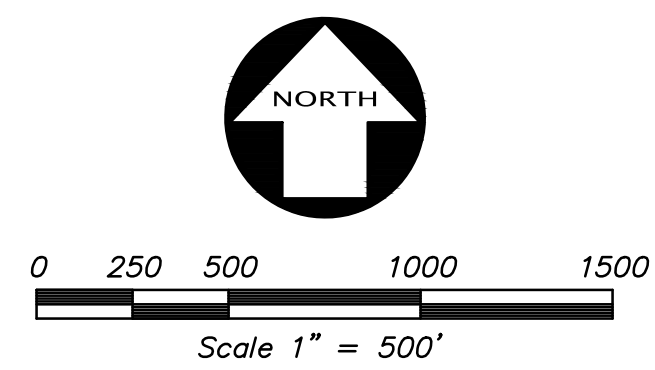
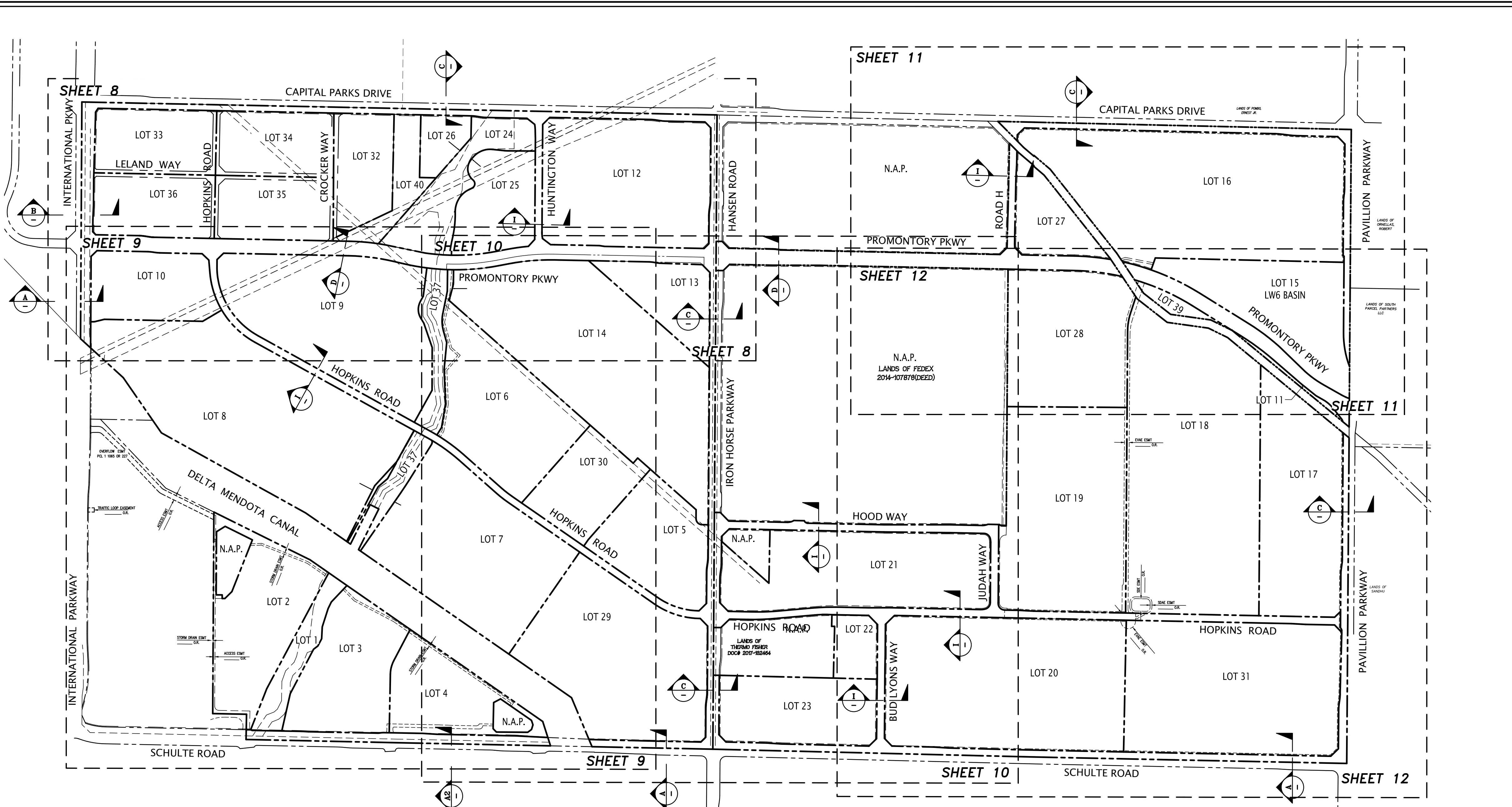
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	05/14/20	2ND CITY SUBMITTAL	

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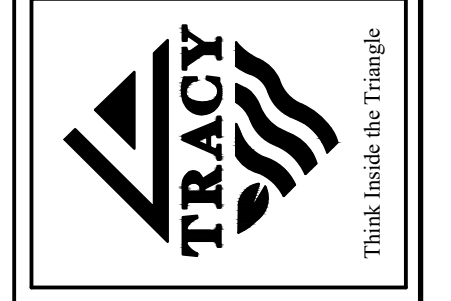
TENTATIVE SUBDIVISION MAP
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6
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ROBERT ARMJO, P.E. CITY ENGINEER
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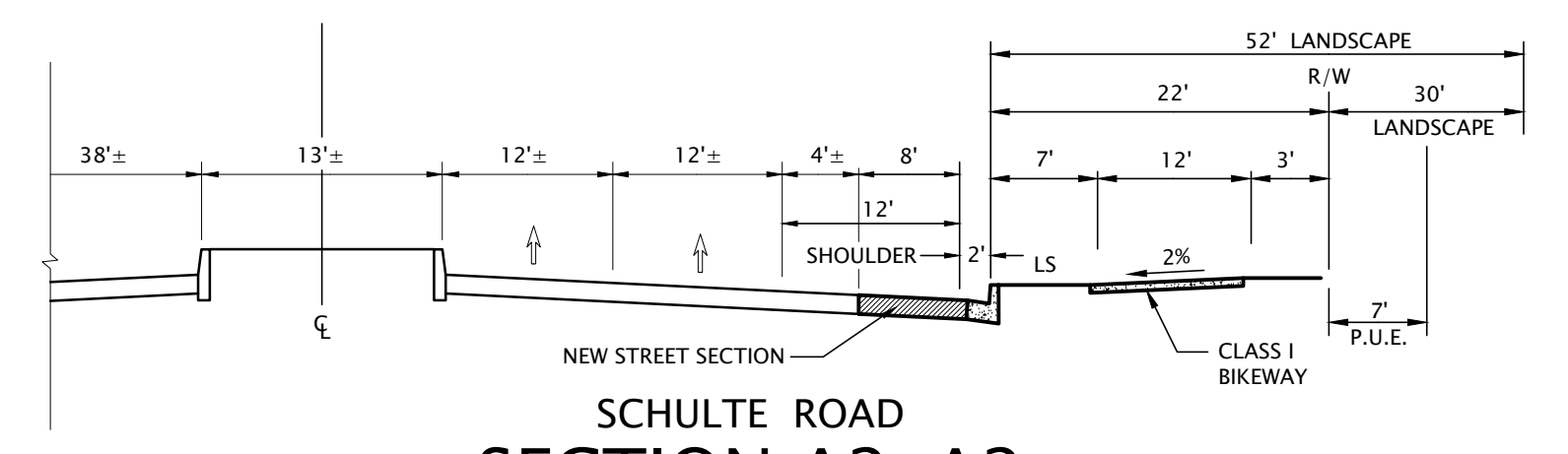
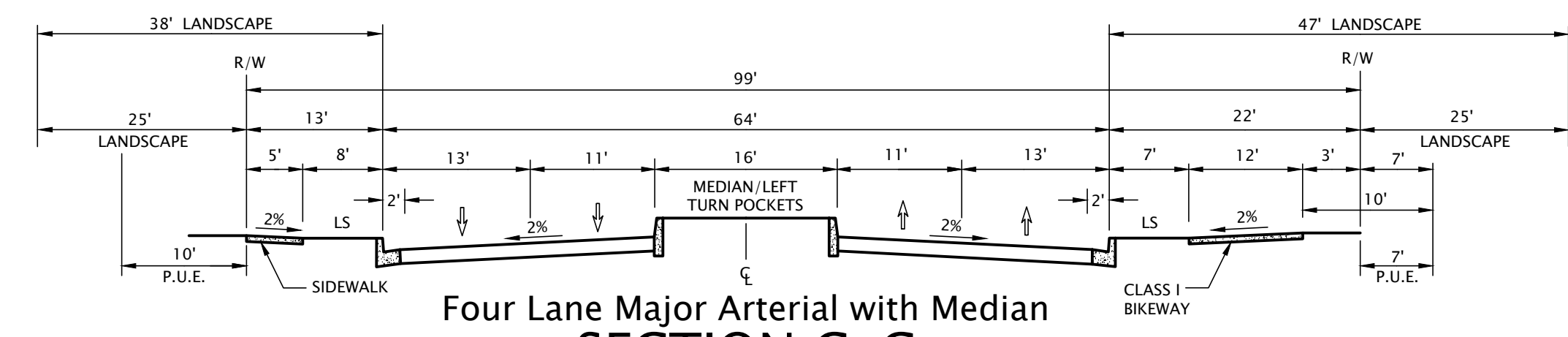
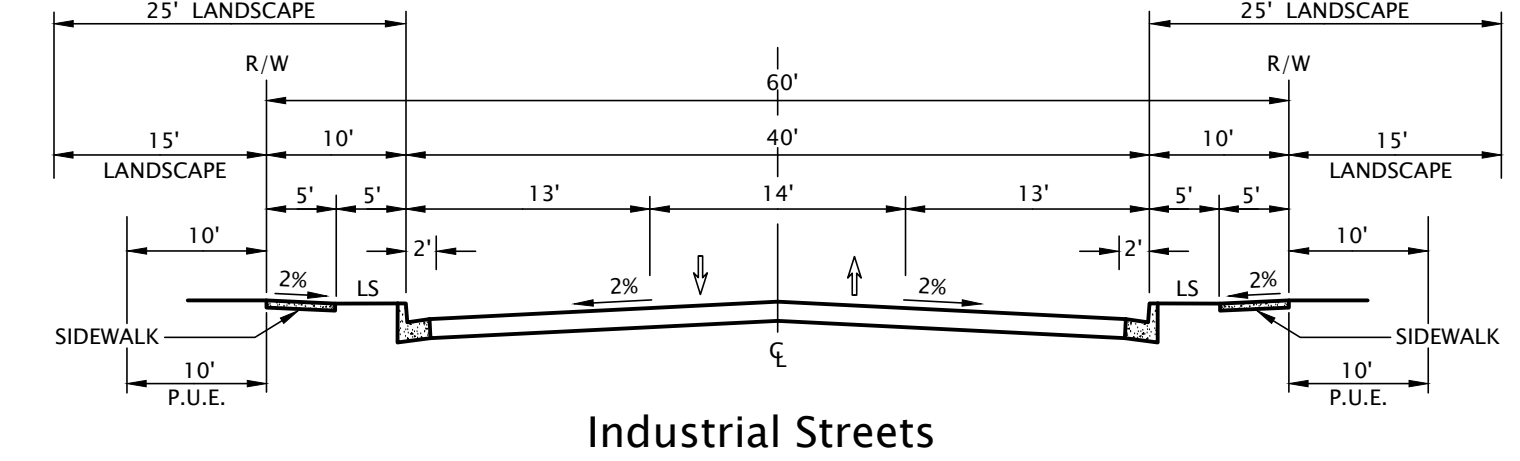
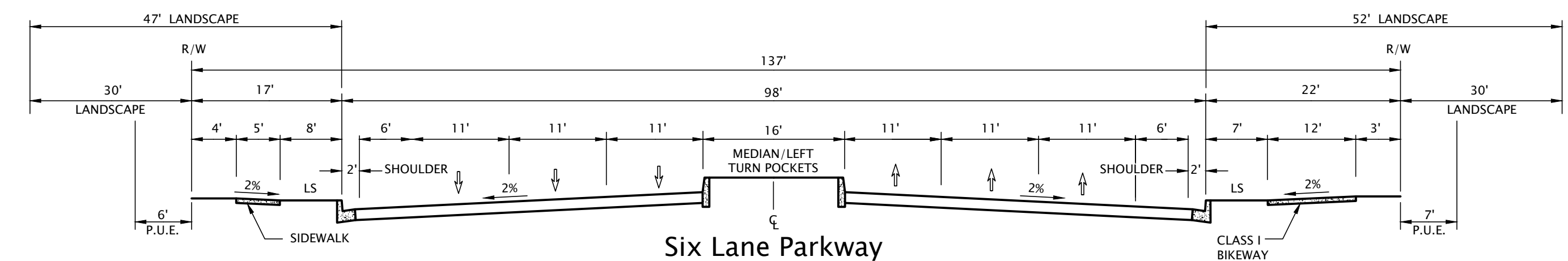
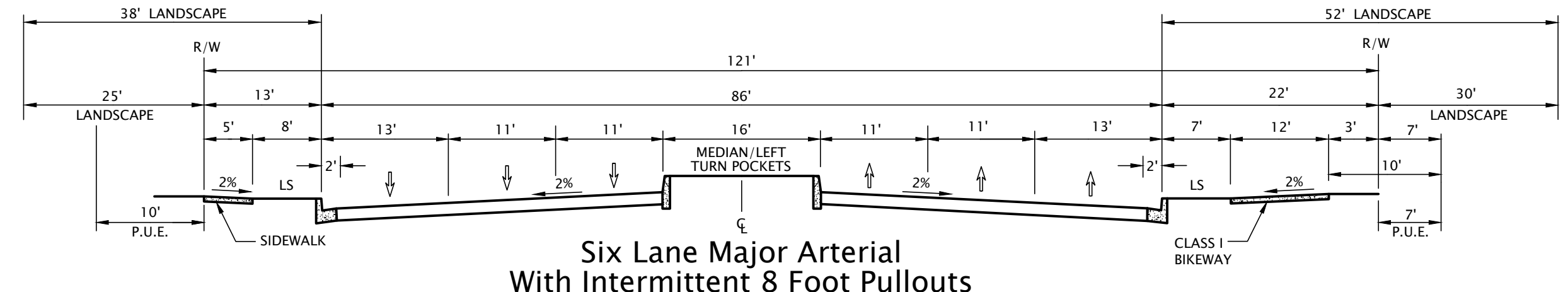
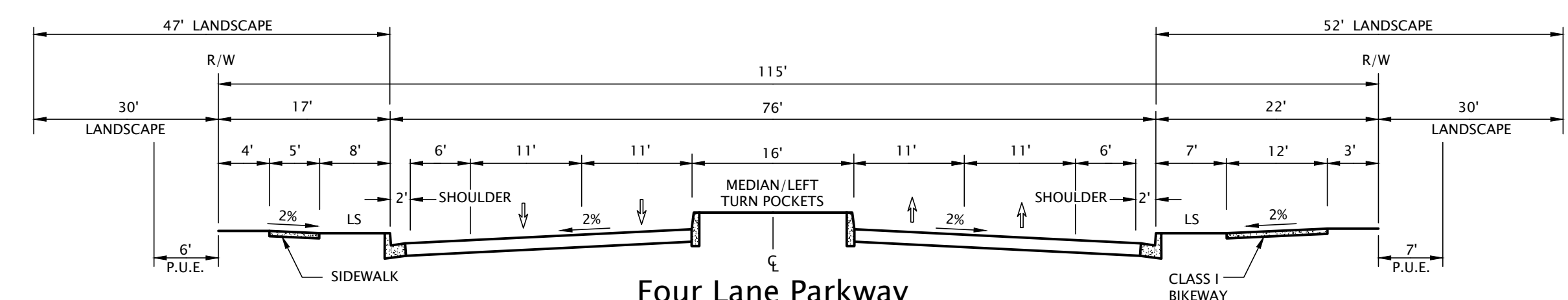


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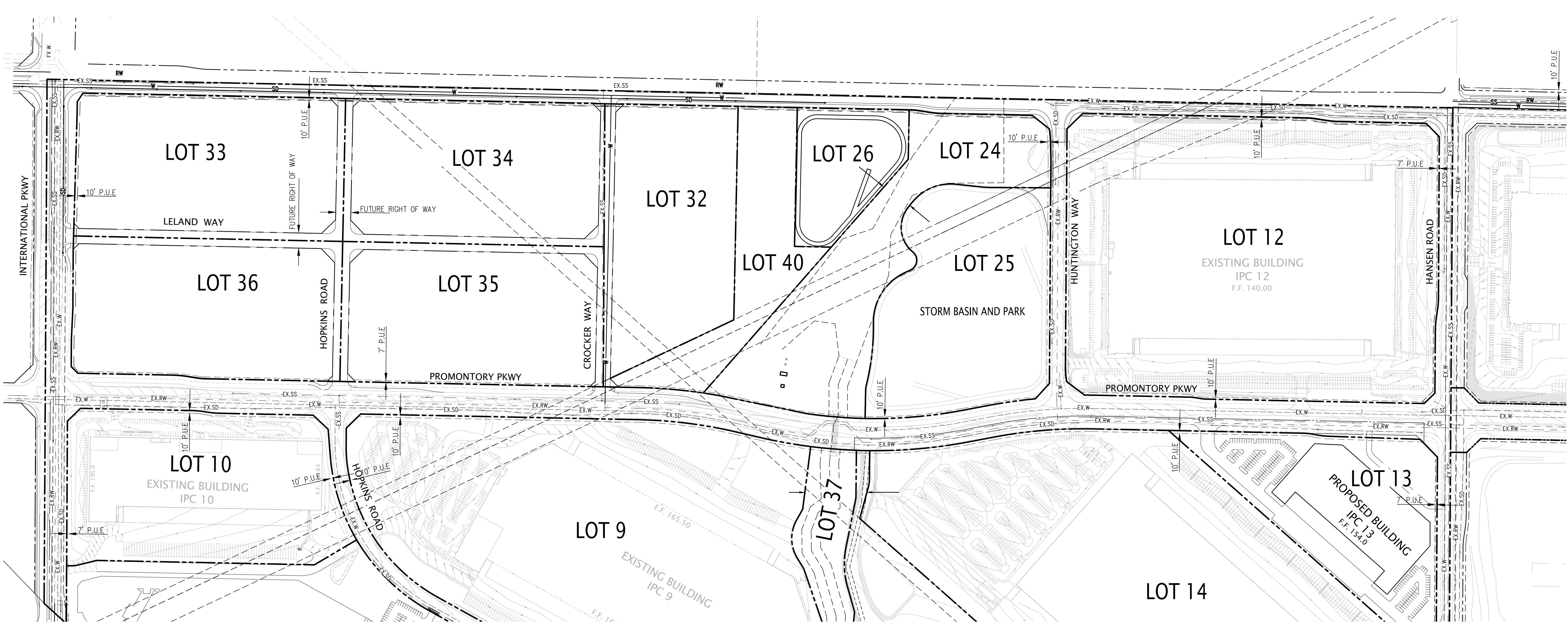
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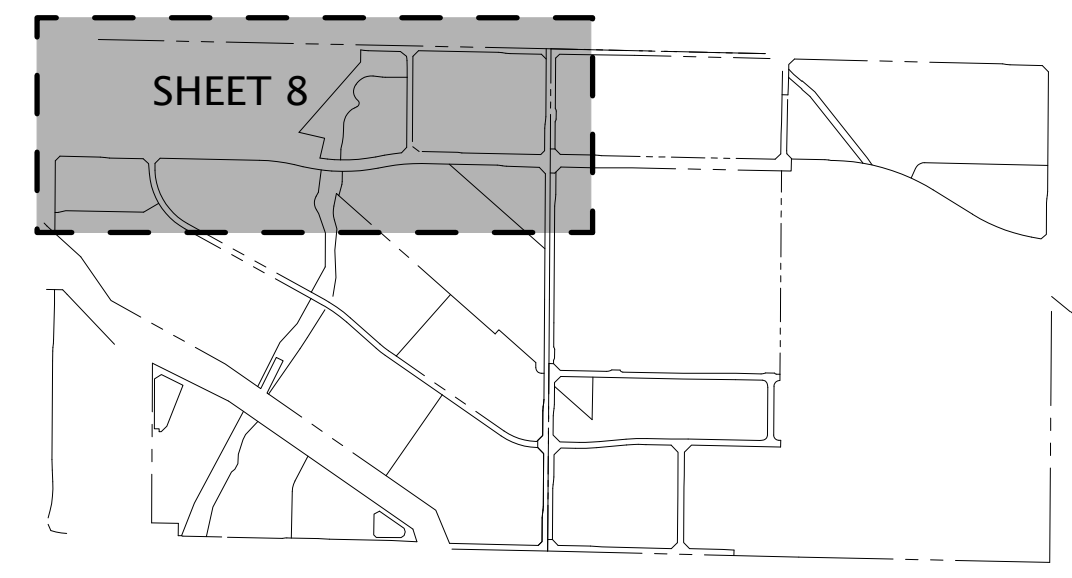
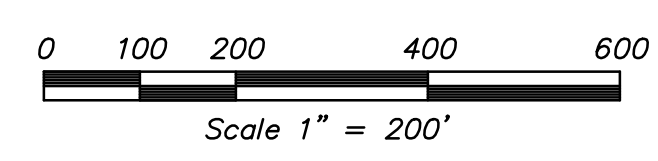
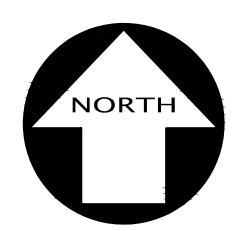
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SEE SHEET 10 & 11

SEE SHEET 9

- LEGEND**
- EX.SD --- EXISTING STORM DRAIN LINE
 - EX.SS --- EXISTING SANITARY SEWER LINE
 - EX.W --- EXISTING WATER LINE
 - EX.RW --- EXISTING RECYCLE WATER LINE
 - SD --- PROPOSED STORM DRAIN LINE
 - SS --- PROPOSED SANITARY SEWER LINE
 - W --- PROPOSED WATER LINE
 - RW --- PROPOSED RECYCLE WATER LINE

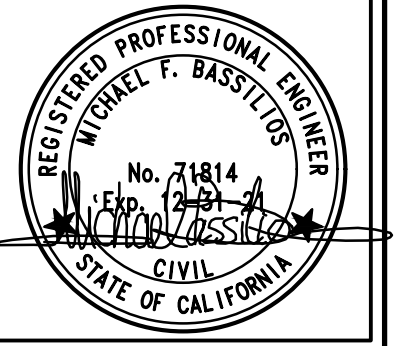
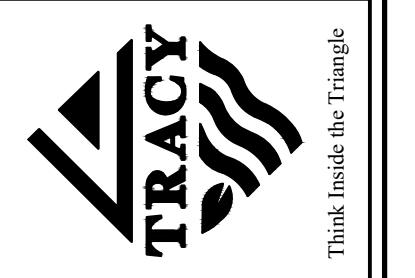


VICINITY MAP
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ROBERT ARMijo, P.E. CITY ENGINEER



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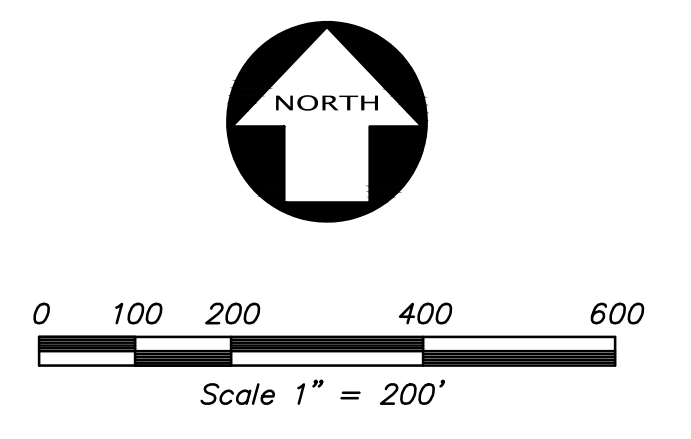
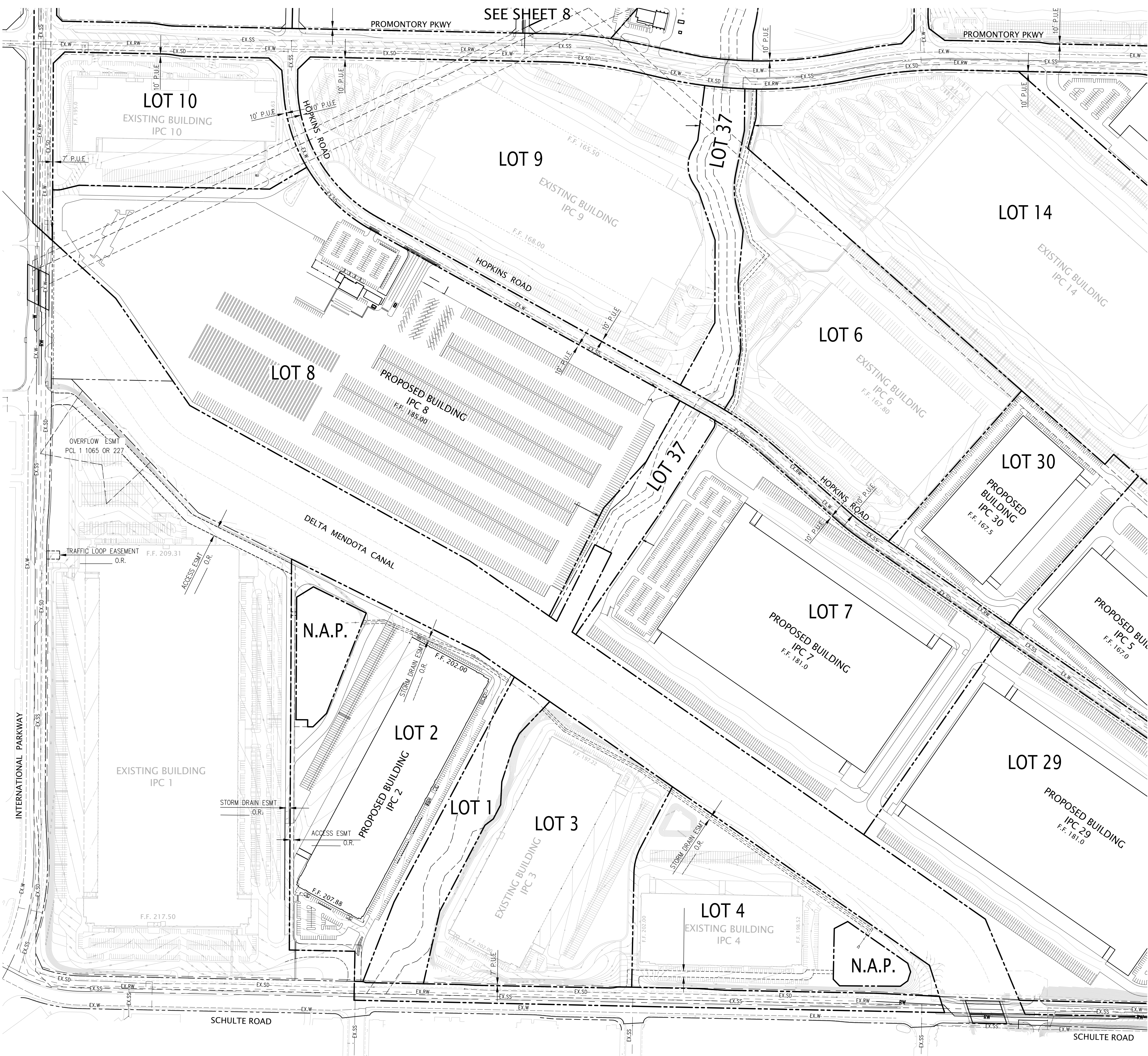
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8
OF 12 SHEETS

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VICINITY MAP
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LEGEND

- EX.SD— EXISTING STORM DRAIN LINE
- EX.SS— EXISTING SANITARY SEWER LINE
- EX.W— EXISTING WATER LINE
- EX.RW— EXISTING RECYCLE WATER LINE
- SD— PROPOSED STORM DRAIN LINE
- SS— PROPOSED SANITARY SEWER LINE
- W— PROPOSED WATER LINE
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SEE SHEET 10

CITY OF TRACY
FOR THESE PLANS, THE CITY ENGINEER HAS REVIEWED THE INFORMATION CONTAINED HEREIN FOR CONFORMANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE INFORMATION SUBMITTED HEREON AND APPROVED FOR THE CITY OF TRACY.
 ROBERT ARMijo, P.E. CITY ENGINEER
 DATE:



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

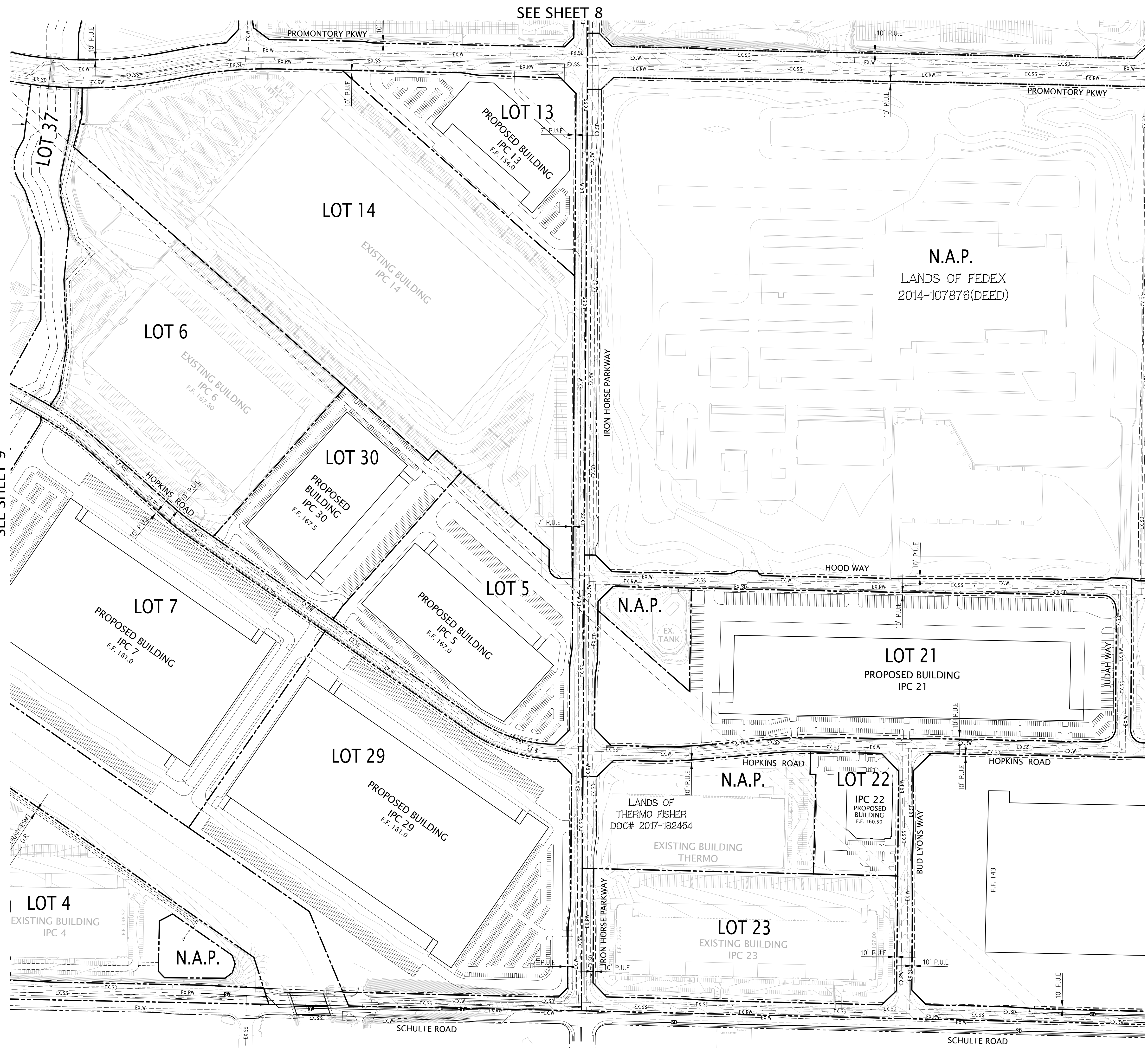
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TENTATIVE SUBDIVISION MAP
 OF
INTERNATIONAL PARK
 OF COMMERCE

SHEET
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 OF 12 SHEETS

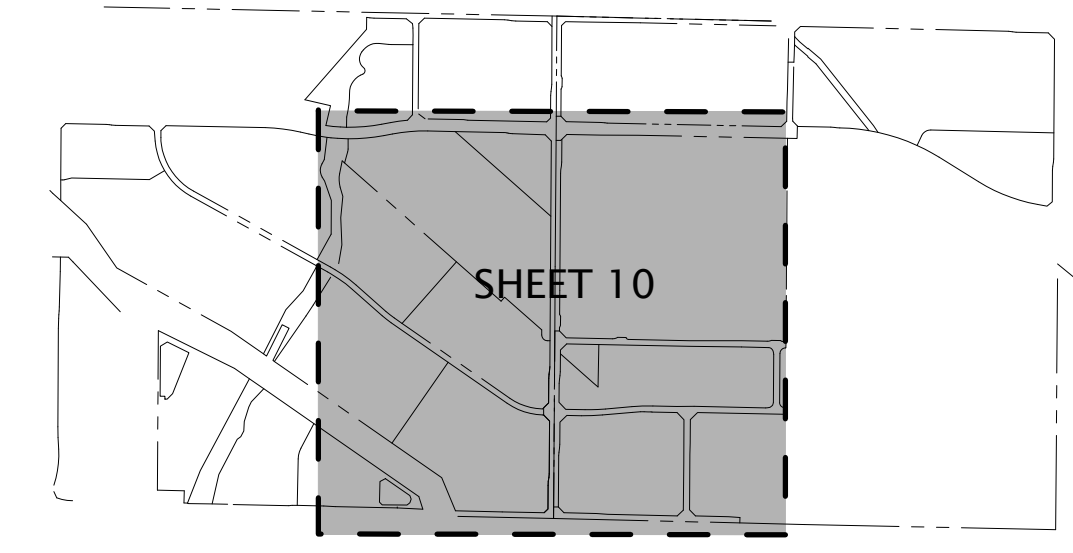
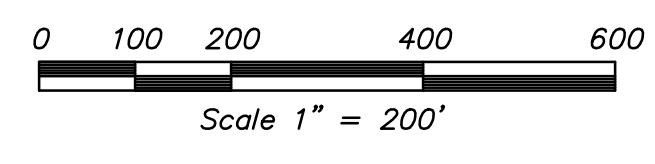
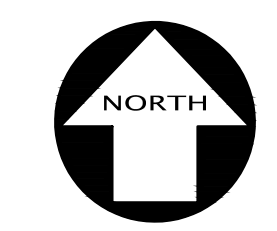
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SEE SHEET 8

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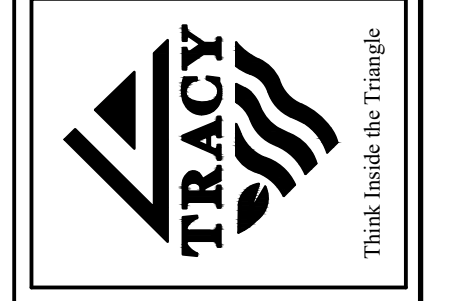
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LEGEND

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CITY OF TRACY
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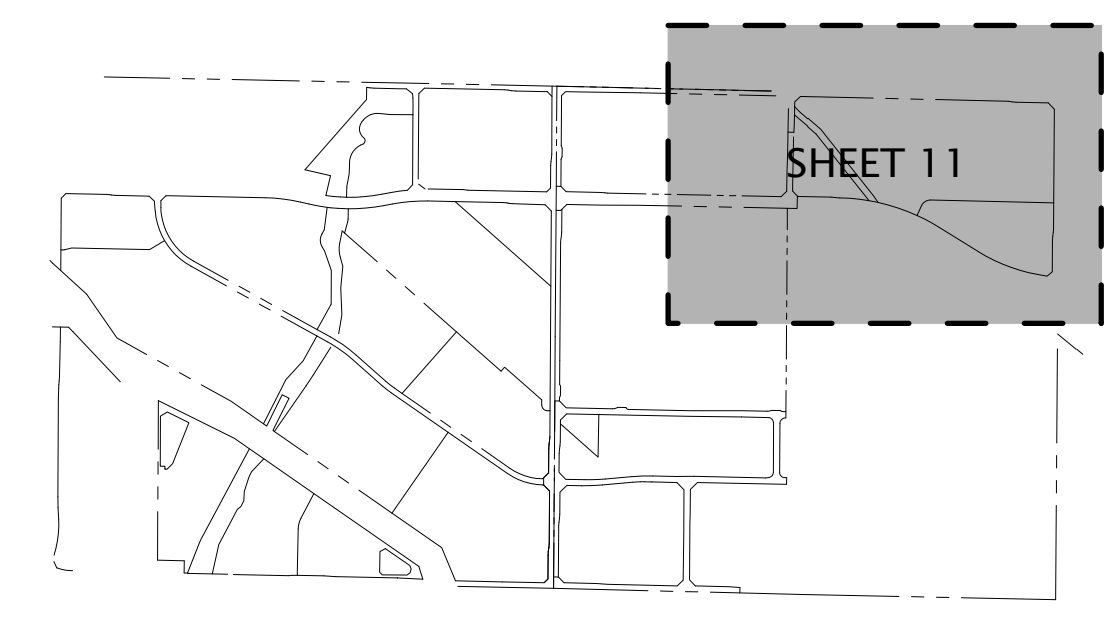
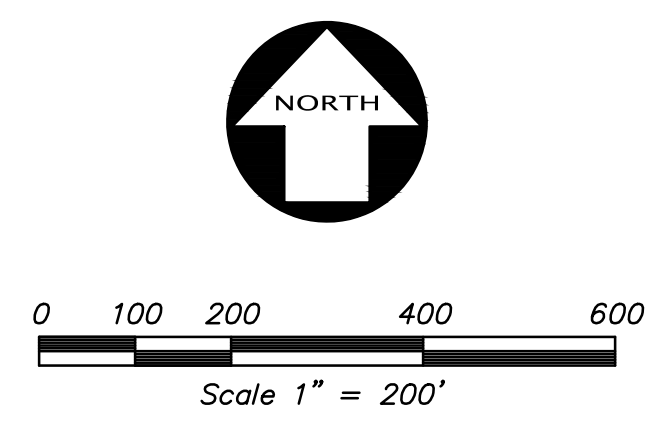
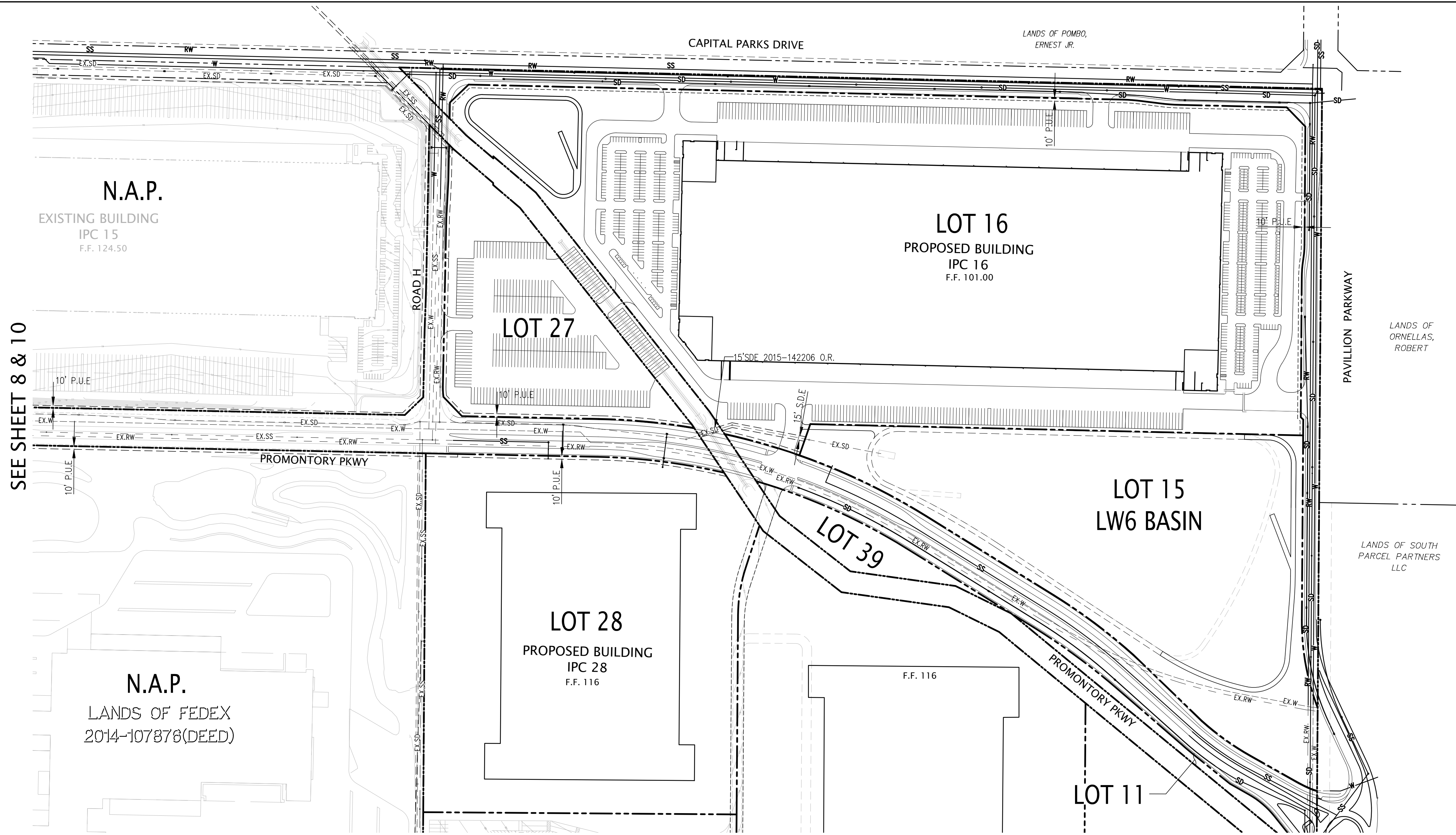
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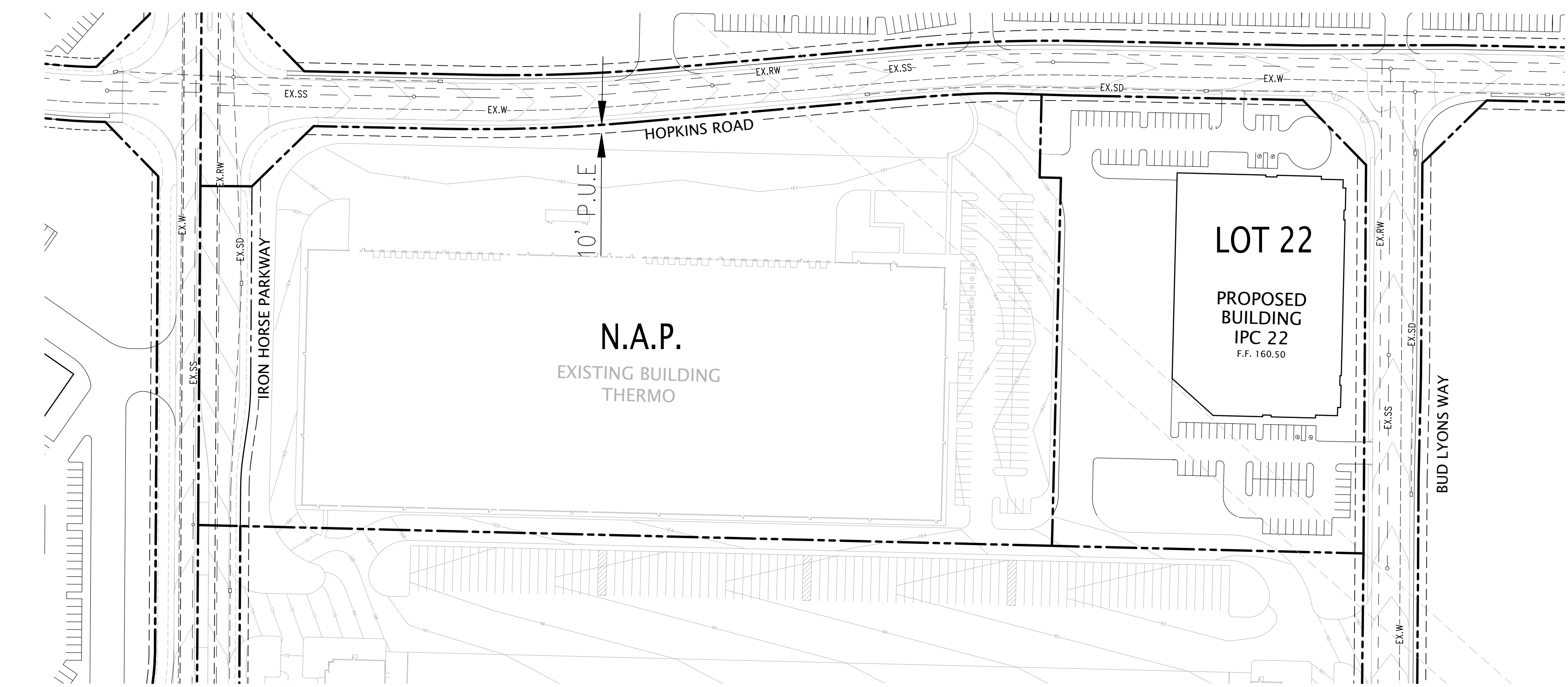
TENTATIVE SUBDIVISION MAP
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INTERNATIONAL PARK
OF COMMERCE

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OF 12 SHEETS



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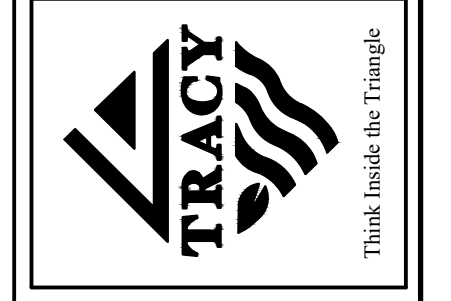


CITY OF TRACY

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ROBERT ARMAJO, P.E. CITY ENGINEER

DATE:



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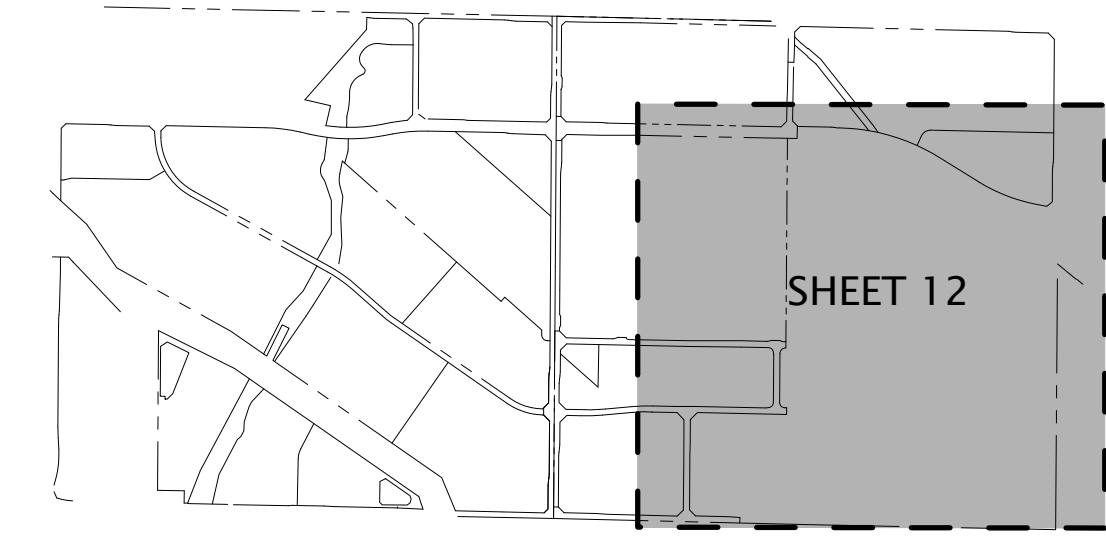
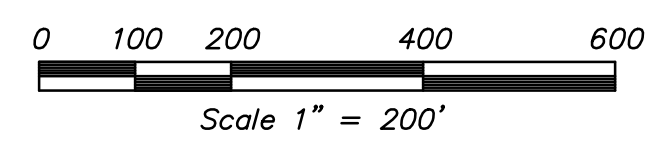
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TENTATIVE SUBDIVISION MAP
OF
INTERNATIONAL PARK
OF COMMERCE

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11
OF 12 SHEETS

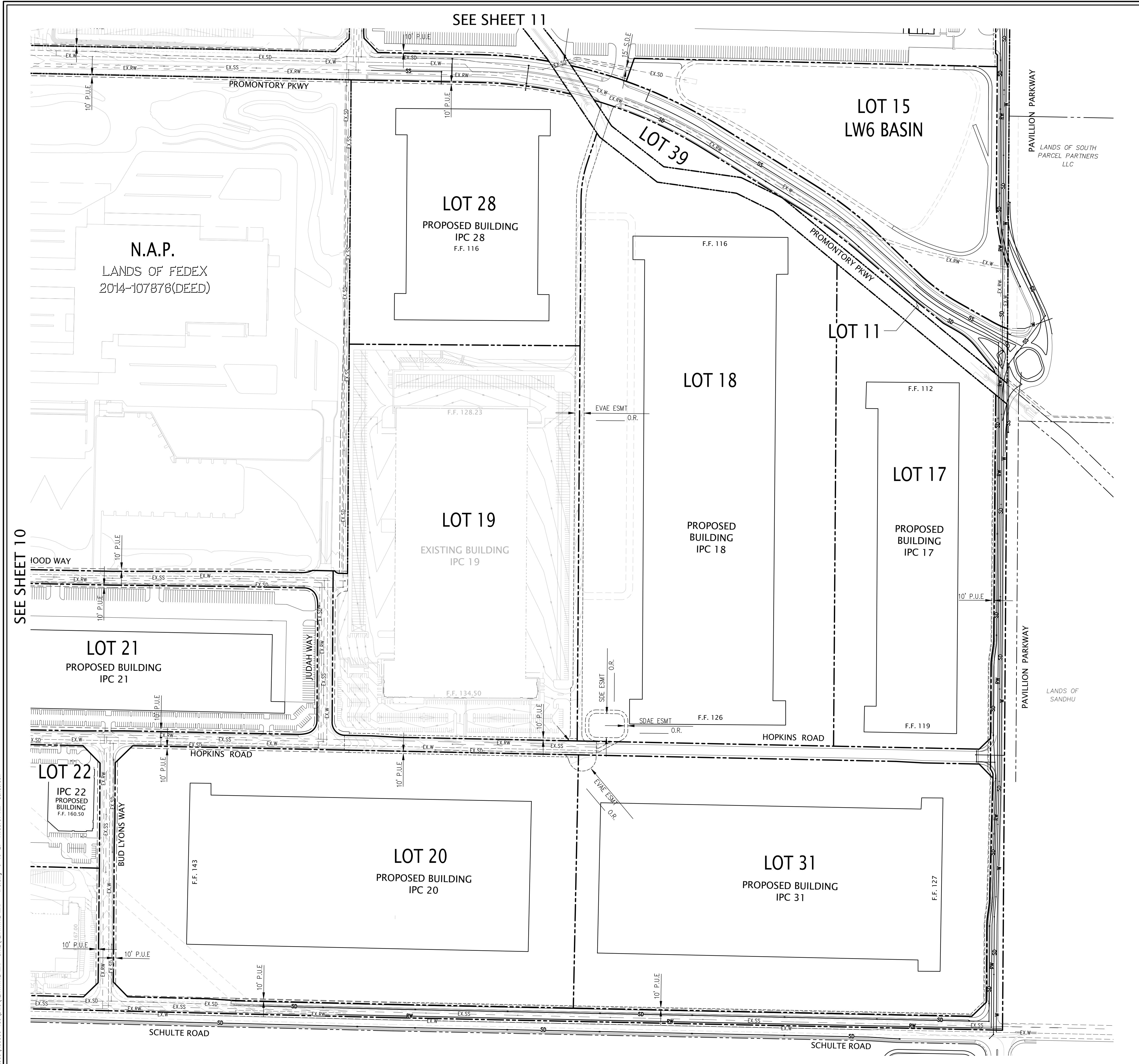
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VICINITY MAP
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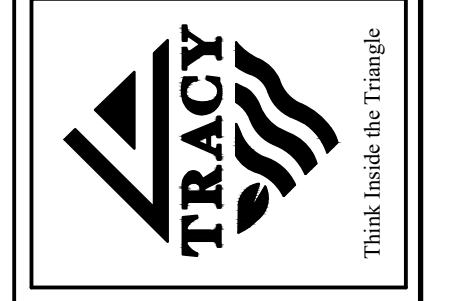


CITY OF TRACY

FOR THE CITY ENGINEER, THESE PLANS HAVE BEEN REVIEWED FOR CONFORMANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY ENGINEER SHALL HAVE NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS, UNLESS THE CITY ENGINEER SHALL HAVE BEEN ADVISED IN WRITING OF THE FACTS AND CIRCUMSTANCES WHICH GIVE RISE TO SUCH DAMAGE, LOSS, OR INJURY. APPROVED AS SHOWN ON THESE PLANS BY THE CITY ENGINEER, APPROVED FOR THE CITY OF TRACY.

ROBERT ARMijo, P.E. CITY ENGINEER

DATE:



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TENTATIVE SUBDIVISION MAP
OF
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OF COMMERCE

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RESOLUTION 2021-_____

APPROVING THE 40-LOT
INTERNATIONAL PARK OF COMMERCE TENTATIVE SUBDIVISION MAP
FOR A 798-ACRE SITE LOCATED ON THE EAST SIDE OF INTERNATIONAL
PARKWAY, SOUTH SIDE OF CAPITAL PARKS DRIVE, WEST SIDE OF PAVILLION
PARKWAY AND NORTH SIDE OF OLD SCHULTE ROAD, WITHIN THE CORDES
RANCH SPECIFIC PLAN
APPLICATION NUMBER TSM19-0002

WHEREAS, The subject property was annexed to the City of Tracy in 2013 as a part of the Cordes Ranch Specific Plan, and has a zoning designation of Cordes Ranch Specific Plan, and

WHEREAS, The proposed map is consistent with the General Plan, and Title 12, the Subdivision Ordinance, of the Tracy Municipal Code. The General Plan designations of the property are Industrial, Office and Park, which are further discussed and regulated through the land use designations of Business Park Industrial, Office and Parks/Open Space within the Cordes Ranch Specific Plan, and

WHEREAS, The site is physically suitable for the type of development, as the site will be virtually flat. The physical qualities of the property make it suitable for industrial, office and park development in accordance with City standards, and

WHEREAS, The site is physically suitable for the proposed density of development. All existing development on the property to be subdivided is and will be consistent with the allowable densities and floor area ratios prescribed by the General Plan and Specific Plan. Traffic circulation is designed in accordance with City standards for the proposed development to ensure adequate traffic service levels are met, and

WHEREAS, The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The proposed Tentative Subdivision Map is consistent with the Cordes Ranch Specific Plan Environmental Impact Report (EIR), approved by the City Council on September 3, 2013, and the General Plan EIR approved by the City Council on February 1, 2011. Pursuant to CEQA Guidelines Section 15183, no additional environmental documentation is required. Significant fish or wildlife or their habitat have not otherwise been identified on the site and no further environmental documentation is required, and

WHEREAS, The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision, and

WHEREAS, The project complies with all other applicable ordinances, regulations and guidelines of the City, including but not limited to, the local floodplain ordinance. The subject property is not located within any floodplain and the project, with conditions, will meet all applicable City design and improvement standards, and

WHEREAS, All the public facilities necessary to serve the subdivision will be in place prior to the issuance of building permits. All the public facilities necessary to serve the subdivision or mitigate the impacts created by the subdivision will be assured through a subdivision improvement agreement prior to the approval of a final map, and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the Tentative Subdivision Map on July 14, 2021;

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission hereby approves the International Park of Commerce Tentative Subdivision Map, Application Number TSM19-0002, subject to conditions stated in Exhibit "1", attached and made part hereof.

The foregoing Resolution 2021-_____ was adopted by the Planning Commission on the 14th day of July, 2021, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAIN:	COMMISSION MEMBERS:

CHAIR

ATTEST:

—

STAFF LIAISON

Conditions of Approval
International Park of Commerce Tentative Subdivision Map
Application Number TSM19-0002
July 14, 2021

These Conditions of Approval shall apply to the International Park of Commerce Tentative Subdivision Map, located on approximately 978 acres bounded by Mountain House Parkway on the west, Capital Parks Drive to the north, Old Schulte Road to the south and Pavillion Parkway to the east. (Assessor's Parcel Numbers 209-460-26, 27, 28, 29, 31, 32, and 33, 209-120-09 and 10, and 209-220-07, 10, 11, 12 and 14), Application Number TSM19-0002.

A. The following definitions shall apply to these Conditions of Approval:

1. "Applicant" means any person, or other legal entity, defined as a "Developer".
2. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed engineer designated by the City Manager, or the Public Works Director, or the City Engineer to perform the duties set forth herein.
3. "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, and the City's Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans).
4. "Development Services Director" means the Development Services Director of the City of Tracy, or any other person designated by the City Manager or the Development Services Director to perform the duties set forth herein.
5. "Conditions of Approval" shall mean the conditions of approval applicable to the International Park of Commerce Tentative Subdivision Map, located on approximately 978 acres bound by Mountain House Parkway on the west, Capital Parks Drive to the north, Old Schulte Road to the south and Pavillion Parkway to the east. (Assessor's Parcel Numbers 209-460-26, 27, 28, 29, 31, 32, and 33, 209-120-09 and 10, and 209-220-07, 10, 11, 12 and 14), Application Number TSM19-0002. The Conditions of Approval shall specifically include all Development Services Department Conditions set forth herein.
6. "Project" means the International Park of Commerce Tentative Subdivision Map, located on approximately 978 acres bound by Mountain House Parkway on the west, Capital Parks Drive to the north, Old Schulte Road to the south and Pavillion Parkway to the east. (Assessor's Parcel Numbers 209-460-26, 27, 28, 29, 31, 32, and 33, 209-120-09 and 10, and 209-220-07, 10, 11, 12 and 14), Application Number TSM19-0002.
7. "Property" means the International Park of Commerce Tentative Subdivision Map, located on approximately 978 acres bound by Mountain House Parkway on the west, Capital Parks Drive to the north, Old Schulte Road to the south and Pavillion Parkway to the east. (Assessor's Parcel Numbers 209-460-26, 27, 28, 29, 31, 32, and 33, 209-120-09 and 10, and 209-220-07, 10, 11, 12 and 14), Application Number TSM19-0002.

8. "Subdivider" 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. "Subdivider" also means the Developer. The term "Subdivider" shall include all successors in interest.

B. Planning Division Conditions of Approval

1. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to: the Planning and Zoning Law (Government Code sections 65000, et seq.), the Subdivision Map Act (Government Code sections 66410, et seq.), the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"), and the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 15000, et seq., "CEQA Guidelines").
2. Unless specifically modified by these Conditions of Approval, the Project shall comply with all City Regulations.
3. The Project shall document compliance with the development standards that apply to the Cordes Ranch Specific Plan Zone, including but not limited to street layout, lot size, and building setbacks.
4. Prior to the construction of any new buildings on these lots, a Development Review Permit approval must be issued pursuant to the requirements of the Cordes Ranch Specific Plan.
5. Prior to the recordation of a final map for lots 11 and 39, a plan shall be created for the improvement and maintenance of those lots, which may include, but not be limited to:
 - Merging the lots with those to the south (lots 17 and 18) upon purchase of the property WSID property that currently bisects said lots for the contiguous development of lot 18 with lot 39, and lot 17 with lot 11.
 - Improving the lots with landscaping and irrigation or parking areas to be maintained by the property owner.

C. Engineering Division Conditions of Approval

C.1. General Conditions

Developer shall comply with the applicable requirements of the approved documents, technical analyses/ reports prepared for the Project including but not limited to the list below:

- a. "Cordes Ranch Specific Plan" prepared by David Babcock & Associates, dated September 3, 2013 ("Specific Plan").

- b. "Cordes Ranch Specific Plan Final Environmental Impact Report", prepared by The Planning Center | DC&E, dated September 3, 2013 ("FEIR"), adopted by City Council on September 3, 2013 (Resolution No. 2013-143).
- c. "Mitigation Measures and Monitoring Program for the Cordes Ranch Specific Plan", adopted by the City Council September 3, 2013 (Resolution No. 2013-143).
- d. "Cordes Ranch Specific Plan – Storm Drainage Technical Report" prepared by Storm Water Consulting, Inc. and Stantec, Inc., dated December 2012, and any subsequent amendments or updates.
- e. "Cordes Ranch Specific Plan Tier 2 Infrastructure Evaluation of Potable and Recycled Water Systems" prepared by West Yost Associates, Inc. dated July 7, 2014, and any amendments or updates.
- f. "Wastewater Master Plan Tier 2 – Cordes Ranch Specific Plan Application Review" prepared by CH2MHill, Inc. dated January 2013, and any subsequent amendments or updates.
- g. "Traffic Study for Implementation of Cordes Ranch Scheme 100" Technical Memorandum prepared by Kimley Horn, dated January 12, 2016, and subsequent amendments, dated September 28, 2018 or updates.
- h. "Cordes Ranch 2nd Consistency Analysis (Phase 1K) Traffic Study" Technical Memorandum prepared by Kimley-Horn, dated June 30, 2020, and any subsequent amendments or updates.

C.2 Final Map

Prior to City Council's approval of the Final Map within the Project boundaries, Developer will demonstrate, to the reasonable satisfaction of the City Engineer, that all the requirements set forth in these Conditions of Approval are completed, including, but not limited to the following:

- C.2.1. Developer has submitted one (1) reproducible copy of the approved tentative subdivision map for the Project within ten (10) days after Developer's receipt of a notification of approval of the Tentative Subdivision Map. The signature of the owner of the Property on the Tentative Subdivision Map means consent to the preparation of the Tentative Subdivision Map and the proposed subdivision of the Property. The Tentative Subdivision Map shall be printed 24" x 36" polyester film (mylar) using the City's title block.
- C.2.2. Each Final Map is prepared in accordance with the applicable requirements of the Subdivision Map Act, Tracy Municipal Code, these Conditions of Approval, be in substantial conformance with the Tentative Subdivision Map, and other applicable Law.
- C.2.3. Each Final Map will include and show offer(s) of dedication of all right(s)-of-way and/or temporary or permanent easement(s) required to construct and

serve the Project described by the Improvement Plans and Final Map, in accordance with Applicable Laws and these Conditions of Approval. If construction easement(s) is/are shown, it/they shall indicate the termination of the construction easement(s).

- a. The Developer shall dedicate Public Utility Easement (PUE) along the frontages on all public streets for the installation, repair, use, operation, and maintenance of other public utilities such as electric, gas, telephone, cable TV, and others. Larger private utility structures may require additional PUE "bump outs" to accommodate structures.
- b. The Developer shall coordinate with the respective owner(s) of the utilities including but not limited to PG&E, AT&T, and Comcast, for the design and installation of these utilities within the Property. Engineering design and construction details of these utilities must be prepared as part of the joint utility trench plans to be submitted for City's review.
- c. The Developer shall obtain the approval of all other public agencies with jurisdiction over the required public facilities.
- d. Developer shall submit documentation for vacation or abandonment of existing easements that are shown on the Tentative Map to be abandoned.

- C.2.4. If multiple final maps are to be filed, the Improvement Plans, as described above, must be prepared with a detailed phasing plan showing construction limits and logical sequence or order of constructing street and utilities improvements. The phasing plan shall clearly identify the improvements to be constructed with each construction phase.
- C.2.5. Horizontal and vertical control for the Project shall be based upon the City of Tracy coordinate system and at least three 2nd order Class 1 control points establishing the "Basis of Bearing" and shown as such on the Final Map. The Final Map shall also identify surveyed ties from two of the horizontal control points to a minimum of two separate points adjacent to or within the Property described by the Final Map.
- C.2.6. Developer has submitted a signed and stamped Engineer's Estimate that shows construction cost of public improvements to be dedicated to the City.
- C.2.7. For purposed public improvements not yet constructed or assured by an existing fully executed Off-site Improvement Agreement and Improvement Security, Developer shall submit a signed and notarized Subdivision Improvement Agreement (SIA) and Improvement Security, to assure the completion of public improvements that are required to serve the Project as shown on the Improvement Plans. The form and amount of Improvement Security shall be in accordance with the Applicable Law and the SIA.
- C.2.8. Developer has paid engineering review fees or deposits including improvement plan checking, final map review, agreement processing, and

all other deposits, or fees required by these Conditions of Approval and Applicable Laws.

- C.2.9. Developer has submitted technical or materials specifications, cost estimates, and technical reports related to the design of improvements that are shown on the Improvement Plans and as required by these Conditions of Approval.
- C.2.10. Developer has submitted hydrologic and storm drainage calculations for the design and sizing of in-tract storm drainage pipes.
- C.2.11. Developer has submitted signed and stamped Improvement Plans.

Developer has executed agreements and constructed certain infrastructure improvements prior to filing of this Tentative Subdivision Map. E.2.6, E.2.7, and E.2.8 will not apply to those infrastructure improvements as determined by the City Engineer.

C.3. Grading Permit

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

- C.3.1. Grading and Drainage Plans prepared on a 24" x 36" size polyester film (mylar). Grading and Drainage Plans shall be prepared under the supervision of and stamped and signed by a Registered Civil Engineer and Geotechnical Engineer.
- C.3.2. Payment of the applicable Grading Permit fees which include grading plan checking and inspection fees, and other applicable fees as required by these Conditions of Approval.
- C.3.3. Prior to the issuance of the Grading Permit, Developer shall submit to the Utilities Department (stephanie.hiestand@cityoftracy.org) one (1) electronic copy and one (1) hard copy of the Storm Water Pollution Prevention Plan (SWPPP) as submitted in Stormwater Multiple Applications and Reporting Tracker System (SMARTS) along with either a copy of the Notice of Intent (NOI) with the state-issued Wastewater Discharge Identification number (WDID) or a copy of the receipt for the NOI. After the completion of the Project, the Developer is responsible for filing the Notice of Termination (NOT) required by SWQCB, and shall provide the City, a copy of the completed Notice of Termination. Cost of preparing the SWPPP, NOI and NOT including the annual storm drainage fees and the filing fees of the NOI and NOT shall be paid by the Developer. Developer shall comply with all the requirements of the SWPPP, applicable Best Management Practices (BMPs) and the Stormwater Post-Construction Standards adopted by the City in 2015 and any subsequent amendment(s).

- C.3.4. PDF copy of the Project's Geotechnical Report signed and stamped by a licensed Geo-technical Engineer licensed to practice in the State of California, as required in Condition E.4.2(a), below. The technical report must include relevant information related to soil types and characteristics, soil bearing capacity, percolation rate, and elevation of the highest observed groundwater level.
 - a. Developer /Subdivider shall pay for the cost of peer review of Geotech reports by City's consultant.
 - C.3.5. Two (2) sets of Hydrologic and Storm Drainage Calculations for the design of the on-site storm drainage system.
 - C.3.6. Developer shall provide a copy of the approved Incidental Take Minimization Measures (ITMM) habitat survey [San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)] from San Joaquin Council of Governments (SJCOG).
 - C.3.7. A copy of the Approved Fugitive Dust and Emissions Control Plan that meets San Joaquin Valley Air Pollution Control District (SJVAPCD) as required in Mitigation Measure AQ-1 and AQ-2 of the Mitigation Monitoring and Reporting Program of the Cordes Ranch Specific Plan Final Environmental Impact Report (CRSP EIR).
 - C.3.8. Documentation of any necessary authorizations from Regional Water Quality Control Board (RWQCB) as required in the applicable mitigation measures identified in the Cordes Ranch Specific Plan EIR.
 - C.3.9. Documentation of construction easement(s) or agreement(s) from owners of adjacent properties for any grading work within their parcels, or for grading work impacting their property.
 - C.3.10. Permit(s), agreement(s) and approval of other public agencies that have jurisdiction over the required public facilities, if applicable.
- C.4. Encroachment Permit
- Prior to the release of the Encroachment Permit Developer will provide all relevant documents related to said encroachment permit required by the applicable City Regulations and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:
- C.4.1. Improvement Plans prepared on a 24" x 36" size 4-milimeter thick polyester film (mylar) and these Conditions of Approval. Improvement Plans shall be prepared under the supervision of, and stamped and signed by a Registered Civil, Traffic, Electrical, Mechanical Engineer, and Registered Landscape Architect for the relevant work.
 - a. The City shall obtain all applicable signatures by City departments (where applicable) on the mylars including signatures by Building

Official and Fire Code Official prior to Developer submitting the mylars to Engineering Division for City Engineer's approval.

- C.4.2. Signed and stamped Engineer's Estimate that summarizes the cost of constructing all the public improvements shown on the Improvement Plans.
 - C.4.3. Signed and notarized Offsite Improvement Agreement (OIA) and Improvement Security, to guarantee completion of the identified public improvements that are necessary to serve the Project as required by these Conditions of Approval. The form and amount of Improvement Security shall be in accordance with Section 12.36.080 of the Tracy Municipal Code (TMC), and the OIA. The Developer's obligations in the OIA shall be deemed to be satisfied upon City Council's acceptance of the public improvements and release of the Improvement Security.
 - C.4.4. If required, signed and notarized Deferred Improvement Agreement (DIA) and Improvement Security, to allow deferment of completion of improvements as required by these Conditions of Approval. The form and amount of Improvement Security shall be in accordance with the DIA and Section 12.36.080 of the TMC. The Developer's obligations in the DIA shall be deemed to be satisfied upon the release of the Improvement Security.
 - C.4.5. Check payment for the applicable engineering review fees which include plan checking, permit and agreement processing, testing, construction inspection, and other applicable fees as required by these Conditions of Approval. The engineering review fees will be calculated based on the fee rate adopted by the City Council on May 16, 2017, per Resolution 2017-098.
 - C.4.6. Traffic Control Plan shall be prepared under the supervision of and signed and stamped by a Registered Civil Engineer or Traffic Engineer licensed in the State of California.
 - C.4.7. South San Joaquin County Fire Authority's Fire Marshal's signature, if applicable, on the Improvement Plans indicating their approval for the fire service connection and fire and emergency vehicle access for the Project.
- C.5. Improvement Plans
- General: Improvement Plans shall contain the design, construction details and specifications of public improvements that are necessary to serve the Project. The Improvement Plans shall be drawn on a 24" x 36" size 4-mil thick polyester film (mylar) and shall be prepared under the supervision of, and stamped and signed by a Registered Civil, Traffic, Electrical, Mechanical Engineer, and Registered Landscape Architect for the relevant work. The Improvement Plans shall be completed to comply with City Regulations, these Conditions of Approval, and the following requirements:
- C.5.1. The Improvement Plans shall be prepared in mylar with the City of Tracy standard title and signature block.

- C.5.2. Obtain all applicable signatures by City departments and from outside agencies (where applicable) on the mylar including signatures by the Fire Marshal, prior to the Developer submitting the mylars to Engineering Division for City Engineer's approval.
- C.5.3. The improvement plans shall be prepared to specifically include, but not be limited to, the following items:
- a. All existing and proposed utilities such as domestic water line, irrigation service, storm drain, and sanitary sewer, including the size and location of the pipes.
 - b. All supporting engineering calculations, materials information or technical specifications, cost estimate, and technical reports.
 - c. PDF copy of the Project's Geotechnical /Soils Report prepared or signed and stamped by a Geotechnical Engineer.
 - d. Three (3) sets of the Project's Storm Water Pollution Prevention Plan (SWPPP), Best Management Practices (BMPs) and a copy of the Notice of Intent (NOI) with the State-issued Wastewater Discharge Identification number (WDID#).
- C.5.4. Grading and Storm Drainage Plans
Site Grading
- a. Include all proposed erosion control methods and construction details to be employed and specify materials to be used. All grading work shall be performed and completed in accordance with the recommendation(s) of the Project's Geotechnical Engineer. A copy of the Project's Geotechnical Report must be submitted with the Grading and Storm Drainage Plans.
 - b. The Grading Plan shall show construction detail(s) of the retaining walls or masonry wall. The entire retaining wall and footing shall be constructed within the Project Site.
 - c. An engineered fill may be accepted as a substitute of a retaining wall, if any, subject to approval by the City Engineer. The Grading and Storm Drainage Plans must show the extent of the slope easement(s). The Developer shall be responsible for obtaining permission from owner(s) of the adjacent and affected property(s). The slope easement must be recorded, prior to issuance of the final building certificate of occupancy.
 - d. Grading for the site shall be designed such that the Project's storm water can overland release to either a public street or to a public storm drainage facility.
 - e. Prior to approval of a grading permit for the Project, the Developer shall submit a drainage report and drainage calculations for the project site based on the Master Plan criteria and starting water surface elevation

for review by City's consultant. The Developer shall be responsible to pay for the review.

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

C.5.5. Permanent storm drainage connection

- a. The Project's permanent storm drainage connection(s) shall be designed and constructed to meet City Standards and the recommendations in the Storm Drainage Technical Report.
- b. Prior to the approval of the Final Map for the Project, the Developer shall provide a Stormwater Quality Control Plan (SWQCP) detailing the methods in which the development will address compliance with the applicable City's *Multi-Agency Post-Construction Stormwater Standards Manual* (Manual). Prior to the issuance of the grading permit for the project, the SWQCP shall be approved by the City Engineer.

C.5.6. Temporary Drainage System – Retention Basin

- a. Temporary retention is required to serve this project until DET LW9A & LW9B and DET LW6 and the downstream outfall system is completed and operational. The Project will utilize DET LW9A & LW9B and DET LW6 to satisfy the requirements for temporary retention set forth in the City Design Standards. Developer shall provide calculations to demonstrate that adequate capacity in DET LW6 or DET LW9A & LW9B is available (as applicable) to serve the Project. All costs of design and construction of improvements required for temporary storage shall be paid for by the Developer. No fee credits or reimbursements will be applicable for these improvements.
- b. Acceptance of the DET LW9A & LW9B and DET LW6 basin parcels by the City will be upon completion of the downstream facilities, and upon the determination by the City Engineer that the basin is constructed and operational per the Storm Drainage Master Plan.
- c. Developer shall be responsible for maintenance of the Retention Basin at DET LW6 and DET LW9A & LW9B until the downstream drainage facilities are installed and accepted by the City. The Developer shall sign an improvement agreement (Deferred Improvement Agreement), to assure completion of the Developer's obligation to repair and maintain said basin while the storm drainage retention basin is in service and then, if required, to modify storm drainage retention basin to conform to Master Plan requirements at such time they are no longer needed due to the construction of the permanent facilities per the Storm Drainage Master

Plan. Prior to the final inspection of the first building to be constructed on the Property, the Developer shall submit a signed and notarized Maintenance Agreement as a guarantee for the performance of Developer's responsibilities towards the repair and maintenance of the retention basin at DET LW9A & LW9B and DET LW6.

- d. Layout and design of access easements to be dedicated to the City shall be per the requirements of Public Works Department and as approved by the City Engineer.
- e. Parcel maps, Grant Deed documents or other instruments for dedication of the storm drainage basin parcel to the City shall be prepared and executed by the Developer. Acceptance of the basin parcel by the City will be upon completion of the downstream facilities.
- f. As detailed in the Cordes Ranch Specific Plan Tier 2 Storm Drainage Technical Report, the public street system serving the project site will need to include storm water quality treatment provisions. Storm water runoff from all public streets shall be treated in conformance with the Multi-Agency Post-Construction Stormwater Standards Manual, dated June 2015. DET LW6 and DET LW9A & LW9B shall be designed to include separate measures for storm water quality treatment for public street storm water runoff.
- g. Calculations related to the design and sizing of on-site storm water treatment facilities must be submitted with the Grading and Storm Drainage Plans and approved by City's Stormwater Coordinator prior to issuance of the Grading Permit for the Project.
- h. Prior to the final inspection of the building to be constructed on the Property, the Developer shall submit a signed and notarized Stormwater Treatment Facilities Maintenance Agreement (STFMA) as a guarantee for the performance of Developer's responsibility towards the repair and maintenance of on-site storm water treatment facilities.

C.5.7. Central Green, WSID Irrigation District Canal and Eastside Park

- a. Developer shall prepare improvement plans for the 35-acre "Central Green", West Side Irrigation District (WSID) right-of-way, and Eastside Park areas as outlined in the Cordes Ranch Specific Plan and submit for approval by the City. Within 180 days from the date of approval of this Tentative Subdivision Map, the Developer shall execute an Offsite Improvement Agreement / Park Improvement and Reimbursement Agreement with bonds as required by the City. Timing of completion of construction of each of the areas shall be as required by the City and incorporated into the agreement.

C.5.8. New Schulte Road (Promontory Parkway) Project Entry

- a. As outlined in Figure 5.14 of the Cordes Ranch Specific Plan, the Developer shall design and construct Project Entry details at the proposed roundabout at the intersection of Promontory Parkway and Pavillion Parkway. Within 180 days from the date of approval of this Tentative Subdivision Map, the Developer shall execute an Offsite Improvement Agreement with bonds as required by the City. Timing of completion of construction shall be as required by the City and incorporated into the agreement.

C.5.9. Drainage Easement Landscaping and Trails

- a. As outlined in Section 5.10 of the Cordes Ranch Specific Plan, the Developer shall design and construct landscape improvements and trails within the Drainage Easement parcels. Within 180 days from the date of approval of this Tentative Subdivision Map, the Developer shall execute an Offsite Improvement Agreement with bonds as required by the City. Timing of completion of construction shall be as required by the City and incorporated into the agreement.

C.5.10. Sanitary Sewer Improvement Plans

- a. Within 180 days from the date of approval of this Tentative Subdivision Map, the Developer shall execute an Offsite Improvement Agreement with bonds to construct improvements to the Westside Conveyance Facilities as identified in the Wastewater Master Plan (and any updates as approved by the City Council), and as shown in the improvement plans titled "International Park of Commerce –Improvement Plans for Storm Drain Line, Sanitary Sewer Line, Detention Basin LW8 and 42" Culvert on Von Sosten Rd".
- b. As provided in the Wastewater Master Plan Tier 2 – Cordes Ranch Specific Plan and also in the Development Agreement between The City of Tracy and Prologis, L.P., the City will allow up to 0.145 MGD (145,000 gallons per day) of Dry Weather Flow from the Cordes Ranch Specific Plan Area to enter the Hansen Trunk Sewer on an interim basis. To verify available capacity, and to monitor the impacts of the added flows from the Cordes Ranch Specific Plan Area prior to the completion of the Lammers Trunk Sewer, City shall utilize water meter records (domestic only, no irrigation).
- c. Prior to the issuance of Building Permit for any project within the boundaries of this Tentative Subdivision Map, Developer shall submit improvement plans and secure approval of plans from the City's Building Division, for the design of on-site sewer improvements. The Developer shall design and install sanitary sewer facilities including the Project's sewer connection in accordance with City Regulations and utility improvement plans approved by the City Engineer.
- d. For any wastewater facilities outside City right-of-way to be public facilities, the Developer shall dedicate easement and enter into a

Maintenance Agreement with the City prior to issuance of initial or final occupancy for the first building within the Project.

C.5.11. Water Distribution System.

- a. For all projects within the boundaries of this Tentative Subdivision Map, the Developer shall comply with the recommendations for on-site and off-site infrastructure including storage requirements as identified in the project-specific water analysis by City's consultant. Developer shall prepare improvement plans and construct required improvements identified in the Water System Analysis.
- b. During the construction phases of the Project, the Developer is responsible for providing water infrastructure (temporary or permanent) capable of delivering adequate fire flows and pressure appropriate to the various stages of construction and as approved by the South San Joaquin County Fire Authority's Fire Marshal.
- c. The Developer shall design and install fire hydrants at the locations approved by the South San Joaquin County Fire Authority's Fire Marshal. Prior to the issuance of a Building Permit, the Developer shall submit calculations and plans as required by the Fire Department and obtain written approvals for the proposed fire system for the design, location and construction details of the fire service connection to the Project, and for the location and spacing of fire hydrants that are to be installed to serve the Project.
- d. Prior to issuance of temporary certificate of occupancy (or final certificate of occupancy, if TCO is not requested), the Developer shall demonstrate to the satisfaction of the Fire Marshal that all applicable fire flow parameters are met.
- e. All costs associated with the installation of the Project's permanent water connection(s) as identified in the Water System Analysis including the cost of removing and replacing asphalt concrete pavement, pavement marking and striping such as crosswalk lines and lane line markings, replacing traffic detecting loops, conduits, and wires, relocating existing utilities that may be in conflict with the water connection(s), and other improvements shall be paid by the Developer.
- f. Interruption to the water supply to the existing businesses and other users within International Park of Commerce or Patterson Pass Business Park will not be allowed to facilitate construction of on-site or off-site improvements related to the Project. The Developer shall be responsible for notifying business owner(s) and users, regarding construction work that involves traffic rerouting or other traffic related and access impacts to the existing businesses. The written notice, as approved by the City Engineer, shall be delivered to the affected residents or business owner(s) at least 72 hours before start of work. Prior to starting the work described in this section, the Developer shall submit a Work Plan acceptable to the City that demonstrates no interruptions to the water

supply, and Traffic Control Plan to be used during the installation of the offsite water mains and connections.

- g. The Developer shall design and install domestic and irrigation water service connection, including a remote-read water meters (the water meter to be located within City's right-of-way or an easement dedicated to the City) and a Reduced Pressure Type back-flow protection device in accordance with City Regulations.

The domestic and irrigation water service connection(s) must be completed before issuance of the final certificate of occupancy of buildings. Sub-metering will be allowed within private property. The City will not perform water consumption reading on sub-meters. The City shall maintain water lines within easements from the master water meter to the point of connection with the water distribution main (inclusive) only. Repair and maintenance of all on-site water lines, laterals, sub-meters, valves, fittings, fire hydrant and appurtenances shall be the responsibility of the Developer.

- h. Water Shutdown Plan and Traffic Control Plan:

If water main shut down is necessary, the City will allow a maximum of four hours water supply shutdown. The Developer shall be responsible for notifying residents or business owner(s), regarding the water main shutdown. The written notice, as approved by the City Engineer, shall be delivered to the affected residents or business owner(s) at least 72 hours before the water main shutdown. Prior to starting the work described in this section, the Developer shall submit a Water Shutdown Plan and Traffic Control Plan to be used during the installation of any offsite water mains.

- i. Domestic and Irrigation Water Services

Domestic water service shall be installed in accordance with City Regulations, Applicable Law and the utility improvement plans approved by the City Engineer. City's responsibility to maintain water lines shall be from the water main on the street to the back of the water meter (inclusive) only.

C.5.12. Street Improvements

The Developer shall prepare and submit improvement plans for frontage and off-site improvements in compliance with the traffic analysis by City's consultant for project-specific requirements, FEIR, Specific Plan, "Traffic Study for Implementation of Cordes Ranch Scheme 100", and "Cordes Ranch 2nd Consistency Analysis (Phase 1K) Traffic Study", City of Tracy Master Plans and Design Standards.

- a. Prior to issuance of temporary/ final certificate of occupancy, acceptance of street improvements and rights-of-way dedication on public streets associated with the project shall be completed.
- b. Developer shall acquire right-of-way required to install improvements required to serve the project.

C.5.13. Project Driveways

All recommended improvements for driveways and frontage and offsite improvements recommended in the Traffic Analysis shall be completed prior to issuance of Certificate of Occupancy.

C.5.14. Bus Stops

Public transportation will be extended to the areas with the boundaries of this Tentative Subdivision Map in phases, as determined by the City, based on demand generated by actual development in the project area. Bus routes may be modified and expanded as necessary and when feasible to efficiently accommodate demand. The final bus stop locations may require additional right-of-way to accommodate bus stops, which shall be dedicated through the final mapping process.

C.5.15. Irrevocable Offer of Dedications

- a. Within ninety (90) calendar days from the date of approval of the related Offsite Improvement Agreement (OIA) by the City Council, the Developer shall record Irrevocable Offer(s) of Dedication (IOD) for rights of way and easements in favor of the City to the satisfaction of the City Engineer.
- b. Prior to acceptance of the improvements and IODs by the City, the Developer shall enter into agreement(s) with the City that address the maintenance of the landscaping improvements and access rights to the Developer for maintaining landscaping improvements. The Developer shall also enter into an agreement to install, operate, maintain, repair and replace the private utilities (i.e., fiber optic communications lines and appurtenances) within the City's right-of-way and easements.

C.5.16. The Developer shall submit a Traffic Control Plan for each phase of work, to show the method and type of construction signs to be used for regulating traffic at the work areas within these streets. The Traffic Control Plan shall be prepared by a Civil Engineer or Traffic Engineer licensed to practice in the State of California.

C.5.17. The Developer shall prepare joint trench plans in compliance with utility companies' requirements and City regulations and obtain approval of the plans. All private utility services to serve Project such as electric, telephone

and cable TV to the building must be installed underground, and to be installed at the location approved by the respective owner(s) of the utilities.

- C.5.18. The Developer shall submit Joint Utility Trench Plans for the installation of electric, gas, telephone and TV cable main and service lines that are necessary to be installed to serve the Project. These utilities shall be installed within the 10-foot wide Public Utility Easement (PUE) that will be offered for dedication to the City. The Developer shall coordinate, as feasible, with the respective owner(s) of the utilities for the design of these underground utilities to ensure they can be installed within the 10-foot wide PUE to the extent feasible (and except in the event, that additional space beyond the 10-foot PUE is required, as determined by the utilities owner(s)).
- C.5.19. Pavement cuts or utility trench(s) on existing street(s) for the installation of water distribution main, storm drain, sewer line, electric, gas, cable TV, and telephone will require the application of 2" asphalt concrete overlay and replacement of pavement striping and marking that are disturbed during construction. The limits of asphalt concrete overlay shall be 25 feet from both sides of the trench and shall extend over the entire width of the adjacent travel lane(s) if pavement excavation encroaches to the adjacent travel lane or up to the street centerline or the median curb. If the utility trench extends beyond the street centerline, the asphalt concrete overlay shall be applied over the entire width of the street (to the lip of gutter or edge of pavement, whichever applies).
- C.6. Building Permit – Prior to the release of the Building Permit Developer will demonstrate, to the satisfaction of the City Engineer, compliance with all required Conditions of Approval, including, but not limited to, the following:
- C.6.1. Check payment of the applicable City Wide Roadway and Traffic, Water, Recycled Water, Wastewater, Storm Drainage, Public Safety, Public Facilities, and Park Development Impact Fees (adopted by Resolution 2017-098) as these relate to the Project, and as otherwise required by the Cordes Ranch Development Agreement and these Conditions of Approval.
- C.6.2. Payment of the San Joaquin County Facilities Fees as required in Chapter 13.24 of the TMC, and these Conditions of Approval.
- C.6.3. Check payment of any applicable Regional Transportation Impact Fees (RTIF) as required in Mitigation Measure TRANS-7 of the Mitigation Monitoring and Reporting Program of the Cordes Ranch Final Environmental Impact Report and these Conditions of Approval.
- C.6.4. Check payment of any applicable Agricultural Conversion or Mitigation Fee as required in Chapter 13.28 of the Tracy Municipal Code and Mitigation Measure AG-1 of the Mitigation Monitoring and Reporting Program of the Cordes Ranch Final Environmental Impact Report and these Conditions of Approval.

C.7. Acceptance of Public Improvements

Prior to the acceptance of Public improvements, Public Right-of-Way dedications, and Public Easements, Developer will complete construction of the relevant public improvements, and also demonstrates to the City Engineer satisfactory completion of the following:

- C.7.1. Correction of all items listed in the deficiency report prepared by the assigned Engineering Inspector relating to public improvements subject to City Council's acceptance.
- C.7.2. Developer has completed the 90-day public landscaping maintenance period.
- C.7.3. Certified "As-Built" Improvement Plans (or Record Drawings). Upon completion of the construction by the Developer, the City shall temporarily release the originals of the Improvement Plans to the Developer so that the Developer will be able to document revisions to show the "As Built" configuration of all improvements.
- C.7.4. Reasonable written permission from irrigation district or affected owner(s), if applicable. The cost of relocating and/or removing irrigation facilities and/or tile drains is the sole responsibility of the Developer.
- C.7.5. Completion of off-site water, storm drainage and wastewater facilities required to serve the Project. If the off-site improvements are to be constructed by others, it shall be the Developer's responsibility to coordinate timing of completion of improvements with the responsible party to ensure timely completion.

C.8. Final Building Certificate of Occupancy

Prior to the release of Final Building Certificate of Occupancy, Developer shall provide reasonable documentation that demonstrates, to the satisfaction of the City Engineer, that:

- C.8.1. The Developer has satisfied all the requirements set forth in Condition E.6, above, or the City has agreed to street-by-street acceptance for final building certificate and/or occupancy.
- C.8.2. The Developer has completed construction of all required public facilities for the building for which a certificate of occupancy is requested and all the improvements required in these Conditions of Approval. Unless specifically provided in these Conditions of Approval, or some other applicable City Regulations, the Developer shall use diligent and good faith efforts in taking all actions necessary to construct all public facilities required to serve the Project, and the Developer shall bear all costs related to construction of the public facilities (including all costs of design, construction, construction management, plan check, inspection, land acquisition, program implementation, and contingency).

C.9. Agreements and Improvement Security

- C.9.1. Subdivision Improvement Agreement: - Prior to the City's approval of the Final Map, the Developer shall execute a Subdivision Improvement Agreement (for the public facilities required to serve the real property described by the Final Map), post all required improvement security in accordance with Applicable Law, and provide insurance documents as per the agreement.
- C.9.2. Deferred Improvement Agreement: - Before the City's approval of the First Final Map, the Developer shall execute a Deferred Improvement Agreement, if needed, which shall be in substantial conformance with the City's standard form agreement, and in accordance with Applicable Law, by which (among other things) the Developer agrees to complete construction of all remaining public facilities (to the extent the public facilities are not included in the Subdivision Improvement Agreement), under the Applicable Law.
- C.9.3. Offsite Improvement Agreement: - Before the City's approval of the First Final Map, the Developer shall execute an Offsite Improvement Agreement, which shall be in substantial conformance with the City's Standard form agreement, and in accordance with Applicable Law, by which guarantees completion of the identified public improvements that are necessary to serve the Project as required by these Conditions of Approval. The form and amount of Improvement Security shall be in accordance with Section 12.36.080 of the Tracy Municipal Code (TMC), and the OIA. The Developer's obligations in the OIA shall be deemed to be satisfied upon City Council's acceptance of the public improvements and release of the Improvement Security.

City may allow other developers or entities to execute agreements with security acceptable to the City for improvements identified in these Conditions of Approval. However, the Developer shall be responsible to complete such improvements if other developers or entities fail to complete improvements in time for use by the Project. In any event, City shall not be responsible or liable for completion of improvements required to serve the Project. Subsequent discretionary approvals are contingent upon completion and acceptance of Offsite Improvements.

C.10. Improvement Security

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

- C.10.1. Faithful Performance (100% of the estimated cost of constructing the public facilities),
- C.10.2. Labor & Materials (100% of the estimated cost of constructing the public facilities),

- C.10.3. Warranty (10% of the estimated cost of constructing the public facilities), and
- C.10.4. Monumentation (\$500 multiplied by the total number of street centerline monuments that are shown on the Final Map).
- C.11. Release of Improvement Security

Prior to the release of Improvement Security(s), Developer will demonstrate, to the satisfaction of the City Engineer, compliance of these Conditions of Approval, and completion of the following:

 - C.11.1. Improvement Security for Faithful Performance, Labor & Materials, and Warranty shall be released to the Developer in accordance with the Development Agreement, and Section 12.36.080 of the TMC and after City Council's acceptance of the public improvements.
 - C.11.2. Written request from the Developer and a copy of the recorded Notice of Completion.
 - C.11.3. Monumentation Bond will be released to the Developer after City Council's acceptance of the public improvements and all monumentation shown on the Final Map is installed and tagged by a Land Surveyor licensed to practice in the State of California.
- C.12. Special Conditions
 - C.12.1. All streets and utilities improvements within City's right-of-way shall be designed and constructed in accordance with City Design Standards and the City's Facilities Master Plan for storm drainage, roadway, wastewater and water adopted by the City, or as otherwise specifically approved by the City.
 - C.12.2. Prior to beginning of construction, the Developer shall be responsible to obtain any easements, rights-of-way and/or agreements with property owners as applicable for all improvements.
 - C.12.3. Prior to the issuance of the Grading Permit, all existing on-site wells, if any, shall be abandoned or removed in accordance with the City and San Joaquin County requirements. The Developer shall be responsible for all costs associated with the abandonment or removal of the existing well(s) including the cost of permit(s) and inspection. The Developer shall submit a copy of written approval(s) or permit(s) obtained from San Joaquin County regarding the removal and abandonment of any existing well(s).
 - C.12.4. The Developer shall abandon or remove all existing irrigation structures, channels and pipes, if any, as directed by the City after coordination with the irrigation district, if the facilities are no longer required for irrigation purposes. The Developer shall submit report for a site sub-surface investigation for determining the presence of irrigation and drainage tile drains within and around the Project Site, if any, and submit a report

prepared and signed by a Geo-technical Engineer. In the event that tile drains exist within and around the Project Site, the Developer has the option to either relocate or abandon the on-site tile drains as required for the proposed development. All existing tile drains and proposed improvements for the relocation or removal of tile drains must be shown on the Grading and Storm Drainage Plans. Any tile drains under the proposed buildings shall be abandoned or relocated as may be required, to the satisfaction of the City. The Developer or the property owner(s) will be responsible for maintenance of tile drains to remain or the relocated tile drains and associated improvements. Additionally, the Developer will be responsible for monitoring the groundwater levels, and for the mitigations, if any, that may be required, by any applicable laws and regulations.

- C.12.5. Any damages to existing improvements within the street right-of-way due to construction related activities shall be repaired or replaced as directed by the City at Developer's cost.
- C.12.6. All improvement plans shall contain a note stating that the Developer (or Contractor) will be responsible to preserve and protect all existing survey monuments and other survey markers. Any damaged, displaced, obliterated or lost monuments or survey markers shall be re-established or replaced by a licensed Land Surveyor at the Developer's (or Contractor's) sole expense. A corner record must be filed in accordance with the State law for any reset monuments (California Business and Professions Code Section 8871).
- C.12.7. Developer shall comply with the requirements relating to Fire Apparatus Access Roads and other Fire Code requirements to the satisfaction of the Fire Department.
- C.12.8. Nothing contained herein shall be construed to permit any violation of relevant ordinances and regulations of the City of Tracy, or other public agency having jurisdiction. This Condition of Approval does not preclude the City from requiring pertinent revisions and additional requirements to the Grading Permit, Encroachment Permit, Building Permit, Improvement Plans, OIA, and DIA, if the City Engineer finds it necessary due to public health and safety reasons, and it is in the best interest of the City. The Developer shall bear all the costs for the inclusion, design, and implementations of such additions and requirements, without reimbursement or any payment from the City.

D. Public Works and Finance Departments Conditions of Approval

D.1. Street/Streetlight/Landscaping Replacement and Maintenance. (For Industrial/Commercial development):

No later than October 31, 2021, the applicant shall make a written election, in a form approved by the City, of the funding mechanism by which the applicant will

fund, in perpetuity, the 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), as reasonably determined by the City, the electric utility costs of operating the streetlights and signals that will serve the Project (collectively, the “Infrastructure”), and the costs related to public landscaping maintenance costs. Developer must prepare its improvement plans and fund a landscaping budget analysis (to be performed by a consultant to the City) to establish the scope and cost estimates of the public landscaping maintenance costs. Prior to October 31, 2021, the City and the applicant may negotiate additional details of the Infrastructure and the funding mechanism, which details may include, without limitation, (a) the scope of the Infrastructure; (b) the geographical scope of the applicant’s funding obligation; (c) the costs; (d) the inclusion of third-party owners or developers in such funding mechanism; and (e) any other issues that arise during such negotiations.

The ultimate funding mechanism may include the following options or other options that may arise during the negotiations:

a. Community Facilities District (CFD) or other funding mechanism. An agreement with the City, to be signed by the Finance Director, which may, at the City’s option, be recorded against the geographical scope negotiated in the agreement (“Project Site”) which stipulates that prior to the City’s acceptance of the Infrastructure, the Developer will either (i) form a CFD that includes the Project Site, (ii) annex the Project Site into an existing CFD or (iii) establish another lawful funding mechanism that is reasonably acceptable to the City. If a CFD is used, formation of the CFD must include, but not be limited to, compliance with the Mello – Roos Community Facilities Act of 1982 (Gov. Code, § 53311 et seq.), 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 the implementation of the other lawful funding mechanism.

Or

b. Direct funding. An agreement with the City, which shall be recorded against the Project Site, which stipulates that prior to the City’s acceptance of the Infrastructure, Developer will deposit with the City such funds as are necessary to fund in perpetuity the long-term on-going costs of operation, maintenance and replacement of the Infrastructure, including all costs required to operate the streetlights and signals.

Or

c. POA. Developer shall, at its expense, form a Property Owner’s Association (POA) for the entire Project Site that will fund the on-going operation, maintenance and replacement costs of the agreed-upon Infrastructure serving the Project Site, with CC&Rs reasonably acceptable to the City Attorney. If the POA is the chosen funding mechanism, Developer must also annex into an existing CFD in a “dormant” capacity, with the required funding to be triggered if the POA is not created prior to the City’s

acceptance of any Infrastructure, or if the POA becomes, in the City's reasonable determination, unable to continue to fund the on-going operation, maintenance and replacement of the Infrastructure. If a POA and dormant CFD are the chosen funding mechanism, the CFD tax or assessment must be disclosed to all prospective buyers of all or any portion of the Project Site.